

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	JTS Engineering - 811 J Street, Sacramento, CA 95814				
OWNER	Gianulias Investments - 7700 College Town Drive, Sacramento, CA 95826				
PLANS BY	JTS Engineering - 811 J Street, Sacramento, CA 95814				
FILING DATE	8-8-86	ENVIR. DET.	9-1-86	REPORT BY	SD:sa
ASSESSOR'S-PCL. NO.	009-265-10,11				

APPLICATION: A. Negative Declaration

B. Special Permit to establish parking in the R-1 zone (Section 2-B-31)

C. Lot Line Merger (Ch. 40.107)

LOCATION: 1601-1605 Burnett Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to establish parking for the Tower stores located on Broadway.

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: Single family residence

Surrounding Land Use and Zoning:

North: Tower stores; C-2

South: Single family; R-1

East: Single family; R-1

West: Tower Records & single family; R-1, C-2

Additional Parking Provided: 23 spaces

Property Dimensions: Irregular

Property Area: 0.3+ acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Hours of Operation: 8 a.m. to 12 midnight

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 27, 1986, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

BACKGROUND INFORMATION: The subject site is located adjacent to the south of the Tower stores in a residential neighborhood. These stores are very busy but have very little parking. On June 9, 1982 the Council approved the necessary entitlements to establish parking for Tower Records at the southeast corner of Broadway and Land Park Drive (P82-075).

PROJECT EVALUATION: Staff has made the following findings:

A. Land Use

The subject site is designated for residential uses in the 1974 General Plan and Light Density Residential uses in the 1963 Riverside/Land Park Community Plan. The site is zoned Single Family (R-1). Residential uses are located to the east, south and west. Tower stores are located to the north. A parking lot is permissible in the R-1 zone, subject to securing a special permit from the Planning Commission.

B. Design

The subject site is comprised of two parcels. The eastern parcel is developed with a residence which has been allowed to deteriorate. An illegal, unsurfaced parking lot is located on the western parcel. The residence on the adjacent parcel to the east is in good condition and located less than five feet from the side property line.

Tower stores are a very busy retail complex with severely substandard parking facilities. These stores are located on Broadway, which is a major commercial strip. The applicant proposes to locate 23 additional parking spaces for the Tower stores south of the retail complex in a residential area.

Staff recognizes the need for additional parking for the Tower Complex. This need does not justify the expansion of parking into an established residential area. Hours of store operation are 8 a.m. to 12 midnight, which are longer than normal. These hours, combined with the impacts commonly associated with a parking facility, (i.e. noise, fumes and lights) will have a severe detrimental effect on the surrounding residential uses. Although the significance of these impacts does not merit an EIR assessment, on a neighborhood scale these impacts would detrimentally encroach on an established and viable residential area. Staff cannot support this request. Staff suggests that the applicant purchase a nearby commercial parcel to establish parking or arrange a joint use with a nearby commercial establishment.

C. Lot Line Adjustment

The applicant proposes to combine the two residential parcels in order to establish the parking lot. Plans were routed to Engineering and Traffic Divisions. Traffic notes that a driveway permit is required and reconstruction of the east driveway must be done.

Staff believes that combination of these parcels would promote something other than residential uses which would be incompatible with the land use designation. Staff therefore recommends denial of the lot merger.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Deny the special permit, based upon findings of fact which follow; and
- C. Deny the lot merger, based upon findings of fact which follow.

Findings of Fact - Special Permit

- 1. The project is not based upon sound principles of land use in that it will cause accessory commercial uses to encroach into an established residential neighborhood.
- 2. Granting the special permit would result in the creation of a nuisance due to impacts commonly associated with a parking lot, plus the extended hours of operation.

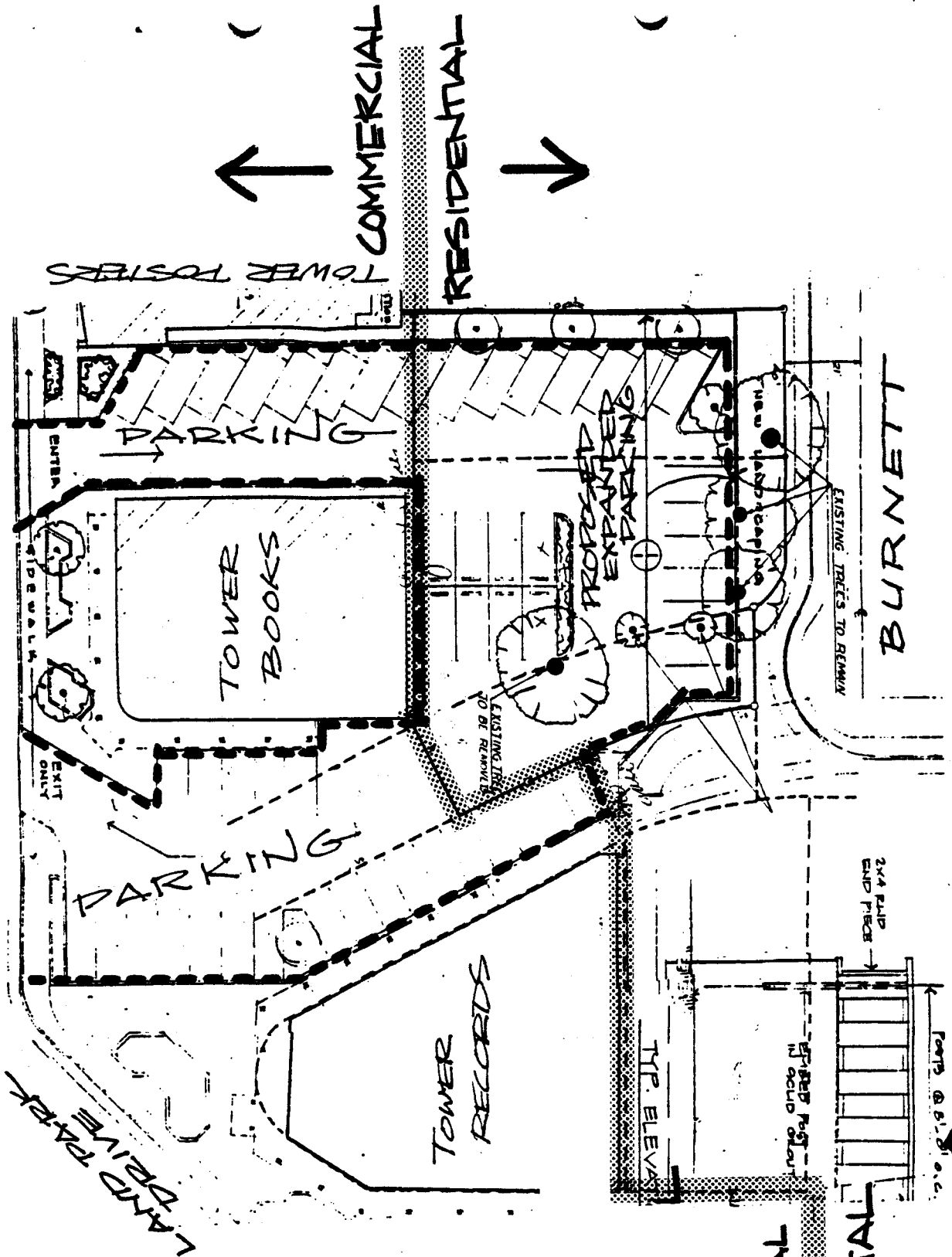
Findings of Fact - Lot Merger

The proposed merger is inconsistent with the City's Interim Discretionary Land Use Policy in that the site is designated for residential uses in the 1974 General Plan and the proposed merger would encourage commercial development.

PROPOSED PARKING AREA EXPANSION

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BROADWAY



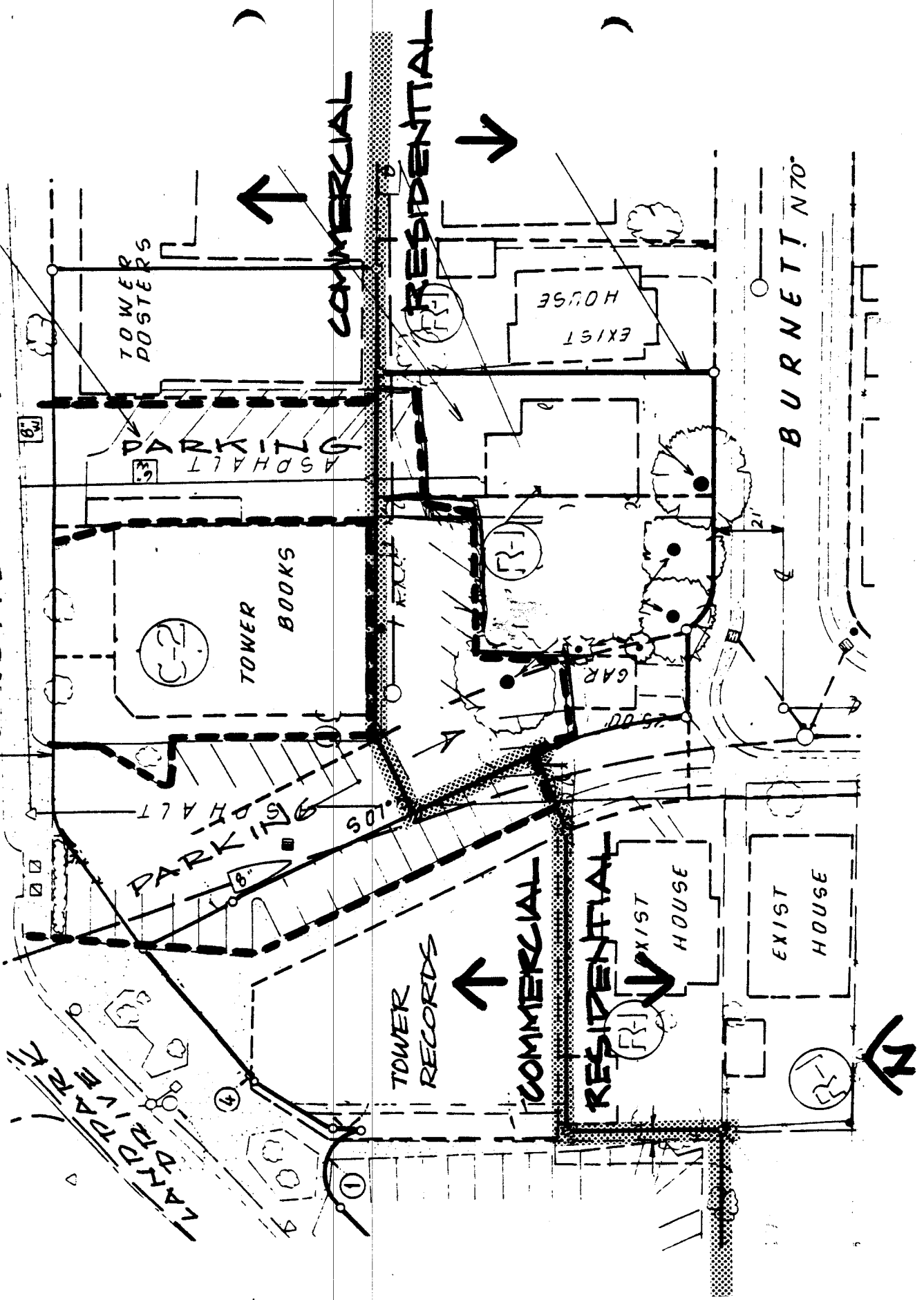
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EXISTING PARKING AREA

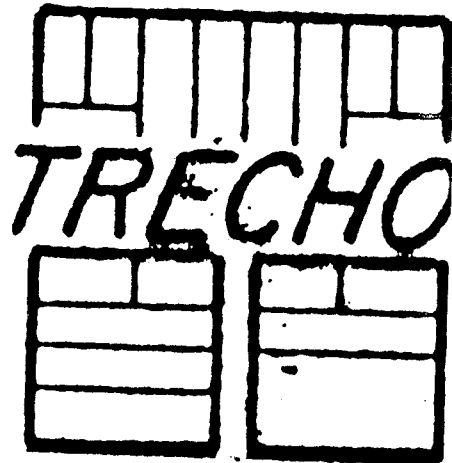
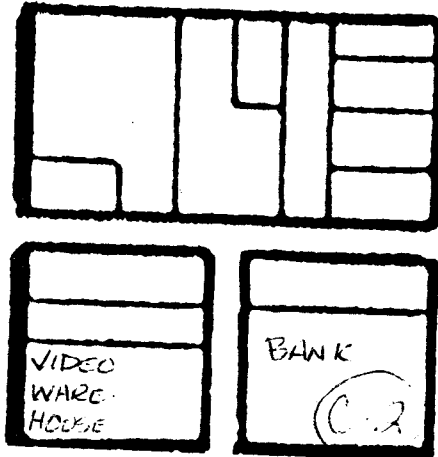
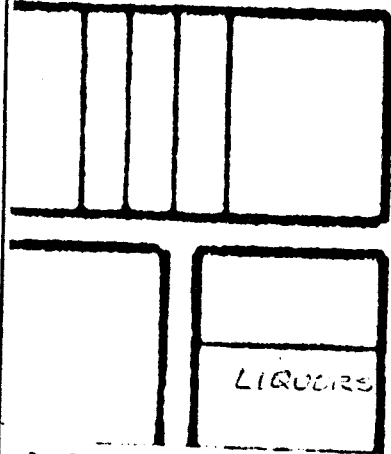
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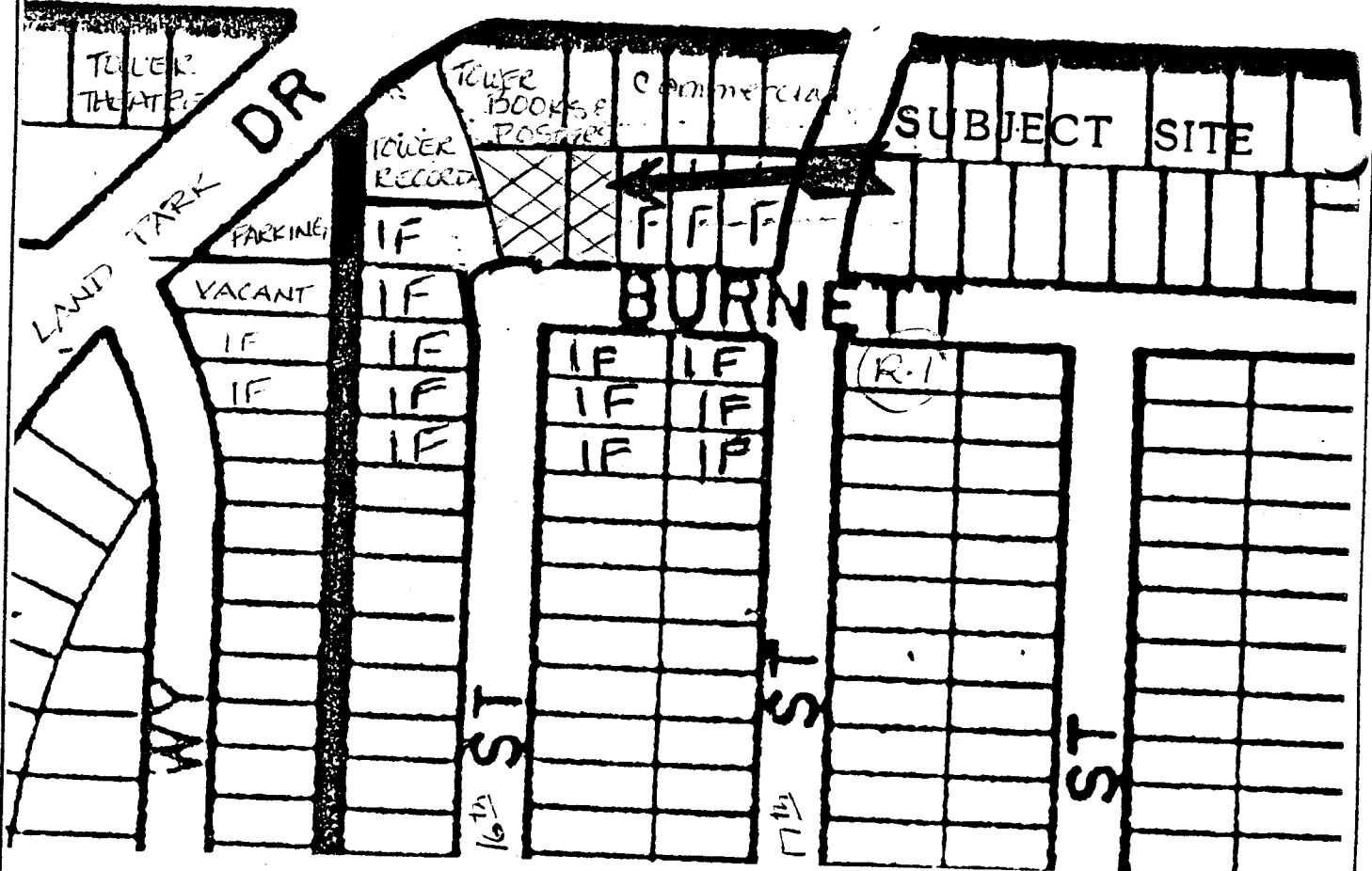
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VICINITY - LAND USE - ZONING

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