

## CITY PLANNING COMMISSION

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

APPLICANT	Luie Arias c/o Yum Yum Donut Shops, Inc., 18830 E. San Jose Ave., City of Industry, CA 91748
OWNER	Alexander & O'Connor, Inc., c/o Jack Kasparian, P.O. Bx. 16111 Fort Sutter Station Sacto., CA 95816
PLANS BY	Luie Arias c/o Yum Yum Donut Shops, Inc.
FILING DATE	6/7/84
50 DAY CPC ACTION DATE	
REPORT BY	FG:bw
NEGATIVE DEC	Ex. 15305
EIR	
ASSESSOR'S PCL NO.	013-386-07 & 08

**APPLICATION:** Lot Line Merger to combine two lots

**LOCATION:** Northeast corner of Franklin Boulevard & 12th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two lots for future retail use.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and Offices  
 1963 Oak Park Community Plan Designation: Shopping or Commercial  
 Existing Zoning of Site: C-2  
 Existing Land Use of Site: Vacant lot and Dairy Queen

**Surrounding Land Use and Zoning:**

North: Residential & Commercial; R-1 & C-2  
 South: Commercial; C-2  
 East: Residential; R-1  
 West: Commercial; C-2

Parking Proposed: 35 spaces  
 Property Dimensions: Irregular  
 Property Area: 30,786 square feet  
 Square Footage of Buildings: Bldg. A-1,260; Bldg. B-7,033  
 Height of Structures: 18 feet  
 Topography: Flat  
 Street Improvements/Utilities: Existing  
 Exterior Building Colors: Earth tones  
 Exterior Building Materials: Wood/stucco

**STAFF EVALUATION:** Staff has the following comments regarding this proposal:

- The subject site consists of two parcels in the General Commercial (C-2) zone. The General Plan and Oak Park Community Plan both designate the site for commercial use.
- The applicant proposes to merge the two parcels and construct a 1,260 square foot and a 7,033 square foot building on the site. The Dairy Queen restaurant presently located on the site will be removed. Building A will be a Yum Yum Donut shop, and Building B will be an as yet unspecified commercial use. Thirty-five parking spaces will be provided on the site.
- The project was reviewed by the offices of the City Engineer, Traffic Engineering, Real Estate, Building Inspections and the Oak Park Project Area Committee. The following comments were received:

Engineering

Rewrite legal description as one parcel.

Traffic Engineering

1. Right turn in and right turn out will be only movements allowed from 12th Avenue driveways. Post monument signs on each side.
2. ~~Move aisle along 12th Avenue away from property line~~ Location of aisle along 12th Avenue shall be subject to review and approval by Traffic Engineering (amended by Traffic Engineering)
3. Move east driveway 20 feet to the west.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Merger by adopting the attached resolution.

# CITY PLANNING COMMISSION

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

APPLICANT	Luie Arias c/o Yum Yum Donut Shops, Inc., 18830 E. San Jose Ave., City of Industry, CA 91748				
OWNER	Alexander & O'Connor, Inc., c/o Jack Kasparian, P.O. Bx. 16111 Fort Sutter Station Sacto., CA 95816				
PLANS BY	Luie Arias c/o Yum Yum Donut Shops, Inc.				
FILING DATE	6/7/84	90 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC	Ex. 15305	EIR		ASSESSOR'S PCL NO.	013-386-07 & 08

**APPLICATION:** Lot Line Merger to combine two lots

**LOCATION:** Northeast corner of Franklin Boulevard & 12th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two lots for future retail use.

**PROJECT INFORMATION:**

1974 General Plan Designation: Commercial and Offices  
1963 Oak Park Community Plan Designation: Shopping or Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant lot and Dairy Queen

**Surrounding Land Use and Zoning:**

North: Residential & Commercial; R-1 & C-2  
South: Commercial; C-2  
East: Residential; R-1  
West: Commercial; C-2

Parking Proposed: 35 spaces  
Property Dimensions: Irregular  
Property Area: 30,786 square feet  
Square Footage of Buildings: Bldg. A-1,260; Bldg. B-7,033  
Height of Structures: 18 feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Wood/stucco

*See amended staff report*

**STAFF EVALUATION:** Staff has the following comments regarding this proposal:

- A. The subject site consists of two parcels in the General Commercial (C-2) zone. The General Plan and Oak Park Community Plan both designate the site for commercial use.
- B. The applicant proposes to merge the two parcels and construct a 1,260 square foot and a 7,033 square foot building on the site. The Dairy Queen restaurant presently located on the site will be removed. Building A will be a Yum Yum Donut shop, and Building B will be an as yet unspecified commercial use. Thirty-five parking spaces will be provided on the site.
- C. The project was reviewed by the offices of the City Engineer, Traffic Engineering, Real Estate, Building Inspections and the Oak Park Project Area Committee. The following comments were received:

Engineering

Rewrite legal description as one parcel.

Traffic Engineering

1. Right turn in and right turn out will be only movements allowed from 12th Avenue driveways. Post monument signs on each side.
2. Move aisle along 12th Avenue away from property line.
3. Move east driveway 20 feet to the west.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Log Line Merger by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE MERGER FOR  
A PORTION OF LOTS 2,4,5 AND 6 ON  
THE PLAT OF FRANKLIN HEIGHTS AND LOT  
3 ON THE PLAT OF SOUTH CURTIS OAKS  
SUBDIVISION NO. 3 (P84-220)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the northeast corner of Franklin Boulevard and 12th Avenue; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305; and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1963 Oak Park 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 Franklin Boulevard and 12th Avenue,

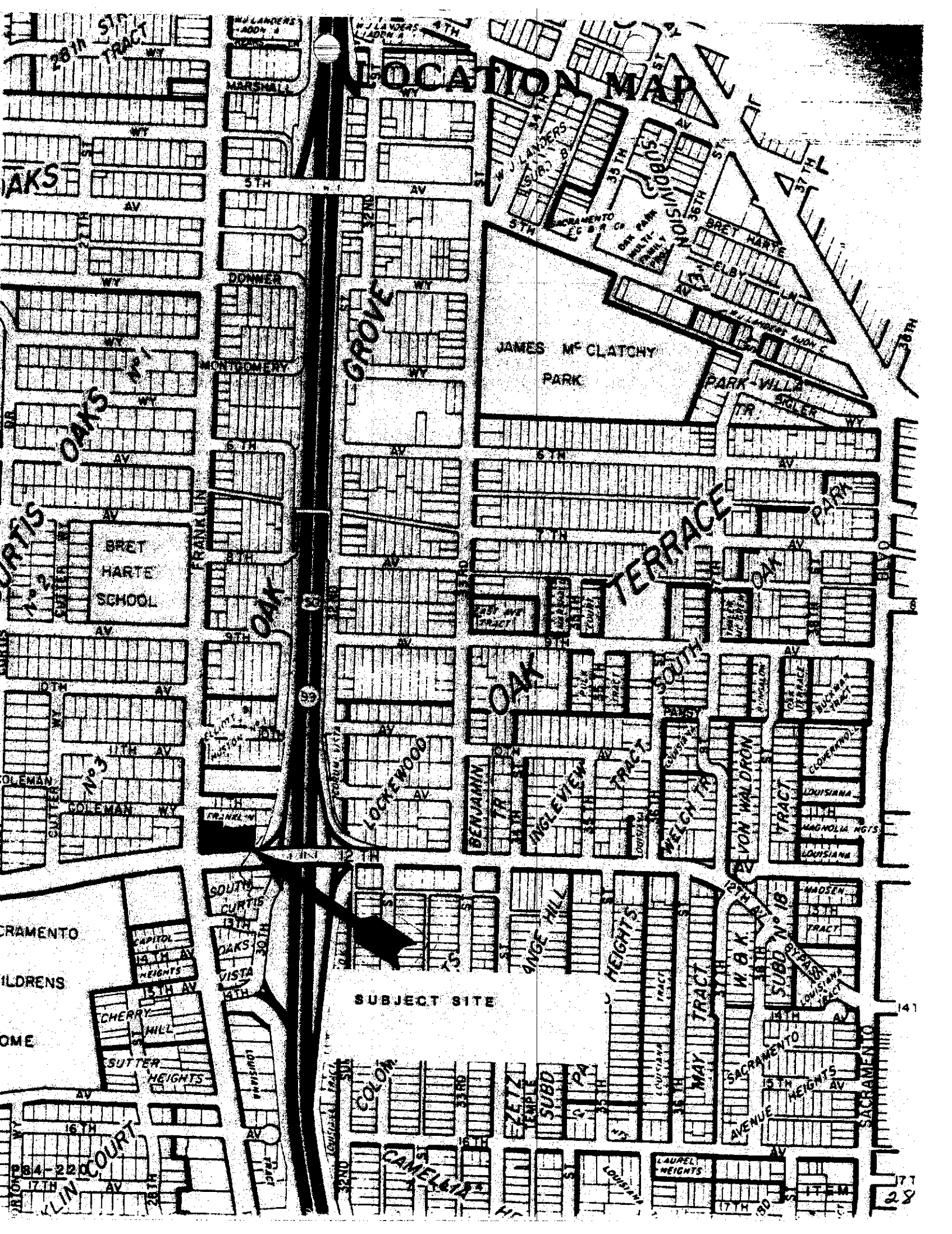
City of Sacramento, be approved as shown and described in Exhibits A & B attached hereto, subject to the following condition:

The applicant shall submit closure calculation for the 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.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



# LOCATION MAP

SUBJECT SITE

AKS

CURTIS OAKS

GROVE

JAMES MC CLATCHY PARK

TERRACE

OAK

LOCKEWOOD

BENJAMIN

INGLEVIEW

SOUTH

VON WALDRON

LOUISIANA

MAGNOLIA HTS

SACRAMENTO

CHILDRENS

HOME

SOUTH CURTIS

OAKS

VISTA

CHERRY HILL

SUTTER HEIGHTS

SUBJECT SITE

COLON

EZETZ

SUBD

HEIGHTS

MAY TRACT

SACRAMENTO

HEIGHTS

SACRAMENTO

CLIN COURT

CAMELLIA

LAUREL HEIGHTS

141

128

# LAND USE AND ZONING

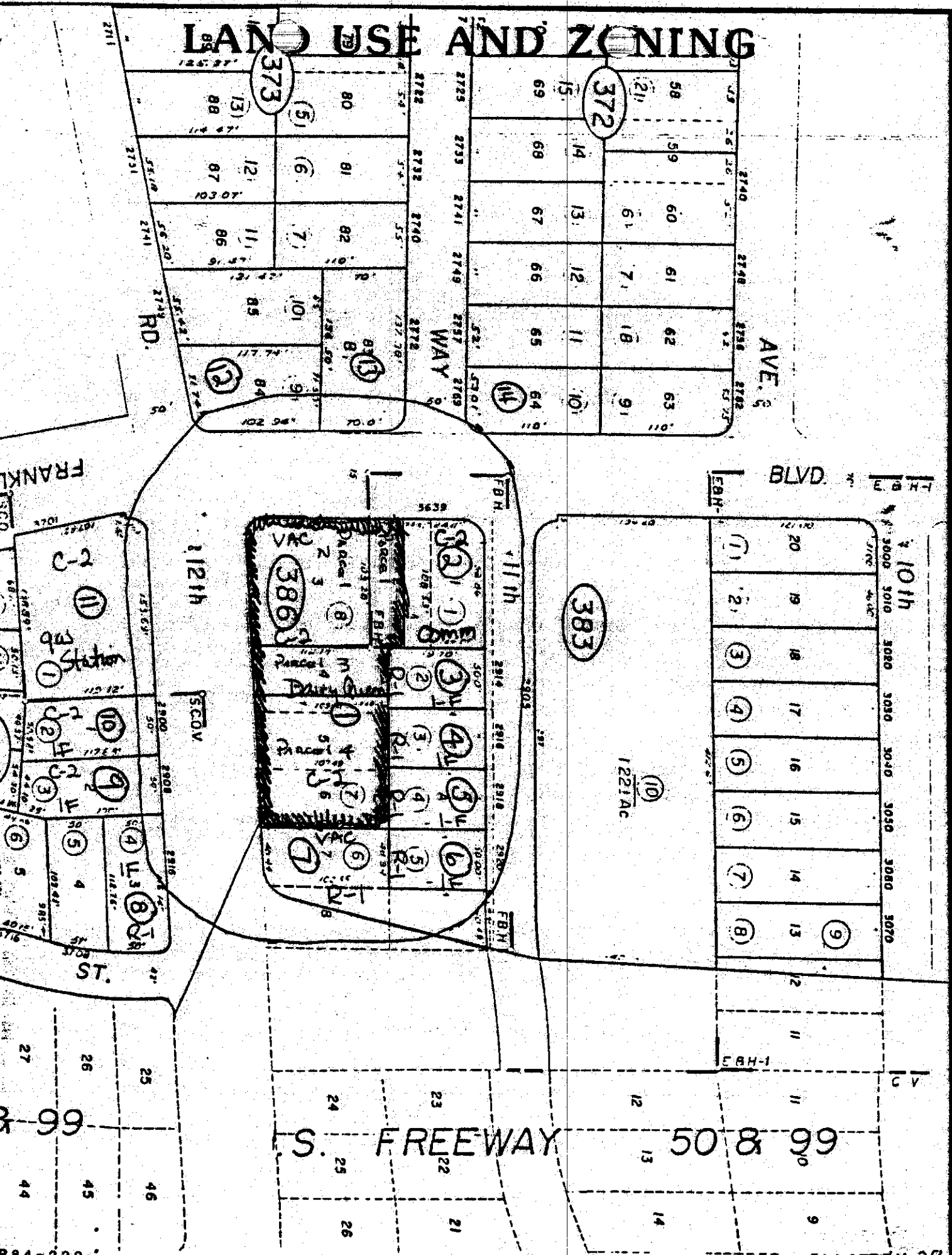


EXHIBIT 'A'

P 84220

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1:

The South 26.53 feet of Lot 2, as shown on the "PLAT OF FRANKLIN HEIGHTS" recorded in the office of the County Recorder of Sacramento County, on January 12, 1940, in book 21 of Maps, Map No. 27.

PARCEL NO. 2:

Beginning at a point in the North line of Twelfth Avenue (sometimes called Whiskey Hills Road), said point being located North 43° 14' 38" East 58.32 feet and North 86° 33' East 15.91 feet from the intersection of the center line of Franklin Boulevard (sometimes called lower Stockton Road) with the center line of Twelfth Avenue; thence from the point of beginning North 86° 33' East along the North line of Twelfth Avenue a distance of 92.03 feet; thence North 0° 14' East 98.47 feet to a point thence South 89° 29' West 108.28 feet to the East line of Franklin Boulevard; thence South 0° 03' 45" East along the said East line of Franklin Boulevard a distance of 88.12 feet to a point; thence on a curve to the left with a radius of 15 feet to the point of beginning.

The initial point of the Foregoing description (being the intersection of the center line of Franklin Boulevard and Twelfth Avenue) refers to the center line of Franklin Boulevard, as said Franklin Boulevard is shown on the "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NO. 3", recorded in the office of the County Recorder of Sacramento County, on March 18, 1926, in book 18 of Maps, Map No. 64, wherein said Franklin Boulevard is shown as a Street 70 feet wide.

PARCEL NO. 3:

The West 41.72 feet of Lot 4, as shown on the "PLAT OF FRANKLIN HEIGHTS", recorded in the office of the County Recorder of Sacramento County, on January 12, 1940, in book 21 of Maps, Map No. 27; said West 41.72 feet being measured parallel to the West line of said Lot 4.

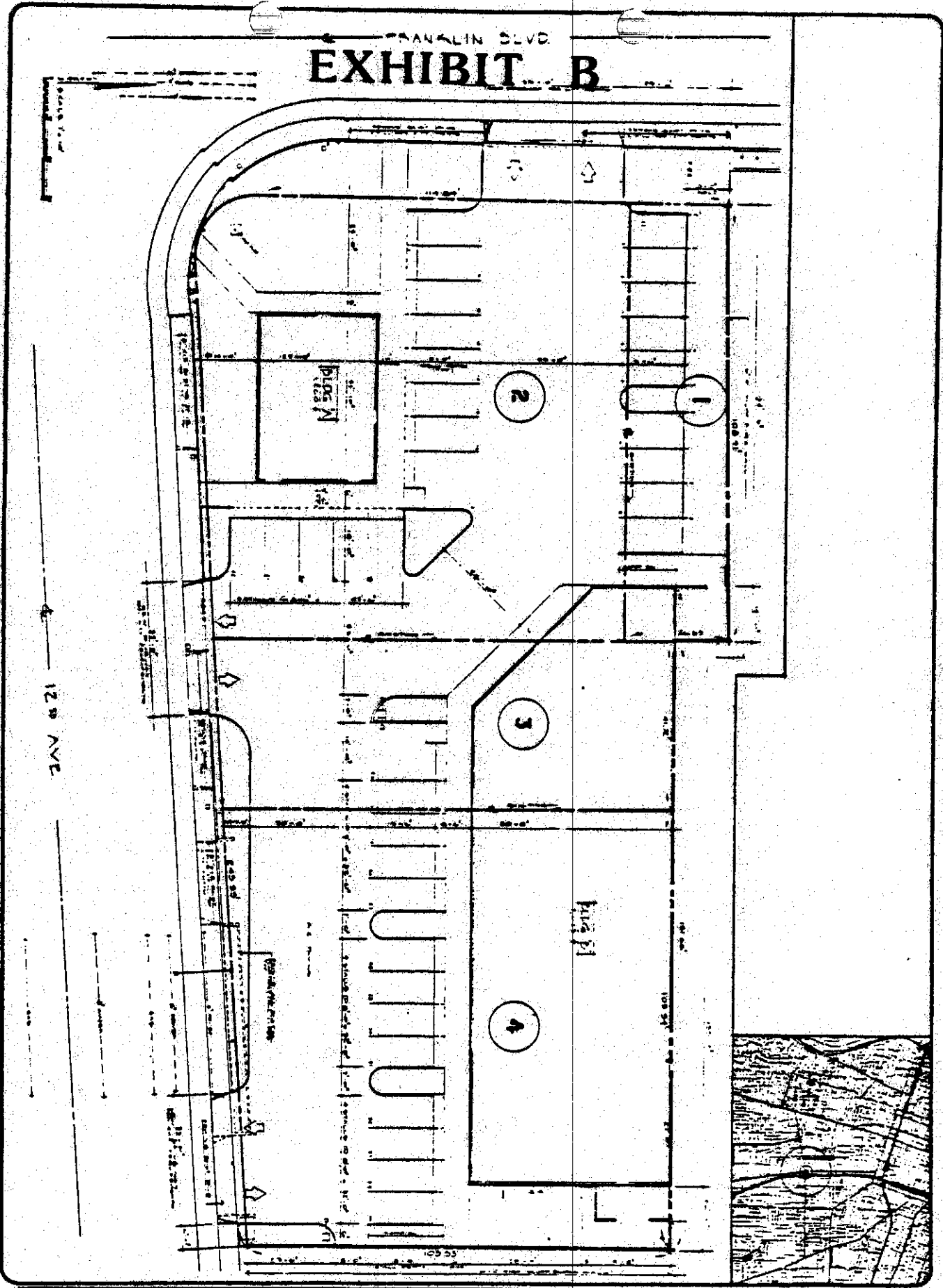
PARCEL NO. 4:

Lots 5, 6 and the East 13.38 feet of Lot 4, as shown on the official plat of Franklin Boulevard Heights, recorded in the office of the County Recorder of Sacramento County on January 12, 1940, in book 21 of Maps, Map No. 27.

sh/2090



FRANKLIN BLVD.  
**EXHIBIT B**



NO.	DATE	BY

APPROVED	DATE


**YUM YUM**  
 SWEET SNACKS, INC.  
 10220 S. VAN DYKE AVE. • CHICAGO, IL 60643  
 1234 VAN-1234 • TEL: 555-1234

PROJECT: **FRANKLIN PLAZA**  
 STREET VIEW  
 1/2" = 1' PLAN



