

STAFF REPORT AMENDED 7-12-84  
**CITY PLANNING COMMISSION**

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

APPLICANT	Luie Arias c/o Yum Yum Donut Shops, Inc., 18830 E. San Jose Ave., City of				
OWNER	Alexander & O'Connor, Inc., c/o Jack Kasparian, P.O. Bx. 16111 Fort Sutter Station Industry, CA 91748 Sacto., CA 95816				
PLANS BY	Luie Arias c/o Yum Yum Donut Shops, Inc.				
FILING DATE	6/7/84	50 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC	Ex. 15305	EIR		ASSESSOR'S PCL. NO.	013-386-07 & 08

APPLICATION: Lot Line Merger to combine two lots

LOCATION: Northeast corner of Franklin Boulevard & 12th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots for future retail use.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1963 Oak Park Community Plan  
Designation: Shopping or Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant lot and Dairy Queen

Surrounding Land Use and Zoning:

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

Parking Proposed: 35 spaces  
Property Dimensions: Irregular  
Property Area: 30,786 square feet  
Square Footage of Buildings: Bldg. A-1,260; Bldg. B-7,033  
Height of Structures: 18 feet  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Earth tones  
Exterior Building Materials: Wood/stucco

STAFF EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site consists of two parcels in the General Commercial (C-2) zone. The General Plan and Oak Park Community Plan both designate the site for commercial use.
- B. The applicant proposes to merge the two parcels and construct a 1,260 square foot and a 7,033 square foot building on the site. The Dairy Queen restaurant presently located on the site will be removed. Building A will be a Yum Yum Donut shop, and Building B will be an as yet unspecified commercial use. Thirty-five parking spaces will be provided on the site.
- C. The project was reviewed by the offices of the City Engineer, Traffic Engineering, Real Estate, Building Inspections and the Oak Park Project Area Committee. The following comments were received:

002011

Engineering

Rewrite legal description as one parcel.

Traffic Engineering

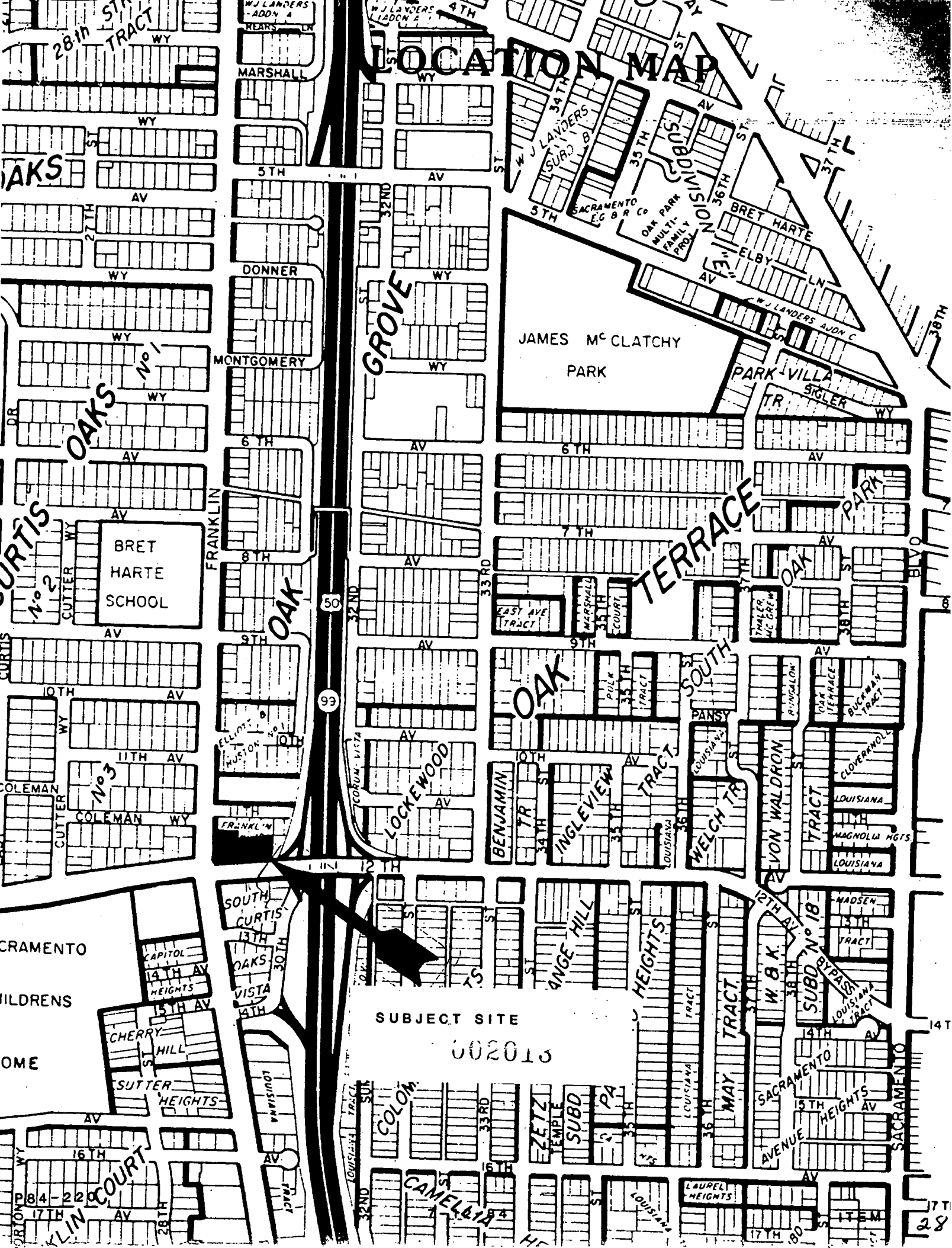
1. Right turn in and right turn out will be only movements allowed from 12th Avenue driveways. Post monument signs on each side.
2. ~~Move aisle along 12th Avenue away from property line~~ Location of aisle along 12th Avenue shall be subject to review and approval by Traffic Engineering (amended by Traffic Engineering)
3. Move east driveway 20 feet to the west.

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

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

002012

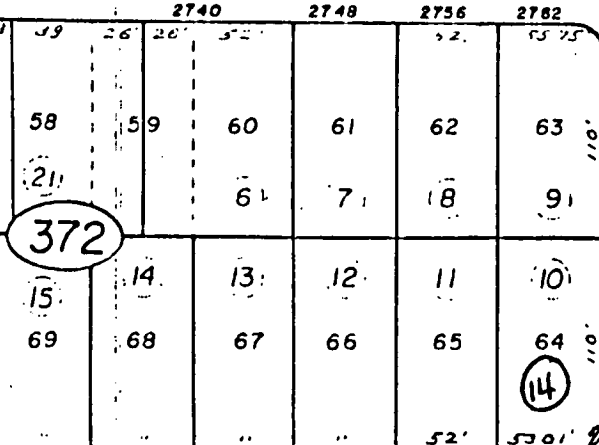
# LOCATION MAP



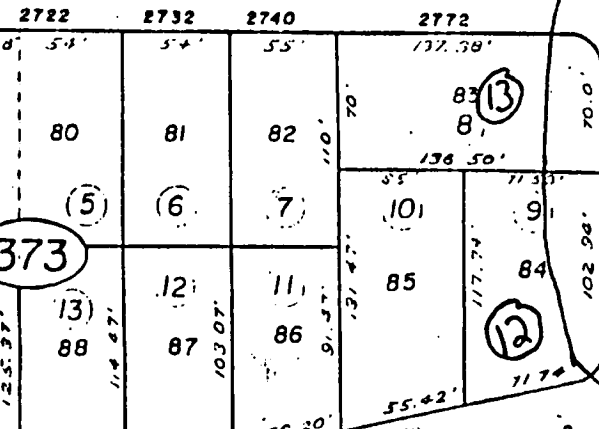
SUBJECT SITE  
002013

LAND USE AND ZONING

AVE.

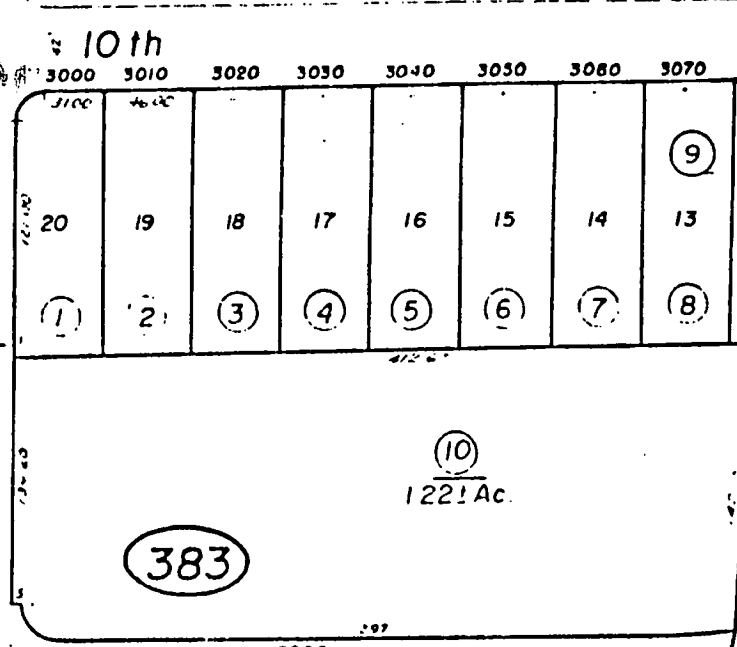


WAY

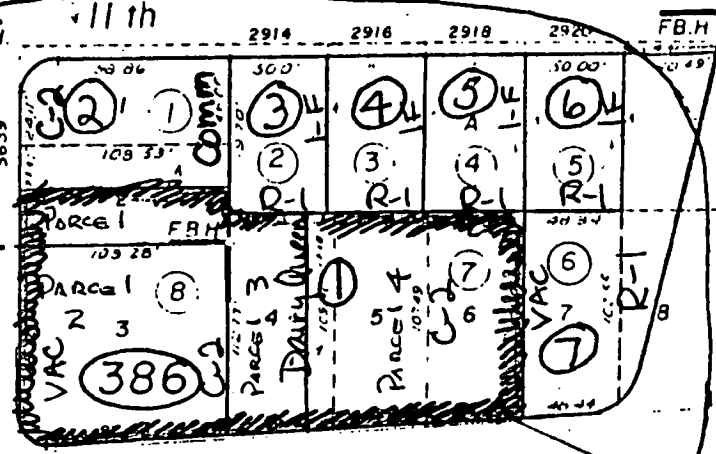


RD.

BLVD. E.B.H.

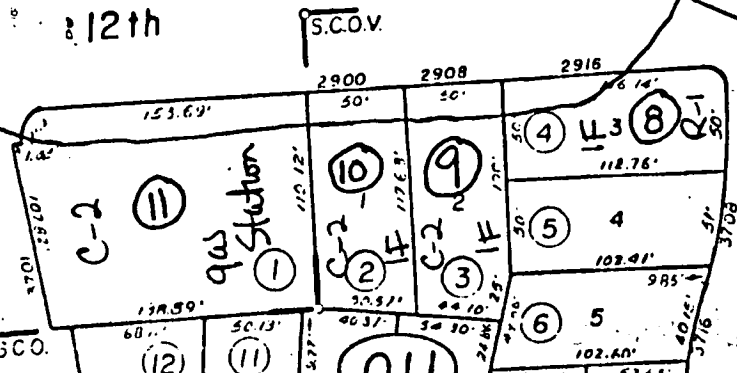


FB.H.



12th

FRANKLIN



CV

FB.H.

FB.H.

002014

ST.

50899

S. FREEWAY

899

7-12-84

P84-220

ITEM 28

Real Estate Page 2

P 84220

EXHIBIT 'A'

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

PARCEL NO. 1:

The South 26.53 feet of Lot 2, as shown on the "PLAT OF FRANKLIN HEIGHTS" recorded in the office of the County Recorder of Sacramento County, on January 12, 1940, in book 21 of Maps, Map No. 27.

PARCEL NO. 2:

Beginning at a point in the North line of Twelfth Avenue (sometimes called Whiskey Hills Road), said point being located North 43° 14' 38" East 58.32 feet and North 86° 33' East 15.91 feet from the intersection of the center line of Franklin Boulevard (sometimes called lower Stockton Road) with the center line of Twelfth Avenue; thence from the point of beginning North 86° 33' East along the North line of Twelfth Avenue a distance of 92.03 feet; thence North 0° 14' East 98.47 feet to a point thence South 89° 29' West 108.28 feet to the East line of Franklin Boulevard; thence South 0° 03' 45" East along the said East line of Franklin Boulevard a distance of 88.12 feet to a point; thence on a curve to the left with a radius of 15 feet to the point of beginning.

The initial point of the Foregoing description (being the intersection of the center line of Franklin Boulevard and Twelfth Avenue) refers to the center line of Franklin Boulevard, as said Franklin Boulevard is shown on the "PLAT OF SOUTH CURTIS OAKS SUBDIVISION NO. 3", recorded in the office of the County Recorder of Sacramento County, on March 18, 1926, in book 18 of Maps, Map No. 64, wherein said Franklin Boulevard is shown as a Street 70 feet wide.

PARCEL NO. 3:

The West 41.72 feet of Lot 4, as shown on the "PLAT OF FRANKLIN HEIGHTS", recorded in the office of the County Recorder of Sacramento County, on January 12, 1940, in book 21 of Maps, Map No. 27; said West 41.72 feet being measured parallel to the West line of said Lot 4.

PARCEL NO. 4:

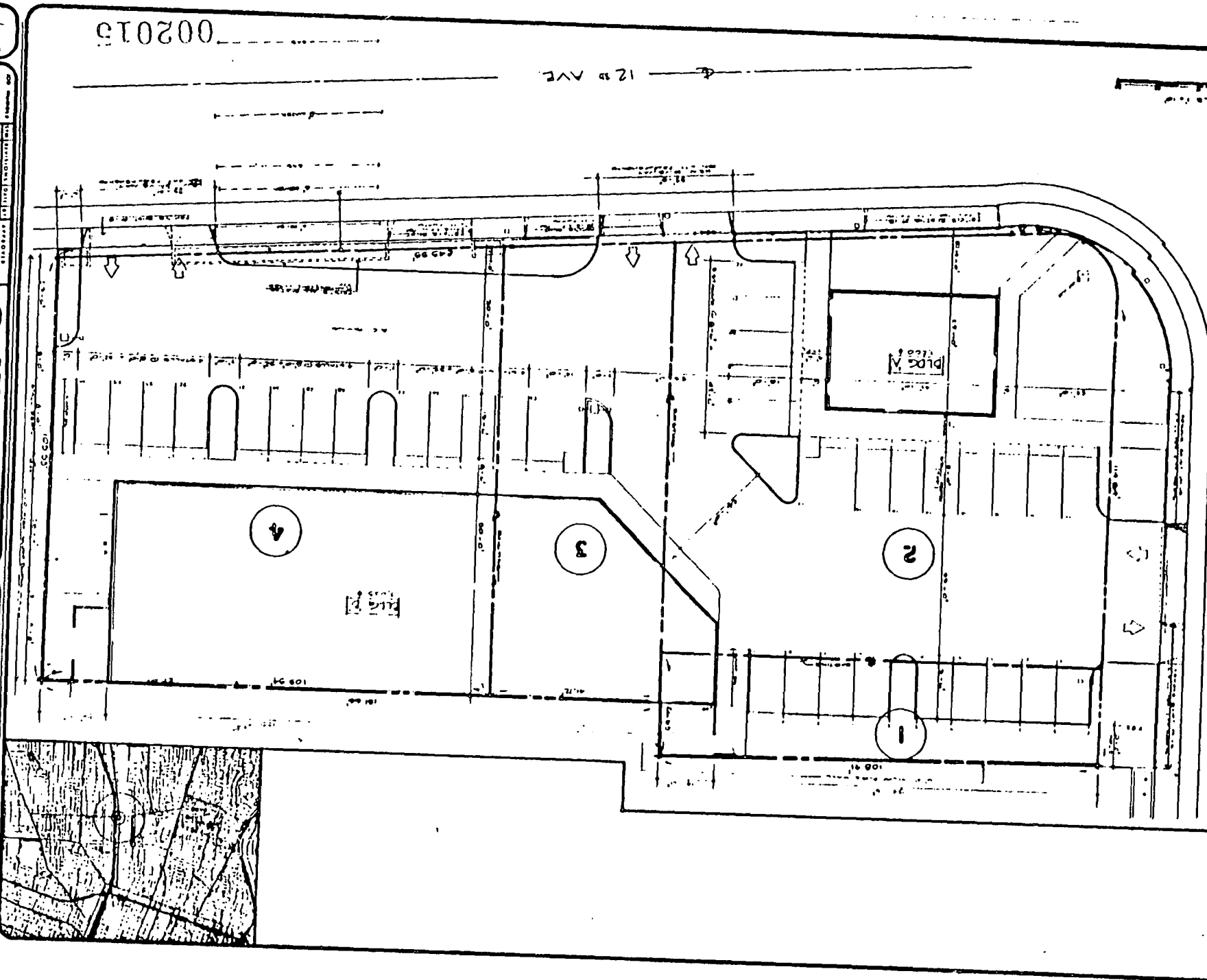
Lots 5, 6 and the East 13.38 feet of Lot 4, as shown on the official plat of Franklin Boulevard Heights, recorded in the office of the County Recorder of Sacramento County on January 12, 1940, in book 21 of Maps, Map No. 27.

# EXHIBIT B

SANGLIN CLVD


12th AVE

002013



84-280

NO.	DATE	DESCRIPTION


**ROBERT BROWN CONSTRUCTION**  
 1120 N. SAN JOSE AVE. • CITY OF JAMESVILLE, GA 31709  
 (706) 335-4444

PROJECT: **SANGLIN PLAZA**  
 DRAWN BY: **WENSON SITE PLAN**

