

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert U. Grant Civil Engineering Co. Inc., 820 Watt Ave., Sacto., CA 95825		
OWNER	Hamilton Investment Co. Inc., 3160 Folsom Blvd., Sacramento, CA 95816		
PLANS BY	Robert U. Grant Civil Engineering Co. Inc., 820 Watt Ave., Sacto., CA 95825		
FILING DATE	10/25/84	50 DAY CPC ACTION DATE	REPORT BY: RH:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 007-213-30

APPLICATION: Lot Line Adjustment to merge 21 one-half lots into one lot

LOCATION: 3160 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to merge 21 one-half lots into one lot in the General Commercial (C-2) zone.

### PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1963 East Sacramento Community Plan Designation: Shopping, Offices, Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Retail Furniture Store (Hamilton Furniture)

#### Surrounding Land Use and Zoning:

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

Property Dimensions: 160' x 396'  
Property Area: 62,300 square feet  
Topography: Flat  
Street Improvements/Utilities: Existing

002024

### PROJECT EVALUATION:

- A. The subject site is located at 3160 Folsom Boulevard in an area developed with general commercial and residential uses. At the present time, the site consists of 21 one-half lots and the applicant is requesting to merge these lots into one lot. Future plans indicate that a three-story medical building will be constructed on the site.
- B. The proposed lot line merger has been reviewed by the offices of Real Estate, Building and Water and Sewers. The following comments have been submitted regarding this request:

#### Division of Water and Sewers

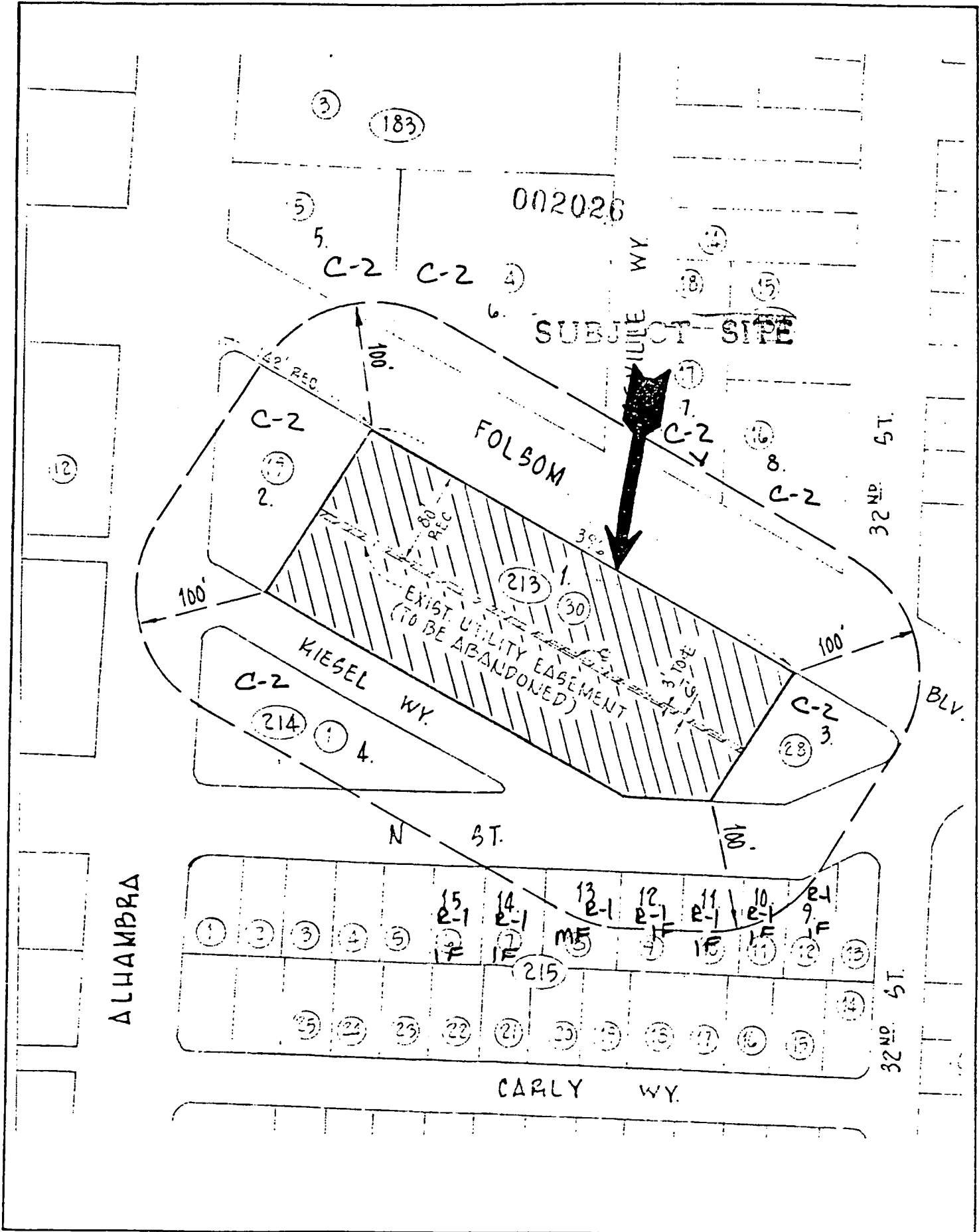
1. All water mains must be relocated at the owner's expense;
2. If Hamilton Furniture is to remain, the sewer must be relocated at the owner's expense; there are approximately six line taps;
3. In the event the existing sewer is abandoned without relocating, a flusher must be constructed at the westerly point of abandonment.

The applicant should be aware that the water and sewer problem must be resolved as part of the building permit process.

ENVIRONMENTAL DETERMINATION: The proposed Lot Line Adjustment is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

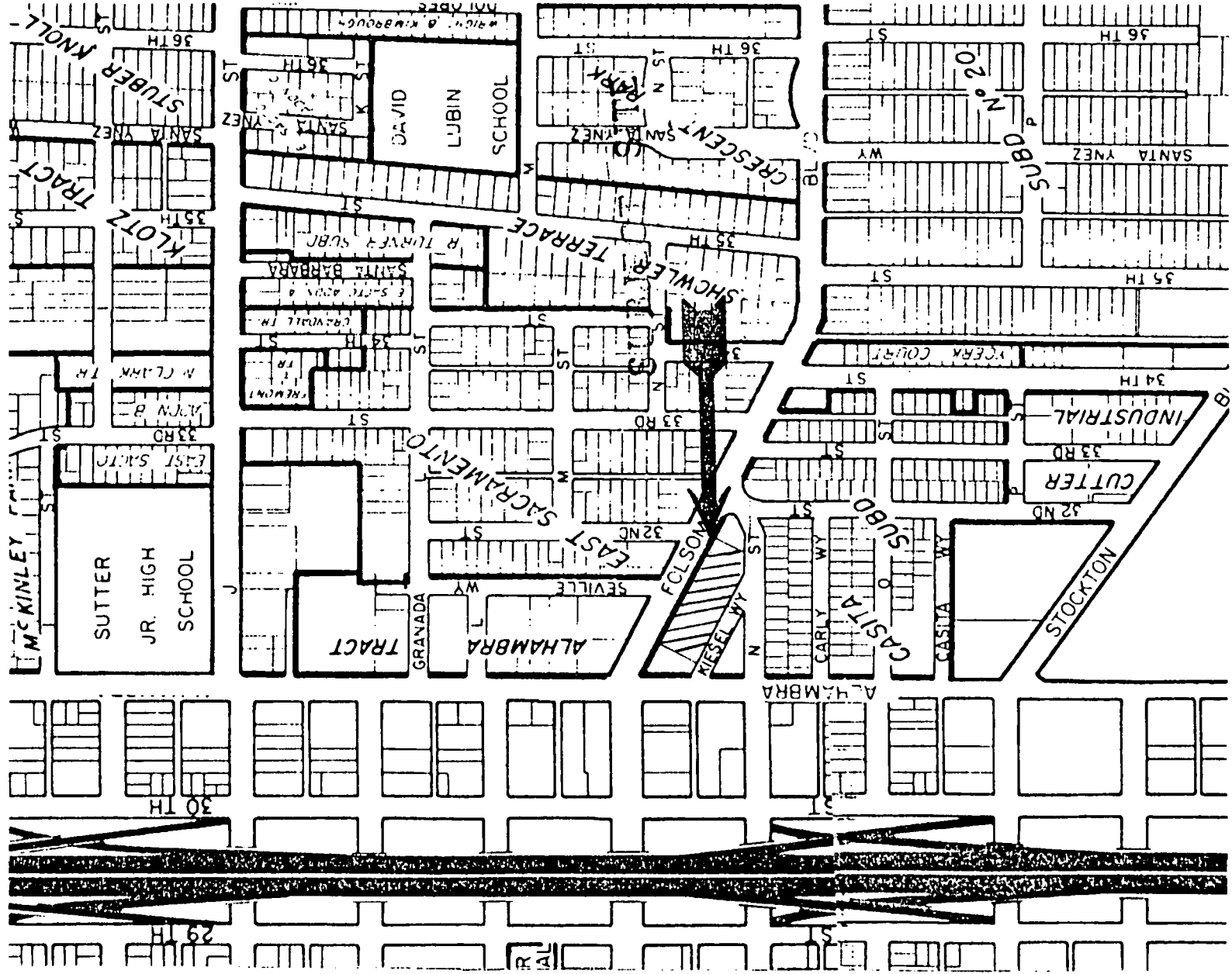
STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.

002025

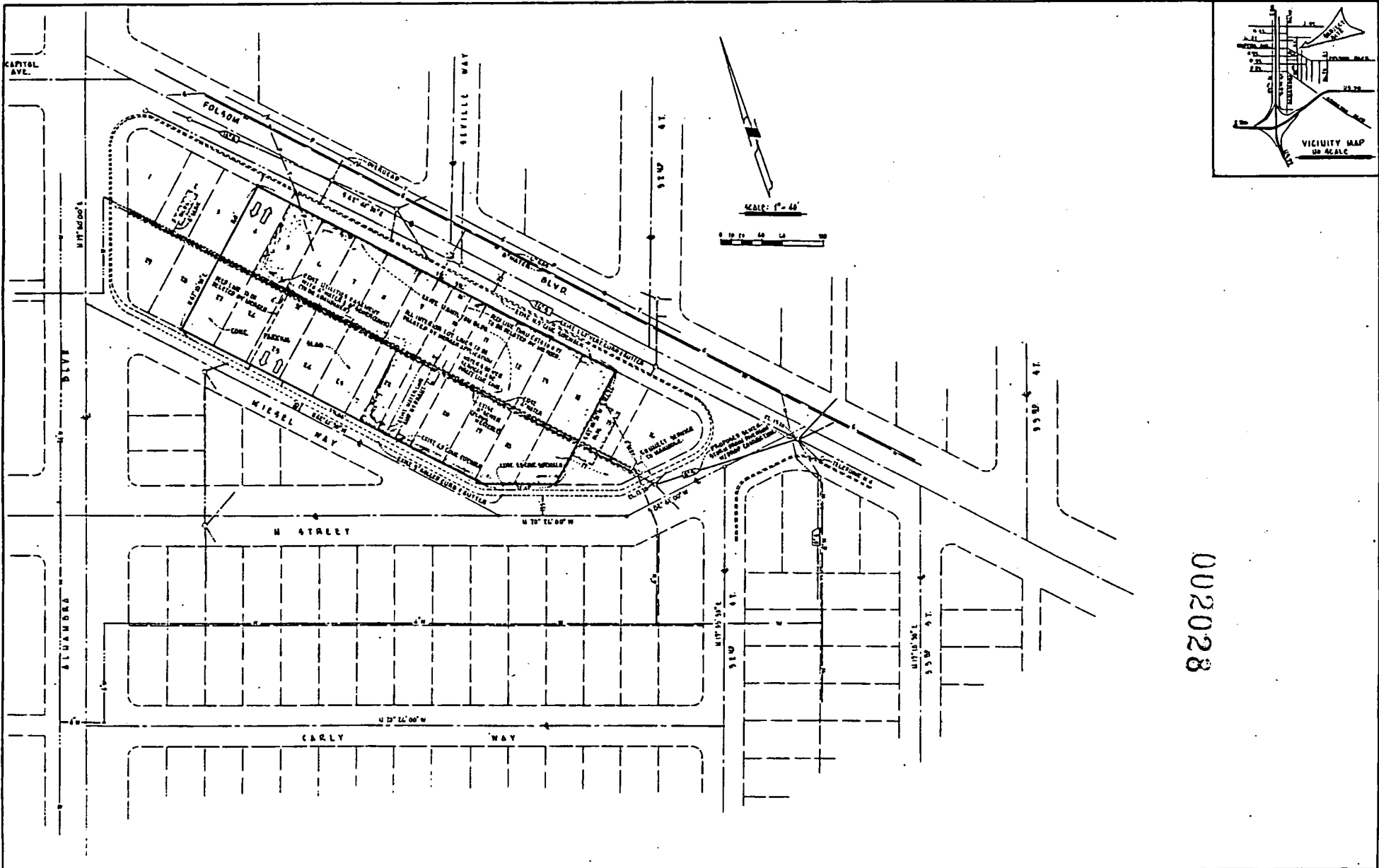


VICINITY - LAND USE - ZONING

002027



# VICINITY MAP



002028

PLANS SUBMITTED: <b>ROBERT U. GRANT CIVIL ENGINEERING CO.</b> DRAWN: R.U.G. CHECKED: _____ SUBMITTED: <i>Robert U. Grant</i> C.E. NO. 1293	SITE PLAN AND RECORD ADJUDICAT PLOT SACRAMENTO CITY, CALIFORNIA LOTS 4 THRU 16, INCL. 6 FOR LOT 13 & LOT 15 THRU 27, INCL. CARLITA SUBDIVISION - (D.M. 16 OF MAPS, MAP NO. 92) 3160 FOLSOM BLVD OWNER: WILMILSON INVESTMENT CO., INC. S.F.M. 007-213-30	<table border="1"> <tr><th>REVISION</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th><th>APPRO</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	REVISION	DATE	DESCRIPTION	BY	APPRO																BENCHMARK SACRAMENTO COUNTY DEPT. PUB. WORKS BENCH MARK NO. _____ EL. _____ U.S.C.S.	<table border="1"> <tr> <td>SURVEY</td> <td>DATE</td> </tr> <tr> <td>PLAN P.R.</td> <td>SEPT. 1954</td> </tr> <tr> <td>PROFILE P.B.</td> <td> </td> </tr> <tr> <td>HORIZONTAL SCALE 1" = 40'</td> <td>SHEET 1</td> </tr> <tr> <td>PROJECT NO. 8481</td> <td>OF 1.</td> </tr> </table>	SURVEY	DATE	PLAN P.R.	SEPT. 1954	PROFILE P.B.		HORIZONTAL SCALE 1" = 40'	SHEET 1	PROJECT NO. 8481	OF 1.
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PROPERTY DESCRIPTION  
TO ACCOMPANY LOT LINE ADJUSTMENT  
AND MERGER APPLICATION  
APN 007-213-30  
3160 FOLSOM BOULEVARD  
CITY OF SACRAMENTO  
COUNTY OF SACRAMENTO, CALIFORNIA

PARCEL TO BE CREATED:

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

All that portion of the block bounded by Folsom Boulevard, N Street, Kiesel Way, and Alhambra Boulevard as said block is shown on the Plat of J. C. Carly Co. Casita Subdivision, recorded in the office of the County Recorder of Sacramento County, on May 13, 1922, in Book 16 of Maps, Map No. 52, more particularly described as follows:

Beginning at the Northwesterly corner of Lot 4 as said Lot is shown on said Plat of J. C. Carly Co. Casita Subdivision; thence along the Northeasterly lines of Lot 4 through Lot 14, inclusive South 42° 41' 30" East 396.00 feet to the Northeasterly corner of said Lot 14; thence leaving said Northeasterly line and traversing along the Southeasterly line of said Lot 14 and the Southwesterly production thereof South 47° 18' 30" West 126.26 feet to a point in the Southwesterly line of Lot 17; thence along portions of the Southwesterly lines of Lot 17 and Lot 18 North 70° 26' 00" 57.49 feet; thence along the arc of a curve having a radius of 60.75 feet and being subtended by a chord bearing North 56° 33' 45" West a distance of 29.13 feet to a point in the Southwesterly line of Lot 19; thence continuing along a portion of the Southwesterly line of Lot 19 and the Southwesterly lines of Lots 20 through 27, inclusive North 42° 41' 30" West 316.84 feet to the Southwesterly corner of said Lot 27; thence leaving said Southwesterly line and traversing along the Northwesterly lines of said Lot 27 and Lot 4 North 47° 18' 30" East 160.00 feet to the Northwesterly corner of said Lot 4 and the point of beginning.

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P 84345

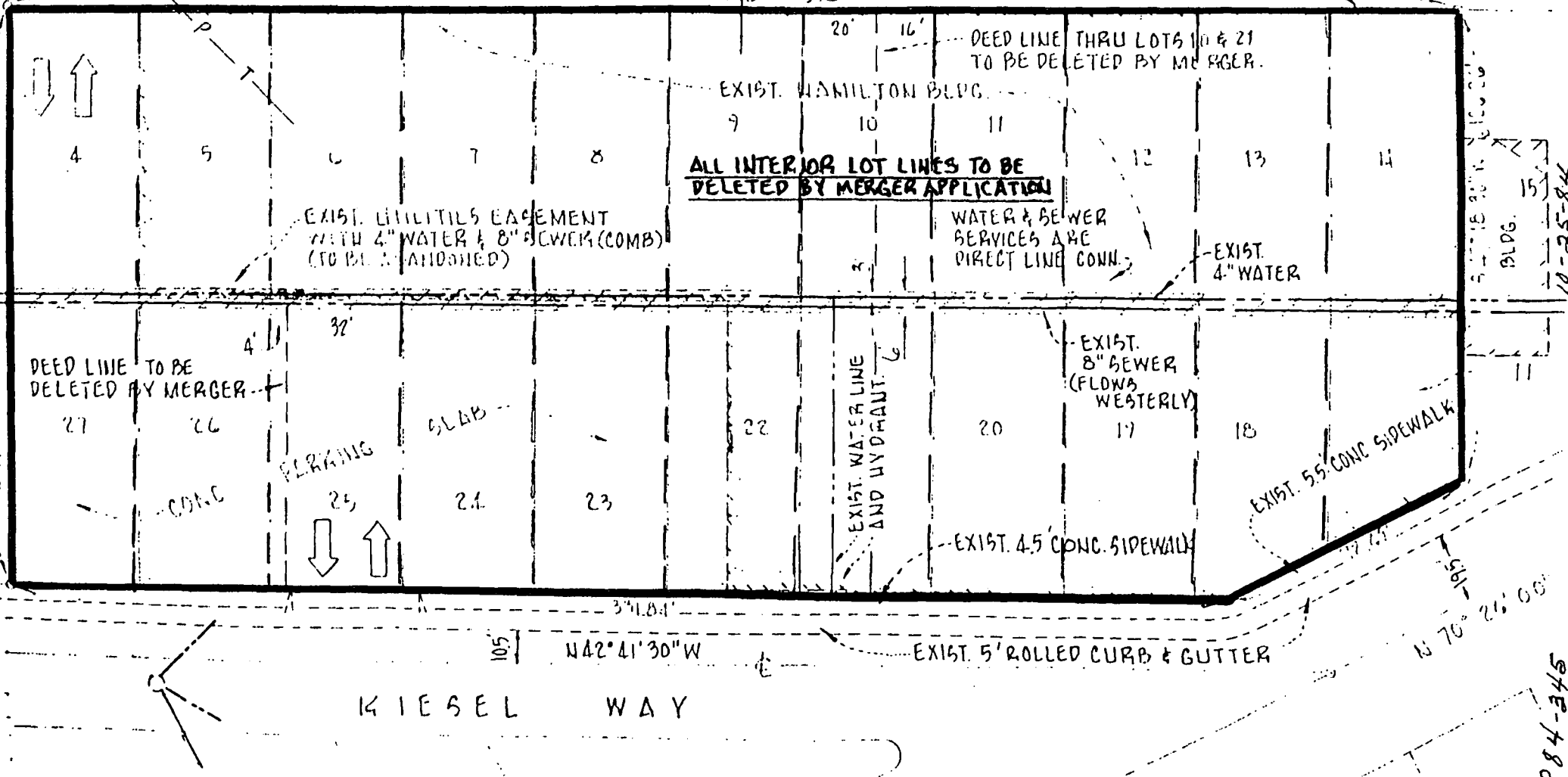
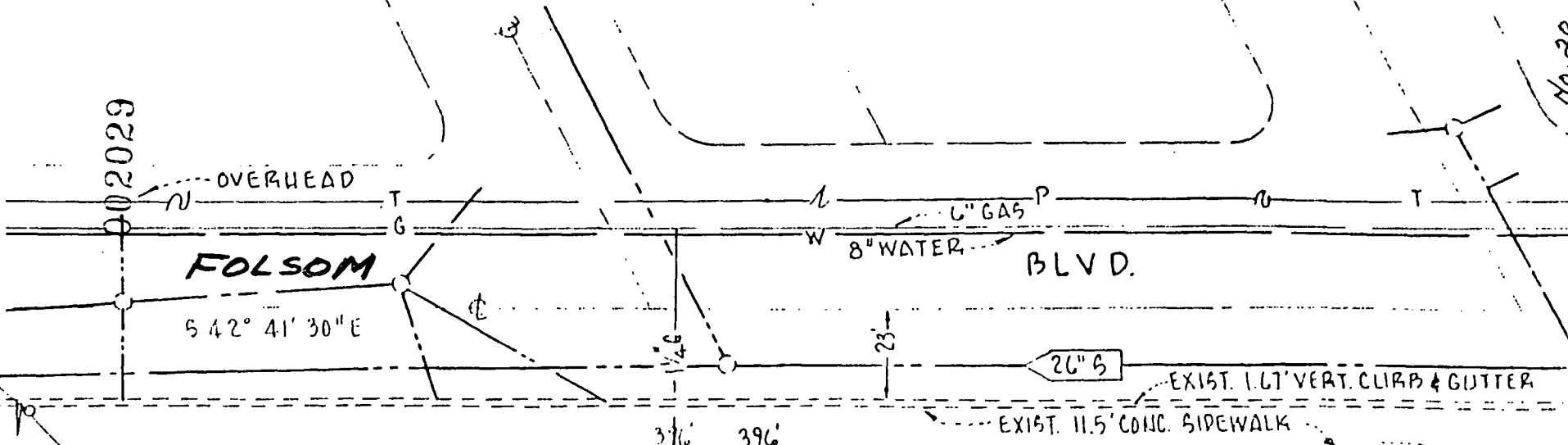
September 9, 1984

*Robert U. Grant*

Robert U. Grant R.C.E. 9903

ROBERT U. GRANT CIVIL  
ENGINEERING CO., INC.

002018



AVE. 8

BLVD

C.S. 100 4

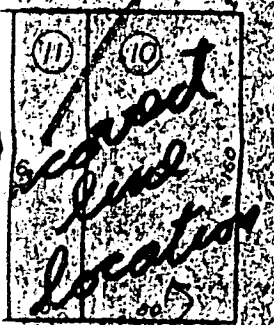
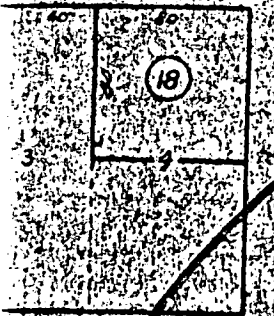
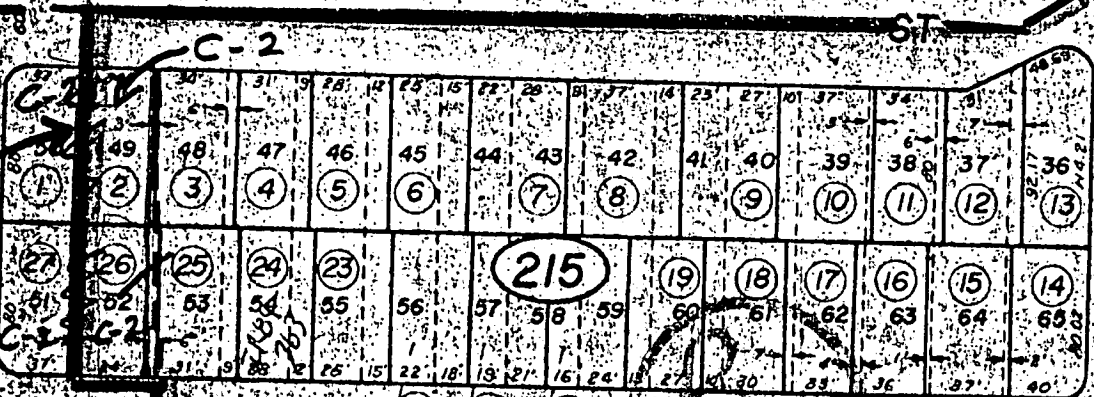
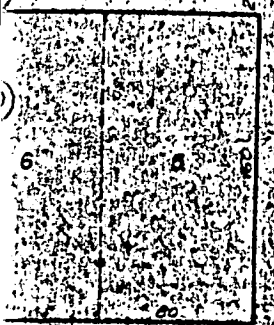
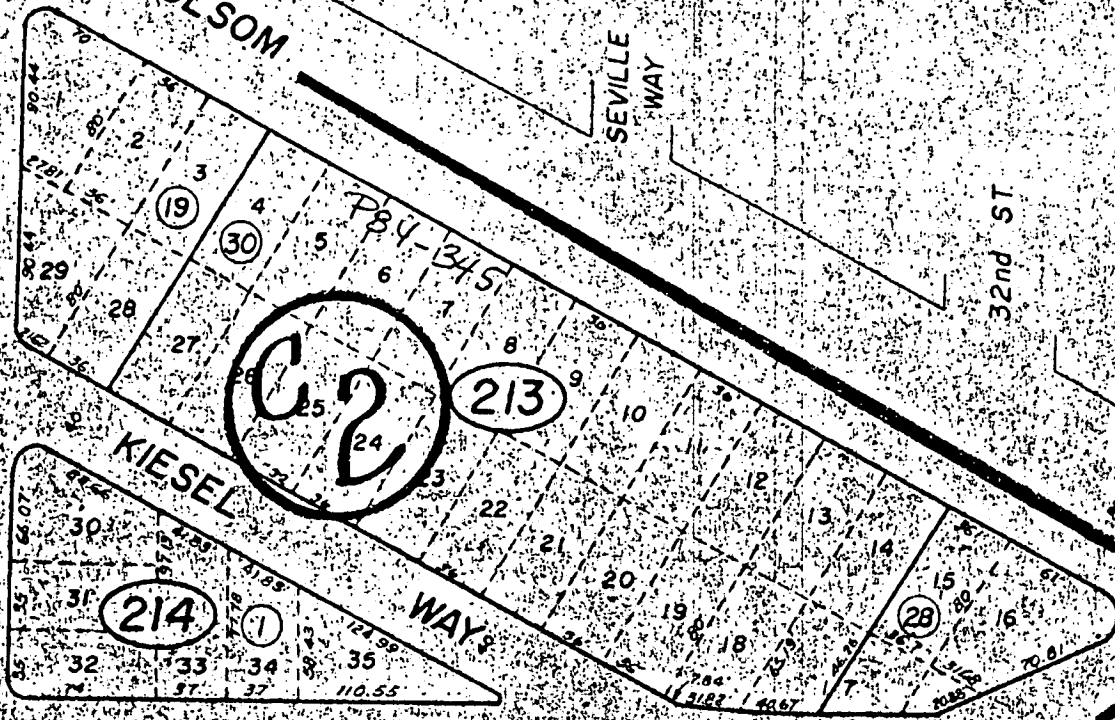
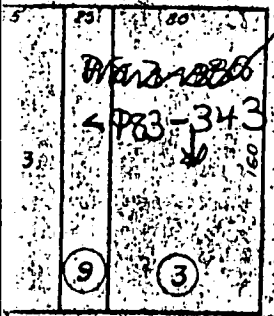
FOLSOM

(18)

SEVILLE WAY

32nd ST

002030



ALHAMBRA

CARL

WAY

32nd

(29)

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