

# CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering, 811 'J' Street, Sacramento, CA 95814				
OWNER	East Sacramento Investment Group, 1723 'J' Street, Sacramento, CA 95814				
PLANS BY	JTS Engineering, 811 'J' Street, Sacramento, CA 95814				
FILING DATE	1-7-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	004-324-07,08		

APPLICATION: Lot Line Adjustment

LOCATION: 5363 & 5379 'H' Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge two adjacent lots totaling .34 acres in the General Commercial (C-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1963 East Sacramento Community Plan Designation:	Shopping/Office/Commercial
Existing Zoning of Site:	C-2 (General Commercial)
Existing Land Use of Site:	Office and Gas Station

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Commercial; C-2
East:	Residential; C-2
West:	Commercial; C-2

Parking Required:	Med Office: 13 spaces; Gas Station: 3 spaces
Parking Provided:	16 spaces
Ratio Required:	Office: 1:200; Gas Station: 1:500
Ratio Provided:	1:200 & 1:500
Property Dimensions:	150' x 100'
Property Area:	15,000 square feet
Square Footage of Buildings:	Office: 12,530; Gas Station: 1,728
Topography:	Flat
Street Improvements/Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

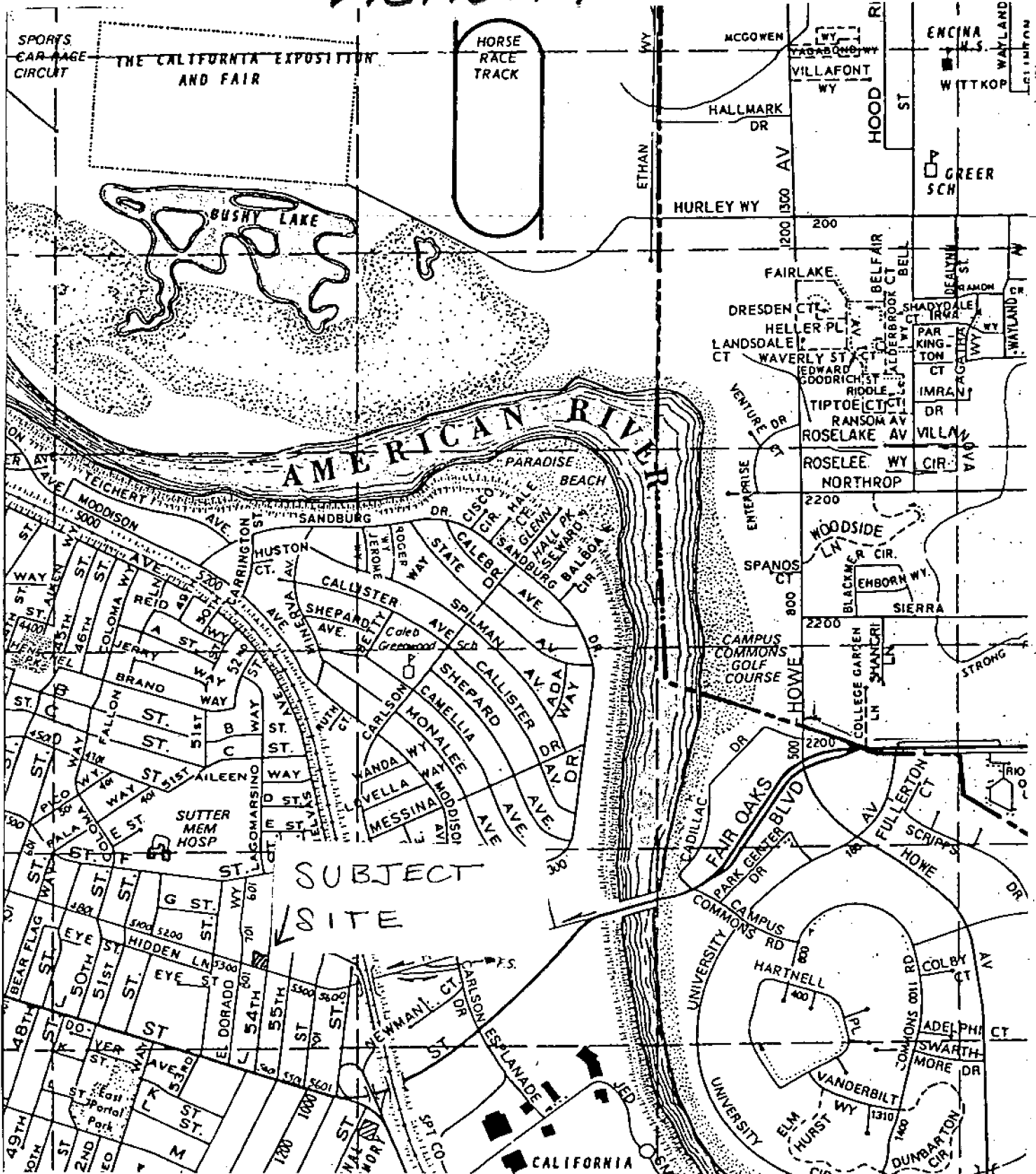
1. The subject site consists of two lots in the General Commercial (C-2) zone. The corner lot has a gas station and the adjacent interior lot has a recently refurbished office building. The applicant proposes to merge the lots to provide additional required parking at the service station site for a medical office use.
2. Four substandard parking spaces exist on the office site. There are five existing parking spaces behind the gas station. The office site could accommodate only three spaces at current parking lot standards (including one handicapped space). Sixteen parking spaces are required for the proposed medical office use (13 for office), and the existing service station (3 for station).

0029 40

3. Since no building permit has been applied for at this time, the applicant must obtain a parking facility permit. Plans shall include, but not be limited to:
  - a. Minimum four-foot wide planter, plus six-inch hi/wide vertical curbing adjacent to public right-of-way;
  - b. Fifty percent parking lot shading within 15 years. Shading/planting/irrigation plans should be provided for review and approval by Planning Director prior to building permit approval. A street tree exists on the south (street) side of the gas station which should be retained and may provide some of the required shade;
  - c. Adequate maneuvering and access should be provided. The applicant has submitted a preliminary site plan indicating the four-foot planter, the 16 space parking layout and access to the site. This plan has been reviewed by the City Traffic Division, and it has been recommended to delete two driveway entrances onto 'H' Street and install a new driveway on 54th Street. (See Exhibit C.)
4. The site is adjacent to a single family residential zone. A six-foot high masonry wall is proposed along the north property line to reduce visibility and noise impacts to the adjacent property. This wall should be reduced to three feet from the residential property's 25-foot front yard setback and the sidewalk.
5. A revocable permit will be necessary to place required parking, planters and irrigation in the City right-of-way. In addition, a variance would be required if any additional required parking spaces are located in the street right-of-way. In addition, all required landscaped planters located in the street right-of-way require a variance.
6. The Environmental Coordinator has determined that this project is exempt from environmental review (CEQA 15105a).

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

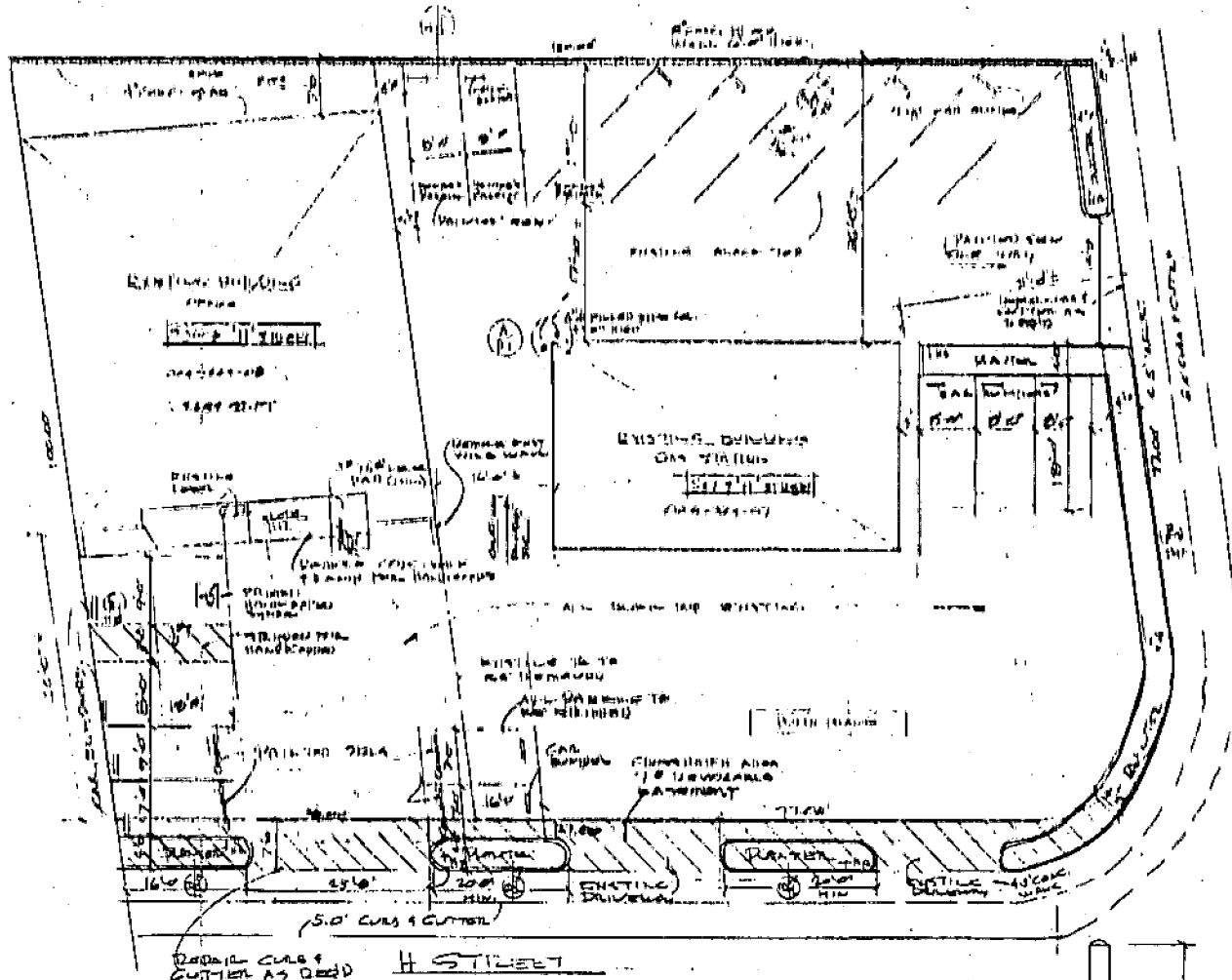
# VICINITY MAP



002942

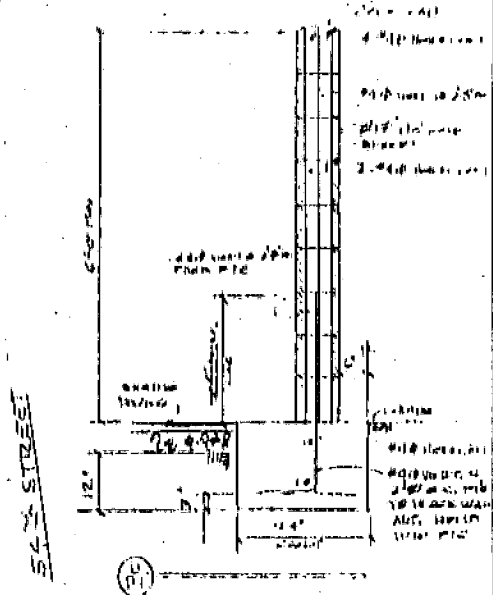
83-019

10 FEBRUARY 1983

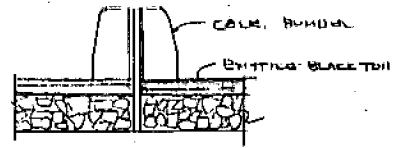


SITE PLAN - 8/10/80

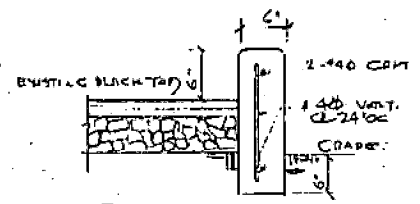
0029 43



OFFICE BUILDING  
 OCCUPIED BY  
 16 RAILROAD EMPLOYEES



CAR BUMPER



CRABER

DATE	8/10/80
SCALE	AS SHOWN
PROJECT	0029 43
DRAWN BY	DAVID G. WILLIAMS
CHECKED BY	DAVID G. WILLIAMS

DAVID G. WILLIAMS & ASSOC.  
 ARCHITECTS  
 1774 CALIFORNIA STREET  
 OAKLAND, CALIF. 94612  
 (415) 764-1100

ROBERT A. ACHELIN P.E.  
 HUMAN CONSTRUCTION, INC.  
 444-9720

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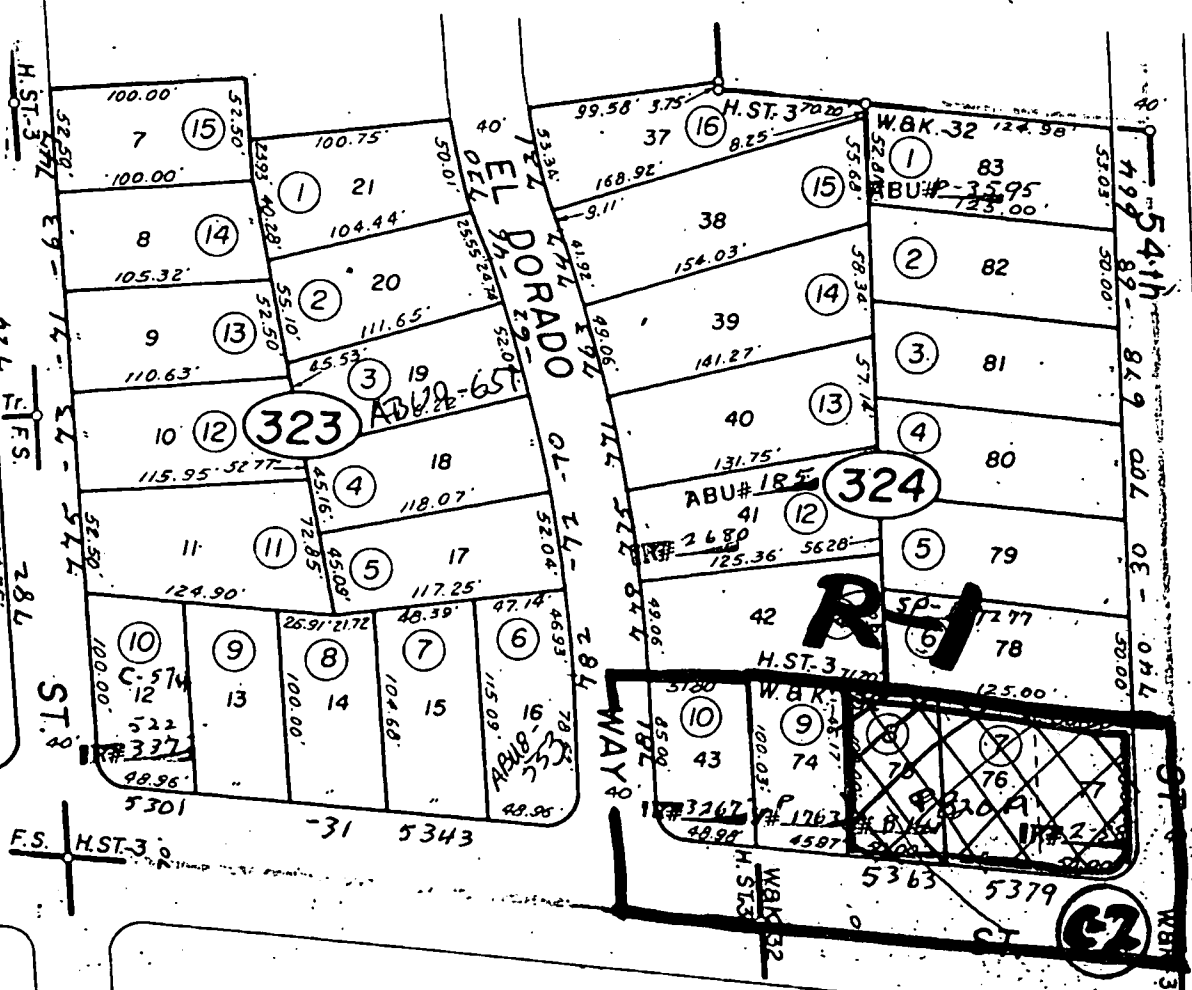
DATE	8/10/80
SCALE	AS SHOWN
PROJECT	0029 43
DRAWN BY	DAVID G. WILLIAMS
CHECKED BY	DAVID G. WILLIAMS



R-1

33

MA



0029 44

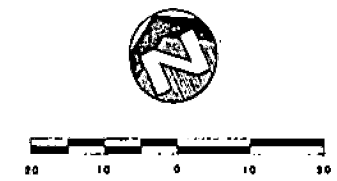
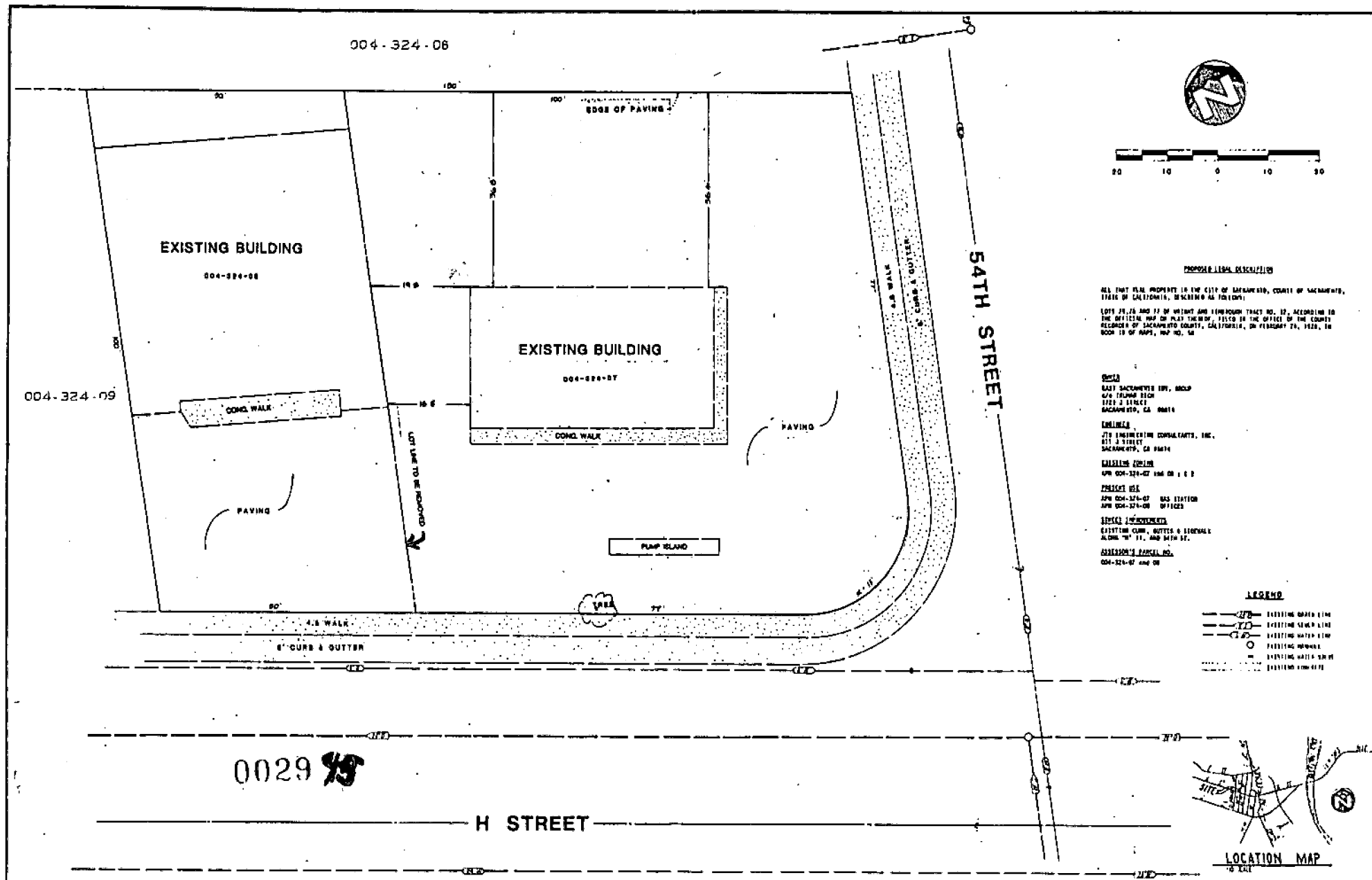
CITY OF SACRAMENTO  
Assessor's Map Bk. 4 -Pg.32  
County of Sacramento, Calif.

70-71

Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

83-019

10 FEB. 83



**PROPOSED LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 26, 28 AND 33 OF WRIGHT AND LEWIS TRACT NO. 12, ACCORDING TO THE OFFICIAL MAP ON PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON FEBRUARY 25, 1928, IN BOOK 19 OF MAPS, MAP NO. 58.

**OWNER**

EAST SACRAMENTO IMP. GROUP  
 670 TRUMAN BOULEVARD  
 2222 J STREET  
 SACRAMENTO, CA 95814

**ENGINEER**

JTS ENGINEERING CONSULTANTS, INC.  
 811 J STREET  
 SACRAMENTO, CA 95814

**MISSILE (S)**

APN 004-324-07 AND 08 & 9

**PROJECT USE**

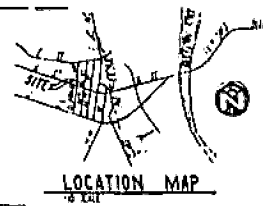
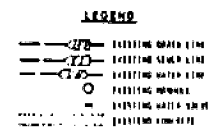
APN 004-324-07 GAS STATION  
 APN 004-324-08 OFFICES

**SPECIAL IMPROVEMENTS**

EXISTING CURB, GUTTER & SIDEWALK  
 ALONG "H" ST. AND 54TH ST.

**ASSASSIN'S PARCEL NO.**

004-324-07 AND 08



STANDARD PLAN: N/A

FIELD BOOK NO. \_\_\_\_\_ PG. \_\_\_\_\_

**JTS ENGINEERING CONSULTANTS, INC.**  
 811 J STREET  
 SACRAMENTO, CALIFORNIA 95814 (916) 641-4700

DESIGNED: *ML*

DRAWN: *J.R. J.L.*

CHECKED: \_\_\_\_\_

SUBMITTED: \_\_\_\_\_ FOR \_\_\_\_\_

SCALE: 1/8" = 1'

NO.	DATE	REVISION	BY

**LOT MERGER EXHIBIT**

5363 & 6379 H STREET

APN: 004-324-07,08

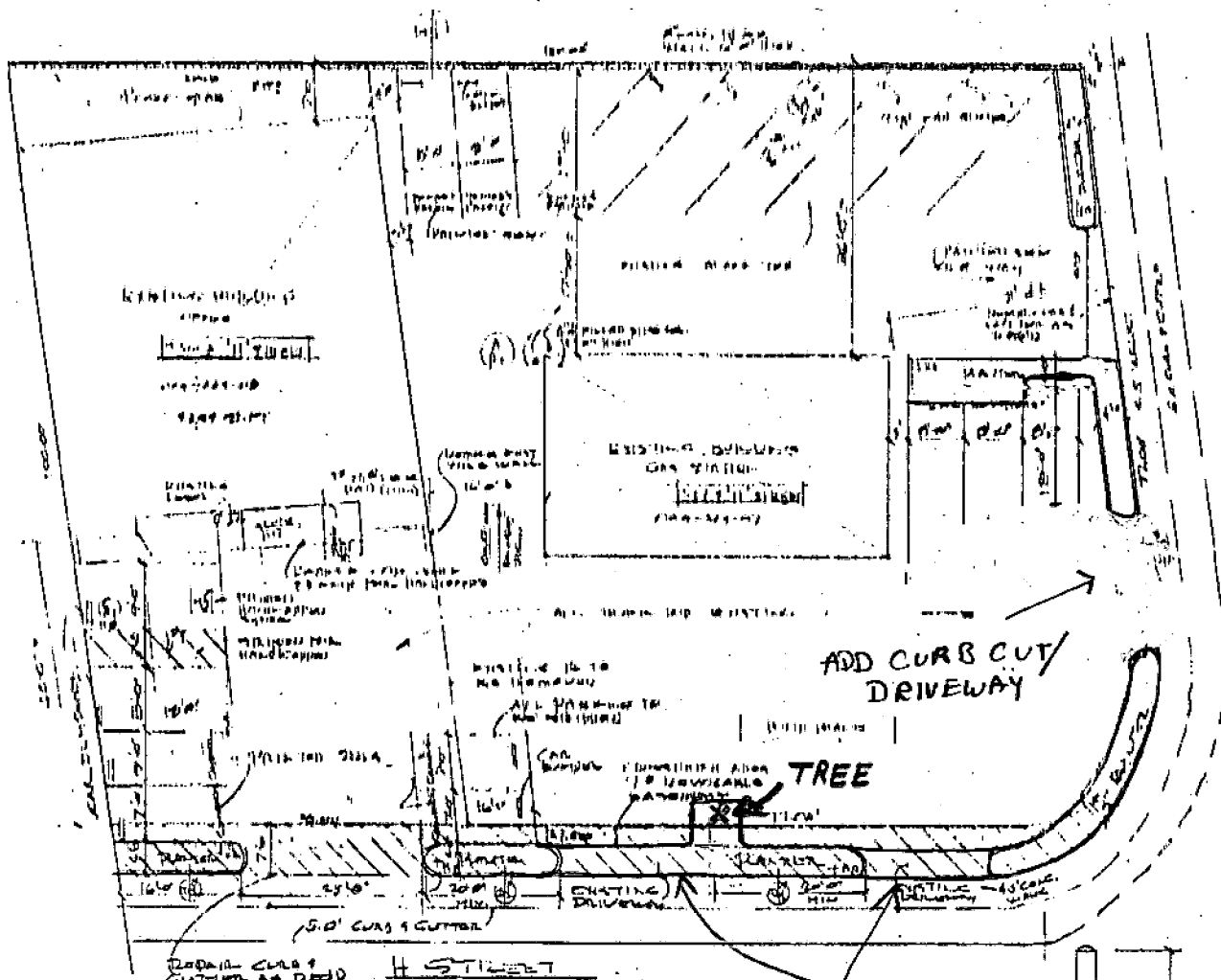
CITY OF SACRAMENTO

DATE: JAN 1983

SHEET: 1/1

TITLE: 1/1

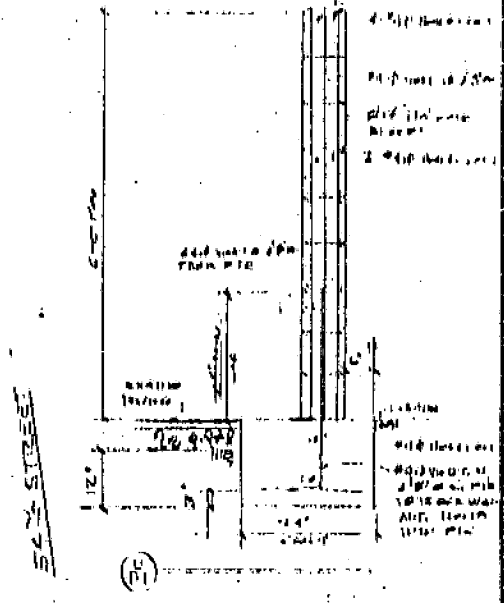
EXHIBIT A



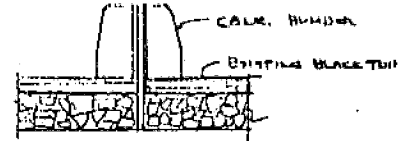
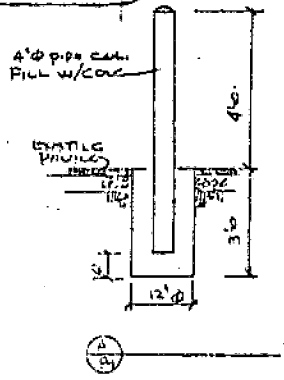
SITE PLAN 2/11/80

DELETE CURB CUT/  
DRIVEWAY - ADD  
PLANTER

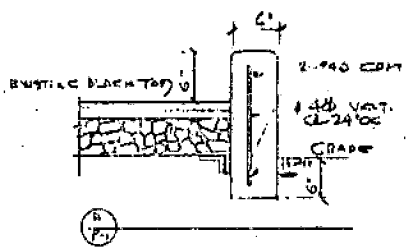
002946



21' HIGH  
CONCRETE  
WALL  
16' PARKING SPACES



CALL BUMP



DATE: 2/11/80  
SCALE: AS SHOWN

DAVID G. WILLIAMS & ASSOC'S  
ARCHITECTS  
1111 15TH AVENUE  
SANTA ANA, CALIF. 92701

ROBERT A. ACITEL INC.  
GENERAL CONTRACTOR  
1545 15TH AVENUE  
SANTA ANA, CALIF. 92701

NO. 1  
DATE  
BY  
CHECKED  
A-1

EXHIBIT C