

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Henry Yee & Associates, 1400-21st Street, Sacramento, CA 95814		
OWNER	Andrew Henderson, Jr., 1448-45th Street, Sacramento, CA 95819		
PLANS BY	Henry Yee & Associates, 1400-21st Street, Sacramento, CA 95814		
FILING DATE	8/16/83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 009-291-21,22,23

APPLICATION: Lot Line Merger (Sec. 66499.20½ State Subdivision Map Act) (P83-268)

LOCATION: 1326 Broadway

PROPOSAL: The applicant is requesting the necessary entitlement(s) to combine three lots in the General Commercial (C-2) zone in order to construct a 5,000± square foot Savings and Loan building.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning:	C-2
Existing Land Use:	Vacant gas station

Surrounding Land Use and Zoning:

North:	Bank; C-2
South:	Residential; R-1
East:	Bar; C-2
West:	Department/grocery store; C-2

Parking Required:	12.5 spaces
Parking Provided:	23 spaces
Ratio Required:	1:400 square feet
Ratio Provided:	1:217 square feet
Property Dimensions:	Approx. 100' x 196'
Property Area:	19,673 square feet
Height of Structure:	One story
Street Improvements/Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in a General Commercial (C-2) zone with residential use to the south. It consists of three lots totaling .5± acres containing a vacant gas station. The applicant proposes to combine the three parcels into one in order to build a 5,000± square foot Savings and Loan office.
2. The proposal was reviewed by the City Engineer, Traffic Engineer, Building Inspections and Real Estate. There were no objections to the request. However, Real Estate is requiring that a new deed description be prepared.
3. Staff has no objection to the proposed merger which is in conformance with surrounding land uses. It should be noted that a revocable permit is necessary to landscape and irrigate in the City right-of-way. Also, if the applicant intends to place the required four-foot planter partially in the right-of-way (outside the property line), a variance will be required.

APPLC. NO. P83-268

MEETING DATE September 22, 1983

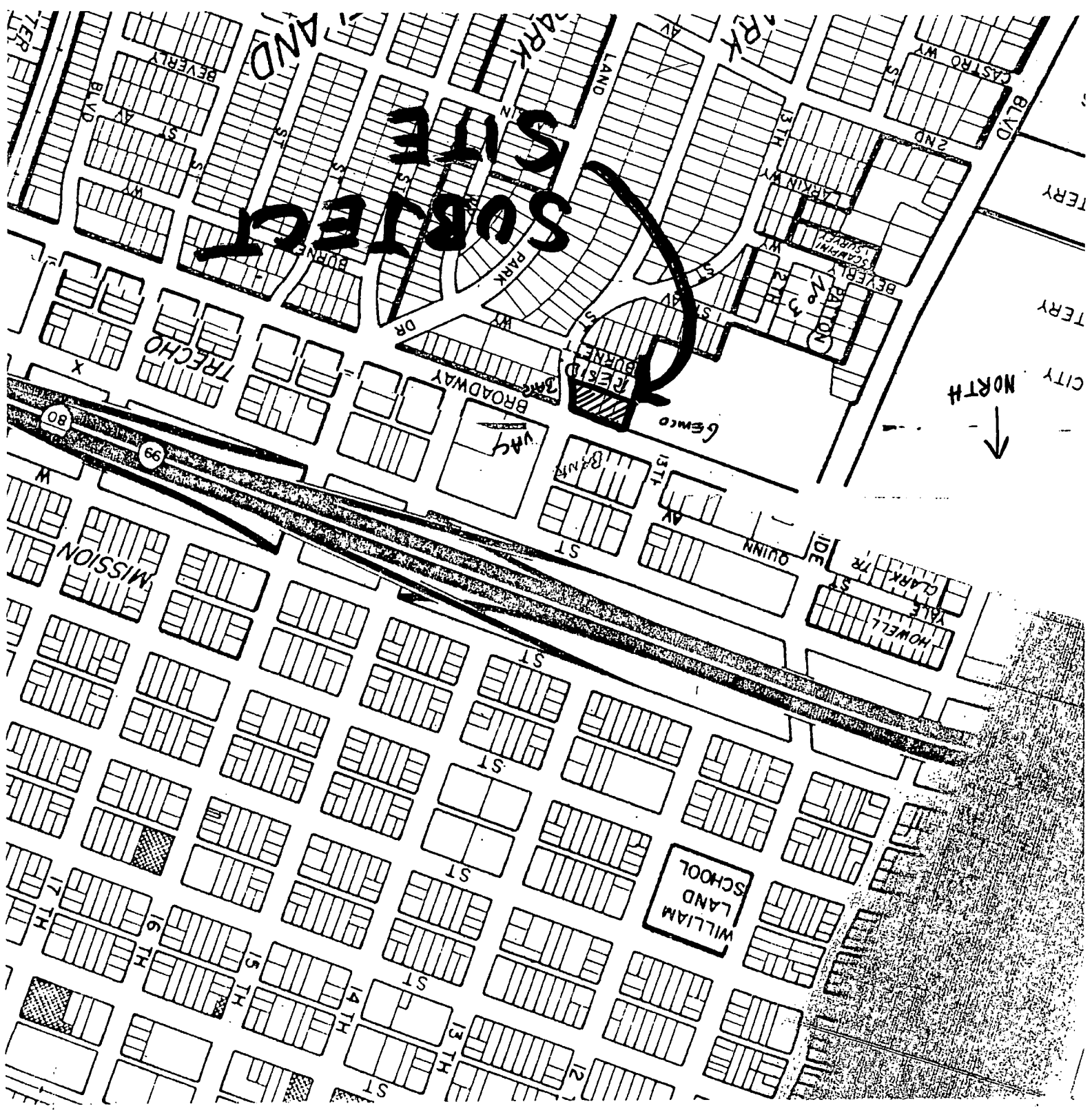
CPC ITEM NO. 17

001090

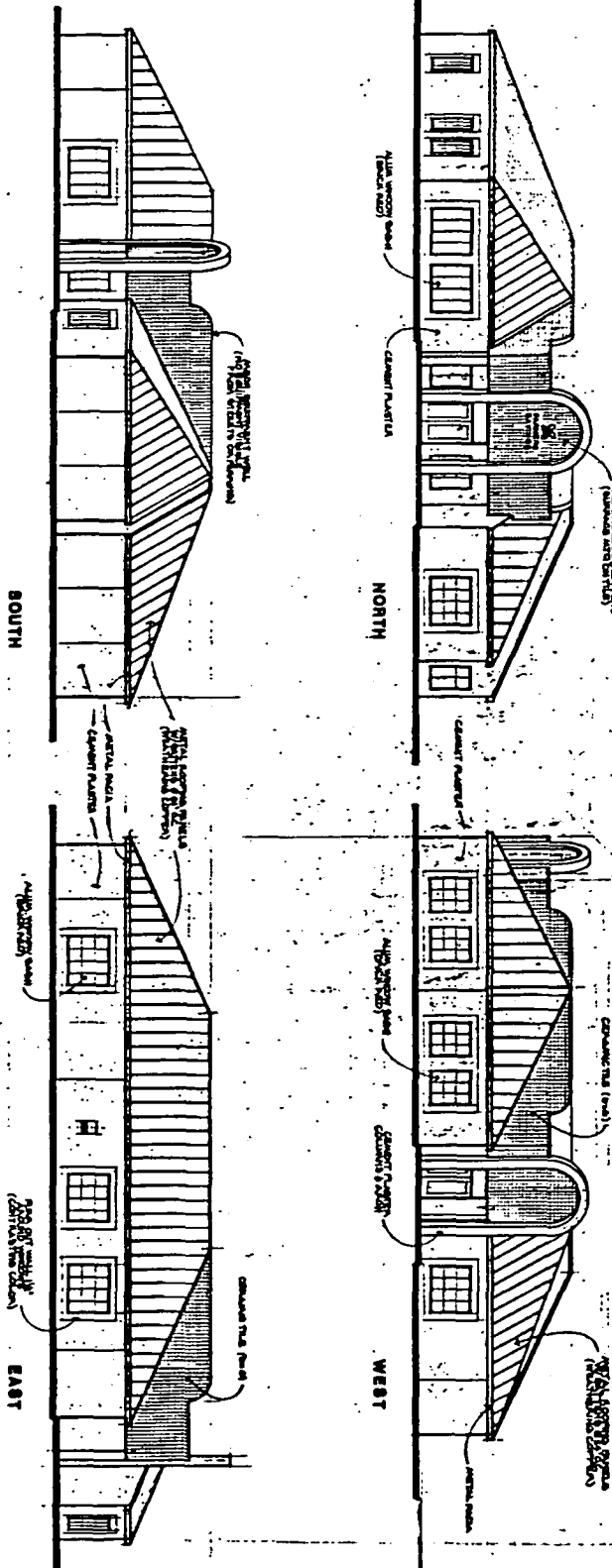
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15105).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line merger by adopting the attached resolution.

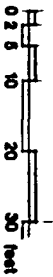
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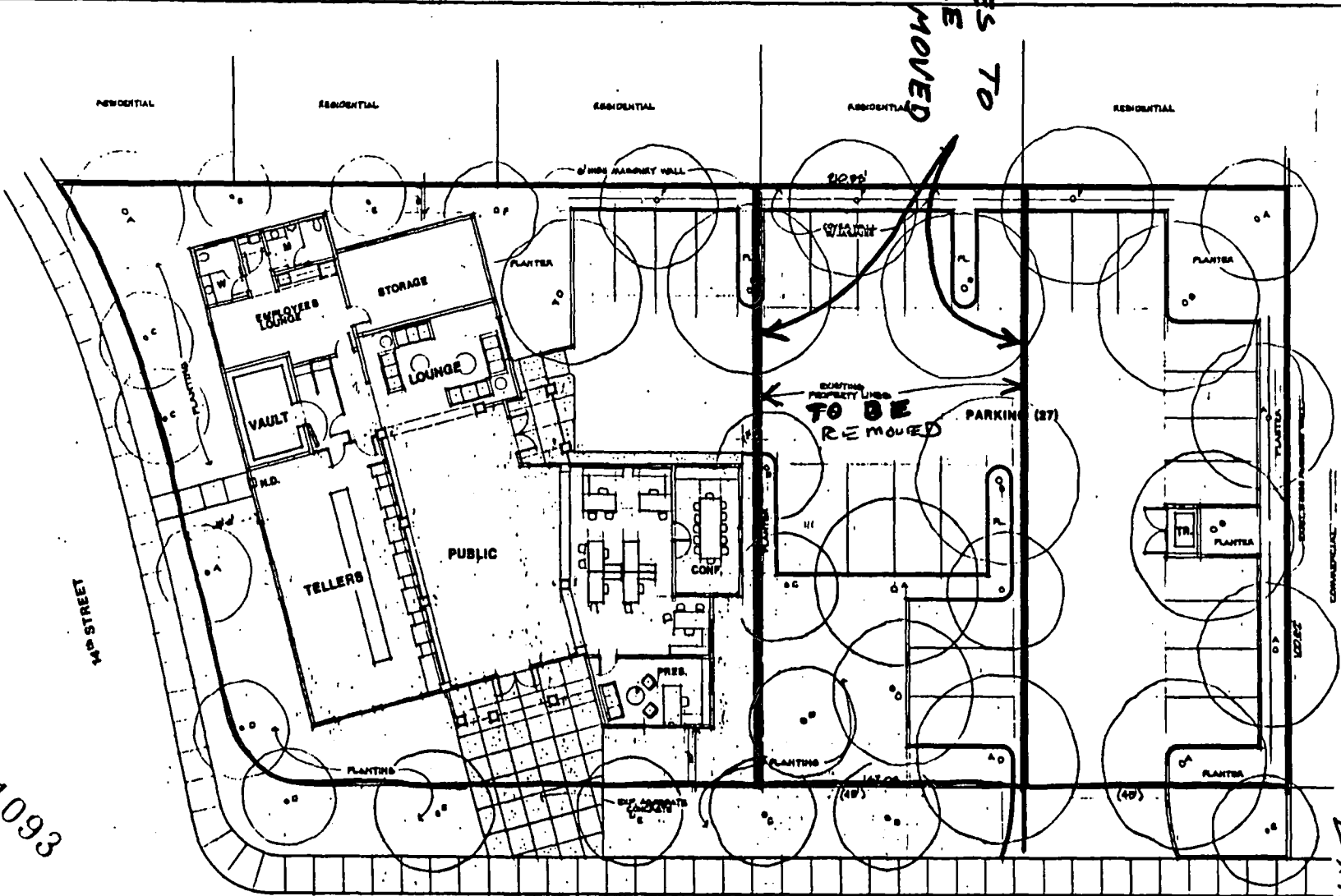
ELEVATIONS



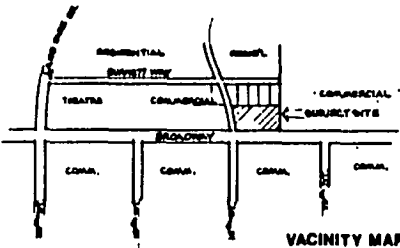
P-83-268

22 Sept '83

LINES TO BE REMOVED

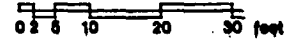


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**PLANT LIST**

A AMERICAN SWEET GUM	LIRIODENDRON STRACIPIPIA
B ITALIAN ALDER	ALNUS CORDATA
C PURPLE LEAF PLUM	PRUNUS CERASIFERA PERSANDE
D JAPANESE MAPLE	ACER PALLMATTUM
E EYEBROW PEAN	PIYUS RAVANAKAMII
F SWEET BAY	LAURUS NOBILIS
SHRUB COVER	STYLA JAPONICA
(BALL PLANTING SPACES)	TRACHELOPSARUM JAMAICANENSIS



**FLOOR/SITE PLAN**

**FARMERS SAVINGS**  
 BROADWAY & 14th STREET  
 SACRAMENTO CALIFORNIA

**TOMICH AND YEE**  
 ARCHITECTS AND PLANNERS, INC.  
 1571 EYE ST., SACRAMENTO, CALIF. 95811 • (916) 441-5504

JUL 2 1983

EXHIBIT 'A'

No. 17

Policy No. A213764  
Order No. A213764

Date of Policy  
November 18, 1982  
at 8:00 A.M.

Amount of Insurance \$144,000.00  
Charge \$ 560.00

1. Name of Insured:

FARMERS SAVINGS AND LOAN ASSOCIATION, a California corporation

2. The estate or interest in the land described herein and which is covered by this policy is:

A LEASEHOLD

3. The estate or interest referred to herein is at Date of Policy vested in:

The Leasehold estate, created by the instrument herein referred to as the Lease, executed by ANDREW M. HENDERSON, JR., a married man dealing with his sole and separate property, who acquired title as ANDREW MITCHELL HENDERSON, as landlord, and FARMERS SAVINGS AND LOAN ASSOCIATION, a California corporation, as tenant, dated September 27, 1982, disclosed by a Memorandum of Lease, dated September 27, 1982, recorded November 18, 1982, Series No. 171419, leasing the land described herein for a term of fifty-five years.

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

Lots 1, 2, 3 and 4 as shown on the "Plat of Swanston Park Unit No. 1", recorded in Book 19 of Maps, Map No. 9, records of said County.

*OK by J. Henderson 8-11-83*

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