

CITY PLANNING COMMISSION

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

APPLICANT	Julius W. Mirza, Architect - 2555 3rd Street, Sacramento, CA 95818		
OWNER	Cecil R. Harlan -3401 Folsom Boulevard, Suite B, Sacramento, CA 95816		
PLANS BY	Julius W. Mirza, Architect - 2555 3rd Street, Sacramento, CA 95818		
FILING DATE	3-8-85	50 DAY CPC ACTION DATE	REPORT BY: GM:sg
NEGATIVE DEC.	3-15-85	EIR	ASSESSOR'S PCL NO. 007-121-12,13

APPLICATION: A. Negative Declaration

B. Variance to waive the required four foot wide planter adjacent to the property line abutting a public street for a portion of a 0.3+ acre parcel located in the General Commercial (C-2) zone

C. Lot Line Adjustment to merge two parcels

LOCATION: Northeast corner of 30th and K Streets

PROPOSAL: The applicant is requesting the necessary entitlements to upgrade and expand an existing Chevron service station into a convenience market and service station facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices

1980 Central City Community

Plan Designation: General Commercial

Existing Zoning of Site: C-2

Existing Land Use of Site: Gasoline service station

Surrounding Land Use and Zoning:

North: Restaurant; C-2

South: Tire Shop; C-2

East: Office; C-2

West: Business 80 Freeway; TC

Parking Required: 7 spaces

Parking Provided: 7 spaces

Property Dimensions: 80' x 160'

Property Area: 12,800 square feet

Height of Building: 1 & 2 story/17' & 24-1/2'

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Colors: Red, white, blue & block

Exterior Building Materials: Scored concrete block wall

BACKGROUND: The subject site consists of two lots located at the northeast corner of 30th and K Streets. An existing Chevron gas station is located on the corner lot and a residential building was located on the adjacent lot next to the alley. The site is zoned C-2, General Commercial.

APPLICANT'S PROPOSAL: The applicant proposes to merge the two lots and expand the existing service station by adding a two-story structure on the north half of the

site. The new structure will house four service bays and storage space. The existing structure will be modified into a convenience mini-market.

There are no existing residences within 500 feet of the proposed mini-market, therefore a special permit for this use is not required.

PROJECT EVALUATION: The staff has the following comments regarding this project:

- A. The applicant is requesting a variance to waive the four foot wide planter strip along a portion of the west property line adjoining 30th Street. This waiver is requested to allow a wider parking lane necessary to accommodate trucks at the westernmost gas pump island.

Currently, no planter strip exists on the site. In lieu of this planter, the applicant proposes to expand the small planter located within the public right-of-way between the curb and sidewalk along 30th Street. Additional street trees are proposed to be planted within the existing and new planter strips.

- B. The staff has no objection to this request given the fixed location of the existing pump island and the physical need to accommodate larger vehicles. The development of an expanded planter strip adjoining 30th Street within the public right-of-way will achieve the same results by breaking up the paved surface area with landscaping. The staff therefore supports the variance request.
- C. The City Traffic Engineer indicates that the sidewalks along 30th Street and K Street could be reduced in width from eight feet to six feet, thereby allowing for a two foot corresponding increase in the proposed on-site planters. In addition, the two tree wells located within the K Street public right-of-way could be elongated similar to the proposed planters on 30th Street.

The staff recommends that the applicant incorporate these modifications as shown on Exhibit C.

The City Traffic Engineer requests the following modifications to the site plan:

1. Retain or reconstruct barrier curb on property line parallel to pump island and install bollard or pylon on each end.
 2. Eliminate new tree on K Street corner since it will hinder visibility of traffic signal, retain planter for lawn area.
 3. Widen north driveway on 30th Street to the satisfaction of the Traffic Engineer.
- D. The applicant proposes to merge two lots to accommodate the subject project. This merger application was reviewed by the offices of City Real Estate, Engineering and Traffic. There were no objections to the proposed merger.

STAFF RECOMMENDATION: The staff recommends the following actions:

- A. Ratification of the Negative Declaration;

- B. Approval of the Variance, subject to conditions and based upon the findings of fact which follow;
- C. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions

1. The applicant shall submit a revised site, landscape, irrigation and tree shading plans to the Planning Director for review and approval prior to issuance of building permit, which reflect the modifications indicated in the staff evaluation and on Exhibit A.
2. The ground cover in all planter strips shall consist of live lawn. On-site planter areas shall be planted with additional trees and shrubs and be properly irrigated and maintained.
3. A tree removal permit shall be required for removal of existing street tree.
4. A revocable permit shall be required for extending landscape strip into public right-of-way.

Findings of Fact

1. Granting the variance, as conditioned, does not constitute a special privilege extended to an individual applicant, in that:
 - a. the pump island and canopy are existing;
 - b. the applicant proposes to install an eight foot wide planter strip within the public right-of-way adjacent to 30th and K Streets.
2. Granting the variance, as conditioned, will not be injurious to the public welfare or injurious to surrounding property owners in that additional landscaping and street trees shall be installed on site.
3. The project is compatible with the 1980 Central City Plan which designates the subject site for commercial use.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE MERGER FOR
TWO LOTS (LOT 8) IN THE BLOCK
BOUNDED BY J & K, 30TH & 31ST STREETS,
CITY OF SACRAMENTO, COUNTY OF
SACRAMENTO, STATE OF CALIFORNIA
(P85-112)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at northeast corner of 30th and K Streets; 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 1980 Central City Community Plan;

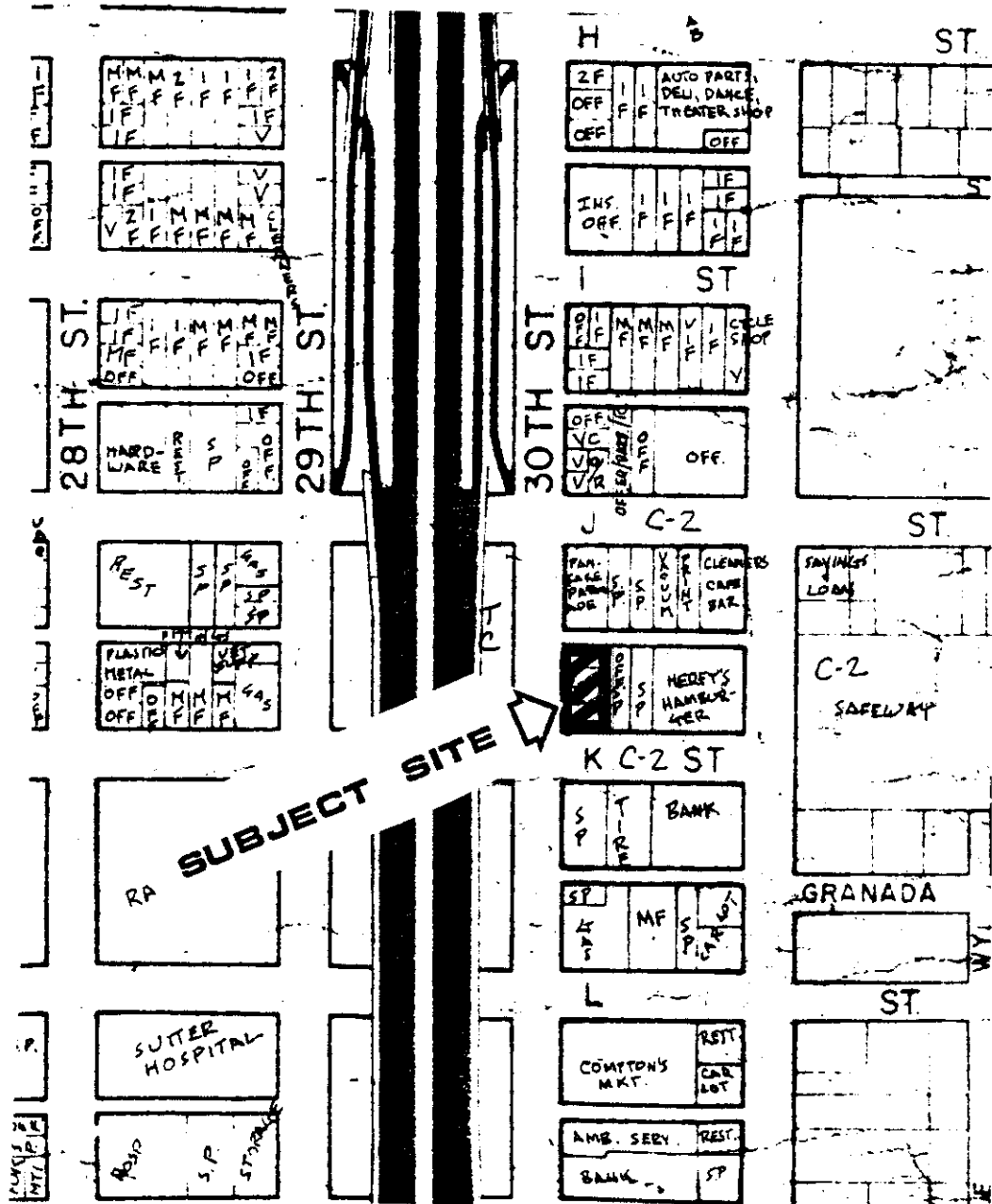
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at the northeast corner of 30th and K Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

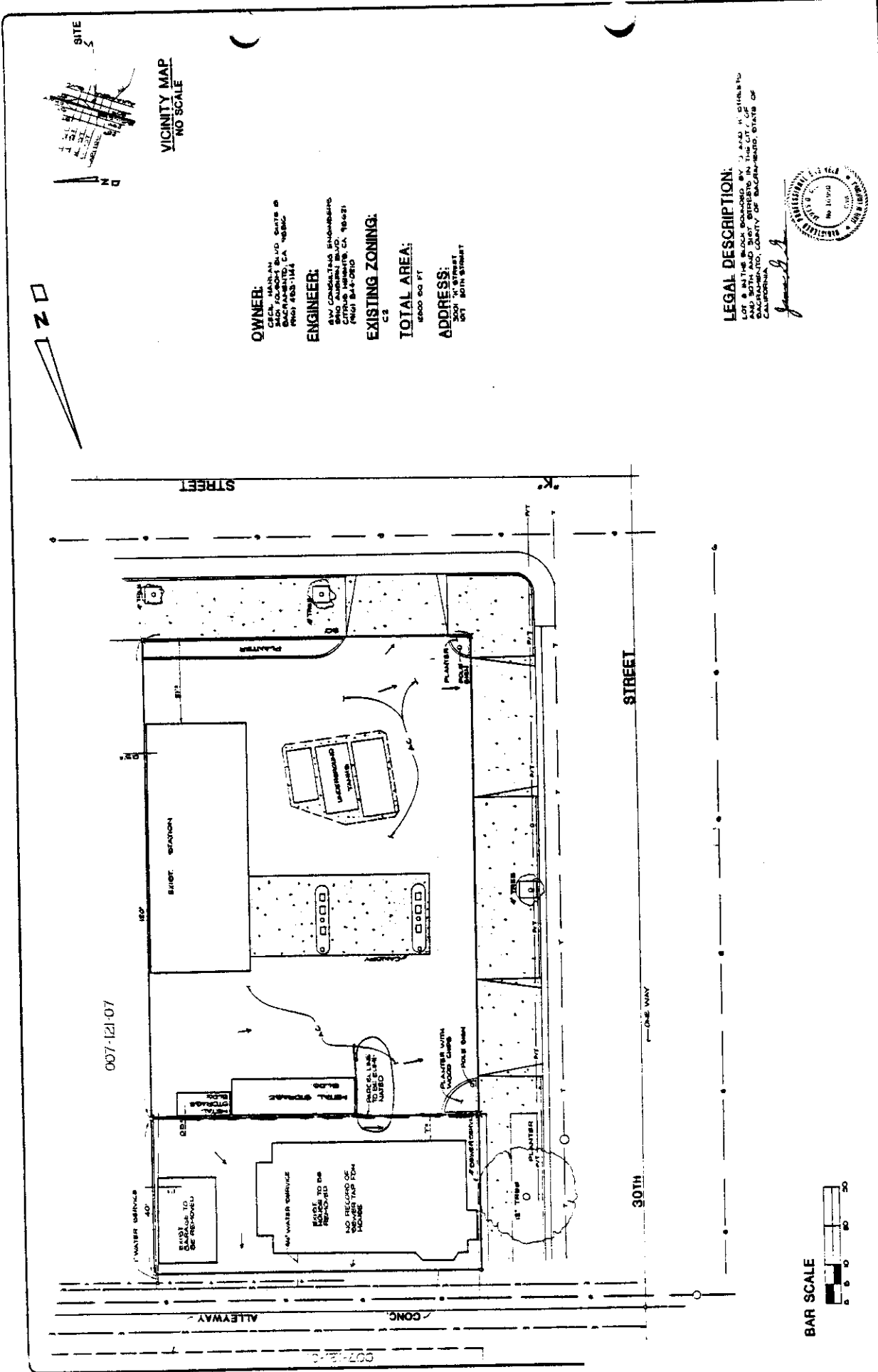
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP



VICINITY MAP
NO SCALE

OWNER:
 CECIL HANLAN
 3425 FALGOUT BLVD. SUITE B
 SANTA ANA, CA 92705
 PH: 408-1114

ENGINEER:
 S.W. CONSULTING ENGINEERS
 8500 ALBERT BLVD.
 CITRUS HEIGHTS, CA 95621
 PH: 916-441-0810

EXISTING ZONING:
 C-2

TOTAL AREA:
 4800 SQ FT

ADDRESS:
 307 30TH STREET

LEGAL DESCRIPTION:
 LOT 8 IN THE BLOCK BARRON IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.



James G. A.



BAR SCALE

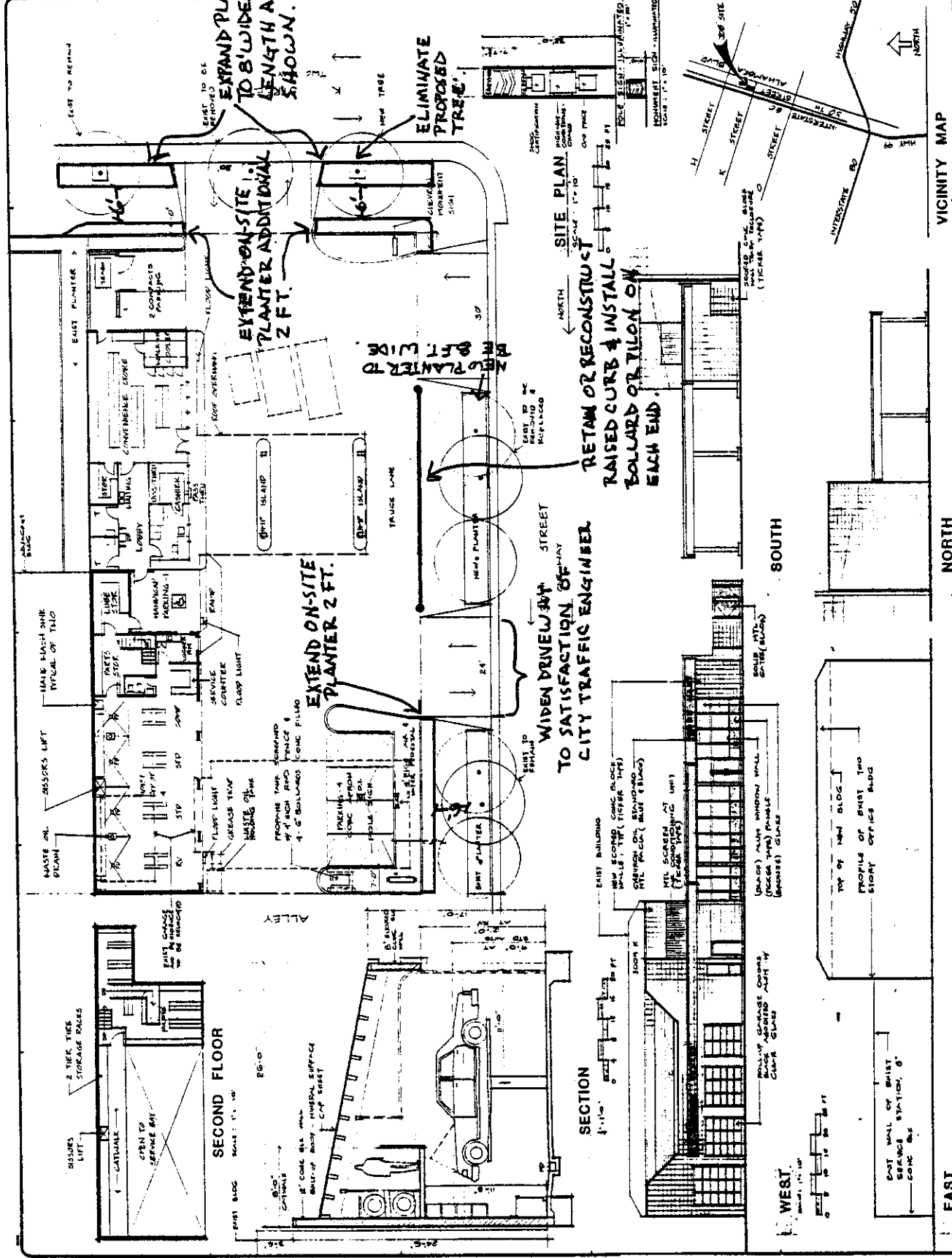
SHEET NO. 11 TOTAL SHEETS 11	
LOT LINE MERGER A.P.N. 007-121-12 & 13	
DATE: 11/11/85 DRAWN BY: JGA CHECKED BY: JGA LICENSE NO.: 10394	S.W. CONSULTING ENGINEERS 8500 ALBERT BLVD. CITRUS HEIGHTS, CA 95621
PROJECT: 007-121-12 & 13 SHEET: 11 OF 11	TITLE: LOT LINE MERGER

LEGAL DESCRIPTION:

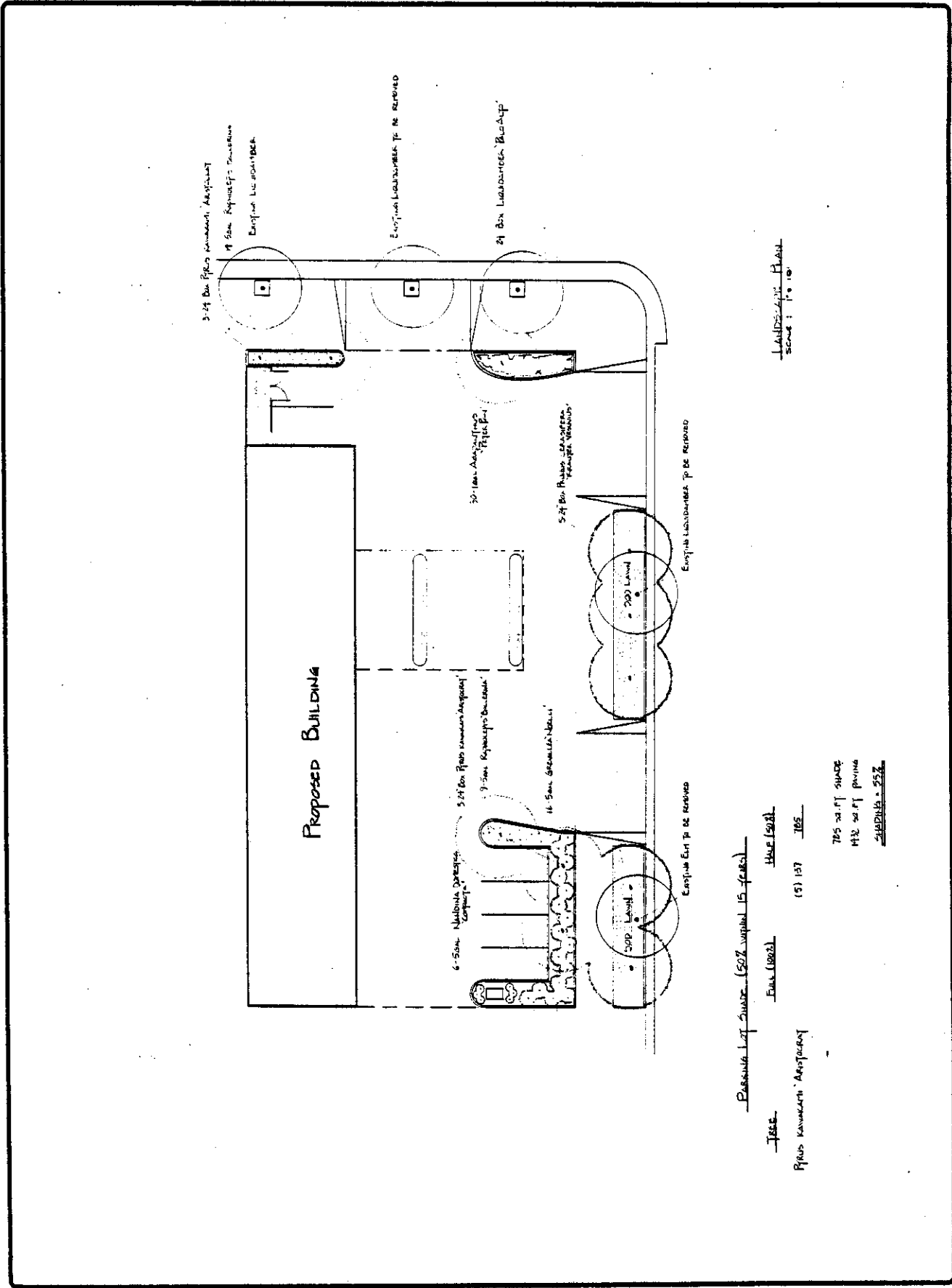
Lot 8 in the block bounded by "J" and "K" Streets and 30th and 31st Streets in the City of Sacramento, County of Sacramento, State of California.

P 85112

EXHIBIT B



DATE: 5-11-85	SCALE: 1" = 10'-0"
DRWING NO: 157	SHEET: 2
PROJECT: 30 & K STRAITS	CLIENT: P&S



- Parking Lot Shade - 50% - Imperv 15' - 4' x 15'
- 15' x 15' - P&S Concrete Anchors
- 705 sq ft shade
- 112 sq ft paving
- 250' x 55' - 55'

P85-112

4-11-85

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EXHIBIT D

No. 31

CITY/STATE/PROPOSED TRUCK PAPER - 10 1118

