

CITY PLANNING COMMISSION

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

APPLICANT	Phil Harvey, Vitiello & Assoc, 1931 H Street, Sacto., CA 95814				
OWNER	Paul Snider, 5150 Madison Ave., Sacramento, CA 95841				
PLANS BY	George S. Nolte & Associates, 1700 I Street, Sacto., CA 95814				
FILING DATE	5/7/86	ENVIR. DET.	Cat. Ex. 15305(a)	REPORT BY	DH:bw
ASSESSOR'S-PCL. NO.	041-052-09,10; 041-071-01,02,03,04,06,08,09,10,11				

APPLICATION: Lot Line Adjustment to merge 11 parcels into one parcel of 7.89+ acres in the General Commercial and General Commercial-Review (C-2 & C-2-R) zones

LOCATION: Northeast corner of 24th Street and Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement to merge 11 parcels into one.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 Airport-Meadowview Community Plan Designation:	Amended 1/14/86 to Commercial
Existing Zoning of Site:	C-2 and C-2-R
Existing Land Use of Site:	Auto tuneup shop and vacant

Surrounding Land Use and Zoning:

North: Apartments & Single Family; R-3,R-1
South: Shopping Center; C-2
East: Vacant; R-2A
West: Shopping Center; C-2

Setbacks:	Required	Provided
Front:	50' Florin Rd.	85'
Side(Int):	5' from R-0	110'
Side(St):(24th St)	50'	186'
Rear:	0'	510'

Parking Required:	38 spaces @ 1 space per 500 sq. ft. bldg. area; Total: 19,000 sq. ft.
Parking Provided:	40 spaces
Property Dimensions:	516' x 811'
Property Area:	7.89+ acres
Square Footage of Building:	15,000, 1st flr; 4,000 2nd flr=19,000 total
Height of Building:	Two-story; 24 feet
Topography:	Flat
Street Improvements:	Existing/to be upgraded
Utilities:	Existing
Exterior Building Materials:	Concrete block; metal facia
Roof Material:	Parapet four layer mineral cap sheet
Exterior Building Colors:	Grey and blue for block wall and trim; aluminum for metal trim
Total Number of Employees:	34
Number of Employees per shift:	17
Hours of Operation:	8 a.m. to 10 p.m., seven days/week

PROJECT BACKGROUND:

On January 14, 1986, the City Council approved a General Plan and Community Plan amendment to the 1984 Airport-Meadowview Community Plan for 5.08 acres from Residential-Office to Commercial and rezoned the property from R-0 to C-2-R. The City Planning Commission previously approved a plan review for a new car dealership and lot line adjustment to merge five parcels into two parcels on December 5, 1985 (P85-452). Since receiving City approval, the applicant acquired title to all 11 assessor's parcels totaling 7.89+ acres and is requesting the merger of 11 parcels into one. As a condition of the Plan Review (P85-452), a reciprocal access and parking agreement was required since two property owners were involved in the development of the site. With submission and approval of this lot line adjustment, it will not be necessary to prepare a reciprocal parking and access agreement.

STAFF EVALUATION: Staff has the following comments:

- A. The subject site contains 11 assessor's parcels for a total of 7.89+ acres in the General Commercial and General Commercial-Review (C-2 and C-2-R) zones. The applicant has received approval to construct a 19,000 square foot, two-story, automobile sales, service and display building with outdoor display and storage areas. (Refer to site plan.) Surrounding land uses are a mix of residential, commercial and vacant.

Staff supports the proposed lot line merger, in that the entire 7.89+ acres, will be considered as one parcel. Although two different zones will cover the property, C-2 for 2.8+ acres and C-2-R for 5.08+ acres (see Land Use & Zoning Map), the entire site has been reviewed and approved for one project. The Plan Review required modifications to the original site plan which the applicant is in the process of preparing. The two separate zones do not affect the use or design of the site.

- B. The project was reviewed by the City Engineer, Traffic Engineer, Real Estate, Building Inspections and Water and Sewer Divisions, with no comments received.

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

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

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 119,120,121,122, 139,140,141,142,159 AND 160 AS SAID LOTS ARE SHOWN ON THE MAP ENTITLED "PLAT OF CAMELLIA ACRES" AND FILED IN BOOK 15 OF MAPS, MAP NO. 21 AND PARCELS A & B AS SAID PARCELS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 860127 OF OFFICIAL RECORDS, PAGE 782, SACRAMENTO COUNTY RECORDS (P86-179)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northeast corner of 24th Street and Florin Road; and

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

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Commercial use by the 1984 Airport-Meadowview Community Plan, and the proposed automobile sales use conforms with the Plan designation;

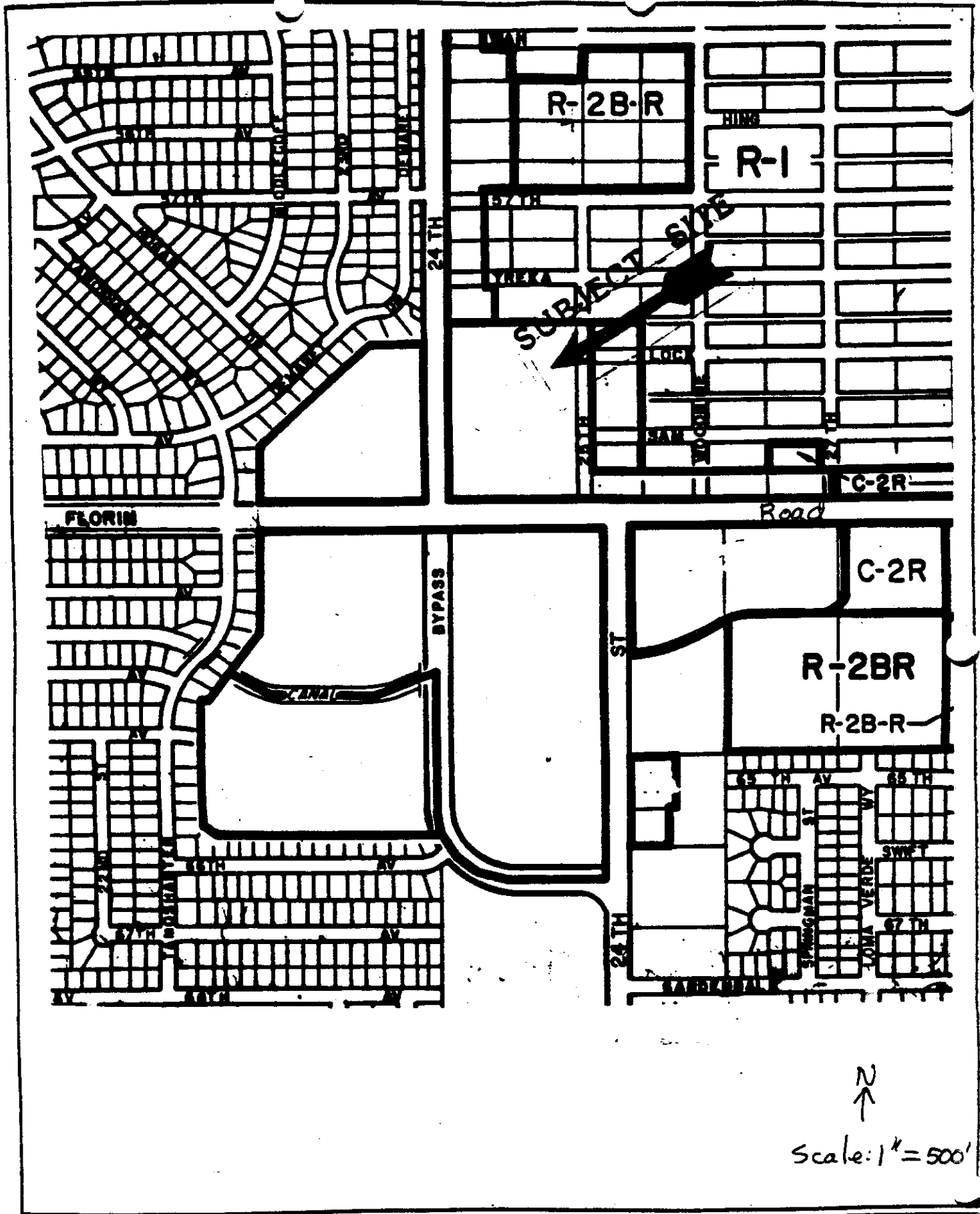
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northeast corner of 24th Street and Florin Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

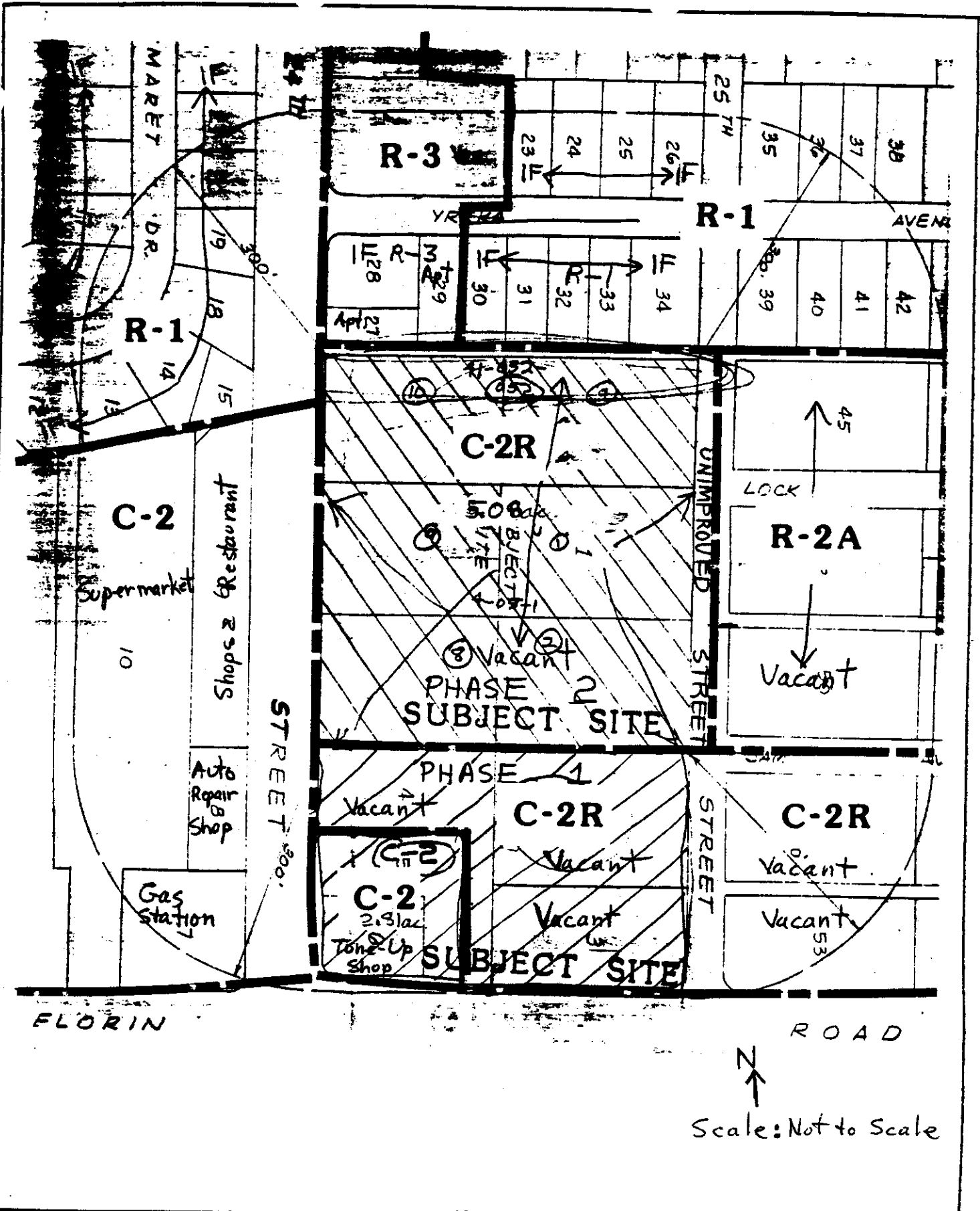
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP

SITE PLAN

Paul Snider, Inc.
24th Street
Flomby Road
Flomby, OH 44331
Tel: 216-272-2100
Fax: 216-272-2101

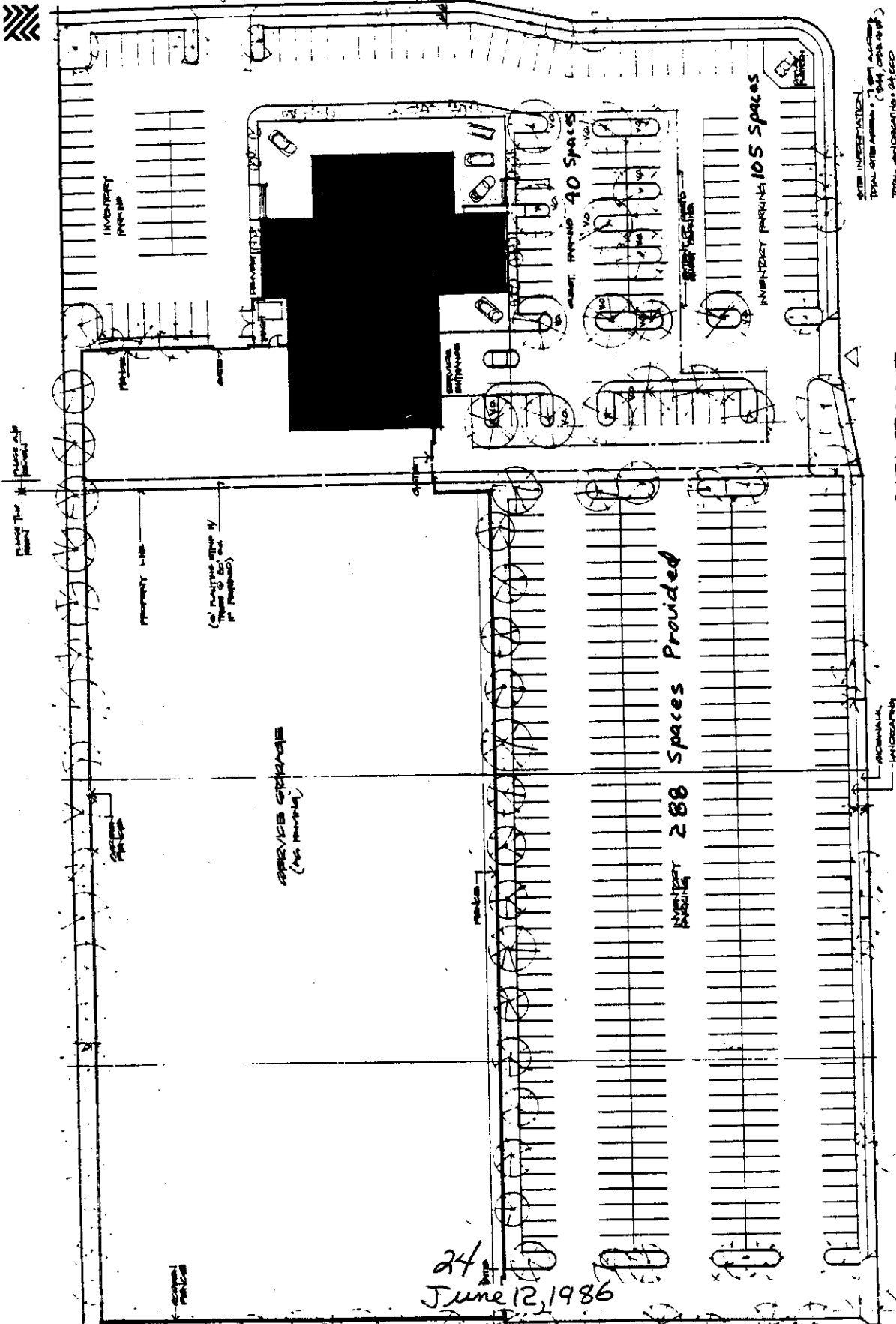
PAUL SNIDER
HYUNDAI DEALERSHIP
FLOMBY ROAD

FLOOR PLAN

DATE: NOV 85
BY: [Signature]



SITE INFORMATION:
Total Area: 1,000 sq ft
Total Area: 1,000 sq ft
Site Area: 1,000 sq ft
Site Area: 1,000 sq ft
Site Area: 1,000 sq ft
Site Area: 1,000 sq ft



24
June 12, 1986

Item 25

P-96-179

EXHIBIT A

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AND BEING LOTS 119, 120, 121, 122, 139, AND 140 AS SAID LOTS ARE SHOWN ON THE MAP ENTITLED "PLAT OF CAMELLIA ACRES" AND FILED IN BOOK 15 OF MAPS, MAP NO. 21, SACRAMENTO COUNTY RECORDS AND PARCELS A AND B AS SAID PARCELS ARE DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 860127 OF OFFICIAL RECORDS PAGE 782, SACRAMENTO COUNTY RECORDS.

THE PURPOSE OF THE HEREIN LEGAL DESCRIPTION IS TO MERGE ALL LOTS OR PARCELS WITHIN THE EXTERIOR BOUNDARY OF THE HEREINABOVE DESCRIBED PROPERTY INTO ONE PARCEL.

APPROVED BY


ALAN RICHTER LS3383

NOLTE AND ASSOCIATES
MAY 5, 1986
2328-86-05

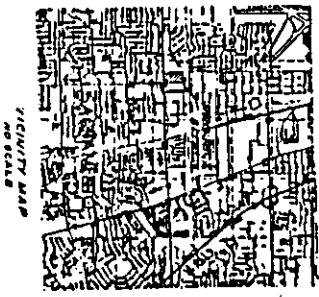
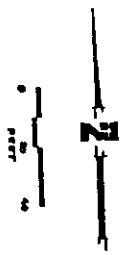
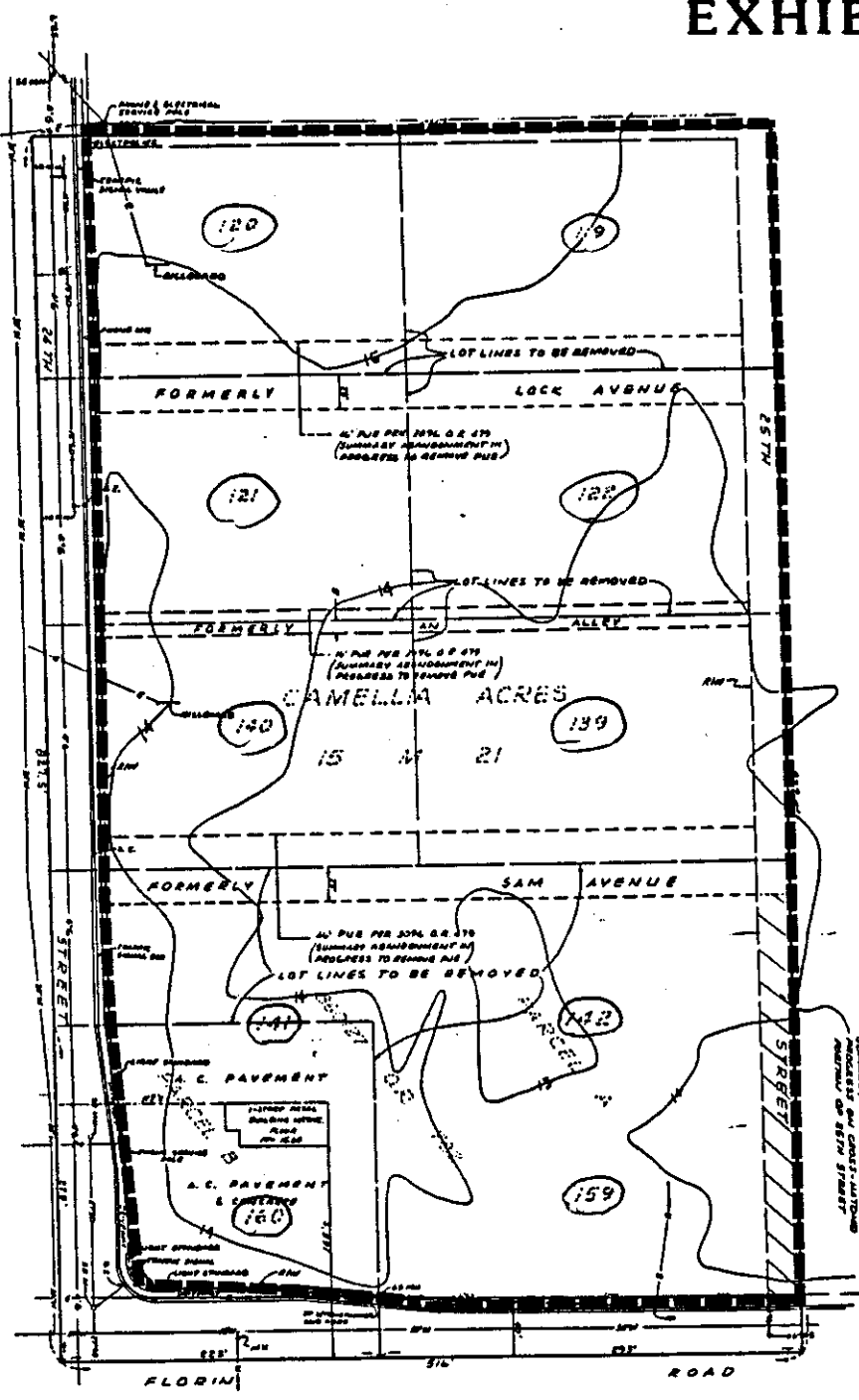
EXHIBIT B

CITY	SAN DIEGO
COUNTY	SAN DIEGO
CD	387
CD	387
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CD	387
CD	387



GEORGE S. NOLTE AND ASSOCIATES
 SAN JOSE • WALNUT CREEK • SAN ANTONIO
 SAN DIEGO • SAN DIEGO

PROPOSED LOT LINE MERGER
 HARBURST CORNER OF FLOIRIN ROAD
 AND 87TH STREET
 SACRAMENTO COUNTY



P-86-179

June 12, 1988 P 86179

Item 25