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CITY PLANNING COMMISSION

#17

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	W. J. Huges, Jr. AIA - 1990 3rd Street, Sacramento, CA 95814		
OWNER	Raley's - 1515 20th Street, Sacramento, CA 95814		
PLANS BY	W. J. Huges, Jr. AIA - 1990 3rd Street, Sacramento, CA 95814		
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	3-22-84
		REPORT BY:	SC:sg
NEGATIVE DEC.	2-27-84	EIR	ASSESSOR'S PCL NO. 017-121-7, 8

- APPLICATION:**
1. Environmental Determination
 2. Lot Line Adjustment to merge two parcels into one 0.4± acre site for parking lot development
 3. Variance to waive six foot solid masonry wall on east property line (Section C-5)
 4. Special Permit to allow a parking lot in the Garden Apartment-Review (R-2A-R) zone (Section 2-B-28)

LOCATION: 1927 and 1929 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a parking lot in a residential zone to accommodate overflow parking during peak hours and provide employee parking for Raley's Market.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 Sutterville Heights
 Community Plan Designation: Multi-Family
 Existing Zoning of Site: R-2A-R
 Existing Land Use of Site: Vacant residential structure

Surrounding Land Use and Zoning:
 North: Commercial; C-2
 South: Shopping center; C-2
 East: Parking lot; R-1
 West: Single family; R-1

Parking Provided: 40
 Property Dimensions: 150' x 127'
 Property Area: 0.4± acres
 Topography: Flat
 Street Improvements: To be provided
 Utilities: To be provided

83 427
294
P-83-294
427

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject site is located in an area developed with commercial uses on the north, south and east side of the property. To the west of the site is an existing single family neighborhood. The applicant is requesting a special permit to develop this parking lot to accommodate employee parking for an adjacent grocery store (Raley's) and for overflow parking during peak business hours. The site presently contains two substandard dwelling units which are vacant.

002258

9. The applicant should be aware that a parking facility permit must be issued prior to construction of the parking lot.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Lot Line Merger by adopting the attached resolution with conditions;
3. Approval of the variance to waive the six foot solid masonry wall, based upon findings of fact which follow; and
4. Approval of the special permit for parking lot development, subject to the following conditions and based upon findings of fact to follow:

Conditions - Special Permit

- a. The applicant shall submit a detailed landscape, shading and irrigation plan for review and approval by the Planning Director prior to issuance of a building permit.
- b. The applicant shall install security lights. A lighting plan shall be submitted for staff review and approval prior to issuance of building permits. The plan shall indicate the location, type and intensity of the fixtures to be used. These fixtures shall be low height or standard height, oriented away from residential properties.
- c. The applicant shall eliminate the westerly driveway entrance and replace with landscaping. Revised plans shall be submitted to the City Traffic Engineer and Planning Director for review and approval prior to issuance of building permits.
- d. The applicant shall provide for a 12 foot wide planter strip along the westerly side of the property as indicated in exhibit C. This planter shall be heavily landscaped with shrubs, ground cover and trees.
- e. The proposed six foot high masonry wall shall be of a decorative design. Wall plans shall be reviewed and approved by the Planning Director.
- f. The applicant shall obtain a parking facility permit prior to construction of the parking lot.

Findings of Fact - Special Permit

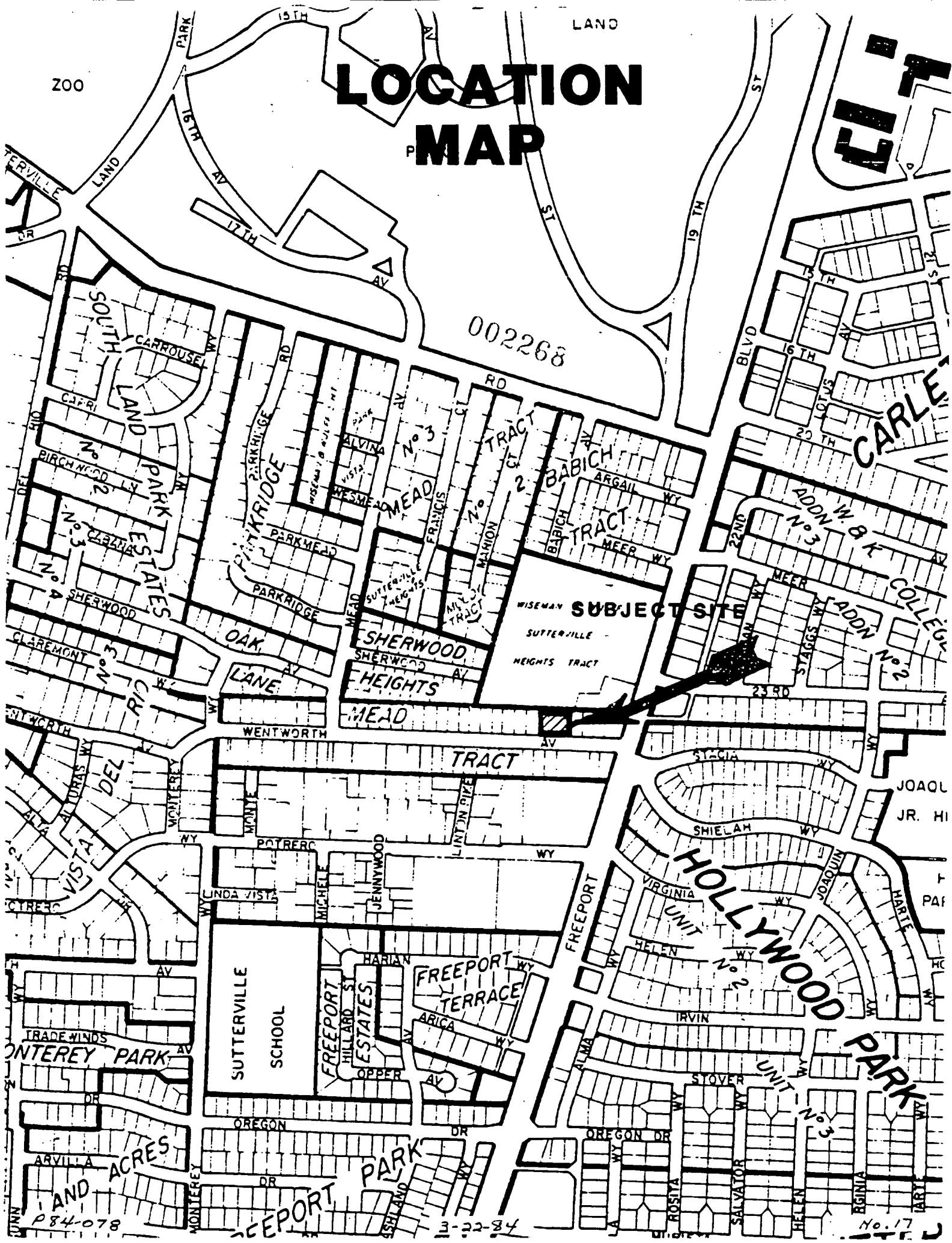
- a. The special permit as conditioned is based upon sound principles of land use in that the proposed parking lot abuts an approved parking lot on the east and the site is adjacent to a shopping center and a plant nursery.

ZOO

LOCATION MAP

LAND

002268



CLIFF

CARLE

ADDN W. B. K. COLLEGE

ADDN No. 2

JOAQUIN JR. HI

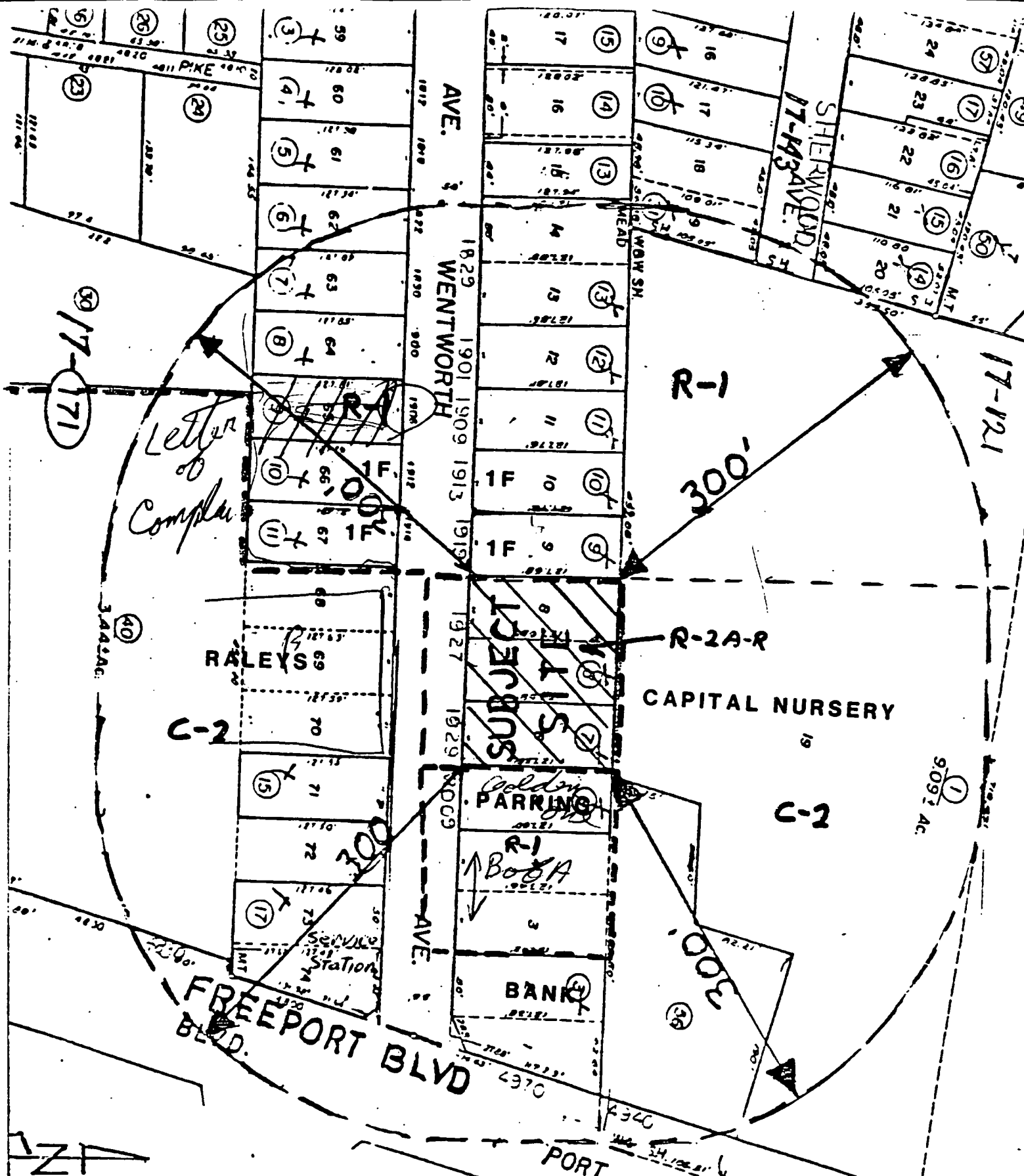
HOLLYWOOD UNIT No. 2

PARK UNIT No. 3

No. 17

P84-078

3-22-84



SCALE 1" = 100'

LAND USE MAP

3-22-84

P 84078

No. 17

P84-078

3-22-84

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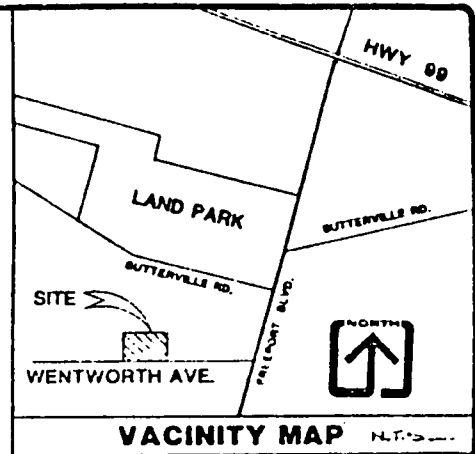
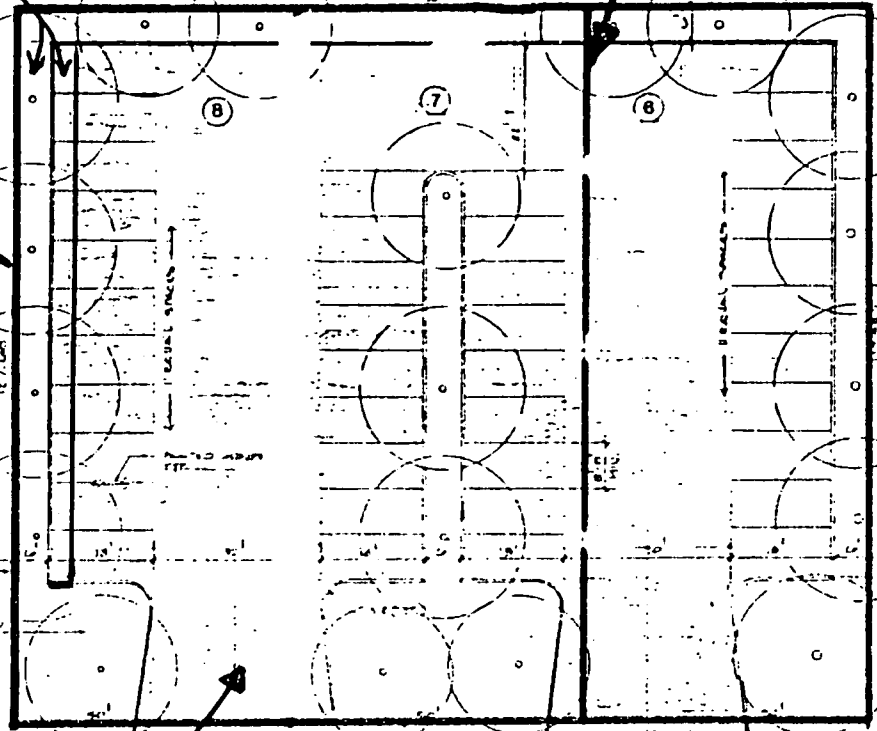
LOT LINE MERGER

INCREASE
PLANTER
WIDTH
TO
12 FEET

6'
MASONRY
WALL
EXIST. RESIDENTIAL

EXIST. "CAPITAL NURSERY"

EXISTING PROPERTY LINES
TO BE REMOVED



EXIST. PARKING LOT

SHADE CALCULATIONS

TOTAL PARKING AREA: 12,920 S.F.
 50% SHADE REQUIRED: 6,460
 SHADE PROVIDED: 6,756 S.F. : 52%

CALCULATIONS

FRANCIS UNDER (2) 872 1874 (8) 4813648 (1) 8400
 LAUREL NORRIS (1) 441251 (2) 840 (1) 122,492
 8410 8 3548 8 482 6,786

WENTWORTH AVE.

SITE PLAN



EX B

EXIST. RALEY'S SHOPPING CENTER

PARKING LOT
 RALEY'S SHOPPING CENTER
 SACRAMENTO, CA.



2. The applicant has requested that the required six foot masonry wall be waived on the east property line. The parcel on the east side of the site is zoned for residential use, however a special permit was approved by the Commission in November of 1983 to develop the adjacent parcel with a parking lot.

The adjacent parking lot is presently under construction. Staff supports the waiver of the required wall since the purpose of the wall requirement is to protect existing and anticipated residential development from non-residential uses.

3. The applicant has proposed a twenty-five foot landscaped planter in the front setback area. This proposal is consistent with the approved parking lot on the east side of the subject site and the residential setback to the west. In addition, the 25 foot landscaped planter will help screen the parking area and be more compatible with the adjacent single family development.
4. The applicant has not submitted detailed landscape plans. In an effort to ensure that landscaping on the site is adequate for screening purposes, staff recommends the applicant submit detailed plans for Planning staff's review and approval. Landscape, irrigation and shading plans will also be required for building permit processing. Staff also suggests that a 6" x 6" concrete curbing be installed around all planting areas.
5. Parking lot safety during evening hours has been a concern of staff especially since this lot will be used primarily for employees of the adjacent grocery store which is open at night. In an effort to address this concern staff suggests the use of security lighting. To ensure that lighting on the site will not adversely affect the adjacent residences staff recommends low height fixtures or, if standard height fixtures are to be used, that they be oriented away from the adjacent residences.
6. This proposal was reviewed by the City Engineer, City Traffic Engineer and City Real Estate. The City Engineer indicated that the applicant may need to extend the drain line to drain the parking lot. A study will be required for on-site drainage. The applicant will also have to pay off any existing assessments. The City Traffic Engineer indicated concern over the use of two on-site driveway entrances, especially when considering possible conflicts with the driveways on the parking lot east of the site and the adjacent grocery store entrance. The Traffic Engineer recommended that one of the driveways be eliminated and be replaced with landscaping.
7. Staff has a concern regarding the location of the driveway near the single family residence. Staff suggests the westerly driveway be eliminated and replaced with landscaping. This will locate the parking ingress/egress farther away from the residential area and additional planting will provide a better transition between the residential and parking lot uses (see exhibit C).
8. To increase the buffer along the westerly property line, the six foot planting strip indicated on the site plan should be increased to 12 feet in width. This can be attained by reducing the parking stall depth from 18 feet to 16 feet and reducing the maneuvering space from 30 feet to 26 feet. This planting strip should be heavily landscaped with shrubs and trees (see exhibit C).

- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare or result in the creation of a nuisance in that the site will be landscaped and a six foot wall will buffer the parking lot from neighboring residential uses and on-site lighting will be designed away from the residential use.
- c. The proposed use is consistent with the intent of the 1974 General Plan and the 1965 Sutterville Heights Community Plan.

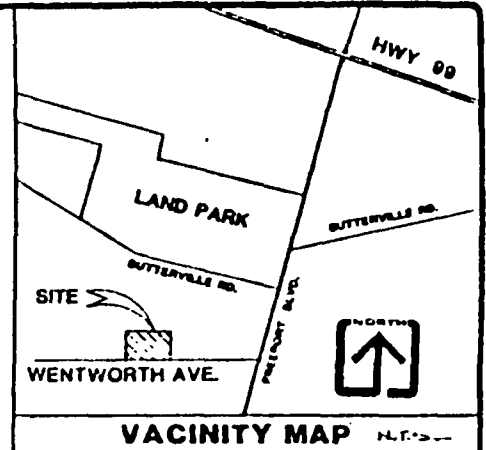
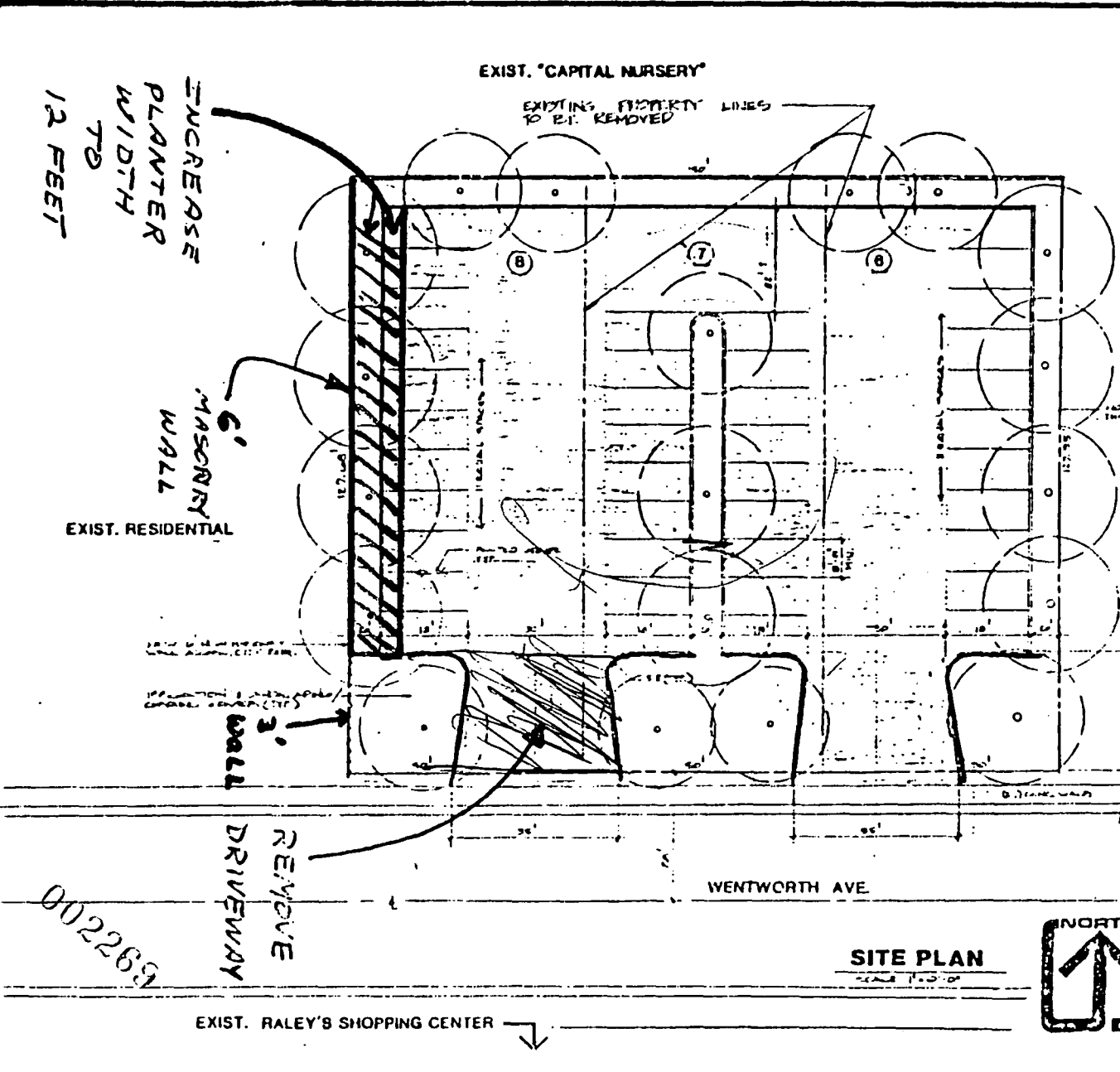
Findings of Fact - Variance

- a. The proposed variance is not a special privilege extended to one individual property owner in that a variance was granted to an adjacent property owner under similar circumstances.
- b. The variance will not be injurious to the public welfare or other property in the vicinity in that the property on the east side of the site is being developed with a parking lot and it is unlikely that residential uses will be developed in the future.
- c. The proposed variance is not contrary to the purpose and intent of the Zoning Ordinance in that the waiver for the wall will not affect residential uses since the adjacent property is being developed with a non-residential use.

P84-078

3-22-84

No. 17



EXIST. PARKING LOT

SHADE CALCULATIONS

TOTAL PARKING AREA: 12,820 S.F.
 50% SHADE REQUIRED: 6,460
 SHADE PROVIDED: 8,755 S.F. : 52%
 CALCULATIONS

PRAXIS UNDER (2) 922 1024 (8) 481 0948 (1) 842 0
 LAUREL HOBBS (1) 481 487 (1) 849 0 (1) 183 482
 8416 & 8940 & 488: 8,755

PARKING LOT
RALEY'S SHOPPING CENTER



EX. 6

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Edward Chan, 4790 Freeport Boulevard, Sacramento, CA 95822		
OWNER	Golden Coin S & L Association, 835 Kearny Street, San Francisco, CA 95822		
PLANS BY	Sooky Lee, Architect & Associates, 2022-16th Street, Sacramento, CA 95818		
FILING DATE	9/6/83	60 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC.	Exempt 15111	EIR	ASSESSOR'S PCL. NO. 017-121-06

- APPLICATION:
1. Special Permit for additional parking for a savings and loan on a more restrictive R-1 zoned property. (Sec. 6-D-16)
 2. Variance to waive required six-foot masonry walls abutting R-1 zoned properties. (Sec. 3-D-7-a)

LOCATION: 2009 Wentworth Avenue

PROPOSAL: To provide 11 additional parking spaces for a savings and loan presently under construction.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Sutterville Heights
Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1

Surrounding Land Use and Zoning:

North: Parking (Bank of America) and garden nursery; C-2
South: Shopping Center (Raley's); C-2
East: Parking (Bank of America); R-1 and C-2
West: Single Family; R-2A

Parking Proposed: 11 spaces
Property Dimensions: 50' x 127.5'
Property Area: 6,375 square feet
Street Improvements: Existing

BACKGROUND INFORMATION: At the northwest corner of Freeport Boulevard and Wentworth Avenue, the Golden Coin Savings and Loan building is presently under construction. The applicant proposes the subject parking facility as additional parking in conjunction with the savings and loan. The applicant indicates that such parking will serve to:

1. Alleviate possible congestion of parking at the savings and loan;
2. Provide off-street parking for employees; and
3. Meet future parking requirement should the savings and loan wish to expand its building.

On October 27, 1964 the Commission approved the same request (P-2086) for expansion of the Bank of America parking lot on the parcel immediately to the east of the subject site.

002255

STAFF EVALUATION: Staff has the following comments:

1. The subject site is separated by the Bank of America parking lot from the use it is intended to serve. Nevertheless, the subject site is the closest available location for additional parking.
2. The site is located opposite the Raley's Supermarket parking lot and is therefore not the most desirable location for residential development. Due to its size, the parcel is not readily developable for commercial uses. The Commission denied a request for rezoning from R-1 to C-2 on July 27, 1978. An office building had been intended for development.
3. The site plan indicates a six-foot masonry wall on the west property line as is required where non-residential uses are established abutting residential uses or zones. The applicant, however, requests waiver of such requirement along the east property line shared with the Bank of America parking which is in part zoned R-1.

Staff supports such waiver in that walls at those locations would not serve the intent of the Zoning Ordinance which is to protect existing and anticipated residential development from non-residential activities.

4. Staff is concerned about the adequacy of the proposed landscaping that will abut the adjacent residential property. Staff suggests that two additional trees be provided along the masonry wall (see Exhibit B) to achieve a screening effect between the parking lot and residential development. The three trees should be broadleaf evergreens to assure a year-round effect.
5. Staff is concerned with safety in the parking lot during hours of darkness. Security lighting would be necessary to mitigate the potential safety problem. Staff suggests that low height fixtures be used, or that if standard height fixtures are used, that they be oriented away from residential properties.
6. The Traffic Engineering Division indicates that a minimum 24-foot wide driveway is necessary. A site plan showing adjacent driveways and nearby fixtures, such as poles, hydrants, etc. must be submitted to Traffic Engineering in conjunction with the drive permit application process.

STAFF RECOMMENDATION: Staff recommends approval of the special permit and the variance subject to conditions and based on Findings of Fact that follow.

Conditions - Special Permit

- a. Three broadleaf evergreen trees shall be planted as a year-round screen for the residential property to the west as indicated on Exhibit B;
- b. The applicant shall install security lights. A lighting plan indicating location and type and intensity of fixtures shall be submitted for staff review and approval prior to issuance of permits. Fixtures shall be low height or standard height, oriented away from residential properties;
- c. Detailed landscape and irrigation plans and shading plan shall be submitted for staff review prior to issuance of building permits.

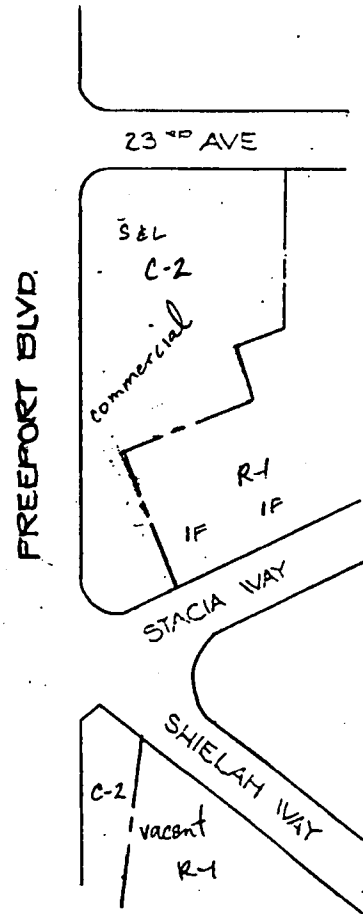
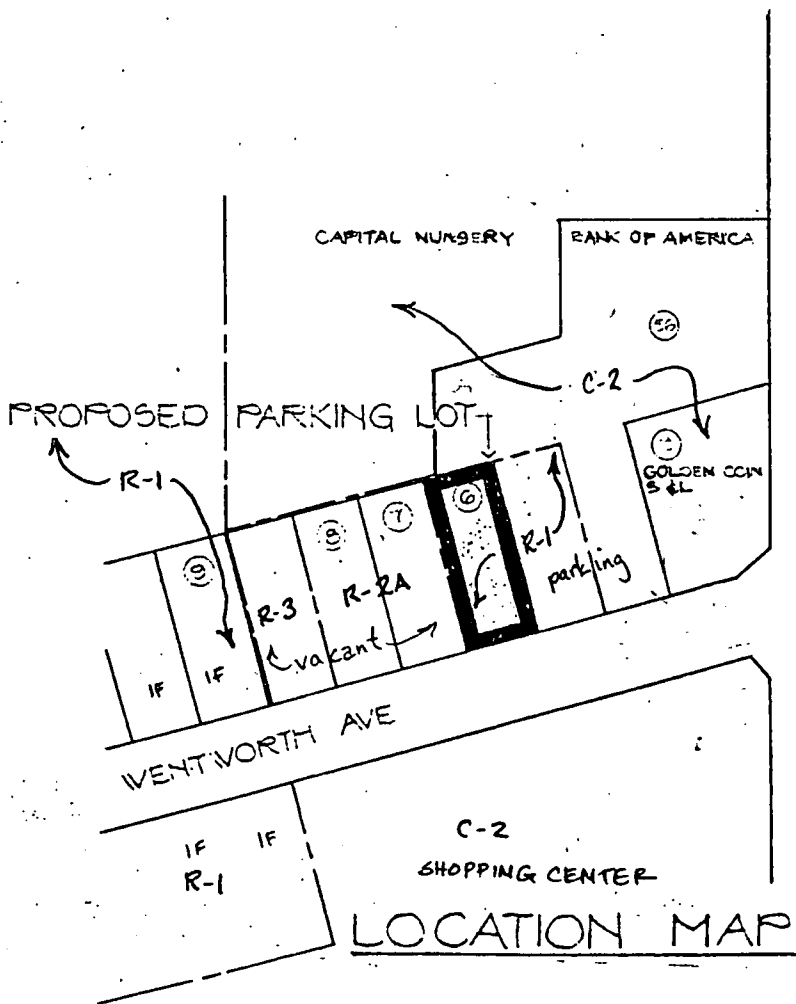
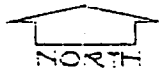
Findings of Fact - Special Permit

- a. The special permit is based on sound principles of land use in that:
 - 1) the proposed parking lot abuts an existing parking lot on property to the east of the subject site;
 - 2) the subject site faces a shopping center parking lot across the street and is more appropriate for use as a parking lot than as a single family residential property.
- b. The special permit, as conditioned, will assure that the proposed use will not be detrimental to the public health, safety or welfare, nor will it result in creation of a nuisance in that:
 - 1) landscaping and the code required for a six-foot masonry wall will provide adequate screening and buffering between the proposed use and residential property to the west;
 - 2) the lighting of the site will promote safety for users of the parking lot.
- c. The proposed use is consistent with the intent of the 1974 General Plan and the 1965 Sutterville Heights Community Plan.

Findings of Fact - Variance

- a. The variance is not a special privilege extended to one individual in that under similar circumstances the same variance would be granted to another property owner;
- b. The variance will not be injurious to public welfare nor to property in the vicinity in that the property affected is not a residential use or likely to be developed as a residential use in spite of their existing residential zones, given its current use as a bank parking lot;
- c. The variance is in harmony with the general purpose and intent of the Zoning Ordinance in that the waiver is for walls abutting non-residential use. Furthermore, the variance will not adversely affect the General Plan or specific plans of the City or the Open Space Zoning Regulations.

ZONING & LAND USE



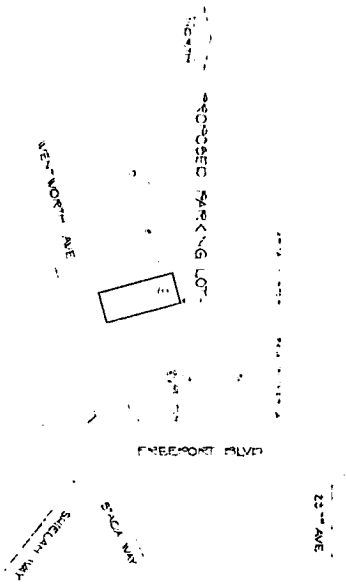
LOCATION MAP

002267

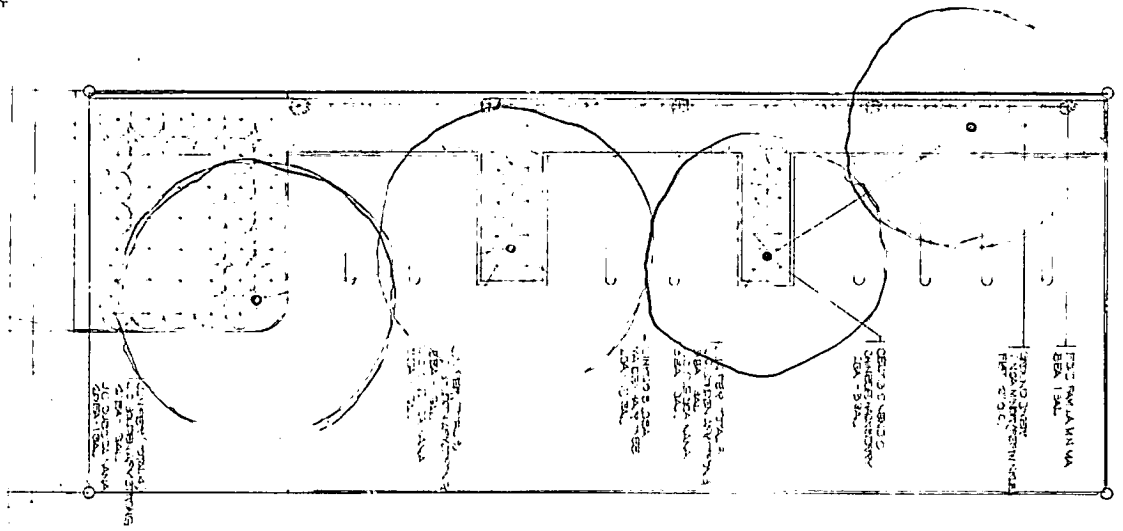
APPLICANT'S PLANS

Exhibit A:

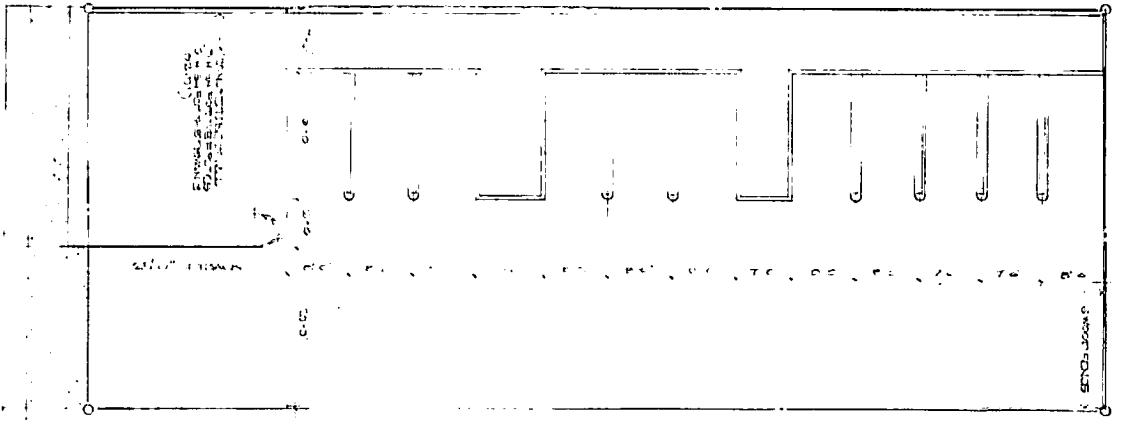
002271



LOCATION MAP
SCALE: 1"=50'



LANDSCAPE PLAN



GRADING-PAVING PLAN
SCALE: 1"=10'

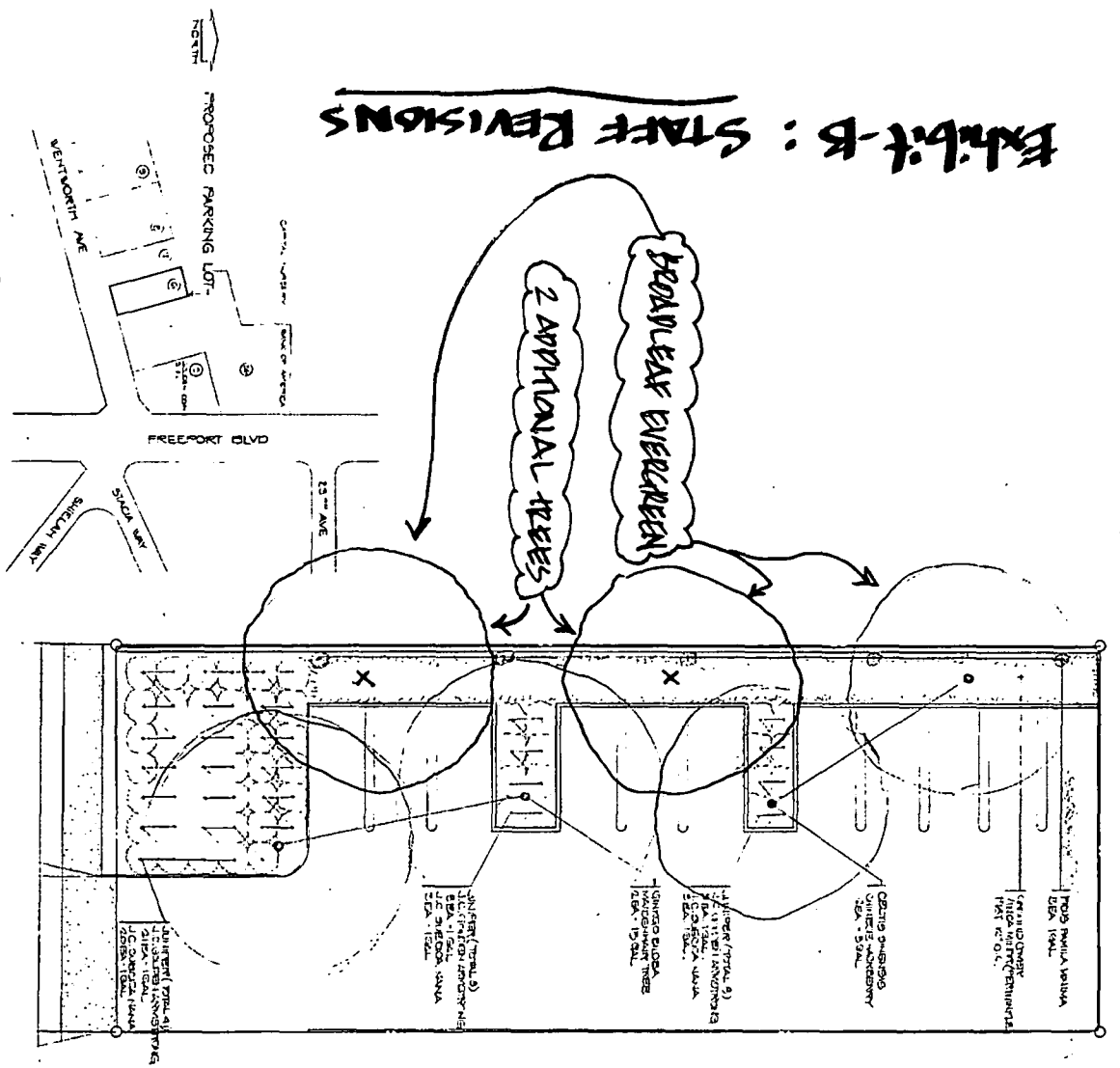
GRADE CALCULATION

PAVED PARKING LOT AREA	44605 SF
GRADE TREE	507
GRASS DRIVEWAY	707
CENTRAL DRIVEWAY	334
LANDSCAPED AREA	1770 SF
TOTAL	50733 SF

LOT SIZE 30 x 127.5 = 6375 SF
PAVED AREA = 44605 SF
LANDSCAPED AREA = 1770 SF, 30% OF PAVED AREA



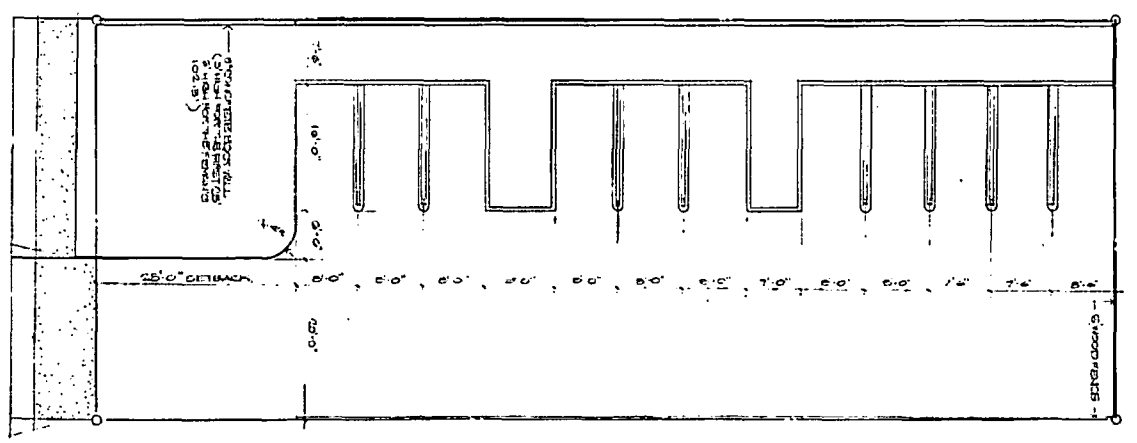
Exhibit B : STAFF REVISIONS



LOCATION MAP
SCALE: 1" = 200'

002272

LANDSCAPE PLAN



SCALE: 1/8" = 1'-0"

GRADING-PAVING PLAN

ITEM NO. 9

SHADE CALCULATION:

PAVED PARKING LOT AREA	4405 SF
SHADE TREE INTERIOR	562 SF
GINKGO BILoba (HAND-PLANT TREES)	962
CELTIS SHINING (HAND-PLANT TREES)	707
TOTAL	1669 SF
LOT SIZE	30,127.5 SF
PAVING AREA	14605 SF
LANDSCAPED AREA	1770 SF

PERCENTAGE OF PAVED AREA: 48.5%