

# CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, Box 2511, Sacramento, CA 95811		
OWNER	Thomas P. Raley, 1515-20th Street, Sacramento, CA 95822		
PLANS BY	Spink Corporation, Box 2511, Sacramento, CA 95811		
FILING DATE	1-19-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 017-094-19.20

APPLICATION: Lot Line Adjustment to relocate an existing lot line (Subdivision Ord., Sec. 40.107)

LOCATION: 1948 Sutterville Road

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a lot line to eliminate existing building encroachment.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1965 Sutterville Heights  
Community Plan Designation: Shopping/Commercial  
Existing Zoning: C-2  
Existing Land Use: Fast food restaurant

Surrounding Land Use and Zoning:  
North: Park; R-1  
South: Single Family & Offices; R-1, C-2  
East: Retail Commercial; C-2  
West: Single Family; R-1

Property Dimensions: Irregular  
Property Area: .45 acre  
Significant Feature of Site: Existing Taco stand  
Street Improvements: Existing

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

1. The subject site is located in a developed area across from South Land Park. It is bounded on the east by commercial uses (gas station and restaurant) and the west and south by single family residences. The requested lot line adjustment will allow for future sale of both of the lots, each with an adequate ingress/egress. Staff has no objection to this request in that it will eliminate a lot line presently going through a structure. In addition, the lot line adjustment will locate the off-street parking on the same site as the existing restaurant.
2. The proposed lot line adjustment was reviewed by City Engineering and Building Inspections. There were no objections to this request; however, Engineering requires that the new lot line be monumented.

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15305(a)).

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



RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE ADJUSTMENT FOR LOT 2  
AND PORTIONS OF LOTS 1 & 3, BABICH TRACT  
(P84-015)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 1948 Sutterville Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1965 Sutterville Heights Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at  
1948 Sutterville Road,

City of Sacramento, be approved as shown and described  
in Exhibits A & B attached hereto, subject  
to the following conditions:

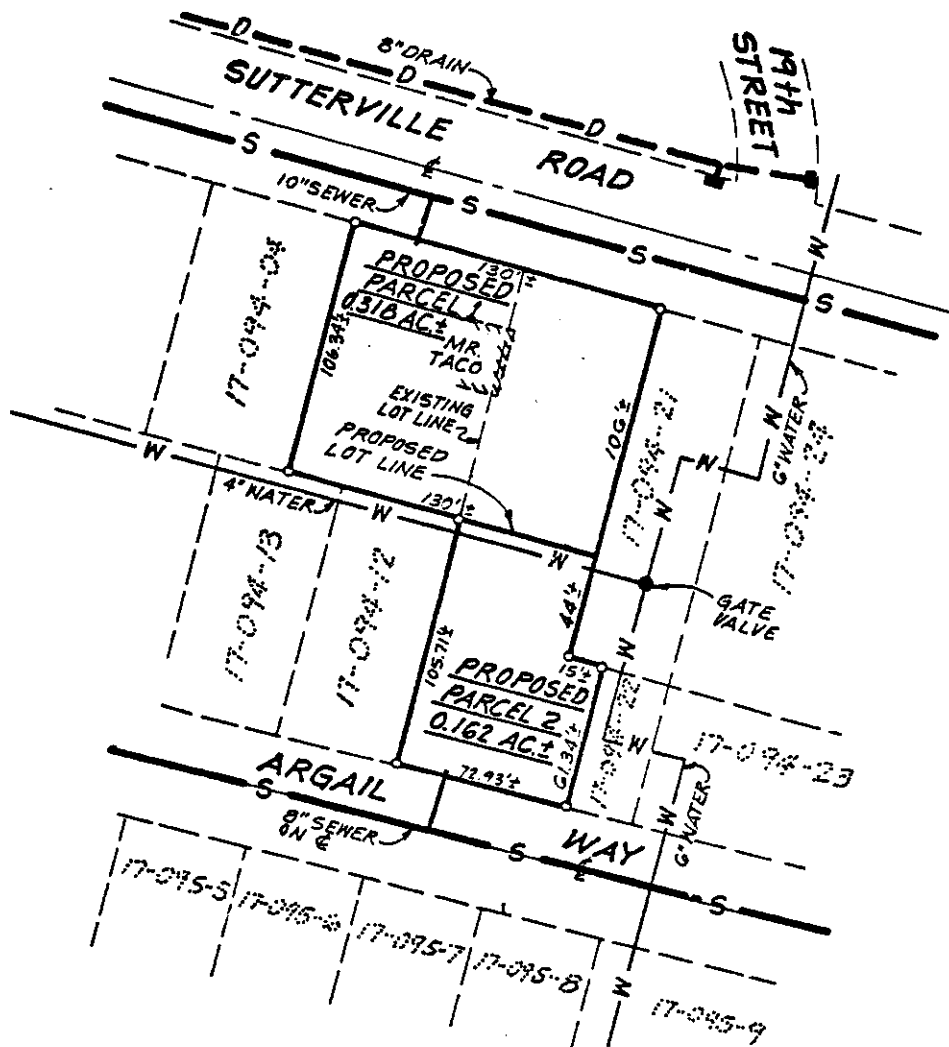
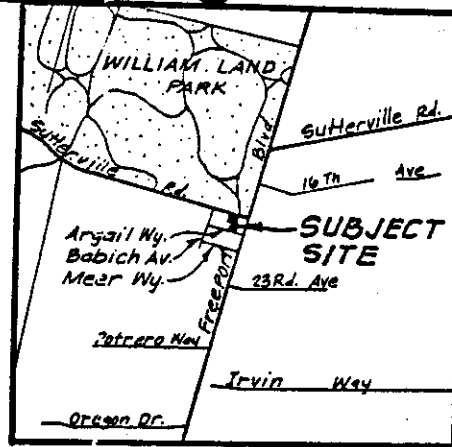
1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.
3. Street side planters shall be constructed as originally agreed.
4. A block wall shall be built to current standards along south and west property lines adjacent to residential uses as originally approved.

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A



JOB NO. _____ DATE: 1-20-84 P. 1918 - 1919 SCALE: 1" = 60' DRAWN BY: C.H. CHECKED BY: C.W.	TITLE: LOT LINE ADJUSTMENT IN PORTION OF BABICH TRACT, 20 B.M. 39	 <b>THE SPINK CORPORATION</b> ENGINEERS - PLANNERS - SURVEYORS
	CLIENT: _____	
	DATE: _____	
	SCALE: _____	
	CHECKED BY: _____	

*Rec'd 13 March 84*

**EXHIBIT B**

January 17, 1984

PARCEL NO. 1

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 2 and all that portion of Lots 1 and 3 as said lots are shown on the official plat of Babich Tract recorded in the office of the Recorder of Sacramento County in Book 20 of Maps, Map No. 39, described as follows:

Beginning at a point on the northerly line of said Lot 1 from which the Northwest corner of said Lot 1 bears North 75° 27' 00" West 57.93 feet; thence from said point of beginning South 13° 57' 30" West 105.92 feet; thence North 75° 48' 07" West 57.88 feet to the Southeast corner of said Lot 2; thence along the southerly boundary of said Lots 2 and 3 North 75° 48' 07" West 72.52 feet; thence North 13° 57' 30" East 106.34 feet to a point on the northerly boundary of said Lot 3; thence along the northerly boundary of said Lots 1, 2 and 3, South 75° 37' 00" East 130.45 feet to said point of beginning; containing 0.312 acres, more or less.

THE SPINK CORPORATION  
 CHECKED: \_\_\_\_\_ DATE \_\_\_\_\_  
 TYPING \_\_\_\_\_  
 TRAVERSE CW 418-84  
 MAP \_\_\_\_\_  
 DELIVERED TO: \_\_\_\_\_

**P 84015**

**22 march 1984**

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

*No. 9*

January 17, 1984

PARCEL NO. 2

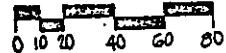
All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Lot 1 as said lot is shown on the official plat of Babich Tract recorded in the office of the Recorder of Sacramento County in Book 20 of Maps, Map No. 39, described as follows:

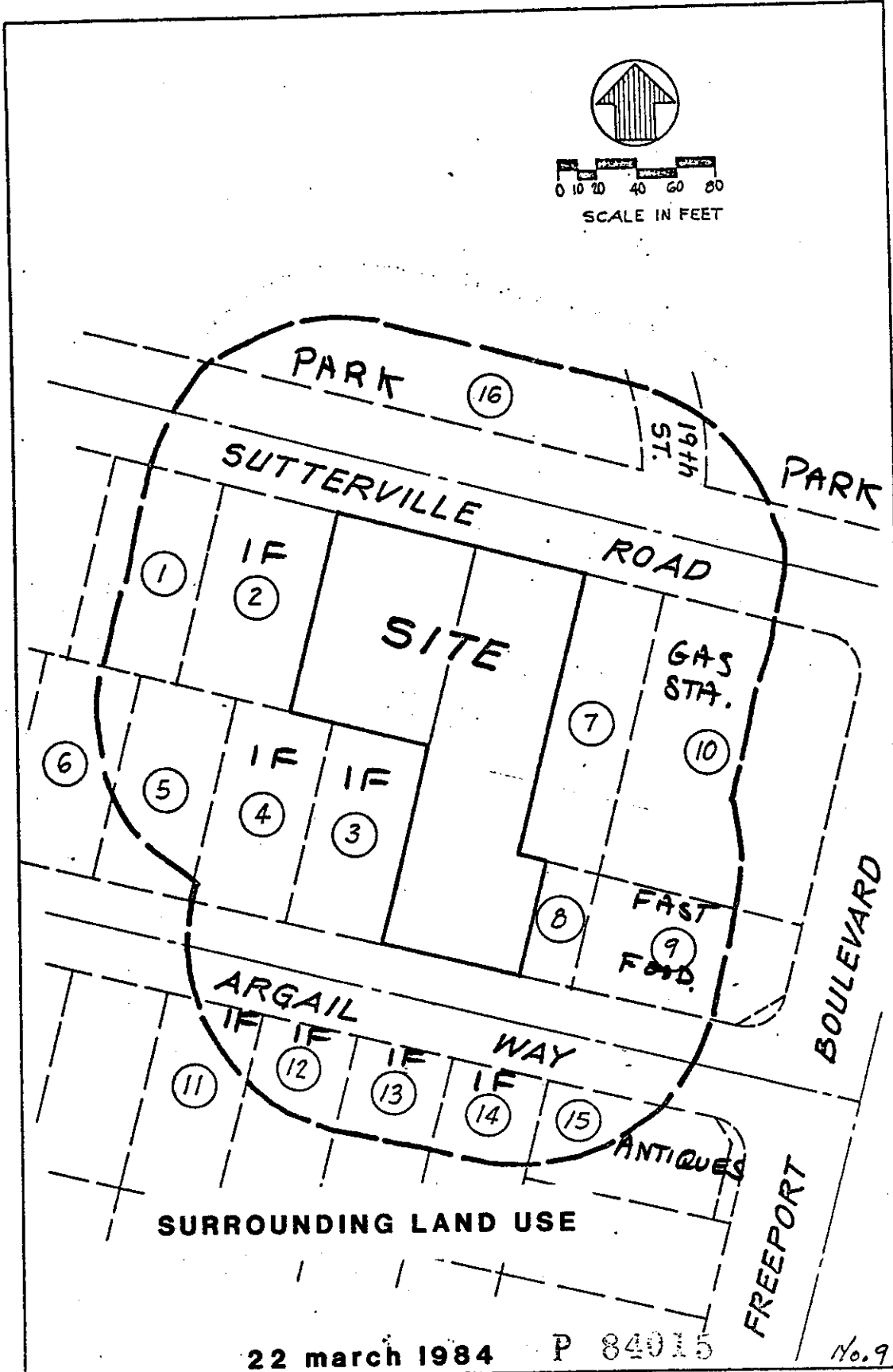
Beginning at the Southwest corner of said Lot 1; thence from said point of beginning along the boundary of said Lot 1 North 13° 57' 30" East 105.71 feet; thence South 75° 48' 07" East 57.93 feet; thence South 13° 57' 30" West 44.08 feet; thence South 75° 37' 00" East 15.00 feet; thence South 13° 57' 30" West 61.34 feet to a point on the southerly boundary of said Lot 1; thence along southerly boundary of said Lot 1 North 75° 59' 48" West 72.93 feet to said point of beginning, containing 0.162 acres, more or less.

THE SPINK CORPORATION  
 CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TYPING: \_\_\_\_\_  
 TRAVERSE: *C.W.* 3-13-84  
 MAP: \_\_\_\_\_  
 DELIVERED TO: \_\_\_\_\_

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.



SCALE IN FEET



P 84015

22 march 1984

P 84015

No. 9

JOB NO.	11-30-03	TITLE:	LOT LINE ADJUSTMENT IN PORTION OF BABICH TRACT, 20 B.M. 37
DATE:	11/30/83	CLIENT:	
P. & M. NO.	17		
SCALE:	1" = 60'		
DRAWN BY:	C.H.		
CHECKED BY:	C.H.		

**THE CHINK CORPORATION**  
ENGINEERS - PLANNERS - SURVEYORS

