

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Donald Celli & Assoc., 3440 Viking Dr., Ste. 100, Sacramento, CA 95827		
OWNER	(1) Harman KFC Investment, 199 1st St., #212, Los Altos, CA 94022		
PLANS BY	Donald Celli & Assoc., 3440 Viking Dr., Ste. 100, Sacramento, CA 95827		
FILING DATE	6/29/89	ENVIR. DET.	Ex. 15305a
ASSESSOR'S PCL. NO.	250-0121-001, 002, 003		REPORT BY JC/kjr

OWNER (2): KH Moss Co., 1162 Cirby Way, Ste. 3, Roseville, CA 95661

- APPLICATION:**
- A. Variance to allow two parking spaces to be located off-site on an adjacent parcel in a proposed retail/commercial center
 - B. Variance to allow back out maneuvering for 21 parking spaces to be located on an adjacent parcel in a proposed retail/commercial center
 - C. Lot Line Adjustment to relocate the common property lines for three parcels on 2.91+ partially developed acres in the Special Planning District (SPD) zone

LOCATION: SE Corner Patio Avenue and Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a retail/commercial center on 2.91+ partially developed acres in the Special Planning District (SPD) zone.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
1988 South Natomas Community Plan Designation:	Special Planning District
Existing Zoning of Site:	SPD
Existing Land Use of Site:	Kentucky Fried Chicken and Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Office/Warehouse; C2, C4(R)	Front(Northgate):	25'	25'
South: Mobile Home Park; SPD	Side(Int):	0'	0'
East: Mobile Home Park, Single Family; R-1	Side(St):	5'	5'
West: Vacant; R-3 (PUD)	Rear:	15'	15'

Parking Required: 169 spaces: 144 spaces retail: 1 per 250 sq. ft. (35,940 total sq. ft.)

Parking Provided: 192 spaces: 25 spaces restaurant: 1 per 3 seats (75 seats total)

Property Dimensions:	328' x 387'
Property Area:	2.91+ acres
Square Footage of Building:	32,940 (retail center); 3,000 sq. ft. bldg. pad
Height of Building:	30' (highest point)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Cement Plaster
Roof Material:	Metal

BACKGROUND INFORMATION: On August 14, 1986, the Planning Commission approved a Special Permit for a drive through window in the C2-R zone (P86-012). On September 9, 1986, the City Council approved a General Plan Amendment from Residential to Commercial Office, a South Natomas Community Plan Amendment from Special Planning District to Commercial Shopping Center and a Rezone from Garden Apartments (R2A) to General Commercial-Review (C2R) zone (P86-012). On March 12, 1987, the Planning Commission approved a plan review for a 2,920 square foot, 74 seat fast food restaurant with a drive through window in the General Commercial Review (C2-R) zone (P87-039).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of 2.91+ partially developed acres located in the Northgate Special Planning District (SPD). The General Plan and the 1988 South Natomas Community Plan designate the site as a Special Planning District. The surrounding land uses and zones are office warehouse, (C2 and C4R) to the north; single family and mobile home park, (R-1) to the east; vacant, R3(PUD) to the west, and mobile home park (SPD) to the south.

B. Proposal:

The applicant is proposing to relocate the common property lines between three parcels to conform to the development pattern of a proposed retail/commercial center. The applicant will be constructing a 32,940+ square foot building on parcel three, a 3,000 square foot building pad on parcel 2, and parcel 1 will remain the Kentucky Fried Chicken restaurant. However, the proposed development plan shows parcel 2 (building pad) short two parking spaces which the applicant proposes to locate on parcel 3, and maneuvering across property lines. Therefore, a variance for off-site parking and maneuvering is required.

Staff has no objections to this request since the retail/commercial center will provide adequate parking for the entire site. Staff suggests placing a reciprocal access agreement on the deed of each lot in order to maintain this provision on the site in perpetuity.

C. Agency Comments:

The plans have been reviewed by Traffic Engineering, City Engineering, Building Inspections, Electrical Engineering, Water and Sewer Division, Community Services, Real Estate, and South Natomas Advisory Committee. The following comments were received:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.

- b. File a waiver of parcel map.
- c. Pay off or segregate any existing assessments.
- d. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at the time of obtaining building permits.
- e. Comply with City Driveway Ordinance: Driveway shall be on one parcel only.
- f. Reciprocal access, ingress, egress, parking, and maneuvering easements required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305a).

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Approve the variance to locate two parking spaces off-site on an adjacent parcel subject to conditions and based on findings of fact which follow
- B. Approve the variance to allow back out maneuvering for 21 parking spaces on adjacent parcels subject to conditions and based on findings of fact which follow
- C. Approve the lot line adjustment by adopting the attached resolution

Conditions

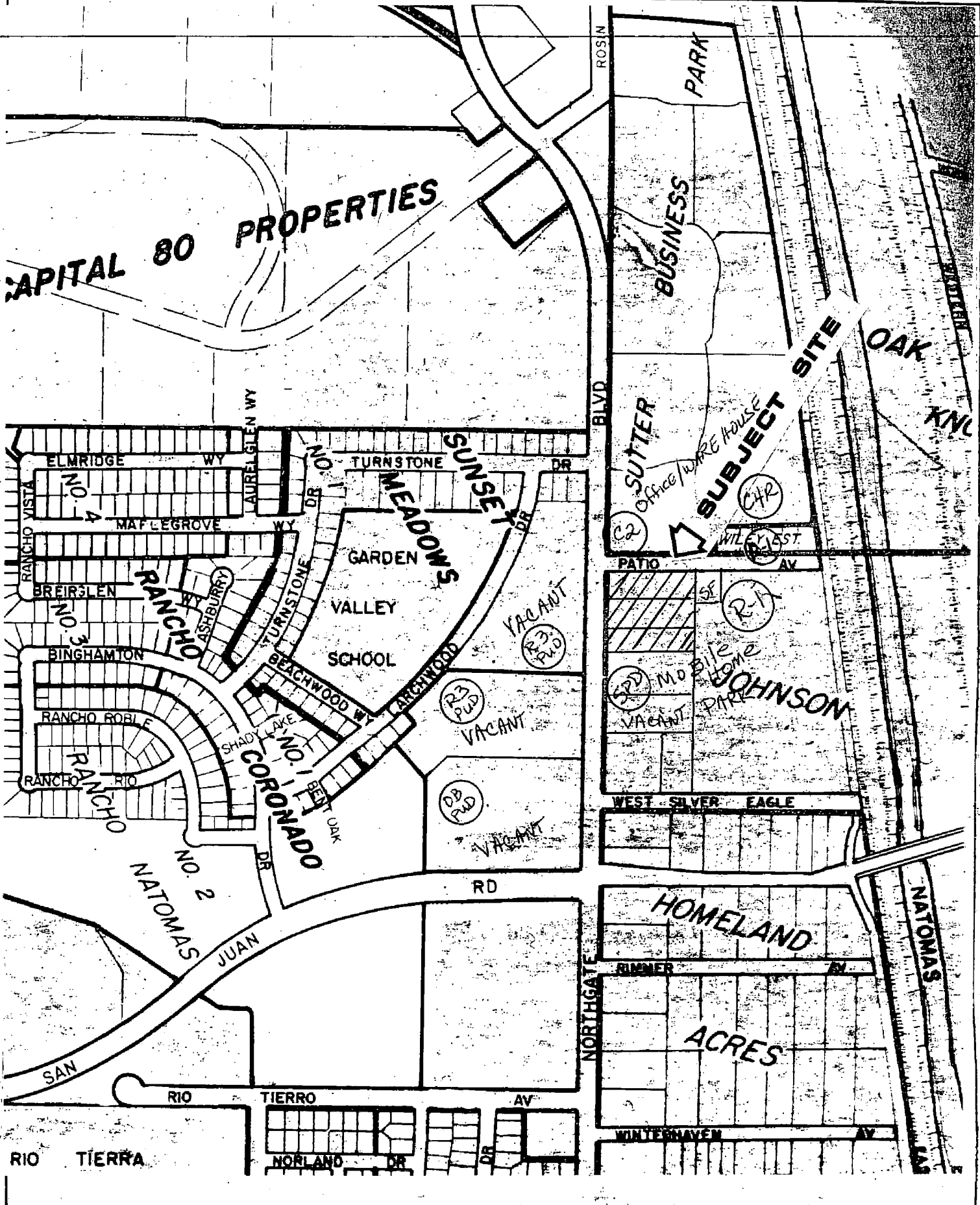
- 1. The applicant shall provide reciprocal access, ingress, egress, parking, and maneuvering easements.
- 2. The reciprocal access agreements shall be placed on the deed of each lot.

Findings of Fact

- 1. The proposed variances, as conditioned, do not constitute a special privilege extended to one individual property owner in that variances for off-site parking and maneuvering through reciprocal access would be appropriate for any property owner facing similar circumstances.
- 2. The granting of these variances will not be detrimental to the public health or welfare nor to surrounding properties in that:
 - a. an adequate number of parking spaces will be provided
 - b. all parking and maneuvering will be within the subject 2.91+ acres and directed inward within the site

3. The proposed variances, as conditioned, do not constitute a use variance in that a retail/commercial center is permitted in the SPD zone.
4. The proposed project is consistent with both the General Plan and the 1988 South Natomas Community Plan in that the site is designated Special Planning District and the proposed retail/commercial center conforms to the plans.

CAPITAL 80 PROPERTIES



VICINITY - LAND USE - ZONING

P89-252

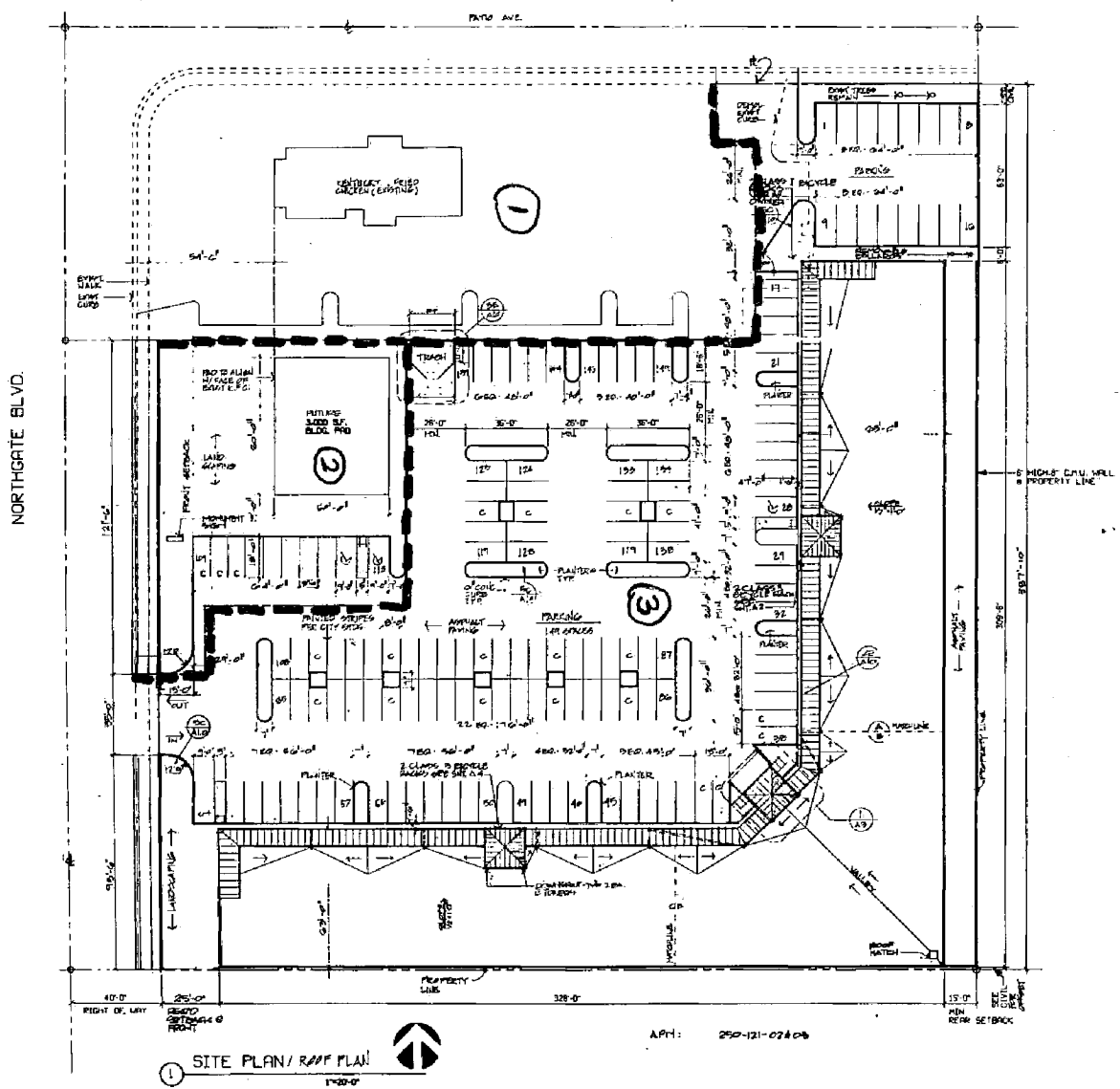
8-24-89

#15

P89-252

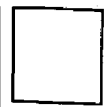
8-21-89

#15



1 SITE PLAN / RAMP PLAN

APP: 250-121-07406



M.A. HENDERSON-SCHROEDER
ARCHITECTS
1000 J STREET, SUITE 100
SACRAMENTO, CA 95811
TEL: 554-1111

PATIO PLAZA
SACRAMENTO, CA
SITE PLAN

DATE	07/04
BY	TALAM
CHK	
FILE	

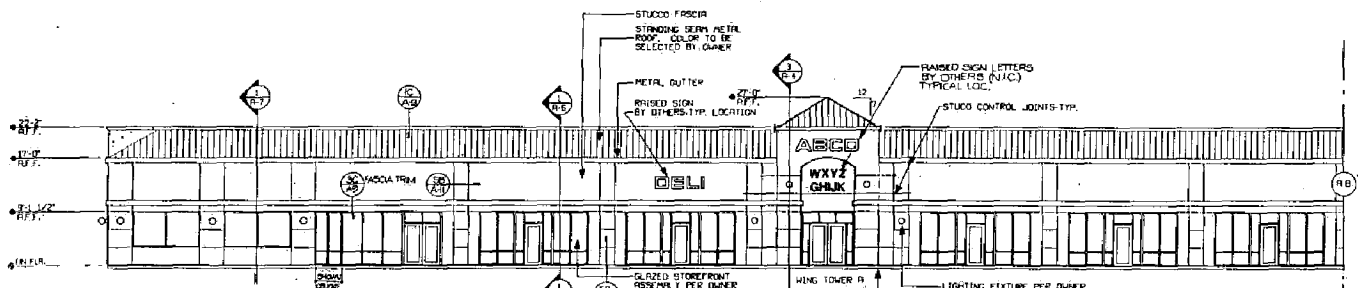
A-1

EXHIBIT A

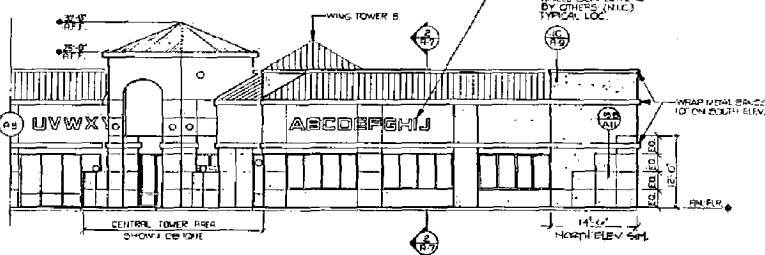
289-252

8.24.89

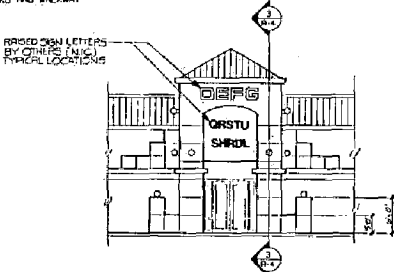
#15



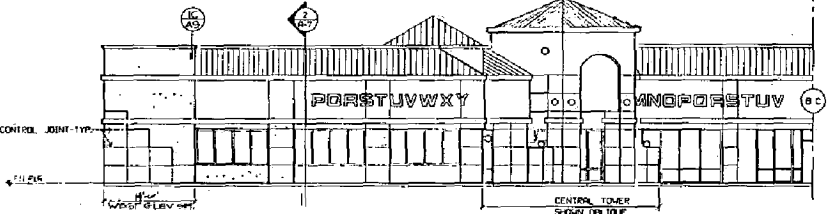
1 WEST ELEVATION (PARTIAL)
1/8"=1'-0"



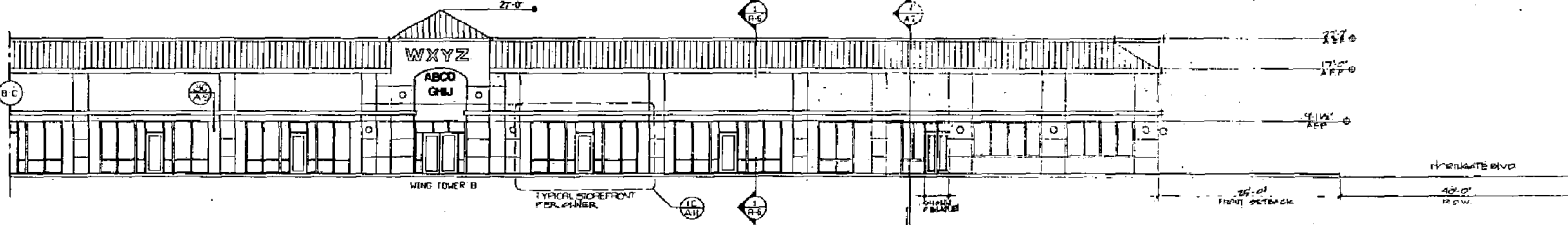
2 WEST ELEVATION (PARTIAL)
1/8"=1'-0"



5 SOUTHWEST ELEVATION @ CENTRAL TOWER
1/8"=1'-0"



3 NORTH ELEVATION (PARTIAL)
1/8"=1'-0"



4 NORTH ELEVATION (PARTIAL)
1/8"=1'-0"

MANHATTAN ARCHITECTS-SCHROEDER
ARCHITECTS

PATIO PLAZA
SACRAMENTO, CA

EXHIBIT B

NO 89-04
DATE 7/12/89
PROJECT NEW MBY
SHEET A-5

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF JOHNSON HEIGHTS, ACCORDING TO THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JULY 26, 1915, IN BOOK 15 OF MAPS, NO. 25, RECORDS OF SAID COUNTY, ALSO BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT BEING ALSO THE CENTERLINE OF PATIO AVENUE N89°-59'-26"E 300.03 FEET; THENCE S00°-45'-14"E 50.00 FEET; THENCE N89°-59'-26"E 18.71 FEET; THENCE S00°-45'-14"E 87.50 FEET; THENCE S89°-59'-26"W 151.01 FEET TO THE WEST LINE OF AFOREMENTIONED LOT 12, THENCE ALONG SAID WEST LINE N00°-45'-14"W 137.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF JOHNSON HEIGHTS, ACCORDING TO THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JULY 26, 1915, IN BOOK 15 OF MAPS, NO. 25, RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID LOT 12 S00°-45'-14"E 137.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°-59'-26"E 149.01 FEET; THENCE S00°-45'-14"E 115.78 FEET; THENCE S89°-14'-46"W 89.00 FEET; THENCE S00°-45'-14"E 29.24 FEET; THENCE S89°-14'-46"W TO THE WEST LINE OF SAID LOT 12; THENCE ALONG SAID WEST LINE N00°-45'-14"W 146.96 FEET TO THE TRUE POINT OF BEGINNING.

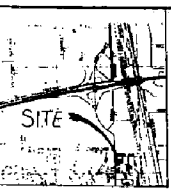
PARCEL 3

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF JOHNSON HEIGHTS, ACCORDING TO THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON JULY 26, 1915, IN BOOK 15 OF MAPS, NO. 25, RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID LOT 12 S00°-45'-14"E 284.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE N89°-14'-46"E 60.00 FEET; THENCE N00°-45'-14"W 29.24 FEET; THENCE N89°-14'-46"E 89.00 FEET; THENCE N00°-45'-14"W 115.78 FEET; THENCE N89°-59'-26"E 151.01 FEET; THENCE N00°-45'-14"W 87.50 FEET; THENCE S89°-59'-26"W 18.71 FEET; THENCE N00°-45'-14"W 50.00 FEET; THENCE N89°-59'-26"E 115.92 FEET; THENCE S00°-43'-44"E 408.50 FEET; THENCE S89°-59'-26"W 397.06 FEET; THENCE N00°-45'-14"W 128.04 FEET TO THE TRUE POINT OF BEGINNING.

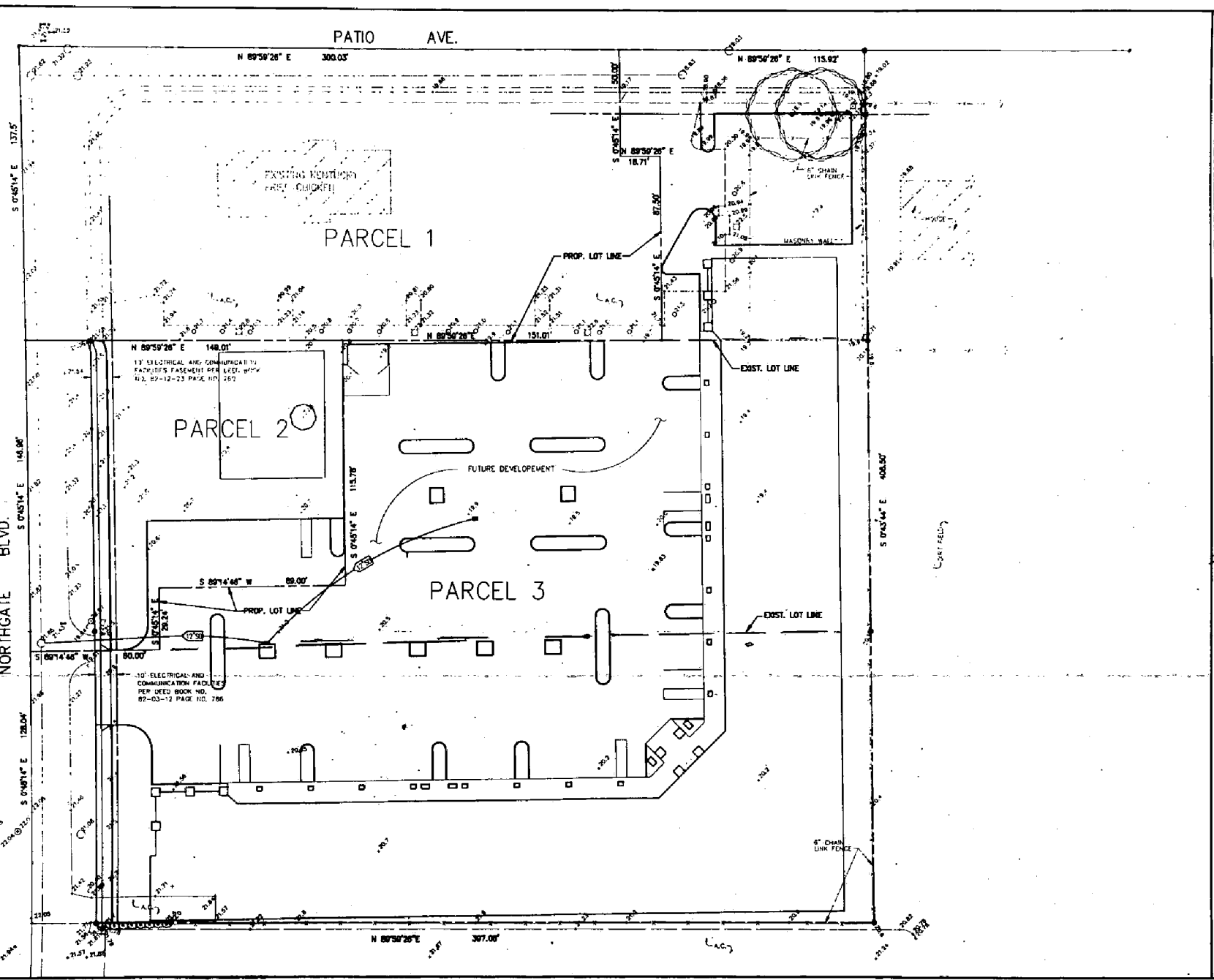
889-252

8-24-89

#17



VICINITY MAP
M.T.S.



Donald Celli & Associates
 ENGINEERS - PLANNERS - SURVEYORS
 340 WING DRIVE SUITE 100
 SACRAMENTO, CA 95827 (916) 948-1080

PROPOSED IMPROVEMENTS FOR
NORTHGATE SHOPPING CENTER
 CALIFORNIA

LOT LINE ADJUSTMENT MAP

REV.	DATE	DESCRIPTION	BY	APPRO.

EXHIBIT D

DRAWN
 CHECKED
 DATE
 JOB NO.
 SCALE
 SHEET
 OF