

# CITY PLANNING COMMISSION

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

APPLICANT	Gary & Linda Nibbelink - P.O. Box 162138, Sacramento, CA 95816
OWNER	Gary & Linda Nibbelink - P.O. Box 162138, Sacramento, CA 95816
PLANS BY	Troy Arnold
FILING DATE	1-23-87
ENVIR. DET.	Ex. 15301a, 15311
ASSESSOR'S-PCL. NO.	007-223.07.09.10.11.12
REPORT BY	JP:sg

**APPLICATION:** A. Special Permit to develop a parking lot in the Single Family (R-1) and General Commercial (C-2) zones (Section 2-C-31)  
B. Lot Line Adjustment to merge five lots

**LOCATION:** Northeast corner of 33rd Street and Folsom Boulevard (3301 to 3319 Folsom Boulevard, 1435 33rd Street and 1434 34th Street)

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a 15 space parking lot on a portion of 0.5+ acres for an existing office and a proposed restaurant use.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial, Residential  
1963 East Sacramento Community Plan Designation: Shopping-Offices-Commercial, Light Density Residential  
Existing Zoning of Site: C-2, R-1  
Existing Land Use of Site: Commercial/Office Buildings, Duplex, Vacant

**Surrounding Land Use and Zoning:**

North: Single Family: R-1  
South: Bakery, Office; C-2  
East: Auto Repair, Office, Residential; C-2, R-1  
West: General & Retail Commercial; C-2

Parking Required: 8 spaces - proposed restaurant use,  
2 spaces - existing duplex  
Parking Proposed: 15 spaces  
Property Dimensions: Irregular  
Property Area: 0.5+ acres  
Square Footage of Building: 2,858+ sq. ft. (3301 Folsom Blvd.)  
Height of Building: All 1 story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**PROJECT EVALUATION:** Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of five parcels totaling 0.5+ acres. The three parcels fronting on Folsom Boulevard (3301 to 3319 Folsom Boulevard) are zoned

General Commercial (C-2) and are developed with three commercial buildings. The fourth parcel (1434 34th Street) fronts 34th Street, is zoned Single Family (R-1) and is developed with a duplex. The rear of the parcel behind the duplex has been paved and has four striped parking spaces. The fifth parcel (1435 33rd Street) fronts on 33rd Street, is zoned R-1 and is vacant. Surrounding land uses are commercial to the south, east and west, and single family residential to the north. The 1974 General Plan designates the C-2 zoned lots for commercial use and the R-1 zoned lots for residential use.

The applicant proposes to merge the five lots and develop a 15 space parking lot in the area to the rear of the commercial buildings for use by a restaurant proposed to occupy a portion of the 3301-3307 Folsom Boulevard building. The proposed parking stalls are located on the R-1 zoned lots and the applicant is requesting a special permit to develop a parking facility in the Single Family zone.

Planning staff finds the applicant's proposal to be an appropriate land use for the subject site. The existing vacant lot is substandard in width and depth (40' x 86') and it is highly unlikely that an individual would construct a new residence on this lot adjacent to the rear of a commercial building. A parking facility would also provide off-street parking for clients/tenants of buildings which presently have no on-site parking. The proposed facility will also improve a portion of the site which is currently used for parking but does not meet existing City standards. The required six-foot-high solid wall will buffer the existing residences to the north from the proposed parking facility. Staff, therefore, has no objections to the applicant's request.

#### B. Site Plan Design

The submitted site plan indicates 15 parking spaces. The proposed parking lot plan has been reviewed by the City Planning, Building and Traffic Engineering Divisions. The following site plan modifications are recommended prior to issuance of building permits:

1. Show the required four-foot-wide planter adjacent to the 33rd Street right-of-way.
2. Eliminate two to three parking spaces and increase planter width to seven feet along the north property line in order to meet 50 percent shading requirement.
3. Indicate existing utility pole in driveway. The pole cannot interfere with parking stall maneuvering. If it does, the pole must be relocated.
4. Indicate existing driveways and existing paving on revised site plan. Driveway entrances are to meet required widths of City Traffic Engineering Division.
5. Existing striped parking on the eastern commercial site shall be indicated on the revised site plan.

Presently a trash dumpster is located in a paved area where a future parking space is proposed. The applicant proposes to relocate the dumpster to a new concrete block trash enclosure behind one of the existing buildings. Staff approves of the dumpster relocation and new trash enclosure construction.

C. Proposed Restaurant Required Parking

The applicant proposes to locate a 50 seat restaurant in an 1,890+ square-foot portion of the existing building at 3301-3307 Folsom Boulevard. The office use occupying the remaining 968+ square-feet of the building would remain. The commercial building is over 50 years old and has been used for a variety of uses including drug store, bar, liquor store, drapery shop and office space. No on-site parking currently exists for the building and a credit of 11 parking spaces can be given based on past uses of the structure (1:250 ratio). The proposed office and 50 seat restaurant use requires 19 parking spaces. Using the 11 space credit, eight on-site parking spaces are required for the restaurant use. The proposed parking lot will provide the required eight spaces for the restaurant use. Staff recommends that the two stalls adjacent to the existing duplex be reserved for the duplex residents to insure that this residential use has off-street parking.

D. Lot Line Adjustment

The proposed lot line adjustment to merge the five lots has been reviewed by the City Engineering, Traffic Engineering, Real Estate and Water and Sewer Divisions. There were no objections to the merger.

E. Neighborhood Comments

The project has been reviewed by the East Sacramento Improvement Association. They are concerned that the proposed parking lot development will not be beneficial to the existing duplex on the site and will increase the amount of traffic on 34th Street. They recommend that a solid walled area surround the duplex to protect the residence and the 34th Street residential street frontage. Inside the walled area would be a planter and two parking spaces for the duplex. They also recommend that a barrier be provided adjacent to the existing residence on the C-2 zoned property to prevent cars from running into the residence (Exhibit F). The applicant has indicated that he is willing to incorporate the changes recommended by the East Sacramento Improvement Association into the revised site plan.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sections 15301a, 15311).

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the Special Permit to develop a parking lot in the R-1 and C-2 zones, subject to conditions and based upon findings of fact which follow; and
- B. Approve the lot line adjustment to merge five lots by adopting the attached resolution.

Conditions

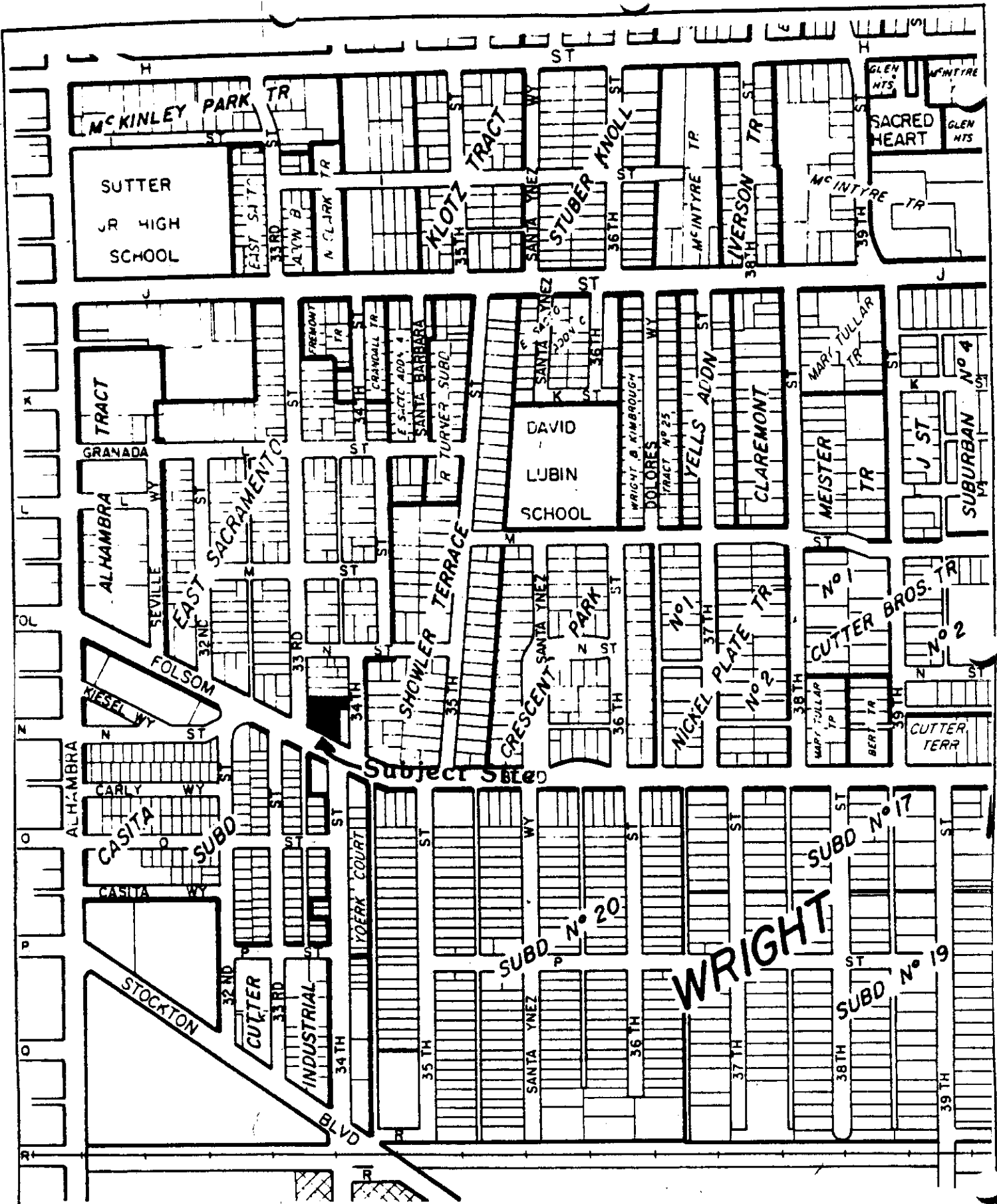
1. A revised parking lot site plan shall be submitted for staff review and approval prior to issuance of building permits. The revised site plan shall be drawn to a scale acceptable to the City Building Division and shall indicate the following modifications:
  - a. The required minimum four-foot-wide planter with six inch concrete curb (minimum five feet wide, total) adjacent to the 33rd Street right-of-way;
  - b. Revised landscape, shading and irrigation plans which meet the City's 50 percent shading requirement and utilize a two-foot planter overhang by parked vehicles;
  - c. The existing utility pole in the driveway. The pole cannot interfere with parking stall maneuvering. If it does, the pole must be relocated;
  - d. Existing driveways, existing paving, existing porches, existing walkways and any existing striped parking proposed to remain on the revised site plan. The driveway entrance is to meet required width of the Traffic Engineering Division;
  - e. Minimum four foot wide planter adjacent to duplex use as indicated by Exhibit F; and
  - f. Trash enclosure location(s).
2. A six-foot-high solid wall (three feet in front setback area adjacent to 33rd Street) shall be located adjacent to the northern property line and surround the existing duplex as indicated by Exhibit F. Design and materials of the wall shall be subject to Planning Director review and approval prior to issuance of building permits.
3. A minimum of one trash enclosure shall be provided on the site. The design and materials shall be subject to Planning Director review and approval prior to issuance of

building permits. The trash enclosure walls shall be a minimum of six feet in height, be constructed of a solid masonry material and the exterior surface finished in a manner compatible with the existing commercial structures on the site.

4. The applicant shall provide a parking barrier to protect the existing residence on the adjacent C-2 zoned property from vehicles parking on the adjacent site (see Exhibit F). The type of barrier shall be reviewed and approved by the Planning Director prior to issuance of building permits.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a. the proposed parking facility will provide off-street parking for existing commercial buildings;
  - b. the vacant single family zoned lot is substandard in width and depth and located adjacent to the rear of a commercial use, making it unlikely that a single family residence would be constructed on the site; and
  - c. the proposed project will improve a portion of the site that is currently being used for parking but is not developed to City standards.
2. The project, as conditioned, would not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate landscaping will be provided; and
  - b. a six-foot-high decorative masonry wall will be located adjacent to the north property line and act as a noise and visual buffer between the existing residential and proposed parking lot use.
3. The proposed project is consistent with the City's interim land use policy in that the site is designated for commercial and residential uses by the 1974 General Plan and the proposed parking lot use conforms with the plan designation.



P37-064

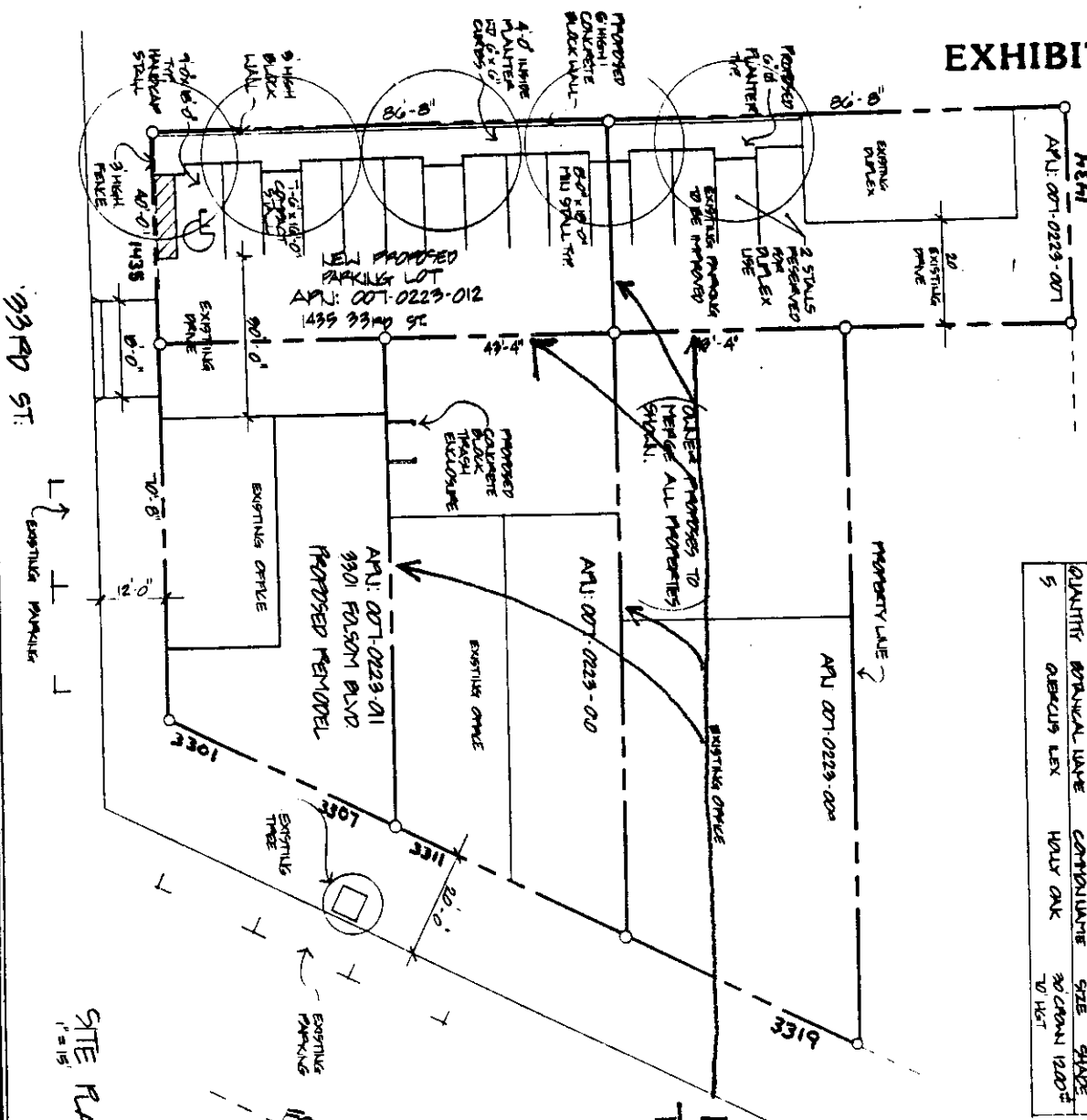
2-26-87

Item 11

**VICINITY MAP**



# EXHIBIT A

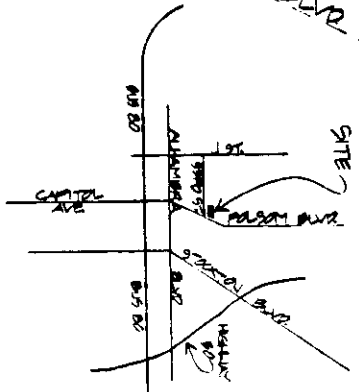


QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	GRADE
5	ALBICORN LEX	HOLY OAK	30' CROWN 12.00'	TO HGT

Lot Lines  
To Be Removed

SITE PLAN  
1" = 15'

LOCATION MAP



P37-064

2-26-87

Item 11

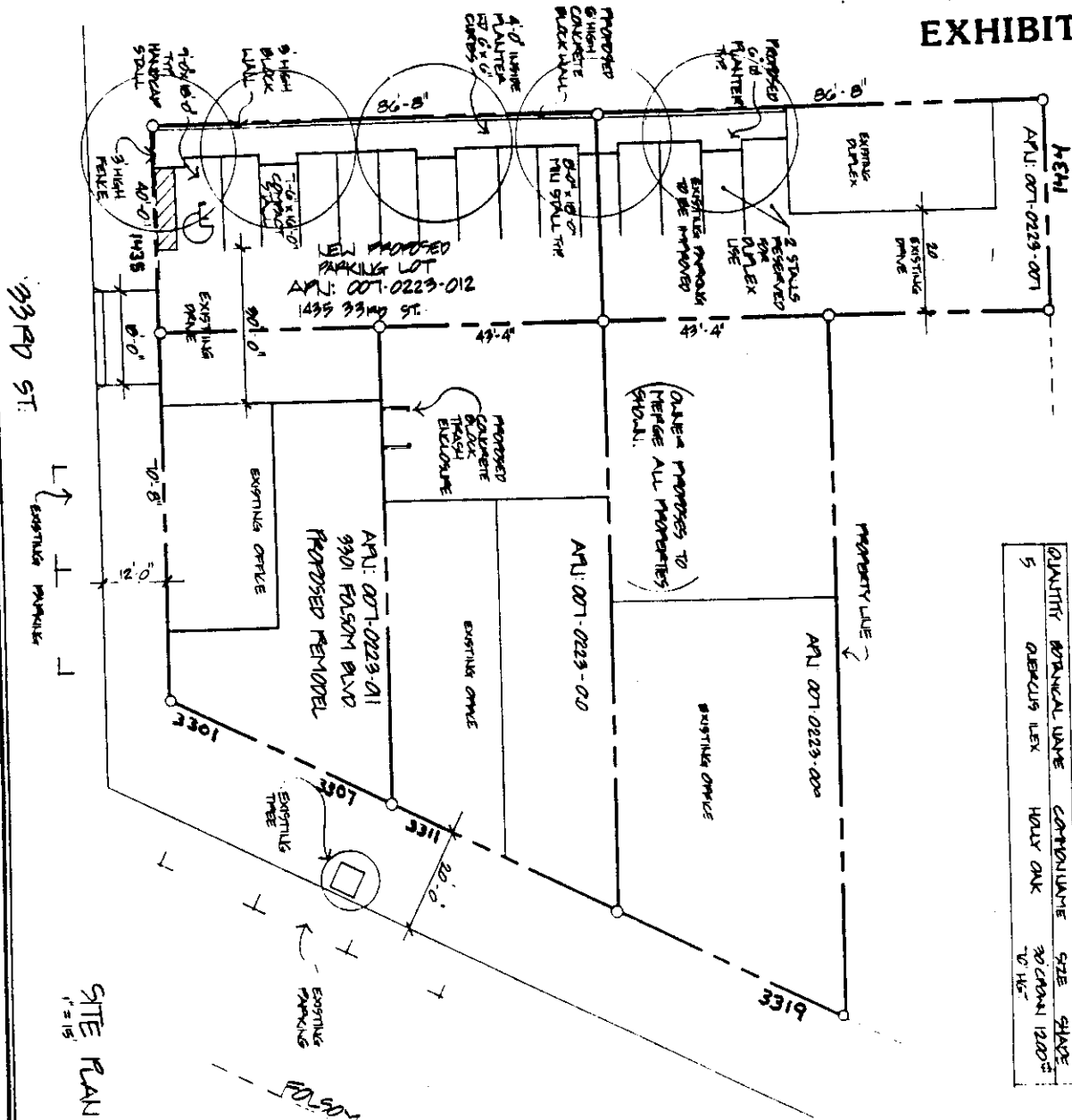


**EXHIBIT B**

LEGAL DESCRIPTION

Lots 83, 84, 85 and 87 of East Sacramento Tract

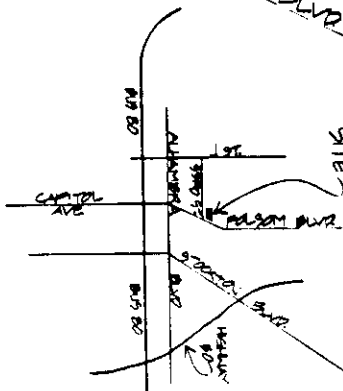
# EXHIBIT C



QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	GRADE
5	QUERCUS LEX	HOLLY OAK	30 CM DIA @ 1200"	10' HIG

SITE PLAN  
1" = 15'

LOCATION MAP



P87-064

2-26-87

Item #

## BOULEVARD CAFE

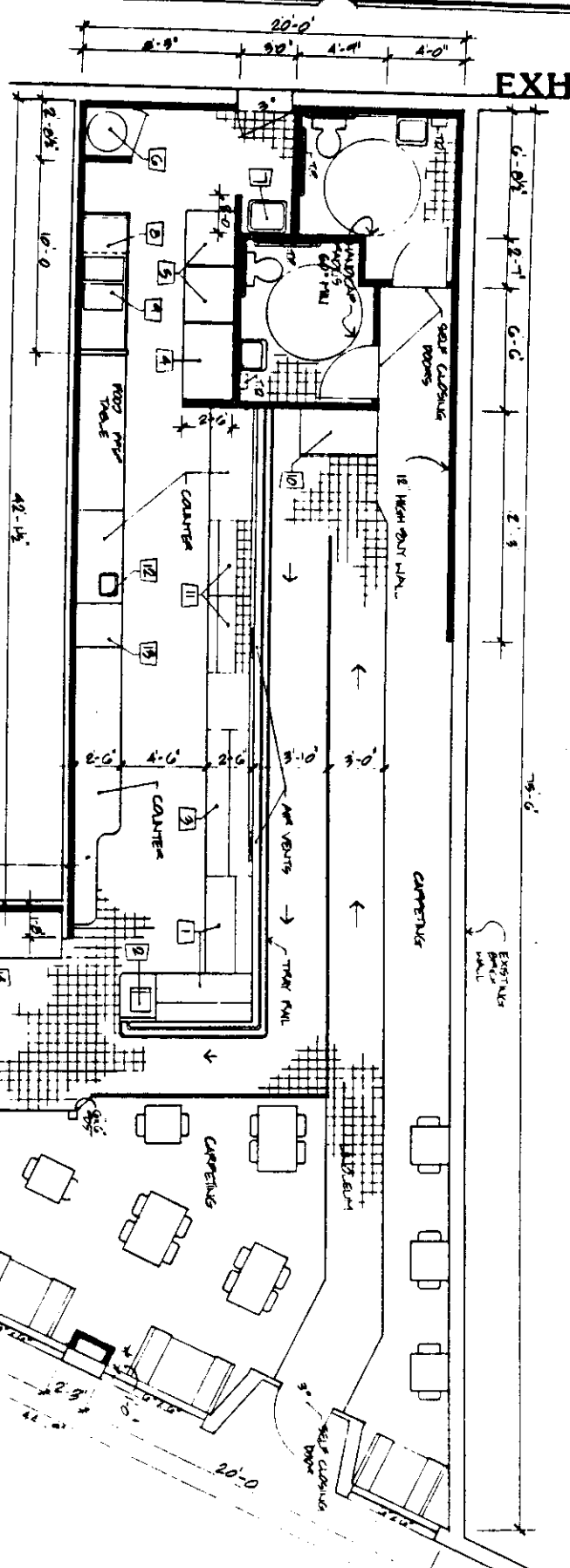
3301 FOLSOM BLVD SACRAMENTO CA.  
APN: 007-0223-011  
GARY NIBBELINK 739-8281

TRUST  
AR 04/11/15  
024-0155

# EXHIBIT D

EQUIPMENT SCHEDULE			
NO.	QUANTITY	DESCRIPTION	NOTE
1	1	PREP TABLE	15
2	1	CASE	15
3	1	STOVE	15
4	1	REF	15
5	1	STOVE	15
6	1	REF	15
7	1	STOVE	15
8	1	REF	15
9	1	STOVE	15
10	1	REF	15
11	1	STOVE	15
12	1	REF	15
13	1	STOVE	15
14	1	REF	15
15	1	STOVE	15
16	1	REF	15

ALL EQUIPMENT TO BE INSTALLED IN PLACE



## HANDICAP NOTES

1. RESTROOM SHALL HAVE ONE (1) TOILET.
2. STOVE/REF CASE SHALL BE 36" OR MORE WIDE (MINIMUM 30" CLEARANCE IN FRONT OF TOILET).
3. STOVE/REF CASE SHALL BE 15" OR MORE WIDE.
4. ALL LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST CODES AND REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CODES AND REGULATIONS.

## TRAC. NOTES

1. STOVE/REF CASE SHALL BE 36" OR MORE WIDE (MINIMUM 30" CLEARANCE IN FRONT OF TOILET).
2. STOVE/REF CASE SHALL BE 15" OR MORE WIDE.
3. ALL LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST CODES AND REGULATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST CODES AND REGULATIONS.

LEAD LINES BEHIND PARTITION

FLOOR PLAN  
1/4" = 1'-0"

P87-064

2-26-87

Item 11

# BOULEVARD CAFE

3301 FOLSOM BLVD SACRAMENTO CA.  
APN:007-0223-011

GARY NIBBELINK 739-8261

EXHIBIT C  
APPROVED  
RECEIVED

# BOULEVARD CAFE

1901 FOLBOM BLVD SACRAMENTO CA  
APN: 007-0223-017  
GARY NIBBELINK 738-8201

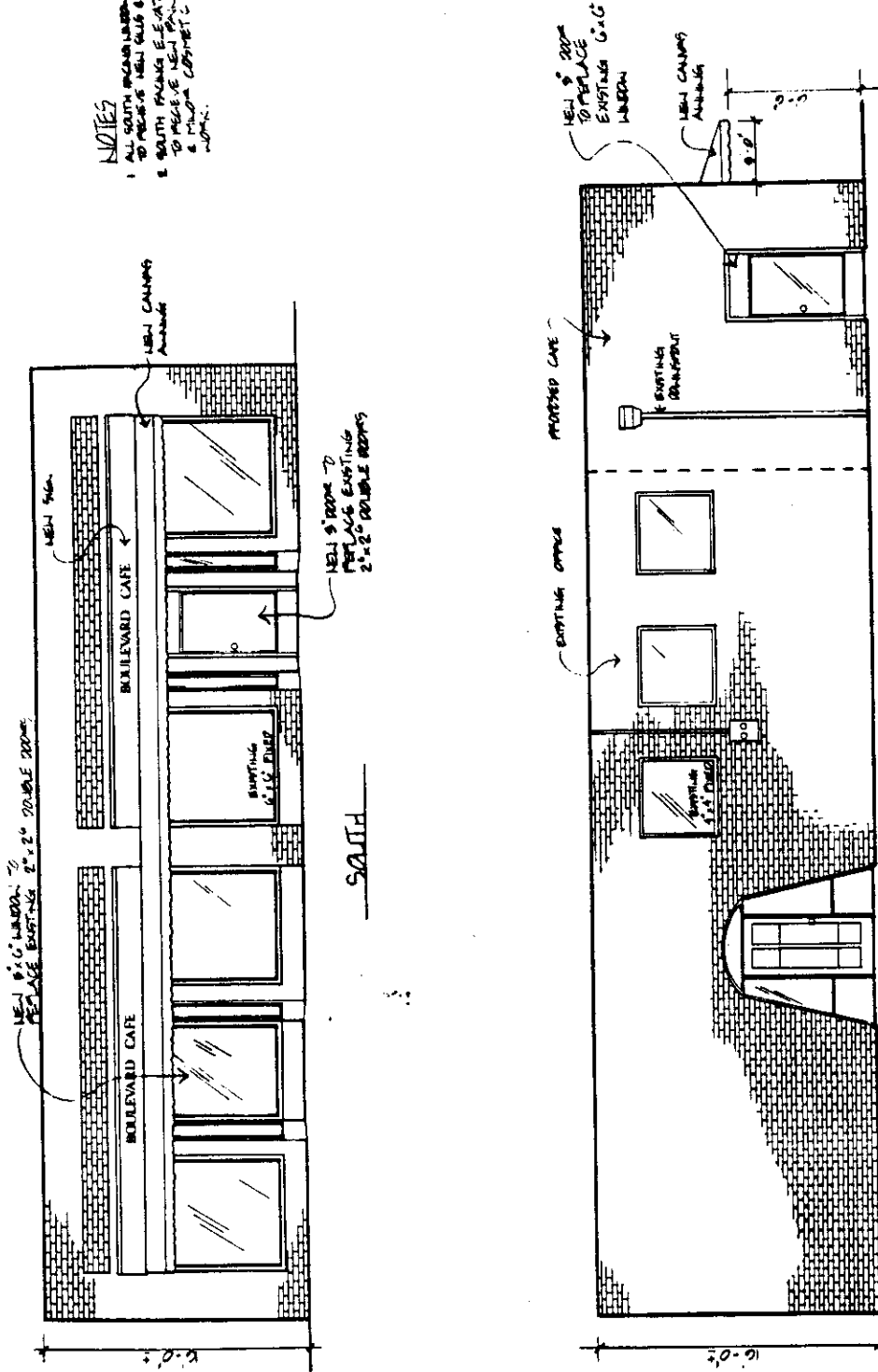
1/25/87

3 OF 3

## EXHIBIT E

ELEVATIONS  
HT'S

**NOTES**  
ALL SOUTH WALLS ARE TO BE REFINISHED WITH NEW STUCCO & PAINTING EXTERIOR TO MATCH EXISTING WORK.  
SOUTH FRINGE ELEVATION TO RECEIVE NEW STUCCO & PAINTING WORK.



SOUTH

WEST

P87-064

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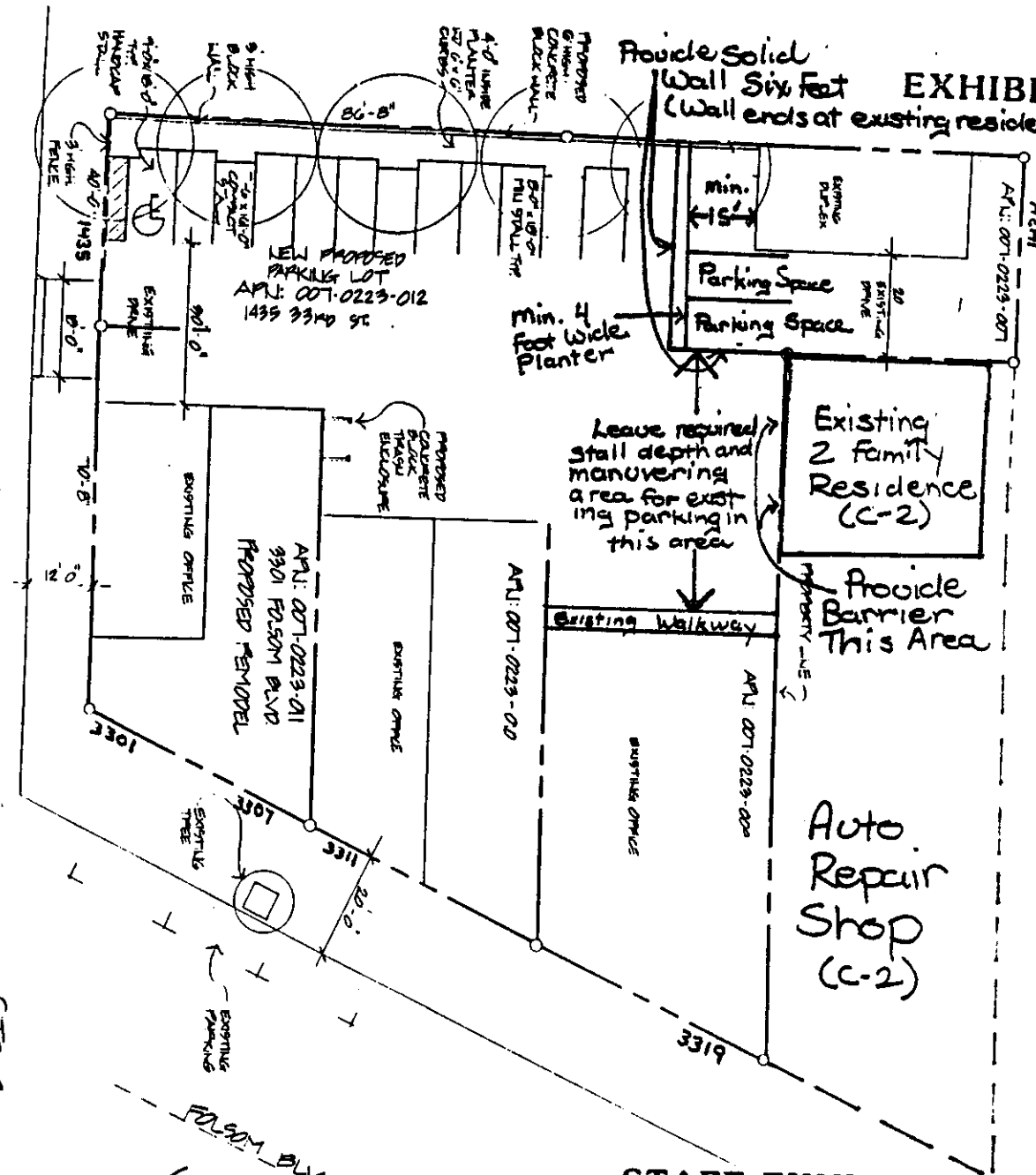
Item 11

3300 ST

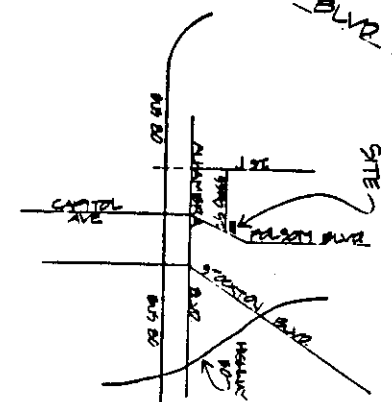
EXISTING PARKING

SITE PLAN

LOCATION MAP



STAFF EXHIBIT  
(Not to scale)



PS-7-26-87

2-26-87

Home II

**BOULEVARD CAFE**  
3301 FOLSOM BLVD SACRAMENTO CA.  
APN:007-0223-011

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TRUCK  
ARMED  
024-815