

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Kent Baker & Assoc. - 7932 Sunset Ave.-B, Fair Oaks, CA 95628
OWNER David Karaloroff - 4699 24th Street, Sacramento, CA
PLANS BY Kent Baker & Assoc. - 7932 Sunset Ave.-B, Fair Oaks, CA 95628
FILING DATE 6-8-89 ENVIR. DET. Exempt 15305(a) REPORT BY DTH:sg
ASSESSOR'S PCL. NO. 025-0041-017 and 025-0121-018

APPLICATION: Lot Line Adjustment to merge two lots

LOCATION: 5629 and 5649 Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots totaling 1.2+ developed acres in the General Commercial (C-2) zone.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
Existing Zoning of Site: C-2
Existing Land Use of Site: Bar/lounge to be demolished

Surrounding Land Use and Zoning:

North: Retail; C-2
South: Restaurant; C-2
East: Residential; R-1
West: Bank and restaurant; C-2

Property Dimensions: 160+['] x 265+[']
Property Area: 1.2+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots which total 1.2+ acres, one of which is currently developed with a bar/lounge and the other lot is vacant. The site is located in the General Commercial (C-2) zone and is surrounded to the north, south, and west by retail/commercial uses zoned C-2 and to the east by single family residential zoned R-1.
- B. The applicant is proposing to merge the two lots into one and to demolish the existing bar/lounge which is on the northeast side of the subject site. By merging the lots the applicant will be creating a lot large enough to develop a small retail center in the future. After reviewing the proposed merger it appears that the existing building and fence have non-conforming setbacks. The applicant should be aware that once the building is demolished the new development will need to meet all of the minimum building setbacks and the existing fence will need to be removed and replaced with a minimum six foot high solid wall.

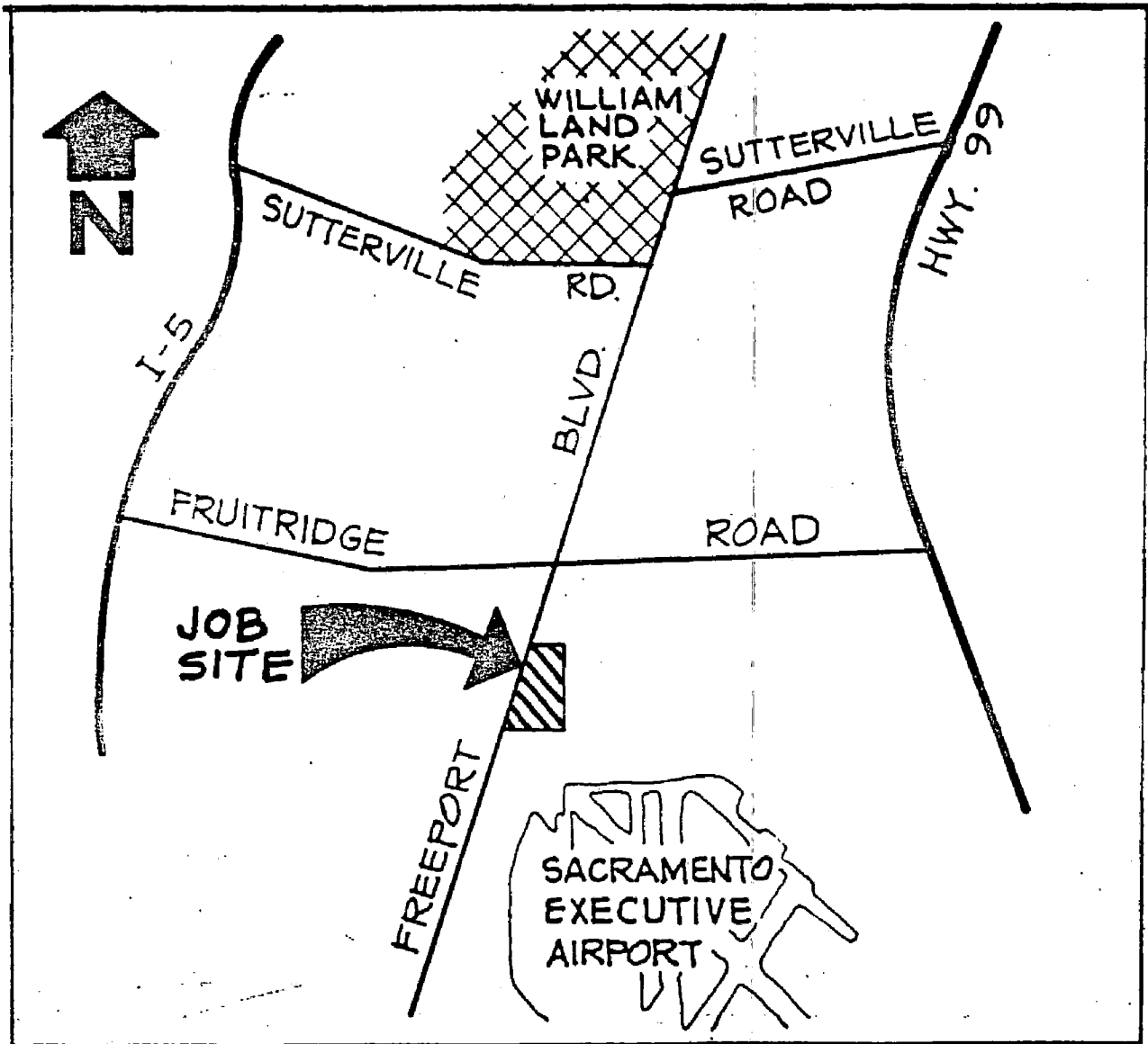
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C. The project has been reviewed by City Real Estate, Water and Sewer, Engineering and Traffic Engineering. The following comments were received from Engineering:

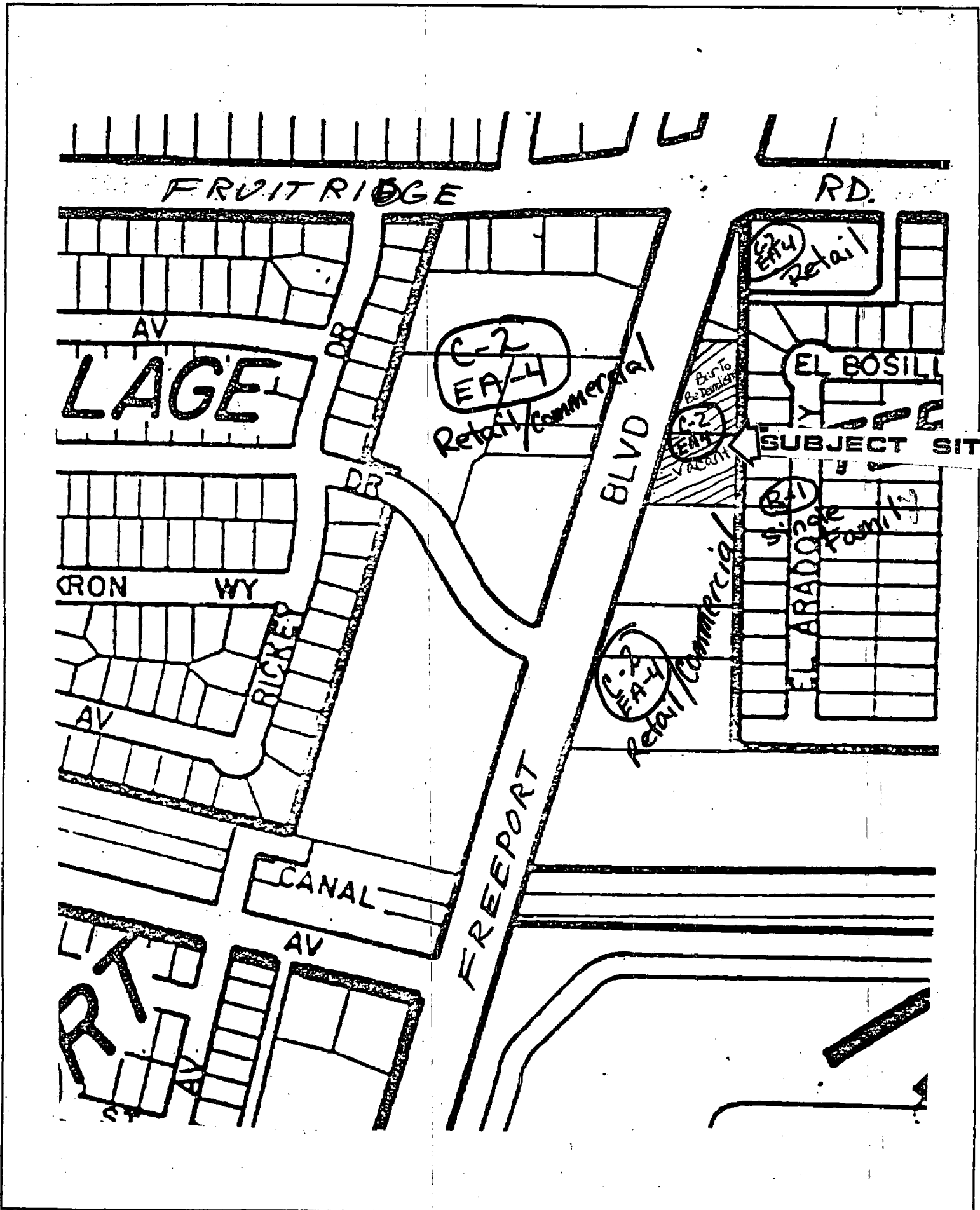
1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (\$500).
 - b. File a Waiver of Parcel Map.
 - c. Pay off any existing assessments.

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

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



VICINITY MAP



LAND USE & ZONING MAP

PROPERTY DESCRIPTION

NEW PARCEL

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS;

ALL THAT PORTION OF THE TWO SOUTHERLY PARCELS DESIGNATED "JOHN T. & E. N. QUARESMA" SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "PROPERTY LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.B.&M.," RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 8 OF SURVEYS, MAP NO. 47, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARESMA PARCELS SAID POINT BEING LOCATED ON THE WEST LINE OF TERRA BONITA VISTA, THE OFFICIAL PLAT OF WHICH IS RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 29 OF MAPS, MAP NO. 27 FROM WHICH THE SOUTHWEST CORNER OF SAID TERRA BONITA VISTA BEARS SOUTH 00 24'00" WEST 474.65 FEET; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH LINE OF SAID QUARESMA PARCELS, NORTH 89 55'00" WEST 185.77 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FREEPORT BOULEVARD; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 15 32'29" EAST 303.51 FEET; THENCE PARALLEL AND DISTANT 3.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTH FACE OF A BUILDING WALL, AND THE EASTERLY AND WESTERLY PRODUCTION THEREOF, SOUTH 75 48'18" EAST 109.63 FEET TO A POINT ON THE EAST LINE OF SAID QUARESMA PARCELS AND THE WEST LINE OF SAID TERRA BONITA VISTA; THENCE ALONG THE EAST LINE OF SAID QUARESMA PARCELS AND THE WEST LINE OF SAID TERRA BONITA VISTA, SOUTH 00 24'00" WEST 265.81 FEET TO THE POINT OF BEGINNING.