

Appeal, Anthony Caruso vs City Planning)
Commission's denial of a special permit,))
lot line adjustment and variance request))
to allow development of a 7,800 square)
foot office building located at 4825 J)
Street (P-9337))

NOTICE OF DECISION
and
FINDINGS OF FACT

At its regular meeting on June 2, 1981, the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council approved the appeal to allow the development of the office complex based on the following findings and conditions:

Findings

1. The proposed project is based upon sound principles of land use in that:
 - a. it will provide for the utilization of a small land-locked parcel;
 - b. the proposed parking lot will be adequately buffered from adjacent single family dwellings.
2. The proposed project is not injurious to the general public nor surrounding properties in that:
 - a. the parking lot will be enclosed on two sides by a six-foot solid masonry wall;
 - b. adequate traffic entrances and exists are provided.
3. The proposal is consistent with the 1974 General Plan which encourages the development of remnant parcels. The requested variance to waive the wall is not a special privilege extended to one individual in that access could not be provided to the parking area given the wall requirement.
4. The project will not be injurious to surrounding properties in that the proposal will not significantly change the characteristics of the area.
5. The granting of the variance is not a use variance in that the Zoning Ordinance permits parking lots in R-1 property subject to special permit approval by the City Planning Commission.

Conditions

1. The applicant shall erect a six-foot solid masonry wall on the north and west property lines.

By the City Council
Office of the City Clerk
Not adopted
APR reset for 7-21-81
JUN 16 1981

Conditions (contd)

2. The applicant shall submit a detailed landscaping plan for the review and approval of the Planning Director prior to issuance of building permits.
3. Applicant shall offer the house on the site for relocation if the Building Department determines it a sound building.

MAYOR

ATTEST:

CITY CLERK

Appeal of Anthony Caruso vs City)
Planning Commission's denial of a)
variance to waive a parking space)
in order to allow development of)
an office complex located at)
4825 J Street (P-9337))

NOTICE OF DECISION
and
FINDINGS OF FACT

At its regular meeting on June 2, 1981 the City Council heard and considered evidence in the above entitled matter. Based on the oral and documentary evidence at such hearing, the Council denied the appeal to waive the parking space and hereby finds:

1. The requested variance would constitute a special privilege extended to one property owner as no hardship has been proven.
2. The requested variance would be injurious to surrounding properties in that it would increase the parking congestion on "J" Street and the surrounding residential area.

MAYOR

ATTEST:

CITY CLERK

P-9337

E. Council
Office of the City Clerk
not adopted
HPG result for 7-21-81
JUN 16 1980

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

JUNE 16, 1981

RESOLUTION APPROVING A LOT LINE ADJUSTMENT FOR LOT 8 AND THE EASTERN 50 FEET OF LOT 9 AS SHOWN ON THE PLOT "J" STREET SUBURBAN TRACT #1, NORTHWEST OF THE INTERSECTION OF FOLSOM BOULEVARD AND "J" STREET (APN: .008-104-11, 16) (P-9337)

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for lot line adjustment for property located northwest of the intesection of Folsom Boulevard and "J" Street; and

WHEREAS, the lot line adjustment is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105(a); and

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that:

The lot line adjustment for property located northwest of the intersection of Folsom Boulevard and "J" Street, City of Sacramento, to be approved as shown and described in Exhibits "A" and "B", attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.

MAYOR

ATTEST:

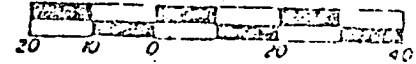
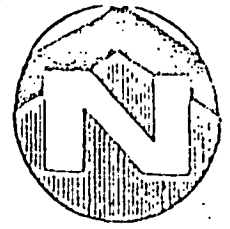
CITY CLERK

P-9337

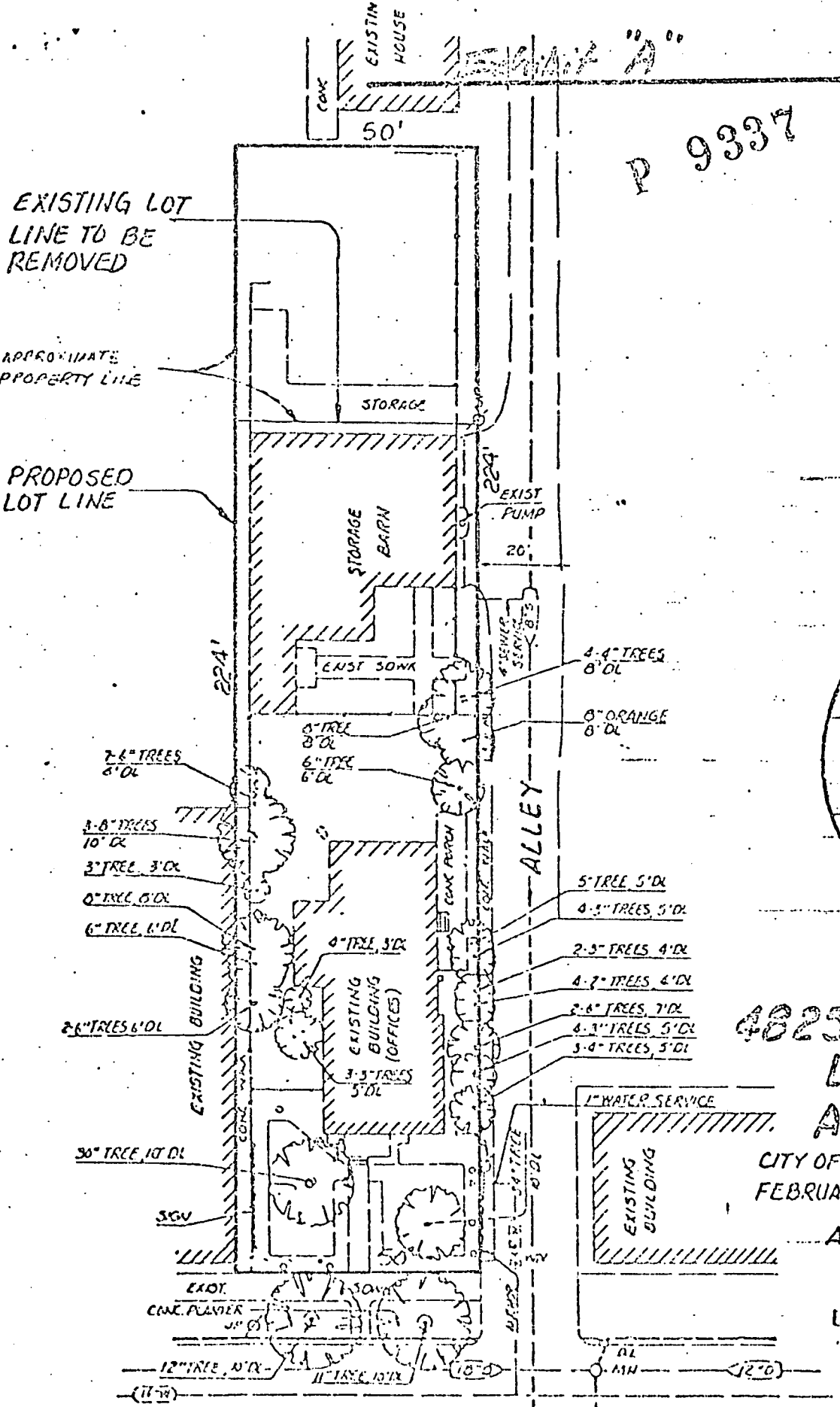
By the City Council
Office of the City Clerk

*Not adopted
Hq reset for 7-21-81*

JUN 16 1980

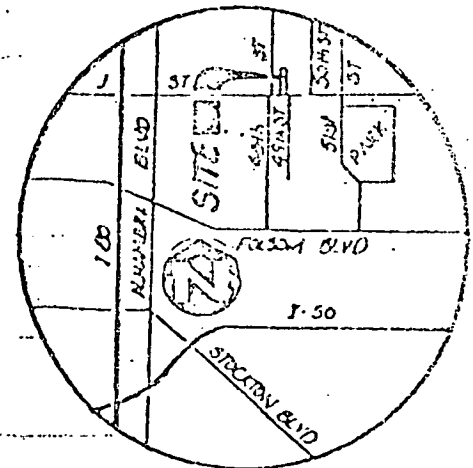


P 9337



LEGEND

- EXIST SPRINKLER VALVE
- EXIST SPRINKLER
- EXIST POST
- EXIST (1/2) JOINT POLE
- EXIST DROPPLET (D1)
- EXIST MANHOLE (M/H)
- EXIST WATER VALVE (W/V)
- EXIST FENCE
- ▨ EXIST BUILDING



VICINITY MAP
NO SCALE

**4825 J STREET
LOT LINE
ADJUSTMENT**

CITY OF SACRAMENTO, CALIFORNIA
FEBRUARY 1981 SCALE: NOTED

APN: 008-104, 11, 16

**JTS ENGINEERING
CONSULTANTS**

EXHIBIT "B"

February 20, 1981

#81-015

LEGAL DESCRIPTION FOR THE MEDICAL OFFICE COMPLEX ON 4825 J STREET DESCRIBING THE COMBINED PARCELS..

LOT 8 AND THE EAST 50' OF LOT 9 AS SHOWN ON THE PLAT OF "J" STREET SUBURBAN TRACT #1 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON JULY 1, 1904, IN BOOK 5 OF MAPS, MAP 48.