

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Vitello & Assoc., 1931 H Street, Sacramento, CA 95814				
OWNER	Daniel Jue, 2124 10th Street, Sacramento, CA 95814				
PLANS BY	Vitello & Assoc., 1931 H Street, Sacramento, CA 95814				
FILING DATE	8-8-86	ENVIR. DET.	8-29-86	REPORT BY	DH:ldc
ASSESSOR'S-PCL. NO.	009-0073-007,008; 009-0084-015				

APPLICATION: A. Negative Declaration
B. Lot line adjustment to merge two vacant lots.

LOCATION: NW corner of 11th Street and S Street for Parking Office addition at 1309 T Street.

PROPOSAL: The applicant is requesting the necessary entitlements to merge two vacant lots to develop a parking lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-4 Off-site parking
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning: (11th Street & S Street)

North: Single Family; C-4
South: Apartments; R-3A
East: Auto Repair; C-4
West: Single Family; C-4

Parking Provided:	19 spaces
Property Dimensions:	80' x 80'
Property Area:	.15± acres
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Brick

PROJECT EVALUATION: Staff has the following comments:

- The subject site consists of two vacant 40' x 80' lots totaling 0.15 acres zoned Heavy Commercial (C-4). The site is designated for General Commercial uses in the 1980 Central City Community Plan and Commercial/Offices in the 1974 City General Plan.
- The applicant is proposing to merge two lots to allow development of a 19 space parking lot. The purpose of the lot is to provide some off-site parking for a proposed 10,550 square foot second floor addition to a building located at 1309 T Street leased by the State Air Resources Board. State leased buildings are exempt from City Code.

- C. As a point of information, the applicant should be aware of the requirement to submit a Parking Facilities Permit to the Building Inspection Division. At that time, any modifications to the site plan to reflect City Code will be recommended. A parking lot is an allowed use in the C-4 zone subject to securing a parking facilities permit. City Code requires a six foot solid masonry wall adjacent to residential uses.
- D. The applicant should be aware that whenever the State terminates its lease for 1309 T Street and the building is leased to a private party, the building and parking will be required to be brought up to code. The existing 25,450 square feet of office and laboratory will have a second floor of offices totaling 10,550 square feet. The applicant did not inform staff of the State leasing the building at the time of submitting the request. After research, the State Air Resources Board informed staff that the first floor of 1309 T Street will be used for laboratory expansion and the second floor office addition will allow consolidation of offices located in several leased buildings in the area.
- E. The proposed project was reviewed by the City Traffic Engineer, Engineer, Police, Water and Real Estate Divisions with no adverse comments received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have an impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration.
- B. Approve the lot line merger by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE
SOUTH ONE-HALF OF LOT 5 INTO ONE PARCEL IN THE
BLOCK BOUNDED BY "R" AND "S", 10TH & 11TH STREETS
OF THE CITY OF SACRAMENTO

(P86-321)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Northwest corner of 11th Street and S Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and the 1980 Central City Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Commercial Use by the 1980 Central City Plan and the proposed lot line merger conforms with the Plan Designation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the Northwest corner of 11th Street and S Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing assessments, if any.

ATTEST:

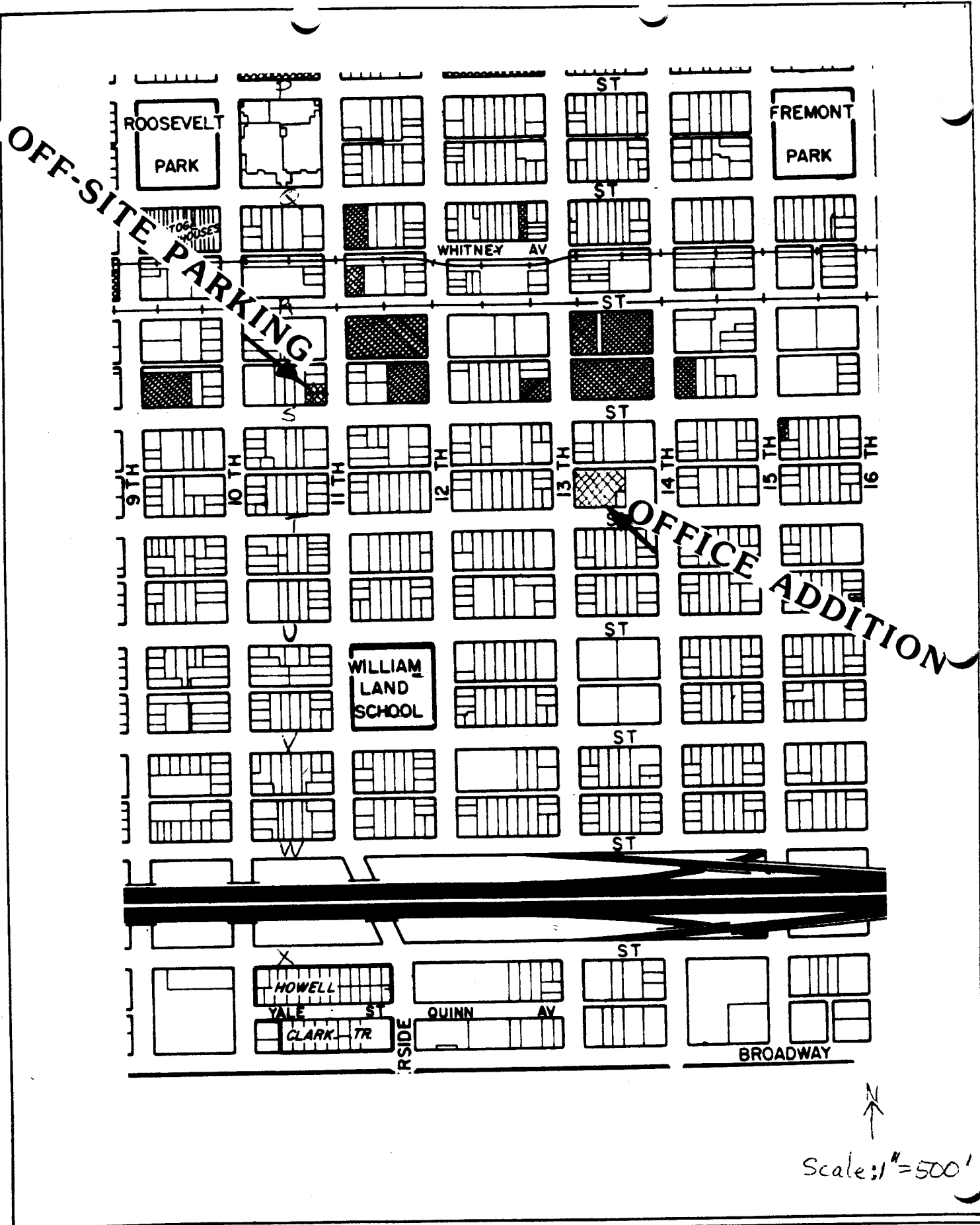
CHAIR

SECRETARY TO CITY PLANNING COMMISSION

P86-321

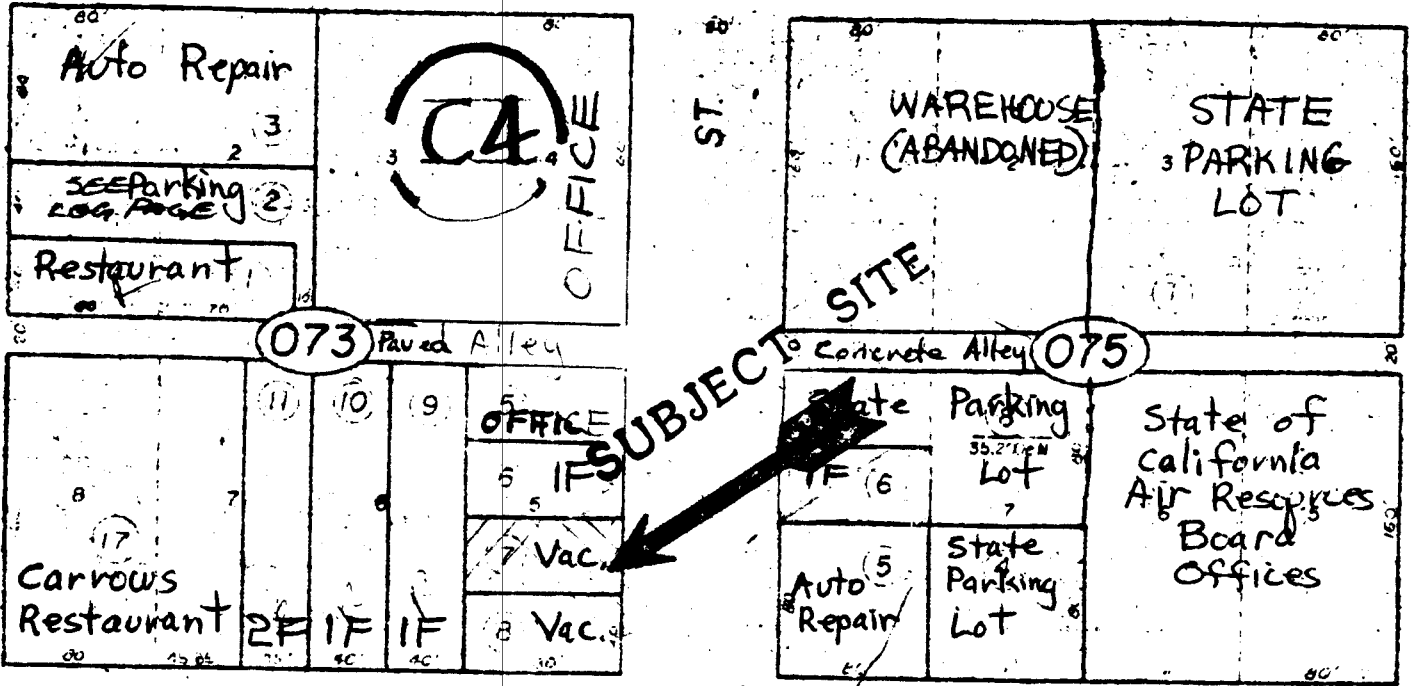
September 11, 1986

Item No. 25

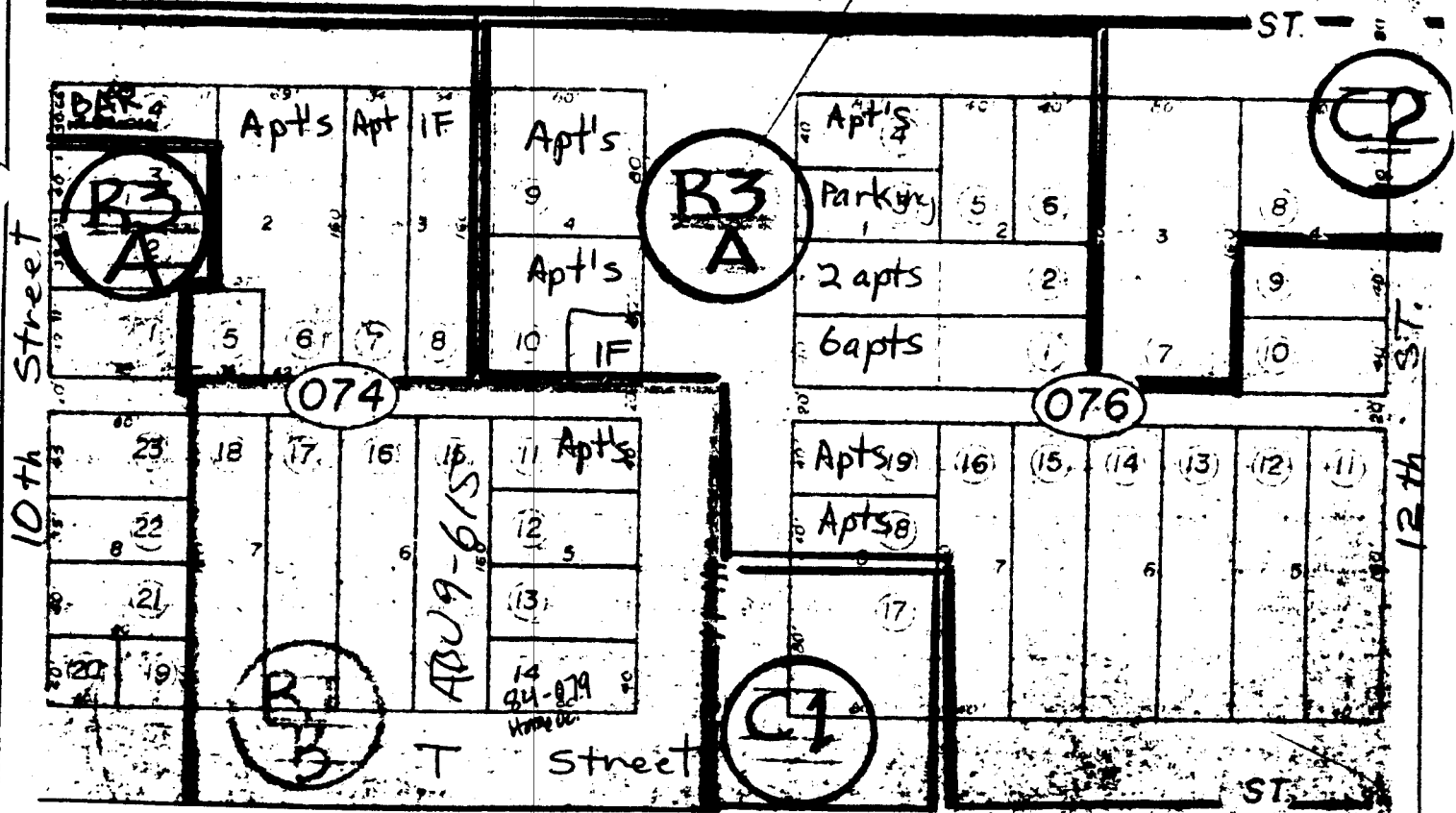


VICINITY MAP

R- STREET



S Street



T Street

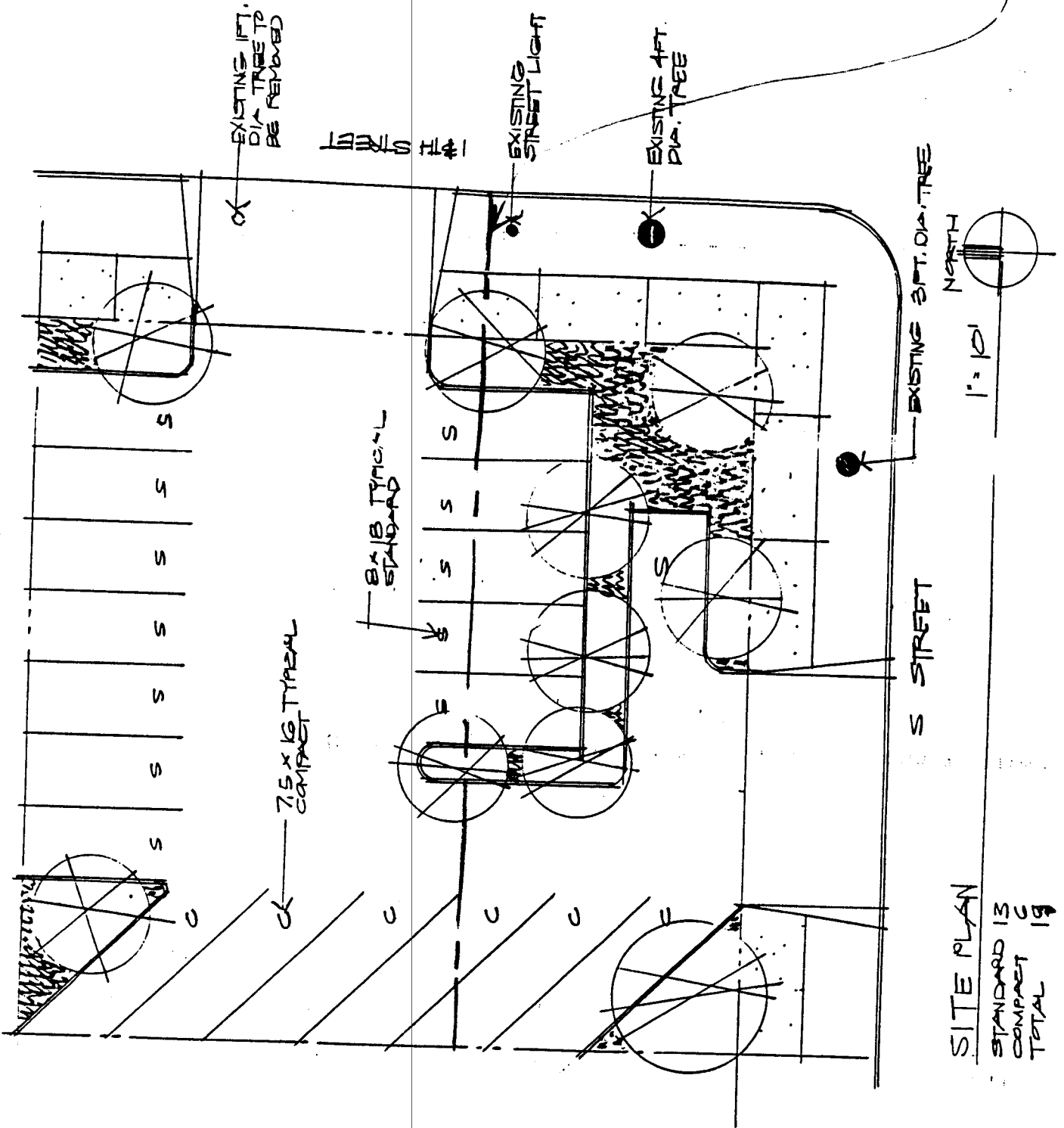
Scale 1" = 100'

LAND USE & ZONING MAP

EXHIBIT A

The South one-half of Lot 5 in the block bounded by "R"
and "S" 10th and 11th Streets of the City of Sacramento,
according to the map or plan thereof.

Lot Line to be eliminated



SITE PLAN

STANDARD	13
COMPACT	6
TOTAL	19

AUG 8 1986

WITELLO & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS
 1001 N. ST. ANTONIO, CA 95004
 (916) 444-0000