

CITY PLANNING COMMISSION

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

APPLICANT	Ronald Watkins, 4740 Folsom Boulevard, Sacramento, CA 95819				
OWNER	Ronald Watkins, 4740 Folsom Boulevard, Suite A, Sacramento, CA 95819				
PLANS BY	E. M. Kado Associates, 1661 Garden Highway, Sacramento, CA 95833				
FILING DATE	4/2/86	ENVIR. DET.	Cat. Ex. 15305(a)	REPORT BY	DH:bw
ASSESSOR'S-PCL. NO.	010-0062-04.18				

APPLICATION: Lot Line Adjustment to merge two parcels totaling .8 acre located in the Heavy Commercial (C-4) zone.

LOCATION: 1900 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Vacant store building of 16,900+ st. ft.

Surrounding Land Use and Zoning:

North:	Farmers Market; C-4
South:	Barber, antique store, single family; C-4, R-0
East:	Offices, single family; OB, R-1
West:	Auto repair; C-4

Setbacks:	Required	Provided
Front:	0'	0'
Side(Int):	0'	0'
Side(St):	0'	0'
Rear:	0'	40'

Parking Required:	53 spaces @ 1:400, 1:200 & 1:1000
Parking Provided:	57 spaces
Property Dimensions:	240' x 120'
Property Area:	0.8+ acre
Square Footage of Building:	16,900+
Height of Building:	18 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Red clay brick; bronze solar glass
Roof Material:	Rolled asphalt and tar paper (existing)

PROJECT BACKGROUND: The applicant proposes to convert the existing cannery supply building into a clinical laboratory which will provide laboratory services for various facilities scattered throughout Sacramento. The building and attendant parking are provided on two separate parcels which the applicant proposes to merge.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two parcels totaling 0.8± developed acre located in the Heavy Commercial (C-4) zone. The site is designated for Heavy Commercial uses on the 1980 Central City Community Plan and is consistent with the City's Discretionary Interim Land Use Policy.
- B. The purpose of the lot line merger is to locate all the required parking on the building site.
- C. The proposed lot line adjustment was reviewed by the City Traffic Engineer, Fire Department and Real Estate with no adverse comments received.
- D. Should the use of the building convert to office and not laboratory, a special permit will be required prior to conversion of the site and increased parking provided. The project is subject to design review approval.

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 TWO
PARCELS LOCATED AT THE SOUTHWEST CORNER OF "S"
STREET AND ALHAMBRA BOULEVARD (P86-135)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1900 Alhambra Boulevard; and

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

WHEREAS, the project is found to be consistent with the City's Discretionary Interim Land Use Policy of the City, based on a review of the 1974 City General Plan and the 1980 Central City Community Plan specified in the interim policy.

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

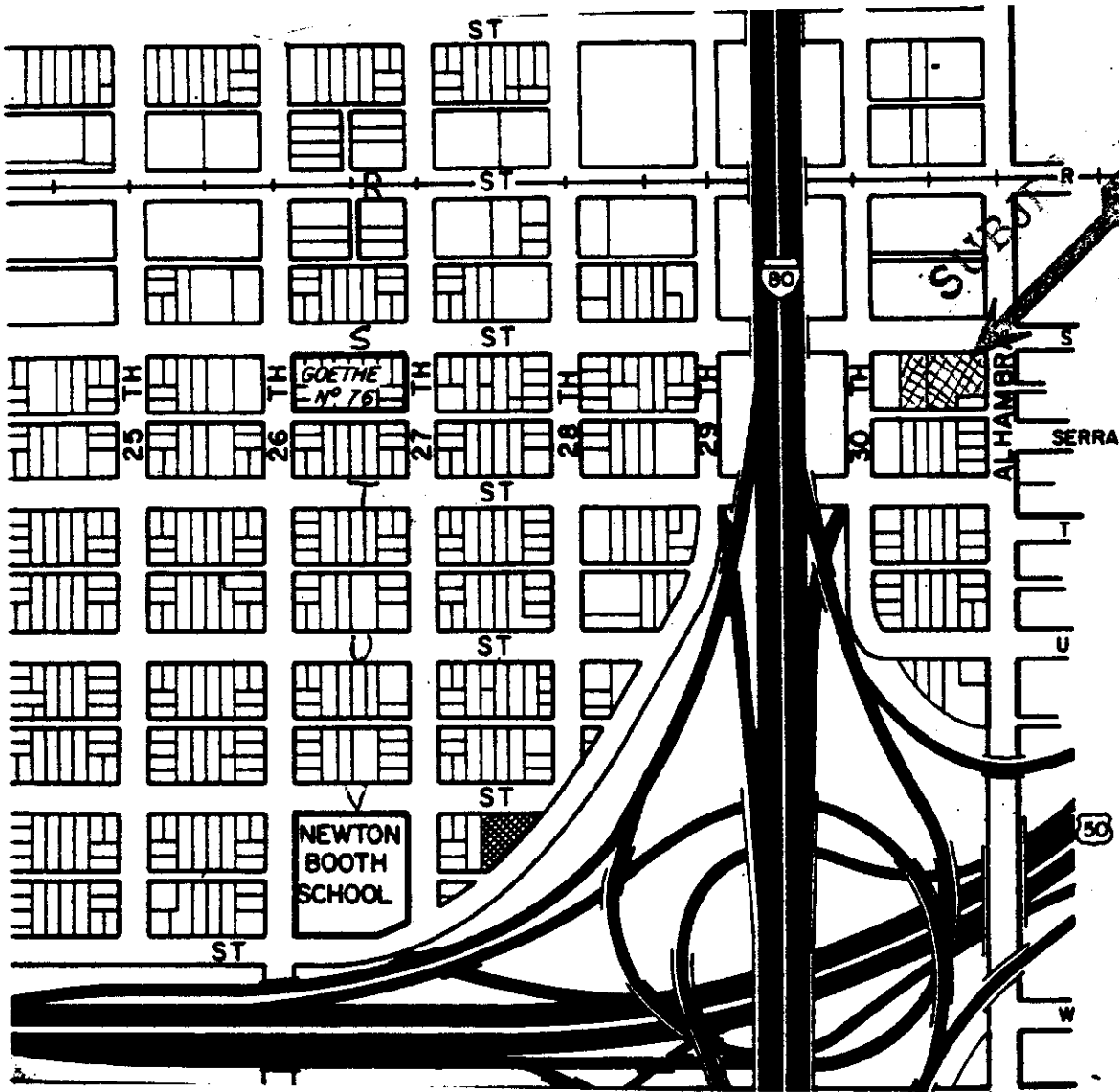
that the lot line adjustment for property located at 1900 Alhambra Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments, if any;
2. Monument new corners.

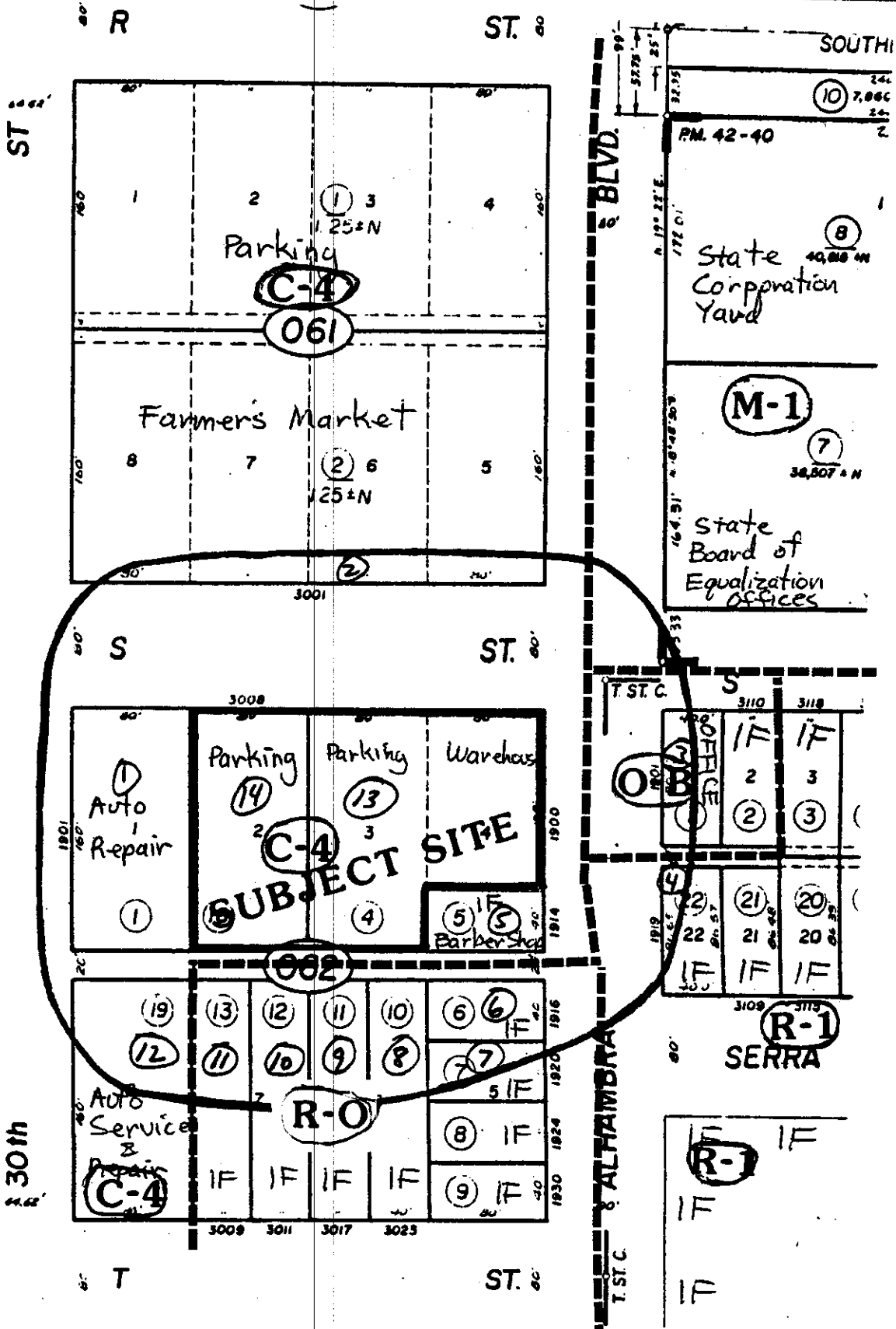
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

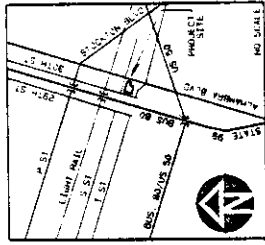


VICINITY MAP



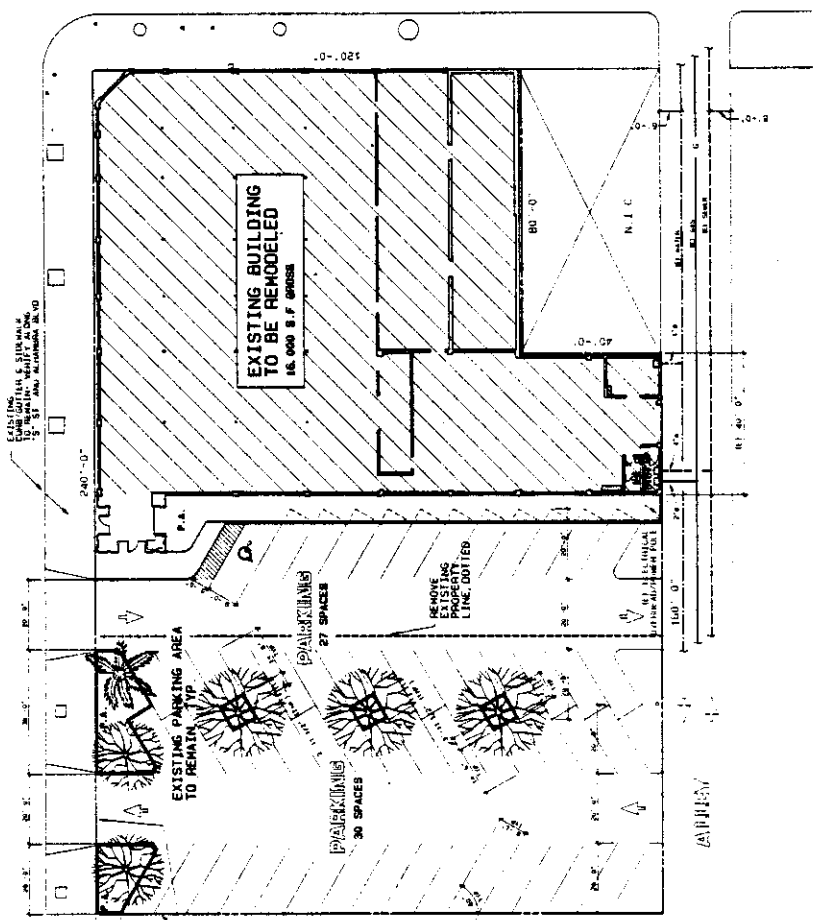
LAND USE & ZONING MAP

	DATE	NO. OF SHEETS	PROJECT	ALHAMBRA & S. OFFICE BUILDING	SITE PLAN
	DESIGNED BY	CHECKED BY	DATE		
PROJECT NO. 88-0001 SHEET NO. A-1					



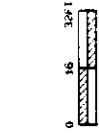
ALHAMBRA BLVD.

EXISTING BUILDING TO BE REMODELED



PARKING REQUIREMENTS

PARKING PROVIDED	57 SPACES
REGULAR STALLS	44 SPACES
COMPACT STALLS	12
HANDICAPPED STALL	1
PARKING PROVIDED	57 SPACES



SITE PLAN
1/16" = 1'-0"

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May 8, 1986

item 17

EXHIBIT A

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

PARCELS TO BE MERGED

PARCEL ONE:

The East one-half of Lot 3 and the North one-half of Lot 4 in the Block bounded by "S" and "T", Thirtieth and Thirty-first Streets of the City of Sacramento according to the official map of plan of said City

PARCEL TWO:

The West one-half of Lot 3, in the Block bounded by "S" and "T", Thirtieth and Thirty-first Streets of the City of Sacramento, according to the official map or plan of said City

PARCEL THREE:

The North one-half of the South one-half of Lot 4, in the Block bounded by "S" and "T", Thirtieth and Thirty-first Streets of the City of Sacramento, according to the official map or plan of said City

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SCHEDULE A
C.L.T.A. Preliminary Report
1-1-84

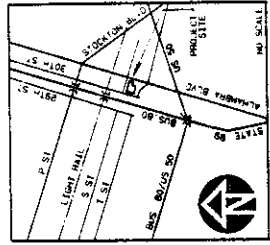
STEWART TITLE
GUARANTY COMPANY

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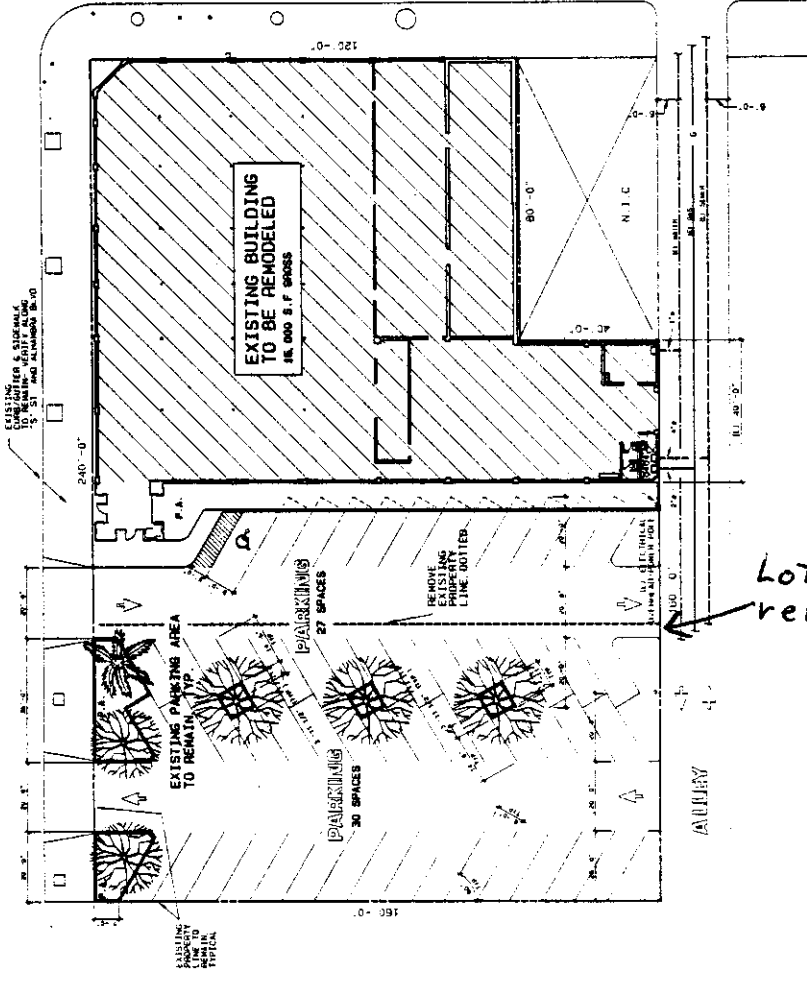
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EXHIBIT B



ALHAMBRA B.C.

00150 STREET



PARKING REQUIREMENTS

PARKING REQUIRED	52 SPACES
REGULAR STALLS	44 SPACES
COMPACT STALLS	12
HANDICAPPED STALL	1
PARKING PROVIDED	57 SPACES

SITE PLAN
 1/8" = 1'-0"

Lot line to be removed