

REPORT AMENDED BY STAFF 1-10-91
CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	German-Wong & Associates, 201 Lathrop Way Suite F, Sacramento, CA, 95815		
OWNER	Sacramento Housing and Redevelopment Agency, P.O. Box 1834, Sacramento, CA, 95814		
PLANS BY	German-Wong & Associates, 201 Lathrop Way Suite F, Sacramento, CA, 95815		
FILING DATE	July 30, 1990	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	10-0377-007,008	REPORT BY	SLY

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to locate a parking lot on 0.275± vacant acres in the General Commercial (C-2) zone.
 - C. Variance to waive the required six foot high masonry wall between residential and non-residential uses on 0.275± vacant acres in the General Commercial (C-2) zone.
 - D. Lot Line Adjustment to merge two parcels into one parcel totaling 0.275± vacant acres in the General Commercial (C-2) zone.

LOCATION: 3463 4th Avenue and 2832 35th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a parking lot with 31 spaces on two parcels.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Retail store and theater, C-2	Front:	8.5'	6'
South: Multi-family residential, R-2A	Side(Int):	5'	8'
East: Retail store and auto repair, C-2	Side(St):	5'	8'
West: Duplex, R-2B	Rear:	0'	6'

Property Dimensions:	80 feet x 150 feet
Property Area:	0.275± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is two vacant lots totaling 0.275± acres in the C-2 zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices. The surrounding land use and zoning for

the subject site are retail store and theater, zoned C-2 to the north; multi-family residential, zoned R-2A to the south; retail store and auto repair, zoned C-2 to the east; and duplex, zoned R-2B to the west.

B. Applicant's Proposal

The applicant is proposing a lot line adjustment to merge two parcels into one in order to construct a parking lot with 31 spaces (see Exhibits C and D). A special permit is required to develop a parking lot in the C-2 zone. The applicant is also seeking a variance to waive the six foot masonry wall required between residential and non-residential uses along the west property line.

C. Staff Analysis

1. Special Permit:

The Sacramento Housing and Redevelopment Agency (SHRA) proposes to construct a parking lot on the merged lots. The Zoning Ordinance requires a special permit to locate a parking lot in the C-2 zone. The parking lot is proposed by SHRA to support the Oak Park Community as part of an overall economic development strategy to draw in potential retailers to the area. The lot will also provide off-street parking for the Woodruff Hotel/Guild Theater development and surrounding commercial businesses.

The current design of the parking lot has the entrance to the parking lot fronting 4th Avenue. There is an existing curb cut on the 4th Avenue side. However, staff recommends the parking lot be redesigned so that the entrance is off of ~~35th Street~~. *After further evaluation by staff and Traffic Engineering, staff recommends the entrance way for the parking lot be off the alley to the north of the site. This will also reduce the additional surfacing on the site required by a new curb cut on 35 Street. The applicant is in agreement with the proposed entrance change.* The majority of the properties on 35th Street are commercial whereas, the properties along 4th Avenue are primarily residential. The apartments located to the south of the site, directly across 4th Avenue, have a 25 foot landscaped setback with no entrance off of 4th Avenue. The parking lot is being created to support the commercial development along 35th Avenue and nearby Broadway. The Guild Theater is adjacent to the parking lot to the north also along 35th Avenue. ~~and an entrance off of 35th Street would be more visible to the theater's patrons than an entrance off 4th Avenue~~ *The alley entrance is off of 35th Street next to the theater.* Also, relocating the entrance away from 4th Avenue would reduce the impact of the parking lot on the adjacent residential neighborhood. *(Staff amended 1-10-91)*

The submitted site plan reflects a six foot front yard setback *(the south property line which fronts 4th Avenue)*. The Zoning Ordinance requires a minimum front yard setback of 25 feet or the average of the front yard setback of the two closest adjacent properties for a C-2 zoned property that is adjacent to a residential property. The average setback for the two adjacent properties to the proposed parking lot is 8.5 feet from the back of the sidewalk. Staff recommends the parking lot have a landscaped *undulating bermed* front yard setback of at least 8.5 feet from the back of the sidewalk. *Staff also suggests that the front yard setback include a three foot decorative wrought iron fence to provide further screening of the parking lot from the residential uses to the south of the site. The applicant is in agreement with this additional suggestion. (Staff amended 1-10-91)*

The site plan reflects an eight foot landscaped setback along the west *and east* property line and parking stalls that are eighteen feet and sixteen feet deep. Staff recommends the landscaped setback along the west *and east* property line be widened to ten feet to include a two foot vehicle overhang. A six inch extruded concrete curb along the planter shall serve as a wheel stop. The larger planter area will provide additional buffering for the adjacent residential uses. *Staff also recommends the landscaped setback along the east property line include a continuation of the undulating berm and three*

foot high decorative wrought iron fence from the south property line. The applicant is in agreement with this recommendation. (Staff amended 1-10-91)

The site is in the Oak Park Design Review District and will require City Design Review Board review and approval of all plans, elevations, and building materials prior to issuance of building permits.

Staff supports approval of the Special Permit in that the proposed parking lot, as conditioned, is an appropriate land use for the subject site in that it will provide parking for a specific land use (Woodruff Hotel/Guild Theater) and additional parking for commercial businesses in the Oak Park Redevelopment Area. The project, as conditioned, will be compatible with existing land uses in the area.

2. Variance:

The Zoning Ordinance requires that a six foot high masonry wall be constructed between a non-residential development and existing residential property. The west property line is adjacent to a duplex and currently, there is a six foot wooden fence which separates the vacant lot and the residential use. The applicant proposes to leave the fence which encroaches two feet on the applicant's west property line. The applicant feels the project will be less disruptive to the neighborhood if the fence is left as is rather than tearing down the fence and building a wall on the surveyed property line. Staff spoke to the adjacent property owner of the duplex and the owner wants the wall to be constructed to provide a buffer from the parking lot. The purpose of the solid wall is to provide an adequate noise and visual buffer between residential and non-residential uses that will not easily deteriorate due to environmental changes. Staff, therefore, recommends denial of the variance and recommends that the applicant construct a solid masonry wall finished on both sides along the west property line.

3. Lot Line Adjustment:

The future parking lot will extend over the existing common property line for Parcels 1 and 2; hence the need for a lot line adjustment merging Parcels 1 and 2. The lot line adjustment will result in one parcel 80 feet by 150 feet. Staff has no objections to the lot line adjustment.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

1. Engineering staff comments:

- a. The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
 - 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
 - 2) File a waiver of Parcel Map.
 - 3) Abandon any excess water services to the proposed lot (only one service allowed).
- b. Grading plan for parking lot shall be approved by Public Works prior to issuance of a building permit. The grades in the center of the parking lot 27.00 and 27.50 appear to need revision.
- c. Frontage improvements including driveway relocation shall be approved by Public Works prior

to issuance of a building permit.

2. City Traffic Engineering staff comments:
 - a. The parking lot must adhere to the parking standards required by the City Code.
 - b. The driveway must meet the standards and dimensions required by City code. Revised site plans must be reviewed and approved by Traffic Engineering prior to the issuance of building permits.
 - c. *The existing curb cut on 4th Avenue must be removed and replaced with a sidewalk. (Traffic Engineering added 1-10-91)*

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to locate a parking lot in the General Commercial (C-2) zone subject to the conditions and based upon the findings of fact which follow.
- C. Deny the Variance to waive the required six foot high masonry wall based upon the findings of fact which follow.
- D. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions:

1. The parking lot shall be redesigned so that the entrance is off of ~~35th Street~~ *the alley* and the revised site plans shall be reviewed and approved by the planning staff prior to the issuance of building permits. *(Staff amended)*
2. The parking lot shall have a landscaped *undulating bermed* front yard setback of at least 8.5 feet from the back of the sidewalk and the revised site plans shall include the increased front yard setback. *The front yard setback shall include a decorative three foot high wrought iron fence with the design and materials approved by planning staff. (Staff amended)*
3. The landscaped setback along the west *and east* property line shall be widened to ten feet to include a two foot vehicle overhang. A six inch extruded concrete curb along the planter shall serve as a wheel stop. The revised site plans shall reflect the widened landscaped area. *The east property line setback landscaping shall include an undulating berm continued from the southern property line. The three foot high decorative wrought iron fence shall also continue from the southern property line along the entire east property line. A revised landscape plan shall be submitted for staff review and approval. (Staff amended)*
4. Grading plan for the parking lot shall be approved by Public Works prior to issuance of a building permit.
5. Frontage improvements including driveway relocation shall be approved by Public Works prior to issuance of a building permit.
6. The parking lot must adhere to the parking standards required by the City Code.
7. The driveway must meet the standards and dimensions required by City code. Revised site plans must be reviewed and approved by Traffic Engineering prior to the issuance of building permits.
8. The applicant shall comply with all mitigation measures specified in the Negative Declaration.
9. The applicant shall construct a solid masonry wall finished on both sides along the west property line. The proposed design and decorative materials of the wall shall be subject to Planning Director review and approval prior to issuance of building permits.
10. The project shall be subject to the review and approval of the City's Design Review/Preservation Board prior to issuance of building permits.
11. *The existing curb cut on 4th Avenue must be removed and replaced with a sidewalk. (Traffic Engineering added 1-10-91)*

Findings of Fact- Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the parking lot will provide additional off-street parking for surrounding commercial businesses and planned future commercial development;
 - b. the parking lot is a commercial use in a C-2 zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:

- a. the parking lot will be landscaped to enhance the appearance as well as provide a visual buffer for the nearby residential areas;
 - b. the parking lot is compatible with other structures and commercial uses in the vicinity;
 - c. the parking lot will provide off-street parking for surrounding commercial development;
 - d. the required six foot high solid masonry wall will provide an adequate noise buffer between the parking lot and the adjacent residential use.
 - e. the redesigned parking lot with the entrance off of 35th Street will reduce the impact of the parking lot to the residential uses along 4th Avenue.
3. The project is consistent with the General Plan which designates the site as Community/ Neighborhood Commercial and Offices.

Findings of Fact- Variance:

1. Granting the variance would constitute a special privilege extended to an individual applicant in that:
 - a. no hardship has been found to substantiate waiving the wall; and
 - b. any other property owner with similar conditions would be required to construct a wall.
2. Granting the request would be injurious to public welfare and to property in the vicinity in that waiving the wall requirement would not provide an adequate noise or visual buffer for the residential property adjacent to the proposed parking lot.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY
LINE OF ALL THAT PORTION OF LOTS 9 AND 10 IN BLOCK 44 ON THE OFFICIAL
PLAT OF "MAP OF OAK PARK AND SOUTH SACRAMENTO" IN SACRAMENTO
COUNTY, IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SACRAMENTO COUNTY
(APN: 010-0377-007,008)
(P90-337)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3463 4TH Avenue and 2832 35th 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 General Plan and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 3463 4TH Avenue and 2832 35th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Abandon any excess water services to the proposed lot.

The project shall comply with the mandatory Negative Declaration mitigation measures.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT German-Wong & Associates, 201 Lathrop Way Suite F, Sacramento, CA, 95815		
OWNER Sacramento Housing and Redevelopment Agency, P.O. Box 1834, Sacramento, CA, 95814		
PLANS BY German-Wong & Associates, 201 Lathrop Way Suite F, Sacramento, CA, 95815		
FILING DATE July 30, 1990	ENVIR. DET. Negative Declaration	REPORT BY SLV
ASSESSOR'S PCL. NO. 10-0377-007,008		

APPLICATION:

- A. Negative Declaration
- B. Special Permit to locate a parking lot on 0.275± vacant acres in the General Commercial (C-2) zone.
- C. Variance to waive the required six foot high masonry wall between residential and non-residential uses on 0.275± vacant acres in the General Commercial (C-2) zone.
- D. Lot Line Adjustment to merge two parcels into one parcel totaling 0.275± vacant acres in the General Commercial (C-2) zone.

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PROPOSAL: The applicant is requesting the necessary entitlements to construct a parking lot with 31 spaces on two parcels.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

		Setbacks	Required	Provided
North:	Retail store and theater, C-2	Front:	8.5'	6'
South:	Multi-family residential, R-2A	Side(Int):	5'	8'
East:	Retail store and auto repair, C-2	Side(St):	5'	8'
West:	Duplex, R-2B	Rear:	0'	6'

Property Dimensions:	80 feet x 150 feet
Property Area:	0.275± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is two vacant lots totaling 0.275± acres in the C-2 zone. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices. The surrounding land use and zoning for

the subject site are retail store and theater, zoned C-2 to the north; multi-family residential, zoned R-2A to the south; retail store and auto repair, zoned C-2 to the east; and duplex, zoned R-2B to the west.

B. Applicant's Proposal

The applicant is proposing a lot line adjustment to merge two parcels into one in order to construct a parking lot with 31 spaces (see Exhibits C and D). A special permit is required to develop a parking lot in the C-2 zone. The applicant is also seeking a variance to waive the six foot masonry wall required between residential and non-residential uses along the west property line.

C. Staff Analysis

1. Special Permit:

The Sacramento Housing and Redevelopment Agency (SHRA) proposes to construct a parking lot on the merged lots. The Zoning Ordinance requires a special permit to locate a parking lot in the C-2 zone. The parking lot is proposed by SHRA to support the Oak Park Community as part of an overall economic development strategy to draw in potential retailers to the area. The lot will also provide off-street parking for the Woodruff Hotel/Guild Theater development and surrounding commercial businesses.

The current design of the parking lot has the entrance to the parking lot fronting 4th Avenue. There is an existing curb cut on the 4th Avenue side. However, staff recommends the parking lot be redesigned so that the entrance is off of 35th Street. The majority of the properties on 35th Street are commercial whereas, the properties along 4th Avenue are primarily residential. The apartments located to the south of the site, directly across 4th Avenue, have a 25 foot landscaped setback with no entrance off of 4th Avenue. The parking lot is being created to support the commercial development along 35th Avenue and nearby Broadway. The Guild Theater is adjacent to the parking lot to the north also along 35th Avenue and an entrance off of 35th Street would be more visible to the theater's patrons than an entrance off 4th Avenue. Also, relocating the entrance away from 4th Avenue would reduce the impact of the parking lot on the adjacent residential neighborhood.

The submitted site plan reflects a six foot front yard setback. The Zoning Ordinance requires a minimum front yard setback of 25 feet or the average of the front yard setback of the two closest adjacent properties for a C-2 zoned property that is adjacent to a residential property. The average setback for the two adjacent properties to the proposed parking lot is 8.5 feet from the back of the sidewalk. Staff recommends the parking lot have a landscaped front yard setback of at least 8.5 feet from the back of the sidewalk.

The site plan reflects an eight foot landscaped setback along the west property line and parking stalls that are eighteen feet and sixteen feet deep. Staff recommends the landscaped setback along the west property line be widened to ten feet to include a two foot vehicle overhang. A six inch extruded concrete curb along the planter shall serve as a wheel stop. The larger planter area will provide additional buffering for the adjacent residential uses.

The site is in the Oak Park Design Review District and will require City Design Review Board review and approval of all plans, elevations, and building materials prior to issuance of building permits.

Staff supports approval of the Special Permit in that the proposed parking lot, as conditioned, is an appropriate land use for the subject site in that it will provide parking for a specific land use (Woodruff Hotel/Guild Theater) and additional parking for commercial businesses in the Oak Park Redevelopment Area. The project, as conditioned, will be compatible with existing land uses in the area.

2. Variance:

The Zoning Ordinance requires that a six foot high masonry wall be constructed between a non-residential development and existing residential property. The west property line is adjacent to a duplex and currently, there is a six foot wooden fence which separates the vacant lot and the residential use. The applicant proposes to leave the fence which encroaches two feet on the applicant's west property line. The applicant feels the project will be less disruptive to the neighborhood if the fence is left as is rather than tearing down the fence and building a wall on the surveyed property line. Staff spoke to the adjacent property owner of the duplex and the owner wants the wall to be constructed to provide a buffer from the parking lot. The purpose of the solid wall is to provide an adequate noise and visual buffer between residential and non-residential uses that will not easily deteriorate due to environmental changes. Staff, therefore, recommends denial of the variance and recommends that the applicant construct a solid masonry wall finished on both sides along the west property line.

3. Lot Line Adjustment:

The future parking lot will extend over the existing common property line for Parcels 1 and 2; hence the need for a lot line adjustment merging Parcels 1 and 2. The lot line adjustment will result in one parcel 80 feet by 150 feet. Staff has no objections to the lot line adjustment.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

1. Engineering staff comments:

a. The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- 2) File a waiver of Parcel Map.
- 3) Abandon any excess water services to the proposed lot (only one service allowed).

b. Grading plan for parking lot shall be approved by Public Works prior to issuance of a building permit. The grades in the center of the parking lot 27.00 and 27.50 appear to need revision.

c. Frontage improvements including driveway relocation shall be approved by Public Works prior to issuance of a building permit.

2. City Traffic Engineering staff comments:

a. The parking lot must adhere to the parking standards required by the City Code.

b. The driveway must meet the standards and dimensions required by City code. Revised site plans must be reviewed and approved by Traffic Engineering prior to the issuance of building permits.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as

APPLC. NO. P90-337

MEETING DATE January 10, 1991

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proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 - 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 - 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - 5. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
- B. All exterior lighting will be directed away from or properly shaded to eliminate glare on existing residential uses.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to locate a parking lot in the General Commercial (C-2) zone subject to the conditions and based upon the findings of fact which follow.
- C. Deny the Variance to waive the required six foot high masonry wall based upon the findings of fact which follow.
- D. Approve the Lot Line Adjustment by adopting the attached resolution.

Conditions:

- 1. The parking lot shall be redesigned so that the entrance is off of 35th Street and the revised site plans shall be reviewed and approved by the planning staff prior to the issuance of building permits.
- 2. The parking lot shall have a landscaped front yard setback of at least 8.5 feet from the back of the sidewalk and the revised site plans shall include the increased front yard setback.
- 3. The landscaped setback along the west property line shall be widened to ten feet to include a two foot vehicle overhang. A six inch extruded concrete curb along the planter shall serve as a wheel stop. The revised site plans shall reflect the widened landscaped area.

4. Grading plan for the parking lot shall be approved by Public Works prior to issuance of a building permit.
5. Frontage improvements including driveway relocation shall be approved by Public Works prior to issuance of a building permit.
6. The parking lot must adhere to the parking standards required by the City Code.
7. The driveway must meet the standards and dimensions required by City code. Revised site plans must be reviewed and approved by Traffic Engineering prior to the issuance of building permits.
8. The applicant shall comply with all mitigation measures specified in the Negative Declaration.
9. The applicant shall construct a solid masonry wall finished on both sides along the west property line. The proposed design and decorative materials of the wall shall be subject to Planning Director review and approval prior to issuance of building permits.
10. The project shall be subject to the review and approval of the City's Design Review/Preservation Board prior to issuance of building permits.

Findings of Fact- Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the parking lot will provide additional off-street parking for surrounding commercial businesses and planned future commercial development;
 - b. the parking lot is a commercial use in a C-2 zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. the parking lot will be landscaped to enhance the appearance as well as provide a visual buffer for the nearby residential areas;
 - b. the parking lot is compatible with other structures and commercial uses in the vicinity;
 - c. the parking lot will provide off-street parking for surrounding commercial development;
 - d. the required six foot high solid masonry wall will provide an adequate noise buffer between the parking lot and the adjacent residential use.
 - e. the redesigned parking lot with the entrance off of 35th Street will reduce the impact of the parking lot to the residential uses along 4th Avenue.
3. The project is consistent with the General Plan which designates the site as Community/ Neighborhood Commercial and Offices.

Findings of Fact- Variance:

1. Granting the variance would constitute a special privilege extended to an individual applicant in that:
 - a. no hardship has been found to substantiate waiving the wall; and

- b. any other property owner with similar conditions would be required to construct a wall.
2. Granting the request would be injurious to public welfare and to property in the vicinity in that waiving the wall requirement would not provide an adequate noise or visual buffer for the residential property adjacent to the proposed parking lot.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY
LINE OF ALL THAT PORTION OF LOTS 9 AND 10 IN BLOCK 44 ON THE OFFICIAL
PLAT OF "MAP OF OAK PARK AND SOUTH SACRAMENTO" IN SACRAMENTO
COUNTY, IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SACRAMENTO COUNTY
(APN: 010-0377-007,008)
(P90-337)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation
concerning the lot line adjustment for property located at 3463 4TH Avenue and 2832 35th 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 General Plan and the proposed lot line adjustment
conforms with the plan designations;

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

that the lot line adjustment for property located at 3463 4TH Avenue and 2832 35th Street, City of
Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the
following conditions:

The applicant shall complete the following at the Public Works Department, Development Services
Division, prior to a lot line adjustment being recorded:

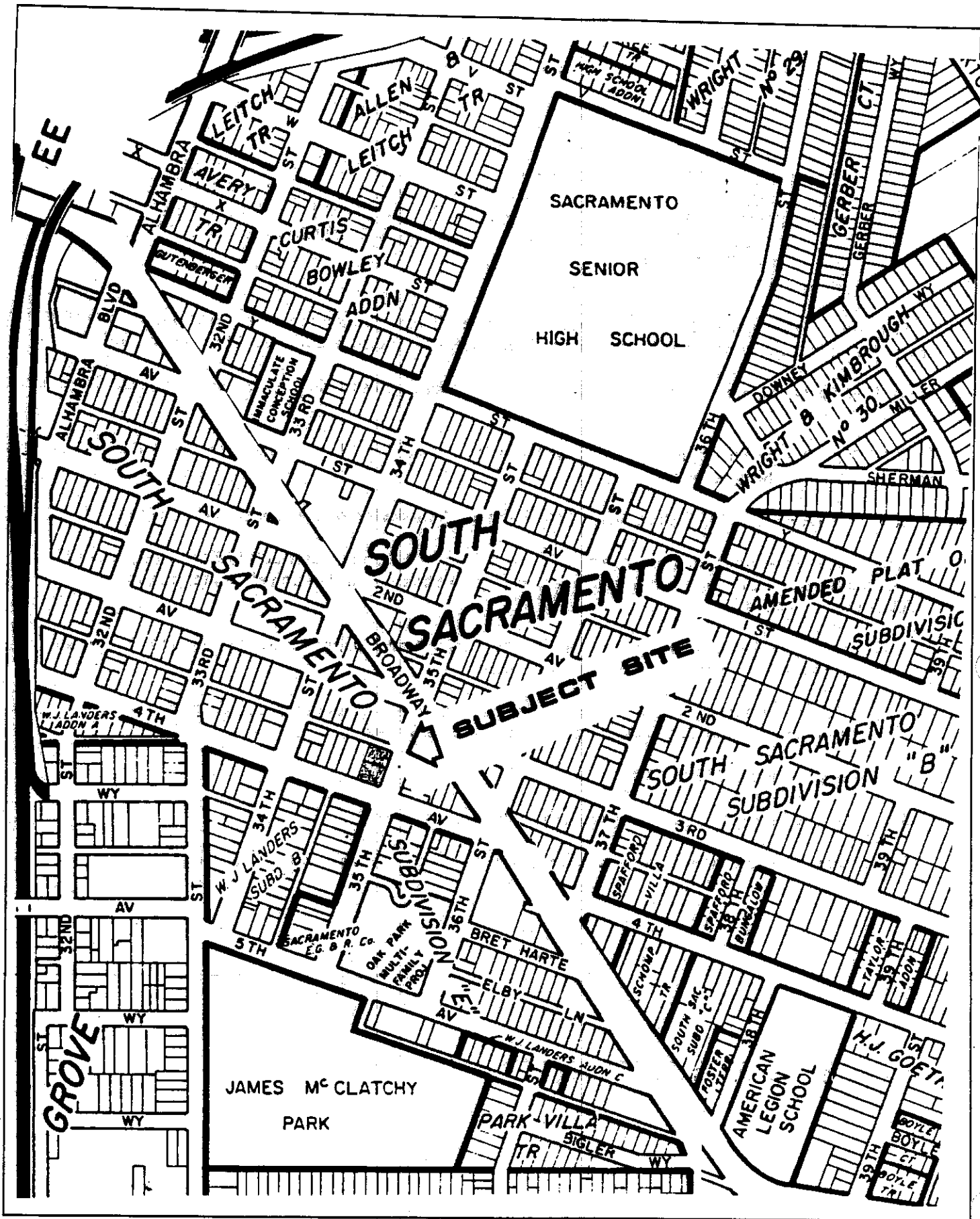
1. File a Certificate of Compliance, submit all required documents according to the
submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Abandon any excess water services to the proposed lot.

The project shall comply with the mandatory Negative Declaration mitigation measures.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

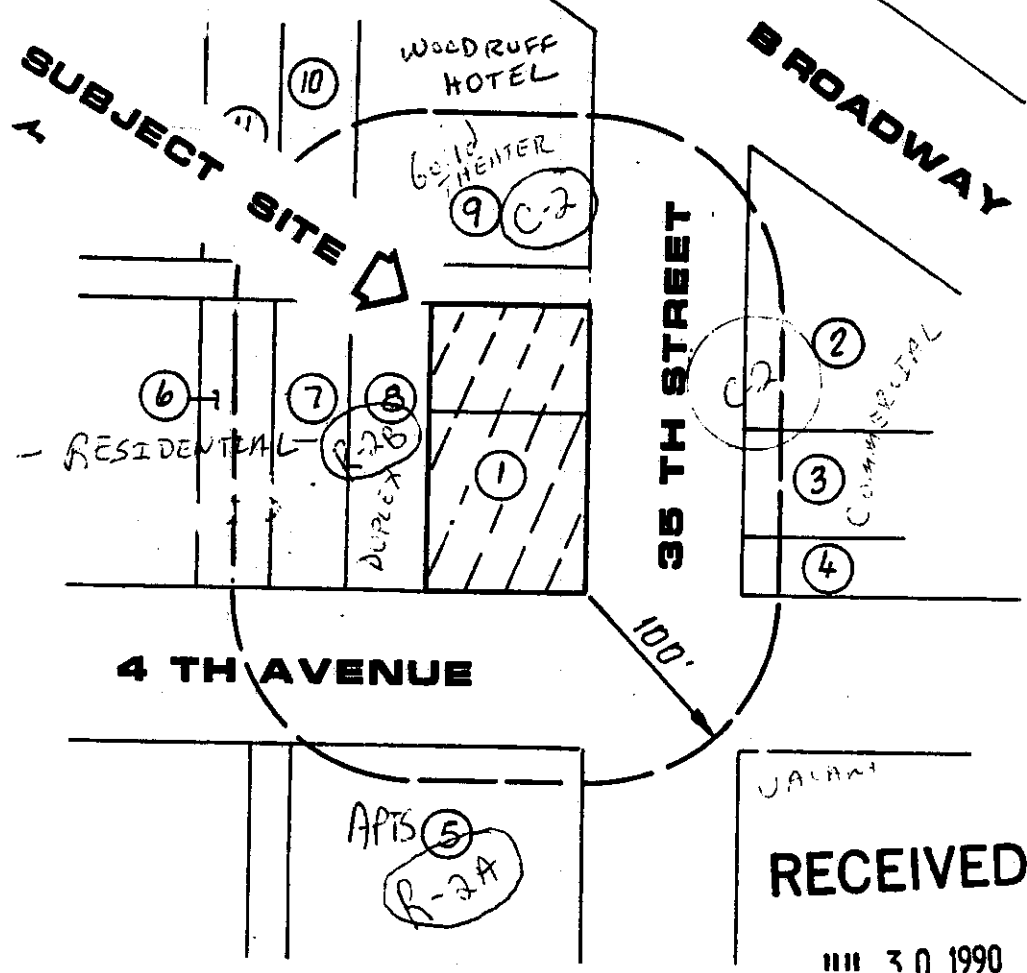


VICINITY MAP

100' RADIUS MAP

APN: 10-0377-007 & 008

1" = 100'



LAND USE & ZONING MAP

EXHIBIT - B

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 9 AND 10 IN BLOCK 44 AS SHOWN ON THE OFFICIAL "MAP OF OAK PARK AND SOUTH SACRAMENTO", RECORDED JUNE 18, 1889, IN BOOK 2 OF MAPS, MAP NO. 26, RECORDS OF SAID COUNTY.



RECEIVED

JUL 30 1990

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P90 337

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