

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814			
OWNER	Briarwood Self Storage and Ng Thien Koah, PO Box 158, Carmichael, CA 95608			
PLANS BY	JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, CA 95814			
FILING DATE	January 21, 1993	ENVIR. DET. Exempt 15305(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	037-0310-021, 025			

**APPLICATION:** Lot Line Adjustment to merge two parcels into one parcel totaling 11.72± partially developed acres in the General Commercial (C-2) zone.

**LOCATION:** 6310 Stockton Boulevard and 5735 47th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

**PROJECT INFORMATION:**

**General Plan Designation:** Community/Neighborhood Commercial and Offices (Northern parcel)  
Medium Density Residential (16-29 du/na) (Southern parcel)  
1986 South Sacramento  
**Community Plan Designation:** General Commercial (Northern parcel)  
Residential (11-29 du/na) (Southern parcel)  
**Existing Zoning of Site:** C-2  
**Existing Land Use of Site:** Vacant

**Surrounding Land Use and Zoning:**

**North:** Commercial, C-2  
**South:** Single family residential, In the County  
**East:** Commercial, C-2  
**West:** Vacant, R-1A

**Property Dimensions:** Irregular  
**Property Area:** 11.72± acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

01095

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of two interior lots lot totaling 11.72± acres in the General Commercial (C-2) zone (see Exhibit A). The northern parcel fronts on Stockton Boulevard and consists of a

mini-storage facility. The southern parcel fronts on 47th Avenue and is vacant. The General Plan designates the northern parcel as Community/ Neighborhood Commercial and Offices and the southern parcel as Medium Density Residential (16-29 du/na). The 1986 South Sacramento Community Plan designates the northern parcel as General Commercial and the southern parcel as Residential (11-29 du/na). The surrounding land use and zoning for the site are commercial, zoned (C-2) to the north and east; single family residential located in the county to the south; and vacant, zoned Single Family Alternative (R-1A) to the east.

**B. Applicant's Proposal**

The applicant is proposing a lot line adjustment to merge two parcels into one parcel in order create a larger commercial lot to be used for additional commercial development. The location is the proposed site for a large drug store. The lot line adjustment will delete the common property line that separates the two parcels from each other (see Exhibit A).

**C. Staff Analysis**

Staff has no objection to the proposed lot line adjustment. The merged parcels will create a large 11 $\pm$  acre site available for commercial development that provides access from two well traveled streets. Any proposed development will be required to meet all applicable Zoning Ordinance and Building Code requirements. The land use designations according to the General Plan and the South Sacramento Community Plan for the two parcels are not the same; however, the zoning is the same for both parcels. The lot line merger entitlement does not change the land use designations nor is it a review for proposed development, therefore the proposed merger is consistent with both plans. Subsequent development proposals could trigger the need for both General Plan and South Sacramento Community Plan amendments to change the land use designations for the southern parcel.

**D. Agency Comments**

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

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

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review a the City of Sacramento's Public Works Department, Development

Services Division, Room 100, 927 10th Street.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.

01096

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF PARCELS A AND 2 AS SAID PARCELS ARE SHOWN ON THE "PARCEL MAP OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 28, T.8.N., R5EM.D.M." IN BOOK 104 OF MAPS, MAP NO. 7, RECORDS OF SACRAMENTO COUNTY  
(APN: 037-0310-021, 025)  
(P93-011)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 6310 Stockton Boulevard and 5735 47th Avenue and

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

WHEREAS, the lot line adjustment is consistent with the General Plan and 1986 South Sacramento Community Plan; and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 6310 Stockton Boulevard and 5735 47th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

The 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. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

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CHAIRPERSON

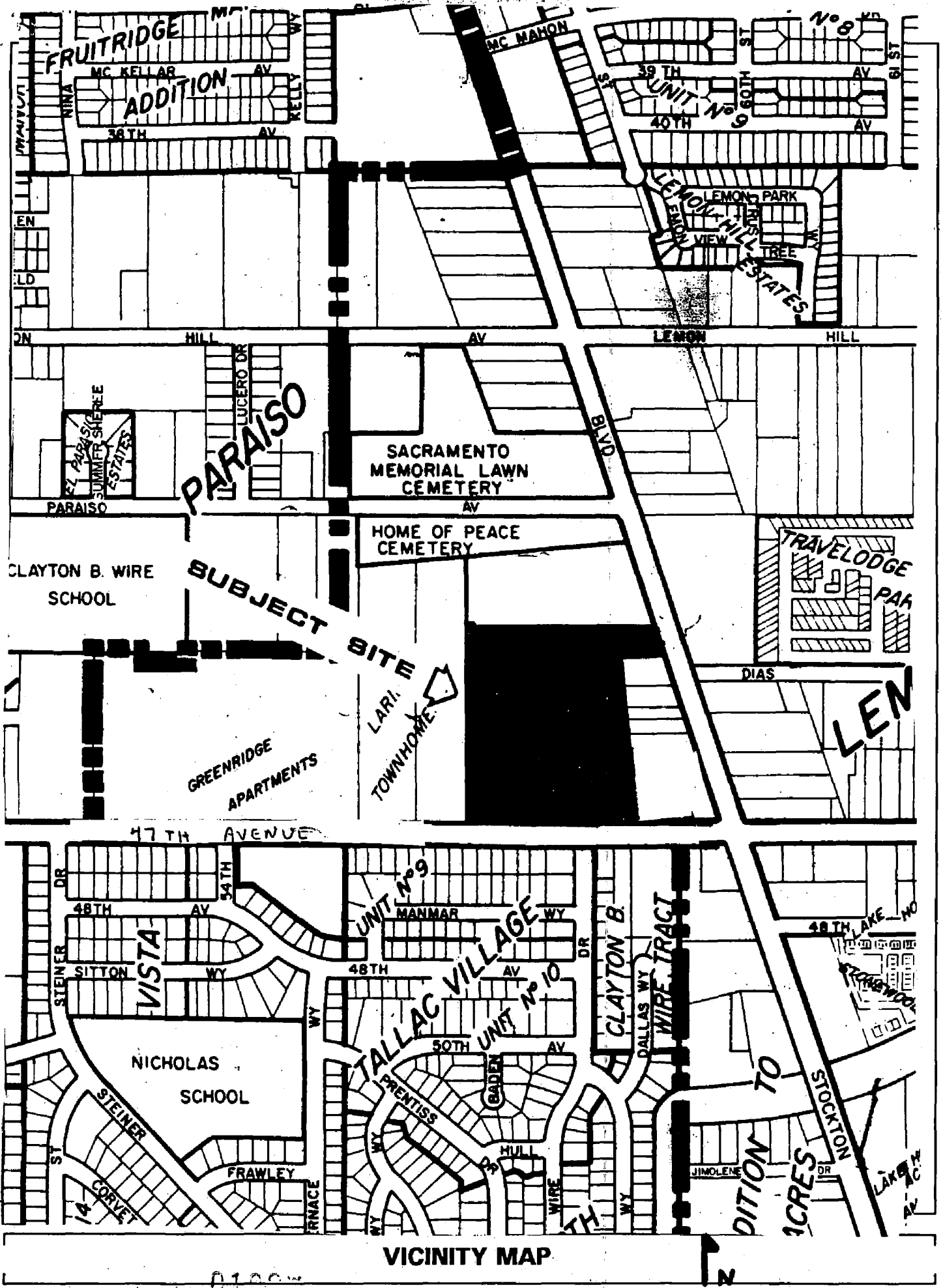
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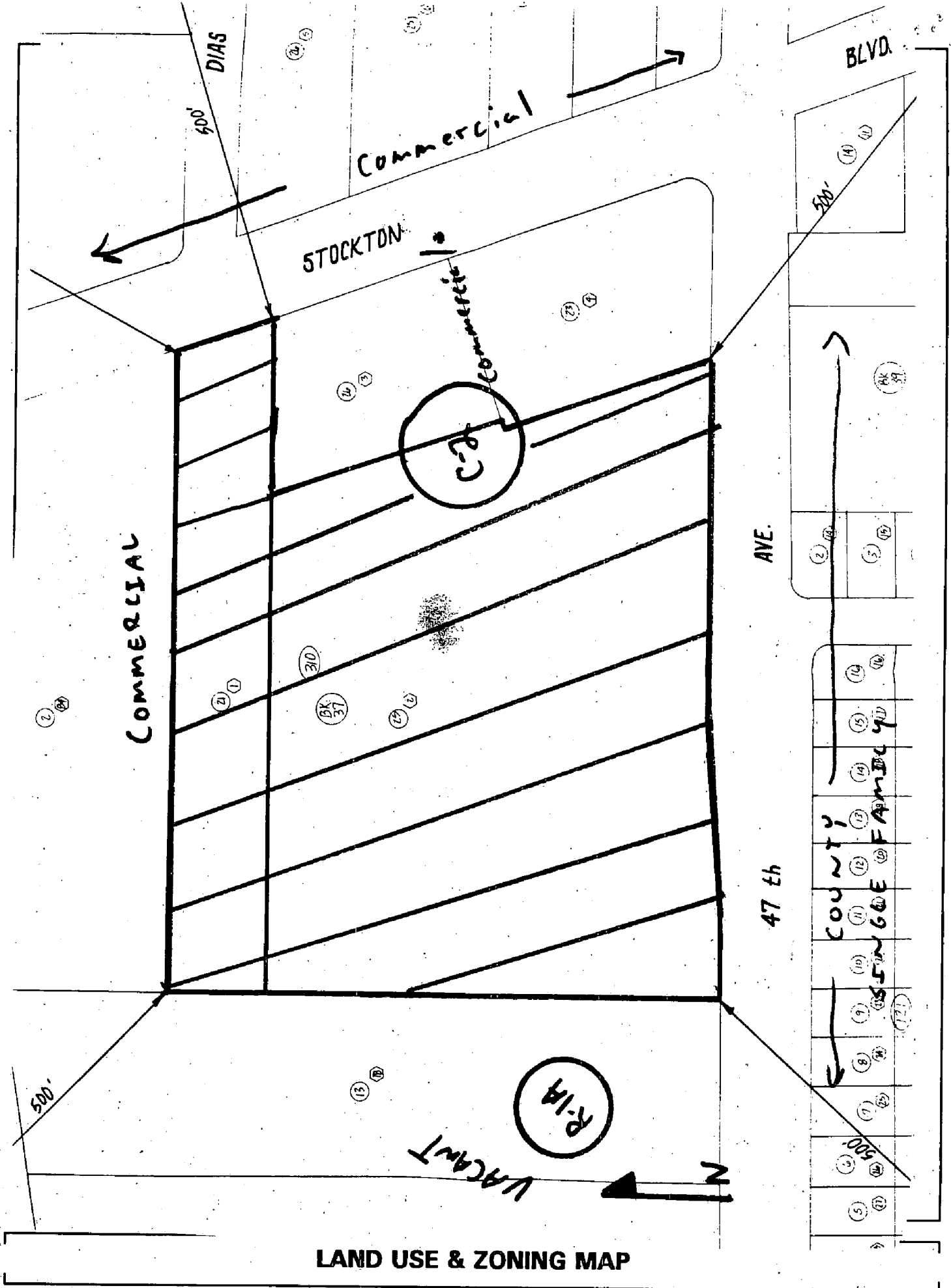
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SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P93-011

MEETING DATE March 11, 1993

ITEM NO. 8





**LAND USE & ZONING MAP**



**EXHIBIT B**

JTS JOB NO. 92-133

**PROPOSED LEGAL DESCRIPTION (AFTER MERGER)**

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

PARCEL "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF A PORTION OF THE SOUTH ONE-HALF OF SECTION 28, T.8.N., R 5 E M.D.M., RECORDED IN PARCEL MAP BOOK 89, AT PAGE 23.

TOGETHER WITH:

PARCEL A, AS SHOWN ON THE PARCEL MAP ENTITLED "PARCEL 2, 92 P.M. 27", RECORDED IN BOOK 104 OF PARCEL MAPS, MAP PAGE 7.

TOGETHER WITH:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 30-FOOT STRIP OF LAND LOCATED IN PARCEL B, AS SHOWN AND DELINEATED ON THE PARCEL MAP ENTITLED "PARCEL 2, 92 P.M. 27", RECORDED IN BOOK 104 OF PARCEL MAPS, AT PAGE 7.



*Javed T Siddiqui*  
1-21-93

P93-011

MARCH 11, 1993

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