

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

APPLICANT Leigh and Iona Robinson, P.O. Box 1639, El Cerrito, CA 94530
OWNER Leigh and Iona Robinson, P.O. Box 1639, El Cerrito, CA 94530
PLANS BY Leigh and Iona Robinson, P.O. Box 1639, El Cerrito, CA 94530
FILING DATE October 29, 1990 ENVIR. DET. Exempt 15305 (a) & 15303 (c & e) REPORT BY DTH
ASSESSOR'S PCL. NO. 039-0171-030-0000 & 039-0171-039-0000

- APPLICATION:**
- A. Special Permit to expand an existing trailer park by constructing a 27 unit storage facility on .21± partially developed acres located in the General Commercial Review (C-2R) zone.
 - B. Variance to waive the required six foot high masonry wall along the eastern property line.
 - C. Plan Review of a 27 unit storage facility on .21± vacant acres located in the General Commercial Review (C-2R) zone.
 - B. Lot Line Adjustment to merge .21± vacant acres with 6.2± developed acres into one parcel totaling 6.41± acres.

LOCATION: 5901 Jimolene Drive

PROPOSAL: The applicant is requesting the necessary entitlements to merge a vacant parcel with an adjacent parcel in order to provide adequate area to establish a 27 unit storage facility for the use of tenants within the existing trailer park.

PROJECT INFORMATION:

General Plan Designation: 1986 South Sacramento Community Plan Designation:	Community Neighborhood Commercial/Offices General Commercial
Existing Zoning of Site:	General Commercial Review
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Morrison Creek and Commercial; C-2R & C-2
South: Apartments; C-2R
East: Single Family; C-2
West: Morrison Creek; County

Property Dimensions:	Irregular
Property Area:	6.41± acres

APPLC. NO. P90-446

MEETING DATE February 28, 1991

ITEM NO. 17

Topography:
Utilities:

Flat
Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of $.21 \pm$ vacant acres and a $6.2 \pm$ acre parcel which is developed with an existing mobile home park. The General Plan designates the site for Community Neighborhood Commercial and Office and the 1986 South Sacramento Community Plan designation is General Commercial. The surrounding land uses and zoning include: single family residences zoned General Commercial Review (C-2R) to the east; apartments and vacant land zoned General Commercial Review (C-2R) to the south; Morrison Creek and residential uses which are located in the County of Sacramento to the west; and Morrison Creek and commercial uses zoned General Commercial (C-2) to the north.

B. Applicant's Proposal

The applicant is proposing to merge $.21 \pm$ vacant acres with $6.2 \pm$ acres which is currently developed with a mobile home park. By merging the parcels the applicant will be able to provide a storage facility for the use of the tenants within the mobile home park.

C. Special Permit/Plan Review

The subject site consists of two parcels which total $6.41 \pm$ acres. Parcel A is a vacant parcel on which the applicant is proposing to construct 27 storage lockers for the use of the tenants within the trailer park which is located on Parcel B (see Exhibit A). The subject properties were annexed into the City in 1959 and the trailer park known as Park Away Trailer Park was existing at the time of annexation. In 1962 planning staff reviewed a modification to allow the trailer park to increase the number of trailer spaces from 103 to 106 spaces plus a space for the resident manager for a total of 107 trailer spaces. The applicant is requesting to provide a storage area for the sole use of the tenants within the existing trailer park.

Staff has reviewed the applicants request and has determined that the proposed use is compatible with the existing trailer park and will help provide a needed storage area for the tenants of the trailer park. As the storage area is for the use of tenants in the trailer park the applicant has not requested additional signage for this use and staff recommends that no additional signage be permitted for the storage facility. To help provide a buffer to the storage lockers the applicant is proposing to provide five foot planters along the driveways which surround the storage lockers (see Exhibit B). Staff recommends that the applicant provide an automatic irrigation system in order to maintain the landscaping which will be planted in the five foot planters along the east, north and west property lines.

D. Variance

The Zoning Ordinance requires a six foot solid wall to be constructed on a commercial property when the property abuts a residential use. The area in which the proposed storage facility is to

be located is zoned commercial and the property to the east of the subject site is zoned for commercial use. Currently there is a single family residence located on the property east of the subject site. The owner of the subject site and the adjacent site to the east recently split the costs of constructing a new six foot high redwood fence along the eastern property line. The applicant has spoken with the owner of the adjacent property about whether or not they would object to using the six foot high redwood fence instead of the required solid wall. The applicant has informed staff that the adjacent property has no objections to the proposed variance. Staff, therefore, has no objections to allowing a six foot high redwood fence to be used along the eastern property line of Parcel A (see Exhibit A).

The existing fence stops at the frontyard setback area of the adjacent property. As Jimolene Drive is not a dedicated City street and Traffic Engineering is not requesting a dedication to improve Jimolene Drive in the future, the applicant should continue the existing six foot high redwood fence along the entire eastern property line of Parcel A (See Exhibit A).

C. Lot Line Adjustment

Staff has no objection to the lot line adjustment request. By allowing the merger of the two parcels the applicant will be able to provide a needed storage facility for the use of the tenants within the mobile home park.

D. Agency Comments

The proposed project was reviewed by the following agencies: Engineering Development, Transportation and Water and Sewer Divisions. The following comments were received:

Engineering Development Division:

1. Onsite grading, drainage and paving shall be approved by Public Works prior to issuance of a building permit.
2. Provide adequate turnaround at north end of storage buildings. This may require a redesign to the satisfaction of the Traffic Engineer.
3. The applicant shall complete the following at the Public Works Department Development Services Division, prior to a lot line merger being recorded:
 - a. File a 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. Coordinate with County Sanitation District.

Transportation Division:

1. Applicant shall sign and mark the driveway adjacent to the western property line to be one way northbound and the driveway adjacent to the eastern boundary shall be signed and marked to be one way southbound.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines {CEQA, Section 15303 [c] & 15305 [a]}.

RECOMMENDATION: Staff recommends the following action:

- A. Approve the special permit to expand an existing trailer park by constructing a 27 unit storage facility subject to conditions and based upon findings of fact which follow.
- B. Approve the variance to waive the required six foot high masonry wall along the eastern property line subject to conditions and based upon findings of fact which follow.
- C. Approve the plan review of a 27 unit storage facility subject to conditions and based upon findings of fact which follow.
- A. Approve the lot line adjustment to merge two parcels into one parcel by adopting the attached resolution.

Conditions

1. Onsite grading, drainage and paving shall be approved by Public Works prior to issuance of a building permit;
2. Applicant shall sign the driveway adjacent to the western property line to be one way northbound and the driveway adjacent to the eastern boundary shall be signed and marked to be one way southbound;
3. The applicant shall continue the six foot high wood fence along Parcel A to the point where Parcel A and Parcel B intersect;
4. The applicant shall provide the five foot planters with an automatic irrigation system as shown on Exhibit B;
5. The Lot Line Merger shall be recorded prior to issuance of building permits;
6. The Variance for the fence shall expire in one year and the fence should be constructed within one year from the date of approval by the Planning Commission or the applicant will be required to construct a six foot high wall of masonry, brick or similar material. If additional time is needed by the applicant a one year time extension can be applied for 30 days prior to the expiration of the Variance;

7. The Special Permit for the 27 storage units will expire in two years from the date of approval by the Planning Commission and if additional time is needed by the applicant a one year time extension can be applied for 30 days prior to the expiration of the Special Permit; and

Findings of Fact - Special Permit/Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that the trailer park is an allowed use and the proposed storage facility will provide needed storage area for residents of the trailer park.
2. The project, as conditioned, will not be detrimental to the public safety or welfare nor result in the creation of a public nuisance in that:
 - a. adequate landscaping and vehicle maneuvering is provided on site; and
 - b. the storage units are a low traffic generator and should not create a noise impact on the surrounding properties.
3. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices and will be consistent with the 1986 South Sacramento Community Plan designation of General Commercial.

Findings of Fact - Variance

1. The variance does not constitute a special privilege extended to an individual property owner in that variances to use redwood fencing instead of solid walls when adjacent to residences which are located in a commercial zone have been granted to other property owners.
2. The variance does not constitute a use variance in that a storage facility is allowed in a General Commercial zone subject to a special permit.
3. Granting the variance would not be detrimental to the public safety or welfare nor result in the creation of a public nuisance in that:
 - a. the existing six foot high wood fence will provide adequate security for the project as well as the adjacent property owners;
 - b. the storage facility will be an ancillary use to the existing trailer park and will not be open to the public which minimizes the possible noise impact this use could have on the adjacent parcels.
4. The project is consistent with the General Plan which designates the site Community/Neighborhood Commercial and Offices and the 1986 South Sacramento Community Plan which designates the site General Commercial.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE A PORTION OF
PARCELS 2 AND 4 OF "YOUNGS ADDITION TO LAKE HOUSE ACRES"
WITH PARCEL 3 AS SHOWN ON THE MAPS DEPICTING "YOUNGS ADDITION
TO LAKE HOUSE ACRES" INTO ONE LOT TOTALING 6.41± ACRES,
AT 5901 JIMOLENE DRIVE
(APN: 039-0171-030 & 039)
(P90-446)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 5901 Jimolene Drive; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan and The 1986 South Sacramento Community Plan; and the proposed lot line merger conforms with the Plan Designation;

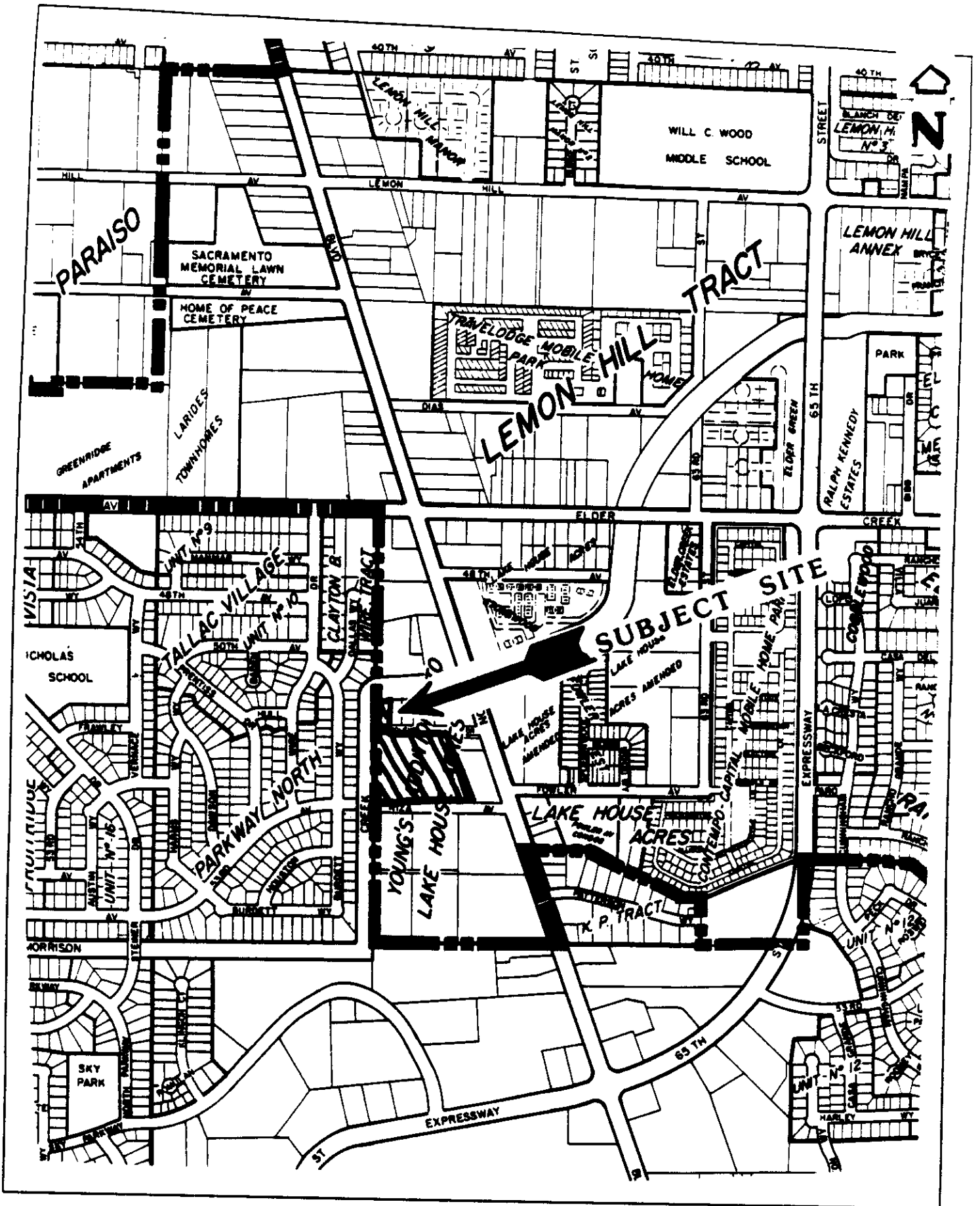
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located AT 5901 Jimolene Drive, City of Sacramento, be approved as shown and described in Exhibits A, and D hereto, subject to the following conditions:

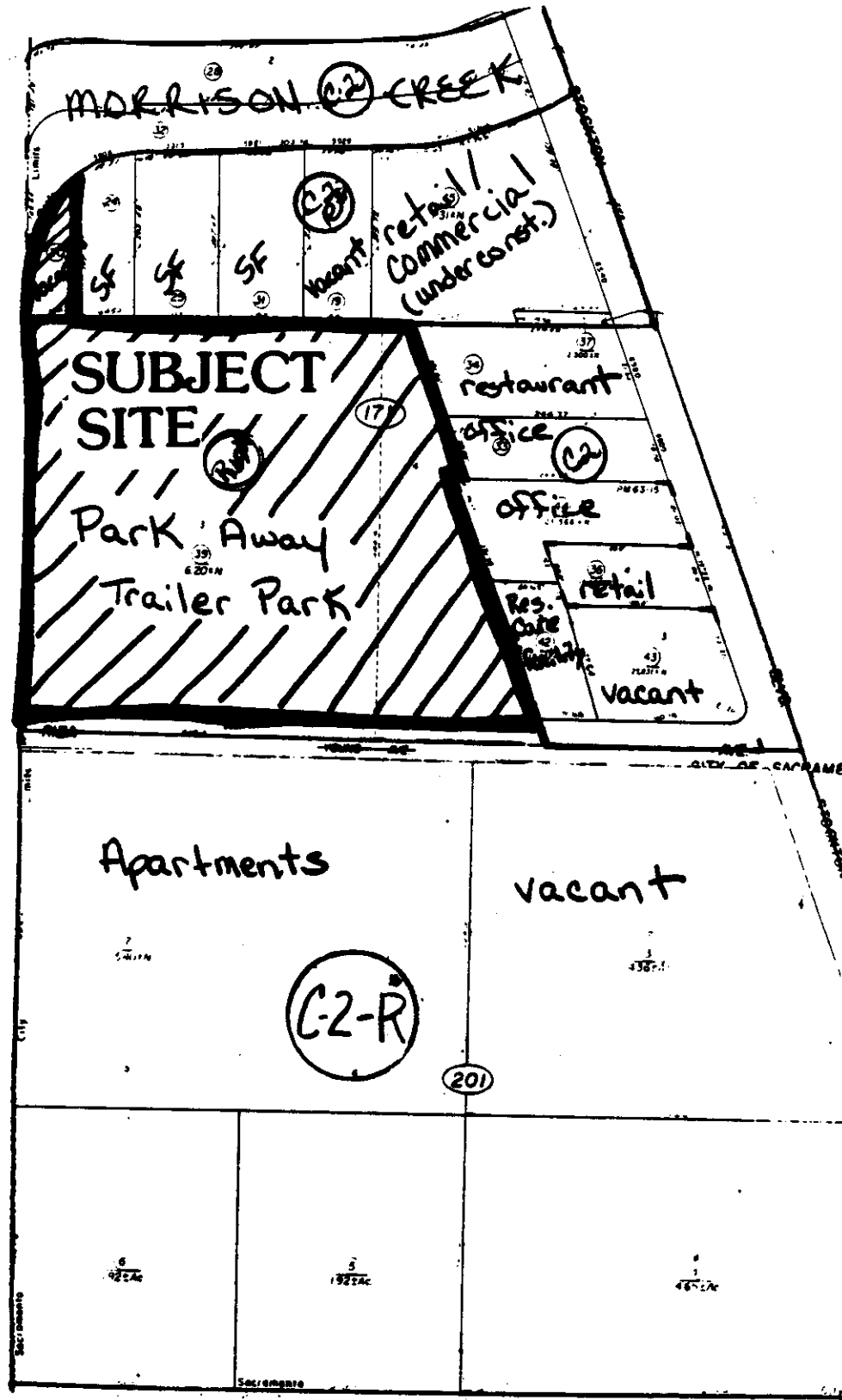
1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
 - b. File a Waiver of Parcel Map.
 - c. Pay off any existing assessments.
 - d. Coordinate with County Sanitation District.

CHAIRPERSON

ATTEST:



VICINITY MAP



LAND USE & ZONING MAP

REVISIONS BY	

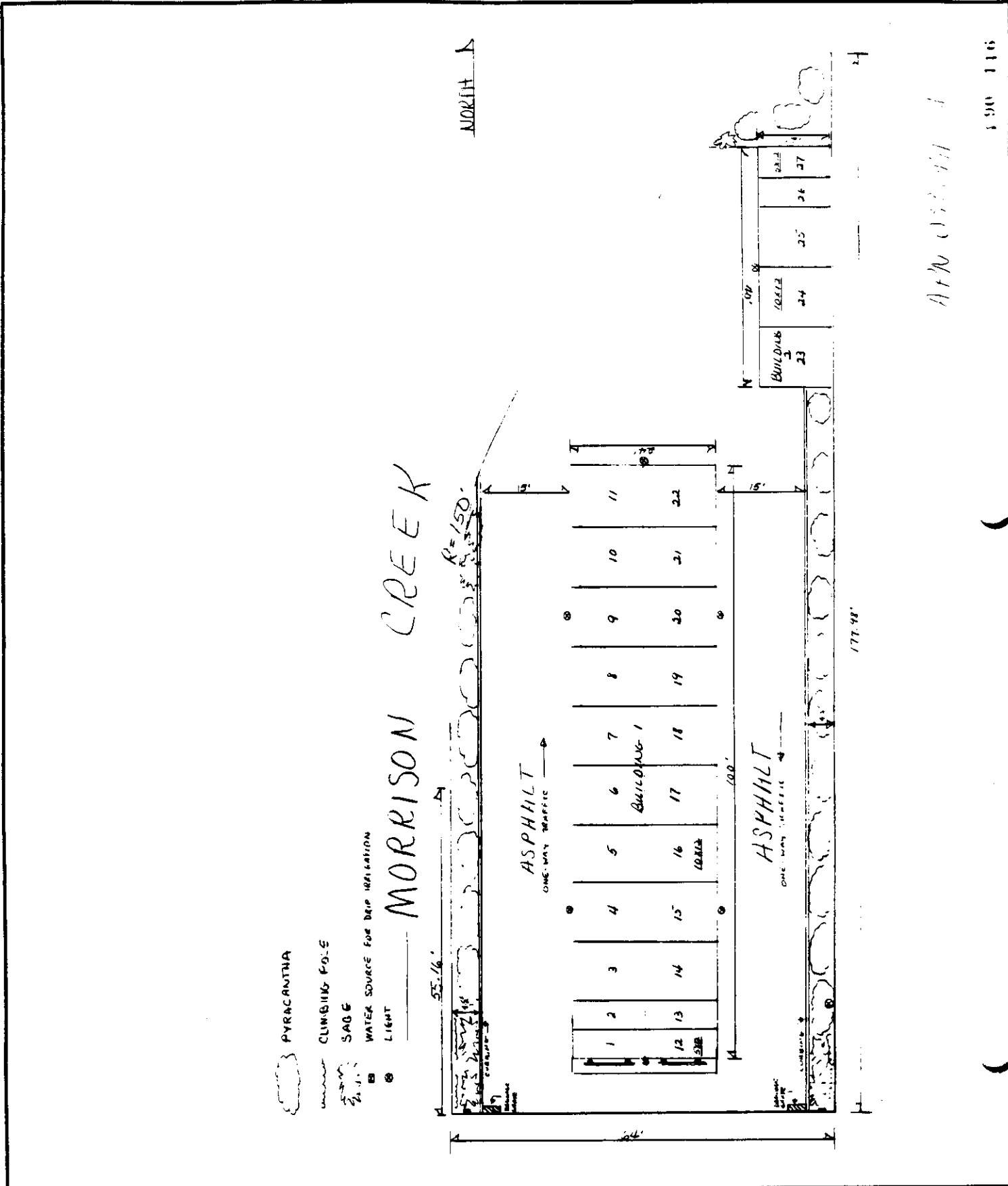
EXHIBIT B - DEVELOPMENT PLAN

OWNER
LEAH +
ROBIN

ADDRESSEE
P.O. BOX
ELDERA
CA 94

PHONE
(415) 33

Date 2/1/91
Scale 1" = 10'
Sheet 1 of 1
JOB
SHEET



APR 03 1991

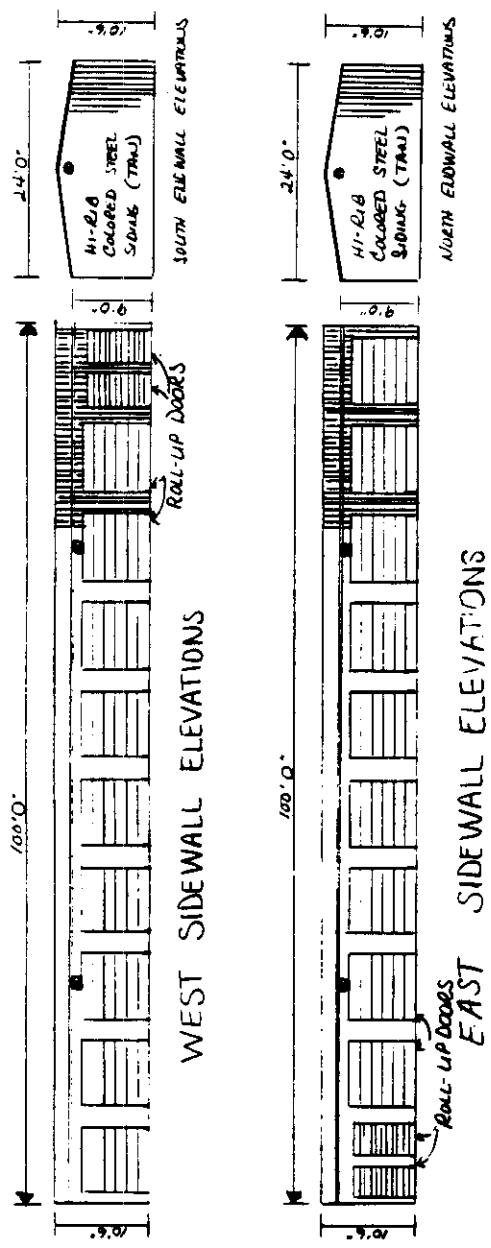
REVISIONS	BY

EXHIBIT C - ELEVATIONS

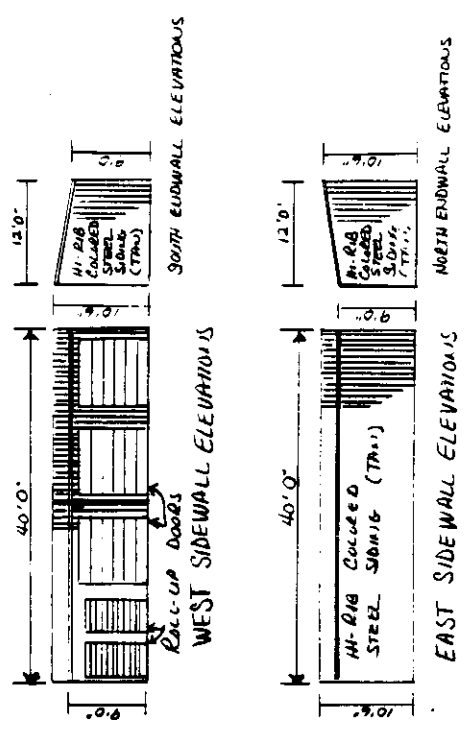
ON: LEIC Ro
 AD: PD, ELL C
 FA (4)

Date: 2/11/91
 Scale: 1/8"=1'-0"
 Drawn: L.L.C.
 No. 116
 Sheet 2

BUILDING 1 - 22 UNITS -



BUILDING 2 - 5 UNITS -



27 UNIT MINI-STORAGE BUILDINGS APN 039-0171-030-0000

EXHIBIT D

PROPOSED LEGAL DESCRIPTION

**A PORTION OF PARCELS 2 AND 4 OF
"YOUNGS ADDITION TO LAKE HOUSE ACRES"
AND PARCEL 3 AS SHOWN ON THE MAPS
DEPICTING "YOUNGS ADDITION
TO LAKE HOUSE ACRES"**