

P94-033 - MASSIE COURT

- REQUEST:
- A. Special Permit to allow an off-site parking lot for an existing 300 seat restaurant on .356± acres in the General Commercial-Review (C2-R) zone.
 - B. Plan Review to construct a 34 space off-site parking lot.
 - C. Lot Line Adjustment to relocate a property line between two parcels totaling 1.584± acres in the General Commercial Review (C2-R) zone.

LOCATION: Massie Court
118-0131-026, 027, 029
South Sacramento
Sacramento Unified School District
Council District 8

APPLICANT:	Tom Lumbrazo, 782-8408 1504 Sierra Gardens Dr., Roseville, CA. 95661
OWNER:	Potiris Family Ltd. Partnership 6460 Havenside Dr., Sacto., CA. 95831
PLANS BY:	Morton & Pitalo Inc. 1788 Tribute Road, Suite 200, Sacto., CA. 95815
APPLIC. FILED:	3-24-94
STAFF CONTACT:	Lisa Burke, 264-7129

SUMMARY/RECOMMENDATION: The applicant proposes to relocate an existing 34 space parking lot for Kallie's Restaurant. The proposal also consists of a lot line adjustment to relocate an existing property line. **Staff recommends approval of the project.** This recommendation is based upon principles of planning and upon conditions of approval which have been placed upon the project.

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PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	South Sacramento
Existing Land Use of Site:	Developed with a 300 seat restaurant and a 34 space off site parking lot
Existing Zoning of Site:	C2-R, General Commercial-Review

Surrounding Land Use and Zoning:

North: Commercial; C2-R
 South: Commercial; C2-R
 East: Commercial; County
 West: Commercial; C2-R

Property Area:	1.5± acre
Property Dimensions:	Irregular
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	100 spaces
Parking Provided:	113 spaces (34 off site spaces, and 79 on site spaces)

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	City Building Department
Driveway Permit	Public Works Department
Certificate of Compliance	Public Works Department

02022

BACKGROUND INFORMATION: The applicant is requesting the necessary approvals to relocate an existing 34 space parking lot for the 300 seat Kallie's Restaurant. The 34 spaces are part of the required parking for the restaurant. In order to move this parking lot a lot line adjustment is necessary. The applicant will relocate the parking lot from Parcel 2 to Parcel 1 (see Exhibit D-1). The existing parking lot will be fenced off so it can not be used for parking.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project site is located within South Sacramento. The 34 space parking lot is part of the required parking for Kallie's Restaurant. The project is consistent with the land use designation in the General Plan and the South Sacramento Community Plan.

Section 5-19 of the Sacramento General Plan discusses parking. Goal A states, "Provide adequate parking for new development and reduce the impact of on-street parking in established areas". Although Kallie's Restaurant is an existing development the parking lot is still part of their required parking. In order to reduce the impact of on street parking, the off site parking lot is necessary.

B. Site Plan Design/Zoning Requirements

1. Setbacks and Parking

Kallie's Restaurant is an existing structure as is the 34 space off site parking lot. The applicant is requesting a lot line adjustment in order to move the parking lot from Parcel 2 to Parcel 1. All setbacks will be met and the parking lot shading requirements will be satisfied. The relocated parking lot will be striped to City standards. Required handicapped parking spaces will be located next to the existing restaurant. The existing parking lot on Parcel 2 will be fenced so it cannot be used for parking.

PROJECT REVIEW PROCESS:

02023

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15311(b)

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Engineering Development Services/Traffic Engineering/Utilities Department/
Building Inspections/Fire Department

Comments were received and have been included as conditions of approval for this project.

2. Police Department

The Police Department does not have any concerns regarding the project.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny each of the entitlements requested. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

- A. Adopt the attached Resolution (Attachment C) approving the Special Permit and Plan Review to allow the relocation of an existing 34 space off site parking lot for a 300 seat restaurant on 1.584± acres; and
- B. Adopt the attached Resolution (Attachment D) approving a Lot Line Adjustment to relocate a property line between two parcels totaling 1.584± acres in the General Commercial Review (C2-R) zone.


02024

Report Prepared By,

Report Reviewed By,



Lisa Burke, Planner



Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving Special Permit and Plan Review
Exhibit C-1	Site Plan
Attachment D	Resolution Approving Lot Line Adjustment
Exhibit D-1	Lot Line Adjustment Site Plan

P94-033.SR

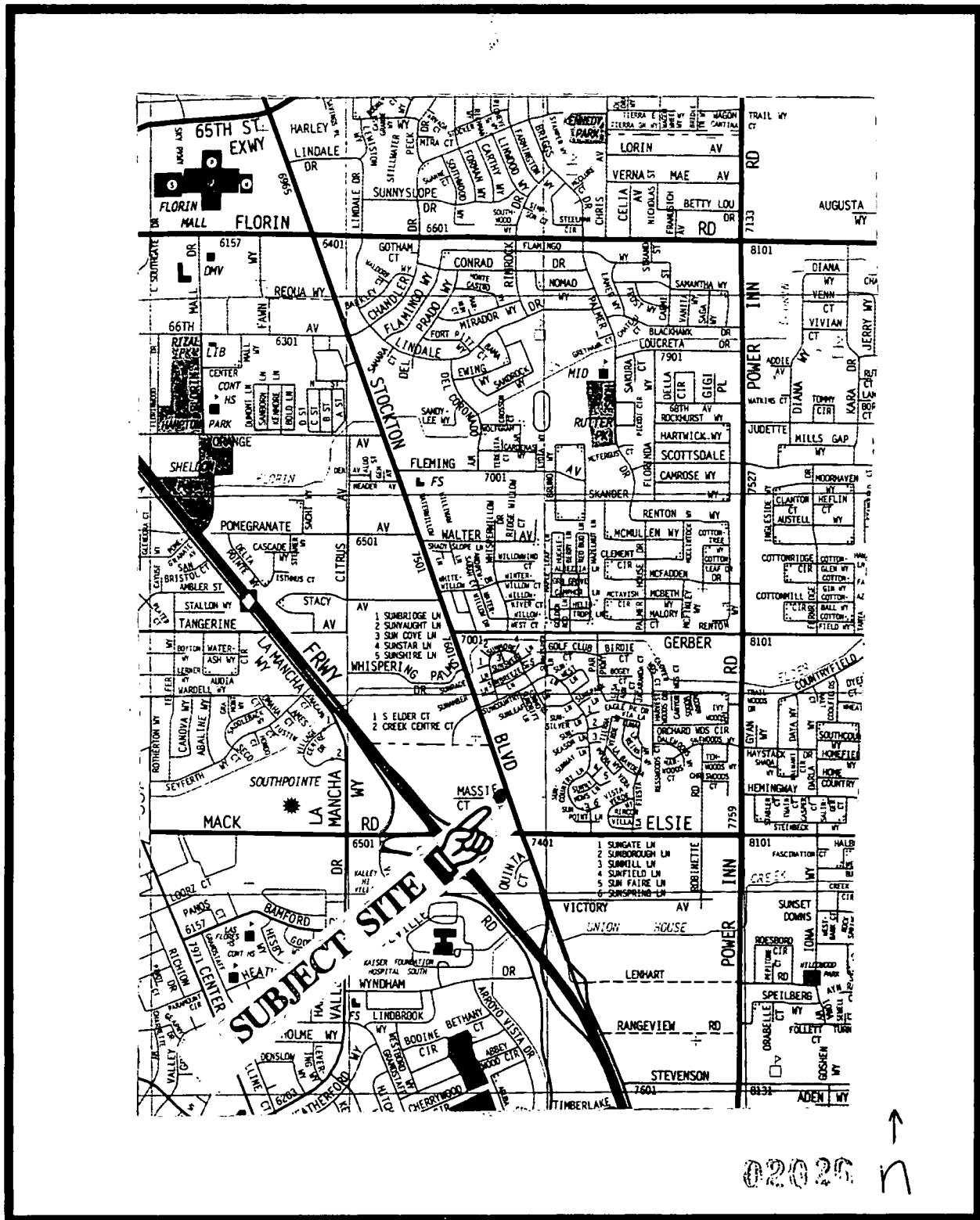
02025

ATTACHMENT A

P94-033

MAY 26, 1994

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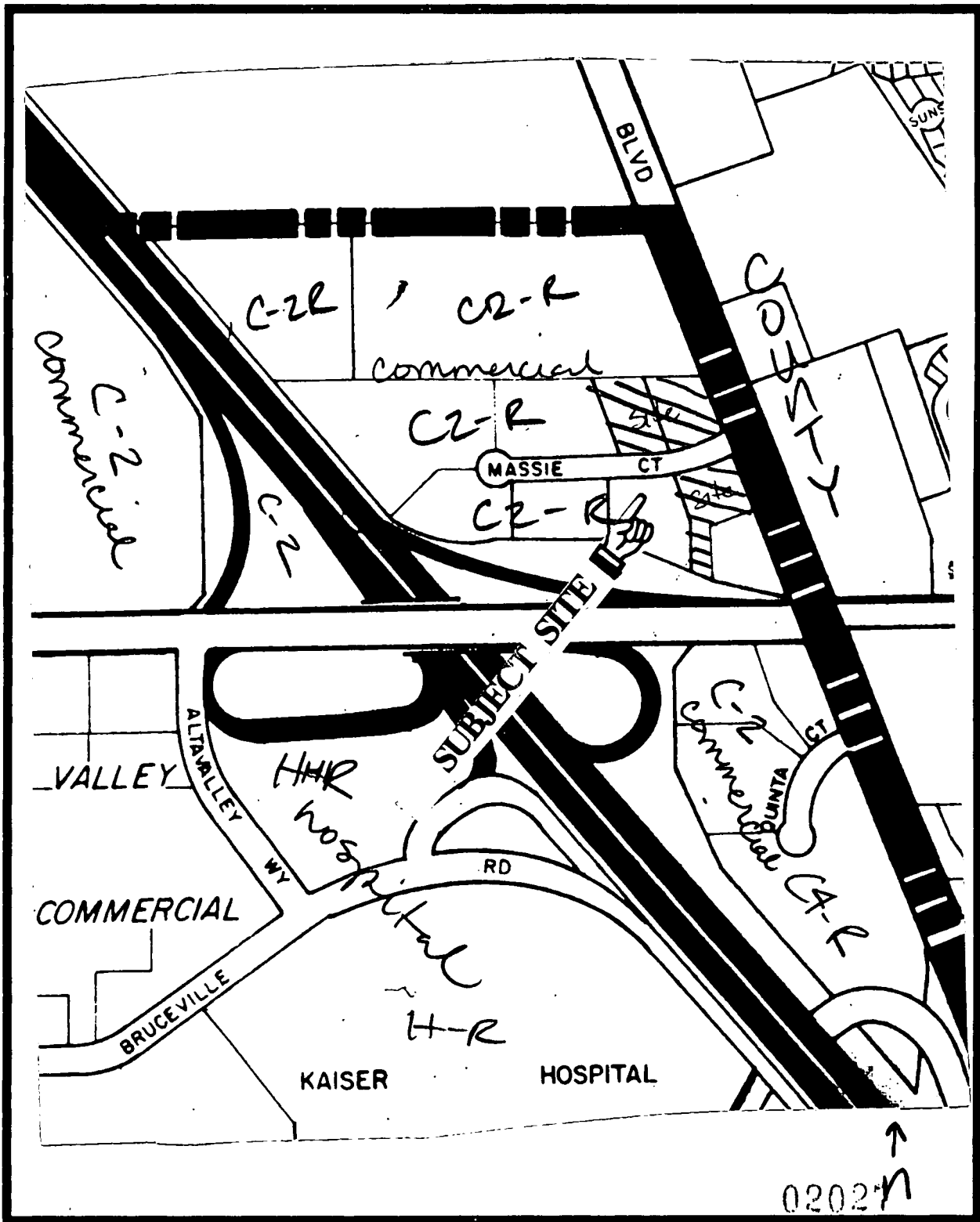
VICINITY MAP

ATTACHMENT B

P94-033

MAY 26, 1994

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LAND USE AND ZONING MAP

ATTACHMENT C

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MAY 26, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT AND PLAN REVIEW FOR
PROPERTY LOCATED ON MASSIE COURT

(P94-033) (APN: 118-0131-026, 027, 029)

WHEREAS, the City Planning Commission on May 26, 1994, held a public hearing on the request for approval of a special permit and plan review to relocate a 34 space off site parking lot for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15311(b));

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit/Plan Review is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the parking lot is part of the required parking for Kallie's Restaurant and;
 - 2) the parking lot will meet all shading and ADA requirements.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the parking lot is compatible with the commercial land use of the area.
 - C. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site for commercial uses.

2. The Special Permit/Plan Review for the proposed 34 space off site parking lot (Exhibit C-1) is hereby approved subject to the following conditions:
- A. On site grading, paving, and drainage shall comply with and be approved by Public Works prior to issuance of a building permit, (Obtain a driveway permit).
 - B. Provide a separate metered water service to the parcel requiring irrigation.
 - C. Adequate ADA requirements shall be adjacent to the restaurant.
 - D. Comply with the City's Grading, Erosion, Sediment Control Policy.
 - E. The existing parking lot will be fenced off so it cannot be used for additional parking.

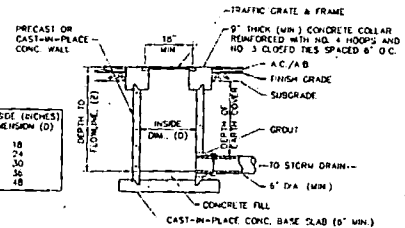
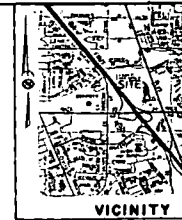
CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

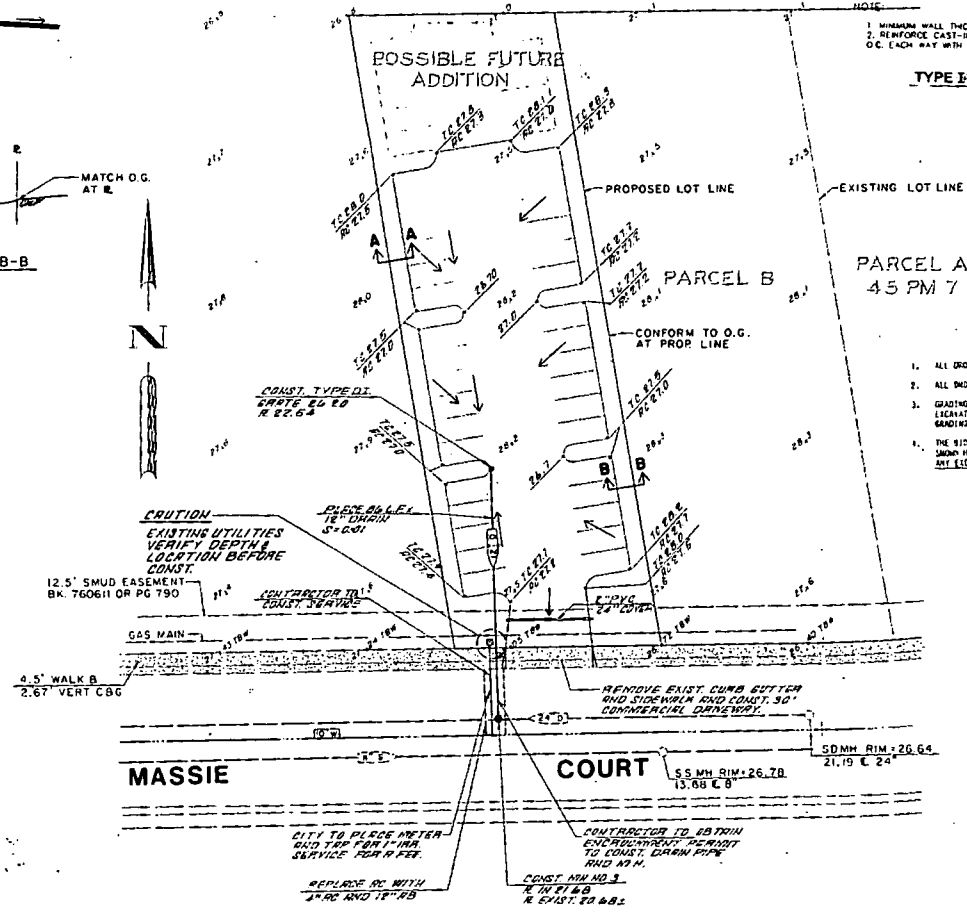
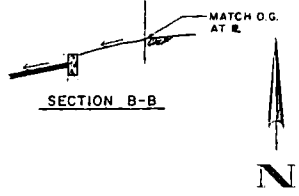
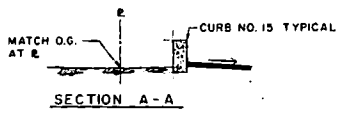
P94-033

0202



DEPTH TO 1 (2)-FEET	HSIDE (INCHES) DIMENSION (D)
2.0	4.70
2.0	4.30
3.0	4.50
3.0	4.10
7.0	7.70

1 MINIMUM WALL THICKNESS IS 6 INCHES FOR CAST-IN-PLACE CONCRETE.
 2 REINFORCE CAST-IN-PLACE CONCRETE WALLS WITH NO. 4 BARS AT 12" O.C. EACH WAY WITH 2" MIN. COVER FROM HSIDE FACE.



TYPE I DRAINAGE INLET

PRIVATE CONSTRUCTION NOTES

1. ALL DROP INLETS SHALL BE CITY OF SACRAMENTO TYPE I DRAINAGE INLET.
2. ALL DROP INLETS IN PAVED AREAS SHALL HAVE HEAVY-DUTY FRAME AND GRATE.
3. GRADING SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO LEGATE, FILL AND CONSTRUCT THE SITE TO THE LINES AND GRADES SHOWN ON THE GRADING PLAN.
4. THE BID PRICE SHALL BE THE TOTAL COMPENSATION PAID FOR ACCEPTING THE WORK SHOWN HEREON. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF ANY EXCESS EXCAVATION.

- GENERAL NOTES:
1. ALL CONSTRUCTION MATERIALS & WORK CONFORM TO THE CITY OF SACRAMENTO SPECIFICATIONS, DATED JUNE 1988.
 2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINE THE LOCATION OF ALL EXISTING UTILITIES. THE PROTECTION OF AND REPAIR OF ALL CONTRACT UNDERGROUND SERVICE ALREADY 48 HOURS BEFORE WORK IS TO BEGIN.
 3. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE THE CONTRACTOR SHALL OBTAIN A PERMITS FROM THE DIVISION OF INDUSTRIAL SAFETY (2425 QUINCY ST., SACRAMENTO - PHONE 920-BEGRINNING ANY EXCAVATION, A COPY OF SHALL BE AVAILABLE AT THE CONSTRUCTION TIMES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FURNISH, INSTALL, AND MAINTAIN ALL OUTSIDE BARRICADES, FLAGMEN, AND SIGNS TO ADEQUATELY SAFEGUARD THE GENERAL AND TO PROVIDE FOR THE PROPER VEHICULAR AND PEDESTRIAN TRAFFIC OPERATIONS SHALL COMPLY WITH THE TRAFFIC CONTROL HANDBOOK (HATCH).
 5. THE CONTRACTOR SHALL BE IN POSSESSION OF THE CITY OF SACRAMENTO BEGINNING THE CONSTRUCTION OF ANY WORK.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE PROTECTION OF ALL EXISTING CURVE MARKERS DURING CONSTRUCTION.
 7. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND OTHER FACILITIES WITHIN THE EOP UNTIL NEW DRAINAGE AND OTHER IMPROVEMENTS ARE COMPLETED.
 8. EXISTING ASPHALT PAVEMENT SHALL BE IN STRAIGHT LINE. THE EXPOSED EDGE IS WITH CRUSHED STONE PRIOR TO PAVING.
 9. COST TO REMOVE AND REPLACE EXISTING STORM AND SANITARY LINE TRUNK INCLUDES IN THE PRICE BID PER FOOT REPLACEMENT SHALL BE 2 AC AND 10' x 12'.
 10. PIPE AND MANHOLE DIMENSIONS ARE TO UNLESS OTHERWISE NOTED.
 11. ALL LAPS 12' & SMALLER INTO OTHER & 1 SHALL BE CORE BORED WITH FOWLER TAPPS.
 12. ANY WATER ENTERING THE SANITARY SEWER DISCHARGED UNDER THE "ALARM" SYSTEM, INSTALLED IN EXISTING MANHOLES AS PERMITS PUMPING THE NEW SYSTEM OF DRAINAGE PRIOR TO ACCEPTANCE. OF EXERCISED IN LOCATING PLUGS TO AVOID SERVICES TO EXISTING CONNECTIONS. IF PLUGS MUST BE USED, INFLATABLE IS SATISFACTORY.
 13. DRAIN PIPE SHALL BE REINFORCED CL 122, HIGH-REINFORCED CONCRETE 9" OR P.V.C. PIPE FOR PIPE DIAMETERS IS 12" OR LARGER.
 14. P.V.C. 6" - 12" CL 150 MAY BE SUBSTITUTED FOR CL 122 (RAIN INLET LEADS).

EXHIBIT C-1

MASSIE

COURT

APN 118-131-27

IMPROVEMENT PLANS FOR:

MASSIE COURT

CITY OF SACRAMENTO

CALIFORNIA

JOB NO. 940010

DRAWING NAME:

NO.	DESCRIPTION	APPD.	DATE

SCALE:
 HORIZ. 1" = 20'
 VERT. 1" = 4'

BENCH MARK ELEV. 27.19
 SET CHISEL SQUARE AT TPC
 ON THE SOUTH SIDE OF
 MARKING TO BE BETWEEN
 THE HIGHWAY PATROL 1-POST.

COMPUTED _____
 DESIGNED _____
 DRAWN BY _____
 PROJ. ENGR. _____

mpt MORTON & PITALO, INC.
 CIVIL ENGINEERING PLANNING SURVEYING

RECEIVED

MAR 24 1994

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P94 - 033

ATTACHMENT D**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MAY 26, 1994

A RESOLUTION APPROVING A LOT LINE ADJUSTMENT TO
RELOCATE THE COMMON PROPERTY LINE BETWEEN TWO
PARCELS LOCATED ON MASSIE COURT

(P94-033) (APN:118-0131-026, 027, 029)

WHEREAS, the City Planning Commission on May 26, 1994, held a public hearing on the request for approval of a lot line adjustment for property located on Massie Court;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15311(b);

WHEREAS, the Planning Director has submitted to the City Planning Commission its report and recommendations on the proposed lot line adjustment; and

WHEREAS, the lot line adjustment is consistent with the General Plan and South Sacramento Community Plan and the proposed lot line adjustment conforms with the plan designations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The lot line adjustment for property located on Massie Court, City of Sacramento, be approved as shown and described in Exhibit D-1 attached hereto, subject to the following conditions:

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

- A. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.

02030

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION
P94-033

02031

PARCEL MAP
119 PM 24

PARCEL 1

PARCEL 2

N89° 08' 00" E

311.78'

70.79'

240.99'

N09° 25' 37" W
221.47'

N09° 25' 37" W
221.47'
ADJUSTED PARCEL LINE

PARCEL LINE BEING DELETED

PARCEL MAP
45 PM 7

PARCEL C

PARCEL
0.356 ACRES

proposed
34 space
off site
parking
lot

PARCEL 2
1.228 ACRES

existing
34
space
off-site
parking
lot

R=25' 35.31'
S24° 50' 02" W

12.5' PUE PER
BK. 750825 OR PG. 789

70.79' 53.90'

S89° 08' 00" W 124.69'

R=470' S79° 26' 42" W 158.19'
R=500' N79° 26' 42" E 168.29'

N89° 08' 00" E 454.58'

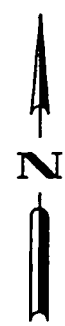
30' 30' 30'
S69° 45' 25" W 116.54'

MASSIE COURT

Kallie's
Restaurant

STOCKTON BOULEVARD
S20° 05' 20" E 157.15'

SCALE: 1



P94-033

MAY 26, 1994

EXHIBIT D-1

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EXHIBIT "B"

LOT LINE ADJUSTMENT
PARCELS A & B OF 45 PM 7
CITY OF SACRAMENTO, CALIFORNIA
MORTON & PITALO, INC.

MARLAND D. JOHNSON LS 3923

(Note: Restaurants & Parking lots are not to scale - only note location)

LETTER OF AGENCY

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 3/14/94

City of Sacramento
Department of Planning and Development
1231 I Street, Suite 200
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: THOMAS J. LUMBRAZO Phone: 768-9334

Applicant's address: 1504 SIERRA GARDENS DRIVE, ROSEVILLE, CA.

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- PUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Variance
- "R" Review (Development Plan Review)
- Other

The subject property is located at STOCKTON BLVD. & MASSIE COURT

Assessor's Parcel Number 118-131-26 + 27

Conny Potiris (general partner)
Signature of owner of record (must be original)

POTIRIS FAMILY LIMITED PARTNERSHIP
Name of owner of record

460 Havenide Drive 427-5416
Address of owner of record Phone
Sacto. 95831

Application Number P 94 - 033

02033

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On May 6, 1994 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Debbie Fisher

02034



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PUBLIC NOTICE

PLANNING
916-264-5604
FAX 916-264-7046

Date: May 5, 1994

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on May 26, 1994.

The proposed project is:

P94-033 Entitlements to allow the relocation of an existing 34 space parking lot for a 300 seat restaurant on 1.584± acres in the General Commercial-Review (C2-R) zone located on Massie Court. APN: 118-0131-026, 027, 029 A. *Special Permit* to allow an off-site parking lot for an existing 300 seat restaurant on .356± acres in the General Commercial-Review (C2-R) zone. B. *Plan Review* to construct a 34-space off-site parking lot. C. *Lot Line Adjustment* to relocate a property line between two parcels totaling 1.584± acres in the General Commercial Review (C2-R) zone.

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Lisa Burke at the City Planning Division, 264-7129, and please refer to the above 'P' or 'M' number.

02035

APN 118-131-26,27 Potiris Family Ltd. Partnership 6460 Havenside Dr. Sacramento, CA 95831	1,2	APN 115-1260-07,08 1111 Corporation 7719 Stockton Blvd. Sacramento, CA 95828	14,15	APN 115-1260-27 D. Browning 7404 Kallie Ln. Sacramento, CA 95828	27
		APN 115-1260-09 T. Thompson 7723 Stockton Blvd. Sacramento, CA 95828	16	APN 115-1260-64,74 Crestgate Lendale Homeowners Assn 7719 Stockton Blvd. Sacramento, CA 95823	29,31
APN 115-010-22 Stockton Blvd. Storage Ltd. 321 Hartz Ave. #6 Danville, CA 94526	4	APN 115-1260-12 J. Myers P. O. Box 188972 Sacramento, CA 95823	17	APN 118-131-13 Motel 6 750 Terrado Pl. Covina, CA 91723	31
APN 115-010-45 1111 Corporation 7919 Stockton Blvd. Sacramento, CA 95823	5	APN 115-1260-13 W. Epps 7713 Jarvis Ln. Sacramento, CA 95823	18	APN 118-131-21 G. Wendell 5755 Gibbons Dr. Carmichael, CA 95608	32
APN 115-010-46,47 Mack Road Investors 1101 Bayside Dr. #201 Corona Del Mar, CA 92625	6,7	APN 115-1260-16 S. Dickson 7212 Kallie Ln. Sacramento, CA 95828	19	APN 118-131-23 Limb Family Trust 17800 EE Colima Rd. #412 Rowland Heights, CA 91748	33
APN 115-1260-01 V. Gutana 7708 Jarvis Ln. Sacramento, CA 94828	8	APN 115-1260-17 L. Murphy 7214 Kallie Ln. Sacramento, CA 95828	20	APN 118-131-28 M. Thompson 2500 Nicobria Ln. Livermore, CA 94550	34
APN 115-1260-02 T. Kinugawa 7710 Jarvis Ln. Sacramento, CA 94828	9	APN 115-1260-18 R. Kelly 7216 Kallie Ln. Sacramento, CA 95828	21	APN 118-131- 31 Potiris Family Revocable 1975 Trust 6460 Havenside Dr. Sacramento, CA 95831	3
APN 115-1260-03 S. Courter 7709 Jarvis Ln. Sacramento, CA 94828	10	APN 115-1260-19 G. Yoshimura 7218 Kallie Ln. Sacramento, CA 95828	22	APN 118-131-30 State of California 650 Howe Ave. Sacramento, CA 95825	36
APN 115-1260-04 F. Corona 7711 Stockton Blvd. Sacramento, CA 95828	11	APN 115-1260-23,24 Crestgate Lendale Homeowners Assn 7719 Stockton Blvd. Sacramento, CA 95823	23,24	APN 118-131-32 State of California 6 Massie Ct. Sacramento, CA 95823	37
APN 115-1260-05 R. Bradley 7713 Stockton Blvd. Sacramento, CA 95828	12	APN 115-1260-25 R. Heidemann 7400 Kallie Ln. Sacramento, CA 95828	25	APN 118-131-39 Massie/Oates/etal 25 Massie Ct. 02036 Sacramento, CA 95823	39
APN 115-1260-06 L. Cochran 7715 Stockton Blvd. Sacramento, CA 95828	13	APN 115-1260-26,28 1111 Corporation 7719 Stockton Blvd. Sacramento, CA 95823	26,28	APN 118-131-41 J. Hill 33 Massie Ct. Sacramento, CA 95823	40

APN 118-131-42,44 41,42
Massie Ct. Development
7710 Stockton Blvd.
Sacramento, CA 95823

APN 118-131-29 3
Potiris Family Ltd. Partnership
6460 Havenside Dr.
Sacramento, CA 95831

APN 118-131-43 43
Stockton Blvd. Lube Partners
16300 Crenshaw Blvd. #202E
Torrance, CA 90504

APN 115-0010-20 35
~~F. Pease~~
900 Fulton Ave. #210
Sacramento, CA 95825

APN 118-131-53,54 44,45
B. Fite
9857 Horn Rd.
Sacramento, CA 95827

APN 117-170-76,77 46,47
R. Jackson
5665 Power Inn Rd., #140
Sacramento, CA 95824

Morton & Pitalo, Inc.
1788 Tribute Road, #200
Sacramento, CA 95815

Morton & Pitalo, Inc.
1788 Tribute Road, #200
Sacramento, CA 95815

APN 115-061-01 48
A. Tsakopoulos
7700 College Town Dr., #101
Sacramento, CA 95826

194-035

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SACRAMENTO CITY PLANNING COMMISSION
PUBLIC NOTICE

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on May 26, 1994 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California.

P93-174 Entitlements to allow for the development of a surface parking lot, for the Bunny Patch retail store, at 1417 32nd Street on 0.07± partially developed acres within the Single Family Residential (R-1) zone. APN: 007-0291-007. A. *Special Permit* to allow a parking lot to be located within the Single Family Residential (R-1) zone; B. *Lot Line Adjustment* to relocate a common interior property line seven feet to the north; and C. *Variance* for a parking lot to encroach 25 feet into the front setback on 0.07± partially developed acres in the Single Family (R-1) zone.

M94-031 Shorebird Reorganization (Annexation to the City of Sacramento and detachment from the Natomas Fire District and Sylvan Cemetery District) for 20.1± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone located at Garden Highway at El Centro Road (South Natomas) (APN: 274-0021-012,014) (D1)

P94-027 Entitlements to allow the subdivision of 6.75± developed acres into three parcels in the Light Industrial (M-1) zone located on the east side of 5th Street and north of Merkley Way. APN: 009-0030-047 A. *Tentative Map* to subdivide one 6.75± acre developed parcel into three parcels in the Light Industrial (M-1) zone.

✓ P94-033 Entitlements to allow the relocation of an existing 34 space parking lot for a 300 seat restaurant on 1.584± acres in the General Commercial-Review (C2-R) zone located on Massie Court. APN: 118-0131-026, 027, 029 A. *Special Permit* to allow an off-site parking lot for an existing 300 seat restaurant on .356± acres in the General Commercial-Review (C2-R) zone. B. *Plan Review* to construct a 34-space off-site parking lot. C. *Lot Line Adjustment* to relocate a property line between two parcels totaling 1.584± acres in the General Commercial Review (C2-R) zone.

P94-035 Entitlements to allow two existing signs on a structure located at 1750 Creekside Oaks Drive and to allow an additional sign on a structure located at 1740 Creekside Oaks Drive in the OB(PUD)zone. (APN:274-0410-014 & -013) A. *Variance* (from the City's Sign Ordinance which allows one attached sign per parcel) to allow one additional attached sign for a building in the Creekside Oaks PUD at 1740 Creekside Oaks Drive B. *Variance* (from the Creekside Oaks PUD Guidelines which allow one attached sign per street frontage) to allow one additional attached sign at 1740 Creekside Oaks Drive C. *Variance* (from the City's Sign Ordinance) to allow one additional attached sign at 1750 Creekside Oaks Drive D. *Variance* (from the Creekside Oaks PUD Guidelines) to allow one additional attached sign at 1750 Creekside Oaks Drive.

P94-041 Entitlements to allow an illuminated sign on a parcel located on the northwest corner of Truxel Road and Mill Creek Drive in the OB(PUD)zone, and to allow a sign to be located off-site. (APN:274-0410-004) A. *Variance* to allow an illuminated sign for the Foundation Health medical office building in the OB(PUD) zone B. *Variance* to allow an off-site sign

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.