

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA

ITEM # 2A
JUNE 9, 1994

Members In Session:

P93-174 - BUNNY PATCH PARKING LOT

**NOTICE OF DECISION
AND FINDINGS OF FACT:**

- A. Special Permit to allow a parking lot to be located within the Single Family Residential (R-1) zone;
- B. Variance for a parking lot to encroach 19 feet into the 25 foot front setback on 0.07± partially developed acres in the Single Family Residential (R-1) zone; and
- C. Lot Line Adjustment to relocate a common interior property line seven feet to the north.

LOCATION:

1417 32nd Street
007-0291-007
East Sacramento Community area
Council District #3

BACKGROUND:

On May 26, 1994, the Planning Commission heard and considered public testimony regarding the above entitlements. Based on verbal and documentary evidence at said hearing, the Planning Commission indicated their intent to approve the Special Permit, Variance, and Lot Line Adjustment for the above referenced project.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. *Adopt the attached resolution to approve the Special Permit to allow a parking lot to be located within the Single Family Residential (R-1) zone subject to conditions and based upon Findings of Fact which follow;*
- B. *Adopt the attached resolution to approve the Variance for a parking lot to encroach 19 feet into the 25 foot front setback on 0.07± partially developed acres in the Single Family Residential (R-1) zone subject to conditions and based upon the Findings of Fact which follow; and*

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- C. *Adopt the attached resolution to approve the Lot Line Adjustment to relocate a common interior property line seven feet to the north which follow.*

Conditions:

- a. The applicant shall provide the required 50% landscaping within the parking lot prior to issuance of a final Building Permit by the Building Division (per Exhibit A);
- b. The applicant shall install four tree wells along 32nd Street adjacent to the commercial building subject to the review and approval of the City Arborist (per Exhibit A);
- c. The parking lot shall only be reserved for customers of the commercial building located at 3200 Folsom Boulevard;
- d. The applicant shall post the parking lot for customer parking only prior to issuance of a final Building Permit by the Building Division;
- e. The applicant shall install lighting in such a manner as to not impact adjacent residential uses subject to Planning Staff review. Installed lighting shall not exceed 16 feet in height;
- f. The applicant shall restrict the hours of availability from 8:00 a.m. to 7 p.m.;
- g. The Special Permit shall be deemed null and void should the residential property be sold separately from the commercial property and shall be converted back to residential use. Prior to sale of the property the paving shall be removed and the property shall be landscaped and irrigated until residential use is reestablished on the site or approval is given for another use;
- h. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- i. File a waiver of Parcel Map; and

- j. Notice: Property to be adjusted in accordance with this certificate of compliance 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 for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would not be granted to other property owners facing similar circumstances *in order to provide adequate parking area for a building which was constructed without parking. (amended by staff 6/9/94)*
2. The project is based upon sound principals of land use in that:
 - a. the parking lot supplies a need for commercial development located at 3200 Folsom Boulevard due to the parking shortage in the area.
 - b. the project is compatible and appropriate with the adjacent established residential neighborhood in that *adequate setbacks and wall requirements will be are provided. (amended by staff 6/9/94)*
3. The project is consistent with the General Plan which designate the site for Low Density Residential in that a Special Permit is required to locate a parking lot in a residential zone.

Respectfully Submitted By,

Reviewed By,


Laura Matteoli
Assistant Planner

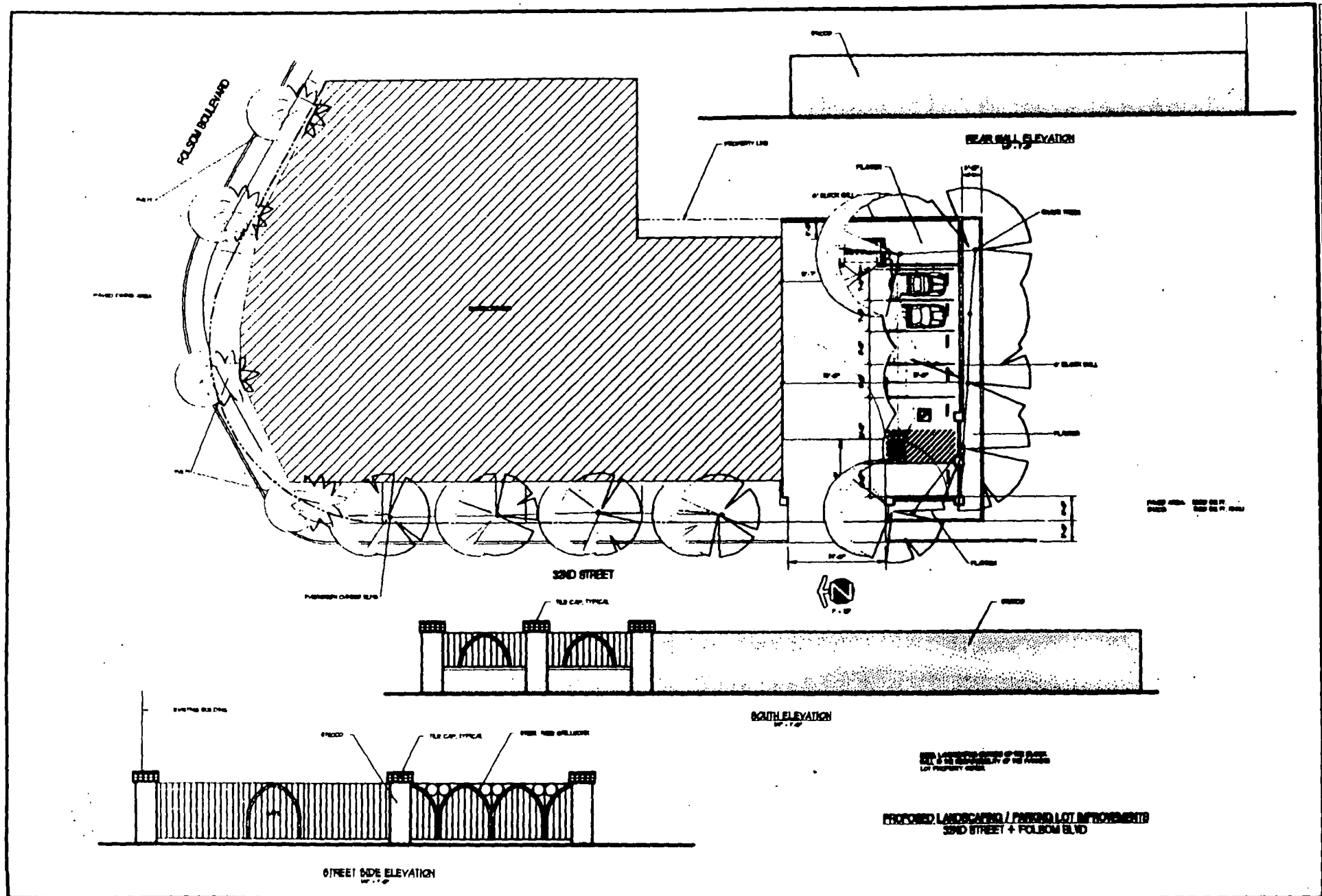
Steve Peterson
Senior Planner

Attachments

Exhibit A - Site Plan

Resolutions- Special Permit, Variance, and Lot Line Adjustment

EXHIBIT A



REVISED LANDSCAPING / PARKING LOT IMPROVEMENTS
3RD STREET + POLSON BLVD

DATE: 08/11/10
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1/8" = 1'-0"

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 9, 1994

**A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED AT 1417 32ND STREET TO ALLOW A PARKING LOT TO BE LOCATED ON 0.07 ± PARTIALLY ACRES WITHIN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE.
(P93-174) (APN: 007-0291-007)**

WHEREAS, the City Planning Commission on June 9, 1994, held a public hearing on the request for approval of a special permit to allow a parking lot to be located within the Single Family Residential (R-1) zone for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

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

WHEREAS, the Planning Commission adopts the following findings of fact for approval of the special permit:

- 1. The project is based upon sound principles of land use in that:
 - a. the parking lot supplies a need for commercial development located at 3200 Folsom Boulevard due to the parking shortage in the area, and**
 - b. the project is compatible and appropriate with the adjacent established residential neighborhood in that setbacks and wall requirements will be provided.****
- 2. The project is consistent with the General Plan which designate the site for Low Density Residential in that a Special Permit is required to locate a parking lot in a residential zone.**

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

- 1. The Special Permit to allow a parking lot to be located within the Single Family Residential (R-1) zone is hereby approved, subject to the following conditions:**

- a. The applicant shall provide the required 50% landscaping within the parking lot prior to issuance of a final Building Permit by the Building Division (per Exhibit A),
- b. The applicant shall install four tree wells along 32nd Street adjacent to the commercial building subject to the review and approval of the City Arborist (per Exhibit A),
- c. The parking lot shall only be reserved for customers of the commercial building located at 3200 Folsom Boulevard,
- d. The applicant shall post the parking lot for customer parking only prior to issuance of a final Building Permit by the Building Division,
- e. The applicant shall install lighting in such a manner as to not impact adjacent residential uses subject to Planning Staff review. Installed lighting shall not exceed 16 feet in height,
- f. The applicant shall restrict the hours of availability from 8:00 a.m. to 7 p.m.; and
- g. The Special Permit shall be deemed null and void should the residential property be sold separately from the commercial property and shall be converted back to residential use. Prior to sale of the property the paving shall be removed and the property shall be landscaped and irrigated until residential use is reestablished on the site or approval is given for another use.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-174

Amended Resolution 6/9/94

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 9, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A VARIANCE FOR PROPERTY LOCATED AT 1417 32ND STREET TO ALLOW A PARKING LOT TO ENCROACH 19 FEET INTO THE 25 FOOT FRONT SETBACK ON 0.07± PARTIALLY DEVELOPED ACRES IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE. (P93-174) (APN: 007-0291-007)

WHEREAS, the City Planning Commission on June 9, 1994, held a public hearing on the request for approval of a variance to allow a parking lot to encroach 19 feet into the 25 foot front yard setback for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

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

WHEREAS, the Planning Commission adopts the following findings of fact for approval of the variance:

- 1. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would ~~not~~ be granted to other property owners facing similar circumstances *in order to provide adequate parking area for a building which was constructed without parking. (amended by staff 6/9/94)***
- 2. Granting the variance *will not* be detrimental to the public welfare and *will not* result in the creation of a public nuisance in that *(amended by staff 6/9/94):***
 - a. the parking lot supplies a need for commercial development located at 3200 Folsom Boulevard due to the parking shortage in the area.**
 - b. the project is compatible and appropriate with the adjacent established residential neighborhood in that *adequate* setbacks and wall requirements ~~will be~~ *are* provided. *(amended by staff 6/9/94)***

3. The project is consistent with the General Plan which designate the site for Low Density Residential in that a Special Permit is required to locate a parking lot in a residential zone.

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

1. The Variance to allow the proposed parking lot to encroach 19 feet into the 25 foot front setback on 0.07± partially developed acres in the Single Family is hereby approved, subject to the following conditions:
 - a. The applicant shall provide the required 50% landscaping within the parking lot prior to issuance of a final Building Permit by the Building Division (per Exhibit A),
 - b. The applicant shall install four tree wells along 32nd Street adjacent to the commercial building subject to the review and approval of the City Arborist (per Exhibit A),
 - c. The parking lot shall only be reserved for customers of the commercial building located at 3200 Folsom Boulevard,
 - d. The applicant shall post the parking lot for customer parking only prior to issuance of a final Building Permit by the Building Division,
 - e. The applicant shall install lighting in such a manner as to not impact adjacent residential uses subject to Planning Staff review. Installed lighting shall not exceed 16 feet in height, and
 - f. The applicant shall restrict the hours of availability from 8:00 a.m. to 7 p.m.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P93-174

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JUNE 9, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A LOT LINE ADJUSTMENT FOR PROPERTY LOCATED AT 1417 32ND STREET TO ALLOW A PARKING LOT TO RELOCATE A COMMON INTERIOR PROPERTY LINE SEVEN FEET TO THE NORTH ON 0.07± PARTIALLY DEVELOPED ACRES IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONE. (P93-174) (APN: 007-0291-007)

WHEREAS, the City Planning Commission on June 9, 1994, held a public hearing on the request for approval of a lot line adjustment to relocate a common interior property line seven feet to the north for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

WHEREAS, the lot line adjustment is consistent with the General 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 the lot line adjustment for property located at 1417 32nd Street , City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

Conditions:

- 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; and**
- c. Notice: Property to be adjusted in accordance with this certificate of compliance 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 for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION
P93-174