

CITY PLANNING COMMISSION

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

APPLICANT	Klyne G. Beaumont, 401 Watt Avenue, Sacramento, CA 95825		
OWNER	Crystal Creamery, 1013 'D' Street, Sacramento, CA 95814		
PLANS BY	Liske, Lionakis/Beaumont, 401 Watt Ave., Sacramento, CA 95825		
FILING DATE	3-29-84	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC. Ex.	15305(a)	EIR	ASSESSOR'S PCL. NO. 002-075-02 thru 06

APPLICATION: 1. Negative Declaration
2. Lot Line Merger to create a 0.5± acre parcel in the Light Industrial (M-1) zone.

LOCATION: 1100 'C' Street

PROPOSAL: The applicant is requesting the necessary entitlement to create a single parcel for development of a parking lot.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Community
Plan Designation: Industrial
Alkali Flat Redevelopment Plan: Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Grain storage; M-1
South: Residential (1F,2F); M-1
East: Distributors; M-1
West: Crystal Creamery; M-1

Property Area: 16,000 square feet
Street Improvements: Existing

BACKGROUND INFORMATION: Staff forwarded a copy of the Lot Line Adjustment Site Plan (without parking layout) to the Alkali Flat PAC (see Exhibit A). The PAC is scheduled to meet on May 9th. Although the PAC Director does not anticipate objection to the merger, he noted that the PAC generally likes to review development plans. On March 29, 1984, staff approved a parking facilities permit (I&R 84-320) for the property (see revised plans, Exhibit B). The parking facilities permit procedure does not include review by the PAC.

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

1. The subject site is comprised of five vacant parcels in the Light Industrial (M-1) zone. Residential structures had previously been located on these parcels.
2. The parking lot is proposed as supplemental off-street parking for Crystal Creamery employees.
3. The six-foot chainlink fence along the alley (see the parking lot plan, Exhibit B) is not in compliance with the Zoning Ordinance. The applicant should be aware that a six-foot masonry wall is required due to the existing residential use on the south side of the alley.

The remaining six-foot chainlink fencing along the alley end of the east property line is indicated with barbed wire at the top. The fencing regulations prohibit fencing exceeding six feet in height, except by approval of a Planning Director's Variance and issuance of a building permit.

Compliance with these fencing regulations will be verified at the time of Building Division inspection of the parking facility.

4. The project was reviewed by City Traffic Engineering, Fire Department, Building Inspections, Water/Sewers Division and Community Services. There have been no objections to the proposed project.

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.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT
TO MERGE THE NORTH 120 FEET OF LOT 1
AND WEST 40 FEET OF LOT 2 OF THE BLOCK
BOUNDED BY 11th, 12th, C AND D STREETS
OF THE OLD CITY (P84-133)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeasterly corner of the intersection of 11th and 'C' Streets; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1980 Central City Plan;

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

that the lot line adjustment for property located at the southerly corner of the intersection of 11th and 'C' Streets,

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

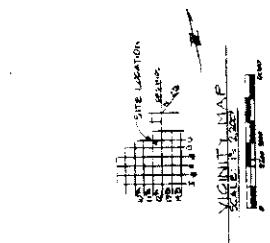
1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.
3. A new legal description shall be submitted to the City Engineer for review and approval.

ATTEST:

CHAIR

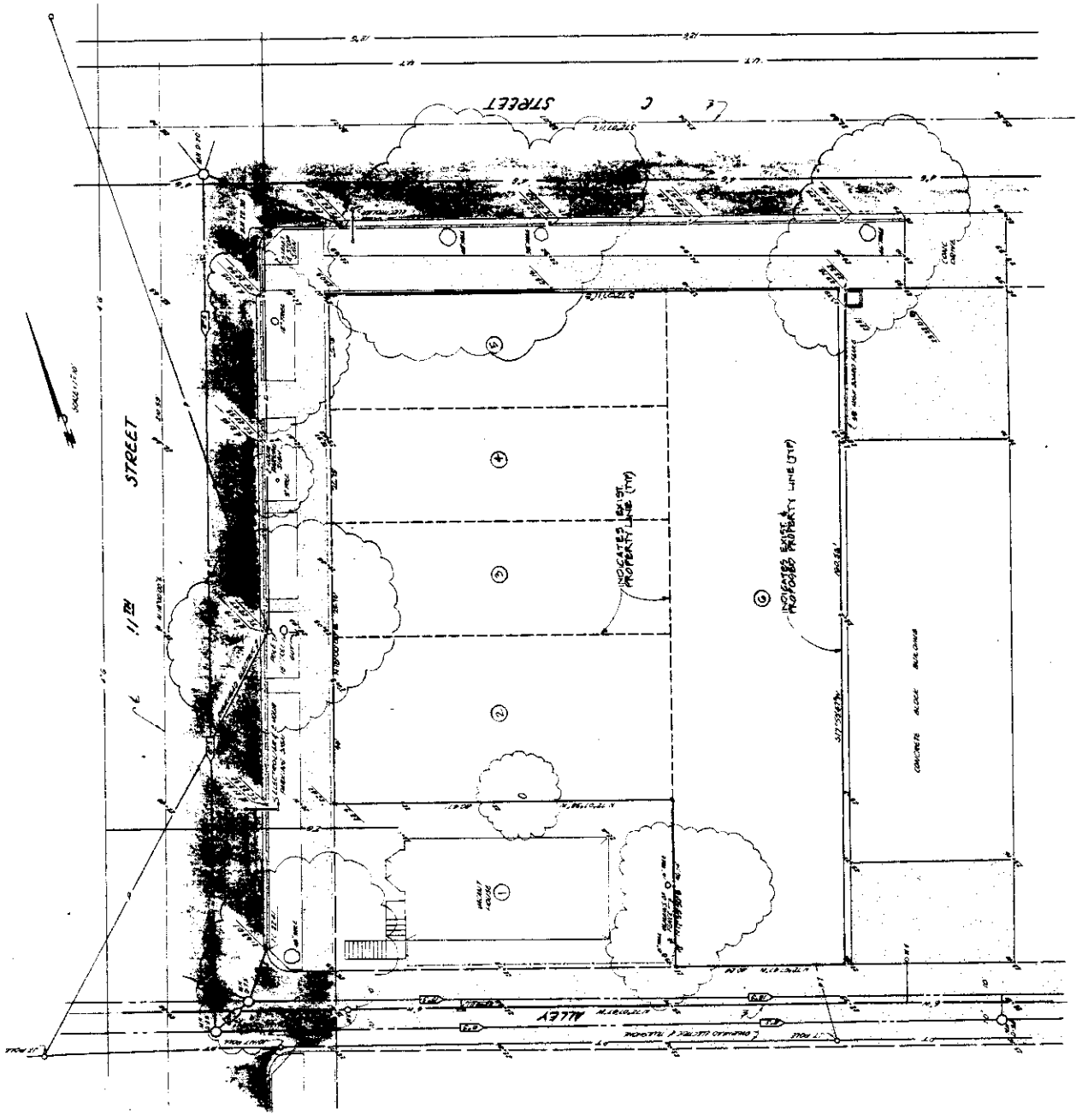
SECRETARY TO CITY PLANNING COMMISSION

NOTES:
 1. REVISIONS SHOWN HEREIN ARE REFERRED TO THE CORRECTIONS ON THE SHEET.
 2. THE PROPERTY LINE IS LOCATED AS SHOWN ON THE SURVEY MAP OF THE PROPERTY.
 3. THE PROPERTY IS TO BE DEVELOPED AS SHOWN ON THE SURVEY MAP OF THE PROPERTY.
 4. THE PROPERTY IS TO BE DEVELOPED AS SHOWN ON THE SURVEY MAP OF THE PROPERTY.
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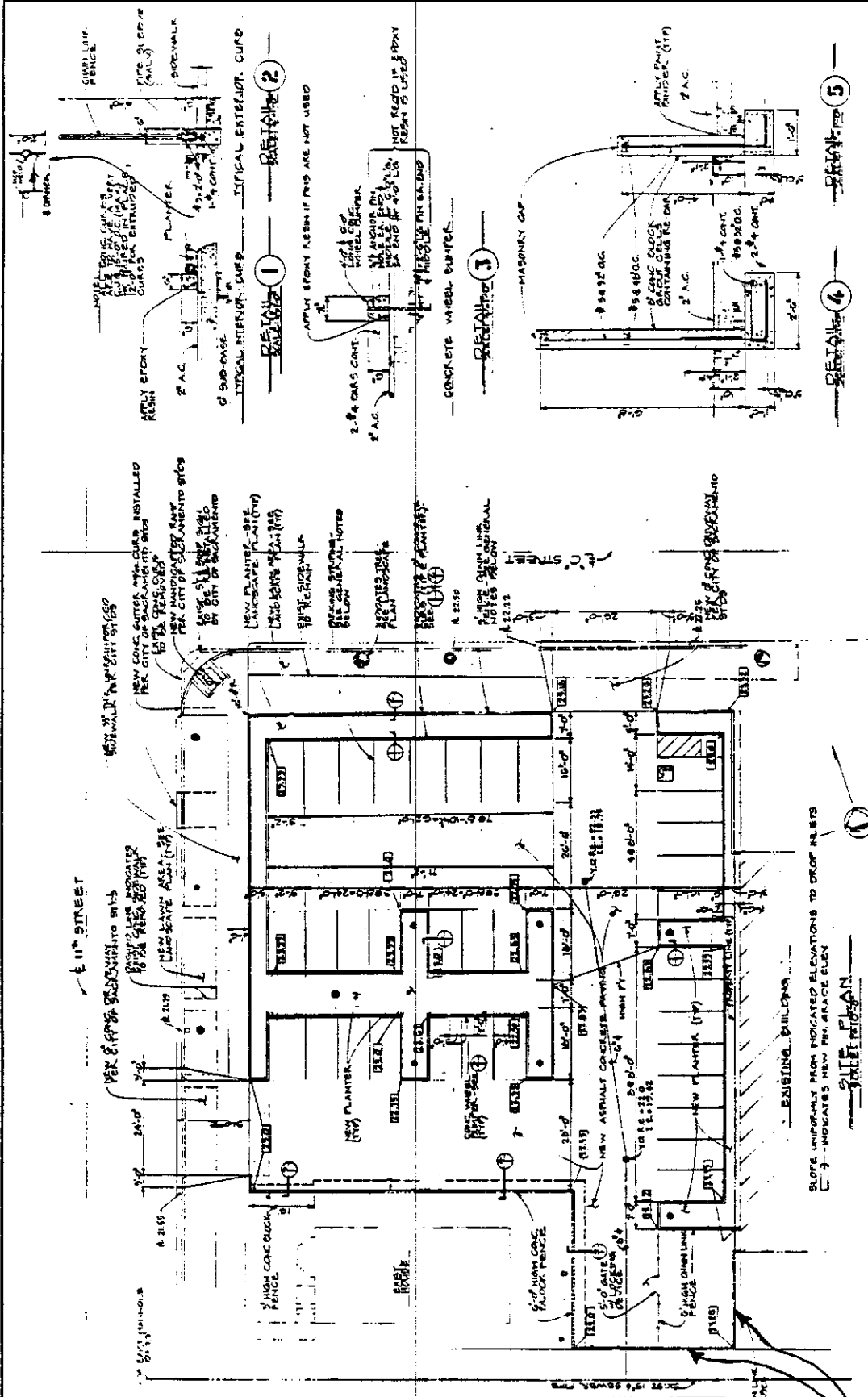
- LEGEND:**
- 1. CHANGES TO EXISTING WALLS AND TOWERED
 - 2. CHANGES TO EXISTING ROOF
 - 3. CHANGES TO EXISTING FLOOR
 - 4. CHANGES TO EXISTING CEILING
 - 5. CHANGES TO EXISTING ELECTRICAL
 - 6. CHANGES TO EXISTING MECHANICAL
 - 7. CHANGES TO EXISTING PLUMBING
 - 8. CHANGES TO EXISTING PAINT
 - 9. CHANGES TO EXISTING FINISHES
 - 10. CHANGES TO EXISTING STRUCTURE
 - 11. CHANGES TO EXISTING UTILITIES
 - 12. CHANGES TO EXISTING LANDSCAPE
 - 13. CHANGES TO EXISTING SITEWORK
 - 14. CHANGES TO EXISTING UTILITIES
 - 15. CHANGES TO EXISTING UTILITIES
 - 16. CHANGES TO EXISTING UTILITIES
 - 17. CHANGES TO EXISTING UTILITIES
 - 18. CHANGES TO EXISTING UTILITIES
 - 19. CHANGES TO EXISTING UTILITIES
 - 20. CHANGES TO EXISTING UTILITIES

THIS IS THE PROPOSED SITE PLAN FOR THE PROJECT. ALL CHANGES TO THE EXISTING SITE PLAN ARE SHOWN WITH THE APPROPRIATE SYMBOLS AND NOTATIONS. THE PROJECT IS TO BE DEVELOPED AS SHOWN ON THE SURVEY MAP OF THE PROPERTY.



SITE PLAN
 25' SCALE
 1" = 25'

EXHIBIT A



GENERAL NOTES (CONT.)

1. ALL CURBS SHALL BE 6\"/>
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- 3. ALL CURBS SHALL BE 6\"/>
- 4. ALL CURBS SHALL BE 6\"/>
- 5. ALL CURBS SHALL BE 6\"/>

GENERAL NOTES (CONT.)

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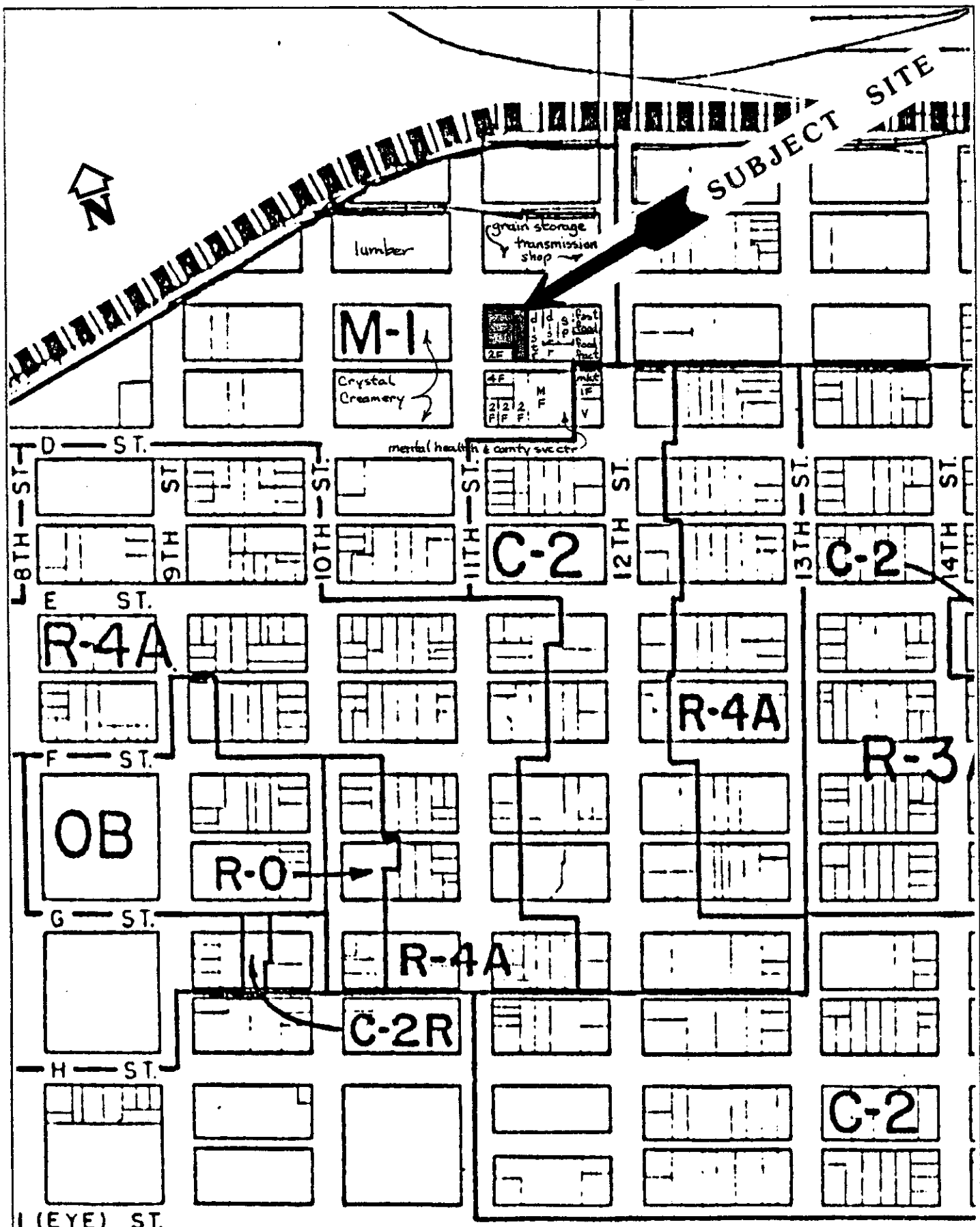
GENERAL NOTES

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STAFF COMMENTS:

- 1) 6 FT. MASONRY WALL REQ'D ALONG ALLEY PER ZONING ORD.
- 2) PLANNING DIRECTOR'S VARIANCE & BUILDING PERMIT REQ'D FOR FENCING EXCEEDING 6 FT IN HT.

EXHIBIT B



LAND USE & ZONING MAP