

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Separovich/Domich; 865 Howe Ave., Sacramento, Ca. 95825		
OWNER	Milo Hewitt, 1526 Barnett Cr., Carmichael & Katsumi Takashiba, 1125 Woodshire Wy Sacto.		
PLANS BY	Arktegraff Inc., 1529 28th St., Sacto. 95816		Sacto.
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: JP:jl
NEGATIVE DEC.	11-19-84	EIR	ASSESSOR'S PCL. NO. 008-162-22-23

- APPLICATION:
- A. Negative Delcaration
 - B. Special Permit to construct an 8 space parking lot in the Single Family (R-1) zone (Sec. 2-C-28)
 - C. Variance to locate the required maneuvering area for 16 spaces off-site on an adjacent parcel (Sec. 6-C-1-a)
 - D. Variance to reduce required parking space maneuvering area for 10 compact stalls (withdrawn)
 - E. Variance to increase maximum number of allowed compact stalls from 30% to 50% (withdrawn)

LOCATION: 5006 J Street and 5011 Dover Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to locate additional parking for a medical building and restaurant uses on a vacant parcel adjacent to an existing parking facility.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 East Sacramento Community Plan Designation:	Light Density Residential and Shopping - Offices - Commercial
Existing Zoning of Site:	R-1 and C-2
Existing Land Use of Site:	Vacant and restaurant parking lot

Surrounding Land Use and Zoning:

- North: Medical building, pharmacy, restaurant; C-2
- South: Single family residential, R-1
- East: Medical building, restaurant, single family residential; C-2, R-1
- West: Bar, grocery store; single family residential; C-2, R-1

Property Dimensions:	Existing Parking Lot: 40' x 168'	001167
	Proposed Parking Lot: 40' x 84'	
Property Area:	10,080 square feet (.23± acre)	

BACKGROUND INFORMATION: On March 10, 1964, the Planning Commission approved a special permit request to establish a parking lot for a proposed restaurant use in the Single Family (R-1) zone (P-1780). The parking facility was to be constructed in two phases with the existing single family dwelling on the parcel adjacent to Dover Way to remain until it was decided to enlarge the parking lot. A driveway permit for the first phase was issued in September of 1964. An extension to this special permit

was granted on March 22, 1966, subject to the condition that a fence be erected adjacent to Dover Way to channel all traffic to J Street. The second phase to enlarge the parking lot, however, was never completed and the permit for the second phase expired.

On November 13, 1980, the Planning Commission denied a special permit request to utilize a .8 acre site developed with four residences in the R-1 zone as a parking lot for a proposed medical office building. The subject parcel was a part of this site.

In the fall of 1983, the single family residence was removed from the parcel adjacent to Dover Way and the site became vacant. Subsequently, clients of the adjacent medical building and restaurant began to park in the unimproved area. A Notice of Violation was issued by the Code Enforcement Division in June of 1984. The applicant is now requesting a special permit to construct a parking lot on the site which complies with City requirements.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use

The subject site consists of two parcels in the General Commercial (C-2) and Single Family Residential (R-1) zones. A 16 space improved parking lot for use by the adjacent restaurant is located on the 6720[±] square foot parcel to the west. The second 3360[±] square foot parcel is unimproved; however, it is used as a parking area for patrons of the adjacent restaurant and medical building. Surrounding land uses include single and two family residential, medical offices, a restaurant and a bar.

B. Site Plan Design

Nine parking spaces are proposed for the unimproved parcel by the applicant (Exhibit A). In order to meet the 50% shading requirement and provide the required planter adjacent to a public right-of-way (Dover), the ninth parking space will need to be removed and a minimum five foot wide planter located adjacent to Dover Way. To encourage the J Street driveway as both an entrance and an exit, thereby reducing the number of automobiles utilizing the Dover Way driveway, staff recommends that the southern 72 feet of the existing restaurant parking lot be restriped to 90^o angle parking stalls and entrance and exit arrows be located at the J Street Driveway (Exhibit B). The applicant is aware that a six foot high solid masonry wall is required along the eastern property line of the proposed parking lot.

C. East Sacramento Improvement Association

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The subject site is located in the East Sacramento Community Plan Area and the request has been reviewed by the East Sacramento Improvement Association. The Association believes that the proposed parking lot is an inappropriate use along Dover Way, a residential street, and opposes the applicant's request (Exhibit C).

D. As noted above, the subject site is currently being used as an illegal parking lot. Due to the size and location of the parcel, it is highly unlikely that a single family residential use will be relocated on the site. Approval of the requested entitlements would allow the site to be improved to City standards for parking facilities. In addition, the revised parking lot site plan encourages the use of the J Street driveway as an entrance and exit and should reduce the number of vehicles utilizing Dover Way. The required six foot high masonry wall along the eastern property line will act as a noise and visual buffer and discourage the encroachment of non-residential uses on the remainder of the block. Staff, therefore, recommends approval of the applicant's request subject to conditions.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approval of the special permit, subject to conditions, and based upon findings of fact which follow;
- C. Approval of the variance to locate the required vehicle maneuvering area off-site, subject to conditions, and based upon findings of fact which follow.

Conditions

- 1. The southern 72[±] feet of the existing parking lot shall be restriped for 90⁰ angle parking and two-way directional arrows shall be painted at the J Street driveway entrance (Exhibit B).
- 2. The new 3360[±] square foot parking area shall meet all landscape, irrigation, shading and planter requirements.
- 3. The owners of the two parcels shall enter into a reciprocal parking agreement, subject to the review and approval of the Planning Director.
- 4. The required six foot high solid masonry wall on the east side of the site shall be similar in design and materials to the existing wall along the south property of the medical building site located at the southwest corner of 51st Street and J Street.
- 5. A parking facilities permit for the parking lot shall be obtained from the Planning Division.

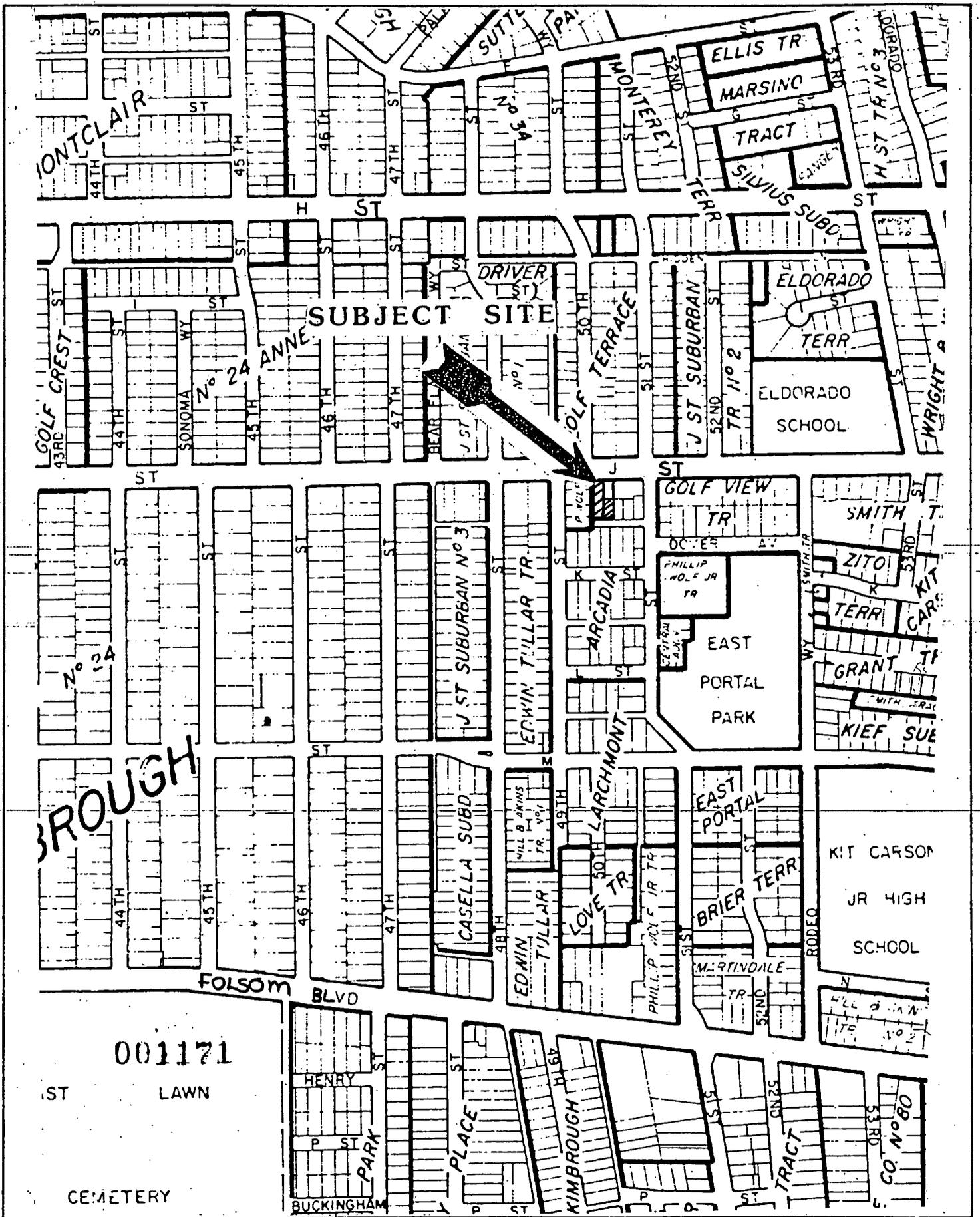
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Findings of Fact

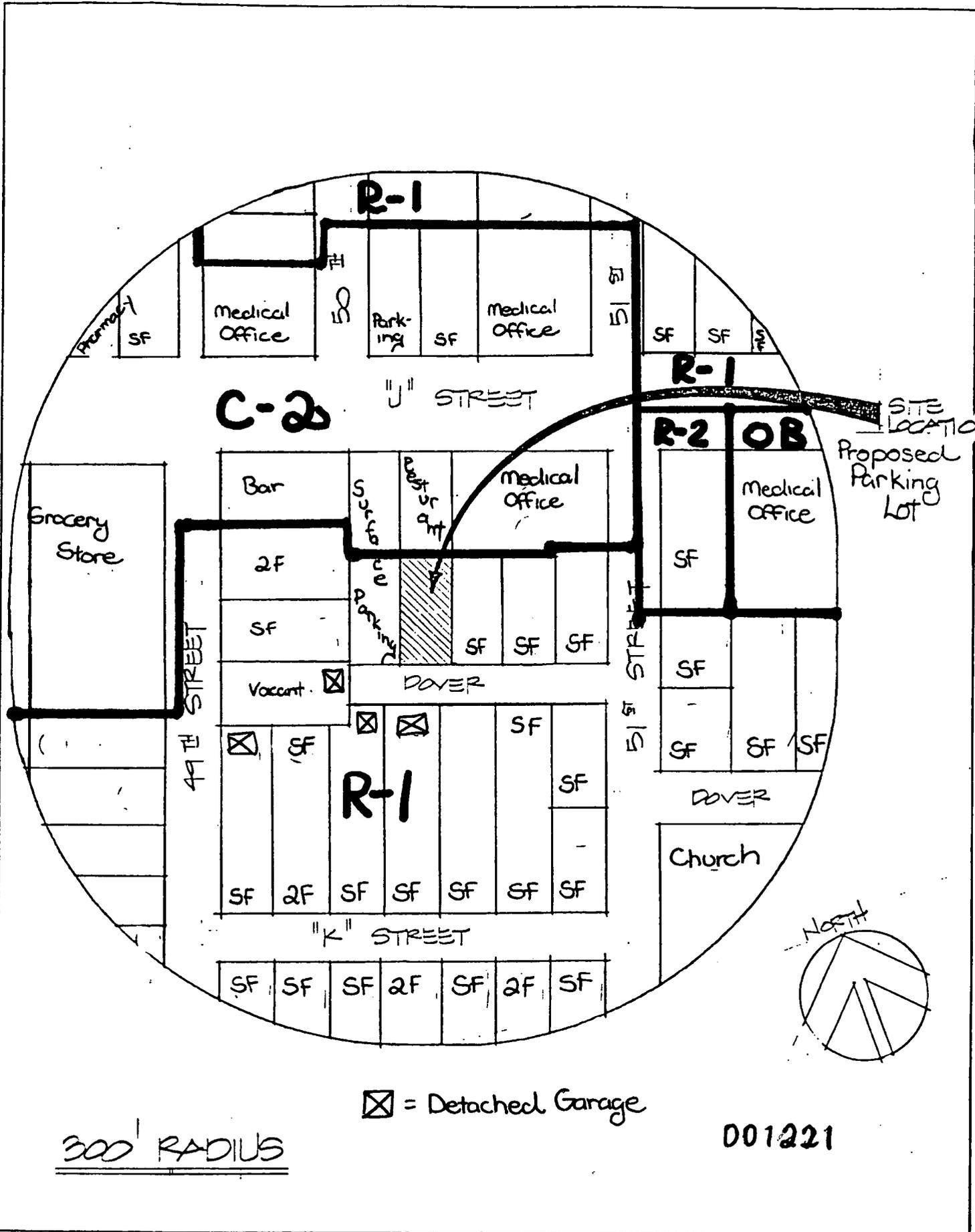
- 1. The project, as conditioned, is based upon sound principles of land use in that the proposed parking lot will provide needed parking for the restaurant and medical office uses and reduce on-street parking in the area;
- 2. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that:

- a. A solid masonry wall will be constructed between the proposed parking lot and the adjacent residential structure;
 - b. Adequate landscaping for the proposed parking lot will be provided.
 - c. The revised parking design would encourage the use of the J Street driveway as an entrance and exit and therefore reduce the number of vehicles utilizing Dover Way as an access.
3. The variance request, as conditioned, is not a special privilege extended to one individual property owner in that the proposed parking lot expansion will not significantly alter the characteristics of the area.
 4. The variance request does not constitute a use variance in that parking facilities are allowed in the R-1 zone with special permit approval.
 5. The project is in conformance with the 1974 General Plan and the 1963 East Sacramento Community Plan which designate the site for residential, office and commercial uses. Parking facilities are allowed in residential zones with special permit approval.

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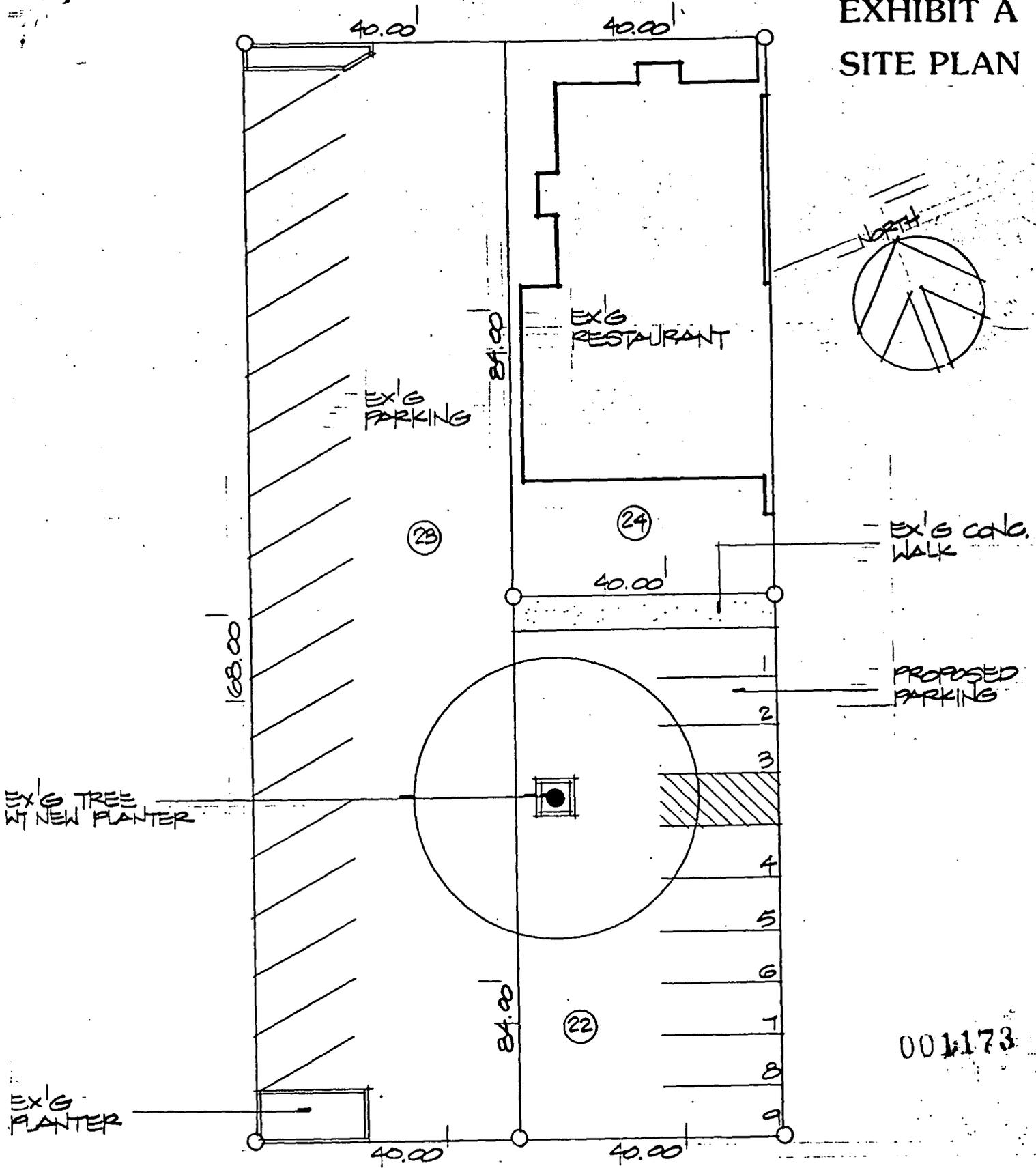


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A
SITE PLAN



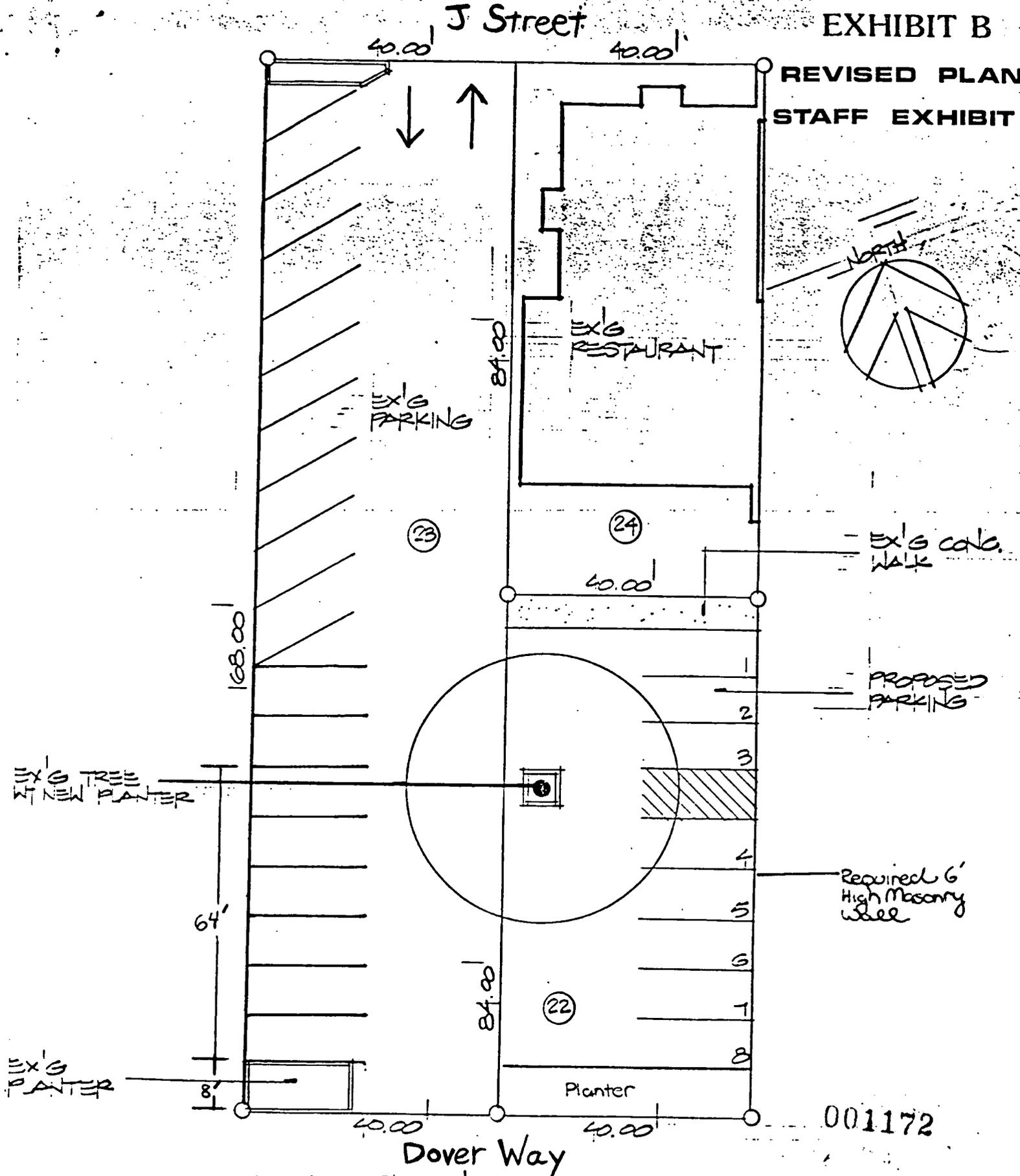
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SITE PLAN

SCALE: 1" = 20'
A.P.N. 008-162-22

P 84395

REVISED PLAN
STAFF EXHIBIT



SITE PLAN

SCALE: 1" = 20'
A.P.N. 003-62-22

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