

CITY PLANNING COMMISSION

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

APPLICANT	GEORGE GUDIE, 340 La Purissima Way, Sac., CA 95819		
OWNER	GEORGE GUDIE, 340 La Purissima Way, Sac., CA 95819		
PLANS BY	Pacific Consulting Eng., 4020 El Camino, #A-2 Sac., CA 95821		
FILING DATE	ENVIR. DET.	Eq. Dec. W/mm	REPORT BY
ASSESSOR'S-PCL. NO.	004-344-004,014 CS:vf		

APPLICATION: Lot Line Adjustment to merge two lots into one.

LOCATION: 5631 H Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to locate a new retail building and parking lot on-site.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Gas station and beauty shop

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial & Church; C-4	Front:	-0-	26'
South: Restaurant; C-4	Side(Int):	-0-	0'
East : Animal Hospital; C-4	Side(St):	-0-	5'
West : Vacant Commercial; C-4	Rear:	-0-	0'

Parking Required:	12 spaces
Parking Provided:	13 spaces
Property Dimensions:	150' x 65' (irregular)
Property Area:	.2± acre
Square Footage of Building:	3,000 sq. ft.
Height of Building:	15 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick, block, wood siding
Roof Material:	Existing

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning:

The subject site consists of .2± developed acres in the Heavy Commercial (C-4) zone. The site is developed with a gas station and a beauty shop. The structures are older and will be removed. The site is a corner lot just west of the H Street undercrossing. Surrounding land uses include commercial and a church to the north; a drive-up service restaurant to the south; animal hospital to the east and a vacant commercial building to the west.

B. Applicant's Proposal:

The applicant proposes to demolish the two existing structures on-site in order to construct a 3,000 sq. ft. retail building. As shown in Exhibit A the two lots will be merged in order to incorporate the small parcel to the north which will make the lot more functional by improving its irregular shape.

New site improvements are shown in Exhibit C and include a 13 space parking lot and landscape planters along 57th Street and H Street. The planter along H Street is between the existing sidewalk and the south property line within the public right-of-way. The applicant will need a revokable encroachment permit from the Public Works Department to locate the planter in the public right-of-way.

Staff has no objection to the lot line adjustment. The underground storage tanks must be removed per City Fire Department requirements.

C. Departmental Review:

The project was reviewed by Traffic Engineering, City Engineering, Building Inspections, Water and Sewer Division, Community Services and Real Estate. The following comments were received.

City Engineer:

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation.
3. Show any existing easements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration subject to the following mitigation measure.

The applicant shall agree to remove underground storage tanks after first consulting with City Fire Department and meeting all required procedures and regulations.

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

EXHIBIT 2

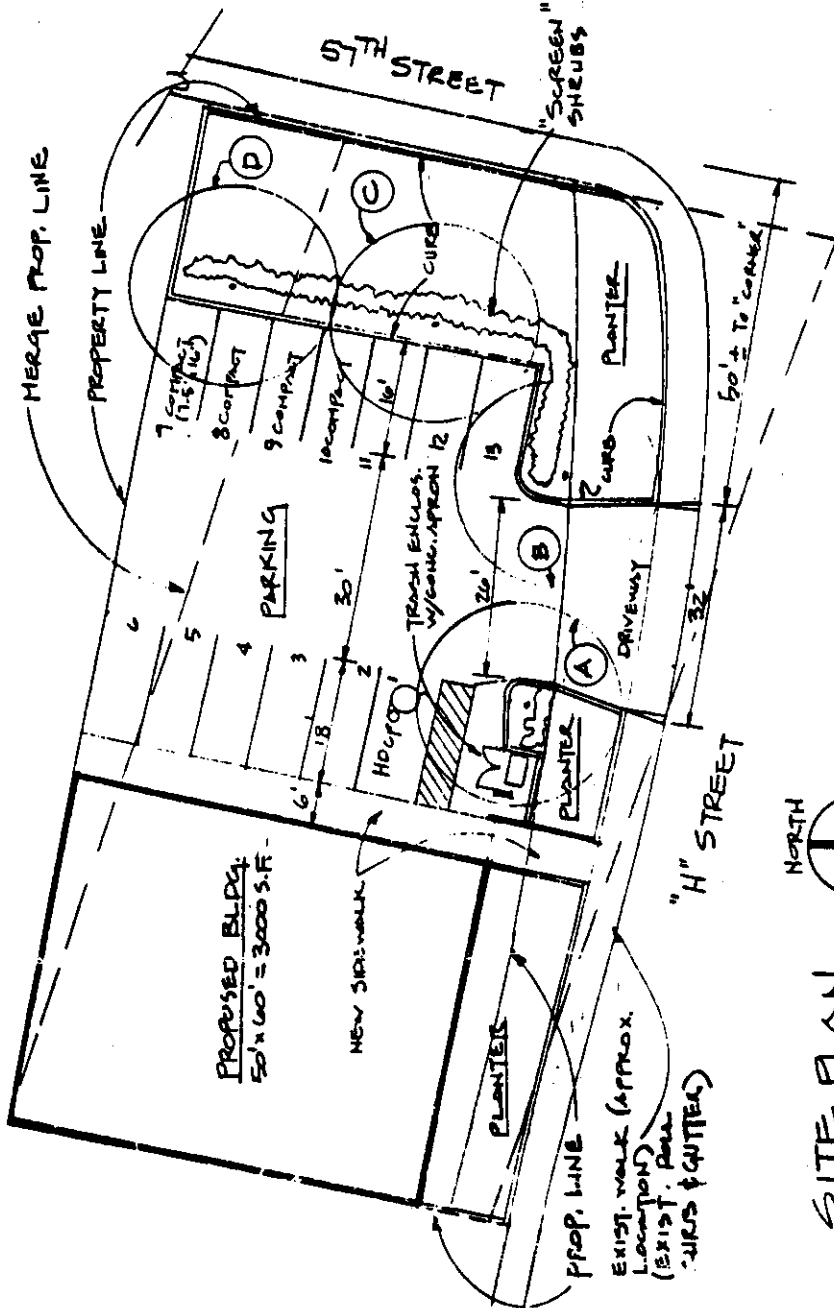
PARKING REQUIREMENTS

RETAIL SPACE = 1 PARK. SPACE PER
 250 GROSS S.F.
 3000 S.F. ÷ 250 = 12 SPACES REQ.
 13 SPACES PROVIDED
HANDICAPPED = 1-90 SPACES = 1 REQ.
 1 PROVIDED

SHADING REQUIREMENTS

54' x 64' + (26' x 10') = 3716 S.F.
 A/C PAVING
 50% REQ. TO BE SHADED (15 YRS.)
 1858 S.F. SHADE REQ.
 LARGEST TREE TYPE (6' PLANTER REQ.)
 902 S.F. ("ISLAND")
 481 S.F. (PERIMETER)
 240 S.F. (CORNER)
 (A) 481 S.F.
 (B) 481 S.F.
 (C) 481 S.F.
 (D) 481 S.F.

1924 S.F. ÷ 3716 S.F. = 51.8%
 SHADE PROVIDED
 PROVIDE LIVELY GROUND COVER & CURBS
 (w/ IRRIGATION) AT ALL PLANT SPACES



NOTE: ALL ITEMS ARE NEW
 EXCEPT AS NOTED.

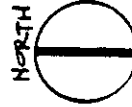
Not to Scale

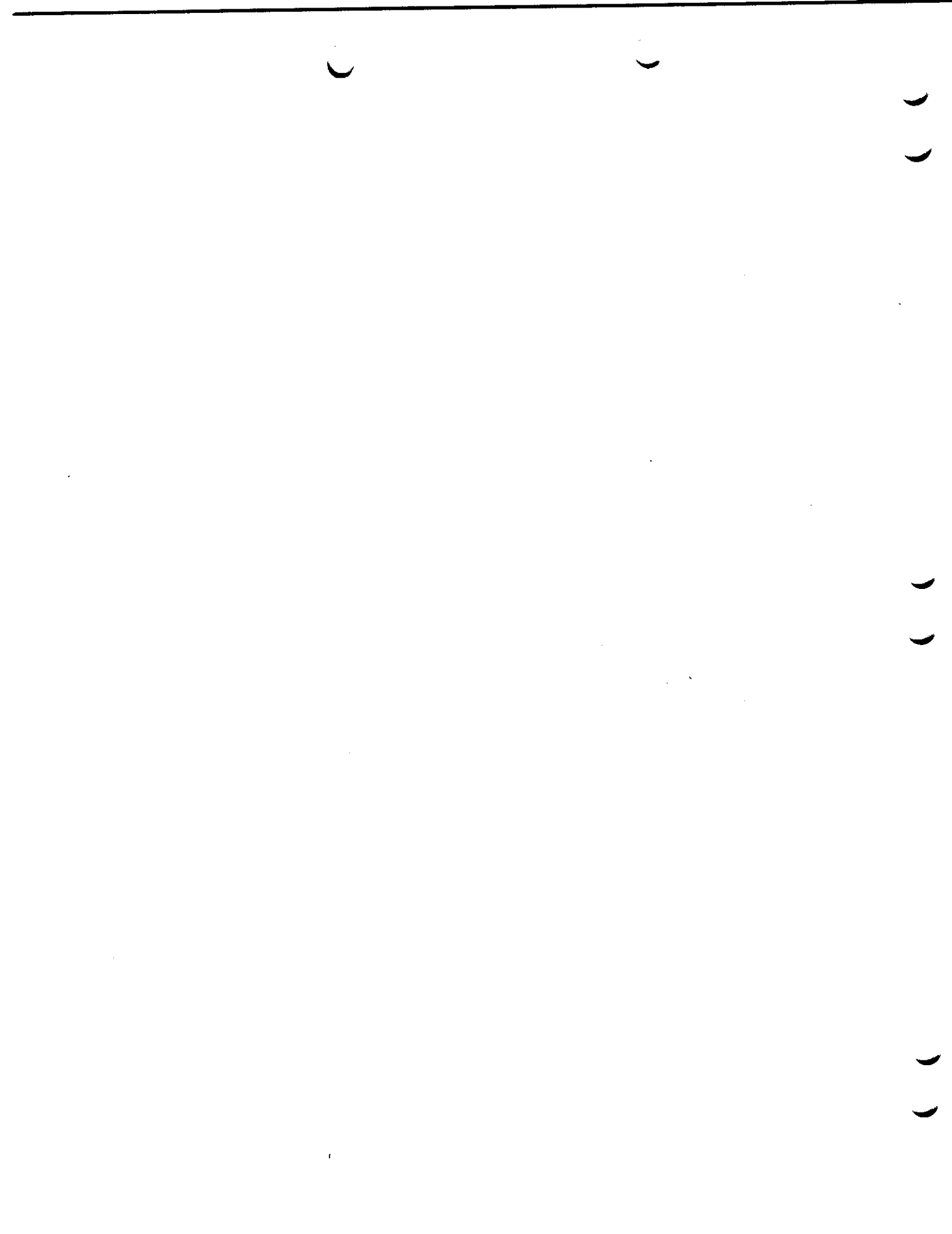
SITE PLAN

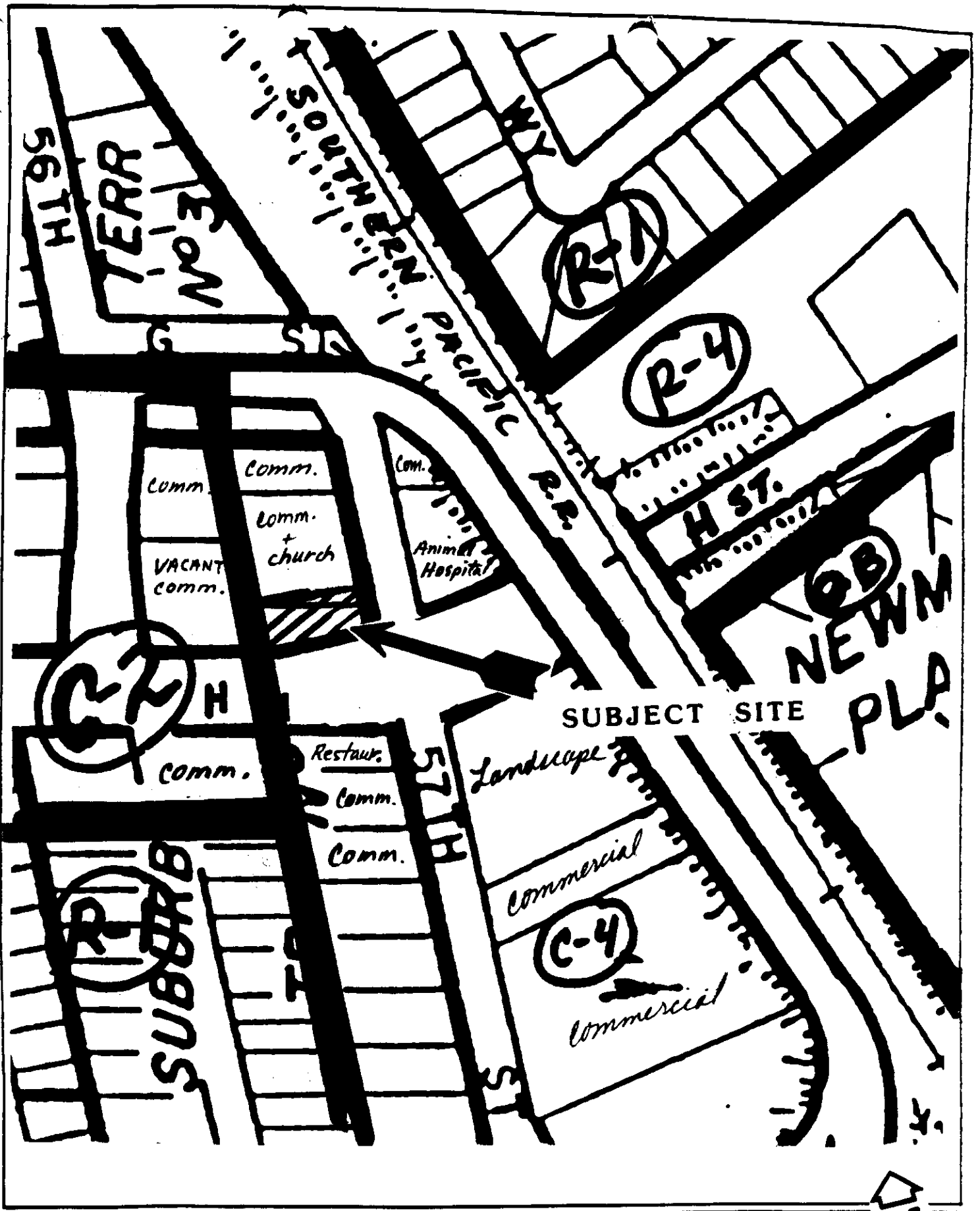
SCALE: 1" = 20' - 0"

DATE: OCT. 22, 1987

DRAWING BY: JOHN EAGH - ARCHITECT
 710 FLORIN RD. #105
 SACRAMENTO, CA 95831
 TEL. 395-0115







SUBJECT SITE

OB
NEWM
PLA

LAND USE & ZONING MAP

EXHIBIT B

LEGAL DESCRIPTION

All that portion of Lots 54 and 55, as shown on the "Plat of J Street Suburban Tract No. 5", recorded in the office of the Recorder of Sacramento County, in Book 7 of Maps, Map No. 51, described as follows:

Beginning at the Northwest corner of said Lot 54; Thence South $80^{\circ} 32'$ East 148.76 feet to a point on the Westerly Right of Way line of 57th Street; Thence on said Westerly Right of Way South $10^{\circ} 46' 15''$ West 54.33 feet to the intersection with the Northerly Right of Way line of H Street; Thence on said Northerly Right of Way line on an arch of a 460.00 foot curve to the right, said arc being subtended by a chord bearing North $84^{\circ} 16'$ West 149.30 feet to the Westerly line of said Lot 54; Thence on said Westerly line North $10^{\circ} 46' 15''$ East 64.06 feet to the point of beginning.

David A. Oakman
63039

P. 8 708

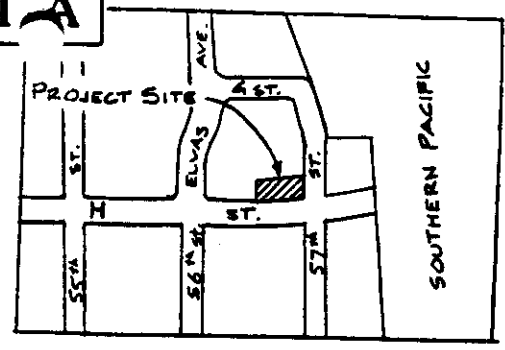
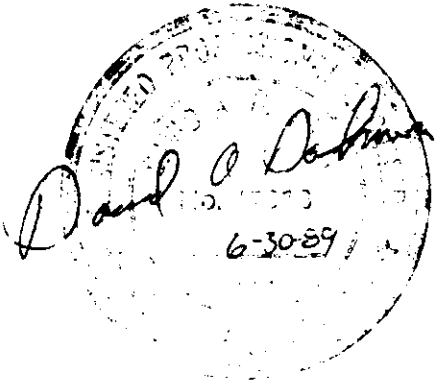
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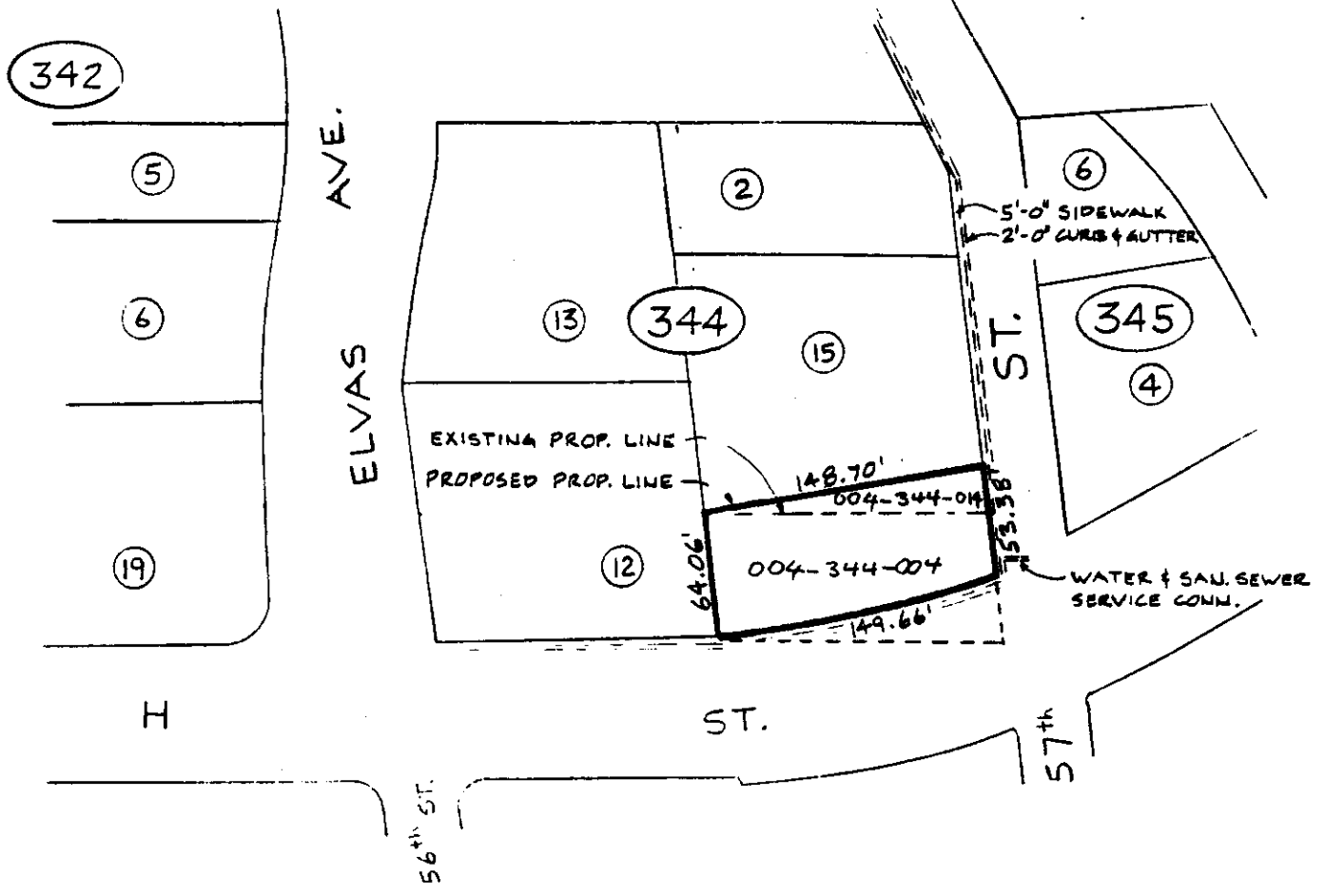


PACIFIC CONSULTING ENGINEERS
 4020 El Camino Ave. Suite A-2
 Sacramento, Calif. 95821 Phone: 916-482-7378

EXHIBIT A



VICINITY MAP
N.T.S.



LOT MERGER

APN 004 - 344 - 014
 AND
 004 - 344 - 004

CITY OF SACRAMENTO, CALIF.

188208



NORTH
MAY 1988



888-208

June 9, 1988

#38



VICINITY MAP

P88-208

6-9-88

Item 58

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF
APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO PARCELS
INTO ONE (APN:004-344-004 AND 004-344-014)
(P88-208)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of H and 57th Streets and;

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the 1988 General Plan in that the site is designated for Heavy Commercial and the proposed retail store and 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 the northwest corner of H and 57th Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation.
3. Show any existing easements.
4. Applicant shall agree to remove underground storage tanks to satisfaction of the City Fire Department.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION
CS:vf