

CITY PLANNING COMMISSION

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

| | | | |
|---------------------|---|-------------|-----------------|
| APPLICANT | George G. Gudie, 340 La Purissima Way, Sacramento, CA 95819 | | |
| OWNER | George G. Gudie, 340 La Purissima Way, Sacramento, CA 95819 | | |
| PLANS BY | George G. Gudie, 340 La Purissima Way, Sacramento, CA 95819 | | |
| FILING DATE | 5/5/88 | ENVIR. DET. | 15305 (a) |
| ASSESSOR'S-PCL. NO. | 008-0122-004,005 | | REPORT BY SD:vf |

APPLICATION: Lot line adjustment to merge two parcels.

LOCATION: 920 - 57th Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels totaling .3+ acres in the Heavy Commercial (C-4) zone.

PROJECT INFORMATION:

| | |
|----------------------------|-------------------------------|
| General Plan Designation: | Heavy Commercial or Warehouse |
| Existing Zoning of Site: | C-4 |
| Existing Land Use of Site: | Interior Design Studio |

Surrounding Land Use and Zoning:

North: Office; C-4
South: Office; C-4
East : Freeway entrance; C-4
West : Residential; R-3

| | |
|-----------------------------|---------------------------------|
| Property Dimensions: | 80' x 150' |
| Property Area: | .3+ acre |
| Square Footage of Building: | To be constructed - 960 sq. ft. |
| Height of Building: | 1 story |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

PROJECT EVALUATION: Staff has made the following findings:

A. Applicant's Proposal:

The subject site is designated for heavy commercial or warehouse uses in the General Plan. The site is surrounded by commercial uses on the north and south and residential uses to the west. The freeway interchange onto Elvas Avenue is located to the east. The site is comprised of two parcels; one is 38' x 150' and the other is 42' x 150'. The site is developed with an interior design studio on the northern parcel. The applicant proposes to combine the parcels in order to construct a small storage building for the studio.

The site is currently surfaced with gravel in the parking area. The applicant is aware that standard surfacing and striping will be required when the building permit for the warehouse is obtained.

B. Other Agency Comments:

Plans for the project were forwarded to Traffic Engineering and Real Estate. No comments were received at this writing.

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

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

RESOLUTION NO.
ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF
APPROVING A LOT MERGER TO PROPERTY LOCATED AT 920 - 57TH STREET
(APN: 008-0122-004,005)
(P88-207)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot merger for property located at 920 57th Street; and

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

WHEREAS, the lot line merger is consistent with the General Plan and the proposed lot merger conforms with the Plan Designation;

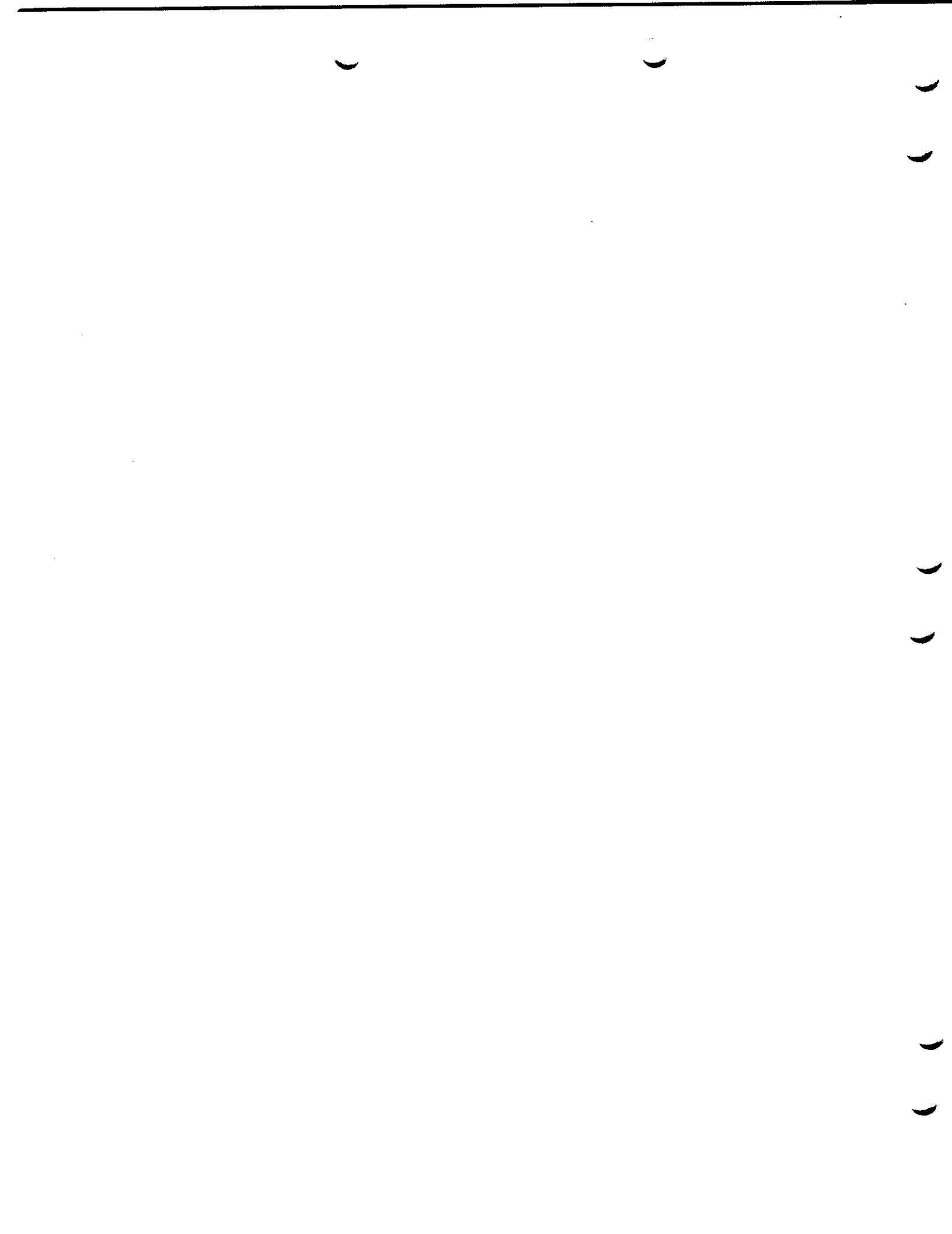
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

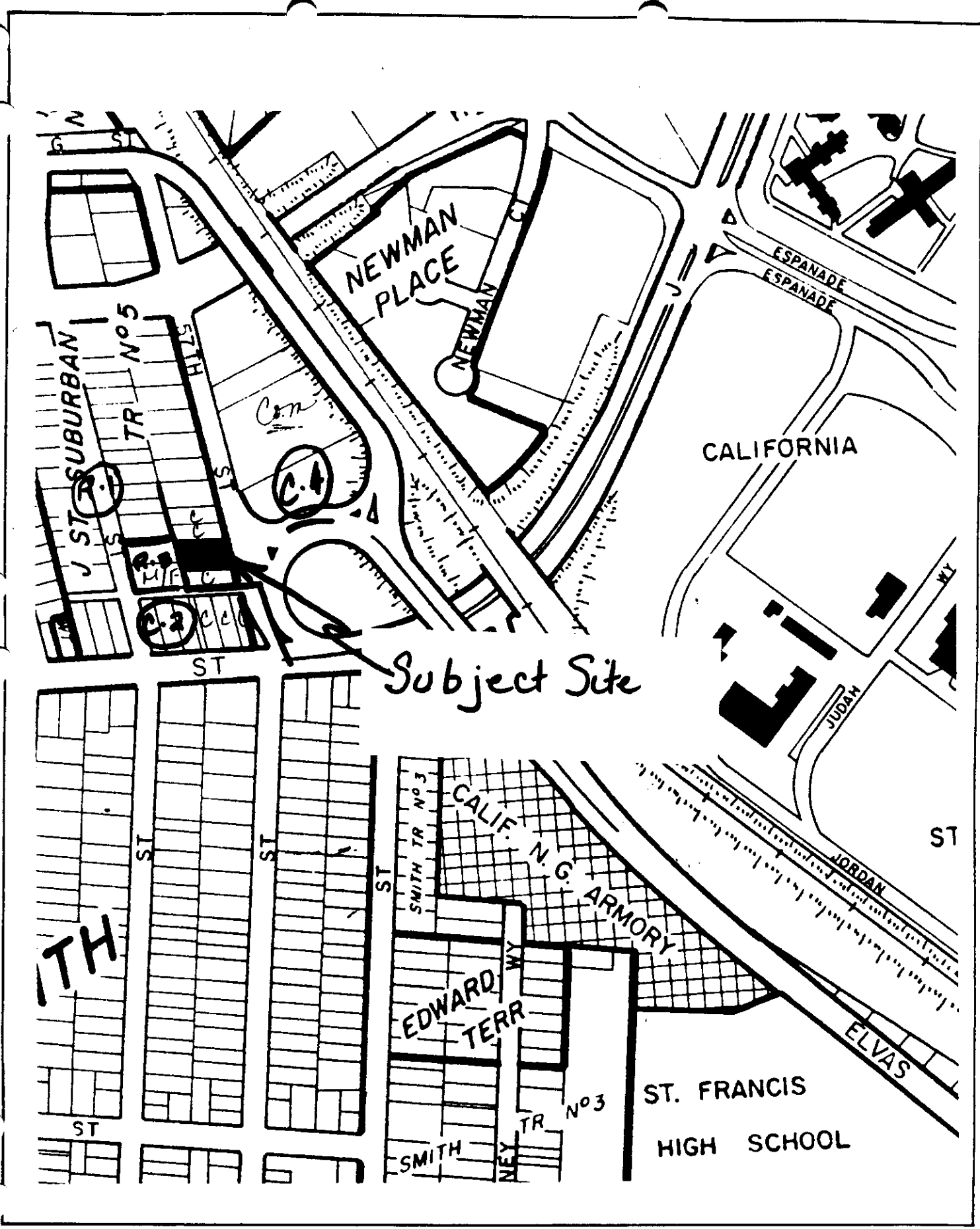
that the lot merger for property located at 920 - 57th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIRPERSON

ATTEST:

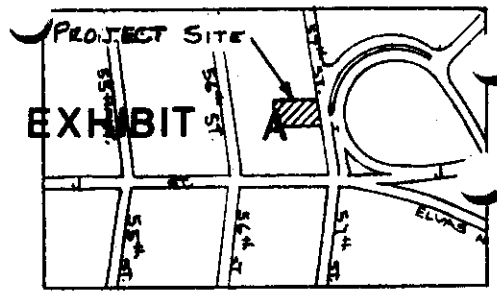
SECRETARY TO CITY PLANNING COMMISSION



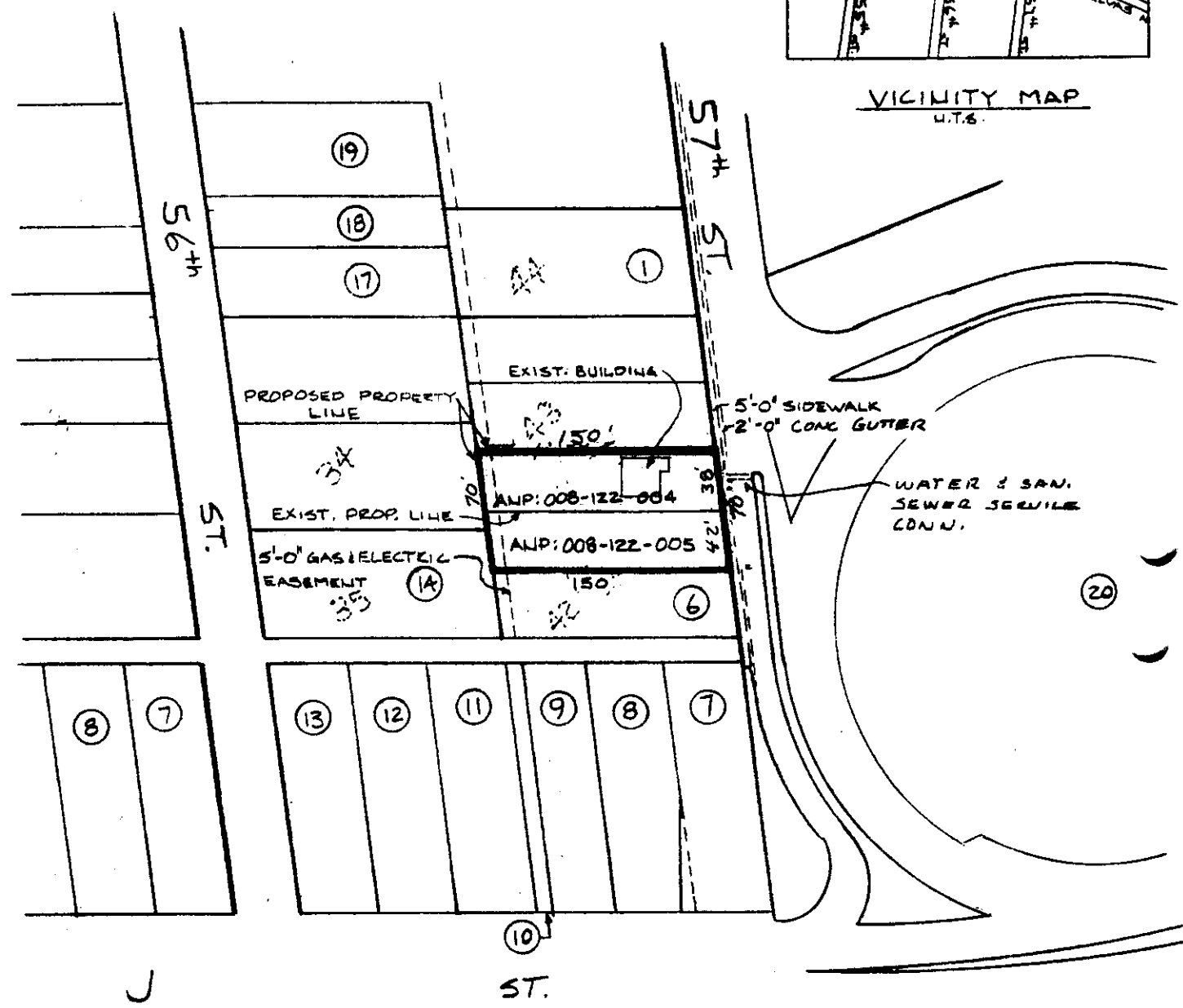


Subject Site

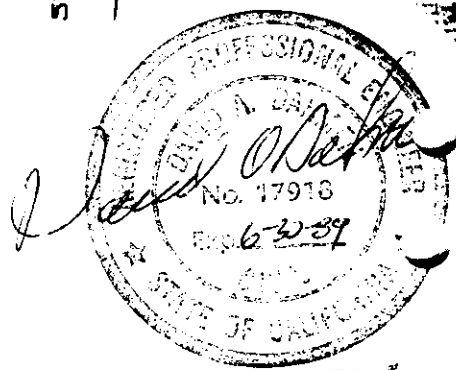
VICINITY - LAND USE - ZONING



VICINITY MAP
U.T.S.



LOT MERGER
 APN: 008-122-004
 AND
 APN: 008-122-005
 CITY OF SACRAMENTO, CALIF.



NORTH
 NOVEMBER 1987



P88207

P88.201

6.9.88

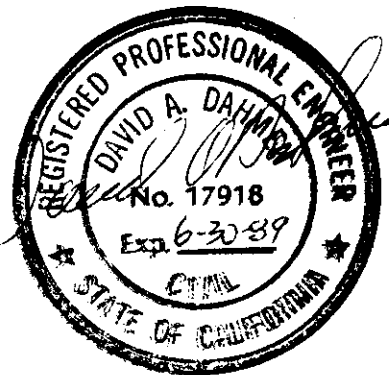
31

EXHIBIT B

LEGAL DESCRIPTION OF PROPOSED NEW LOT

A portion of Lots 42 and 43, as shown on the "Plat of J Street Suburban Tract No. 5", recorded in the office of the Recorder of Sacramento County, in Book 7 of Maps, Map No. 51, described as follows:

The Northerly 25.00 feet of said Lot 42 and the Southerly 50.00 feet of said Lot 43.



PBB-207

6.9.88

2082071

#37