

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Lind and Associates, 2999 Gold Canal Drive Suite B1, Rancho Cordova, CA 95670				
OWNER	Gragg Land and Development Co., and W&K Silvers, 8225 Plumeria Ave., Fair Oaks, CA 95628				
PLANS BY	Applicant				
FILING DATE	2/5/86	ENVIR. DET.	Exempt	REPORT BY	KMB:ec
ASSESSOR'S-PCL. NO.	252-042-(23,24,25,27) and 252-042-19				

- APPLICATION:
- A. Variance to waive the requirement for a six foot high masonry wall between residential and non-residential uses.
 - B. Lot Line Adjustment to remove the common property line between two partially developed lots on 1.23+ acres partially developed acres in the Light Industrial (M-1) Zone.

LOCATION: 3904 Winters Street and 2429 Harris Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge one lot onto a parcel which was recently formed by merger of four other lots, and to waive the required six foot masonry wall.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	C-4 and M-1 (to be all M-1 if approved by City Council 12-23-86)
Existing Land Use of Site:	Vacant and Single Family Residence

Surrounding Land Use and Zoning:

North:	M-1, Residential
South:	M-1, Heavy Commercial, Residential, I-80
East:	M-1, Residential
West:	R-1, Residential and Vacant

Property Dimensions:	Irregular
Property Area:	1.23+ acres
Topography:	Flat
Street Improvements:	Partial
Utilities:	Existing

PROJECT EVALUATION:

A. LAND USE AND ZONING:

The subject site consists of four lots which are vacant and one lot which contains a single family residence. Three of the vacant lots are currently zoned C-4, although the City Council is scheduled to rezone these lots to M-1 on December 23, 1986. The other two lots are zoned M-1. The entire site is designated "Industrial" by both the 1974 General Plan and the 1984 North Sacramento Community Plan. The properties to the north, east and south are also zoned M-1, although the adjacent

developments to the north, east, and a portion of the south are residential. There is a new warehouse structure under construction on the other lot to the south. The area to the west of the site is zoned R-1, and consists of residential units and some vacant residential lots.

B. BACKGROUND INFORMATION/PROJECT DESCRIPTION:

The subject site consists, at the present time, of five lots. A lot line adjustment was approved on November 13, 1986 to merge the four lots on Winters Street into one parcel. These four lots are currently vacant, although a 17,500 square foot warehouse was approved for these lots. Due to the size limitations of the site consisting of just the four lots, the allowable office space in the approved warehouse was limited to five percent, since a lack of parking spaces precluded more intensive use. The applicant now proposed to join one more lot to the previously created parcel. This will serve three purposes: 1) to provide future additional parking space for the warehouse, which would allow more office use; 2) to provide a future storage yard for the warehouse; and 3) to provide a means of rear access to the warehouse from Harris Street. The applicant does not intend to develop the additional parking and storage yard at this time, but desires to have the flexibility to offer any future tenant this option. The applicant is also requesting a variance to waive the requirement for a six foot high masonry wall between residential and non-residential uses on the north, east and west portions of the lot to be added to the warehouse site.

C. REAR ACCESS:

The previous action on the warehouse project (P86-405) contained a condition which stated that "there shall be no door opening on the east side of the proposed building, and no rear access from the state-owned parcel and utility easement shall be allowed until the 67'x 300' parcel to the east (252-042-19) is put into non-residential use." The applicant now owns the 67'x 300' parcel to the east, and proposes to add it to the warehouse site. Although no improvements for this parcel are planned at this time, it is intended to serve as future parking and storage area. The applicant desires to gain access from both the north and the south to the rear of the warehouse. Staff does not object to the south approach, off of Harris Street. However, a north approach to the warehouse is still undesirable at this time, since the existing gravel driveway is the only means of access for three residences. Industrial traffic along that route would be inappropriate at this time.

D. WALL REQUIREMENT:

The zoning ordinance requires that a six foot high masonry wall be constructed between residential and non-residential uses. Although the properties adjacent to the site are zoned M-1, they are developed with residential uses. Upon evaluation of the site and the surrounding area, staff feels that a variance to waive the masonry wall requirement can be supported. However, in place of the masonry wall, a wooden fence must be constructed on the north and west property lines that coincide with parcels not owned by the applicant. The condition of the previous variance approval for the warehouse project (P86-405) shall not be modified, except for that a fence need not be constructed on the portion of that site which is contiguous and

common to the new parcel (19) to be added to the site. A six foot wooden fence is to be constructed on the property line common to the site and to the State-owned parcel (252-042-03).

E. AGENCY REVIEW:

This project was sent for review to Traffic Engineering, Engineering, Fire, Real Estate and SMUD, and the following comments were received:

Traffic Engineering comment: APN map does not show easement on small segment of parcel.

1. Driveways on Winters Street to be offset from rolling doors.
2. To use Harris Street access, a standard driveway must be put in with a reciprocal access agreement and developed improvements on Harris Street.
3. To use easement for industrial access, a street must be constructed to industrial width and improvements constructed.

ENVIRONMENTAL DETERMINATION:

This project is exempt from environmental review pursuant to state EIR Guidelines (CEQA, Section 15305a).

RECOMMENDATION:

Staff recommends that the Commission take the following actions:

- A. Approve the variance subject to conditions and based on finding of fact which follow.
- B. Approve the lot line adjustment by adoption of the attached resolution.

VARIANCE - CONDITIONS:

A six foot high wooden fence shall be constructed on the north, east and west property lines of parcel 252-042-19, which coincide with parcels not owned by the applicant, as indicated by Exhibit A.

VARIANCE - FINDINGS OF FACT:

1. Granting the variance would not constitute a special privilege extended to an individual applicant in that any applicant facing similar circumstances would be granted variance approval.
2. Granting the variance would not be injurious to public health, safety or welfare in that wooden fences will be constructed adjacent to residential uses in order to buffer the industrial transition of the area.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for industrial use by the 1984 North Sacramento Community Plan and the existing residential and future parking and storage area is consistent with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
3904 WINTERS STREET, 2429 HARRIS STREET
APNs: 252-042-(23,24,25,27) and 252-042-19 (P87-015)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3904 Winters Street and 2429 Harris 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 1974 General Plan and 1984 North Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial use by the 1984 North Sacramento Community Plan and the proposed warehouse and parking conforms with the Plan Designation;

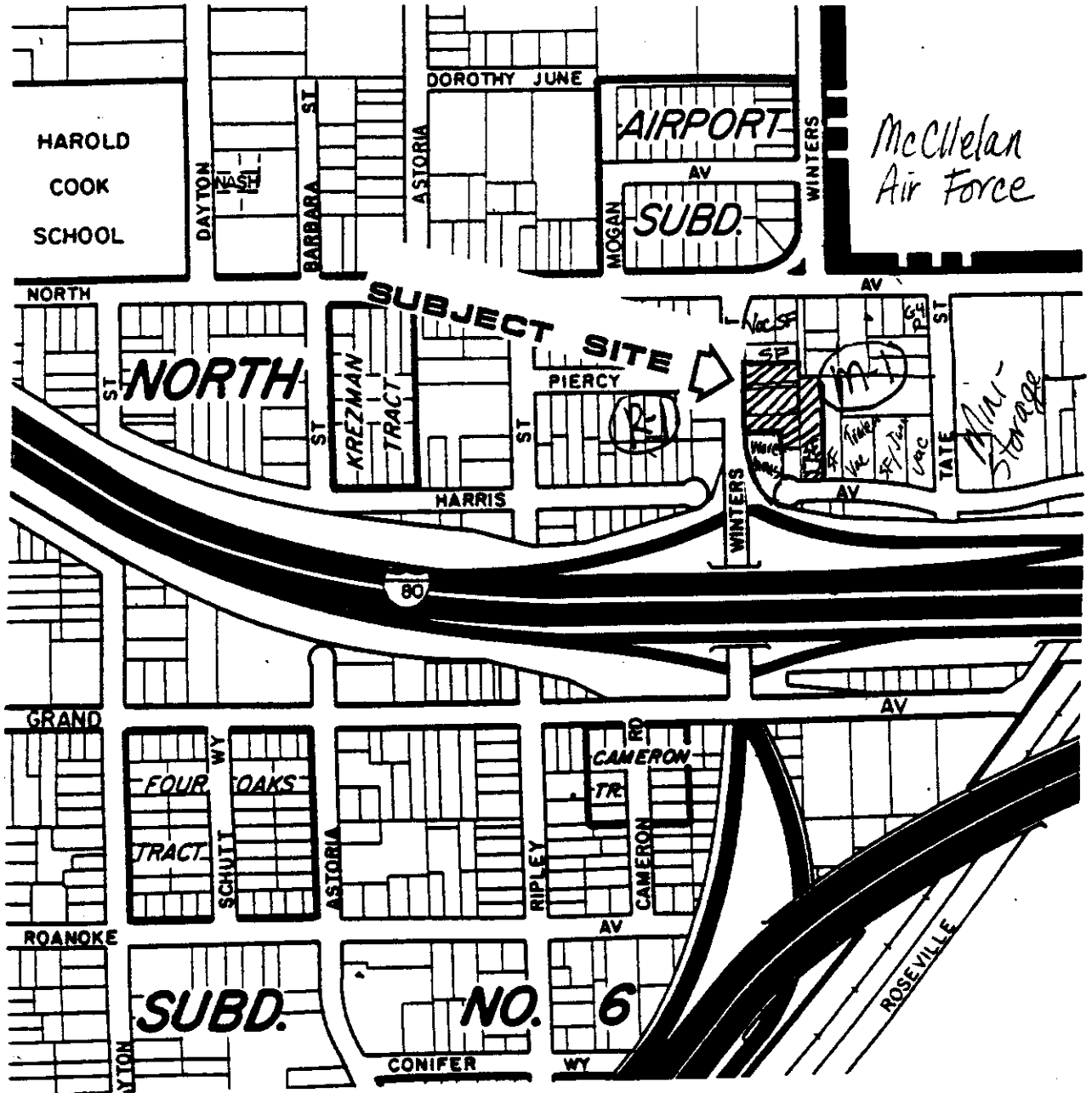
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 3904 Winters Street and 2429 Harris Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



P87-015

January 8, 1987

Item 30

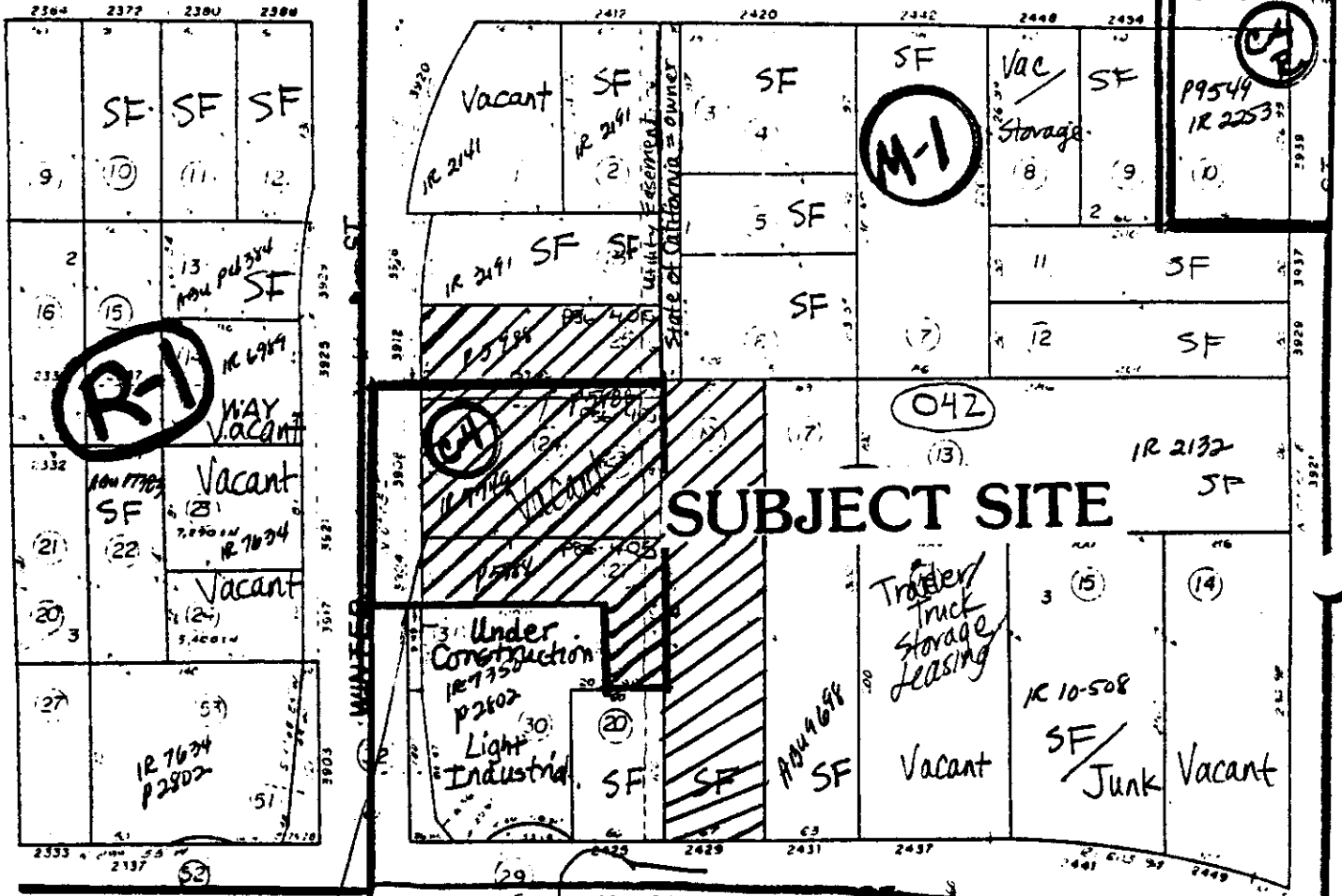
VICINITY MAP

SF
Machine Shop

McClellan

Mini Market
CITY MARKET

COUNTY



Note: The C-4 portion of the site is scheduled to be rezoned to M-1 by the City Council on December 23, 1986.

I-80 Offramp
I-80 FREEWAY



P87-015

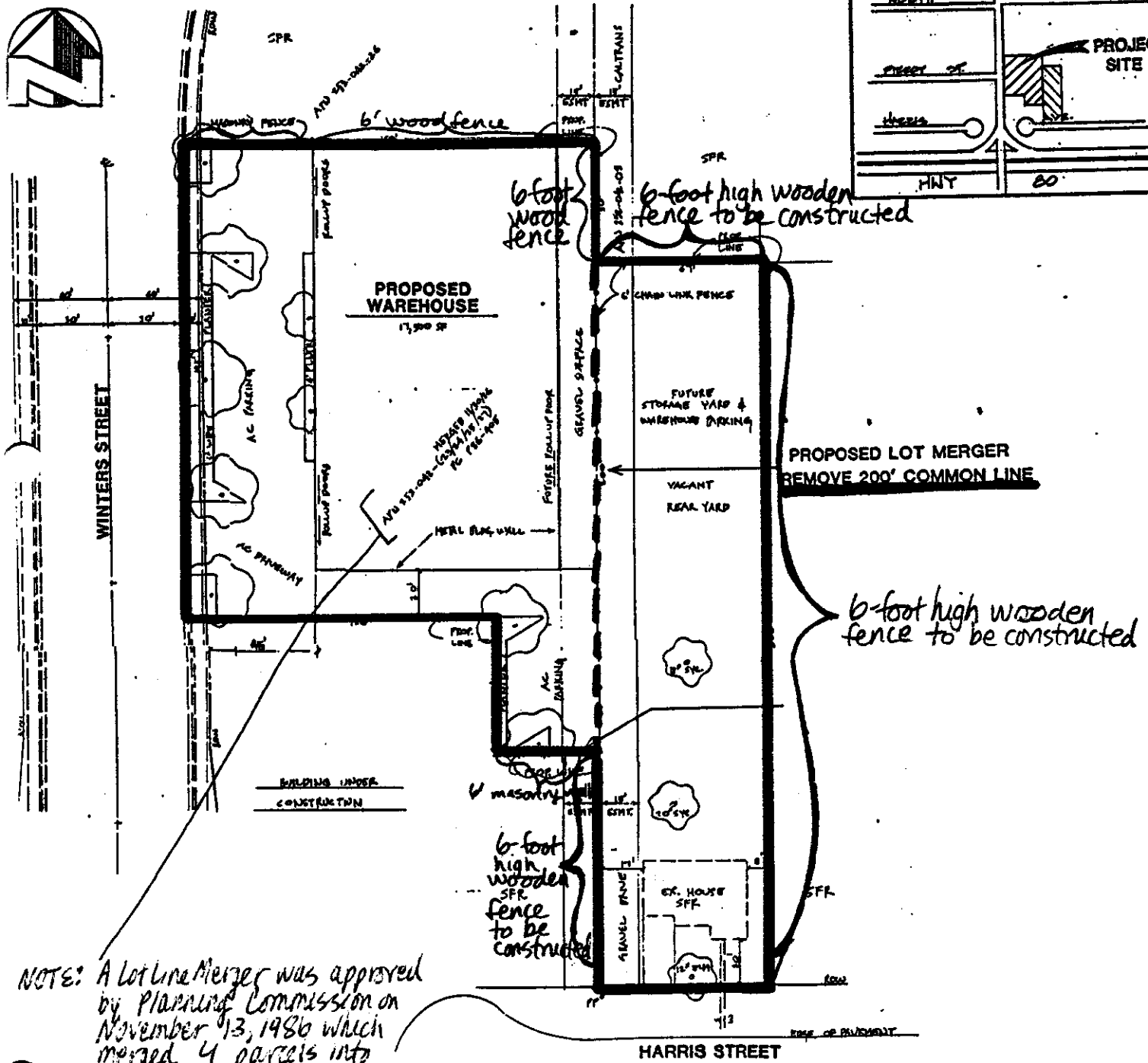
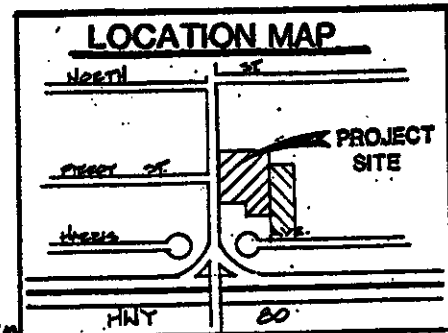
January 8, 1987

Item 30

LAND USE & ZONING MAP

Please type this heading:

LOT LINE MERGER FOR
 3904 Winters Street and 2429 Harris Street
 APNs 252-042-(23,24,25,27)
 and 252-042-19



NOTE: A Lot Line Merger was approved by Planning Commission on November 13, 1986 which merged 4 parcels into 1 (P86-405)

EXHIBIT A

P87-015

January 8, 1987

Item 30

P87015

LEGAL DESCRIPTION

FOR

MERGED PARCELS

APNS 252-042-(23,24,25,27), and 19

Parcels 1, 2, 3, and 4 as described on the attached "Exhibit A" and the following described parcel: Beginning at the intersection of Winters Street and Harris Street, thence north 30 feet and east 200 feet to the true point of beginning, thence N 00° 05' E 300.00 feet, thence N 89° 10' 30" E 67.00 feet, thence S 00° 05' W 300.00 feet, thence S 89° 10' 30" W 67.00 feet to the true point of beginning.

EXHIBIT B

P87-015

January 8, 1987

Item 30

PARCEL NO. 1:

Exhibit A

The South 50 feet of the West 170 feet of Lot 1, Block 5, as shown on the "Plat of Subdivision No. 6, North Sacramento", recorded in Book 13 of Maps, Map No. 31, records of said County.

EXCEPTING THEREFROM all that portion thereof described in Grant Deed to the City of Sacramento, recorded September 19, 1969 in Book 690919, Page 136, of Official Records, described as follows: BEGINNING at the Southwesterly corner of said Lot 1; thence North 00°05'00" East along the Westerly boundary of Lot 1, which is the Easterly boundary of Winters Street, 60.00 feet wide as shown on said plat, 50 feet to the Northerly boundary of the Southerly 50.00 feet of said Lot 1; thence South 89°10'30" East along the last mentioned Northerly boundary, 10.35 feet to a curve of radius 310.00 feet concave to the East; thence Southerly along said curve, the chord of which bears South 01°27'26" West 14.87 feet; thence South 04°05'00" West along a line parallel to and distant Easterly, measured at right angles, 10.00 feet from the Westerly boundary of said Lot 1, a distant of 35.13 feet to the Southerly boundary of said Lot 1; thence North 89°10'30" West along said Southerly boundary 10.00 feet to the point of beginning.

PARCEL NO. 2:

The North 10 feet of the West 170 feet of Lot 4, Block 5, as shown on the "Plat of Subdivision No. 6, North Sacramento", recorded in Book 13 of Maps, Map No. 31, records of said County.

EXCEPTING THEREFROM the West 10.00 feet as described in Grant Deed to the City of Sacramento, recorded September 13, 1969 in Book 690919, Page 136 of Official Records.

PARCEL NO. 3:

All that portion of Lot 4, Block 5 of Subdivision No. 6, North Sacramento recorded August 8, 1912, in Book 13 of Maps, Map No. 31, records of said County, described as follows: BEGINNING at a point on the West line of said Lot 4, located South 00°05'00" West 10.00 feet from the Northwest corner of said lot; thence from said point of beginning, South 89°55'00" East 170.00 feet; thence South 00°05'00" West 90 feet; thence North 89°55'00" West 170 feet to the West line of said lot 4 and the East line of Winters Street; thence along the East line of said Winters Street, and the West line of said Lot 4, North 00°05'00" East 90 feet to the point of beginning.

EXCEPTING THEREFROM the West 10.00 feet thereof, as described in Grant Deeds to the City of Sacramento, recorded September 23, 1969 in Book 690923, Pages 134 and 136 of Official Records.

PARCEL NO. 4:

The West 170 feet of the North 100 feet of the South 200 feet of Lot 4, Block 5, as shown on the "Plat of Subdivision No. 6, North Sacramento", recorded in Book 13 of Maps, Map No. 31, records of said County.

EXCEPTING THEREFROM the West 130 feet of the South 55 feet thereof.

FURTHER EXCEPTING THEREFROM the West 10.00 feet thereof, as described in Grant Deed to the City of Sacramento, recorded September 23, 1969, in Book 690923, Page 138 of Official Records.

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EXHIBIT B

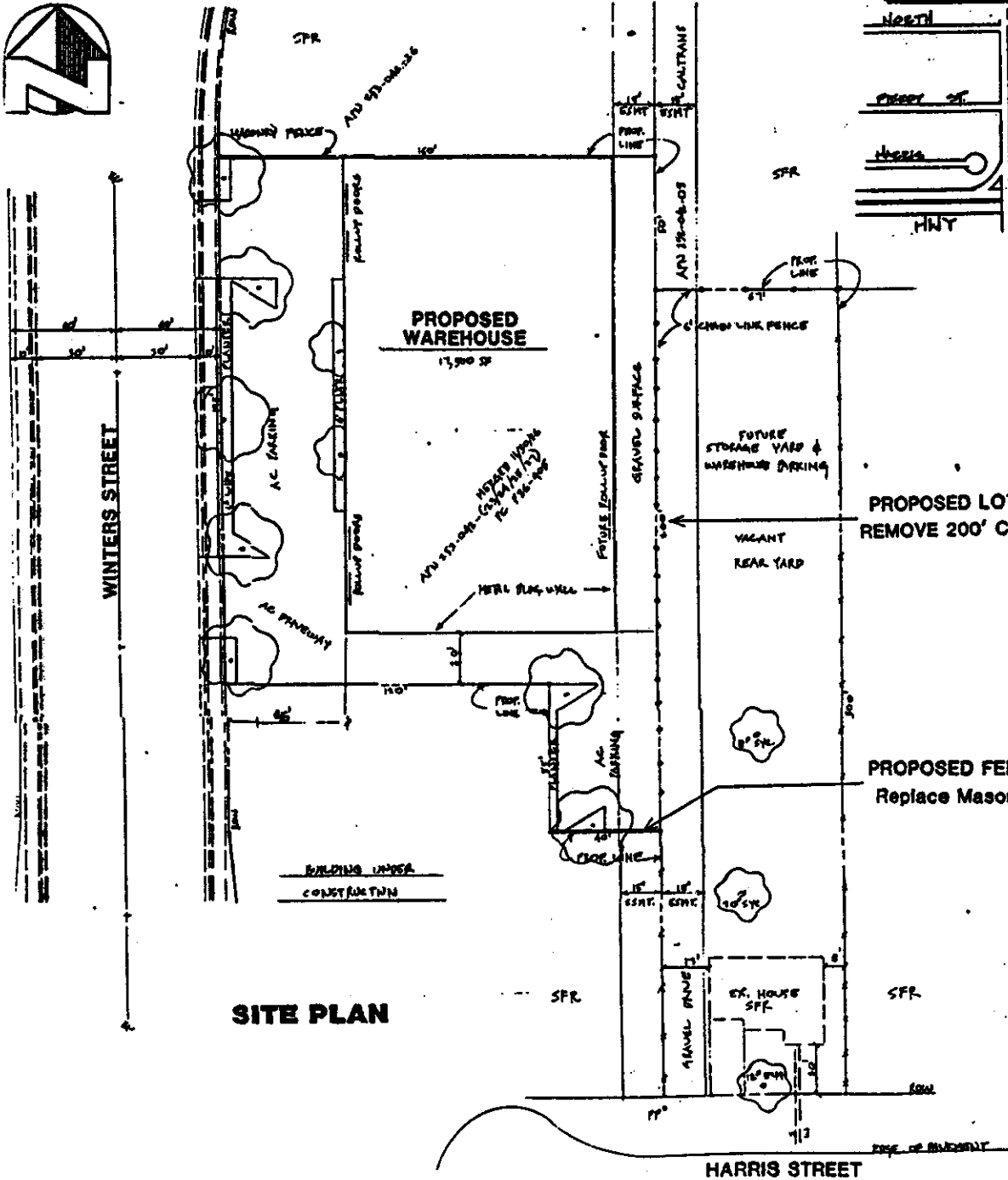
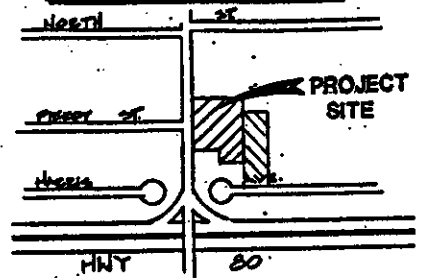
P87-015

January 8, 1987

Item 30



LOCATION MAP



SITE PLAN

SITE PLAN