

CITY PLANNING COMMISSION

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

APPLICANT	Bruce Adell & Associates, 2610 El Paseo Lane, Town & Country Village, Sacto.		
OWNER	Sacramento Turn Verein Club, 3349 'J' Street, Sacramento, CA 95816		
PLANS BY	_____		
FILING DATE	7-7-83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 007-062-06,07

APPLICATION: Lot Line Adjustment to merge two lots totaling 1± acre to locate existing off-street parking on one parcel for the Turn Verein Club located in the Medium Density Residential (R-4) zone (P83-223)

LOCATION: 3349 'J' Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community Plan Designation: Medium Density Residential
Existing Zoning of Site: R-4
Existing Land Use of Site: Turn Verein athletic/social club
Surrounding Land Use and Zoning:
North: Apartments; R-1 & R-4
South: Apartments; R-4
East: Apartments; R-3
West: Apartments; R-4
Total Parking Provided: Lot A - 9 spaces
Lot B - 37 spaces
Total - 46
Property Dimensions: Flag-shaped
Property Area: 1.06± acres
Square Footage of Building: 25,000± square feet
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Red/buff natural brick color
Exterior Building Materials: Red/buff face brick

BACKGROUND INFORMATION: On June 9, 1983 the applicant submitted a variance application (P83-183) to add a two-story, 2,625 square foot storage room addition to the existing Turn Verein facility. The subject site consists of two parcels. Parcel A (0.17± ac.) is developed with a single family home with nine off-street parking spaces located on the rear of the site. This parcel is owned by Turn Verein and contiguous to Parcel B (0.89± ac.) which is developed with the main Turn Verein facility and 37 parking spaces.

As one of the conditions of the variance application, staff requested that the applicant merge the portion of Lot A, developed with the nine parking spaces, with Lot B to locate all the existing parking on one parcel.

Prior to the July 14, 1983 City Planning Commission hearing on the variance application, several of the surrounding property owners filed an appeal of the project's Negative Declaration. The project was therefore continued from the Commission's July 14, 1983 meeting to a subsequent date following the City Council's action on the appeal which is scheduled for August 9, 1983.

APPLIC. NO. P83-223

MEETING DATE August 11, 1983

CPC ITEM NO. 22

002405

The subject lot line adjustment application involves only the merger of existing parking spaces located on Lot A with Lot B and has no bearing on variance application related to storage room addition.

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two parcels owned by Turn Verein which are developed with existing structures and parking. The subject application involves the merger of the rear 3,280± square feet of Lot A with Lot B, thereby consolidating the nine parking spaces on Lot A with the 37 spaces on Lot B. This merger will insure the continued availability of the existing number of parking spaces for patrons of the Turn Verein.
2. The proposal was reviewed by the offices of the City Engineer, Real Estate, Traffic and Fire Departments. The City Engineer requests that the new lot lines be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

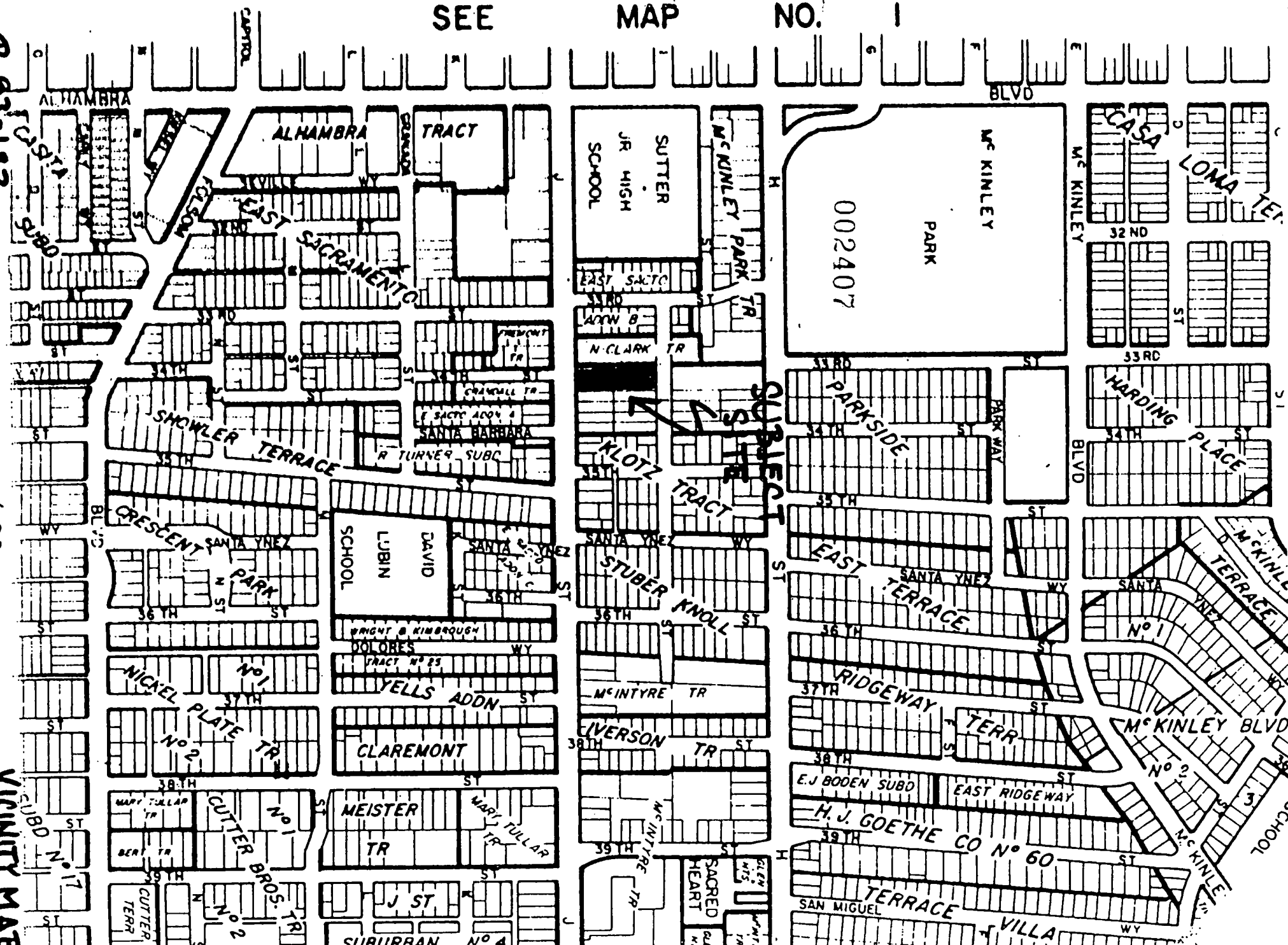
STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

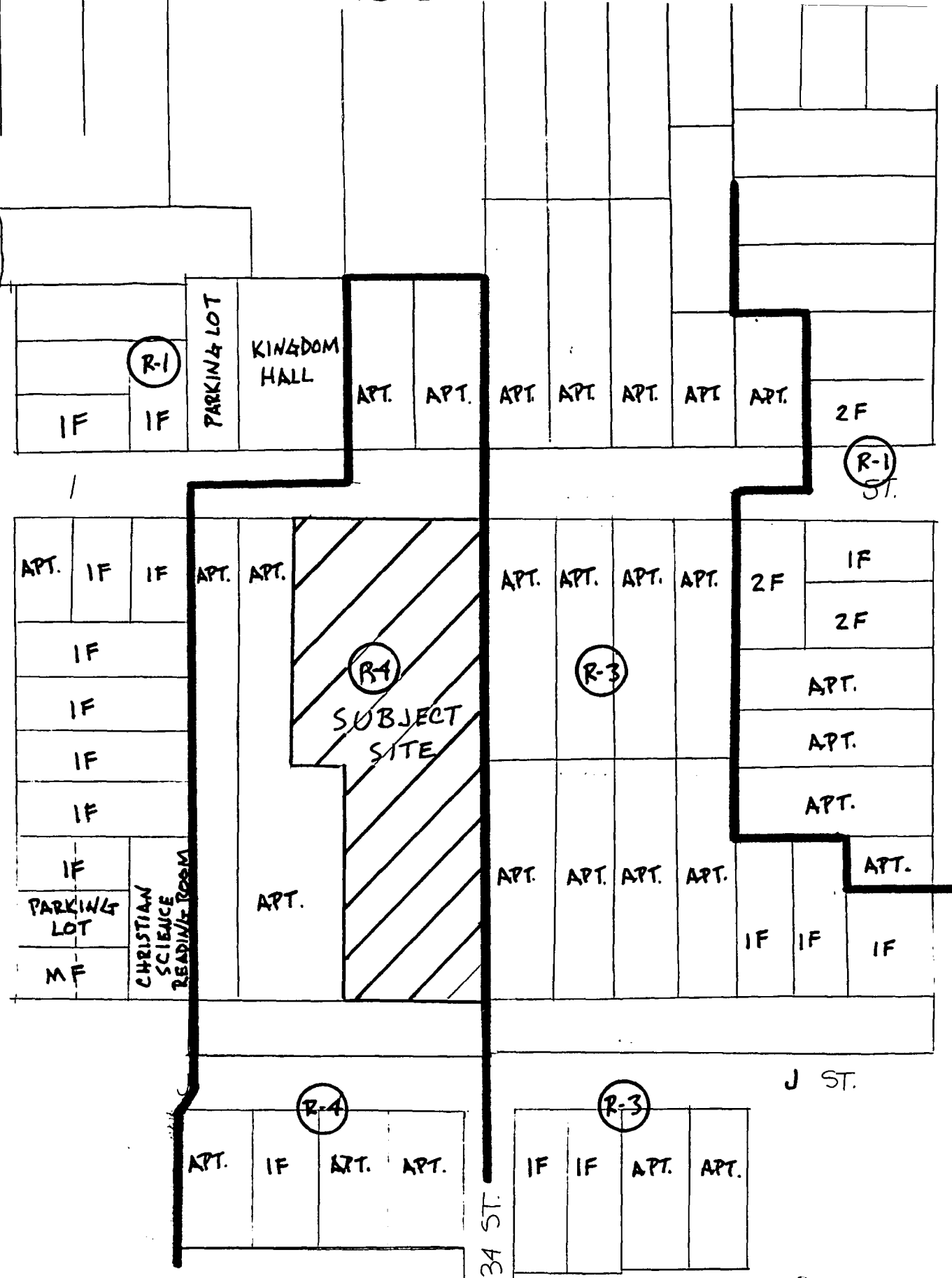
SEE MAP NO. 1

083-223

8-11-83

VICINITY MAP

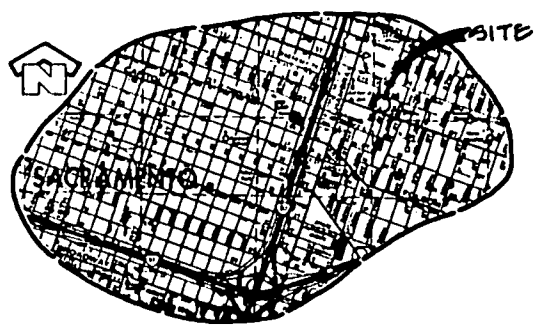
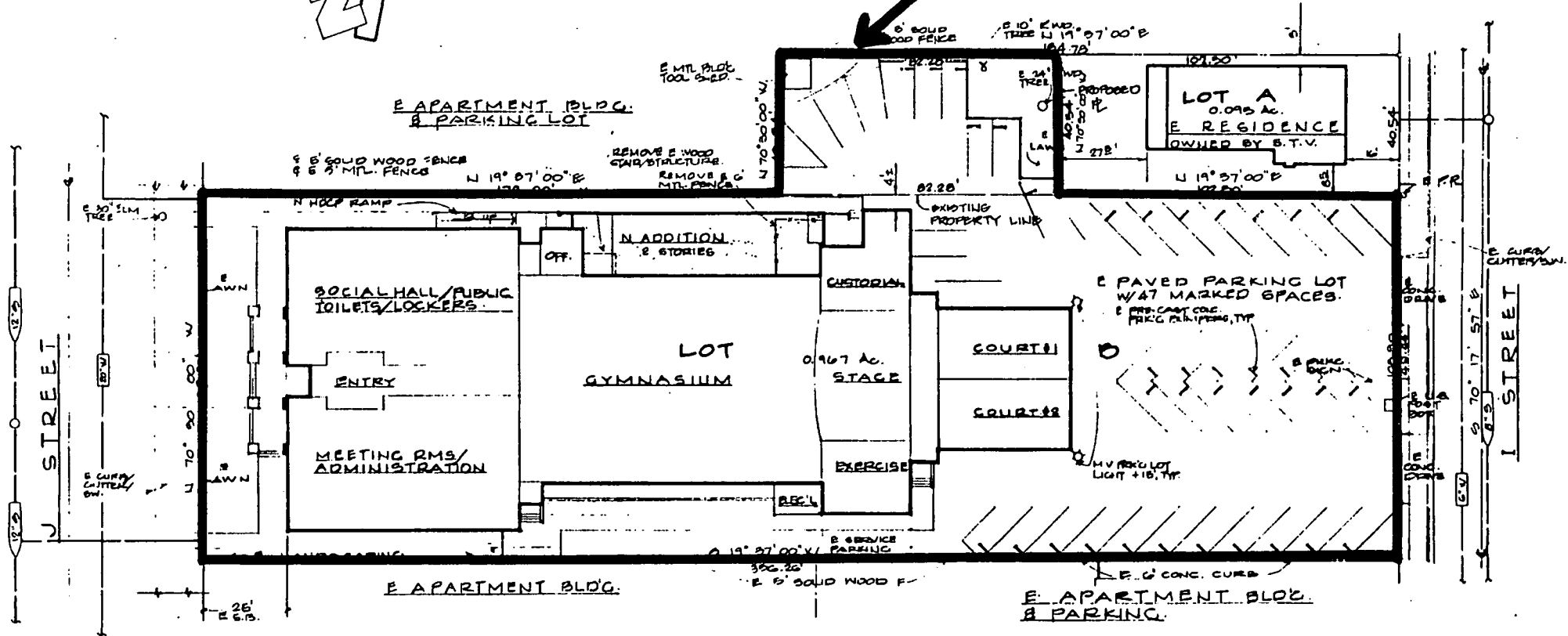




002408

EXISTING LAND USE MAP & ZONING

NEW PROPERTY LINE



SITE PLAN
 FOR
LOT LINE ADJUSTMENT
 A.P.N. 007-002-06 & 07
SACRAMENTO TURN VERDIN
 5541 J STREET

COOPER, THOMAS & ASSOCIATES, INC.
 CIVIL ENGINEERING AND LAND SURVEYING
 8011 ARDEN WAY, SUITE 10
 SACRAMENTO, CA 95826 (916) 825-0431



083-223

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EX. A

No. 22

002409