

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Michael Echard, 7221 Quailwood Way, Citrus Heights, CA 95610		
<b>OWNER</b>	John Fuller, 2384 Rogue River Dr., Sacramento, CA 95826		
<b>PLANS BY</b>	Applicant		
<b>FILING DATE</b>	12/17/86	<b>ENVIR. DET.</b>	EX 15061 b.1.
<b>ASSESSOR'S-PCL. NO.</b>	10-191-23, 24, 29	<b>REPORT BY</b>	FG/kr

**APPLICATION:** A. Plan Review to allow construction of a 3,200+ sq. ft. industrial warehouse.

B. Lot line adjustment to merge three lots.

**LOCATION:** 3008 and 3012 "U" Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 3,200+ sq. ft. industrial warehouse.

**PROJECT INFORMATION:**

1974 General Plan Designation: Heavy Commercial  
 1980 Central City Community Plan Designation: Heavy Commercial  
 Existing Zoning of Site: C-4-R  
 Existing Land Use and Zoning: Vacant

**Surrounding Land Use and Zoning:**

Setbacks:	Required	Provided
Front:	0	0 - 36'
Side(Int):	0	0
Rear:	0	0

North: Residential;  
 South: I-80;  
 East: Warehouse;  
 West: I-80;

Parking Required: 3 spaces (100 percent warehouse)  
 Parking Provided: 3 spaces (100 percent warehouse)  
 Property Dimensions: Irregular  
 Property Area: 0.12+ acres  
 Square Footage of Building: 3,200 sq. ft.  
 Height of Building: 19 ft.  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Exterior Building Materials: Concrete Block

**PROJECT EVALUATION:** Staff has the following comments:

A. The subject site consists of three vacant lots which are zoned Heavy Commercial-Review (C-4-R). The site is designated for heavy commercial uses in both the General Plan and the 1980 Central City Community Plan. Surrounding land uses include a mixture of residential, office, warehouse with Interstate 80 located to the west and south.

B. The applicant is proposing to construct a 3,200+ sq. ft. warehouse building. The structure will be a one-story high concrete block building with a blue and white cement plaster collar band around the top of the building. The applicant has indicated that there are no prospective tenants for the building at this time. Staff has no objection to the warehouse development, however staff offers the following suggestions:

1. The front portion of the building should be set back or recessed five feet so as to provide a landscape planter along the north (front) property line. The landscape strip would provide a separation between the public right-of-way and the proposed building. It would also be more in keeping with the character of the neighborhood in that uses along "U" street are predominantly residential with open, landscaped front yard setbacks.
2. As presently designed, the structure will be a warehouse. The parking requirement for a 3,200+ sq. ft. warehouse is three spaces. Three spaces will be provided, however should the applicant decide to develop office space within the structure additional parking will be required. In the event that the office area were to exceed 25 percent of the gross floor area, a special permit would be required.
3. The subject site is located within the Central City area and the proposal will be subject to review and approval by the Design Review Board.

C. The proposal has been reviewed by Traffic, Public Works and the Fire Department. The following comment was received:

Traffic: All driveways submit to review and approval of Traffic Engineer.

D. The subject site consists of three lots which must be merged prior to the issuance of building permits. Staff has no objections to this merger.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061 b.1.).

RECOMMENDATION: Staff recommends the following action:

- A. Approve the plan review subject to conditions and based upon findings of fact which follow;
- B. Approve the lot line adjustment by adopting the attached resolution.

CONDITIONS - PLAN REVIEW:

1. The applicant shall provide a five foot wide landscape planter along the north property line.
2. The applicant shall submit the development plans for review and approval by the Design Review Board.

FINDINGS OF FACT - PLAN REVIEW

1. The project, as conditioned, is based on sound principles of land use in that the proposed warehouse will not alter the character of the neighborhood which consists of a mixter of residential, commercial, office, warehouse uses with Interstate 80 located to the west and south.
2. The project, as conditioned, will not be detrimental to the public health, safety of welfare, nor result in the creation of a nuisance in that:
  - a. adequate parking is provided on-site;
  - b. adequate setback and landscaping are provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for heavy commercial uses by the 1980 Central Community City Plan and the proposed warehouse conforms with the plan designation.

RESOLUTION NO.  
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF JANUARY 22, 1987  
APPROVING A LOT LINE ADJUSTMENT TO MERGE A PORTION OF  
LOT 1 AND THE WEST 1/2 OF LOT 2 IN THE BLOCK BOUNDED  
BY "U" AND "V" AND 30TH STREETS AND ALHAMERA BLVD.  
(P87-021)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3008 and 3012 "U" Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15061 (b)(1)).

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 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 heavy commercial use by the 1980 Central City Plan and the proposed warehouse 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 3008 & 3012 "U" Street and described in exhibits A and B attached hereto.

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A

LEGAL DESCRIPTION

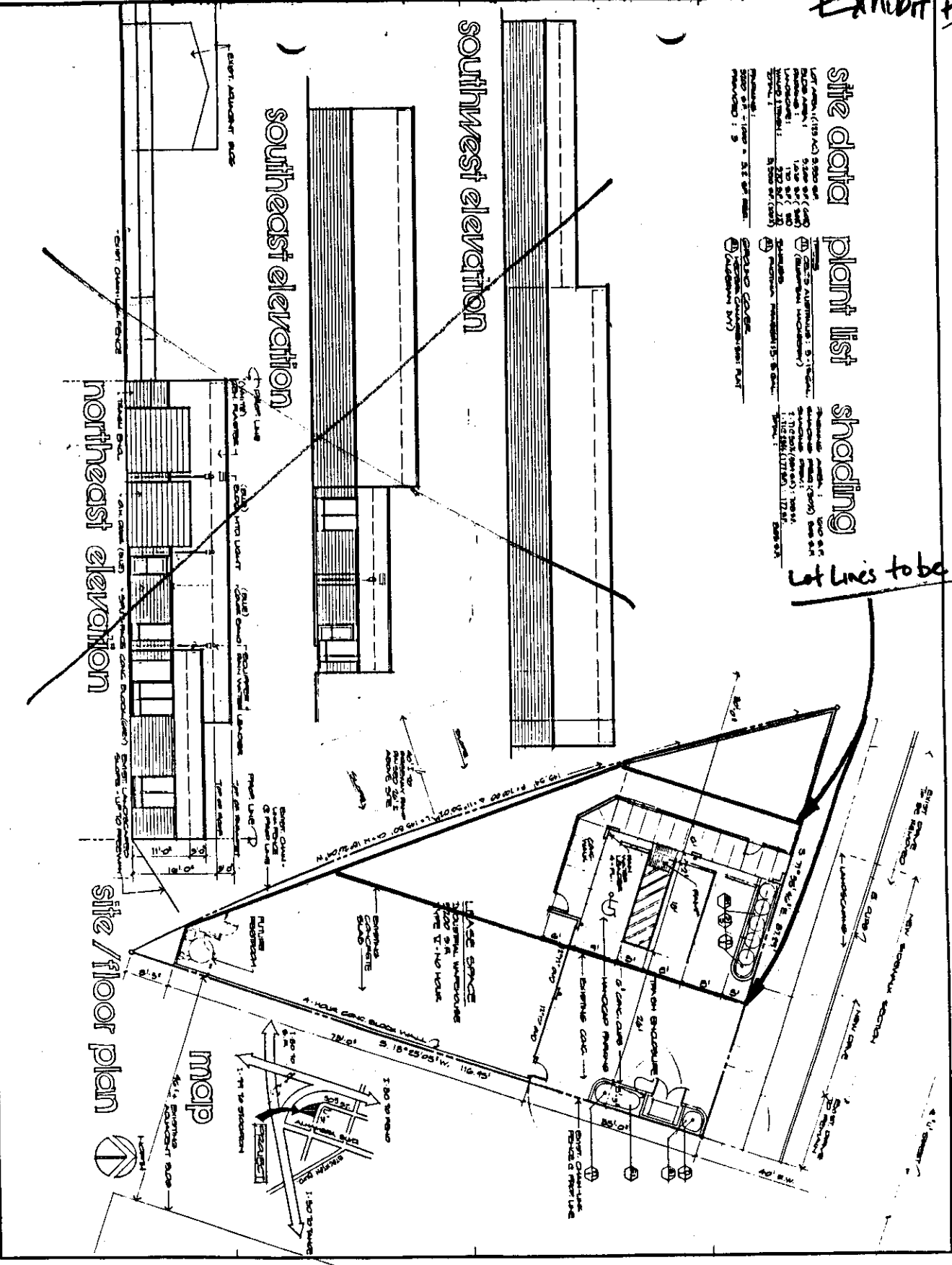
A PORTION OF LOT 1 AND THE WEST HALF OF LOT 2 IN THE BLOCK BOUNDED BY "U" AND "V" AND 30TH STREETS AND ALHAMBRA BOULEVARD.

**site data**  
 LOT AREA: 115,420 SQ. FT.  
 DISTRICT: 1  
 ZONING: 1  
 HEIGHT: 120 FT.  
 AREA: 115,420 SQ. FT.  
 PERMITS: 1  
 COMMENTS: 1

**plant list**  
 PLANT LIST: 1  
 PLANT LIST: 1  
 PLANT LIST: 1  
 PLANT LIST: 1  
 PLANT LIST: 1

**shading**  
 SHADING: 1  
 SHADING: 1  
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 SHADING: 1  
 SHADING: 1

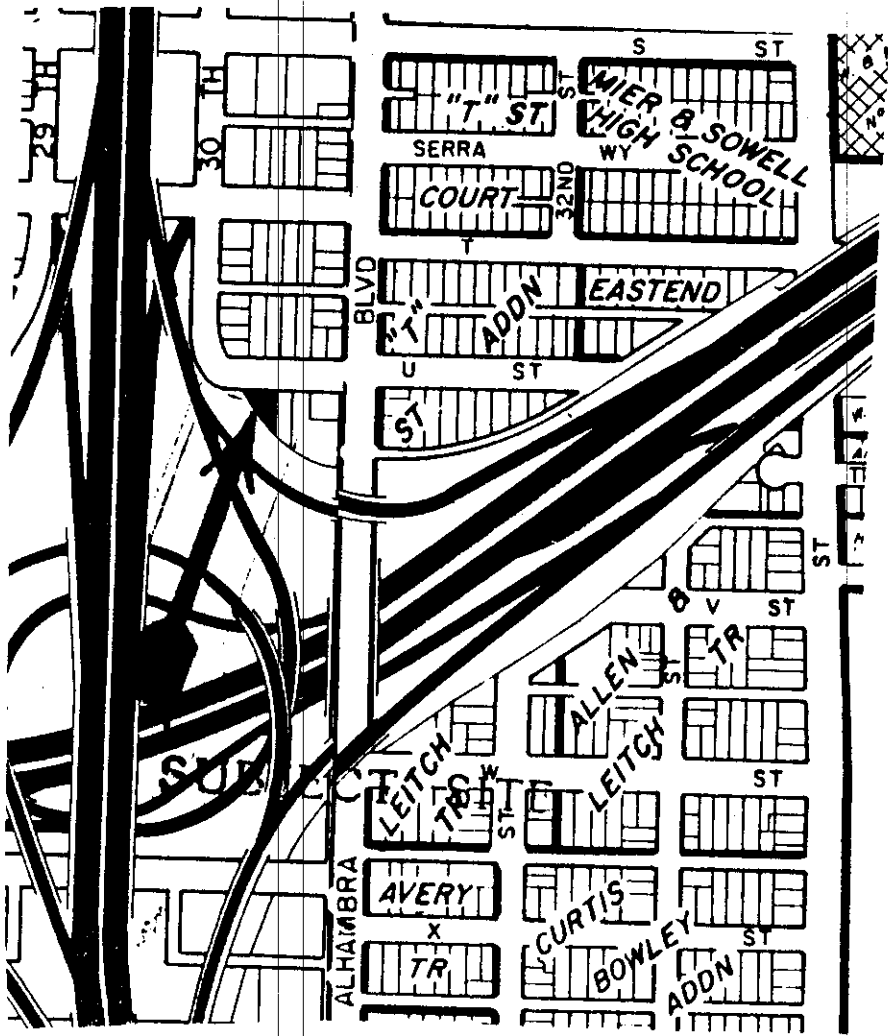
Lot lines to be removed



CONSULTANTS: Howard Smith Jr. Civil Engineer	<b>MICHAEL          F. CHAPPEL          DESIGNER</b>	Associate Member American Institute of Architects	7221 Qualwood Wy, Clarks Heights California, 95610 916-722-4108	project FULLER 'U' STREET BUILDING 327 'U' STREET SACRAMENTO, CA.	OWNER JOHN M. FULLER 2201 ROGUE AVENUE DR. SACRAMENTO, CA. 95826	TITLE PRELIMINARY SITE / FLOOR PLAN ELEVATIONS	SCALE: 1/8" = 1'-0" DATE: FEB. 12, 1982 NO. OF SHEETS: 11 SHEET: 11
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120-181

12219

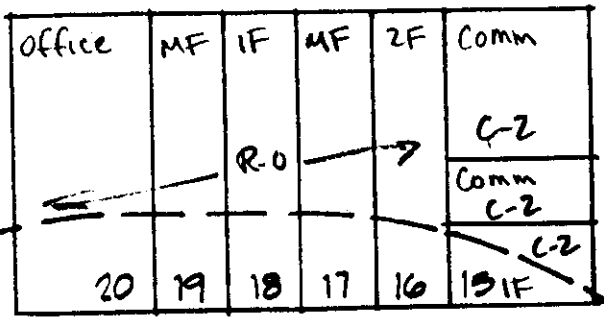


VICINITY MAP

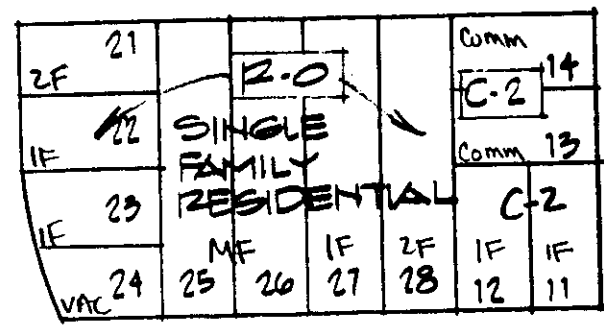
PS7-021

1-22-87

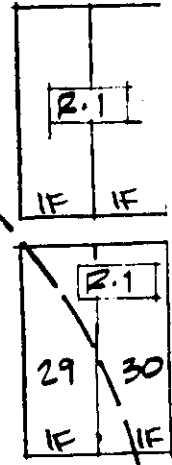
Item 20



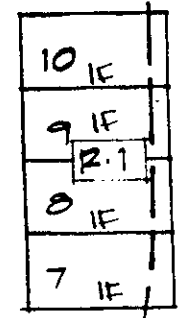
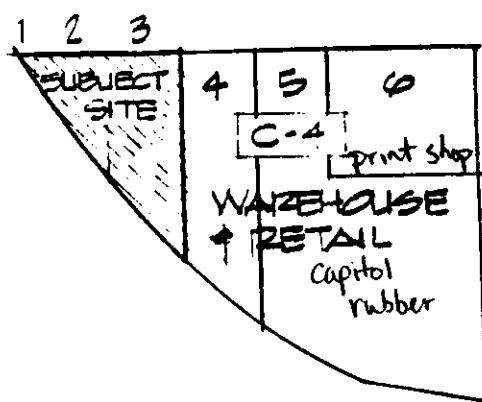
30TH. ST.



ALHAMBRA BL.



U STREET



I-80 FREEWAY

# LAND USE & ZONING MAP



notes

consultants:  
Howard Smith Jr.  
Civil Engineer

**MICHAEL  
F. CHALF  
DESIGNER**

Associate Member  
American Institute of  
Architects

7221 Quailwood Wy.  
Citrus Heights  
California, 95610  
916-722-4108

project

FULLER, 'U' STREET  
BUILDING  
303 'U' STREET  
SACRAMENTO, CA.

owner

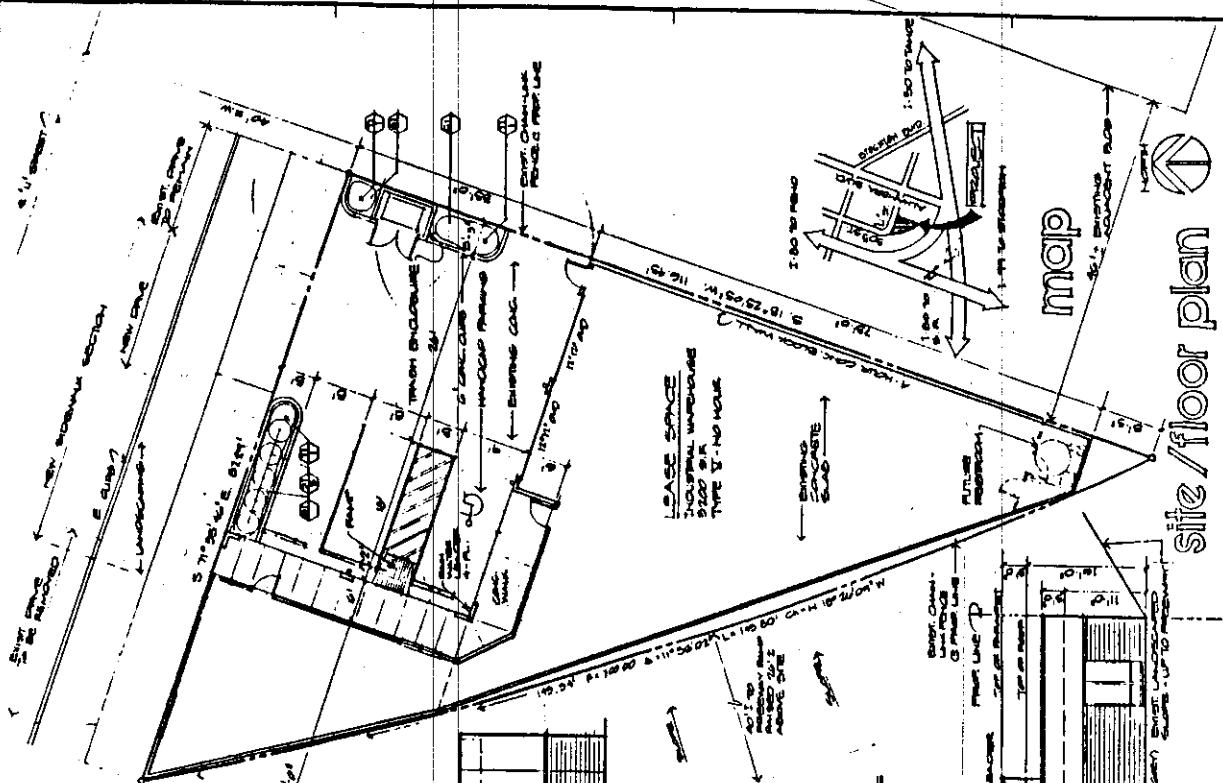
JOHN M. FULLER  
2984 REGALE AVENUE DR.  
SACRAMENTO, CA. 95826

title

PRELIMINARY  
SITE/FLOOR PLAN  
ELEVATIONS

SCALE: 1/8" = 1'-0"  
DATE: 12-15-87  
NO. 01  
Sheet 01.1

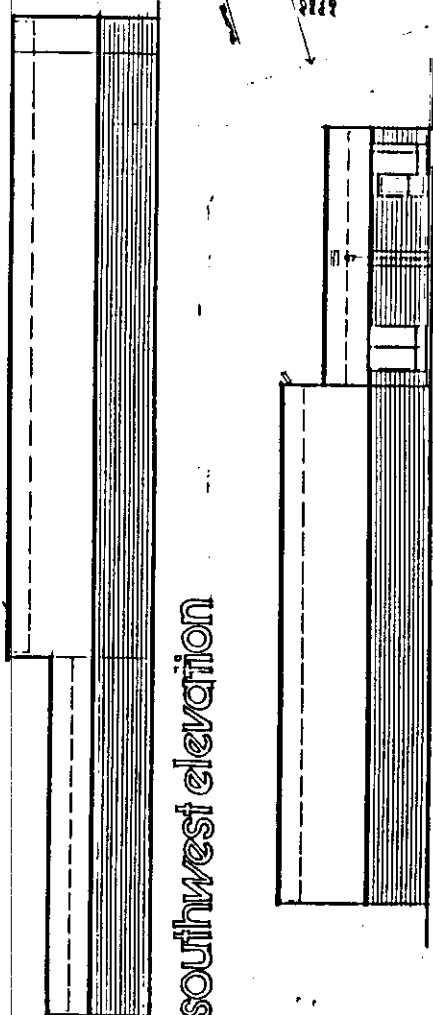
1



site/floor plan

site data plant list shading

- 1. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 2. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 3. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 4. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 5. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 6. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 7. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 8. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 9. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 10. 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")



southwest elevation

southeast elevation

northeast elevation

787-021

1-22-87

Ham