

CITY PLANNING COMMISSION

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

| | | | | | |
|---------------|---|------------------------|--|---------------------|-------------------|
| APPLICANT | JTS Engineering Consultants, Inc. - 811 J Street, Sacramento, CA 95814 | | | | |
| OWNER | Darlene Bornemer, Joan Howe, etal. - 1071 La Sierra Dr., Sacramento, CA 95825 | | | | |
| PLANS BY | JTS Engineering Consultants, Inc. - 811 J Street, Sacramento, CA 95814 | | | | |
| FILING DATE | 8-23-84 | 50 DAY CPC ACTION DATE | | REPORT BY: | JP:sg |
| NEGATIVE DEC. | Ex. 15305 | EIR | | ASSESSOR'S PCL. NO. | 266-031-01 and 02 |

APPLICATION: Lot Line Adjustment (Subdivision Ordinance 40.107)

LOCATION: 2052-2056 Auburn Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels and create one 2.0+ acre parcel.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and offices

1965 Arden-Arcade Community

Plan Designation: Shopping-commercial

Existing Zoning of Site: C-2

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Auburn Boulevard, Business 80; TC

South: Single family residential; R-1

East: Motel, general commercial, trailer court; C-2

West: Business 80; TC

Property Dimensions: Irregular
Property Area: 2+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Available to site

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

- A. The subject site consists of two parcels totaling 2+ acres in the General Commercial (C-2) zone. The applicant proposes to merge the two parcels into one in order to develop a restaurant on the site. Staff has no objection to the proposed merger as it will allow the development of the site with a use compatible with surrounding land uses and adjacent to a transportation corridor (Business 80).
- B. The proposal was reviewed by the City Water and Sewer, Engineering and Traffic Engineering Divisions. They had no objections to the proposed lot line adjustment.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

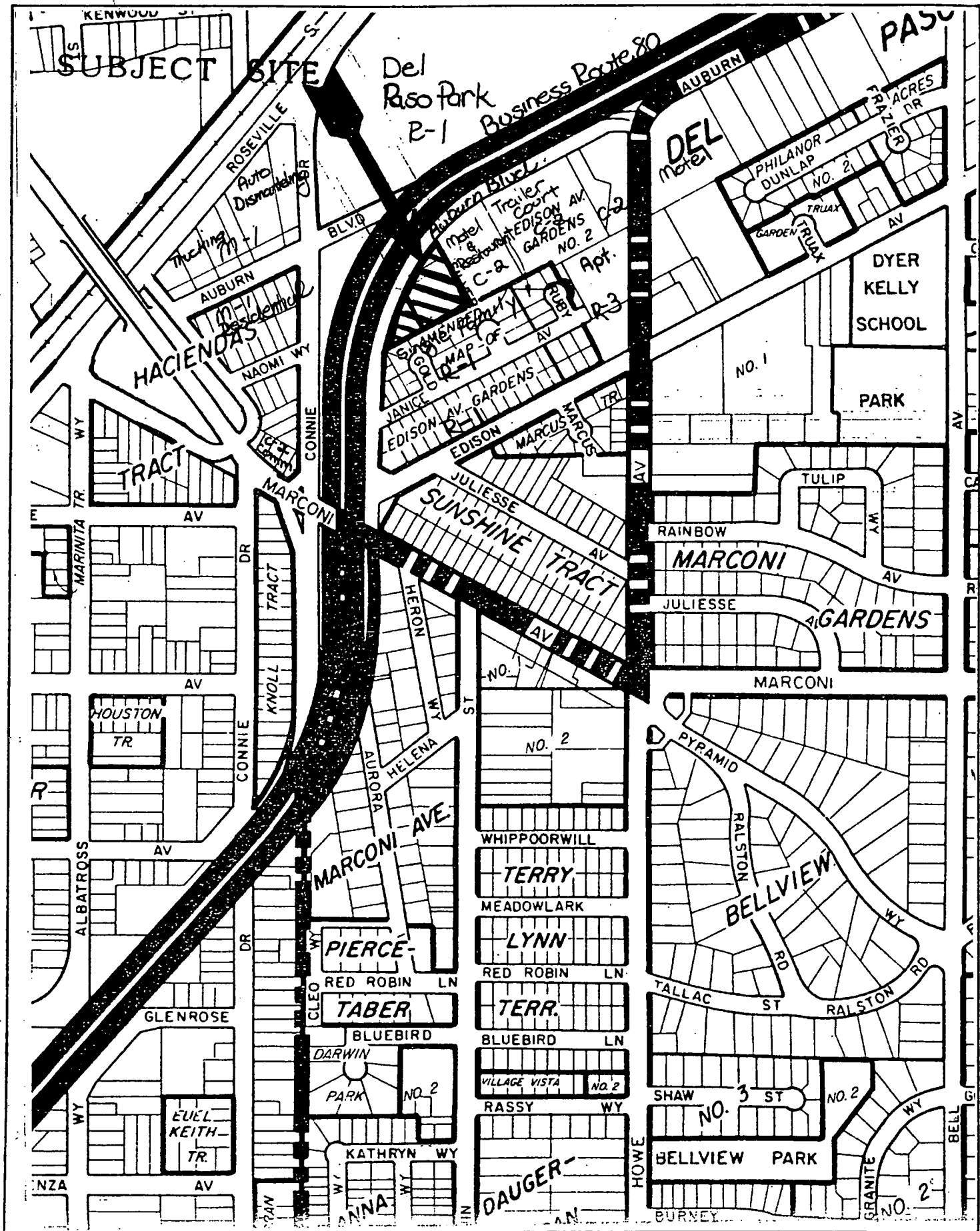
STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment to merge the subject parcels by adopting the attached resolution.

001040

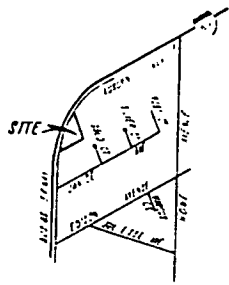
APPLC. NO. P84-322

MEETING DATE September 27, 1984

CPC ITEM NO. 49



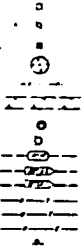
VICINITY - LAND USE - ZONING



LOCATION MAP

LEGEND

- EXISTING ELEC. LINE SYMBOL
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING TRASH LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY VALVE
- EXISTING TRASH VALVE
- EXISTING GAS VALVE
- EXISTING TELEPHONE VALVE
- EXISTING FIRE VALVE
- EXISTING STREET SIGN



STATE FREEWAY BUS 80
AUBURN BOULEVARD

APN 266-031-01
0.69 ACRE

APN 266-031-02
1.40 ACRE

001042

OWNER:
JIN HONG
1071 LANCASTER DRIVE
SACRAMENTO, CA.
(916) 482-8229

DEVELOPER:
JIN HONG
C/O 34 W. LANCASTER DRIVE
STOCKTON, CA. 95209
(209) 951-2960

ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
811 J STREET
SACRAMENTO, CA 95814
(916) 641-6708

DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, AS SHOWN ON THE "PLAN OF 221 PARCELS PASO VIEJO TRACT NO. 17," BEING CORNER 19 BLOCK 13 OF MAP, MAP NO. 37, SACRAMENTO COUNTY RECORDS; THENCE FROM SAID POINT OF BEGINNING SOUTH 64° 02' 30" WEST, A DISTANCE OF 427.15 FEET TO A NON-TANGENT CURVE; THENCE ALONG SAID NON-TANGENT CURVE, CURVING TO THE SOUTHWEST, HAVING A RADIUS OF 104.00 FEET AND WHOLE CHORD BEARS NORTH 25° 13' 05" EAST, THROUGH A CENTRAL ANGLE OF 55° 13' 21" 40 AND LENGTH OF 54.96 FEET TO A NON-TANGENT LINE; THENCE ALONG SAID NON-TANGENT LINE SOUTH 25° 57' 39" EAST, A DISTANCE OF 343.73 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER:
266-031-01 & 02

ZONING:
C-1

AREA:
2.09 ACRES

PROPOSED LOTS:
TO MERGE THE EXISTING TWO PARCELS INTO A SINGLE PARCEL FOR A RESTAURANT

USE:
PRESENT: VACANT PROPOSED: RESTAURANT

IMPROVEMENTS:
AUBURN BOULEVARD WILL BE IMPROVED TO CITY STANDARDS

266-032-09
RODOLFO CHUN-MEI

EXHIBIT A

| UTILITY REPRESENTATIVES | | |
|-----------------------------|----------------------------|----------|
| UTILITY | REPRESENTATIVE | PHONE |
| GAS | PG&E | 363-9141 |
| ELECTRICITY | SMUD, 222 S. 8TH | 331-3774 |
| TELEPHONE | PHONE BILL, 1925 21ST ST. | 431-4071 |
| WATER | SIEMENS, 1011 1/2 21ST ST. | 971-7771 |
| SEWER | CITY OF SACRAMENTO | 449-5873 |
| DRAINAGE | CITY OF SACRAMENTO | 449-5878 |
| LANDSCAPING SERVICE, MAINT. | SIEMENS, 1011 1/2 21ST ST. | 971-7771 |
| FIRE | CITY OF SACRAMENTO | 449-5752 |

266-081-01 COLLIER CLELL ROLLA M
266-081-09 HW JENNINGS DONALD 35 BM 19
266-081-08 DURBOROUGH WILLIAM J/PATTY
266-081-10 HESS JENNIFER/HIGHSMITH SIRLEY M
266-081-11 KEMP VERNON/MARY TERESA
266-081-17 RODRIGUES CAROL M
266-081-18 PAGE MYRON K/MARY F

JTS ENGINEERING CONSULTANTS, INC.
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SACRAMENTO, CALIFORNIA 95814 (916) 641-6708

DESIGNED: _____ SCALE: 1" = 20'
DRAWN: _____
CHECKED: _____
SUBMITTED: _____

| NO. | DATE | REVISION | COUNTY APPROVAL | BY |
|-----|------|----------|-----------------|----|
| | | | | |
| | | | | |

LOT MERGER
2052 - 2056 AUBURN BLVD
APN 266-031-01&02

DATE: 9/27/84
SCALE: 1/12