

# CITY PLANNING COMMISSION

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

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| APPLICANT <u>John Poppe, 4521 Francis Court, Sacramento, CA 95822</u>                        |
| OWNER <u>First Baptist Church of Sacramento, 2324 L Street, Sacramento, CA 95816</u>         |
| PLANS BY <u>John Poppe, 4521 Francis Court, Sacramento, CA 95822</u>                         |
| FILING DATE <u>8-11-87</u> ENVIR. DET. <u>15305(a) &amp; 15303(e)</u> REPORT BY <u>EG.sc</u> |
| ASSESSOR'S-PCL. NO. <u>007-0155-002,003,004,005,006</u>                                      |

- APPLICATION:**
- A. Variance to establish one, 75 degree angle parking space and variable back-out maneuvering area.
  - B. Variance from development agreement to allow an existing cyclone fence.
  - C. Variance to allow a non-living ground cover for parking lot landscaping.
  - D. Lot Line adjustment to merge five lots.

**LOCATION:** 1209 23rd Street; 2304 and 2310 L Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a parking lot with "non-standard" parking.

**PROJECT INFORMATION:**

1980 Central City Community  
Plan Designation: Multi-family  
Existing Zoning of Site: R-3A  
Existing Land Use of Site: Church

| Surrounding Land use and Zoning:             | Setbacks:  | Required                 | Provided |
|--|------------|--------------------------|----------|
| North: Commercial, multi-family; R-3A<br>R-0 | Front:     |                          |          |
| South: Office, multi-family; R-3A, R-0       | Side(Int): | four feet wide planter   |          |
| East: Church, R-3A                           | Side(St):  | strips required adjacent |          |
| West: Office, multi-family; R-3A, R-0        | Rear:      | to street frontages      |          |

|                      |             |
|----------------------|-------------|
| Parking Required:    | 34 spaces   |
| Parking Provided:    | 34 spaces   |
| Property Dimensions: | Irregular   |
| Property Area:       | 0.35+ acres |
| Topography:          | Flat        |
| Street Improvements: | Existing    |
| Utilities:           | Existing    |

**BACKGROUND INFORMATION:** On June 25, 1987, the Planning Commission approved a lot line adjustment to merge four lots. A Certificate of Compliance was not filed to complete the merger (P87-243). On February 10, 1983, various entitlements to expand the First Baptist Church (i.e., parking lot, social hall, day care, school, etc.). The City Council subsequently approved a development agreement for the church expansion (P82-254).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of four vacant parcels located in the R-3A zone. The parcels are designated for multiple family uses by the 1980 Central City Plan. The surrounding area is a mix of residential and office uses which are zoned R-0 and R-3A. The First Baptist Church is located to the east of the parking lot site with the subject site being a portion of the church's property.
- B. The subject site is designated for a parking lot in the development agreement between the City and the First Baptist Church executed on November 15, 1983. The applicant is requesting variances to develop a parking lot with one 75 degree parking space, to allow a cyclone (chain link) fence and to allow non-living ground cover for parking lot landscaping.

The single 75 degree parking space will not create a problem since adequate back-out and maneuvering areas are provided, however the Planning Commission must approve any angle parking which is not listed in the Zoning Ordinance. The parking lot development agreement also requires that a wood or wrought iron fence shall be erected to buffer the residence from the proposed use. An existing cyclone fence is located between the proposed parking lot and the residence immediately to the south. The fence is overgrown with vines so that it is partially hidden. The adjacent residence is a multiple-story structure which would not receive much benefit from the construction of a six foot high wood fence since the living quarters are located above the fence.

- C. The applicant is also requesting a variance to allow a "non-living" groundcover (pebble bark) to be used as part of the parking lot landscaping. According to the applicant, the pebble bark would be used to inhibit the growth of weeds while other types of groundcover (Junipers) mature. Staff has discussed the landscape/irrigation plan for this site with the Community Services and Building Inspections Divisions. The proposed plan has a drip irrigation which is unacceptable and must be modified to a bubbler or shrub spray system. Lawn is required in public right-of-ways and no coarse garden bark ground cover will be allowed. Staff also feels that living groundcover is more appropriate for the immediate area since most of the residences and offices have living groundcover already in place.
- D. In order to develop the parking lot, the five parcels which make up the subject site must be merged. Staff has no objections to the merger and recommends approval.
- E. In addition to Building Inspections and Community Services, the project has been reviewed by Traffic, Public Works, Fire, Real Estate, Sacramento Old City Association and Midtown Business Association. No other comments have been received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(e) and 15305(a)).

RECOMMENDATION: Staff recommends the following action:

- A. Approve the variance to establish one, 75 degree angle parking space and variable back-out maneuvering area subject to conditions and based on findings of fact which follow.

- B. Approve the variance from development agreement to allow an existing cyclone fence based on findings of fact which follow.
- C. Deny the variance to allow non-living ground cover for parking lot landscaping based on findings of fact which follow.
- D. Approve the lot line adjustment by adopting the attached resolution.

Conditions:

- 1. The applicant shall comply with all conditions set forth in the development agreement dated November 15, 1983 between the City of Sacramento and First Baptist Church of Sacramento.
- 2. The applicant shall obtain driveway permits for the parking lot ingress and egress.
- 3. The applicant shall apply for a parking facilities permit.
- 4. All on-site landscaping shall be reviewed and approved by the Planning Director prior to the issuance of building permits.
- 5. The proposed development plans shall be reviewed and approved by the Design Review Board prior to issuance of building permits.

Findings of Fact - Parking Space/Fence

- 1. Granting the variances does not constitute a special privilege extended to one property owner in that:
  - a. the parking space and maneuvering area will not interfere with the circulation of the proposed lot;
  - b. the cyclone fence is existing.
- 2. Granting the variance requests do not constitute a use variance in that parking lots are allowed in the R-3A zone subject to granting a special permit.
- 3. The proposed project will not be injurious to the public welfare nor to surrounding properties in that adequate parking will be provided for church uses and the fence will provide a physical separation between the parking lot and the adjacent residential use.
- 4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for multi-family use by the 1980 Central City Plan and the proposed parking lot use conforms with the plan designation subject to the granting of a special permit.

Findings of Fact - Groundcover

- 1. Granting the variance request would constitute a special privilege extended to one property owner in that no other adjacent properties are developed with non-living ground cover.

2. The variance would be injurious to the public welfare and to surrounding properties in that the proposed landscaping would not be in keeping with the character of the neighborhood which has landscape planters containing living ground cover.

**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION**

**ON DATE OF**

**APPROVING A LOT LINE ADJUSTMENT TO  
MERGE LOTS 1,2,3 AND 4, LESS THE  
SOUTH 48 FEET OF SAID LOT 1 IN THE  
BLOCK BOUNDED BY L, M, 23RD AND  
24TH STREETS. (P87-364)**

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1209 23rd Street; 2304 and 2310 L Street; and

**WHEREAS**, the lot line adjustment is exempt from environmental review pursuant to State EIR Guideline (CEQA, Section 15305{a} and 15303{e}); and

**WHEREAS**, the lot line adjustment is consistent with the 1974 General Plan and 1980 Central City 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 multi-family use by the 1980 Central City Plan and the proposed parking lot 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 1209 23rd Street; 2304 and 2310 L Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

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**CHAIRPERSON**

**ATTEST:**

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**SECRETARY TO CITY PLANNING COMMISSION**

**EXHIBIT A**

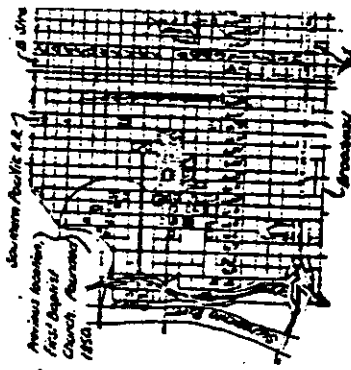
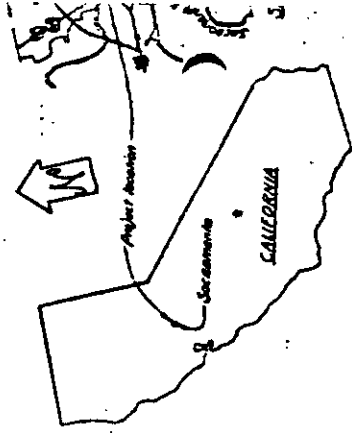
**LEGAL DESCRIPTION**

Lots 1,2,3 and 4 less the south 48 feet of said lot 1, in the block bounded by "L" and "M", 23rd and 24th Streets, of the City of Sacramento, according to the official plat or map of said City.

P87-364

9-24-87

Item 26



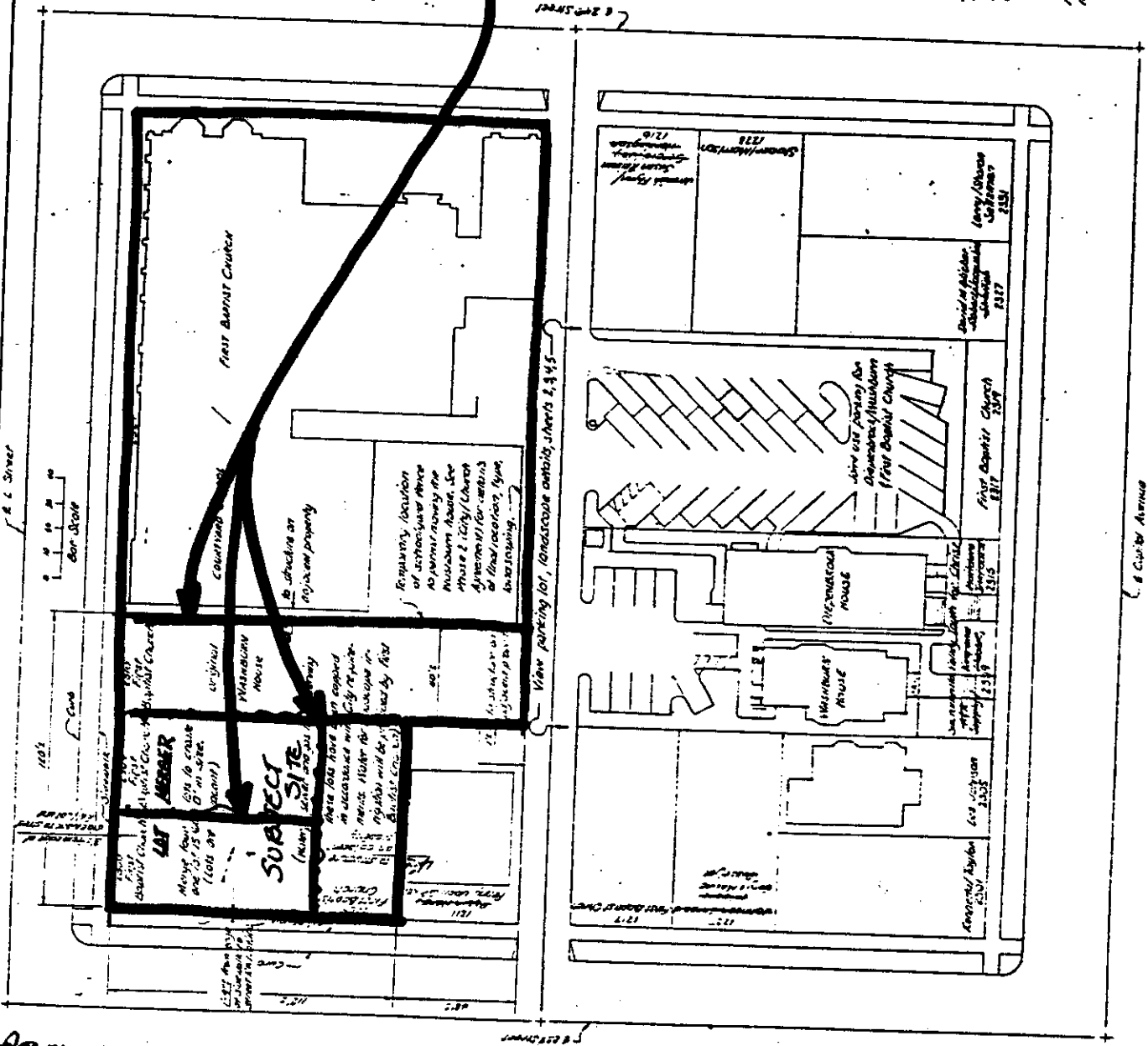
1848 Survey of Subdivisions of the City of Sacramento, with amendments, changed 2-18-87  
 DELELL MAP, CITY OF SACRAMENTO

INDEX TO PLANS

- QUANTITIES
- 1. Clear and grub
  - 2. Excavate existing area
  - 3. Earth retaining wall
  - 4. Earth retaining wall
  - 5. Earth retaining wall
  - 6. Asphalt concrete
  - 7. Asphalt concrete
  - 8. Concrete curbs
  - 9. Concrete ramp
  - 10. Landscape
  - 11. Iron fence
- INDEX TO PLANS
- 1. Location and Site Plan
  - 2. Grading for Layout and Deck
  - 3. Landscape Layout and Deck
  - 4. Grading, Driveway and Drain
  - 5. Earth Retention Wall
  - 6. Foundation
  - 7. Foundation
  - 8. Foundation
  - 9. Foundation
  - 10. Foundation
  - 11. Foundation

|      |          |
|------|----------|
| LOT  | LOCATION |
| 1848 | 1848     |
| 1848 | 1848     |
| 1848 | 1848     |

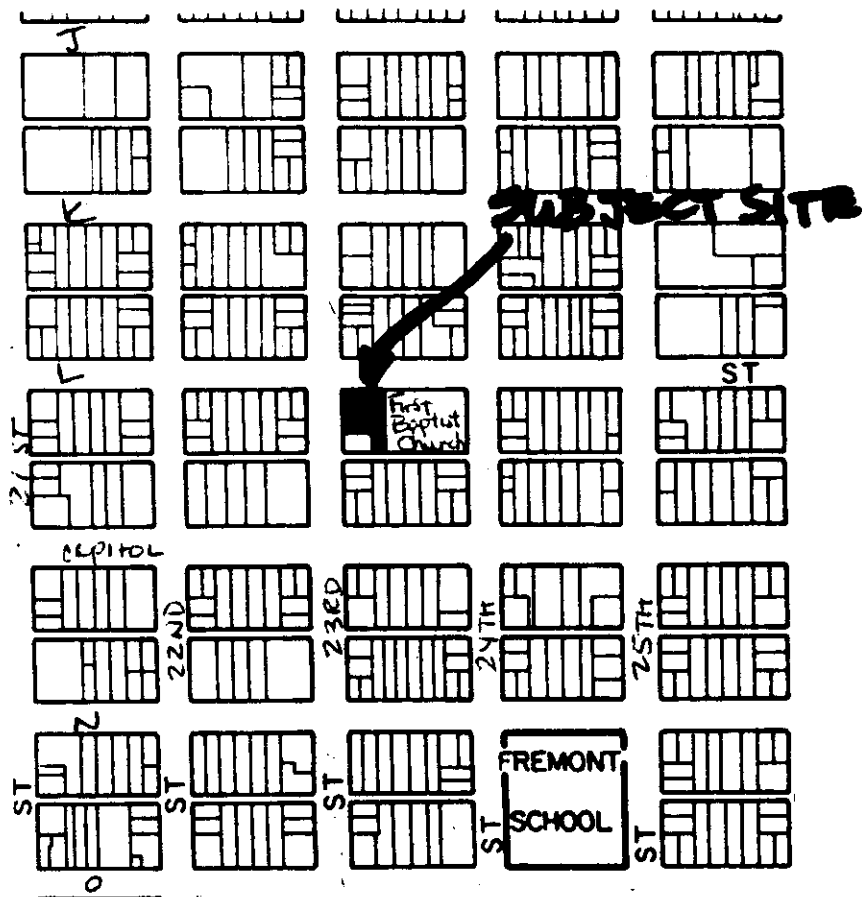
Lot Lines to be removed



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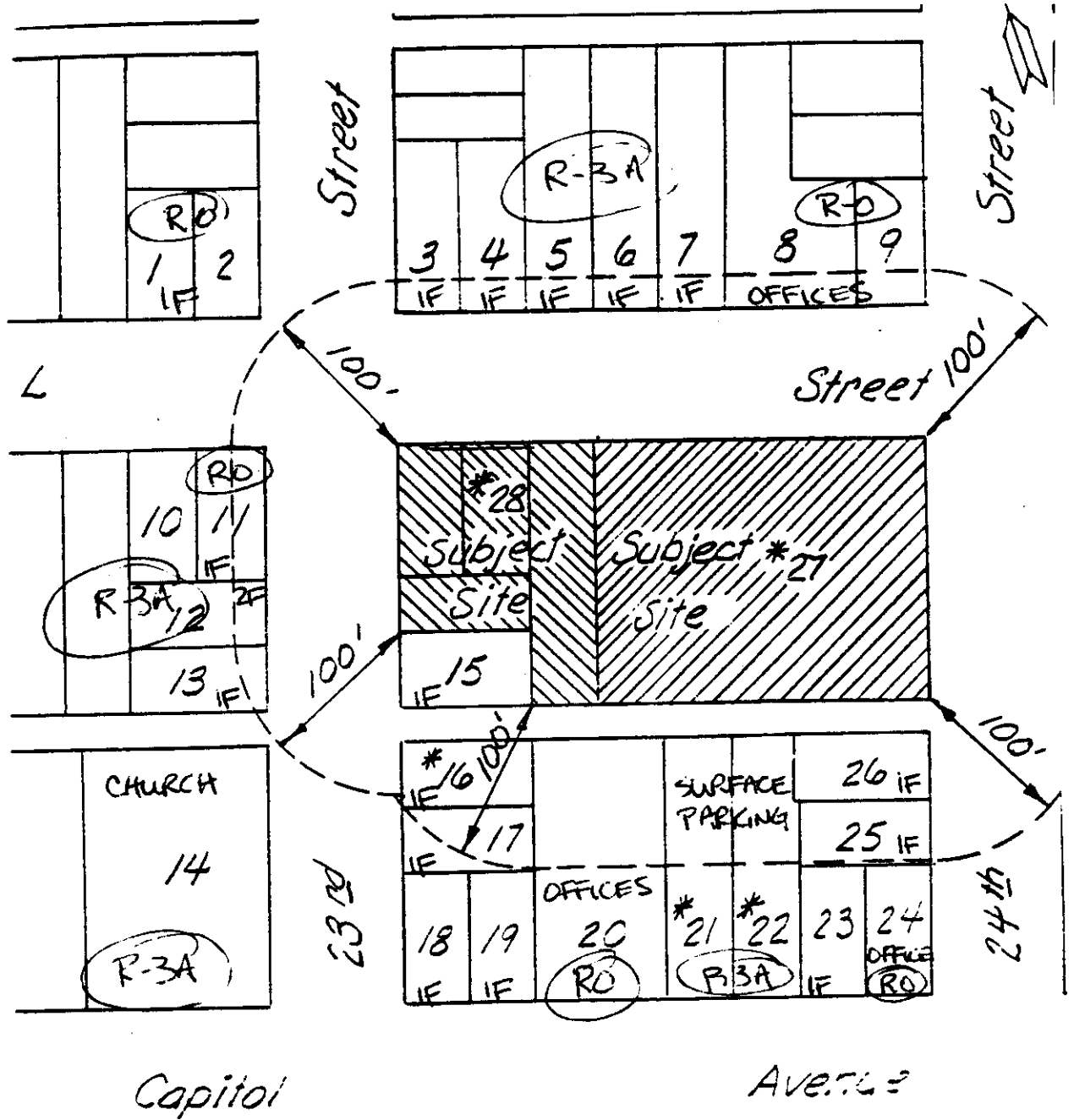
VICINITY MAP

P87-364

9-24-87

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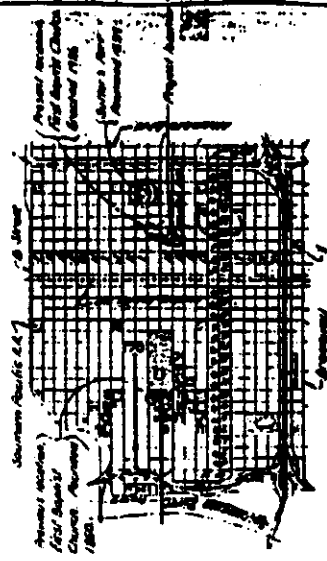
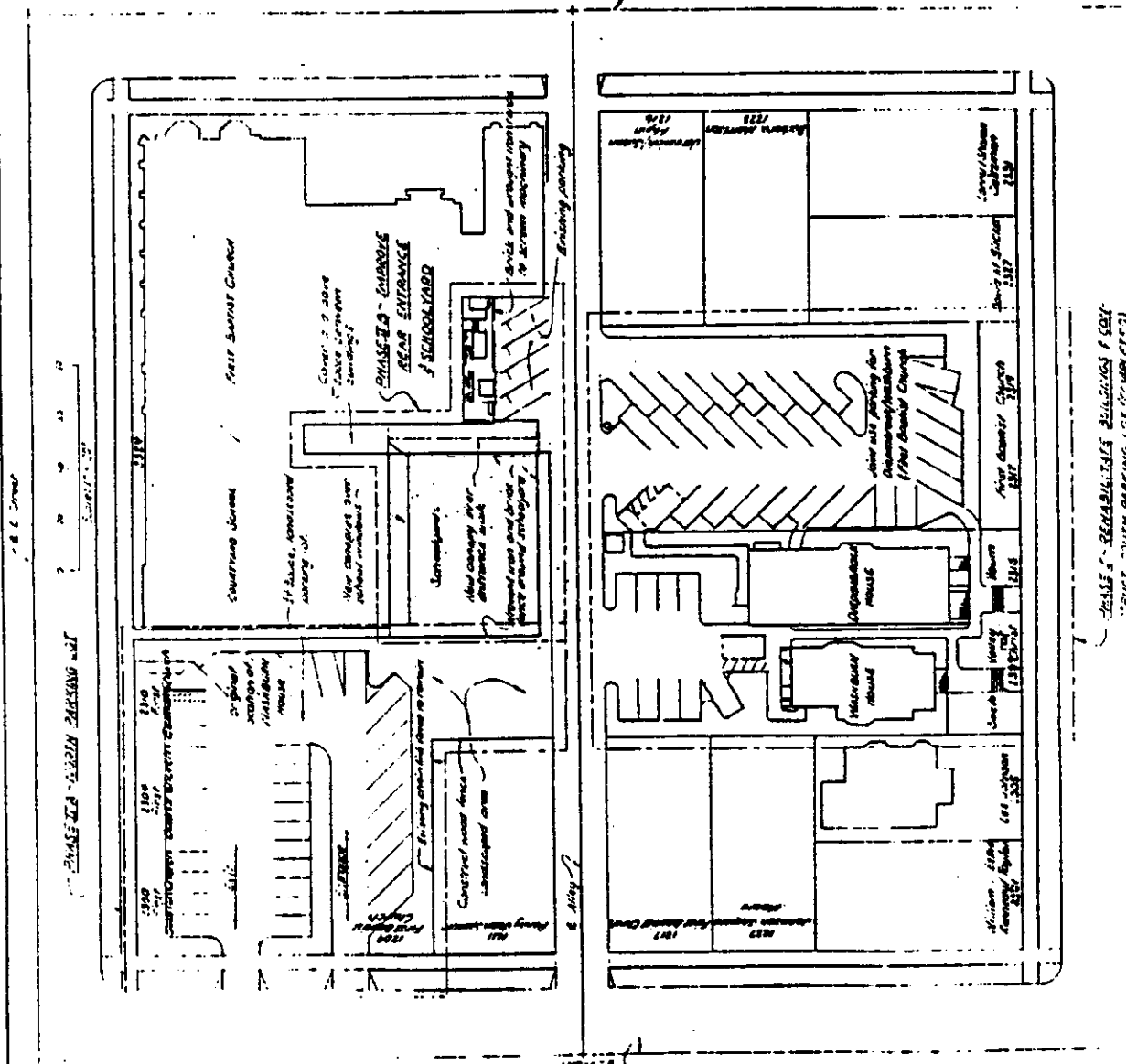


# LAND USE & ZONING MAP

PF7-364

9-24-87

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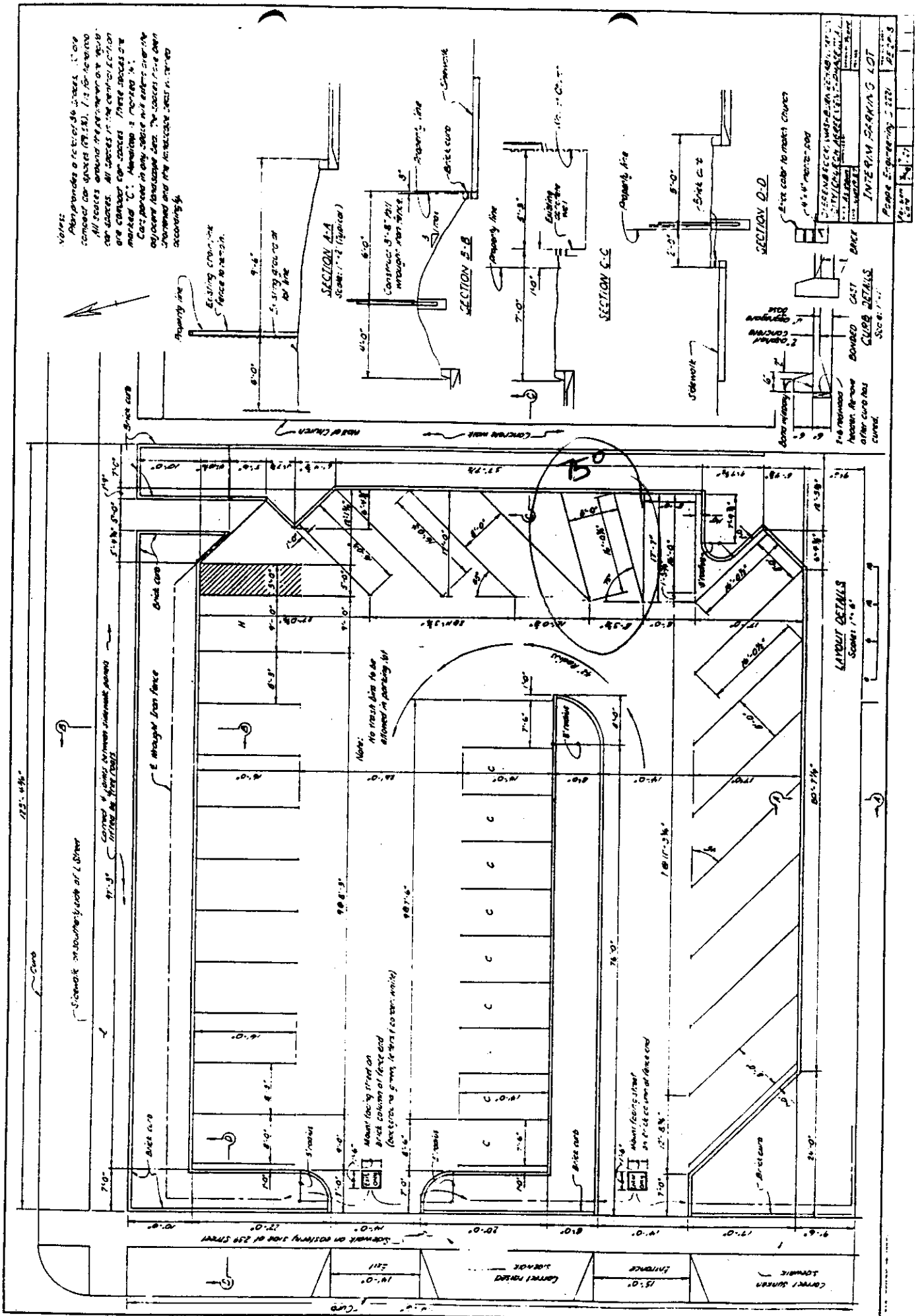
After Review of Submissions of THE CITY OF SACRAMENTO, 1987  
 (Approval, with minor changes shown)

**DETAIL MAP, CITY OF SACRAMENTO**

- QUANTITIES**
- Excavation: 10,000 cu yd
  - Concrete: 10,000 cu yd
  - Reinforcing Steel: 10,000 lbs
  - Structural Steel: 10,000 lbs
  - Roofing: 10,000 sq ft
  - Interior Finishes: 10,000 sq ft
  - Exterior Finishes: 10,000 sq ft
  - Landscaping: 10,000 sq ft
  - Site Work: 10,000 sq ft
  - Construction: 10,000 sq ft
  - Installation: 10,000 sq ft
  - Removal: 10,000 sq ft
  - Delivery: 10,000 sq ft
  - Storage: 10,000 sq ft
  - Protection: 10,000 sq ft
  - Construction: 10,000 sq ft
  - Removal: 10,000 sq ft
  - Delivery: 10,000 sq ft
  - Storage: 10,000 sq ft
- INDEX TO PLANS**
- 1. Location and Site Plan
  - 2. General Notes
  - 3. Structural Plans
  - 4. Foundation and Retention
  - 5. Mechanical and Electrical
  - 6. Plumbing and Sanitary
  - 7. Fire and Life Safety
  - 8. Landscape Architecture
  - 9. Construction Details
  - 10. Construction Schedule
  - 11. Construction Method
  - 12. Construction Safety
  - 13. Construction Quality
  - 14. Construction Cost
  - 15. Construction Risk
  - 16. Construction Management
  - 17. Construction Communication
  - 18. Construction Documentation
  - 19. Construction Control
  - 20. Construction Evaluation



|                    |            |
|--------------------|------------|
| <b>DATE</b>        | 01/15/87   |
| <b>TIME</b>        | 10:00 AM   |
| <b>LOCATION</b>    | SACRAMENTO |
| <b>PROJECT NO</b>  | 87-24      |
| <b>SCALE</b>       | AS SHOWN   |
| <b>DRAWN BY</b>    | J. M. H.   |
| <b>CHECKED BY</b>  | J. M. H.   |
| <b>APPROVED BY</b> | J. M. H.   |



|                     |                      |
|---------------------|----------------------|
| Project No.         | 172-1494             |
| Sheet No.           | 172-1494-1           |
| Date                | 9-24-77              |
| Scale               | 1/2" = 1'-0"         |
| Author              | ...                  |
| Checker             | ...                  |
| Project Name        | INTEGRAL PARKING LOT |
| Project Location    | ...                  |
| Project Description | ...                  |

