

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825		
OWNER	Jon G. Koshell, 1428 - 39th Street, Sacramento, CA 95816		
PLANS BY	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825		
FILING DATE	1-15-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	022-221-27 and 28

APPLICATION: Lot Line AdjustmentLOCATION: 5385 Franklin BoulevardPROPOSAL: The applicant proposes to adjust an east/west line between two existing parcels, one of which is developed with a 16,300 square foot building.PROJECT INFORMATION

1974 General Plan Designation:	Commercial and Office
1965 Fruitridge Community Plan Designation:	Shopping or Commercial
Existing Land Use of Site:	Commercial Building and vacant
Existing Zoning of Site:	C-2

Surrounding Land Use and Zoning

North:	Vacant; C-2
South:	Commercial; C-2
East:	Vacant; C-2
West:	Commercial; C-2

Parking Required:	66 spaces
Parking Provided:	46 spaces
Parking Ratio:	1 space: 250 sq. ft. retail area
Property Dimensions:	243' x 350'
Property Area:	1.953+ acres
Square Footage of Building:	16,300
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Green
Exterior Building Materials:	Wood and stucco

BACKGROUND INFORMATION: The subject site consists of two parcels created by a parcel map approved by the City Council on July 9, 1979 (P-8612). A 16,300 square foot retail/commercial use is located on Parcel C. The applicant proposes a lot line adjustment to create better commercial capabilities.

The applicant has submitted a parking layout which indicates 46 parking spaces (See Exhibit C). The parking ratio for retail uses is one space for 250 square feet of gross floor area. However, staff has no objection to the requested lot line adjustment because the retail/commercial structure was constructed in 1953, and the parking ratio at that time was one space for 400 square feet. This ratio would require 41 spaces. In addition, staff recommends the 46 parking spaces be striped.

APPLC. NO. P-82-003MEETING DATE February 25, 1982CPC ITEM NO. 19

001973

This proposal has been routed to the offices of the City Engineer, Sewer and Water and Building Inspections. There were no objections to the request. The City Engineer requests the following conditions:

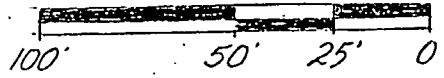
1. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (Section 15105(a)).

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

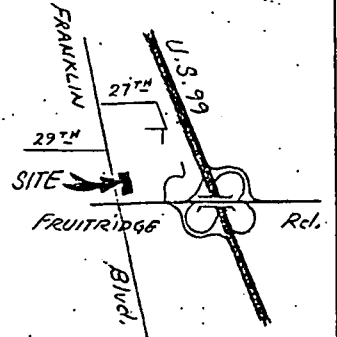
PARCEL A

N 78° 36' 28" E 218.00'



PARCEL B

EXHIBIT 'B'
STAFF'S PROPOSAL



VICINITY
MAP

110.00'

110.00'

N 11° 23' 32" W

OLD LOT LINE

N 78° 36' 28" E 25.00'

AC

CONCRETE

69.00'

109.00'

N 78° 36' 28" E 109.49'

INGRESS-EGRESS
& PARKING EASE.

STAFF'S
PROPOSAL

67.86'

STAFF'S PROPOSAL

50' N 78° 36' 28" E 114.17'

N 11° 23' 32" W 107.86'

N 11° 23' 32" W

PARCEL D

219.00'

290.43'

Parcels A, B, C & D are
shown on 53-PM-5

PARCEL C

Existing Building
Sq. Ft.

Ingress-Egress to
Standard Brands Paint Co.
6902/3 OR. 685

200'

37'

N 78° 16' 15" E 243.00'

BLVD.

FRAUKLIN

N 11° 23' 32" W

15"

72'

001976

DESCRIPTION

New Parcel B (Continued)

Commencing at the Southeast corner of said Parcel C, thence coincident with the line common to said Parcel D, North 11°23'32" West 255.43 feet; thence, leaving said line South 78°36'28" West 34.34 feet to the true point of beginning; thence from said true point of beginning South 78°36'28" West 94.49 feet to the point of termination.



Steve Mendenhall, L.S. 4444

001988



RAYMOND VAIL and ASSOCIATES
We design communities

1410 ETHAN WAY
SACRAMENTO, CALIFORNIA 95825
(916) 929-3323

ENGINEERING
PLANNING
SURVEYING

DESCRIPTION

New Parcel B

All of Parcel B and a portion of Parcel C as shown and so designated on that certain plat filed in the office of the Recorder of Sacramento County, California, in Book 53 of Parcel Maps at Page 5 described as follows:

Beginning at the Northwest corner of said Parcel B, thence coincident with the line common to Parcels A and B of said plat North $78^{\circ}36'28''$ East 218.00 feet to the Northeast corner of said Parcel B; thence, coincident with the line common to Parcels B and D of said plat South $11^{\circ}23'32''$ East 110.00 feet to the Southeast corner of said Parcel B; thence coincident with the line common to Parcels C and D of said plat the following two (2) courses: (1) North $78^{\circ}26'28''$ East 25.00 feet and (2) South $11^{\circ}23'32''$ East 94.00 feet; thence, leaving said common line South $78^{\circ}36'28''$ West 34.33 feet to a point lying fifteen (15.00) feet Easterly of the Easterly side of the existing building; thence fifteen (15.00) feet Easterly of and parallel to said Easterly side, North $11^{\circ}23'32''$ West 15.00 feet to a point lying fifteen (15.00) feet Northerly of the Northerly end of said building; thence, fifteen (15.00) feet Northerly of and parallel to said Northerly end, South $78^{\circ}36'28''$ West 94.49 feet to a point lying fifteen (15.00) feet Westerly of the Westerly face of the existing building; thence, fifteen (15.00) feet Westerly of and parallel to said face of building, South $11^{\circ}23'32''$ East 107.86 feet; thence, South $78^{\circ}36'28''$ West 114.17 feet to a point in the West line of said Parcel C; thence, coincident with the West line of said Parcels C and B North $11^{\circ}23'32''$ West 296.86 feet to the point of beginning and containing an area of 1.285 acres more or less.

Together with an easement for ingress, egress and parking on, over and across all that portion of said Parcel C as shown on said plat filed in Book 53 of Parcel Maps at Page 5 described as follows:

A strip of land the uniform width of fifteen (15.00) feet measured at right angles and lying Northerly of the following described line:

001987

001037

001038

P-82-003

2-25-82

SONORA • ANTIOCH • TAHOE CITY

110.19

PARCEL A

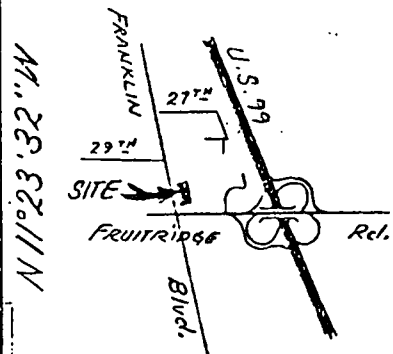
APPLICANT'S PROPOSED PARKING

N 78°36'28" E 218.00'

EXHIBIT-C'

100' 50' 25' 0'

PARCEL B
NEW 56,006.476 Sq. Ft.



VICINITY MAP

110.00'

N 11°23'32" W 110.00'

OLD LOT LINE

N 78°36'28" E 25.00'

ALC

CONCRETE

N 78°36'28" E 34.34'
N 11°23'32" W 15.00'

94.00'

N 78°36'28" E 94.49'

INGRESS-EGRESS & PARKING EASE.

EXISTING PARKING LAYOUT

107.88' N 11°23'32" W

N 78°36'28" E 114.17'

NEW LOT LINE

Parcels A, B, C & D are shown on 53-PM-5

PARCEL C
NEW 53,058.643 Sq. Ft.

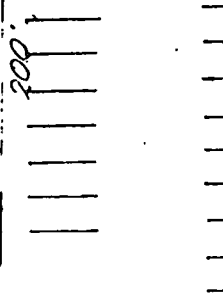
Existing Building

255.43

N 11°23'32" W

PARCEL D

Ingress-Egress to Standard Brands Paint Co. 690213 OR. 685



N 78°16'15" E 243.00'

FRANKLIN BLVD.

N 11°23'32" W

15" S

72'

001977