

CITY PLANNING COMMISSION

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

APPLICANT	Walter Stickel, 1211-43rd Avenue, Sacramento, CA 95824		
OWNER	Walter Stickel, 1211-43rd Avenue, Sacramento, CA 95824		
PLANS BY	_____		
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 025-172-42 & 43

APPLICATION: Lot Line Adjustment to merge two parcels into one lot for commercial use on .95± acre site in the General Commercial (C-2) zone.

LOCATION: 5740 and 5750 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to connect two auto repair businesses.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Fruitridge Community Plan Designation: Shopping/Commercial
Existing Zoning: C-2 (General Commercial)
Existing Land Use: Auto Repair Shop-Existing and under construction

Surrounding Land Use and Zoning:
North: Residential- C-2
South: Commercial; C-2
East: Commercial; C-2
West: Car Storage-Residential; R-1

Property Dimensions: Irregular
Property Area: 41,108 square feet
Significant Features of Site: 1) Existing; 2) auto repair shops under construction

Topography: Flat

BACKGROUND INFORMATION: The Planning Commission recently approved a lot line merger for the northern portion of the subject site (P83-278 on 9-22-83). The Planning Director also recently approved, with conditions, a variance to allow a nine foot, eight-inch fence at the rear (west) side of the property (P83-277 on 9-83). Several of the conditions of the Planning Director's Variance have yet to be complied with.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject property is a .9± acre site with an existing auto repair shop to the south and an adjacent auto repair shop under construction to the north. Both are in the same ownership.
2. The applicant is requesting a lot merger in order to have access doors between the two auto repair shops. Staff has no objection to this request in that the merger will allow joint use of two adjacent buildings.
3. The project has been reviewed by City Engineer, Traffic, Building Inspections and Real Estate. There were no objections to the project; however, Real Estate requires that any existing assessments be paid off.

002390

APPLC. NO. P84-104

MEETING DATE April 12, 1984

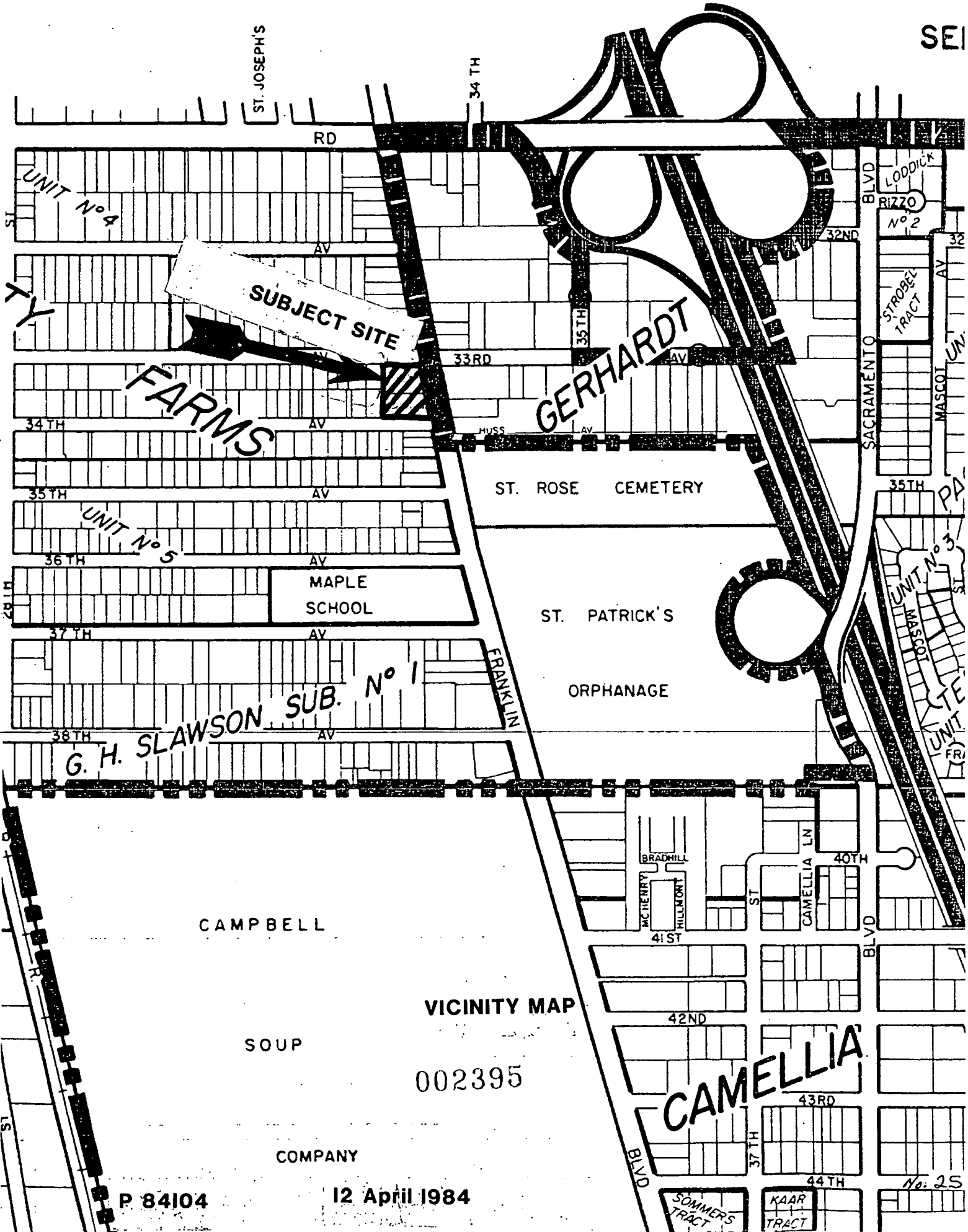
CPC ITEM NO. 25

4. The applicant has not met several conditions of the Planning Director's Variance approved in September of 1983. At the time, the applicant agreed to modify the design of the then proposed building and improve the existing facility. Those conditions, listed below, shall be met prior to final inspection of the new addition:
- a. Extend split face block wall across entire north elevation of new building. The design shall include decorative design relief using the split face block or similar material;
 - b. Plant climbing vine plants at base of north elevation of new building and install drip irrigation system;
 - c. Install a planter strip adjacent to the north face of the nine foot, four-inch masonry wall adjoining the parking lot and plant with a combination of shrubs and climbing vines;
 - d. Increase the planter strip adjoining the parking lot and 33rd Avenue from three feet to four feet in width;
 - e. Remove graffiti along south elevation of existing garage building on adjacent parcel to the south and apply graffiti resistant paint;
 - f. Plant combination of shrubs and climbing vines in existing planter strips along Franklin Boulevard;
 - g. Install a three-foot high decorative masonry wall along the west property line within the adjacent front yard setback area.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustments are exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

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

002391



ST. JOSEPH'S

34 TH

RD

UNIT No 4

SUBJECT SITE

FARMS

33RD

GERHARDT

BLVD

LODDICK

RIZZO

No 2

STROBEL TRACT

AV

32ND

SACRAMENTO

AV

MASCOT

UN.

34 TH

AV

35 TH

AV

ST. ROSE CEMETERY

35TH

UNIT No 5

36 TH

AV

MAPLE SCHOOL

ST. PATRICK'S

UNIT No 3

37 TH

AV

ORPHANAGE

MASCOT

UN.

G. H. SLAWSON SUB. No 1

38 TH

AV

BRADHILL

40TH

CAMPBELL

MC TERRY

HILLMONT

CAMELLIA LN

VICINITY MAP

SOUP

41ST

002395

CAMELLIA

SOMMERS TRACT

KAAR TRACT

42ND

43RD

COMPANY

12 April 1984

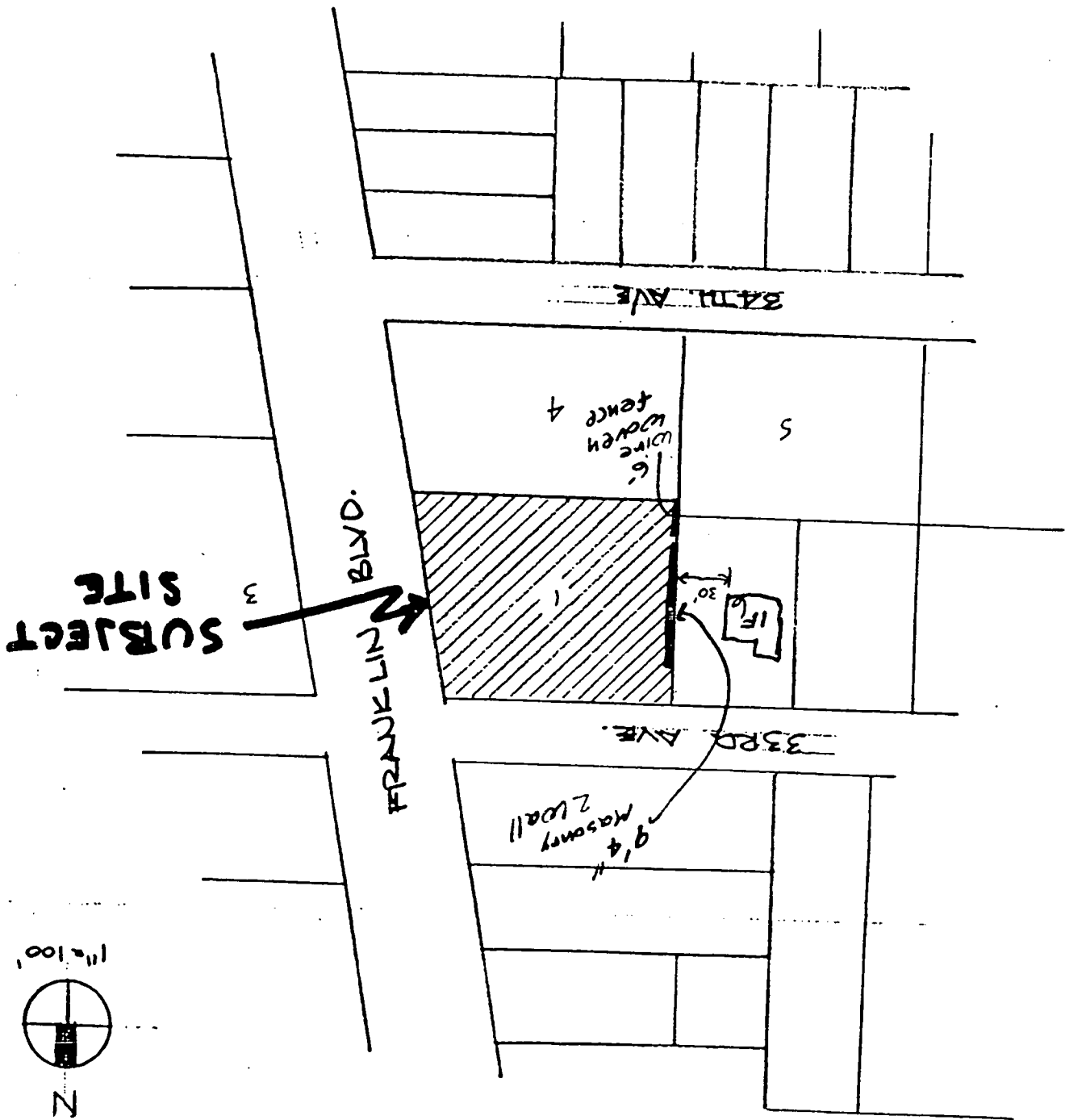
44TH

No. 25

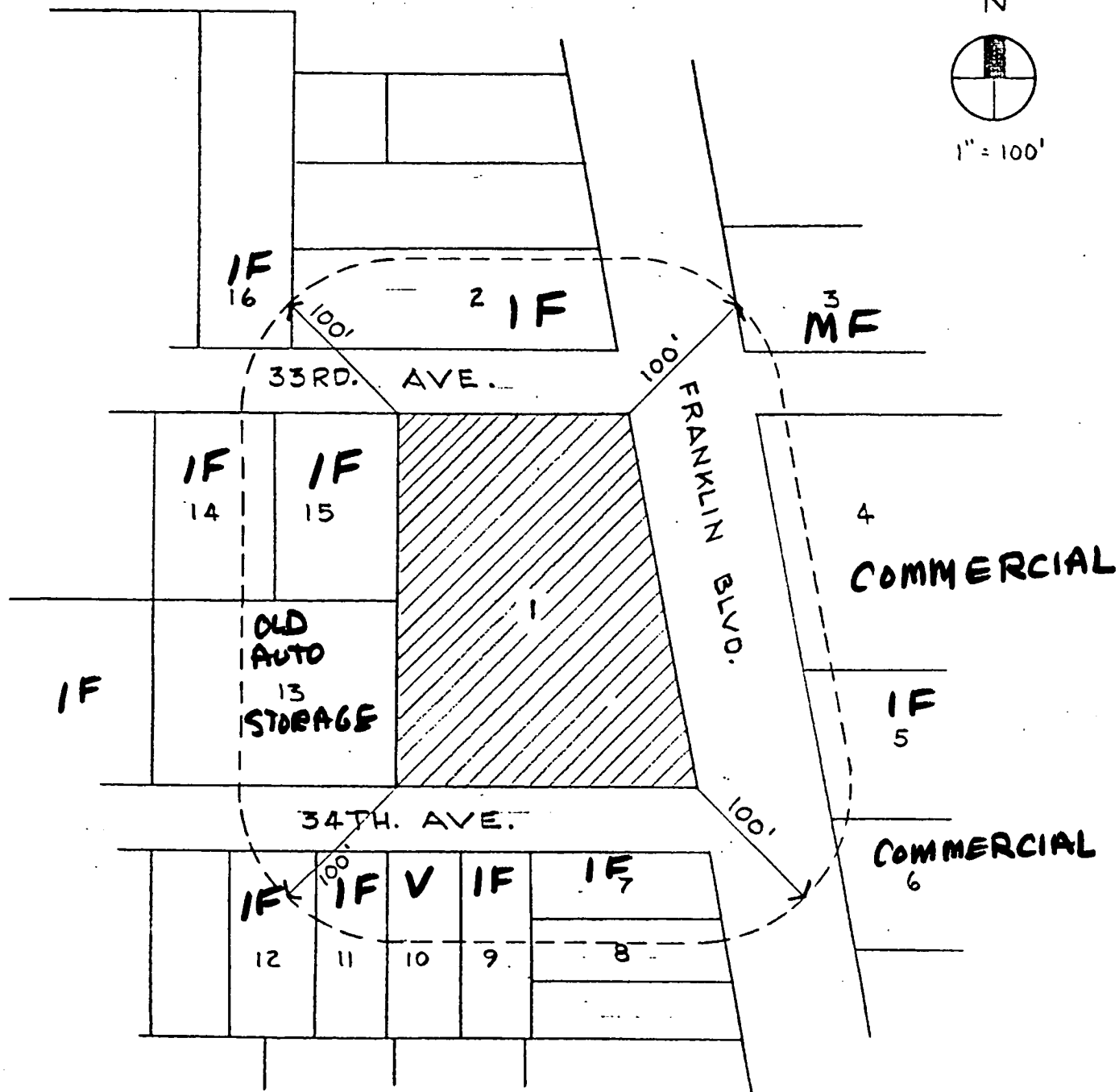
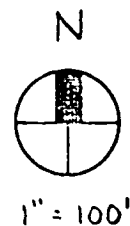
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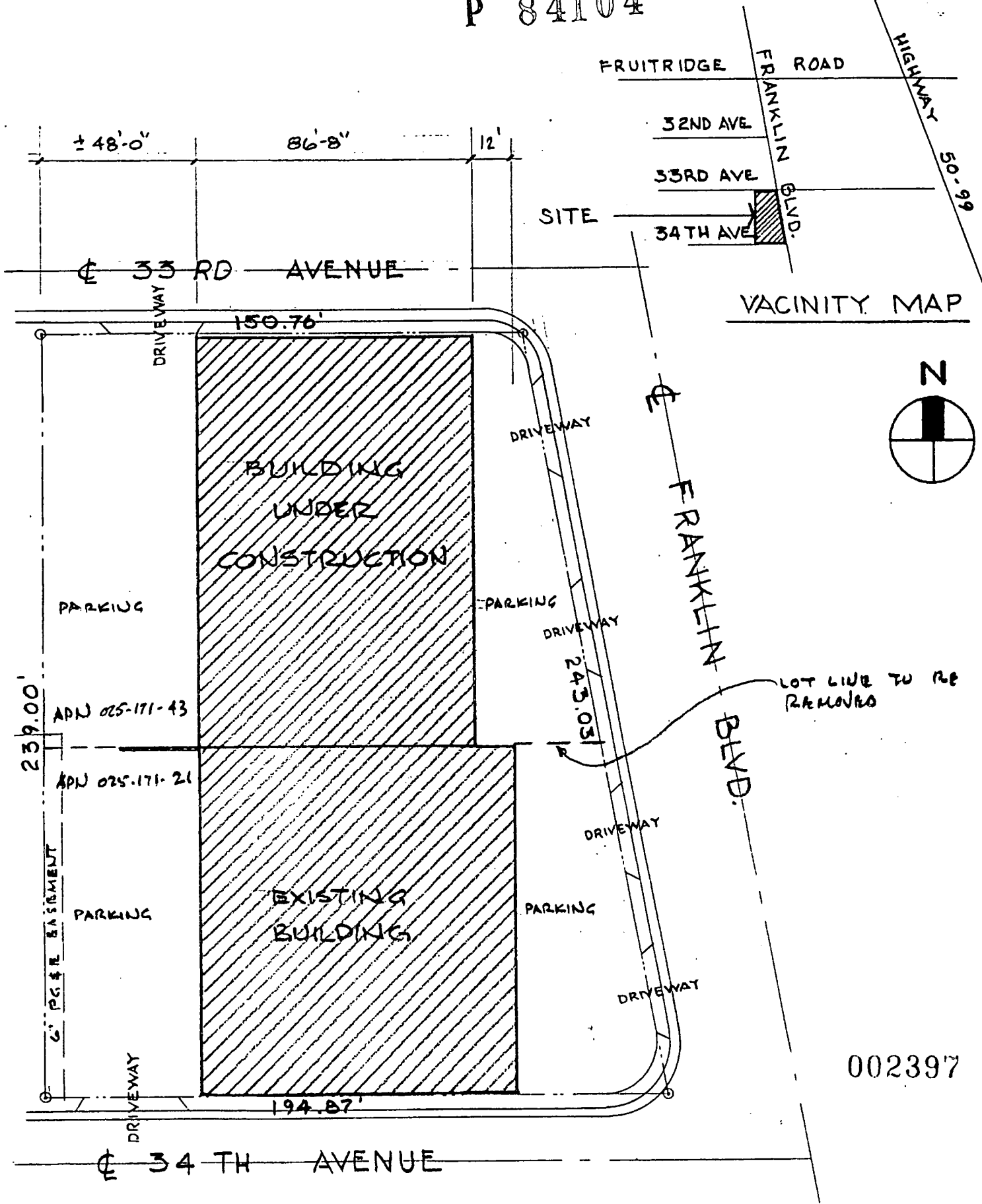
SURROUNDING LAND USE



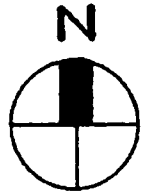
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VACINITY MAP



LOT LINE TO BE REMOVED

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PLOT PLAN SCALE: 1"=40'