

CITY PLANNING COMMISSION

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

APPLICANT Comstock Johnson Architects, Inc. 10304 Placer Lane, suite A. Sacto. 95827
OWNER Jackson Properties 5665 Power Inn Rd. #100 Sacto. CA 95824
PLANS BY Comstock Johnson
FILING DATE 8-25-89 ENVIR. DET. Neg. Dec. w/mm REPORT BY BW:df
ASSESSOR'S PCL. NO. 010-0254-018.019,017

- APPLICATION:
- A: Negative Declaration
 - B. Rezone 0.13+ vacant acres from Multi-family (R-4) to General Commercial (C-2) zone to construct a parking lot.
 - C. Lot Line Adjustment to merge three parcels into one lot totaling 0.51+ partially developed acres in the General Commercial (C-2) and Multi-family (R-4) zones.

LOCATION: NE corner of Alhambra and X Streets

PROPOSAL: The applicant is requesting the necessary entitlements to rezone an existing parking lot and merge three lots in order to create one developed lot with on-site parking.

PROJECT INFORMATION:

General Plan Designation: Commercial/Neighborhood & Offices; Medium Density Residential(16-29 DU/NA)
Existing Zoning of Site: C-2 and R-4
Existing Land Use of Site: Vacant commercial building & vacant residential lot used for parking

Surrounding Land Use and Zoning:

North: Residential;R-4
South: Vacant;C-2 and R-4
East: Vacant, prior app. for comm. lot;R-4
West: Vacant; commercial;C-4

Parking Required: 25 (1:400 ratio)
Parking Provided: 28 spaces
Property Dimensions: 40' x 142'
Property Area: 0.13+ acres (proposed parking lot)
Square Footage of Building: 10,170 sq. ft. (vacant building)
Height of Building: One-story
Exterior Building Materials: Concrete & Masonry/colors: warm grey & brick red
Roof Material: Built-up

BACKGROUND INFORMATION: On August 24, 1989, the Planning Commission approved a Special Permit (89-292) to allow 27 off-site parking spaces for an adjacent two-story commercial building (see exhibit). The approved off-site parking lot is located immediately to the east of the subject site under consideration. Subsequent to the Planning Commission approval, it was suggested to the applicant that a rezone request of the existing off-site parking lot, to the west of the approved 27 space lot, be rezoned to commercial and merged with a developed commercial lot. The existing parking lot was previously used by a paint store business west of the site.

On October 4, 1989, the Design Review/Preservation Board reviewed and approved a proposal to remodel the vacant paint store for conversion to an office use, subject to conditions (DR89-210).

Project Information: Staff has the following comments:

A. Land Use and Zoning

The subject site area consists of three partially developed lots on 0.64+ acres in the General Commercial (C-2) and Multi-Family (R-4) zones. The General Plan designates the developed site for Commercial/Neighborhood and Offices and the existing parking lot for Medium Density Residential (16-29 DU/NA). Surrounding land use and zoning includes residential to the north, zoned R-4; a vacant lot approved for a commercial building to the south, zoned C-2; a vacant lot approved for 27 off-site parking spaces to the east, zoned R-4; and a vacant commercial building to the west, zoned C-2.

B. Applicant's Proposal

The applicant is requesting a rezone of the existing parking lot from R-4 to C-2 in order to serve the future office building west of the subject site. A lot line adjustment to merge three parcels into one is also requested. Two of the lots are currently being used for parking; and a portion is unpaved. The remaining lot is developed with a vacant one story commercial building. The lot line merger is requested in order to create one lot with an office use with on-site parking. Exhibit A identifies the existing parking lot site and developed lot. The existing building is 10,170 square feet in size. The applicant proposes to remodel the commercial structure and convert it into an office use.

C. Parking and Circulation

The applicant proposes to provide twenty-four (24) parking spaces on the subject site and four (4) spaces on the developed commercial lot. Based on the Zoning Ordinance, 1 parking space per 400 square feet of gross area is required. A total of 25 spaces are, therefore, required. Sufficient parking will be provided on the site. There is an existing chain link fence between both parking lots, which will be removed. A bicycle locker located off the alley and facing Alhambra Boulevard is shown on the site plan. It was recommended as a condition of approval, by the Design Review/Preservation Board, to locate the bike locker in the main parking lot area for the office use. The alternative location was necessary in order to eliminate any structures which may visually distract from the Alhambra Boulevard streetscape. The applicant agreed to this condition, however, the relocation of the bike locker is not reflected on the submitted site plan. It is recommended that the bike locker be relocated to the main parking lot as per the Design Review/Preservation Board's request. The two parking spaces with the east property line crossing through them are surplus spaces for the proposed and approved parking lots. (see exhibit).

In terms of access on the subject lot, it was recommended by staff that one primary access for both parking lot sites be located on the parking lot considered for rezoning. This primary access will be from X Street. The purpose of this access location is to reduce potential noise and light and glare on adjacent residential lots. Decorative stamped concrete at the entry of the parking lot will be provided. A second access will be located off the alley. Staff recommends that a reciprocal access agreement be recorded on both deeds for each parking lot. The proposed parking lot shall be paved to meet city standards.

Adequate landscaping on the subject site will be required. At least 50 percent of the proposed parking lot shall be shaded to comply with the shading ordinance. A landscape and irrigation plan has been submitted and is currently being reviewed by the Building Division. Concrete bollards are shown on the site plan along Alhambra Boulevard. The Public Works Department has indicated to staff that these are located in the public right-of-way and will require a revocable encroachment permit. Staff recommends that the applicant obtain a revocable encroachment permit to allow bollards in the public right-of-way.

A trash enclosure is not shown on the developed lot for the new office building. A trash enclosure shall be provided on the subject site and shall comply with the City's Trash Enclosure Ordinance.

D. Rezone

The rezoning of the 0.13± acre lot from Multi-Family (R-4) to General Commercial (C-2) is requested in order to continue the usage of an existing parking lot for a future office building. Staff recommends that the subject site be rezoned to General Commercial-Review (C-2-R). The review designation allows the City to review any future expansion of the building and its design prior to issuance of building permits. The proposed parking lot is adjacent to a C-2 zoned lot, and a lot line adjustment to merge the two lots is being considered. The surrounding area consists of viable residential and some commercial uses. Rezoning the lot to commercial would not significantly impact the residential neighborhood. Since parking will only be located on the site to serve the future office use, staff is not opposed to the rezone request. Allowing general commercial on the subject site and merging it with a developed commercial lot will create on-site parking for the office use. The lot's proposed zoning will be consistent with the adjacent property.

E. Lot Line Adjustment

The proposed lot line adjustment will merge three parcels into one. The merger will allow the entire site to be developed as one parcel for the

overall project. The newly created lot will be developed with a remodeled office building and twenty-eight (28) parking spaces. Staff has no objections to this request.

F. Agency Comments

The proposed project has been reviewed by the City's Traffic Engineer, Engineering, Building Inspections and City Real Estate. The following comments were received:

G. Engineering

1. New concrete bollards--Use of Public Right of Way requires a revocable encroachment permit.
2. Application for permit shall be made through the Public Works Department-Development Services Division.
3. A reciprocal ingress, egress and parking easement will be required between merged parcels and parcel to east.
4. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
5. File a waiver of Parcel Map.
6. Pay off any existing assessments.

H. Environmental Determination

The Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a Negative Declaration with mitigation measures.

1. The exterior facades shall have stucco or masonry siding.
2. All windows and glass doors shall be weatherstripped or mounted in low air infiltration design frames meeting ANSI air infiltration standards.
3. Air conditioning and heating which provides suitable means of ventilation shall be provided. Through the wall or window mounted ventilation shall not be permitted.
4. All joints in exterior walls shall be grouted or caulked airtight.

5. All lighting shall be less than 175 watts and shall be shielded and focused downward to prevent light from falling on adjacent properties.

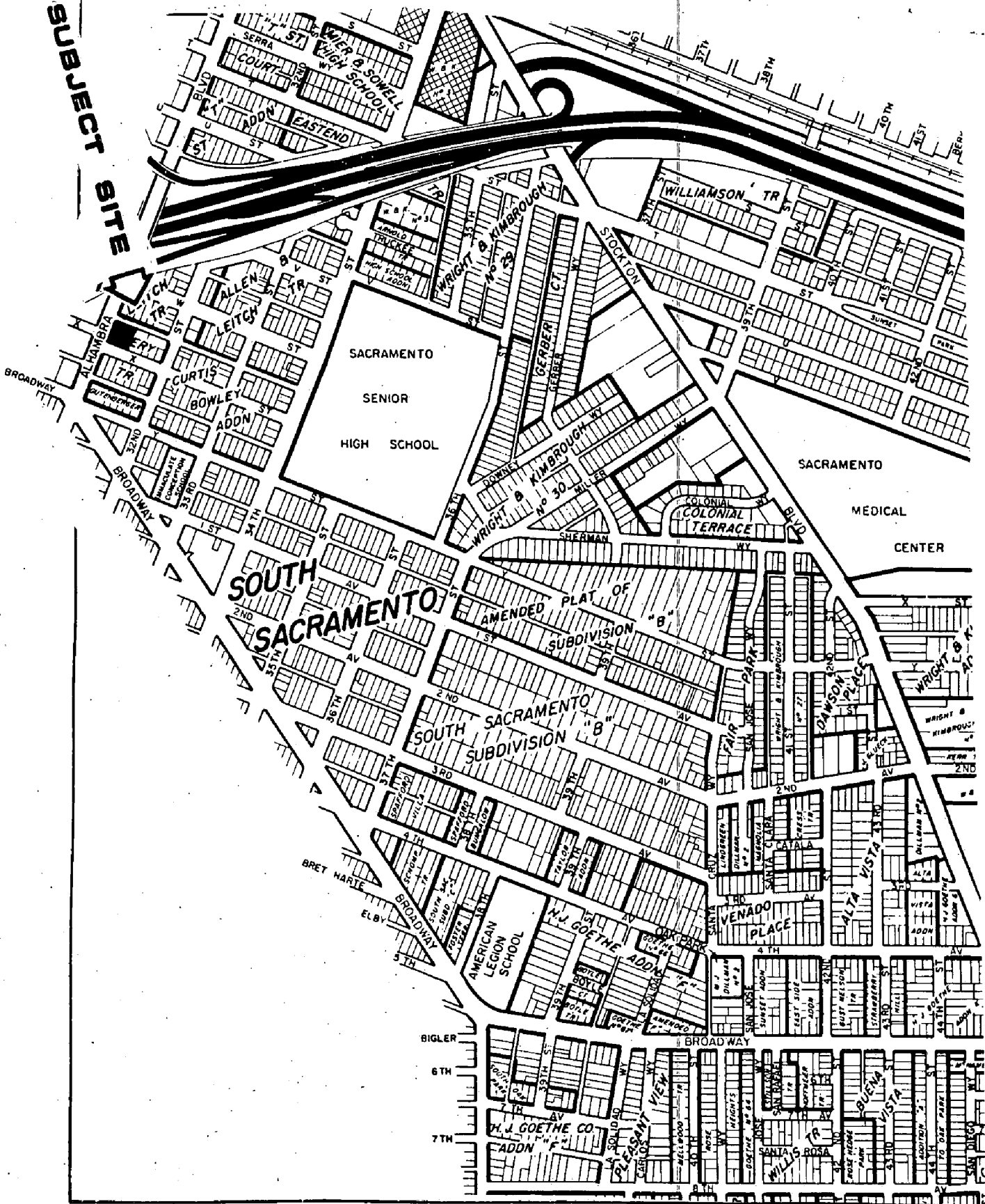
RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezoning from R-4 to C-2-R with the following conditions.
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions/Rezone

1. The bike locker proposed on the subject site shall be relocated to the main parking lot as per the Design Review/Preservation Board's request.
2. A reciprocal access agreement shall be recorded on both deeds for each parking lot (proposed and approved lots).
3. The proposed parking lot shall be paved to meet City standards.
4. The parking lot shall be adequately landscaped to meet the 50% shading requirement.
5. The applicant shall obtain a revocable encroachment permit to allow the bollards in the public right-of-way.
6. A trash container shall be provided on the subject site and shall comply with the City's Trash Enclosure Ordinance.
7. The exterior facades shall have stucco or masonry siding.
8. All windows and glass doors shall be weatherstripped or mounted in low air infiltration design frames meeting ANSI air infiltration standards.
9. Air conditioning and heating which provides suitable means of ventilation shall be provided. Through the wall or window mounted ventilation shall not be permitted.
10. All joints in exterior walls shall be grouted or caulked airtight.
11. All lighting shall be less than 175 watts and shall be shielded and focused downward to prevent light from falling on adjacent properties.

SUBJECT SITE



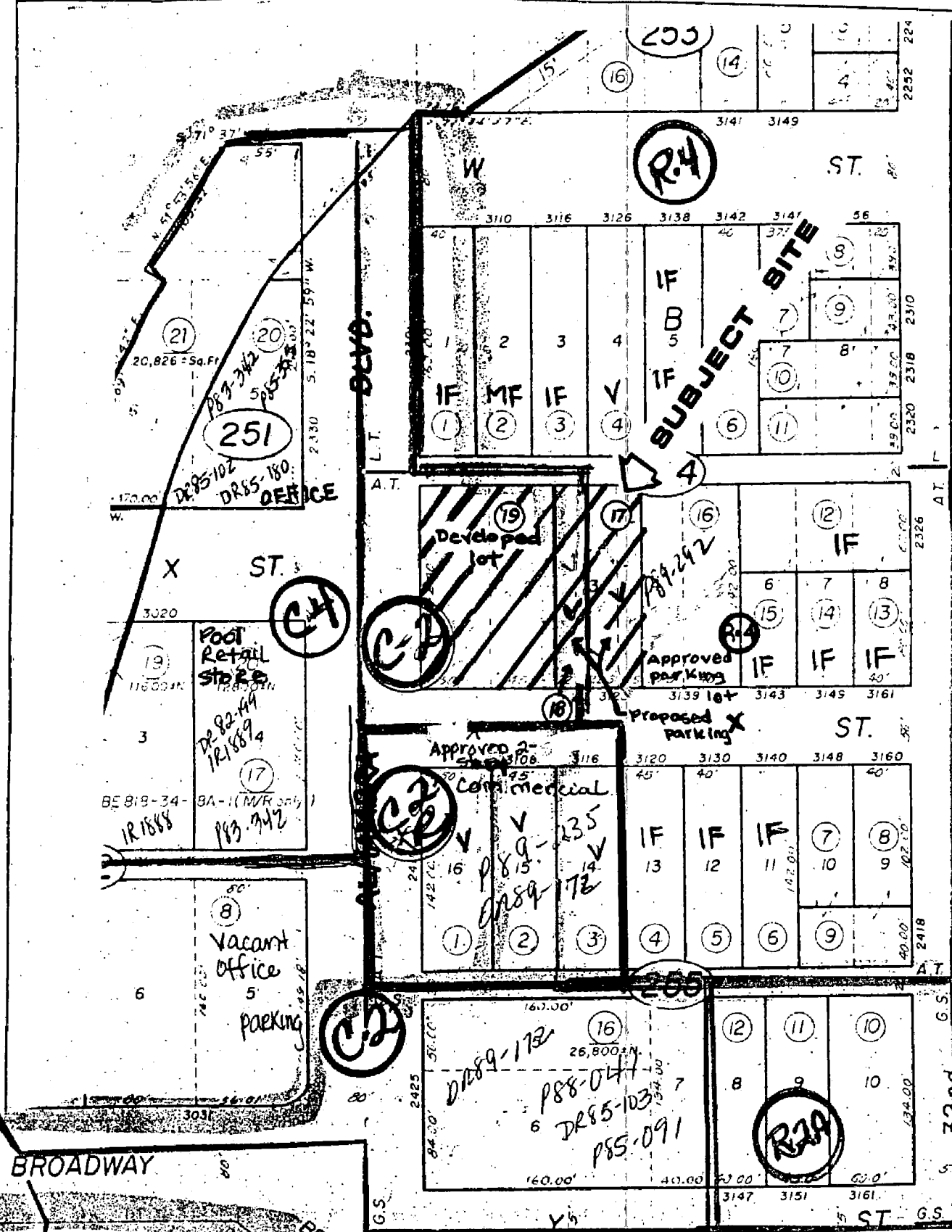
VICINITY MAP

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11-16-89

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NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

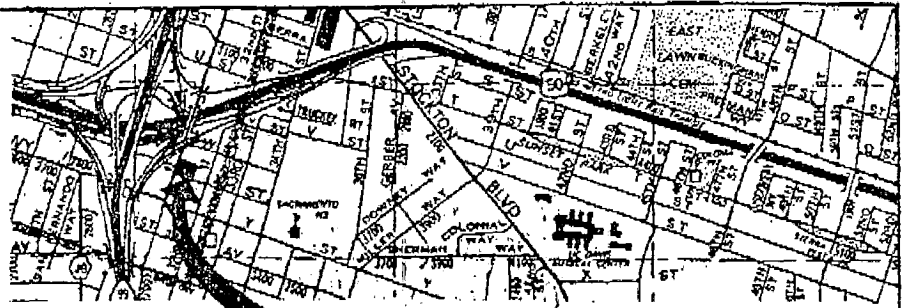
LAND USE & ZONING MAP

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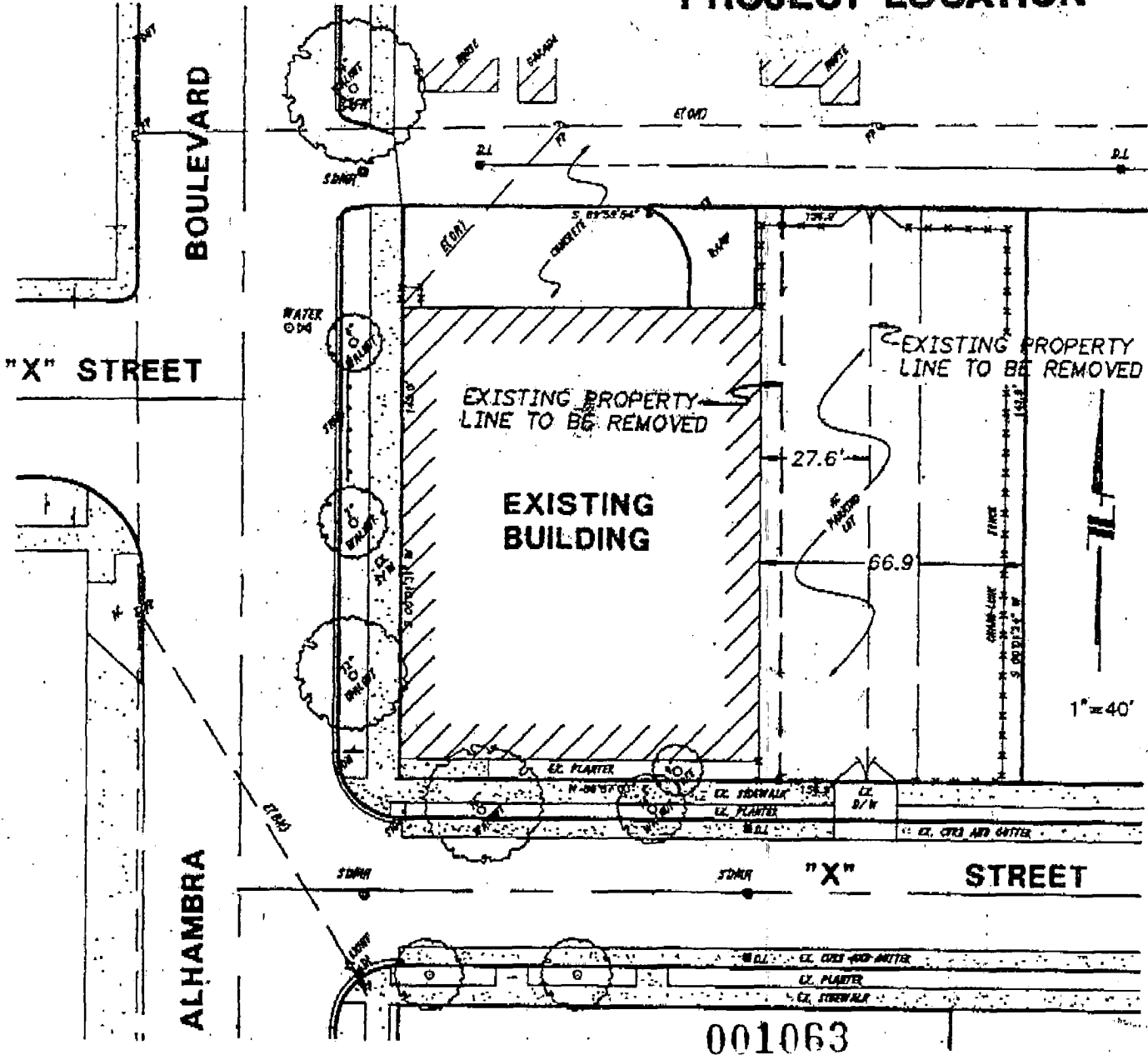
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PROJECT LOCATION



001063

PLAT TO ACCOMPANY DESCRIPTION FOR LOTS 1, 2, 3 AND WEST 1/2 OF LOT 4 OF "PLAT OF AVERY ACRES", (4 MAPS 22)

SCALE 1" = 40'

MERIE

DESIGNED BY

FILE NO 8937

Lot Line Adjustment Exhibit

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