

**CITY PLANNING COMMISSION**

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

APPLICANT	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814		
OWNER	City of Sacramento		
PLANS BY	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814		
FILING DATE	3-19-82	50 DAY CPC ACTION DATE	REPORT BY: IM:bw
NEGATIVE DEC.	4-12-82	EIR	ASSESSOR'S PCL. NO. 009-265-16

- APPLICATION:
1. Negative Declaration
  2. Amendment of the 1963 Riverside-Land Park Community Plan from Light Density Residential to Shopping or Commercial
  3. Rezone from Single Family, R-1, to General Commercial, C-2
  4. Lot Line Adjustment

LOCATION: Southeast corner of Broadway and Land Park Drive

PROPOSAL: The applicant is requesting the necessary entitlements to incorporate an existing parking lot (City owned) with the adjacent commercial (record store) to the east.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Riverside-Land Park Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Parking Lot

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; R-1
East:	Commercial; C-2
West:	Commercial; C-2

Property Dimensions:	Irregular (see site plan)
Property Area:	.228 acres

PROJECT BACKGROUND: On December 11, 1980 the Planning Commission recommended that the City Council authorize the sale of the subject parking lot (M-525) which had been identified by the City Real Estate Office as surplus property.

This property was subsequently purchased by the adjacent property owner who is requesting the parking lot be rezoned and merged with the adjacent property (Tower Records Store site).

STAFF EVALUATION: Staff has the following comments:

The subject site is located at the southeast corner of Broadway and Land Park Drive adjacent to the Tower of Records store. Staff supports the applicant's requests, subject to conditions, because the site is located at the corner of a major street intersection and has been historically utilized as a parking lot.

APPLC. NO. P-82-075

MEETING DATE April 22, 1982

CPC ITEM NO. 19

003119

Also, the site provides needed parking spaces for the adjacent commercial uses. Staff, however, recommends that the site be rezoned to C-2-R in order to assure Planning Commission review should the use of the site change. Staff also has the additional recommendations pertaining to this application:

1. Parcel two of the proposed lot line merger has a pedestrian thoroughfare through the rear parking lot to Burnett Way. This access consists of a six-foot opening through a brick wall which was proposed by the applicant in 1976 and based on the site plan which was approved by the Commission in 1976 (P-7299).

The City Traffic and Planning Departments have received numerous complaints of delivery trucks parking on Burnett Way and utilizing this pedestrian access for deliveries to the Tower stores. The residents have also reported that there has been problems with employees parking on Burnett Way, and with people congregating or "hanging around" this access area.

To resolve these problems, staff recommends that as a condition of approval this access be closed off with a brick wall.

2. The Zoning Ordinance requires a six-foot solid wall on interior property lines for commercial developments abutting residentially zoned or developed properties. In compliance with the intent of this requirement, staff recommends that the applicant install the six-foot wall as indicated on Exhibit A.
3. A field inspection of the site indicates a lack of landscaping in the parking lot area. To improve the appearance of this area and to provide summer tree shading, staff recommends that the applicant provide additional landscaping, including the planting of trees as indicated on Exhibit A.

The proposed Lot Line Adjustment to merge the two parcels has been reviewed by the offices of the City Engineer, Real Estate and Building Inspections as well as by Planning staff. The following conditions were recommended:

1. The applicant shall submit closure calculations for the overall boundary of the site as well as a new legal description. It shall be prepared by a licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The applicant shall construct a six-foot solid wall on the east and south property lines as indicated on Exhibit A.
3. The applicant shall construct a brick wall similar in design and height across the existing pedestrian access from Burnett Way to the Tower parking lot.
4. The applicant shall landscape the areas as indicated on Exhibit A. The landscaping shall include the planting of deciduous trees as well as ground cover.

STAFF RECOMMENDATION: Staff recommends the following actions:

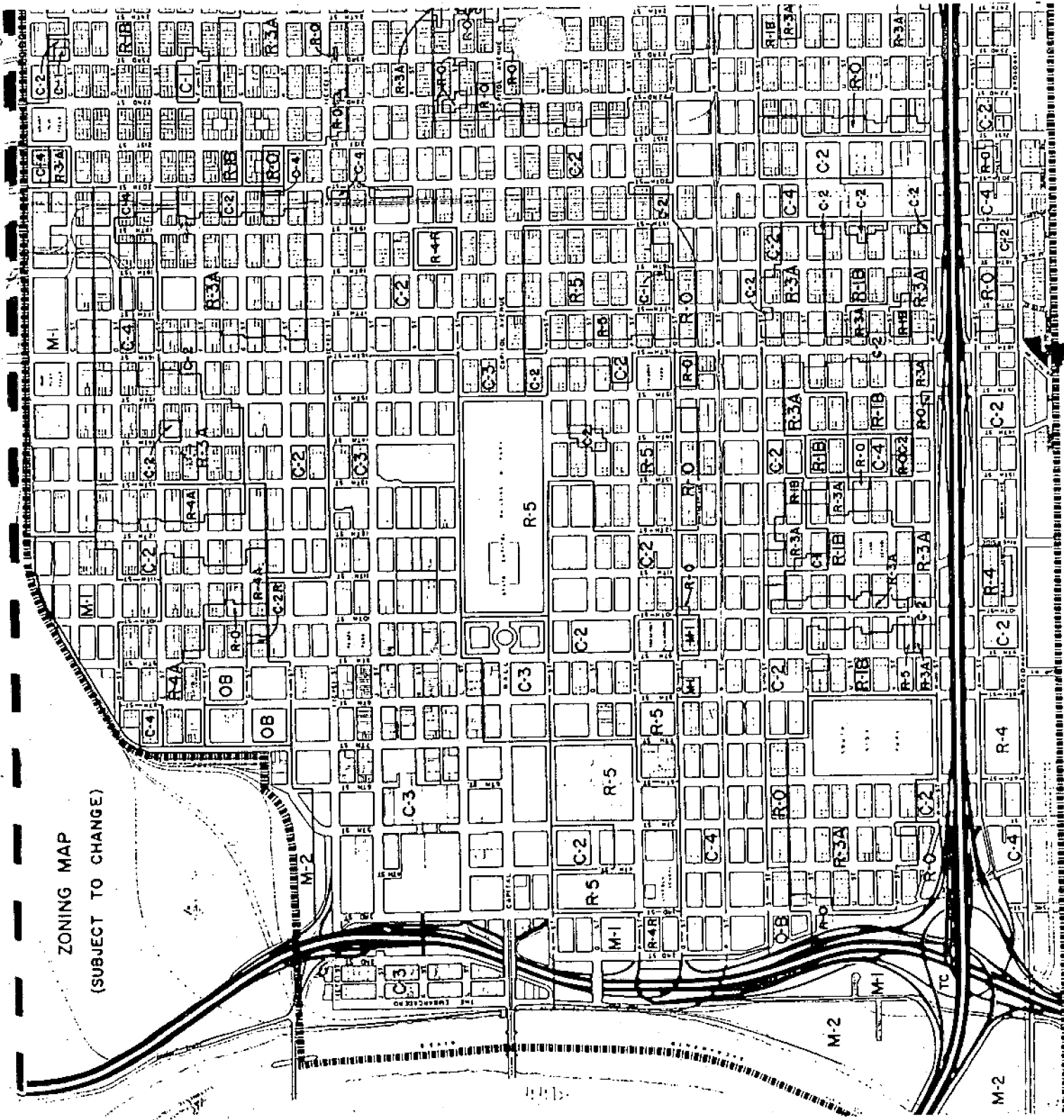
1. Ratification of the Negative Declaration;
2. Approval of the community plan amendment from Light Density Residential to Shopping or Commercial;
3. Approval of the REzone from Single Family R-1 to General Commercial-Review C-2-R, subject to conditions which follow;
4. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Zoning Conditions

- Delete
- a. ~~The applicant shall construct a brick wall similar in design and height across the existing pedestrian access from Burnett Way to the Tower parking lot;~~
  - b. The applicant shall construct a six-foot solid wall on the east and south property lines as indicated on Exhibit A;
  - c. The applicant shall landscape and irrigate the areas as indicated on Exhibit A. The landscaping shall include the planting of deciduous trees as well as ground cover;
  - d. Subject to filing of the Lot Line Adjustment to merge the two parcels.

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Location Map



ZONING MAP  
(SUBJECT TO CHANGE)

Subject Site

002523

# EXHIBIT A-1



**AREA TO BE  
REZONED TO  
C-2**

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