

CITY PLANNING COMMISSION

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

APPLICANT	WONG AND ASSOCIATES	1211 H Street, Suite F, Sacramento, CA 95814
OWNER	JACKSON-ALHAMBRA ASSOCIATES,	5691 A Power Inn Road, Sac., CA 95824
PLANS BY	WONG AND ASSOCIATES	1211 H Street, Suite F, Sacramento, CA 95814
FILING DATE	6/16/87	ENVIR. DET. Cat. Ex.15301(a) REPORT BY DJH:vf
ASSESSOR'S-PCL. NO.	007-0281-7,8,9,10	

APPLICATION: Lot line adjustment to merge the common property lines of four lots totaling 0.36+ developed acres in the General Commercial (C-2) zone.

LOCATION: 3026, 3028, 3030 "O" Street; 1508 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots to allow construction of a three story, 18,189 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Four dwellings and one detached garage.

Surrounding Land Use and Zoning:

North: Office building; C-2
South: Gas Station; C-2
East : Offices; C-4
West : Religious Center; C-2

Parking Required:	45 Spaces
Parking Provided:	45 Spaces
Property Dimensions:	100' x 160'
Property Area:	0.36+ acres
Square Footage of Building:	18,189 sq. ft.
Height of Building:	3 Stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Red brick, solar green glass, dark bronze metal frame, light blue accent.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of four parcels totaling 0.36+ acres in the General Commercial (C-2) zone. The site is designated for General Commercial Uses on the 1974 General Plan and 1980 Central City Community

Amended

REVISIONS OF STATE PLANS BY (ADDITIONAL CONDITIONS PG. 9)
CITY PLANNING COMMISSION

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

APPLICANT	TDK Architects, Inc. 1545 River Park Drive #205, Sacramento, CA 95815		
OWNER	Placer Savings & Loan, 949 Lincoln Way, Auburn, CA 95634		
PLANS BY	TDK Architects, Inc. 1545 River Park Drive #205, Sacramento, CA 95815		
FILING DATE	6/8/87	ENVIR. DET.	EX 15061b.1. REPORT BY EG/vf
ASSESSOR'S-PCL. NO.	31-900-61		

APPLICATION: Plan Review of a 141,600+ sq. ft. shopping center.

LOCATION: Northwest corner of Windbridge Drive and Rush River Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 141,600+ sq. ft. shopping center.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/office
1976 S. Pocket Community	
Plan Designation:	Commercial-Shopping Center
Existing Zoning of Site:	SC-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Vacant; R-2AR	Front:	50'	50'
South: Condos; R-2BR	Side(int):	5'	29'
East : Vacant; R-2BR	Side(St):	50'	50'
West : Vacant; R-2AR	Rear:	15'	33'

Parking Required:	566 Spaces
Parking Provided:	567 Spaces
Property Dimensions:	Irregular
Property Area:	11.61+ acres
Square Footage of Building:	141,600+ sq. ft.
Height of Building:	35 ft. (2 stories)
Topography:	Flat
Street Improvements & Utilities:	Existing
Exterior Building Materials:	Wood frame with stucco ceramic tile

BACKGROUND INFORMATION: On June 28, 1984, the Planning Commission approved a General Plan and Community Plan amendment from residential to commercial/office, a rezone from R-1 and R-2B-R to SC-R and a tentative map for the subject site. The City Council subsequently approved the entitlements on August 21, 1984 (P84-125). The subject site is a portion of Lake Crest Village Subdivision #4 approved by the City Council on April 17, 1979 (P8499).

PROJECT EVALUATION: Staff has the following comments regarding this project:

A. Land Use/Zoning

The subject site consists of a vacant 11.6+ acre lot which is zoned shopping center - review (SC-R). The lot is designated for commercial/shopping center uses in the 1976 South Pocket Community Plan. Surrounding uses include single family and undeveloped lots.

B. Site Design

The site will be constructed around a 43,200+ sq. ft. anchor store (Bel Air Market) with various size shops (1,200 to 5,800+ sq. ft.) located adjacent to the anchor store along the north property line and along the west side of the property. Two separate building pads are located along the Rush River Drive frontage. A portion of the shopping center will be constructed around an open plaza area which will contain planters, a kiosk, drinking fountain, benches and a water fountain. The complex would be open 9:00 a.m. to 11:00 p.m.

C. Setbacks/Landscaping

The shopping center zone requires a 50 ft. setback along all street frontages. The proposed site plan indicates a 50 ft. building setback. The site would be landscaped with various evergreen and deciduous trees, shrubs and groundcover. Staff recommends that a minimum 25 foot landscape strip be provided along the street frontages. In addition, since the interior property line adjoins a residential zone, staff suggests that a six foot wide planter strip be provided for trees to screen the rear of the shopping center buildings.

D. Parking

A total of 567 parking spaces have been indicated on the site plan. This amount is only one space more than is required by the zoning ordinance (141,600 sq. ft. divided by 250 = 566). Truck parking and delivery areas are located at the rear of the complex buildings. The site plan does not indicate the location of on-site bicycle parking facilities. A total of 23 bicycle parking spaces would be required with 25 percent of the spaces being Class I parking facilities and the remainder being either Class II or III facilities.

E. Lighting/Fencing

The site plan indicates a six foot high solid masonry wall along the entire interior property line. This fence is probably inadequate to screen the shopping complex and the delivery activities at the rear of the complex from future residential uses to the north. Staff recommends that the wall be constructed to a height of eight feet so as to buffer the future residential uses from the shopping center. A step-down design from eight ft. to six ft. to three ft. (wall height) should be provided near the streets. Staff also notes that perimeter lighting is indicated on the site plan. All on-site lighting should be directed away from adjacent residential uses or shielded so as to reduce reflected glare on adjacent uses.

F. Building Design

The proposed building would be single story with the exception of the plaza entrance off of the Windbridge Drive frontage which will have a two-story entryway (35 ft. high). The buildings would be wood frame with exterior white plaster stucco. Muted blue tile would be provided to accent the buildings. The buildings will have a total of 141,600 sq. ft. of gross floor area.

G. Signage

The site plans indicate that monument signs will be located on each street frontage. Staff recommends that these signs identify the shopping center complex. The signs shall comply with sign ordinance standards and shall not be located closer than 10 feet from the property line. All lettering shall be individual letters. No metal plastic signs will be allowed. All attached signs shall comply with the sign ordinance standards. Sign copy shall be individual letters and no metal plastic signs will be allowed. Staff recommends that an overall sign program be developed for the complex and submitted to Planning staff for review and approval prior to issuance of any sign permit.

H. Trash Enclosures

Trash enclosures are indicated on the site plan at the rear of the complex. All enclosures shall comply with the trash enclosure standards of the zoning ordinance.

I. Other Agency Comments

The City Fire Department, Traffic Division and Public Works Department have reviewed the proposed project. They had no comments.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15061b.1)

RECOMMENDATION: Staff recommends the following action:

Approve the plan review subject to conditions and based on findings of fact which follow:

Conditions

1. The applicant/developer shall submit a complete sign program for the entire shopping center complex to the Planning Director for review and approval prior to issuance of any sign permits.
2. All on-site signs shall be individual letters and no metal plastic place signs will be allowed.
3. On-site monument signs shall be setback 10 feet from the property line and there shall be only one monument sign per street frontage.
4. No signs shall be attached to the rear of the buildings adjacent to the residential properties to the north and west.
5. A minimum 50 ft. building setback shall be maintained along the street frontages.
6. A minimum 25 ft. landscape strip shall be provided along the street frontage and the landscape strip shall have a three ft. high continuous berm.
7. A landscape/planter strip shall be provided along the interior property line and shall be of a size which can accommodate shade trees on thirty foot centers (minimum six foot wide dirt area).
8. The applicant developer shall provide 23 bicycle parking spaces on-site with 25 percent of the spaces being Class I facilities and the remainder being either Class II or III facilities.
9. All on-site lighting shall be shielded so as not to reflect or produce glare on any residentially zoned property.

10. An eight ft. high solid masonry wall shall be constructed along the interior and rear property line. This wall shall contain a step-down design from eight ft. to six ft. to three ft. within 50 feet of the streets. This wall shall consist of a decorative design and shall be reviewed and approved by the Planning Director.
11. The applicant shall comply with the 50 percent parking lot shading requirement.
12. The applicant shall comply with the trash enclosure standards of the zoning ordinance.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed shopping center is compatible with the proposed commercial land uses; and the project is located at the intersection of two major streets.
2. The project, as conditioned, will not be injurious to the health, safety or welfare nor to surrounding properties in that adequate landscaping, parking, signage and setbacks will be provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for commercial shopping center use by the 1976 South Pocket Community Plans and the proposed warehouse use conforms with the plan designation.

Additional Conditions

13. No fast food restaurants shall be permitted on the freestanding building pads. Fast food restaurants incorporated into the shopping center shall not have drive through service.
14. Businesses in the shopping center shall close at 11:00 p.m., except for restaurant uses which may open until Midnight.
15. No bar or a business containing a dance floor shall be permitted. A bar may be incorporated as an ancillary use with a restaurant.
16. No adult entertainment business shall be permitted.
17. No gas station shall be permitted.
18. No convenience store shall be permitted.
19. The second floor office use shall be limited to those office tenants that serve a neighborhood clientele, such as small offices for accountants, real estates sales, title company, medical, lawyer, etc.
20. The site shall have at least one parking space for each 250 square feet of retail space and at least one space per every three seats for restaurants.

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

LOT 4 AND THE EAST 1/4 OF LOT 3 IN THE BLOCK BOUNDED BY
O AND P, AND 30TH AND ALHAMBRA BOULEVARD, FORMERLY 31ST STREET,
OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT
THEREOF.

Plan. The site is boarded by offices to the north and east, a gas station across an alley to the south and a religious center to the west. Surrounding zoning is General Commercial (C-2) west of Alhambra Boulevard and Heavy Commercial (C-4) zone east of Alhambra Boulevard.

B. Project Description

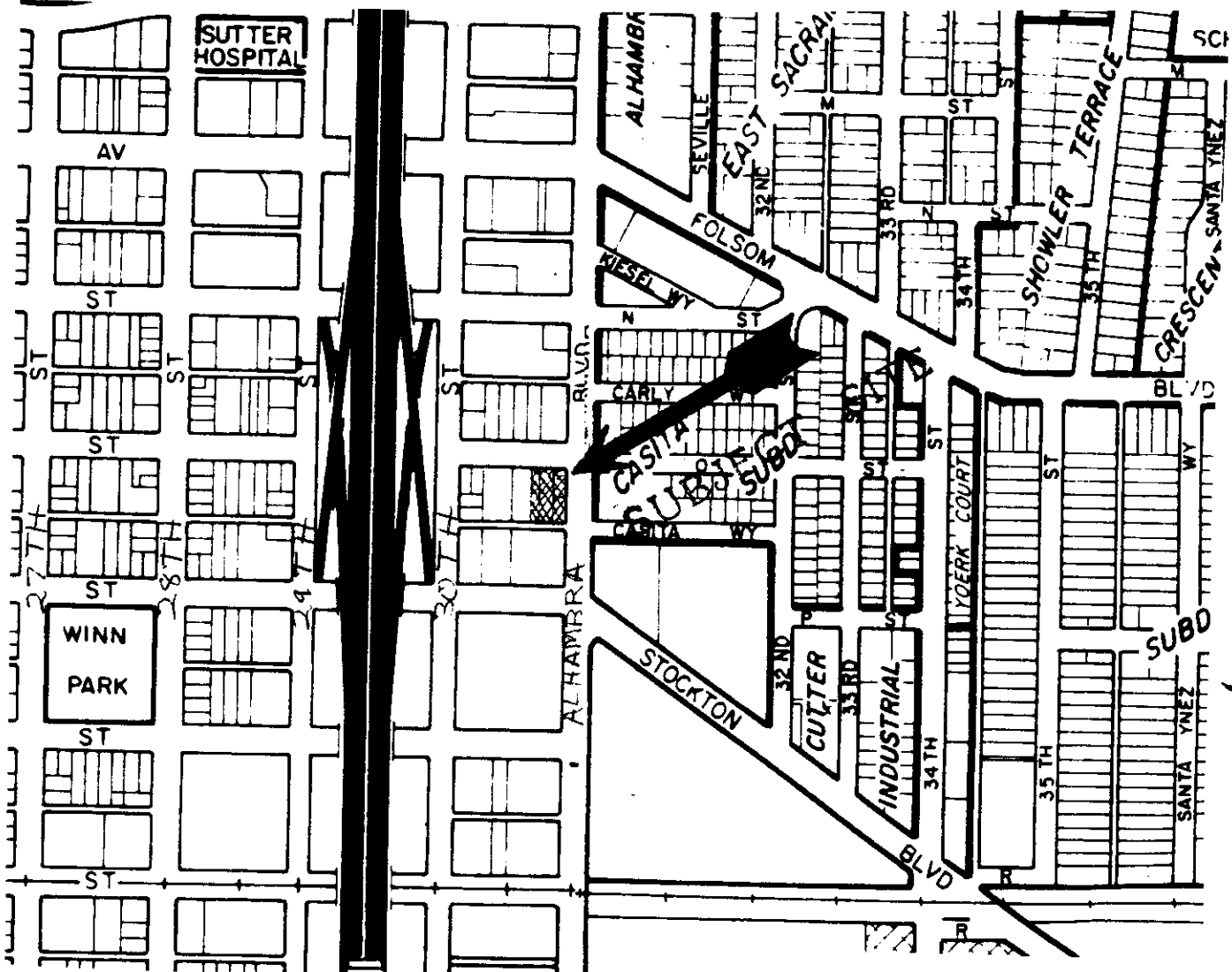
The applicant proposes to remove or demolish the four existing dwelling structures and one detached garage building and construct a three story, 18,189 square foot general office building with a 45 space parking lot. The applicant has received Design Review Board approval at the June 17, 1987 Board meeting (DR87-181). In order to construct the office building, removal of the lot lines and merger of the four lots is required.

C. Agency Review

The proposed lot line merger was reviewed by the City Engineer, Traffic Engineer, Water & Sewer Department and Real Estate Department with the comment to pay off any bonds or assessments from the Real Estate Department.

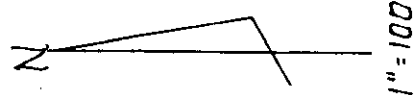
ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.



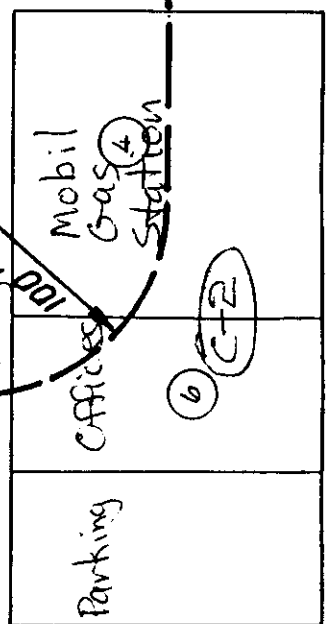
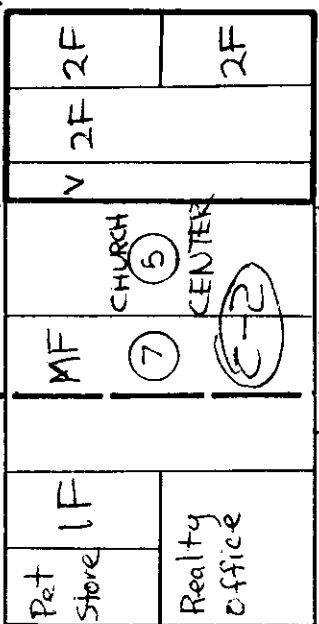
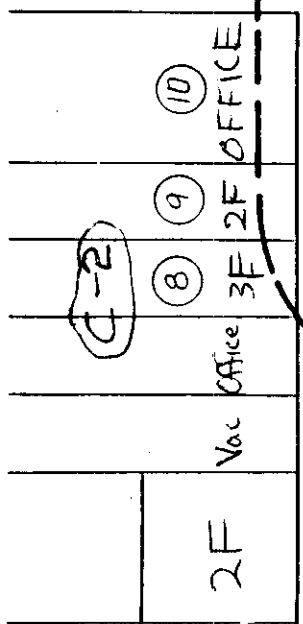
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 Scale: 1" = 500'

VICINITY MAP

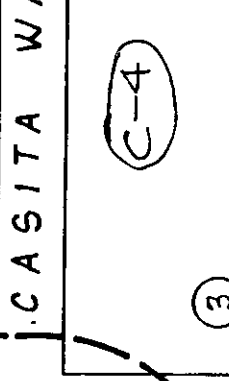
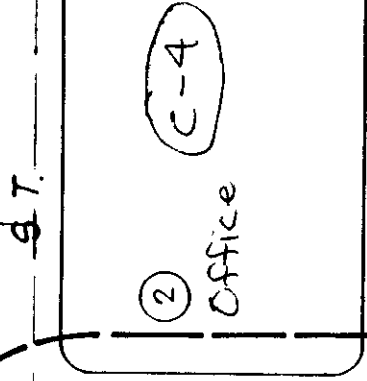
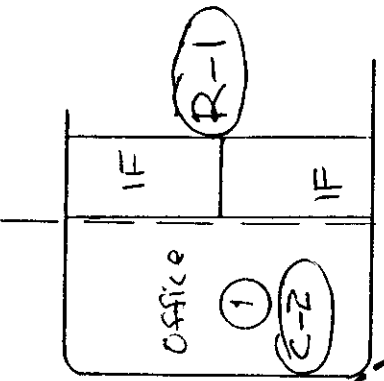


STREET

30 TH



P STREET



Funeral Parlor

ALHAMBRA

d.T.

CASITA WAY

WONG & ASSOCIATES

SURVEYING • ENGINEERING • LAND PLANNING

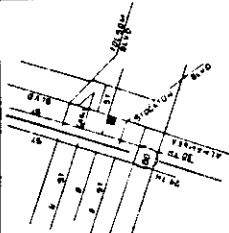
1211 H STREET, STE. F • SACRAMENTO, CA • (916) 442-7023

LAND USE & ZONING MAP

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

LOT 4 AND THE EAST 1/4 OF LOT 3 IN THE BLOCK BOUNDED BY
O AND P, AND 30TH AND ALHAMBRA BOULEVARD, FORMERLY 31ST STREET,
OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT
THEREOF.



VICINITY MAP

DEVELOPER: JACKSON-ALHAMBRA ASSOCIATION
1500 J STREET, SACRAMENTO, CA 95817

OWNER: WONG & ASSOCIATES
2211 H STREET, STE. F, SACRAMENTO, CA 95811

APN: 007-0281-007 THRU 010

EXISTING ZONING: CE

PROPOSED ZONING: CE

EXISTING USE: RESIDENTIAL

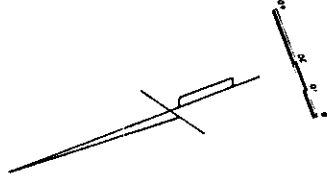
PROPOSED USE: OFFICE BUILDING

TOTAL AREA: 2.14,000 SF

SEWER: CITY OF SACRAMENTO

WATER: CITY OF SACRAMENTO

UTILITY: CITY OF SACRAMENTO

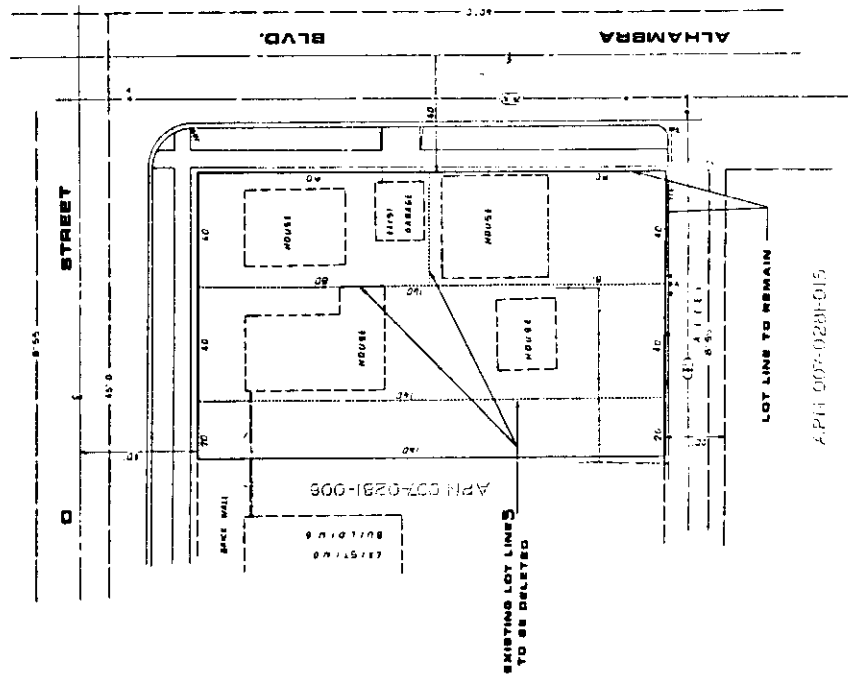
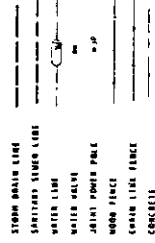


LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS:

LOT 3 AND THE EAST 1/2 OF LOT 3 IN THE BLOCK NUMBERED BY APN 007-0281-008 AND THE EAST 1/2 OF LOT 3 AND THE WEST 1/2 OF LOT 3 IN THE BLOCK NUMBERED BY APN 007-0281-009, TOGETHER WITH THE OFFICIAL PUBLIC TRACT.

LEGEND



LOT LINE TO REMAIN
APN 007-0281-015

NOTES

- THE NOTES, SPECIFICATIONS, STANDARDS, AND/OR DETAILS OF EXISTING UTILITIES ARE REFERRED TO BY THIS PLAN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
- THIS SHEET WAS PREPARED WITHOUT THE AID OF A TITLE REPORT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING A TITLE REPORT AND FOR THE CORRECTION OF RECORDS AND LISTS WHICH AFFECT THE PROJECT SUBJECT AND WHICH ARE NOT INDICATED HEREON.

<p>DATE: 1/1/87 SHEET: 1 OF 1</p>	<p>LOT LINE MERGER EXHIBIT MAP FOR APN: 007-0281-007 THRU 010 CITY OF SACRAMENTO, CALIFORNIA</p>	<p>NO. DATE</p>	<p>REVISION</p>	<p>SCALE: 1" = 20'</p>	<p>APPROVALS: DESIGNER: [Signature] CHECKED: [Signature] SUBMITTER: [Signature]</p>	<p>WONG & ASSOCIATES SURVEYING - ENGINEERING - LAND PLANNING 2211 H STREET, STE. F, SACRAMENTO, CALIFORNIA 95811</p>	<p>REGISTERED E.L.T. N/A</p>	<p>PLAT BOOK NO. [Blank] PG. [Blank]</p>
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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

**APPROVING A LOT LINE ADJUSTMENT TO MERGE LOT 4 AND PORTION OF LOT 3 IN BLOCK
BOUNDED BY O AND P, 30TH AND ALHAMBRA BOULEVARD IN THE CITY OF SACRAMENTO**

(P87-280)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3026, 3028 and 3030 "O" Street and 1508 Alhambra Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1980 Central City Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for General Commercial use by the 1980 Central City Plan and the proposed merger conforms with the Plan Designation;

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

that the lot line adjustment for property located at 3026, 3028 and 3030 "O" Street and 1508 Alhambra Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Pay off existing Bonds or assessments, if any.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION