

CITY PLANNING COMMISSION

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

APPLICANT	Robert U. Grant, Civil Engineering Co., Inc., & D.K. Boghosian		
OWNER	F & J Danko, Gerald Wetherbee Et al, 3722 West Pacific Ave., Sacto., CA 95820		
PLANS BY	Robert U. Grant, Civil Engineering Co., Inc.		
FILING DATE	12-08-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	12-20-82	EIR	ASSESSOR'S PCL. NO. 019-033-22,23,24

- APPLICATION:
1. Negative Declaration
 2. General Plan Amendment from Residential to Commercial & Offices
 3. Community Plan Amendment from Light Density Residential to Heavy Commercial and Industrial
 4. Rezone from Single Family (R-1) zone to Heavy Commercial (C-4) zone
 5. Lot Line Adjustment to merge four parcels totaling .25± acres

LOCATION: 3801 West Pacific Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing commercial/warehousing development to the south by developing a 5,600 square foot addition.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential and Commercial and Office
1965 Fruitridge Community Plan Designation:	Light Density Residential and Commercial and Offices
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Warehousing; C-4-R
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Warehousing/Commercial; C-4

Parking Required:	Six spaces (for addition)
Parking Provided:	Six spaces (for addition)
Property Dimensions:	75' x 120'
Property Area:	9,000 square feet
Square Footage of Building(s):	5,600 (addition); 21,864 (existing)
Height of Structure:	29'±
Topography:	Flat to sloping
Street Improvements:	Paving only (no curbs, gutter or sidewalks)
Utilities:	Available to site
Exterior Building Colors:	Tan
Exterior Building Materials:	Slumpstone

BACKGROUND INFORMATION: The subject site consists of a large parcel designated, zoned, and developed with heavy commercial uses and three small vacant parcels currently designated and zoned for single family residences.

It is the intent of the applicant to merge all four parcels and to extend the existing structure south by 75 feet.

001204

Street improvements are generally substandard in the area, primarily lacking in curb, gutter and sidewalks.

APPLC. NO. P82-285

MEETING DATE January 13, 1983

CPC ITEM NO. 18

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

1. The Community and General Plan designates the three smaller parcels for residential development. Under this designation and the R-1 zoning, one dwelling unit is allowed per parcel. However, given the 25-foot width of each parcel and Zoning Ordinance development standards, it would not be possible to develop the existing lots without one or more variances. Also, street improvements (curb, gutter and sidewalks) are lacking and cannot be required under a residential building permit.

Staff finds that given the existing lot sizes and the surrounding land uses, it is unlikely that these parcels separately, or together, will be developed with single family residences. Without any development, the subject lots will continue to be utilized as a shortcut to the alleyway.

2. The existing development on the northern three quarters of the subject site consist of a large slumpstone warehouse. This structure was developed without access to the alley which also abuts single family residences to the east. This design serves to buffer these residences from the heavy commercial uses with the structure.

The extension of this building, also without access to the alley, would continue this buffer across the three smaller vacant parcels. To buffer the adjacent residence to the south, staff recommends that the southern setback (side yard) be landscaped and that no access be permitted. The Zoning Ordinance requires a six-foot masonry wall on the common property line as well as compliance with the 50 percent shading standard on the new parking lot adjacent to this lot.

Staff also recommends that the applicant install a six-foot masonry wall on the northernmost property line adjacent to existing residential use. All of the aforementioned improvements are noted on Exhibit 'A.' Furthermore, staff recommends the rezoning be approved to Heavy Commercial-Review (C-4-R) to insure design consistency and Commission review should the proposed plans alter significantly.

3. The proposed lot line adjustment to merge four parcels was reviewed by the City Engineer, Water and Sewer Division and Building Department. No conditions were requested.

STAFF RECOMMENDATION: Staff recommends the following actions:

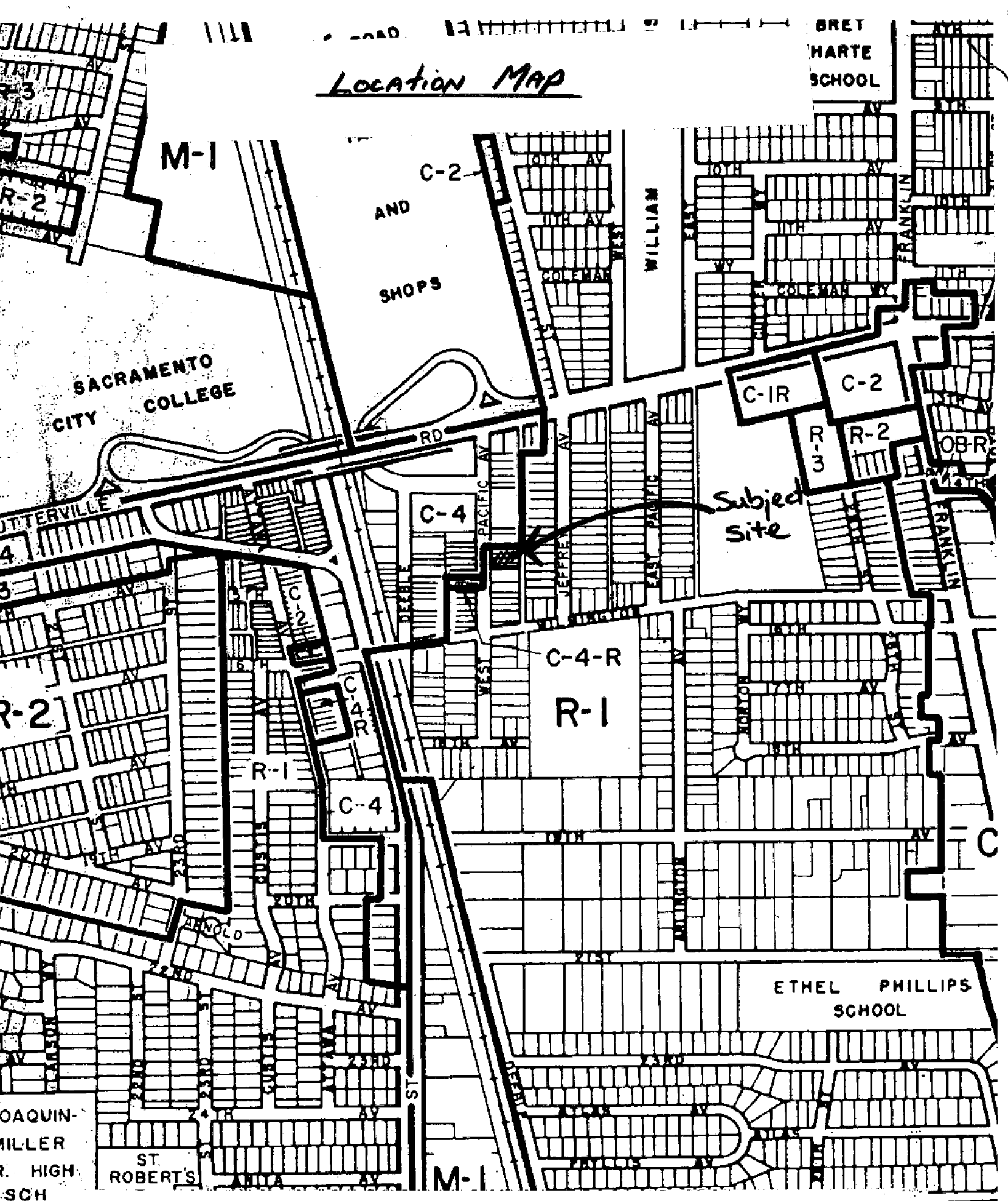
1. Ratification of the Negative Declaration;
2. Amendment of the General Plan to Commercial and Offices;
3. Amendment of the 1965 Fruitridge Community Plan to Heavy Commercial and Industrial;
4. Rezone from Single Family (R-1) to Heavy Commercial-Review (C-4-R), subject to modifications which follow;
5. Approval of the Lot Line Adjustment by adoption of the attached resolution.

Rezoning Conditions:

- a. No access (other than existing utility services) be permitted from the existing and proposed structure to the alley;
- b. The applicant shall install landscaping and the masonry wall as noted on Exhibit 'A'.

001205

LOCATION MAP



BRET HARTE SCHOOL

M-1

C-2

AND SHOPS

SACRAMENTO CITY COLLEGE

Subject Site

C-4

C-4-R
R-1

C-IR

C-2

R-3

R-2

OBR

R-2

R-1

C-4

ETHEL PHILLIPS SCHOOL

JOAQUIN MILLER HIGH SCH

ST. ROBERT'S

M-1

P-82-285

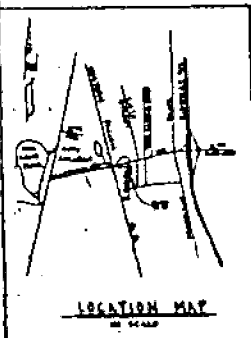
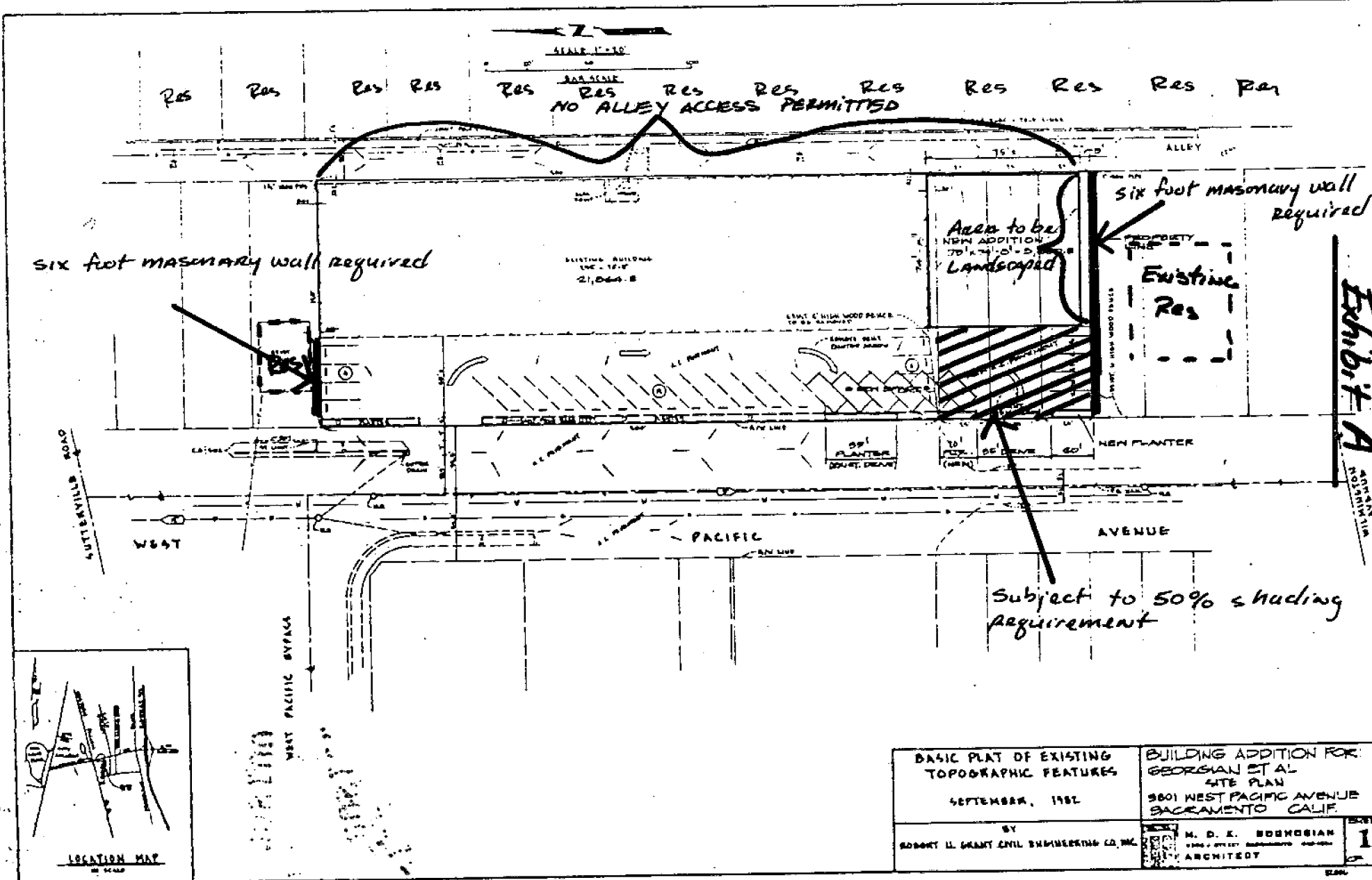
1-13-83 12

001206

P 82-2855

1-13-53

6



BASIC PLAN OF EXISTING TOPOGRAPHIC FEATURES SEPTEMBER, 1952	BUILDING ADDITION FOR GEORGIAN ET AL SITE PLAN 3601 WEST PACIFIC AVENUE SACRAMENTO CALIF.
BY ROBERT H. GRANT CIVIL ENGINEERING CO. INC.	M. D. E. BOGDOSIAN ARCHITECT

Exhibit "A"

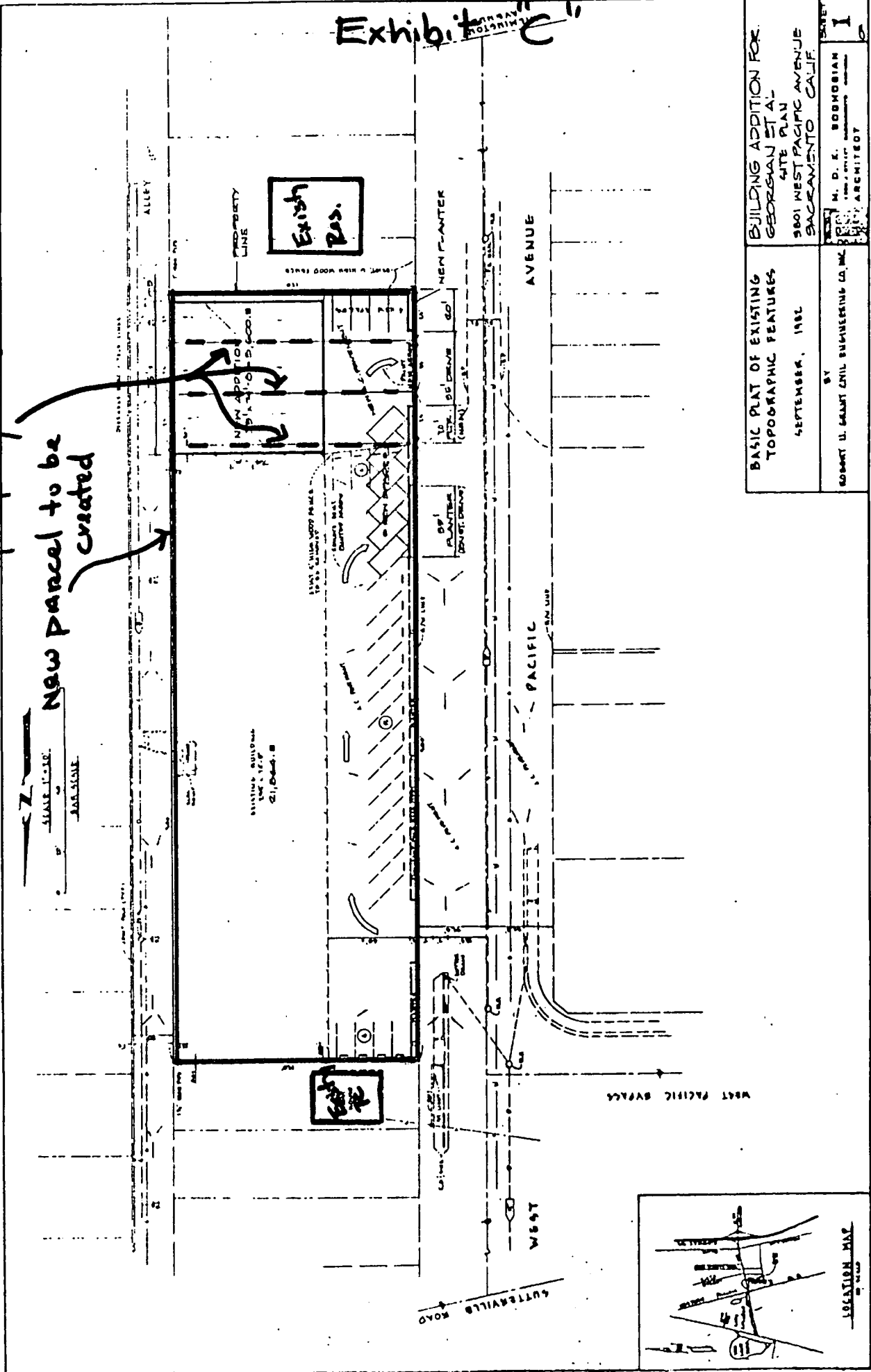
001208

18

Property lines to be Abandoned

New parcel to be created

Exhibit C



BUILDING ADDITION FOR: GEORGIAN ET AL. GITE PLAN 3801 WEST PACIFIC AVENUE SACRAMENTO CALIF.	BASIC PLAT OF EXISTING TOPOGRAPHIC FEATURES SEPTEMBER, 1982
BY M. D. E. BOHOBIAN ARCHITECT	BY ROBERT H. DEWALT CIVIL ENGINEERING CO. INC. SEPTEMBER, 1982

P82-285

1-13-83 13

001207