

CITY PLANNING COMMISSION

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

APPLICANT	Stanford Settlement Inc., 450 West El Camino, Sacramento, CA 95833				
OWNER	Stanford Settlement Inc., 450 West El Camino, Sacramento, CA 95833				
PLANS BY	Bruce Monighan, 1901 Capitol Avenue, Sacramento, CA 95814				
FILING DATE	10-8-86	ENVIR. DET.	11-3-86	REPORT BY	DJH:ds
ASSESSOR'S-PCL. NO.	274-0131-21, 22, 06				

- APPLICATION:
- A. Negative Declaration.
 - B. Special Permit to allow a 32 space parking lot on 0.26 developed acres in the Single Family Zone.
 - C. Lot line adjustment to merge three developed lots totaling 1.3+ acres in the Single Family (R-1) Zone.

LOCATION: 450 West El Camino Avenue, 491 and 511 Cleveland Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 32 space parking lot in the Residential (R-1) Single Family Zone for use by Stanford Settlement.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	Residential 4 to 8 d.u. per net acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Stanford Settlement, house and vacant

Surrounding Land Use and Zoning:

North: Single Family and community; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family and vacant; R-1

Parking Required:	32 spaces
Parking Provided:	32 spaces
Property Dimensions:	Parking lot = 142' x 81' Stanford Settlement = 142' x 330'
Property Area:	0.26+ acres for parking lot 1.1+ acres for Stanford Settlement
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On May 27, 1975, the Planning Commission approved a special permit to establish the Stanford Settlement in the old Gardenland School (P6456). The neighborhood social center provides an adult community center, counseling and nutrition programs, child care services, senior citizens' activities, mental health services and a delinquency prevention program. Subsequently, six requests have been approved to expand the facility by adding a mobile unit and a covered patio (P8521, March 8, 1979 and P9148, September 11, 1980). A Planning Director's Variance was approved to waive the six-foot high masonry wall required around the center (P9199, November 19, 1980). A Special

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Permit was approved to allow a medical care clinic addition to this neighborhood center (P84-259, August 9, 1984). A modification of the Special Permit to extend the outpatient primary care health clinic's hours of operation was approved on September 14, 1984 (P84-008). Variances were approved to allow a monument sign for the Medical Clinic and Stanford Settlement by the Planning Commission on August 14, 1986 (P86-270).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of three lots designated for residential four to eight units per net acre on the 1986 South Natomas Community Plan. The 1965 Northgate-Gardenland Community Plan designated the subject school site as Elementary School. The zoning of the three lots is Single Family Residential (R-1) zone. Previously approved entitlements have allowed the expansion of Stanford Settlement as listed under background information. A Special Permit is required for the parking lot expansion in the R-1 zone. Surrounding land uses are residential single family and vacant.

B. Request:

The applicant proposes to expand the existing 41 space parking lot by adding a 0.26 acre parcel consisting of two lots, one of which is developed with a single-family dwelling and the second lot is vacant with several large Black Locust trees. The applicant is requesting the merger of the two parcels on Cleveland Avenue together and the merger of the combined parking lot parcels to Stanford Settlement's parcel on West El Camino. The resulting parcel will have two street frontages and be considered a through lot.

The total combined parking will be 73 spaces; 41 existing and 32 proposed spaces. The applicant has provided an explanation for the need of additional parking, Exhibit C.

C. Analysis of Parking Lot Impact:

1. Need

The previous development request approved in 1984 when the Mercy Del Paso Medical Clinic established clinic at the site, staff stated the following:

There are currently 41 parking spaces on site. No additional spaces are proposed. The applicant indicates that many of the patients will walk or use Stanford Settlement transportation (van-bus). Staff has observed the site several times and found parking spaces readily available. The new medical care unit will only operate two days a week. The additional patients will not impact the on-street parking demand significantly; therefore, the existing 41 parking spaces are sufficient (P84-008-Approved 2/9/84).

Subsequently, the applicant amended the Special Permit by extending hours of operation on September 13, 1984. Staff, again, supported the request based upon the finding that adequate parking is provided onsite.

As noted in Exhibit C, the applicant now states that inadequate parking results from a combination of activities which take place at the center at the same time. Staff has reviewed the response provided by the applicant and does not support the request to convert two single-family lots into a parking lot. The proposed parking is requested due to program changes and facility constraints which can be amended to alleviate the parking problem.

2. Geography - Site Plan

The proposed parking lot is located in a single-family neighborhood served by a local residential street, Cleveland Avenue. Any increase in traffic on Cleveland Avenue due to expanded social or commercial activities associated with Stanford Settlement will negatively affect the residential character of the neighborhood. Safety conflicts including children playing in the street or on the sidewalk may be generated with increased traffic. Also, the new parking lot would be more difficult for surveillance by the police.

Summary:

Based upon the above elements, staff does not support the requested Special Permit. Construction of a parking lot from two residential single-family lots will decrease the housing inventory for Gardenland; establish a law enforcement problem; create a through-lot; and bring commercial traffic through a residential street (Cleveland Avenue). Staff recommends that the applicant modify its programs so that users of the facility either van pool, car-pool, use mass transit or utilize other modes of transportation so that increased parking is not required.

As an alternative, staff would support parking along West El Camino adjacent to the Stanford Settlement to the west towards Northgate Boulevard. The reason for support of parking along West El Camino Avenue is that commercially zoned property is located two lots to the west with one lot vacant and a single-family dwelling on the second lot. If traffic were drawn from West El Camino, no impact would result on Cleveland Avenue.

D. Lot Line Adjustment:

The applicant proposes to combine the two parcels on Cleveland Avenue with the parcel on West El Camino Avenue. Plans were routed to Engineering and Traffic Division. Traffic notes that the access off Cleveland Avenue should be denied so that no driveway is constructed on Cleveland Avenue.

Since staff is opposed to the establishment of a parking lot along Cleveland Avenue due to the impact on the residential neighborhood, staff recommends denial of the merger.

E. Agency Comments:

The proposed project was reviewed by the City Engineer, Traffic Engineer, Real Estate Department and South Natomas Advisory Committee. Previous comments from Traffic are included in the report, however, additional comments were provided from the following:

1. Traffic Engineer:

- a. Redesign the three southern, compact parking stalls to a north-south orientation.
- b. Provide minimum depth of 16 feet for compact stalls and 18 feet for regular stalls.
- c. Provide minimum maneuvering distance of 24 feet for compact and 26 feet for large stalls.

2. South Natomas Advisory Committee:

See Exhibit D - Letter of Support.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A negative declaration has been filed.

RECOMMENDATION: Staff recommends the following actions:

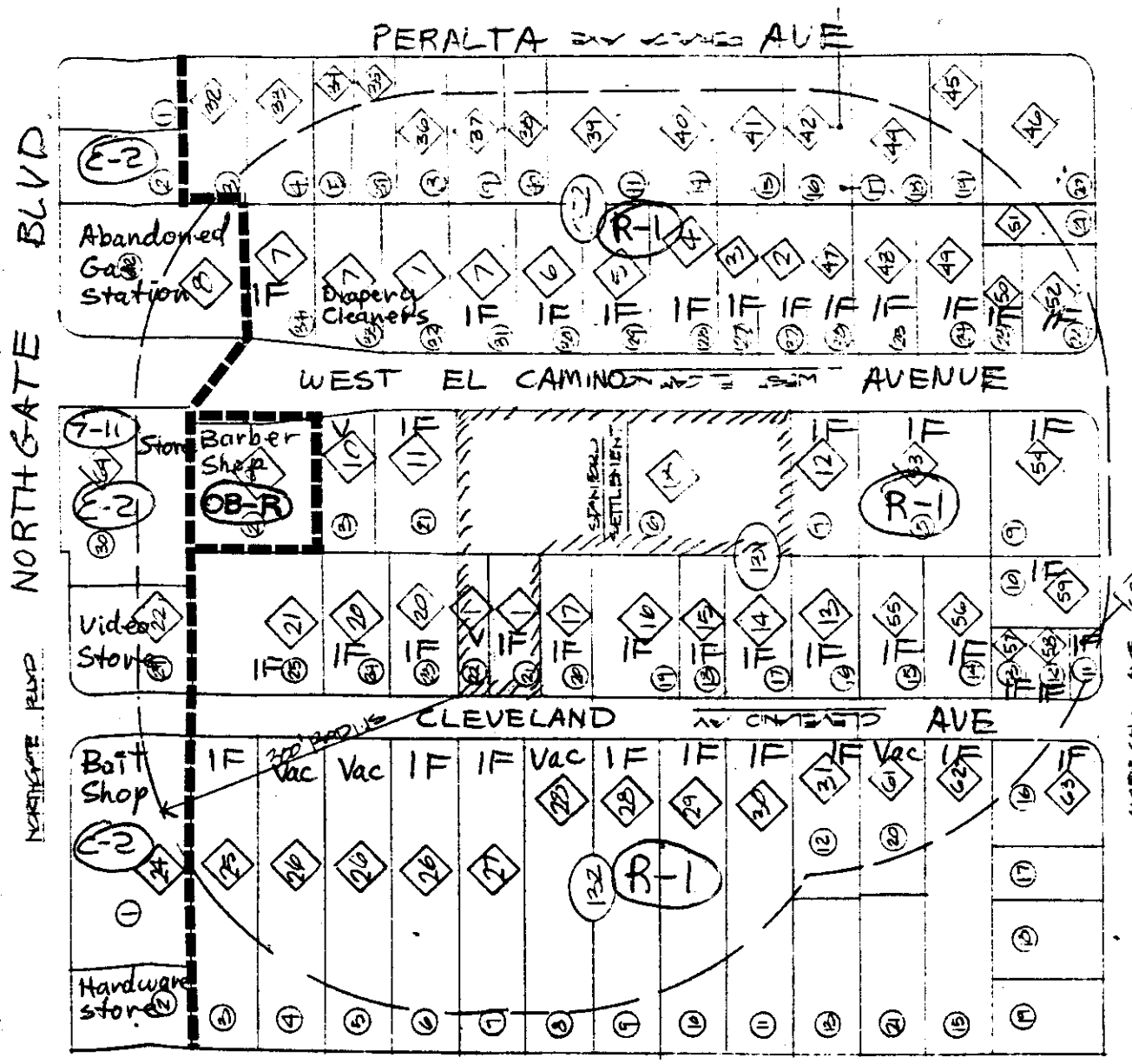
- A. Ratify the Negative Declaration
- B. Deny the Special Permit, based upon findings of fact which follow; and
- C. Deny the lot merger, based upon findings of fact which follow.

Findings of Fact - Denial - Special Permit

1. The project is not based upon sound principles of land use in that it will result in accessory commercial/office uses and traffic to encroach into an established residential neighborhood.
2. Granting the Special Permit would result in the creation of a nuisance due to impacts commonly associated with a parking lot including increased traffic on Cleveland Avenue, police surveillance problems, and basic incompatibility of the parking lot in a residential neighborhood due to noise, emissions and lighting.
3. The applicant requires additional parking due to program changes which could be amended so that parking is not a problem.

Findings of Fact - Denial - Lot Merger

The proposed merger is inconsistent with the City's Interim Discretionary Land Use Policy in that the site is designated for residential uses in the 1986 South Natomas Community Plan and the proposed merger would encourage non-residential development.



LAND USE & ZONING MAP

Stanford Settlement, Inc.

EXHIBIT A

450 West El Camino Avenue
Sacramento, California 95833
(916) 927-1303

LEGAL DESCRIPTION TO
ACCOMPANY LOT MERGER APPLICATION

The merged parcel includes Lots 121, excepting the East
51 feet, 128, 129 and the west one half of Lot 130,
"Plot of Gardenland", filed in Book 18 of Maps, Map
No. 55 in the Office of the Recorder of the County of
Sacramento, State of California

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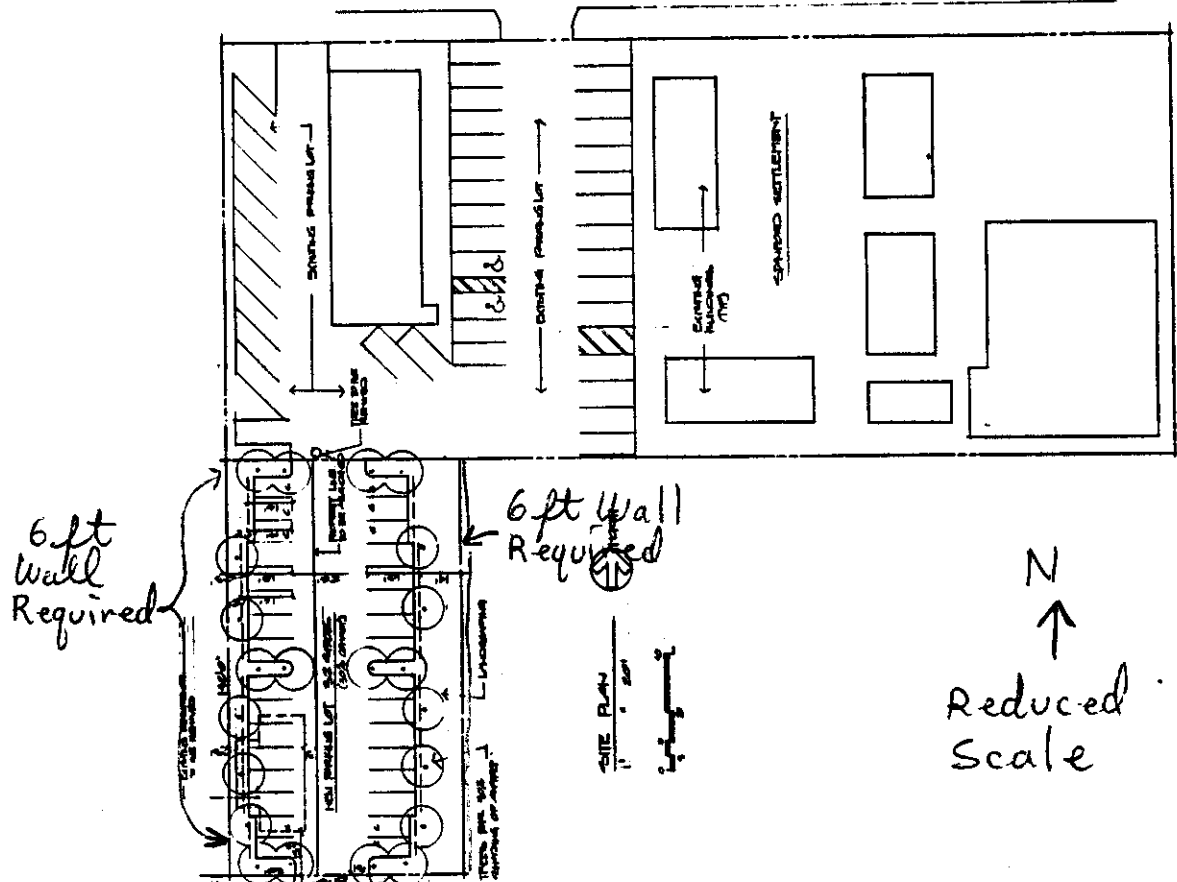
A Member Agency of the United Way
11-13-86

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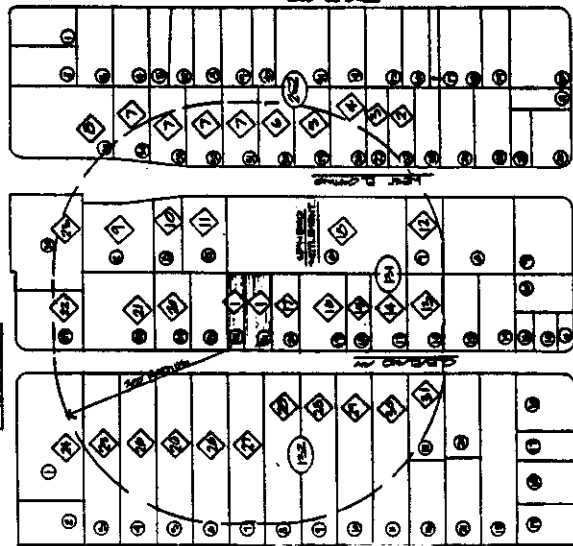
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EXHIBIT B

WEST EL CAMINO



Lot line to be removed



Stanford Settlement, Inc.

EXHIBIT C

450 West El Camino Avenue
Sacramento, California 95833
(916) 927-1303

CITY PLANNING DIVISION

OCT 22 1986

TO: City Planning Department

FROM: Sister Jeanne Felion

RECEIVED

Re: Need for Additional Parking

Stanford Settlement has requested a special permit for expansion of our parking lot. While the need has existed for some time the Settlement has recently been given a State Grant for this purpose.

The overall growth of Stanford Settlement, including the Senior Center, has made the present parking lot of 37 spaces inadequate. Many participants/clients currently park on West El Camino which, because of heavy traffic, is becoming more hazardous. There is also concern that within the not too distant future, parking will be prohibited on West El Camino itself. For special activities, the Drapery Shop across West El Camino is utilized, thus creating safety concerns for those who must cross West El Camino on foot.

Daily use includes staff parking (18 employed), the Senior Center where 40-60 seniors gather. Some are transported by van but many come on their own. The Clinic sees about 20-25 patients daily. Other people arrive for various services, sometimes 20-30 people a day for emergency food.

In addition to daily usage, there are special activities for which there is not enough parking. The Public Health Department has a Well Baby Clinic monthly, Free Blood Pressures are monthly, tours and outside groups as well. The Settlement is a natural meeting place for key community issues. Craft Faires, Family nites, trips and outings utilize available parking.

Currently there is need to add several more handicap parking spaces because of the type of participants in some of the activities. However, this cannot be done at the expense of regular parking spots.

Because of the services the Settlement provides, all programs are steadily increasing in numbers while the parking lot remains inadequate.

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A Member Agency of the United Way
November 13, 1986

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We have asked for access by way of Cleveland Avenue primarily to decrease the tremendous strain placed on an already crowded West El Camino. Exit west onto El Camino is already almost an impossibility during the day. Many of the staff and users of our facility now drive through the residential streets to get to Northgate. Brakes screech numerous times for people entering and exiting our facility.

Ideally, it would have been best to purchase property directly on the West Side of the Settlement. However, that property was not for sale. The Settlement did write a letter to each of the adjoining property owners, only to have two positive responses - both on Cleveland.

The Settlement has been asked to host many meetings at our facility and we have had to refuse only because of parking and interference with our "regulars" on the lot.

It is my hope that we will receive a positive response. Now is the time when we have received a State Grant which must be turned back if not utilized for this purpose. Additionally we have received matching funds of \$15,000 from Sacramento City through the South Natomas Capital Improvement Fund. The Sacramento Tree Foundation has also agreed to plant the necessary trees!

Thank you!

SJF:ew

EXHIBIT D

October 27, 1986

TO: City Planning Department

FROM: Natomas Community Association, Ray Tretheway 924-9225

SUBJECT: P86 - 387 Lot Line Merger / Stanford Settlement

The Natomas Community Association recommends approval of the lot line merger request by Stanford Settlement. As a strong and valuable community organization servicing the Gardenland neighborhood for over 25 years, this needed expansion of Stanford Settlement will help them continue to serve their constituency in future years.

Our evaluation of this project is one of benefitting neighborhood value, as Stanford Settlement has earned an established and respected name in the Gardenland neighborhood.

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