

In the matter of the decision of the City) Planning Commission on application to allow a 32 space parking lot in the R-1 zone and Lot Line Merger to combine three parcels into one lot of 1.4+ acres in the single family (R-1) zone located at 450 West El Camino Avenue and 491 and 511 Cleveland Avenue.)

Notice of Decision  
and  
Findings of Fact

On November 13, 1986, the City Planning Commission indicated an intent to approve the above entitlements subject to conditions and based upon Findings of Fact due December 4, 1986.

Based upon documentary and oral evidence submitted at the public hearing November 13, 1986, the Planning Commission approved the Special Permit and Lot Line Merger subject to the following conditions and based upon the following Findings of Fact.

Conditions - Special Permit

1. Applicant shall obtain a Parking Facilities Permit for the parking lot prior to construction.
2. The parking lot shall comply with the 50 percent shading requirement.
3. The Cleveland Avenue driveway shall be designed to City Engineer's commercial standards for a 26 foot wide driveway.
4. The front 18 feet back from Cleveland Avenue shall be landscaped with no vehicle parking allowed, only fencing and driveway.
5. A six foot high solid masonry wall shall be constructed along the east and west parking lot property line. The wall height shall be reduced to three feet from the 25 foot front yard setback to the 18 foot front yard setback off Cleveland Avenue.
6. If lighting is proposed for the parking lot, a lighting plan shall be reviewed and approved by staff. Lights must not shine into adjacent dwellings.

Conditions - Lot Line Merger

Refer to the attached resolution for adoption by the Commission. The Commission hereby approved the attached Resolution for Lot Line Merger.

Findings of Fact - Special Permit

1. The project is based upon sound principles of land use in that it will provide additional parking adjacent to a cultural and social center and relieve peak parking demands which impact neighboring streets and properties.
2. Granting the special permit will not result in a nuisance or be a detriment to the public health and safety since commercial traffic uses Cleveland Avenue as a by-pass to West El Camino Avenue and a six foot solid wall is required separating residential uses from the parking lot.

3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential uses in the 1986 South Natomas Community Plan and parking lots are appropriate uses subject to securing a special permit consistent with the plan designation.

---

Approved by the Planning Commission on  
December 4, 1986, for the November 13,  
1986, City Planning Commission meeting.

---

Chairman

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE DEVELOPED LOTS LOCATED AT 450 WEST EL CAMINO AVENUE, 491 AND 511 CLEVELAND AVENUE (P86-387)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 450 West El Camino Avenue, 491 and 511 Cleveland Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential four to eight du/acres use by the 1986 South Natomas Community Plan and the proposed Lot Line Merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located as described above, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments, if any
2. Monument new corners.

---

CHAIR

ATTEST:

---

SECRETARY TO CITY PLANNING COMMISSION

*Stanford Settlement, Inc.*

EXHIBIT A

450 West El Camino Avenue  
Sacramento, California 95833  
(916) 927-1303

LEGAL DESCRIPTION TO  
ACCOMPANY LOT MERGER APPLICATION

The merged parcel includes Lots 121, excepting the East  
51 feet, 128, 129 and the west one half of Lot 130,  
"Plot of Gardenland", filed in Book 18 of Maps, Map  
No. 55 in the Office of the Recorder of the County of  
Sacramento, State of California

P-86-387

A Member Agency of the United Way  
~~11-13-86~~ 12-4-86

P 86387

item 6

