

CITY PLANNING COMMISSION

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

APPLICANT	Keith Gosling, Sacto. Unified School Dist., 425-First Ave., Sacto., CA 95818		
OWNER	State of California-General Services, 650 Howe Avenue, Sacramento, CA 95825		
PLANS BY	Keith Gosling, 425 First Avenue, Sacramento, CA 95818		
FILING DATE	7/6/84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Ex. 15311(b)	EIR	ASSESSOR'S PCL NO. 006-172-01 thru 12

APPLICATION

- A. Variance to waive 50% parking lot shading (WITHDRAWN)
- B. Variance to waive concrete curbing surrounding planters (WITHDRAWN)
- C. Lot Line Adjustment to merge 15 parcels into one on 1.2 acres in Central Business District (C-3) zone.

LOCATION: South side Capitol Avenue, bet. 16th & 17th Streets

PROPOSAL: The applicant is requesting the necessary entitlement to expand a parking lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Central Business District/Major Quasi-Public Facilities
1980 Central City Community Plan Designation:	Multi-family/Office
Existing Zoning:	C-3
Existing Land Use:	Illegal, unimproved, parking

Surrounding Land Use and Zoning:

North:	Motel/Parking Lot; C-3
South:	School Administration; R-5
East:	Market; C-2
West:	CCC/Parking Lot; C-3

Parking Required:	None
Parking Provided:	9 existing spaces + 53 additional 144 total spaces
Property Dimensions:	Parcels: 320' x 160'
Property Area:	51,200 sq. ft., 1.2± acres
Significant Features of Site:	Existing improved parking lot exists for all other portions of site
Street Improvements/Utilities:	Existing

PROJECT EVALUATION:

A. The subject site is onehalf block on the south side of Capitol Avenue between 16th and 17th Streets. The 15 parcels total 1.2 acres in the Central Business District (C-3) zone.

The applicant proposes to merge all 15 existing parcels into one in order to extend a parking lot and landscaping to the remaining 1/3 \pm of the block. These additional 53 spaces with the existing 91 spaces will serve staff and visitors to the Sacramento City Unified School District Administration offices.

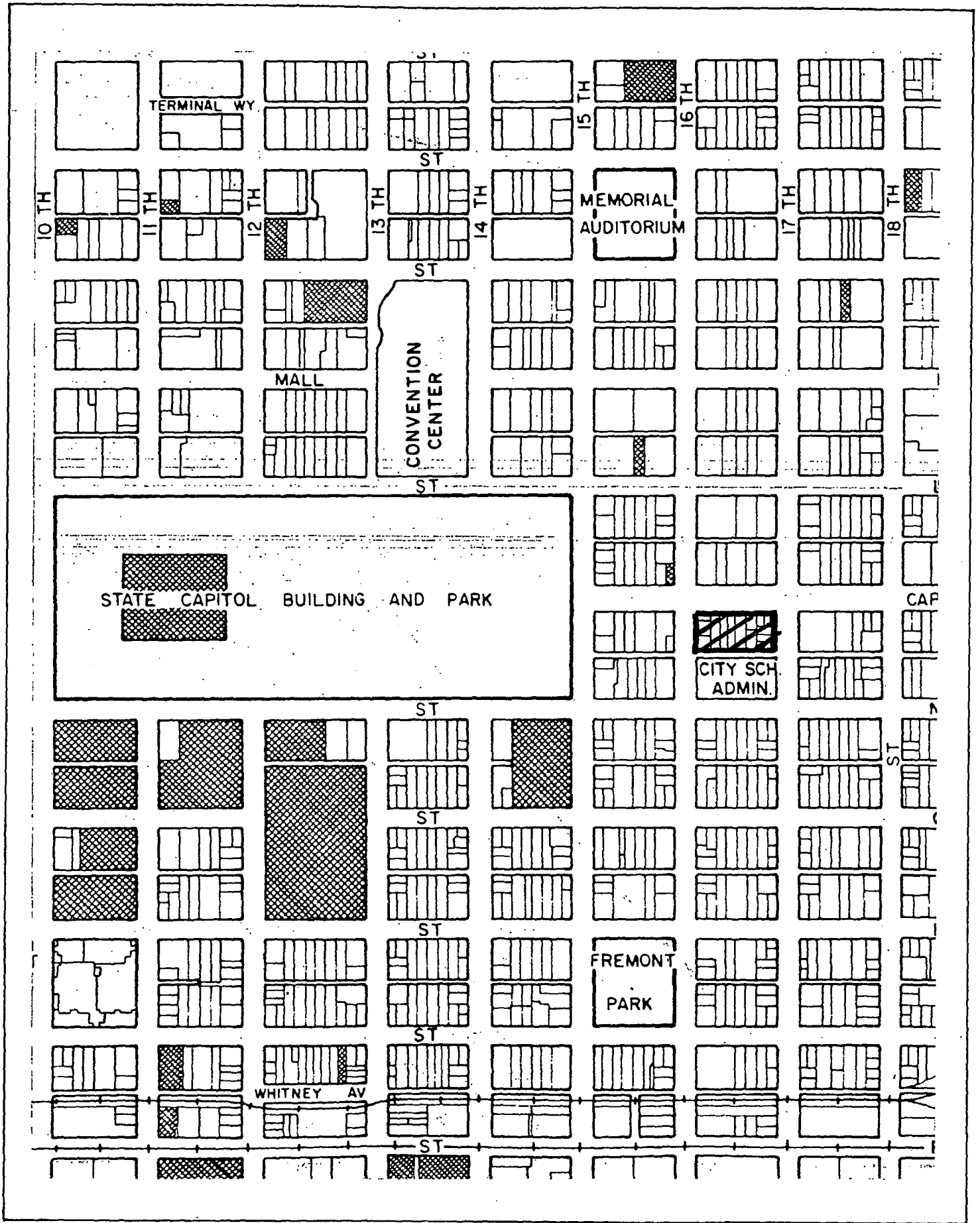
- B. The site is reportedly a "temporary" lot. The existing portion is paved, has planters along a portion of the perimeter, is lighted and has been there for at least 10 years. A CADA representative has indicated there are no plans to use any of the site for at least five years.
- C. The proposed project has been reviewed by Traffic Engineering, City Engineer, Fire, Water/Sewers and CADA. There were no objections to the project; however, the following comments were received:
 - 1. Water Division states that any water services will require metering on any existing domestic or irrigation service.
 - 2. Traffic Engineering indicates that no new entrance or exit may be added to the parking lot.
- D. The original application was a request for waiver of the 50% parking lot shading, and waiver of the concrete planter curbs. These have since been withdrawn. Shading/landscape/irrigation plans must be provided prior to routing the required parking facilities permit and issuance of building permits. New perimeter planters should match, or exceed, width of the existing ones, and all irrigation, including existing, should be on an automatic system.

Any signs that are installed for this project shall comply with sign regulations.

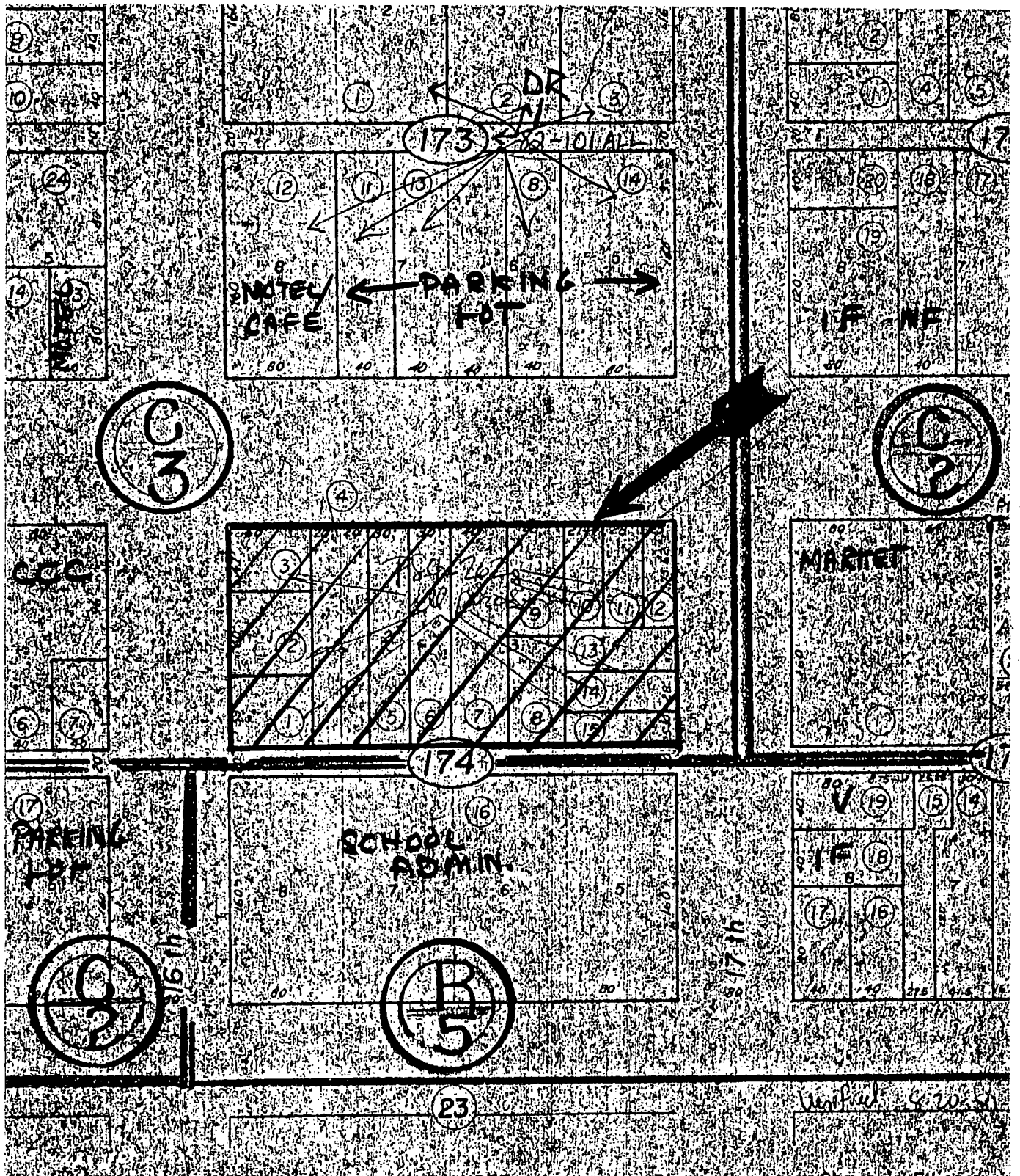
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sec. 15305).

STAFF RECOMMENDATION: Staff recommends the following actions:

Approval of the Lot Line Adjustment to merge 12 parcels by adopting the attached resolution.



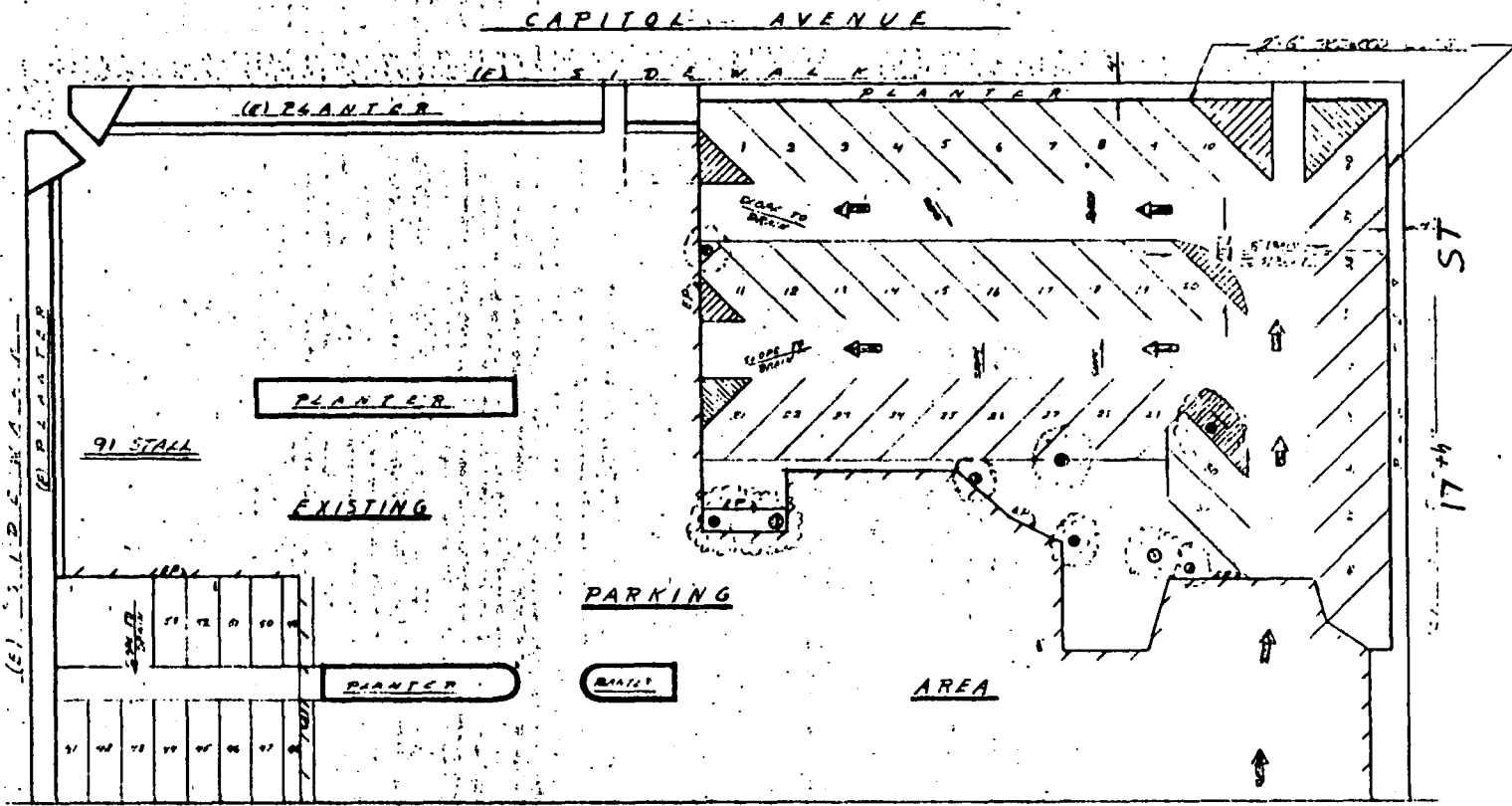
VICINITY MAP



LAND USE & ZONING MAP

P 84262

16TH STREET



SACRAMENTO CITY UNIFIED
SCHOOL DISTRICT
PARKING LOT EXPANSION
AT THE
DISTRICT ADMINISTRATION OFFICE
1619 N STREET
DRAWN BY D.S. 6-25-64

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BUILDING PROGRAM DIVISION
423 HOLT AVENUE, SUITE 400
SACRAMENTO, CALIFORNIA 95819

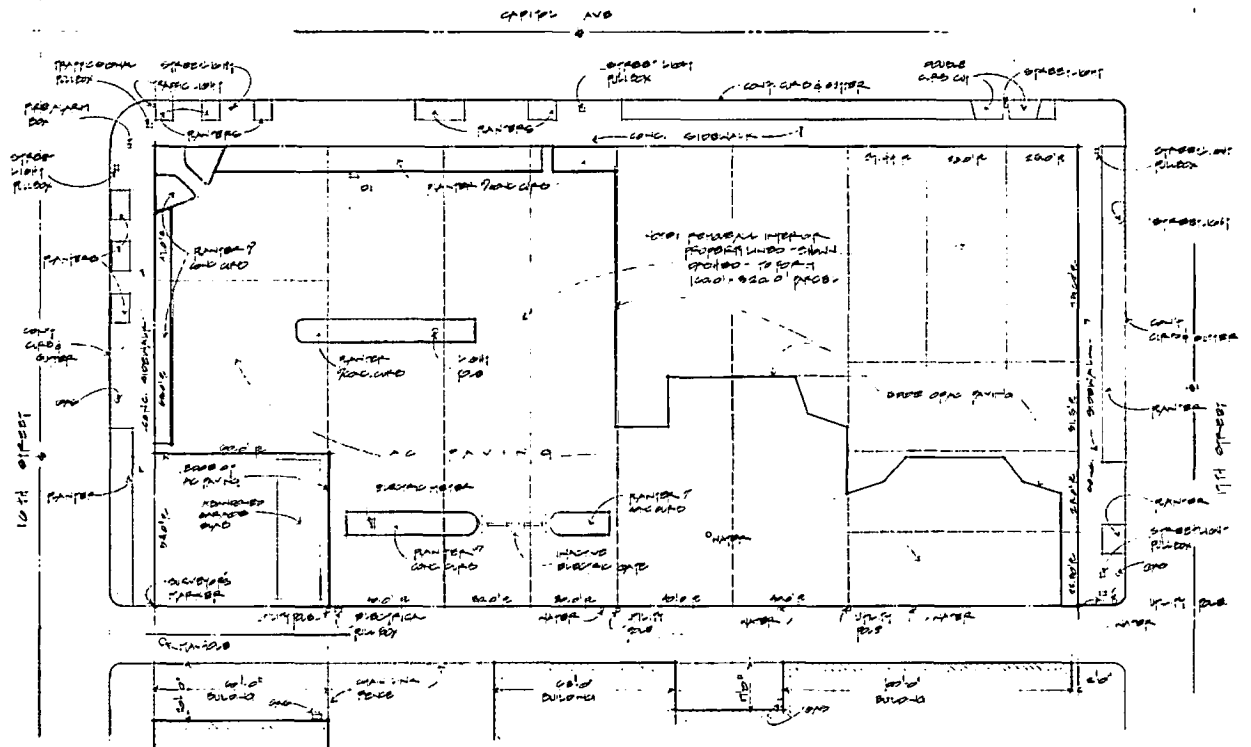
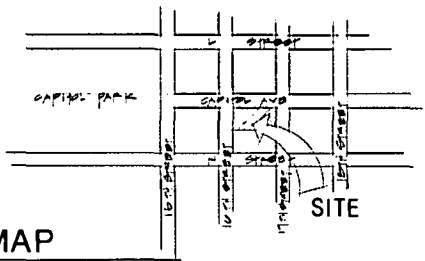
PLAN SHEET J

001457

PER 262

23 AUG 1984

No. 22



NOTE:
 THE DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.



SITE PLAN

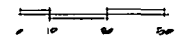


EXHIBIT A

LOT LINE MERGER

16th, 17th & CAPITOL AVE

Scale of

1/1

001456

LEGAL DESCRIPTION

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 1,2,3 and 4 in the block bounded by "16th", "17th", Capitol Avenue and "N" Streets of the City of Sacramento, according to the official map or plat of said City.