

CITY PLANNING COMMISSION

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

APPLICANT	Carl Rudolf and Associates; 5411 Madison Avenue, #5; Sacramento, CA				
OWNER	Thompson Funeral Home, Inc.; PO Box 5115; Sacramento, CA 95841 95841				
PLANS BY	Carl Rudolf & Associates; 5411 Madison Avenue, #5; Sacramento, CA 95841				
FILING DATE	8/23/89	ENVIR. DET.	Exempt 15305(a)	REPORT BY	CAS
ASSESSOR'S PCL. NO.	013-0153-046, 047				

APPLICATION: Lot Line Adjustment to merge 2 lots into one totaling 0.44± developed acres in the General Commercial (C2) zone.

LOCATION: 3601 Fifth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel totaling 0.44± developed acres in the General Commercial (C2) zone.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
1963 East Broadway Community Plan Designation:	Community/Neighborhood Commercial and Offices
Existing Zoning of Site:	General Commercial, C-2
Existing Land Use of Site:	Funeral Home and Residential

Surrounding Land Use and Zoning:

North:	Residential, C-2 + R-2B
South:	Commercial, C-2
East:	Residential, R-2B
West:	Multi-family Residential, R-2BR

Property Dimensions:	120' x 160'
Property Area:	0.44± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling 0.44± developed acres in the General Commercial (C-2) zone. The General Plan and the 1963 East Broadway Community Plan designate the site as Community/Neighborhood Commercial and Office. The subject site is in the 1985 Oak Park Redevelopment Plan area. The subject site is surrounded by residential, zoned R-2B and C-2 to the north; commercial, zoned C-2 to the south; residential, zoned R-2B to the east; and residential, zoned R-2BR to the west.

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B. Applicant's Proposal

The subject site consists of two developed parcels each 80' x 120'. The applicant is proposing to merge the two parcels into one 160' x 120' parcel (see Exhibit A). The applicant intends to construct a parking lot on the interior lot to provide off-street parking for funeral home patrons.

C. Staff Analysis

1. The subject site is in the 1985 Oak Park Redevelopment Plan area. The demolition of the houses must be reviewed and approved by the Design Review/ Preservation Board.
2. A building permit must be obtained prior to constructing the parking lot.
3. A six foot masonry wall must be erected on the east property line between the commercial and residential uses.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, Water and Sewer, and Waste Removal. The following comments were received:

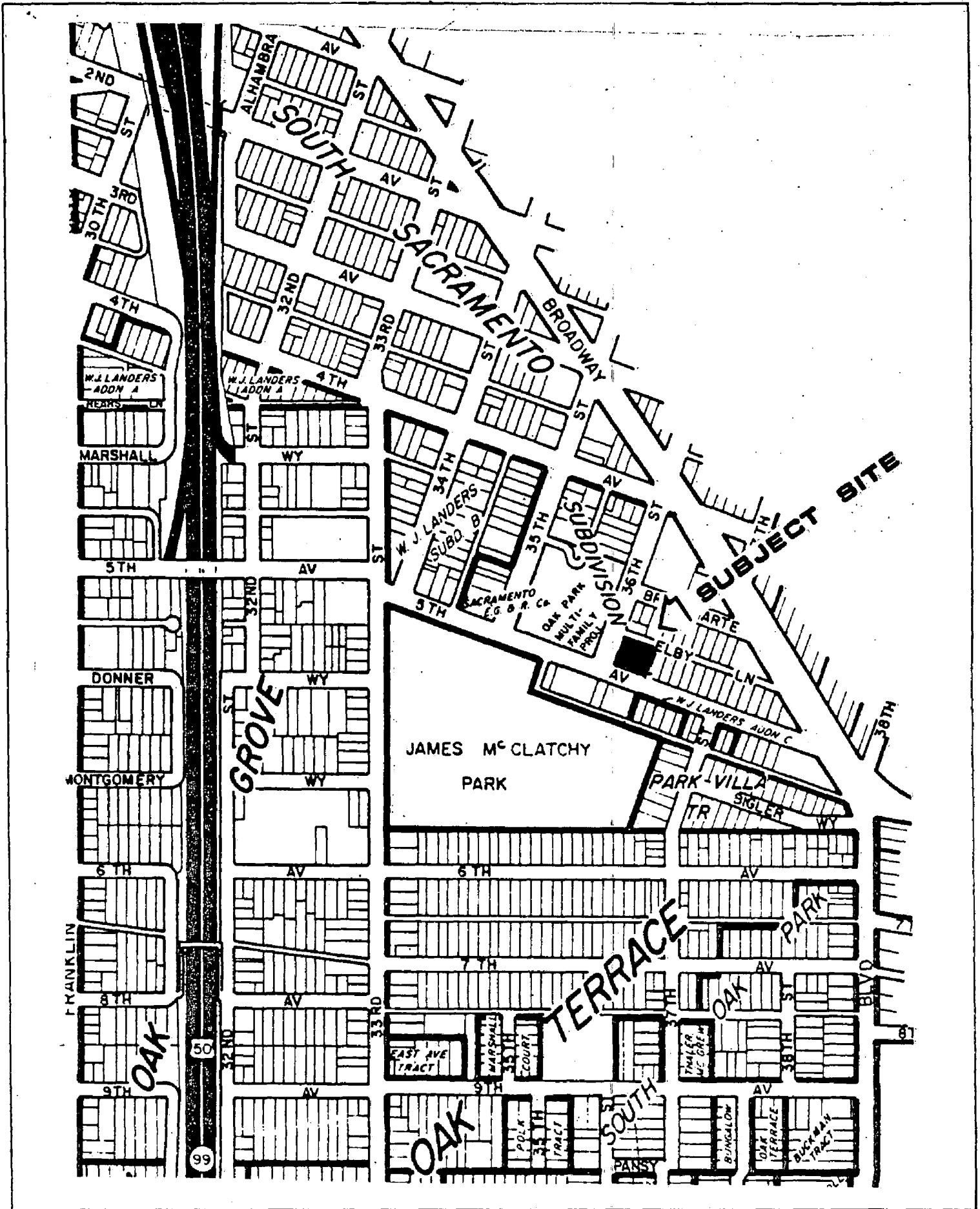
Engineering: We request that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

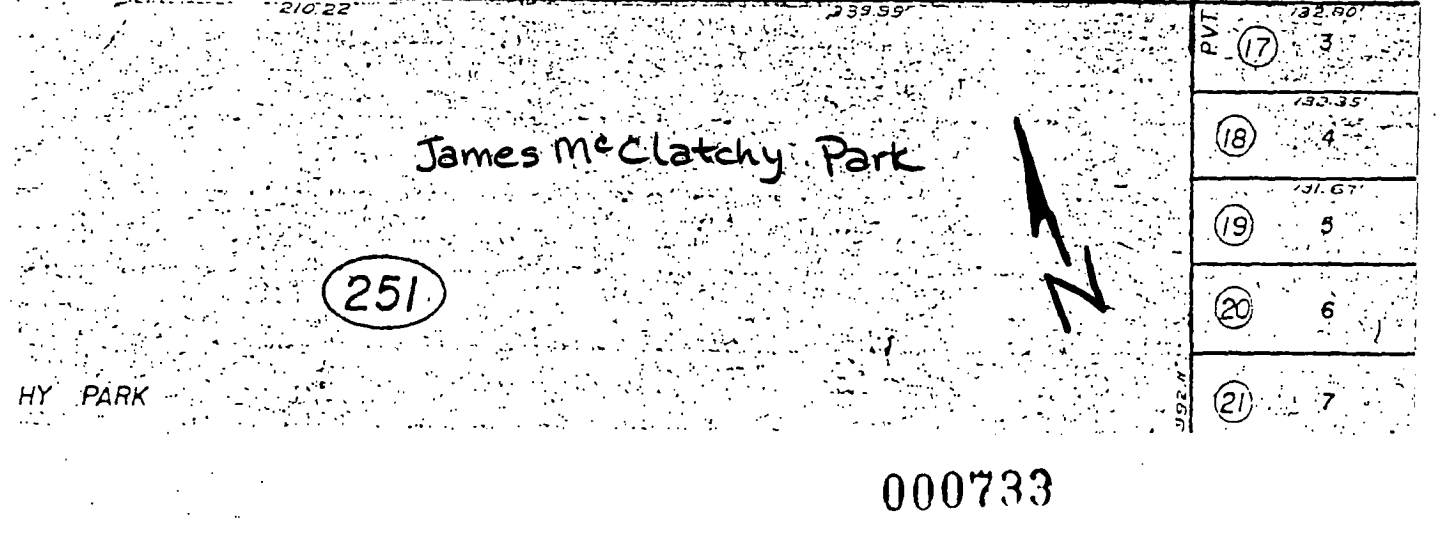
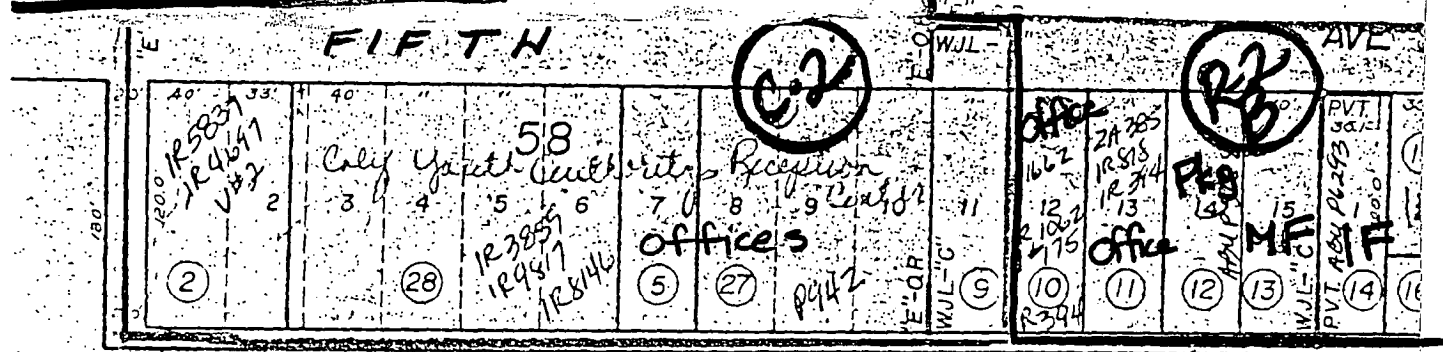
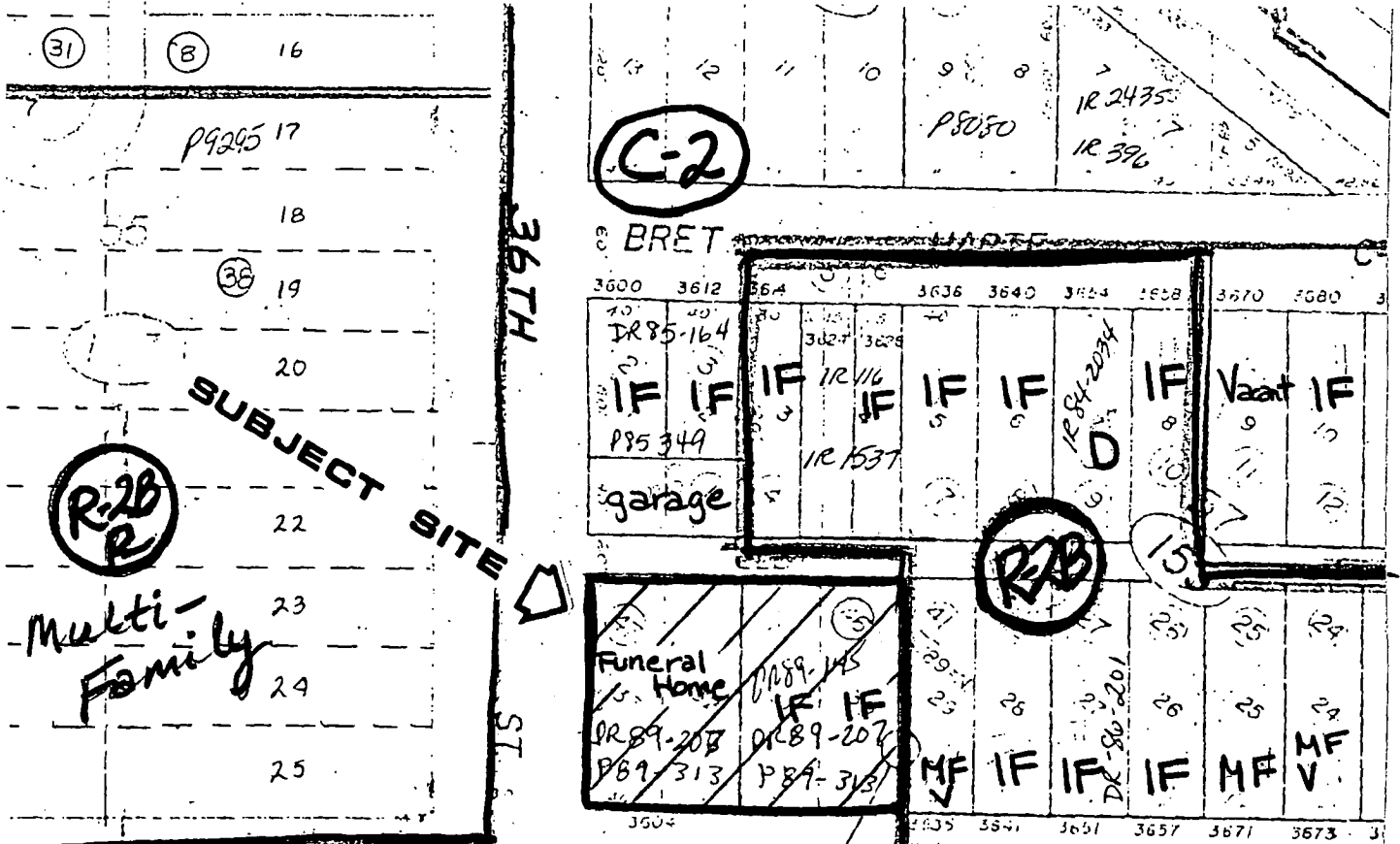
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Submit drawing showing location of existing sewer and water services. (If more than one sewer or water service exists, any in addition to the one allowed shall be appropriately abandoned.)

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

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.



VICINITY MAP



LAND USE & ZONING MAP

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STREET

NOR

October 12 1989

36TH

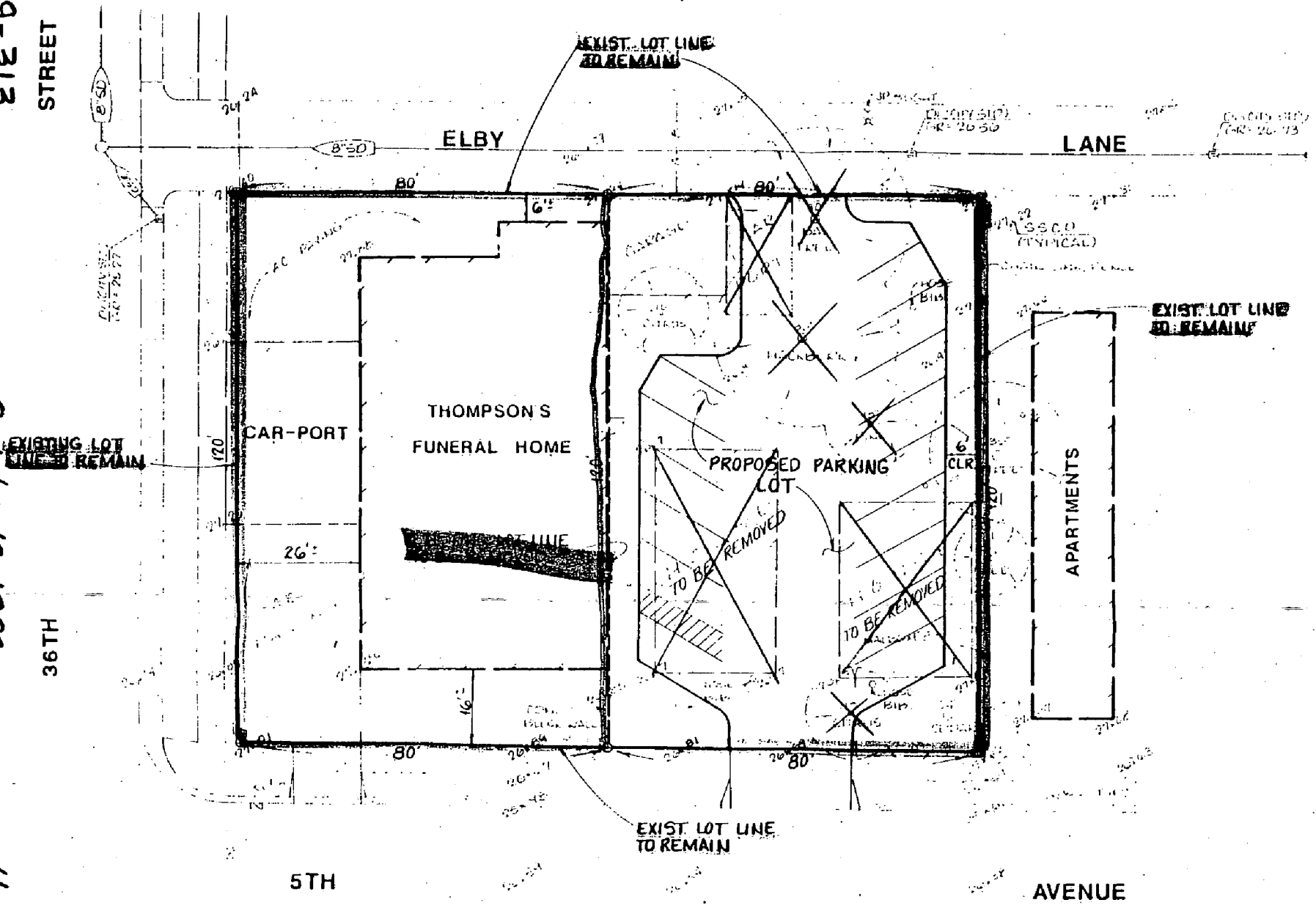


EXHIBIT A

Plan # 1/1

PROPOSED MERGED PARCELS

D E S C R I P T I O N

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

All of Lots 30, 31, 32 and 33 as shown and so designated on that certain official map entitled "Subdivision E of Oak Park" filed for record in the office of the Recorder of said County in book "A" of Surveys at page 31 on January 28, 1896.

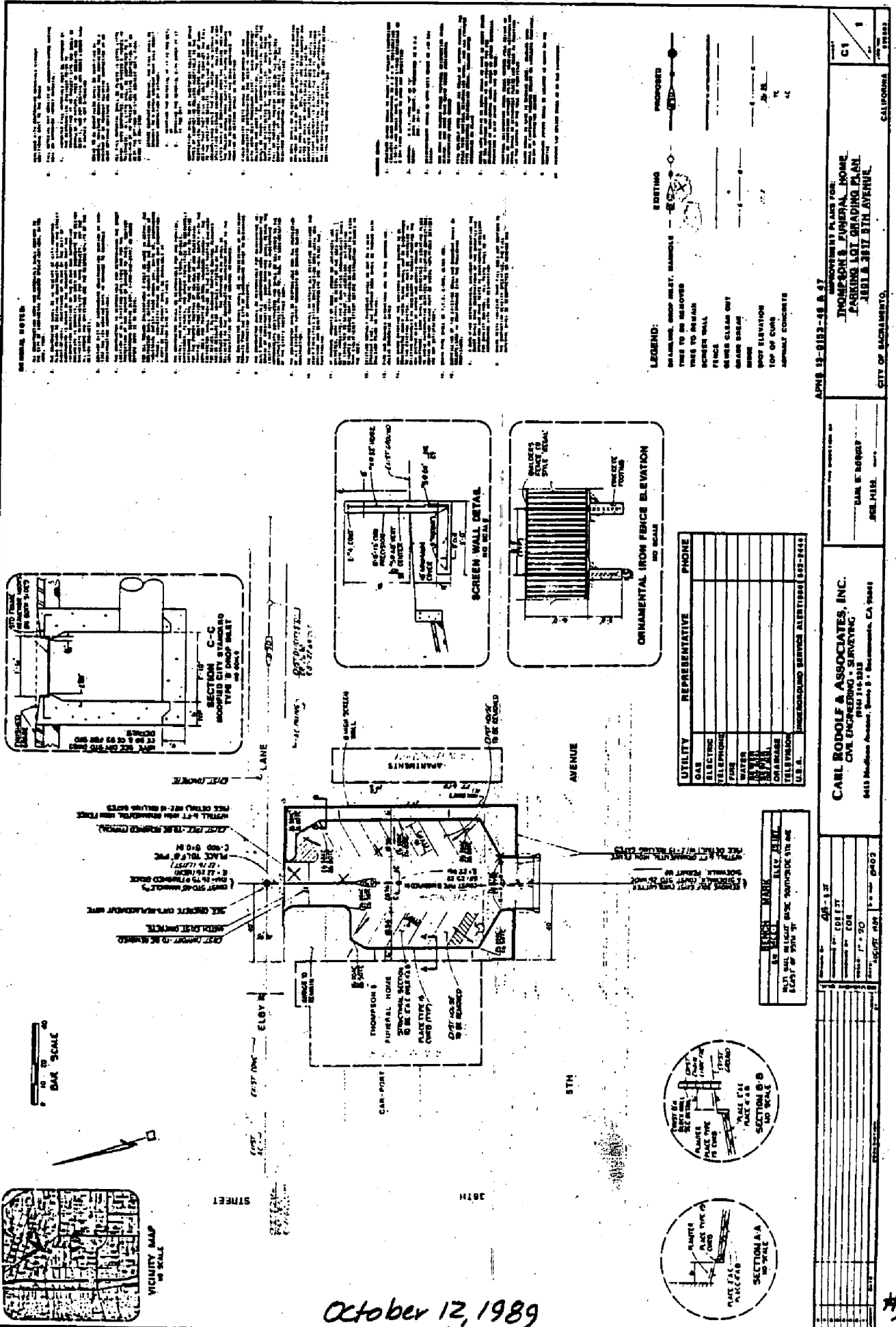
end of description.

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EXHIBIT A

continued

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