

CITY PLANNING COMMISSION

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

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|--------------|--|------------------------|---------------------------------------|
| APPLICANT | Bob Fowler, 2087 Grand Canal, Suite 18, Stockton, CA 95207 | | |
| OWNER | Bob Fowler, 2087 Grand Canal, Suite 18, Stockton, CA 95207 | | |
| PLANS BY | Design Group I, 780 W. Grand Avenue, Oakland, CA 94612 | | |
| FILING DATE | 7/13/82 | 50 DAY CPC ACTION DATE | REPORT BY: SC:bw |
| NEGATIVE DEC | Exempt 151052 | EIR | ASSESSOR'S PCL NO. 07-252-19,20,21,22 |

- APPLICATION:
1. Environmental Determination
 2. Lot Line Adjustment to combine four parcels into one on .29 acres located in the C-2 zone

LOCATION: 1529-21st Street

PROPOSAL: The applicant is requesting the necessary entitlement to combine four parcels into one for an office conversion and retail center.

PROJECT INFORMATION:

| | |
|---|-----------------------|
| 1974 General Plan Designation: | Commercial |
| 1980 Central City Community Plan Designation: | General Commercial |
| Existing Zoning of Site: | C-2 |
| Existing Land Use of Site: | Retail and apartments |

Surrounding Land Use and Zoning:

| | |
|--------|--------------------------------------|
| North: | Commercial, office: C-2 |
| South: | Commercial, residential, retail; C-2 |
| East: | Parking Lot, Commercial; C-2/R-3A |
| West: | Residential; C-2 |

| | |
|--------------------------------|---------------------|
| Parking Required: | 12 spaces |
| Parking Provided: | 23 spaces |
| Parking Ratio: | 2.25:400 sq. ft. |
| Property Dimensions: | 80 x 127+40' x 160' |
| Property Area: | 12,560 square feet |
| Square Footage of Building: | 11,200 |
| Topography: | Flat |
| Street Improvements/Utilities: | Existing |

BACKGROUND INFORMATION: The corner parcel on this site contains an existing two-story structure with established retail uses on the lower level and apartment units on the second floor. In addition there are two parking areas located on three separate parcels and the applicant is proposing to merge these with the developed site. The purpose of the lot merger is to provide parking for the conversion of the apartments into office space. At the present time there is no on-site parking for the existing retail uses.

STAFF EVALUATION

1. The east and north sides of the parcel that are developed with retail uses are being used for parking at the present time. These parcels are, however, separate from the parcel containing the existing structure, and it is the applicant's intent to merge these parcels to provide on-site parking.

000930

One of the parking areas is semi-improved; however, concrete wheel stops and landscaping are not provided on the site. The parking area at the rear of the building is unimproved and will require grading, paving and striping. This parking fronting on 21st Street will also be subject to the 50% shading requirement since it is a new improvement being installed to provide parking for the office conversion (see Exhibit C).

2. The applicant indicates that there are 27 parking spaces available on the site; however, the parallel spaces will have to be eliminated since they are not permitted by the Zoning Ordinance.

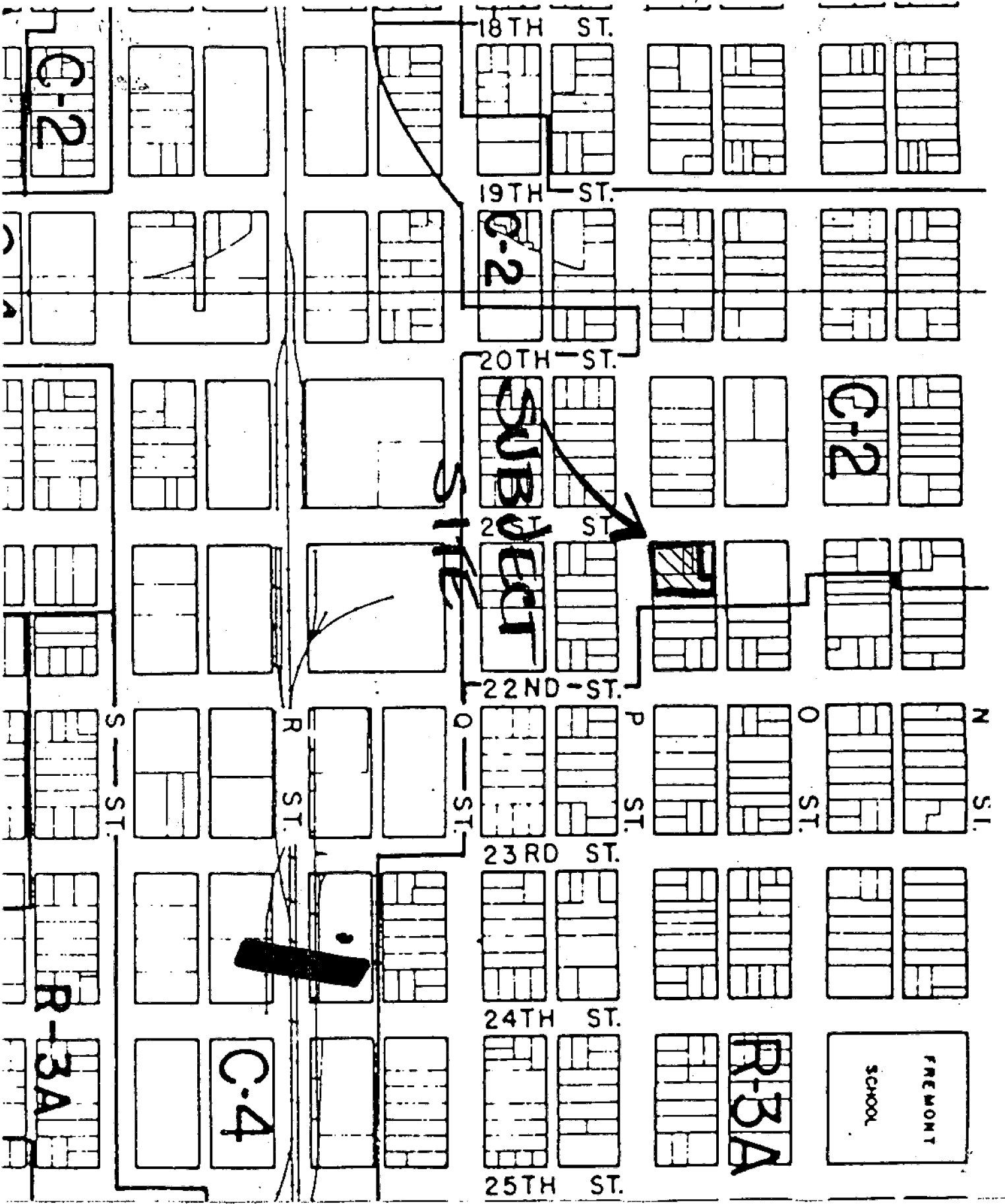
In addition, some parking spaces on the north lot may be lost due to shading requirements.

3. The proposed office use on the second floor of the existing structure will require 12 parking spaces. The existing retail use is not subject to parking requirements since they were not required at the time the use was established.
4. There are two existing planters at the 'P' Street entrance to the parking area. These planters do not contain landscaping and it is staff's recommendation that landscaping (shrubs and ground cover) be provided in these planters. Staff also recommends that a planter be constructed at the alley entrance to provide shading and add relief to the monotony of the large paved areas (see Exhibit C).
5. There is a cyclone fence separating the north parking area from 21st Street. It is staff's recommendation that a planter with raised curb, shade trees and low landscaping be provided along this area (see Exhibit C).
6. The traffic pattern is confusing on this site, and it is recommended that entrances and exits be clearly marked to ensure safety.
7. Staff has no objections to the proposal since the site is zoned for commercial uses and the proposal is consistent with the General Plan and Central City Plan. In addition, the proposed lot merger will ensure adequate on-site parking for the office conversion.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Merger by adopting the attached resolution.

000932



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

 on date of

APPROVING A LOT LINE MERGER FOR PARCELS LOCATED ON THE WEST ONE-HALF OF LOT NO. 7 IN THE BLOCK BOUNDED BY 'O' AND 'P', 21ST AND 22ND STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF. ASSESSOR'S PARCEL NO. 007-252-19,20,21,22 (P82-176)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 1529-21st Street; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Community Plan;

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

That the lot line merger for property located at 1529-21st Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

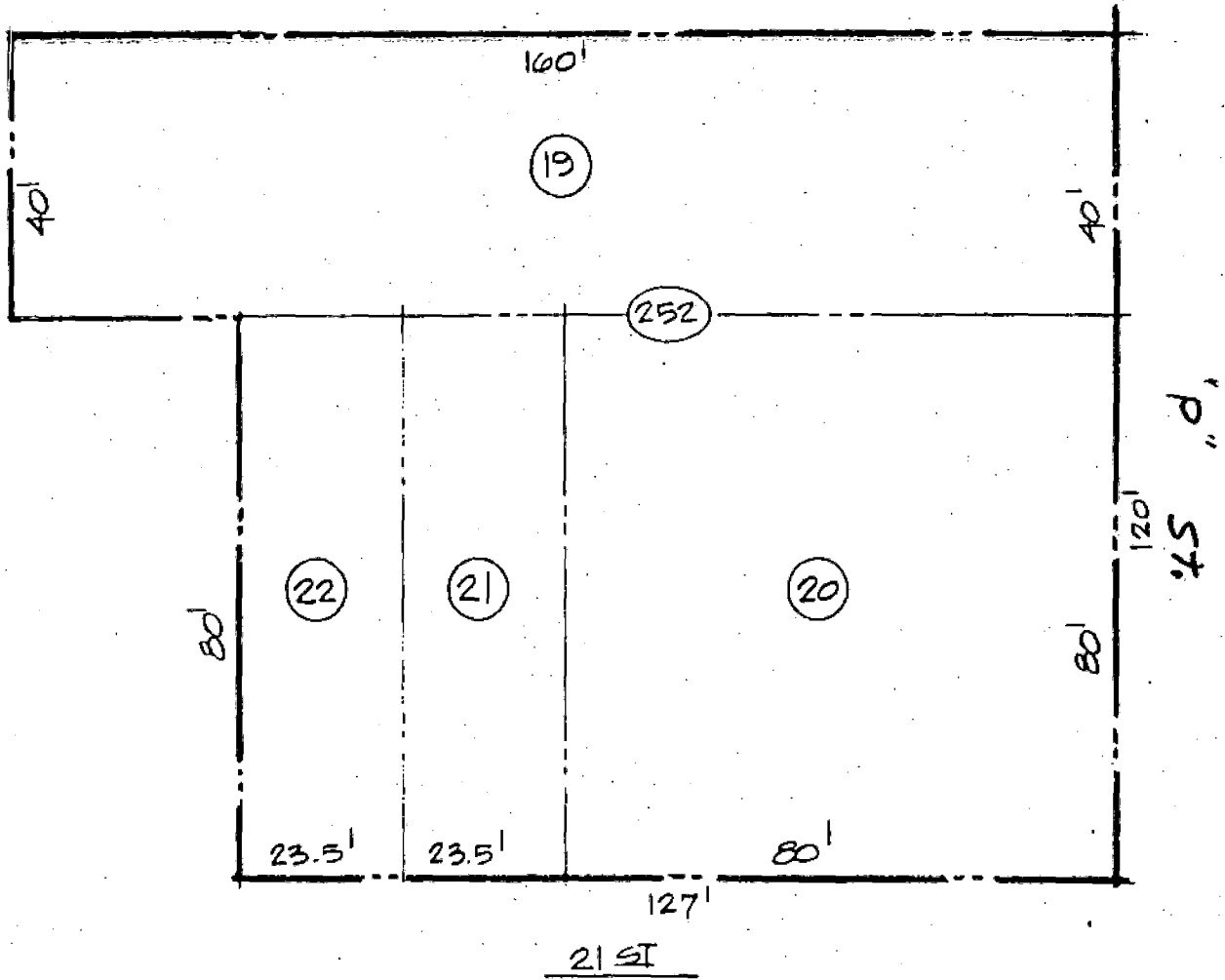
1. The applicant shall submit closure calculations for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. If more than one property owner is involved, proper deeds shall be executed between the parties to reflect the new lot lines.
3. The parking lot along 21st Street, north of the existing structure, shall meet the 50% shading requirement. In addition, a planter and landscaping shall be provided along the sidewalk at 21st Street. The parking area on the east side of the existing structure shall be provided landscaping and planters at the entrance and alley (see Exhibit C).
4. Landscape and irrigation plans shall be submitted for Planning Director review and approval prior to issuance of a building permit on the office conversion.

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CITY OF SACRAMENTO

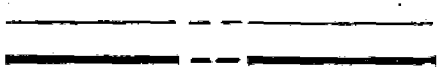
The West one half of Lot 7 in the block bounded by "O" and "P", Twenty First and Twenty Second Streets, and the South 127 feet of Lot 8 on the block bounded by "O" and "P", Twenty First and Twenty Second Streets of the City of Sacramento, according to the official map or plan of said city.

OK Ed Flowers 7-12-82



② LOCATION MAP

1" = 20'



EXISTING PROPERTY LINE TO BE ABANDONED
EXISTING & NEW PROPERTY LINE

