

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

APPLICANT Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95616
OWNER Elaine Tsakopoulos, 8401 Jackson Road, Sacramento, CA 95626
PLANS BY Morton and Pitalo
FILING DATE 10-3-90 ENVIR. DET. Negative Declaration REPORT BY DCS
ASSESSOR'S PCL. NO. 007-0353-002 and 003

- APPLICATION:**
- A. Negative Declaration;
 - B. Tentative Map to subdivide 8.1± developed acres into 3 office lots and one common lot for parking in the Light Industrial (M-1) zone;
 - C. Variance to allow off-site parking and maneuvering area in the adjacent lot; (Withdrawn)
 - D. Variance for off-site parking on the adjacent common lot; and,
 - E. Lot Line Adjustment to merge two parcels into one parcel. (Withdrawn)

LOCATION: Southeast corner of Stockton Blvd. and Alhambra Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 8.1± developed acres into 3 office lots and one common lot for parking in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Office and Athletic Club (Old Libby's Cannery)

Surrounding Land Use and Zoning:

North:	Service Station, Funeral Home; C-2, C-4
South:	Office, M-1
East:	Medical, C-4
West:	Post Office/ Office, C-2 & C-4

Property Dimensions:	Irregular
Property Area:	8.1± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On January 9, 1991, by a vote of seven ayes, two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions of approval listed below.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 8.1± developed acres in the Light Industrial (M-1) zone. The site is developed with three buildings totaling 175,000± square feet. The uses on site include offices, a health club. A four story parking facility services the complex. The General Plan designates the subject site as Heavy Commercial/ Warehouse. The surrounding land uses include a service station and funeral home to the north; general office uses to the south; medical offices to the east; and, a post office to the west. Zoning is C-4 to the north, east and west, and M-1 to the south.

B. Applicant's Proposal

The applicant is requesting a tentative map to subdivide 8.1± developed acres into three office lots and one common lot in the Light Industrial (M-1) zone. Variances to allow off-site parking and maneuvering and a lot line adjustment are requested. These requests will create the opportunity for the sale of each office parcel while providing off-site parking on the common lot.

C. Staff Analysis

A Tentative Map to subdivide these parcels was approved in 1987 (P87-309). The map, however, expired. The request before the Planning Commission today is for the re-approval of the previously approved map.

Site Design and Lot Layout- The subdivision would create three office lots and one common lot. Parcel 1 would be 3.2 acres in size; Parcel 2 would be one acre; and, Parcel 3 would be one acre in size. The common lot (Lot A) would be 2.9 acres in size. Lot A consists of surface parking and a four story parking structure to accommodate the office and other parking demands of the site.

Variances- Two variances were advertised for this meeting. It was determined that only the variance for off-site parking was necessary. Maneuvering area will be provided under a agreement between the property owners. Subdivision of the property will not affect the existing parking arrangement as each parcel will have allocated parking in the common lot. The applicant, therefore, requests that the variance to allow off-site parking and maneuvering area in the adjacent lot be withdrawn. The applicant requests approval of the variance for off-site parking.

Lot Line Adjustment- A Lot Line Adjustment was advertised but was found to be unnecessary as the tentative map will create new property lines. It is requested that the lot line adjustment be withdrawn.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. No mitigation measures were identified for this project.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration; and,
- B. Recommend approval of the Tentative Map to subdivide 8.1± developed acres into 3 office lots and one common lot for parking in the Light Industrial (M-1) zone;
- C. Withdraw the Variance to allow off-site parking and maneuvering area in the adjacent lot;
- D. Approve the Variance for off-site parking on the adjacent common lot; and,
- E. Withdraw the Lot Line Adjustment to merge two parcels into one parcel.

Conditions- Tentative Map:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard street lights pursuant to Section 40.811 of the City Code;
- 2. Provide separate sewer and water services to each lot (only one service shall be allowed per lot). Provide study to the satisfaction of the Water Division;
- 3. On-site sewers, drains and water systems shall be privately maintained;
- 4. Show all existing easements;
- 5. Provide CC&R'S for maintenance of the common areas;
- 6. Provide reciprocal drainage easements;
- 7. Four story parking structure may conflict with existing gas service line. Gas can be relocated at developer's expense. Obtain approval by PG&E Land Development Division prior to final map approval;

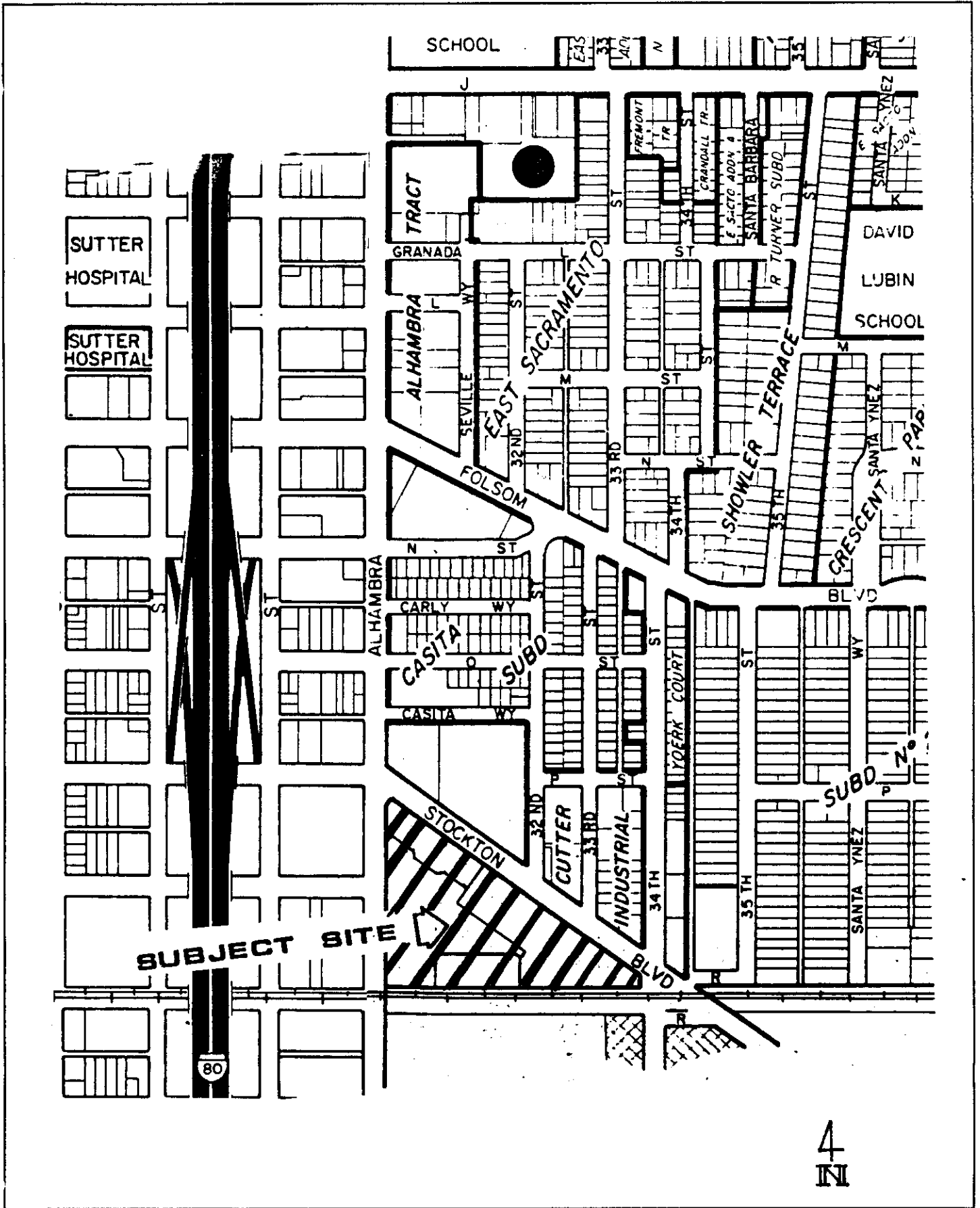
8. Dedicate common area as public utility easement for underground facilities;
9. Applicant to verify that Property Line Protection Requirements (Uniform Building Code Section 504 (b)) and Allowable Area Requirements (Uniform Building Code Section 505) are not violated. Provide appropriate legal agreements, or make necessary alterations, to the satisfaction of the Building Division prior to final map approval;
10. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street; and,
11. Provide reciprocal ingress, egress, parking and maneuvering easements.

Conditions- Variance:

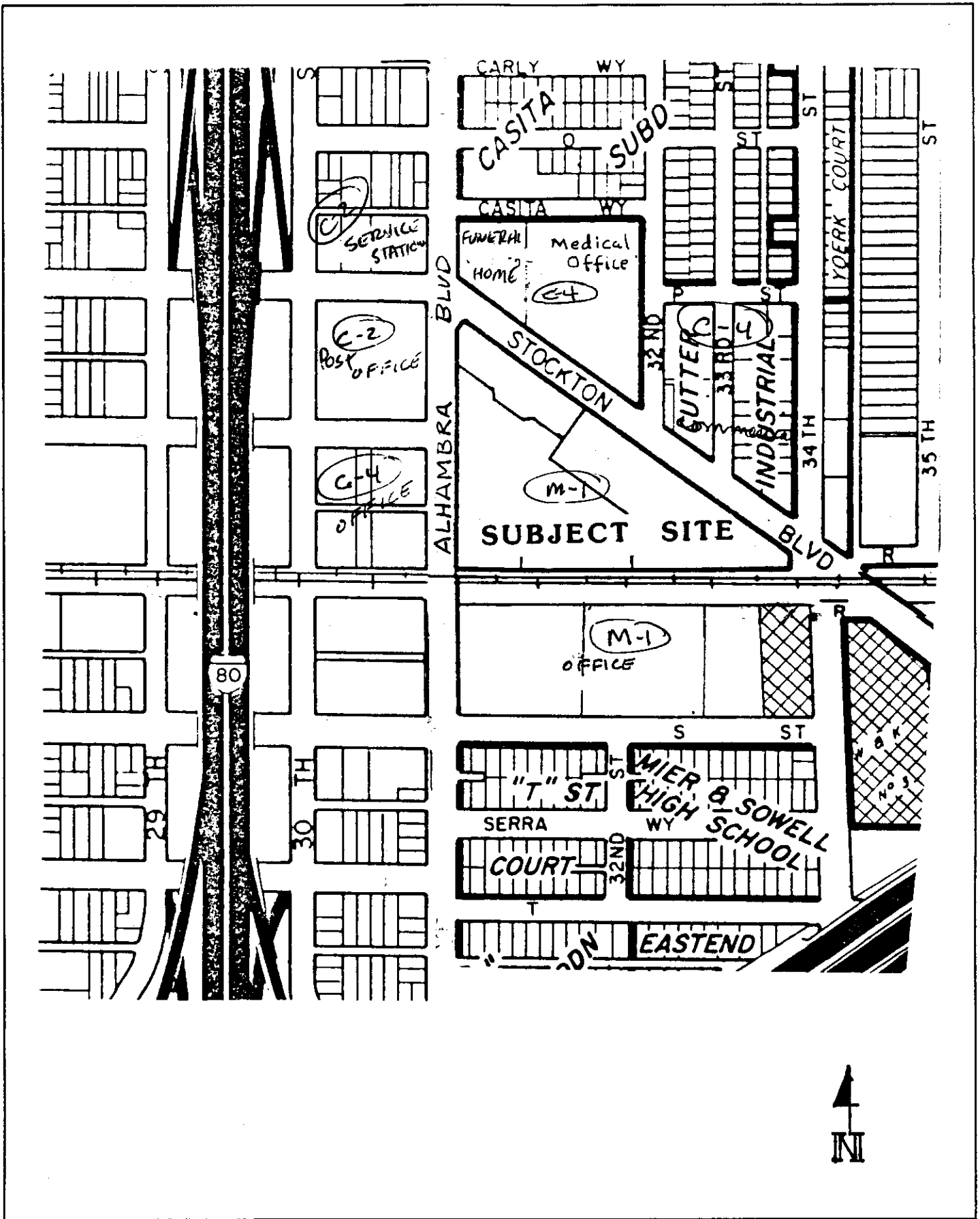
1. Provide reciprocal ingress, egress, parking and maneuvering easements.

Findings of Fact:

1. Granting the Variance does not constitute a special privilege extended to one property owner in that variances would be granted to other property owners facing similar circumstances.
2. Granting the variance does not constitute a use variance in that office uses are allowed in the M-1 zone.
3. The Variance request is not injurious to the public welfare, nor to property in the vicinity as adequate parking for the office complex will be provided.
4. The project is consistent with the General Plan which designates the site Light Industrial.



VICINITY MAP



LAND USE & ZONING MAP

