

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

APPLICANT	Dane Henas & Wendy Heaton, 1734 34th Street, Sacto, CA 95816
OWNER	Tom Naygrow, 1416 45th Street, Sacto, CA 95819
PLANS BY	Kaufmann Studios, 3500 55th Street, Sacto, CA 95820
FILING DATE	February 19, 1993 ENVIR DFT Exempt 15305a
REPORT BY	Lisa Cabodi
ASSESSOR'S PCL. NO.	007-0312-004 & 005

- APPLICATION:**
- A. Variance to reduce the back out maneuvering area for parking from 26'0" to 22'0" for a proposed ~~seven~~ *ten* space parking lot on 0.198_± acres in the General Commercial (C-2) zone.
 - B. Lot Line Adjustment to merge two partially developed lots totaling 0.198_± acres in the General Commercial (C-2) zone.

LOCATION: 1808 & 1810 Q Street
(Council District 3)

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one and to construct a ~~seven~~ *ten* space parking lot on the eastern portion of the site.

PROJECT INFORMATION:

1988 General Plan Designation:	Community/Neighborhood Commercial & Offices
1980 Central City Community Plan Designation:	Residential/Office
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office Building and vacant lot

Surrounding Land Use and Zoning:

North:	Multi-Family Residential; R-5.
South:	Warehouse; C-4
East:	Vacant; C-2
West:	Office; R-O

Property Dimensions:	40'x 80' & 40'x 136'
Property Area:	0.198 _± acres
Required Parking:	None
Existing Parking:	None
Proposed Parking:	Seven <i>Ten</i> Spaces
Topography:	Flat
Street Improvements:	Existing

APPLC.NO. P93-032

MEETING DATE April 22, 1993

ITEM NO. _____

03302

Utilities: Existing
Existing Building: 3,200± square feet (1 story)

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling 0.198± acres in the General Commercial (C-2) zone. The site is developed with an office building on the western lot, and the eastern lot consists of vacant area to be used as a parking lot. The General Plan designates the site Community/Neighborhood Commercial & Offices. The surrounding land use and zoning includes Residential (R-5) to the north, Warehouse (C-4) to the south, vacant land (C-2) to the east, and Office (R-0) to the west.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to merge two lots into one. This request will allow the office building and the proposed parking lot to be located on the same parcel. The applicant is also requesting a variance to reduce the required back out maneuvering area from 26 feet to 22 feet.

C. Policy Considerations

The General Plan designates the site Community/Neighborhood Commercial & Offices. The Central City Community Plan designates the site Residential/Office. The existing development has been determined to be consistent with these plan designations.

D. Staff Analysis

Staff has no objection to the applicant's request. The Lot Line Adjustment will allow the two lots to be merged into one. The existing office building will be on the western portion of the lot and the parking lot will be on the eastern portion. If this building were constructed today, a total of eight parking spaces would be required. Presently, people working in the building must park along the street. This parking lot will alleviate the need for workers to park on the street since they will now be able to park in the lot. The applicant is requesting a variance to reduce the back out maneuvering area for a ~~seven~~ ten space parking lot. With the existing building and the 40 foot wide lot, there is not enough room for the standard 8'x18' parking space and for the full 26 feet back out maneuvering area. Therefore, the applicant, upon direction given by the Traffic Engineer, will make the parking spaces nine feet wide in order to reduce the back out maneuvering area to 22 feet. This extra one foot on maneuvering width will compensate for the reduced depth.

The project site is located within the Central City and is within a Design Review area. The parking lot and any exterior modifications to the existing building will need to be approved by the Design Review staff.

E. Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The following comments have been received from Engineering Development Services:

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

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Properly abandon any excess water services to the satisfaction of the Water Division. (One service per lot is permitted.)
4. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

The following comments were received from the City Transportation Division:

1. A variance from City Code Regulations is required for the sub-standard driveway (24 feet minimum required).

The Traffic Division is in support of the sub-standard driveway and will take this variance to the City Council.

2. Variance for 22 foot back out room is acceptable with 9 foot wide stalls (8'6" compact).

The applicant has revised their site plan to comply with comment #2 from the City Transportation Division.

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

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

- A. Approve the Variance to reduce the back out maneuvering area from 26'0" to 22'0" for a proposed ten space parking lot on 0.198± acres in the General Commercial (C-2) zone subject to conditions and findings of fact which follow; and,
- B. Approve the Lot Line Adjustment to merge two partially developed lots by adopting the attached resolution.

Conditions- Variance:

- 1. Landscape plans and building elevations shall be reviewed and approved by the Design Review Board staff prior to the issuance of any building permit.

Findings of Fact- Variance:

- 1. Granting the variance will not constitute a special privilege extended to an individual property owner in that;
 - a. the parking lot is substandard in width;
 - b. adequate maneuvering area will be provided because the width of the parking spaces has been increased;
 - c. a variance would be granted to other property owners facing similar circumstances.
- 2. Granting the variance will not be injurious to the public welfare in that:
 - a. the parking lot will provide off-street parking for employees of the building; and
 - b. will enhance the area by providing new landscaping.
- 3. Granting the variance does not constitute a use variance in that an office and parking lot uses are permitted in the C-2 zone.
- 4. The project is consistent with the General Plan and the Central City Community Plan which designates the site Community/Neighborhood Commercial & Offices, and Residential/Office respectively.

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF APRIL 22, 1993

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO PARTIALLY DEVELOPED LOTS IN THE EAST ONE-HALF OF THE NORTH ONE HALF OF LOT 1, AND A PORTION OF THE WEST ONE-HALF OF LOT 2, IN THE BLOCK BOUNDED BY "Q", "R", 18th and 19th STREETS OF THE CITY OF SACRAMENTO (APN# 007-0312-004, 007-0312-005) (P93-032)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1808 & 1810 Q Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed lot line adjustment conforms with the plan designations;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 1808 & 1810 Q Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

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

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Properly abandon any excess water services to the satisfaction of the Water Division. (One service per lot is permitted).
4. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

CHAIRPERSON

ATTEST:

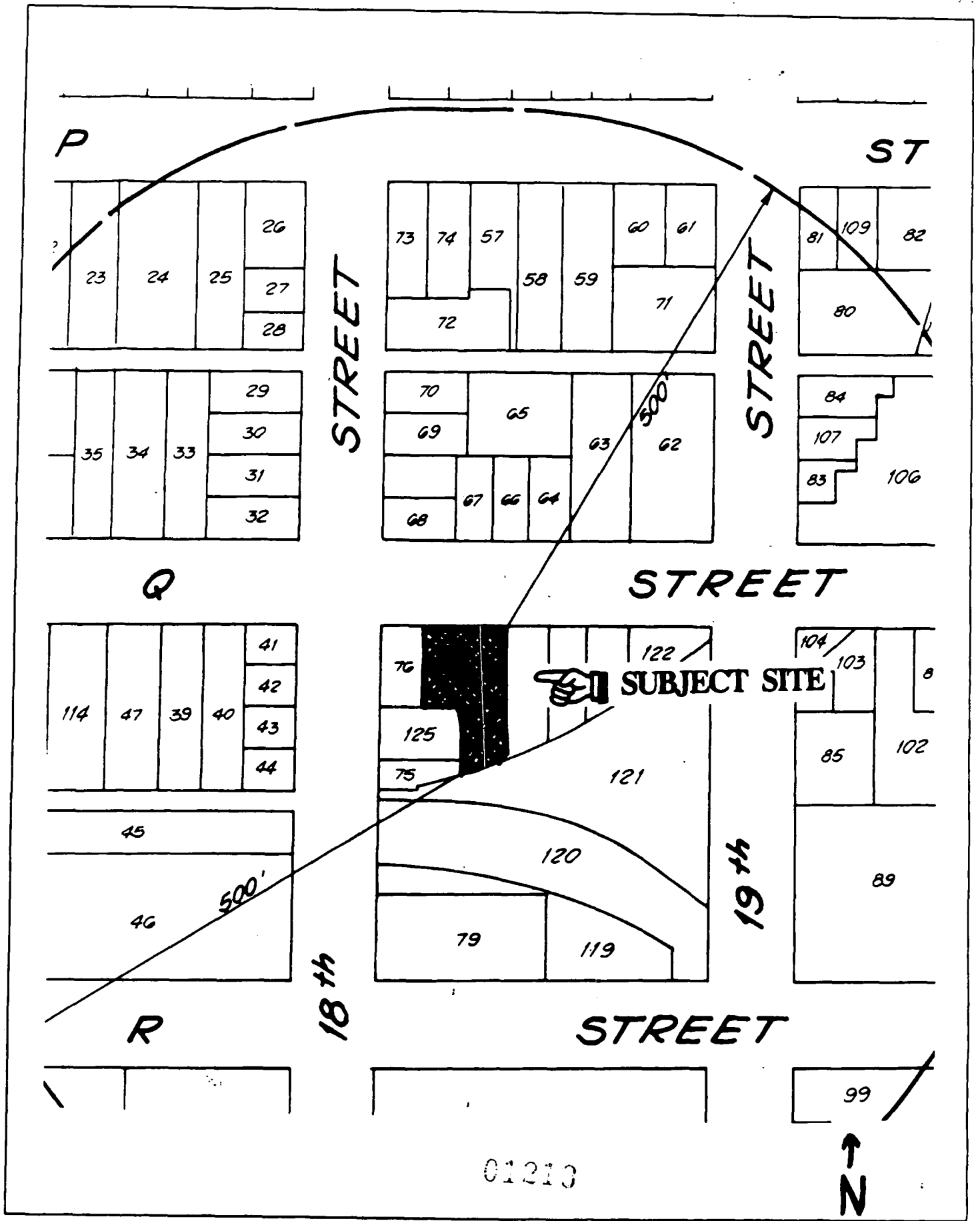
SECRETARY TO CITY PLANNING COMMISSION

APPLC.NO. P93-032

MEETING DATE April 22, 1993

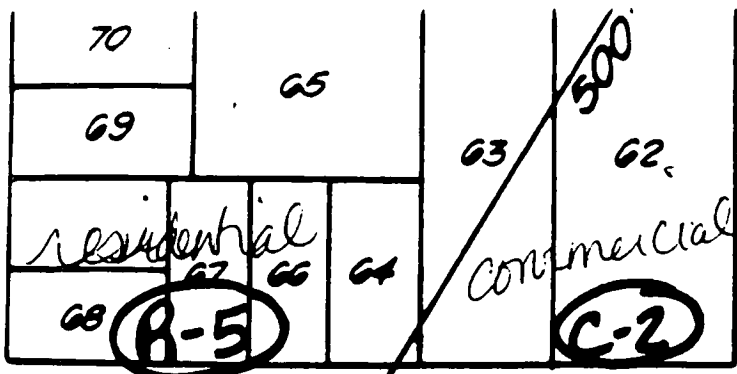
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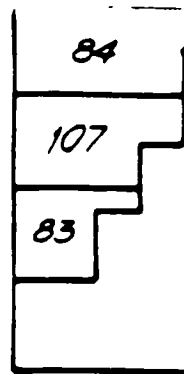


VICINITY MAP

STX

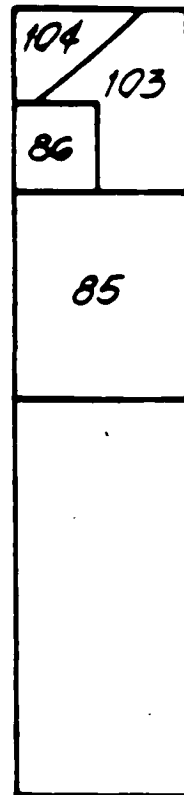
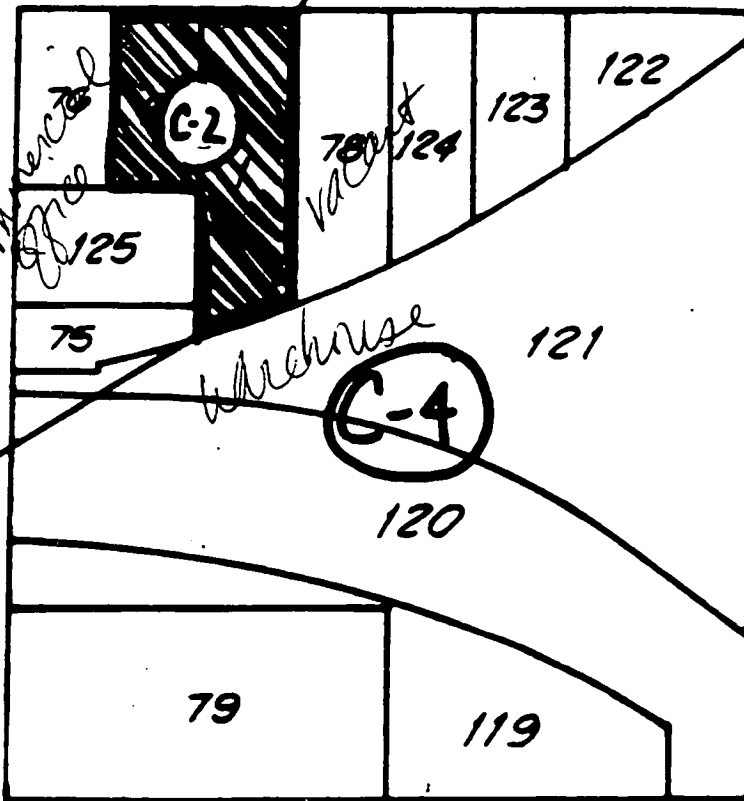


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Q STREET

R-0



19th

18th

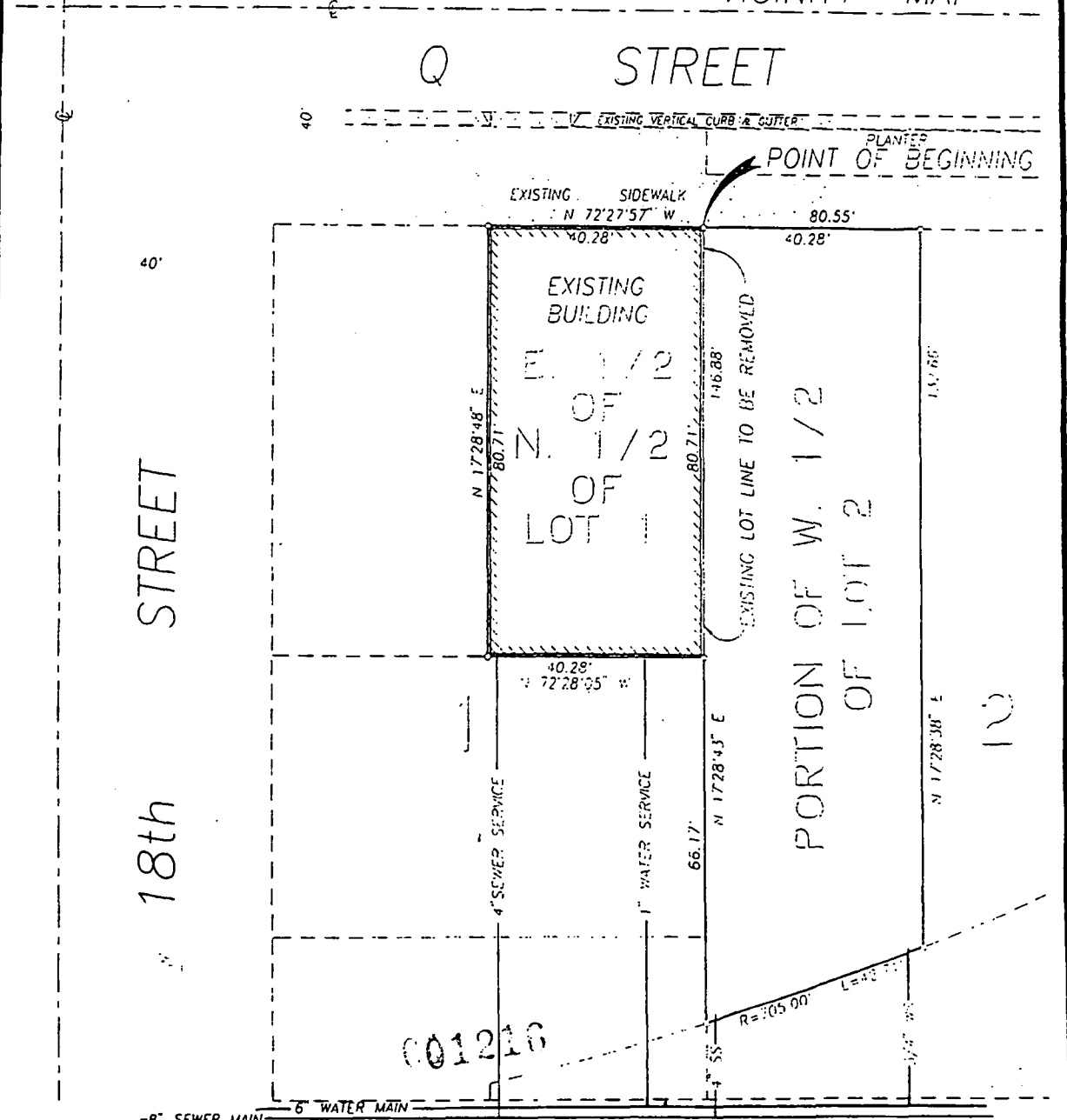
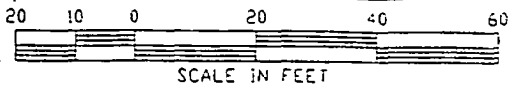
R STREET

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LAND USE & ZONING MAP

EXHIBIT A



Civil Engineering & Land Surveying
 8233 Meador Circle, Suite 1
 Rancho Cordova, CA 95742
 (916) 638-0919
 FAX 638-3179



COOPER, THORNE & ASSOCIATES INC.

EXHIBIT MAP

LOT MERGER FOR A.P.N.'S 007-0312-004 & 005
 BEING A PORTION OF LOTS 1 & 2 OF THE
 BLOCK BOUNDED BY "Q", "R", 18th & 19th STREETS

CITY OF SACRAMENTO

DATE: FEB 1993
 SCALE: 1" = 20'
 D.R. C.H.K.
 S.M. F.T.
 JOB NO. 93103

EXHIBIT B

February 11, 1993
File: 93-103

PROPOSED

LEGAL DESCRIPTION

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

The East one-half of the North one-half of Lot 1, and a portion of the West one-half of Lot 2, in the Block bounded by "Q", "R", 18th and 19th Streets of the City of Sacramento; according to the official map or plat thereof, more particularly described as follows;

Beginning at the Northwest corner of said Lot 2; thence, along the Northerly line of said Lot 2, South 72°27'57" East 40.28 feet to the Northeast corner of the West one-half of said Lot 2; thence, leaving said Northerly line, along the Easterly line of the West one-half of said Lot 2, South 17°28'38" West 132.66 feet to a point in the Northerly right-of-way line of the Western Pacific Railway Company; thence, along said right-of-way line, along the arc of a non-tangent curve to the right, concave Northerly, said arc having a radius of 705.00 feet, through a central angle of 03°28'15" for an arc length of 42.71 feet, said arc being subtended by a chord which bears South 88°05'43" West 42.70 feet, to a point in the Westerly line of said Lot 2; thence, along said Westerly line of Lot 2, North 17°28'43" East 66.17 feet to the Southeast corner of the North one-half of said Lot 1; thence, along the Southerly line of said Northerly one-half of Lot 1, North 72°29'05" West 40.28 feet to the Southwest corner of the East one-half of the North one-half of said Lot 1; thence, along the Westerly line of said East one-half of the North one-half of Lot 1, North 17°28'48" East 80.71 feet to a point in the Northerly line of said Lot 1; thence, along said Northerly line of Lot 1, South 72°27'57" East 40.28 feet to the point of beginning and containing 0.204 acre of land, more or less.

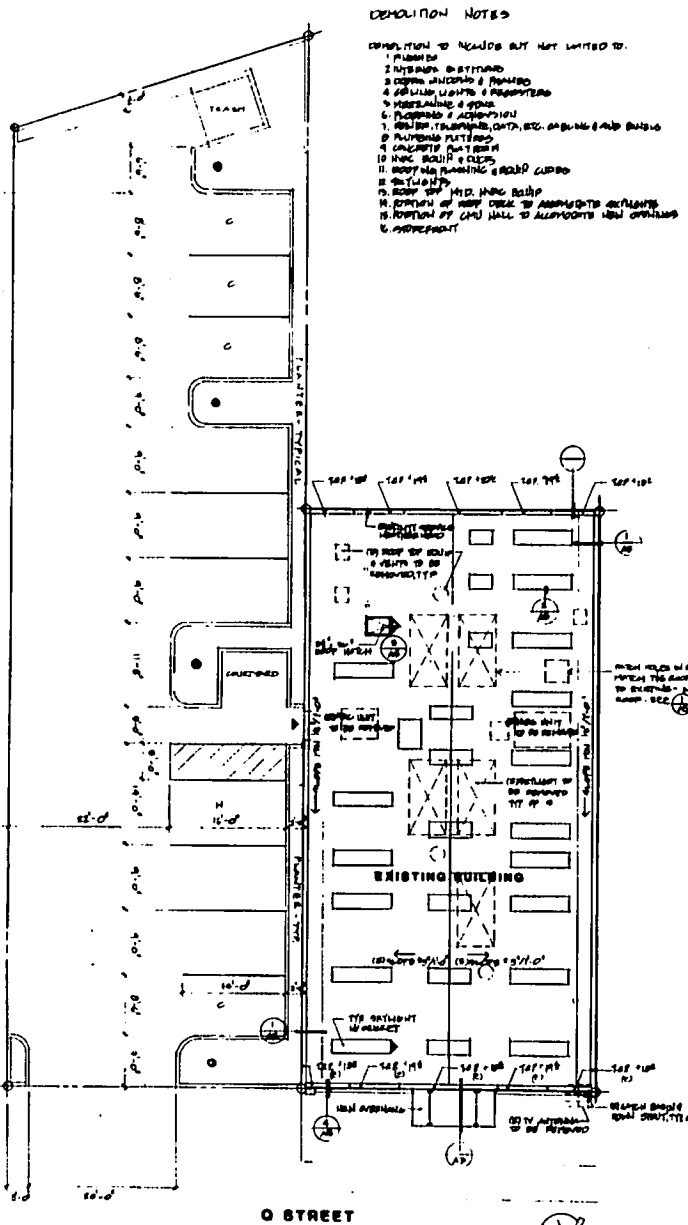
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SPM/D.399:vt

93-032

4-22-93



DEMOLITION NOTES

- DEMOLITION TO INCLUDE BUT NOT LIMITED TO:
1. PLUMBING
 2. MECHANICAL
 3. ELECTRICAL
 4. CEILING LIGHTS & EQUIPMENT
 5. ROOFING & GUTTERS
 6. FLOORING & CARPETING
 7. PARTITION WALLS, DOORS, ETC. AS SHOWN ON THIS DRAWING
 8. EXTERIOR WALLS
 9. CONCRETE PATIOS
 10. HVAC BOILERS & PIPES
 11. ROOFING FLASHING & ROOF CURBS
 12. EXTERIOR WALLS
 13. ROOF OF THIS BUILDING
 14. SYSTEMS OF ROOF CURBS TO ADJACENT BUILDINGS
 15. REMOVAL OF ALL WALL TO ADJACENT BUILDING
 16. APPROVED

GENERAL NOTES

1. CONTRACTOR SHALL INVESTIGATE VERIFY & BE RESPONSIBLE FOR EXISTING CONDITIONS OF THE PROJECT
2. CONTRACTOR SHALL BE RESPONSIBLE TO NOT FOR A CITY OF SACRAMENTO BUILDING DEPARTMENT THE CONTRACTOR SHALL MAKE ALL OTHER PERMITS & CHANGES NECESSARY FOR STRUCTURE OF THIS WORK.
3. WORK PERFORMED SHALL COMPLY WITH CODES OF CALIFORNIA AND SACRAMENTO COUNTY (SACRAMENTO COUNTY LOCAL ORDINANCE 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 12.32, 12.33, 12.34, 12.35, 12.36, 12.37, 12.38, 12.39, 12.40, 12.41, 12.42, 12.43, 12.44, 12.45, 12.46, 12.47, 12.48, 12.49, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55, 12.56, 12.57, 12.58, 12.59, 12.60, 12.61, 12.62, 12.63, 12.64, 12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 12.71, 12.72, 12.73, 12.74, 12.75, 12.76, 12.77, 12.78, 12.79, 12.80, 12.81, 12.82, 12.83, 12.84, 12.85, 12.86, 12.87, 12.88, 12.89, 12.90, 12.91, 12.92, 12.93, 12.94, 12.95, 12.96, 12.97, 12.98, 12.99, 13.00).
4. CONTRACTOR SHALL NOTIFY AND IDENTIFY PERMITS TO CONTRACTOR FOR EXISTING CONDITIONS OF INTERIOR PARTITIONS, WALLS, CEILING, FLOORS, etc.

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PROJECT INFORMATION

PROJECT ADDRESS: 1800 O STREET
 SACRAMENTO, CA
 APN: 003-0012-000-000
 OWNER: DALE HEAL & HEAL HOLDINGS
 EXISTING BUILDING: 1800 SQ FT
 TYPE: 18 HOUR
 REINFORCED CONCRETE
 PARCEL NO: 8580 SQ FT
 EXISTING USE: PARCEL NO: OFFICE
 PARCEL NO: 82 OCCUPANCY
 PARCEL NO: C-1 ZONE
 PARCEL NO: VACANT
 C-2 ZONE
 REQUIRED: NONE
 PROVIDED: SEVERAL BI-CYCLE SPACES

SITE PLAN



OFFICE REMODEL
 1800 O STREET
 SACRAMENTO, CA

