

CITY PLANNING COMMISSION

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

APPLICANT	William Hughes, Jr. - 1990 Third Street, Suite 500, Sacramento, CA 95814		
OWNER	Mr. Jim Vendley, c/o HVH Properties - 1990 Third Street, Ste. 500, Sacto. 95814		
PLANS BY	HVH Properties - 1990 Third Street, Suite 500, Sacramento, CA 95814		
FILING DATE	3-22-85	50 DAY CPC ACTION DATE	REPORT BY: FG:sg
NEGATIVE DEC	3-28-85	EIR	ASSESSOR'S PCL NO. 007-362-08, 09, 10, 11

APPLICATION: A. Negative Declaration

B. Special Permit to develop a 14,000 square foot office building in the Heavy Commercial (C-4) zone

C. Lot Line Adjustment to merge four lots into one lot

LOCATION: 1375 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 14,000 square foot office building.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1963 East Sacramento Community Plan Designation: Heavy Commercial or Industrial
 Existing Zoning of Site: C-4
 Existing Land Use of Site: Service station

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Auto body & artist studio; C-4	Front:	0	56
South: Libby-McNeill (offices); M-1	Side(Int):	0	44
East: Auto body & commercial uses; C-4	Side(St):	0	10
West: Auto repair; C-4	Rear:	0	5

Parking Required: 35 spaces
 Parking Provided: 39 spaces
 Property Dimensions: Irregular
 Property Area: 23,500± square feet
 Square Footage of Building: 14,000± square feet
 Height of Building: 32 feet; two story
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Colors: Earth tones, beige, reddish brown
 Exterior Building Materials: Horizontal siding, steel window panels

PROJECT EVALUATION: Staff has the following comments:

A. The subject site consists of four lots totaling 24,000± square feet which are presently zoned Heavy Commercial (C-4). The site is designated for heavy commercial or industrial uses on the General Plan and the 1963 Sacramento Community Plan. Surrounding uses consist of offices, auto shops, a deli and furniture store.

2. All signage shall comply with the City Sign Ordinance.
3. The trash enclosure structure shall be constructed of solid masonry material six feet in height with a decorative exterior surface which is compatible to the office structure.

Findings of Fact - Special Permit

1. The project, as proposed and conditioned, is based upon sound principles of land use in that the proposed use is allowed in the heavy commercial zone and the area surrounding the site is developed with similar uses.
2. The project, as proposed and conditioned, will not be detrimental to the public health, safety or welfare, in that:
 - a. adequate off-street parking will be provided for the office;
 - b. adequate landscaping and setbacks will be provided.
3. The project, as proposed and conditioned, is consistent with the 1963 East Sacramento Community plan and the General Plan which designate the site for heavy commercial and industrial uses.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE MERGER FOR
LOTS 1, 2, 3, 26 AND 27 OF CUTTER
INDUSTRIAL CENTER (P85-141)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 1375 Stockton Boulevard; and

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

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1963 East Sacramento Community Plan;

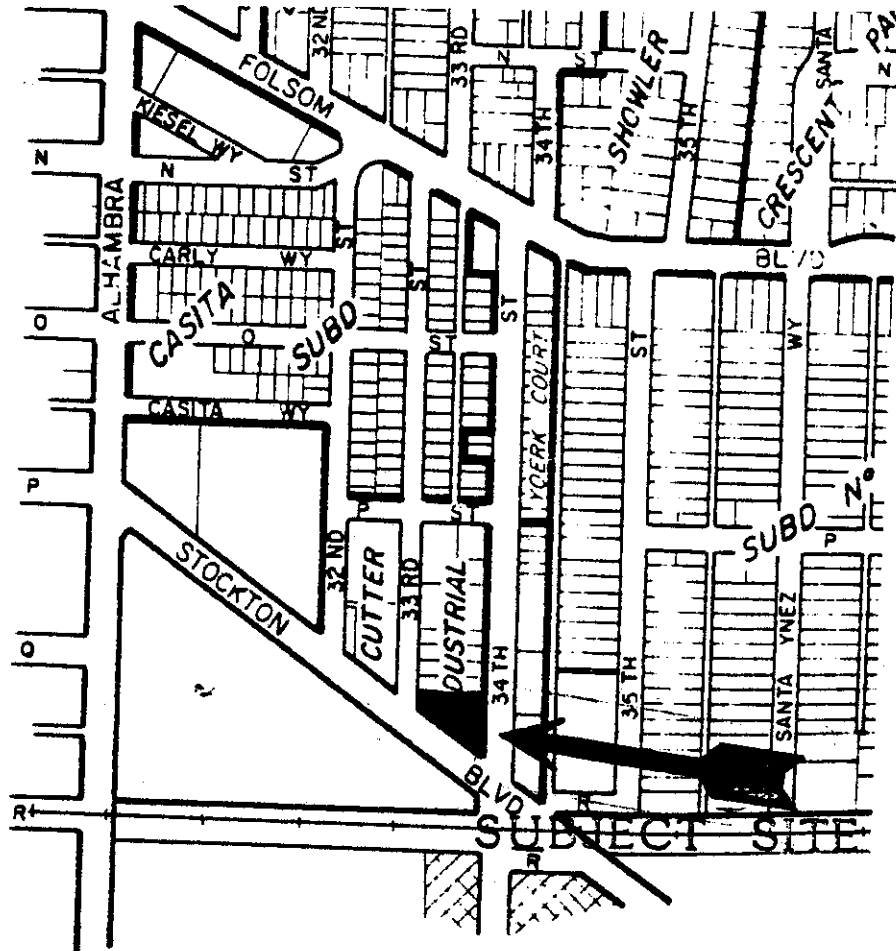
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at 1375 Stockton Boulevard, City of Sacramento, be approved as shown and described in Exhibits E and F attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

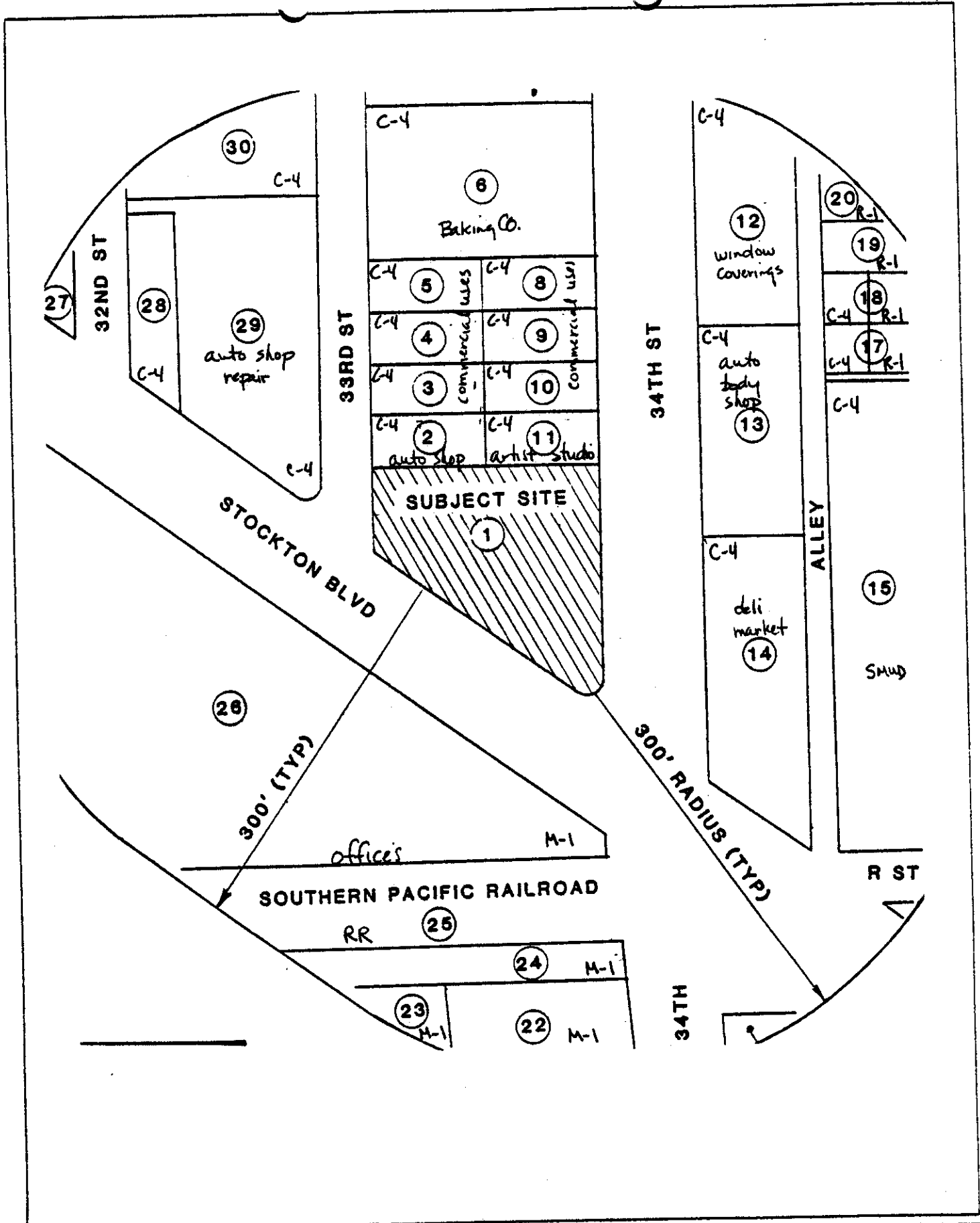


VICINITY MAP

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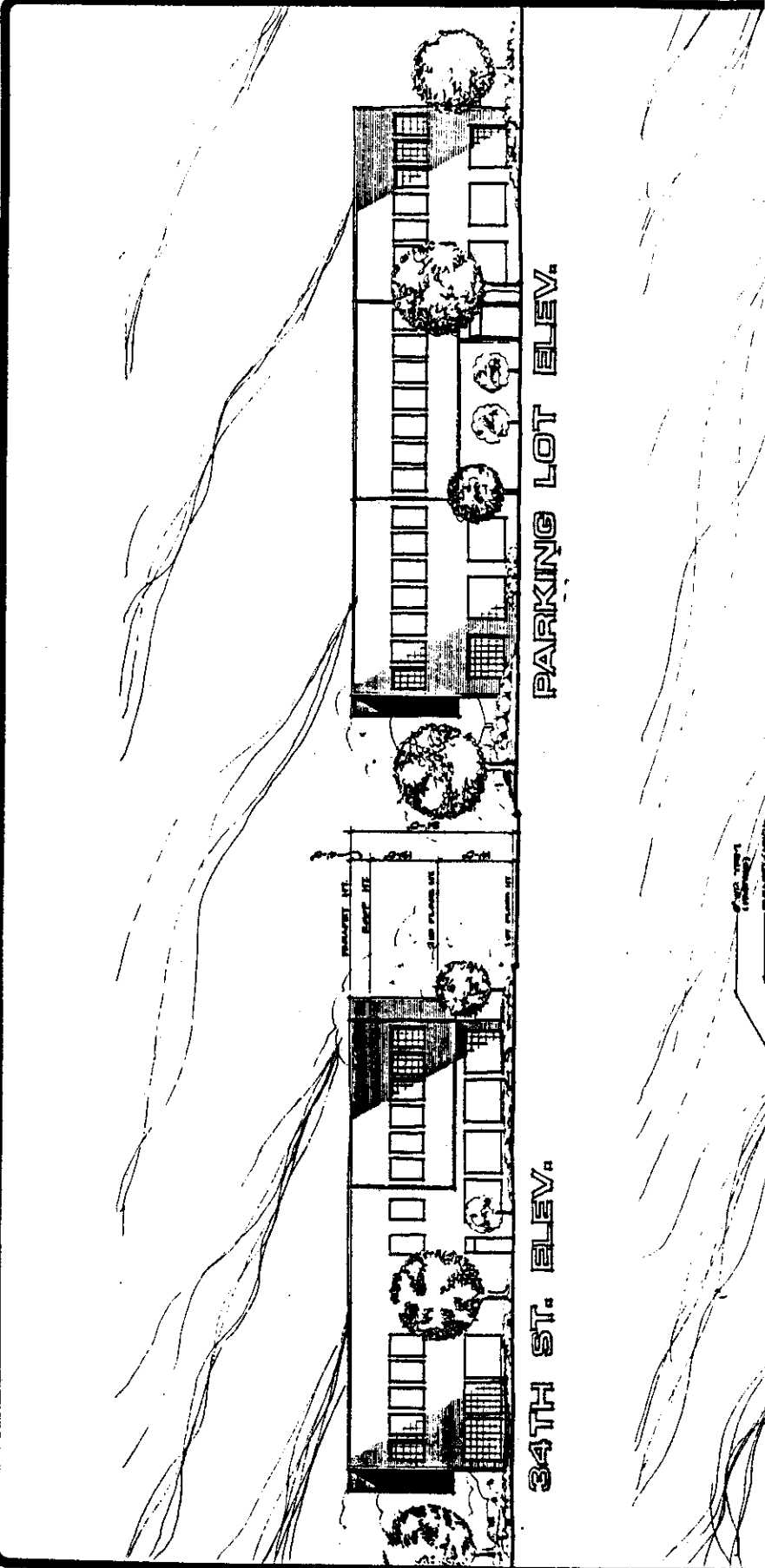
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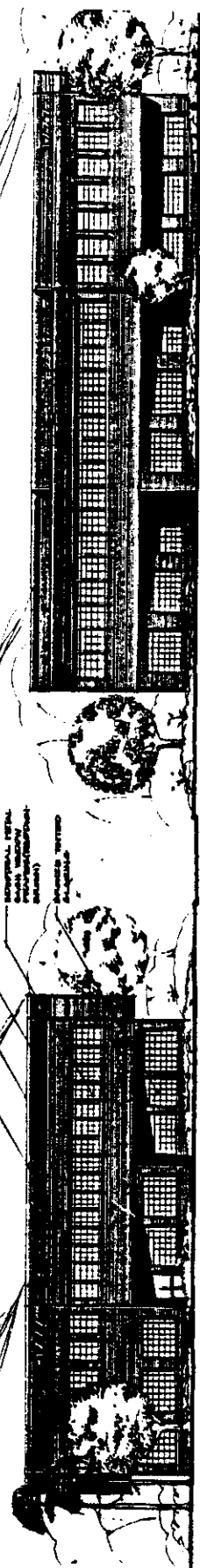
LAND USE & ZONING MAP

EXHIBIT C
 ELEVATIONS



PARKING LOT ELEV.

34TH ST. ELEV.



STOCKTON BLVD. ELEV.

33RD ST. ELEV.

EXTERIOR BLDG ELEVATIONS

LEGAL

The land referred to herein is described as follows:

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

Lots 1, 2, 3, 26 and 27 of Cutter Industrial Center according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on May 10, 1928, in Book 19 of Maps, Map No. 45, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 27 thence from said point of beginning along the Northerly line of said Lots 27, 26 and 3 South $70^{\circ}51'00''$ East 178.00 to the Northeast corner of said Lot 3; thence along the Easterly line of said Lots 3 and 1, South $10^{\circ}17'00''$ West 168.73 feet; thence curving to the right on arc of 15.00 feet radius said arc being subtended by a chord bearing South $83^{\circ}09'00''$ West 26.93 feet to a point on the Southwesterly line of said Lot 1; thence along the Southwesterly line of said Lots 1 and 2, North $32^{\circ}59'00''$ West 77.37 feet; thence along the Southwesterly line of said Lots 2, 26 and 27, North $34^{\circ}56'00''$ West 114.29 feet to the Southwest corner of said Lot 27; thence along the Westerly line of said Lot 27, North $19^{\circ}17'00''$ East 65.99 feet to the point of beginning.

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- B. The existing site is developed with a Texaco service station which will be demolished. A 14,000± square foot, two story office building will then be constructed on the site. The office building will be contemporary in design with horizontal shiplap siding painted with earth tone colors. The applicant proposes to provide 39 parking spaces (four more spaces than required) on site; however, it appears that the shading plan for the parking lot will not comply with the 50% shading requirement. The applicant will be required to submit a revised landscape/shading plan. The remainder of the site along the 33rd and 34th Streets and Stockton Boulevard will be landscaped and bermed.
- C. The applicant is requesting a special permit to exceed the 25% gross floor area for offices located in the C-4 zone. The planning staff does not have any objections to the project due to the fact that it is consistent with the General and Community Plans and the use is compatible with surrounding commercial uses and the office use (Libby-McNeill) to the south. According to the City Traffic Engineer, the proposed office use will not impact the on-street parking or traffic volume significantly.
- D. The applicant is also requesting a lot line adjustment to merge four lots into one lot. Staff recommends the merger be approved.
- E. The project has been reviewed by Traffic, Engineering, Waste Removal, Fire, Police, Electrical Engineer, Water/Sewer, Community Services, Regional Transit and the East Sacramento Improvement Association. The following comments were received.

Waste Removal

The trash enclosure as shown is in a location where pickup would be no problem.

Electrical Engineer

Street lights should be installed when they are installed in the neighborhood.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project would not have a significant effect on the environment and a negative declaration has been filed.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratification of the Negative Declaration;
- B. Approval of the Special Permit, subject to conditions and based upon findings of fact which follow;
- C. Approval of the Lot Line Adjustment by adopting the attached resolution.

Conditions - Special Permit

- 1. The applicant shall submit a complete landscape and irrigation plan for review and approval by the Planning Director prior to issuance of building permits.