

# CITY PLANNING COMMISSION

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

APPLICANT	Psomas Justice & Associates, 4153 Northgate Blvd., Sacramento, CA 95834		
OWNER	San Juan Associates, 4345 Winding Woods, Fair Oaks, CA 95628		
PLANS BY	Psomas/Justice & Associates, 4153 Northgate Boulevard, Sacramento, CA 95834		
FILING DATE	5-25-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15305(a) EIR	ASSESSOR'S PCL. NO.	250-240-01,02,37,38,39

APPLICATION: Lot Line Adjustment to merge five parcels (Subdivision Map Act, Sec. 66499.20-3/4) (P84-206)

LOCATION: East side of Northgate Boulevard, bet. Rimmer and Winterhaven Avenues

PROPOSAL: The applicant is requesting the necessary entitlement to merge five parcels in order to construct a 645-unit min-storage facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1978 South Natomas Community  
Plan Designation: Northgate Boulevard District  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant, residential structures and RV storage

Surrounding Land Use and Zoning:

North: Single Family Residential and Vacant; C-2  
South: Vacant and Single Family Residence; C-2  
East: Single Family Residential; R-1  
West: Convenience Store and Vacant; C-2, R-3(PUD), OB(PUD) and SC(PUD)

Parking Required: 7 spaces  
Parking Provided: 7 spaces  
Parking Ratio: 1:100 storage units and 1 for non-resident manager  
Property Dimensions: 284±' x 614±'  
Property Area: 4± acres  
Topography: Flat  
Street Improvements: Not fully improved  
Utilities: Existing  
Height of Structures: 13± feet  
Square Footage of Structures: 20 square feet to 300 square feet

STAFF EVALUATION: The subject site consists of five parcels totaling 4± acres in the General Commercial (C-2) zone. An RV storage facility and three single family residences are presently located on the site. The applicant is requesting a lot line adjustment to merge the five parcels into one in order to construct a 645 unit mini-storage facility on the site.

The proposal was reviewed by the City Engineering, Traffic Engineering, Building, Water and Sewer and Real Estate Divisions. There were no objections to the proposed merger.

Planning Staff has no objections to the lot line adjustment. The proposed mini-storage facility has been reviewed by staff. Adequate setbacks, landscaping and parking has been provided. The lot line adjustment will enable the applicant to locate the mini-storage facility on one parcel.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.



84-206

6-28-84

No. 27

BECKER, JOHANNES/ HEINRICK

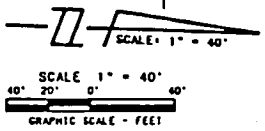
WICHMAN, RICHARD A

WESTERSUND, FRANK V

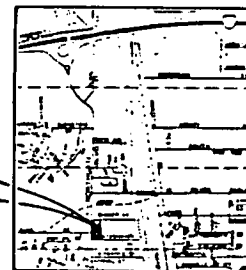
250-015-15

250-015-15

250-010-55



SAN JUAN RD.



SITE

VICINITY MAP  
NO SCALE

NORTHGATE BLVD.

RYAN, RALPH J

VACANT

VACANT

BRAZIL, JOE

HERNANDEZ, JENNIE

VACANT

250-240-40

250-150-29

250-150-23

EXIST. PROP LINE  
To Be Removed

EXIST. PROP LINE  
To Be Removed

EXHIBIT A

250-240-43  
CERVANTES, JOHN

250-240-35  
ANAYA, A.

250-240-35  
CASTILLO, RAFAEL

RESIDENTIAL  
250-240-03  
SAN JUAN ASC.

RESIDENTIAL  
250-150-25  
MADEIROS, CHARLES

250-240-44  
PACHECO, WILLIAM

250-240-34  
SANTIAGO, JESSISITA

250-240-04  
SAN JUAN ASC.

250-240-45  
PACHECO, WILLIAM

250-240-33  
GARRETT, CHESTER

EXHIBIT MAP  
FOR LOT MERGER  
REQUEST

**PSOMAS/JUSTICE & ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 4183 NORTHGATE BLVD  
 SACRAMENTO, CA 95834  
 PHONE (916) 829-7100

PLOTS OF PROPERTY - 161620.203 3P, 6E2501 6 23-74, 84 05-30 PM / 6E250101-201

000985

EXHIBIT B

All that real property situate in the City of Sacramento,  
County of Sacramento, State of California more particularly  
described as follows:

All of lots 24, 25, 26, and 27 as shown on the plat of  
"Homeland Acres" recorded in the office of the recorder of  
Sacramento County in Book 19 of Maps, Map No. 10.

000979

**P 84206**