

CITY PLANNING COMMISSION

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

APPLICANT	BEVERLY BUTLER, 6580 Havenside Drive, Sacramento, CA 95831
OWNER	BEVERLY BUTLER, 6580 Havenside Drive, Sacramento, CA 95831
PLANS BY	JTS Engineering, 1808 J Street, Sacramento, CA 95814
FILING DATE	11/28/88
ASSESSOR'S PCL. NO.	010-0236-007,013
ENVIR. DET.	NEG. DEC. 12/8/88
REPORT BY	PW:vf

APPLICATION:

- A. Negative Declaration
- B. Special Permit to develop a 50 space parking lot on 0.44+ vacant ac. in the Multiple Family (R-4) zone.
- C. Lot Line Adjustment to merge two lots.

LOCATION:

2512 - 27th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 50 space parking lot in the R-4 zone.

PROJECT INFORMATION:

General Plan Designation:	High density residential
Existing Zoning of Site:	R-4
Existing Land Use of Site:	Fourplex, illegal parking lot

Surrounding Land Use and Zoning:

North: House, auto repair; C-2
South: Residential; R-4
East : Residential; R-4
West : Parking lot; C-2

Property Dimensions:	120' x 160'
Property Area:	0.44+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: A complaint has been filed with the City Code Enforcement Division on the subject site. Code Enforcement investigated the complaint and notified the owner of the appropriate alternatives that were available. The applicant chose to apply for a Special Permit to allow the development of a parking lot in a residential zone.

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning:**

The subject site consists of two parcels totaling 0.44+ acres in the Multi-family (R-4) zone. The General Plan designates the site for high density residential uses. A portion of the site is developed with a fourplex fronting on 27th Street. The remainder of the site is being used as an illegal parking

lot having primary access off of 26th Street. Surrounding land uses include a single family home and auto repair shop zoned C-2 to the north; single family and multi-family zoned R-4 to the south; single family residential zoned R-4 to the east; and State parking lots zoned R-4 to the west.

B. Applicant's Proposal:

The applicant is requesting a lot line merger and special permit in order to develop a 50 car parking lot in the R-4 zone. A special permit is required for a parking lot in any residential zone.

C. Proposed Parking Lot Design:

The submitted site plan indicates the merger of the two lots and the development of a parking lot around an existing fourplex (See Exhibit C). The existing fourplex fronts on 27th Street and has parking available at the rear of the site. The remainder of the site has been utilized as an illegal parking lot for the last eight years. Existing access into the lot is from 26th Street. No formal access exists off of 27th Street, although its evident that some autos jump the sidewalk to enter into the parking lot. The proposal locates the main driveway access off of 27th Street which is a residential street.

Staff has expressed the concern to the applicant that by allowing a commercial parking lot adjacent to a residential neighborhood, negative impacts could result on the residential land uses. Staff also noted that the loss of the potential residential units posses a significant impact in terms of reducing the housing supply in the area. The Planning Commission, in considering previous requests for parking lots in established residential neighborhoods, weighed the effect of the intrusion a parking lot may create in a residential area. The current proposal has traffic entering and exiting on 27th Street which is lined with residential uses. Directly across from the driveway are single family homes that would be effected by noise, fumes and lights from automobiles.

Staff has suggested an alternative to the proposed project that will allow some parking but also limit the impact on the residential area and allow for future residential development of the site. Staff suggests allowing the rear half of the site that fronts on 26th Street to be developed as a parking lot and the front portion of the site that fronts on 27th Street to remain vacant for future residential use. The applicant has met with staff and has indicated agreement with this compromise. Staff's alternative would include major revisions to the site plan and parking layout. The site would be separated from north to south by a six foot high masonry wall beginning approximately 80 feet from the 27th Street property line (see Exhibit D). The wall would also extend along the south property line. The only access to the parking lot will be from 26th Street as it currently exists. The applicant will need to obtain a reciprocal access agreement from the adjoining property owner in order to legally utilize the driveway off of 26th Street. No access to the site is to be provided from 27th Street. Staff recommends a post and

cable barricade be installed along the 27th Street property line to prevent illegal parking access. The area directly adjacent to the existing fourplex can remain open for tenants to park. A revised site plan including parking layout, wall relocation and landscaping should be submitted to the Planning Director for review and approval prior to issuance of a parking facility permit. Based on staff's alternative, the impact on the adjacent neighborhood should be decreased in that all activity will be oriented away from the existing residential uses. The area near 26th Street is currently dominated by State parking lots and the associated traffic. Staff finds that the proposed alternative is an appropriate compromise, and therefore, supports a special permit to develop a parking lot on the western portion of the subject site.

D. Lot Line Merger:

The applicant proposes to merge the two lots into one in order to establish the parking lot. Staff has no objections to this request.

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

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the special permit for a parking lot with conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions:

1. The applicant shall submit revised site plan including parking layout to the Planning Director for review and approval prior to issuance of a parking facility permit. The revised plans shall incorporate staff's suggested alternative which includes the following and as indicated in Exhibit D:
 - a. a six foot high masonry wall running north/south across the entire site at approximately 80 feet from the 27th Street property line;
 - b. a six foot high masonry wall along the southern property line;
 - c. access to the parking lot from 26th Street only;
 - d. no access shall be provided to parking area from 27th Street; and

- e. a post and cable barricade shall be installed along the 27th Street property line.
- 2. All lighting shall be directed on-site.
- 3. The parking lot shall meet the City's 50 percent shading requirement.
- 4. The parking lot design shall meet all requirements of the City's Zoning Ordinance.
- 5. The applicant shall obtain an access agreement from APN: 010-0023-044 to allow access from 26th Street.
- 6. The applicant shall repair and/or replace any substandard improvements on 26th Street.

The existing parking area off of 27th Street for the tenants of the fourplex shall remain, however, no excess into the parking area shall be allowed.

Findings of Fact:

- 1. The project, as conditioned, is based upon sound principles of land use in that the revised project will not impact the existing residential homes along 27th Street and a portion of the site has been reserved for future housing stock.
- 2. Granting the special permit, as conditioned, will not be injurious to the public welfare or other property owners in the vicinity in that the parking area is at the portion of the site that will access off of 26th Street.
- 3. The proposed project is consistent with the City's General Plan in that the site is designated for residential uses and the proposed parking lot conforms to this designated with approval of a special permit.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 4 AND 5 ON THE PLAT OF URBAN COURT RECORDED IN BOOK 8 OF MAPS, MAP NO. 51 FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY. (APN: 010-0236-007,013)

(P89-009)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2512 27th Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed parking lot 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 2512 27th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any existing assessments.

ATTEST:

CHAIRPERSON

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT B

PROPOSED LEGAL DESCRIPTION FOR LOT MERGER - 2512 27TH STREET

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS DESCRIBED AS FOLLOWS:

LOTS 4 AND 5, AS SHOWN ON THE "PLAT OF URBAN COURT", RECORDED IN BOOK 8 OF MAPS, MAP NO. 51, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM THE WEST 15 FEET OF SAID LOTS 4 AND 5 AND THE SOUTH 10 FEET OF SAID LOT 5. TOGETHER WITH AN EASEMENT FOR ROADS, WATER AND SEWER PIPES OVER, THROUGH AND ACROSS THE NORTH 20 FEET OF THE WEST 15 FEET OF SAID LOT 4.

TOGETHER WITH:

THE WEST 15 FEET OF LOT 4, AND THE WEST 15 FEET AND THE SOUTH 10 FEET OF LOT 5, AND ALL OF LOT 6, AS SHOWN ON THE "PLAT OF URBAN COURT", RECORDED IN BOOK 8 OF MAPS, MAP NO. 51, RECORDS OF SAID COUNTY. EXCEPTING FROM SAID LOT 6, THE FOLLOWING DESCRIBED PARCEL: ALL THAT PORTION OF LOT 6 AS SHOWN ON THE "PLAT OF URBAN COURT", RECORDED IN BOOK 8 MAPS, MAP NO. 51, RECORDS OF SAID COUNTY, LYING WEST OF A LINE BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6 THEN RUNNING TO A POINT ON THE SOUTH LINE OF SAID LOT 6, SAID POINT BEING 4.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 6, CONTAINING 80 SQUARE FEET, MORE OR LESS.

NOTE: THIS DESCRIPTION IS COMPILED FROM THE LEGAL DESCRIPTION IN THE TITLE REPORT AND IS NOT BASED ON A FIELD SURVEY.

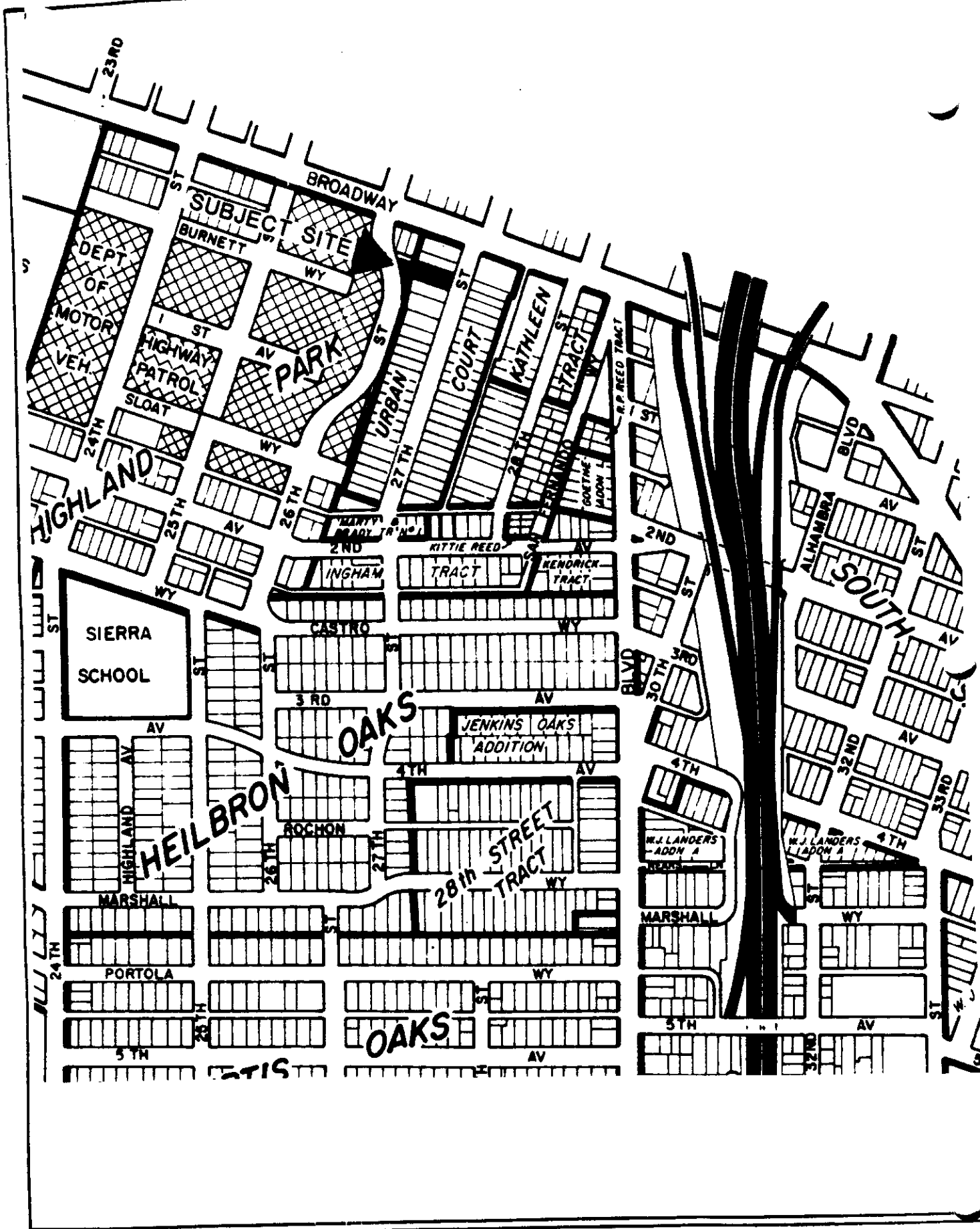
PREPARED BY:

JAVED T. SIDDIQUI RCE 25924

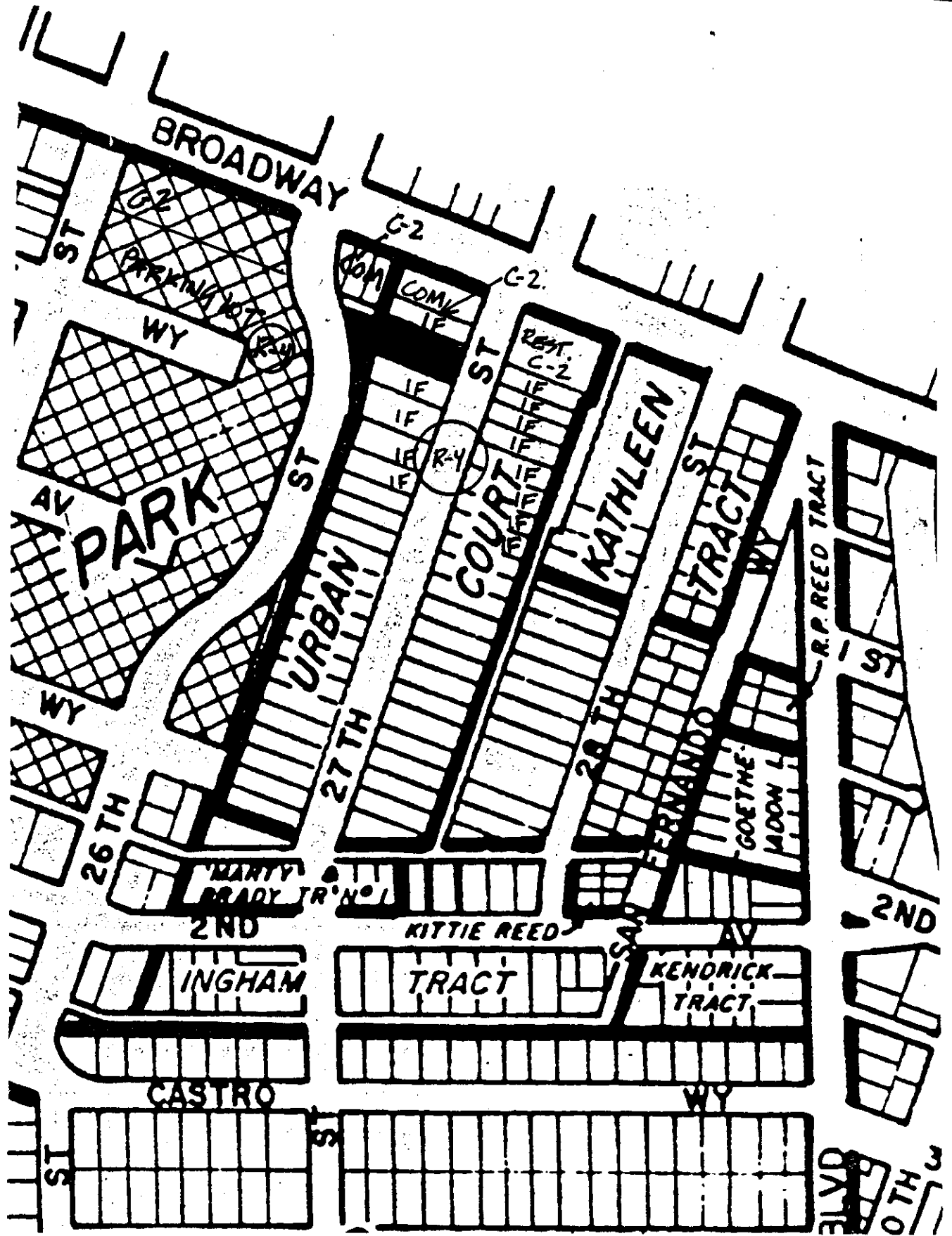
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item 20



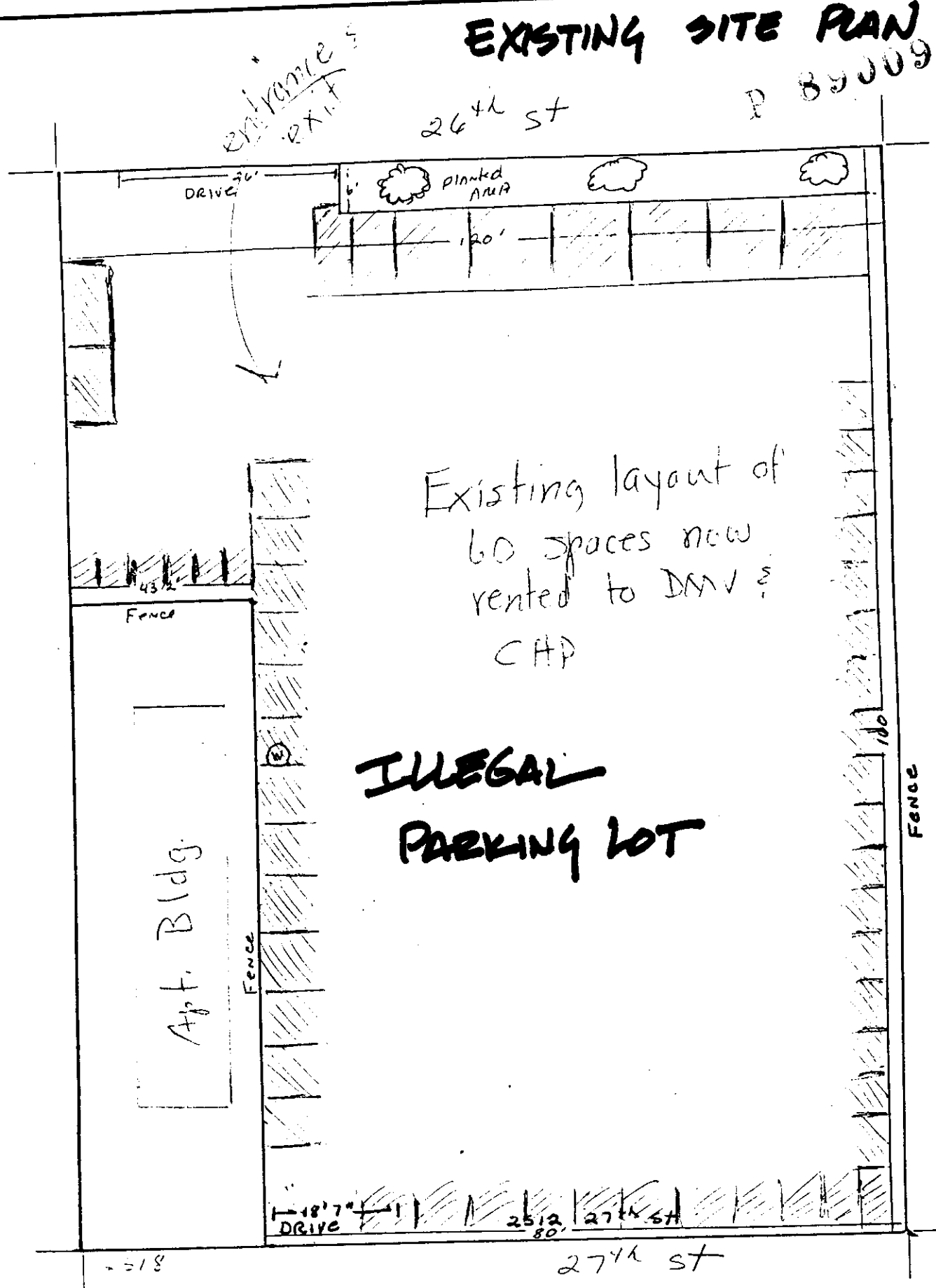
VICINITY MAP



LAND USE & ZONING MAP

EXISTING SITE PLAN

P 89009



P 89-009

SUBMITTED SITE PLAN

EXHIBIT C

NOTICE

THIS SHALL BE THE BASIS FOR THE CITY ENGINEER'S REVIEW OF THE SITE PLAN. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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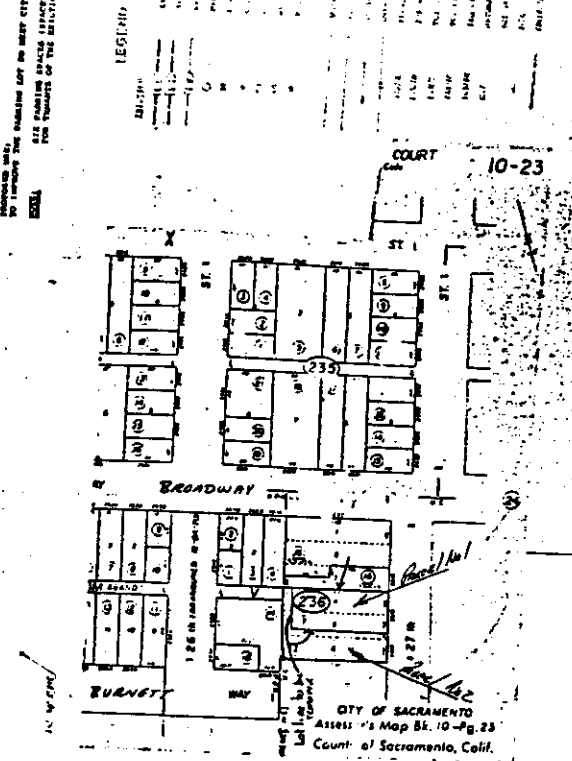
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SECTION 1. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



UTILITY	REPRESENTATIVE	PHONE
WATER		
SEWER		
ELECTRICITY		
TELEPHONE		
CABLE TELEVISION		
POSTAL SERVICE		
OTHER		

PRELIMINARY

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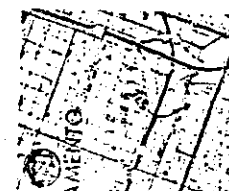
PARKING LOT SCHEMATIC PLAN & LOT MERGER EXHIBIT
2512 27TH STREET
APN: 010-236-07813

DATE	BY	REVISION

DATE	BY	REVISION

ENGINEERING CONSULTANTS, INC.
SACRAMENTO, CALIFORNIA 95811-8700

VICINITY MAP



P89-009

11/2/89

11/2/89

STAFF'S ALTERNATIVE

EXHIBIT D

