

CITY PLANNING COMMISSION

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

APPLICANT	Jack Brown, 601 University Avenue, 150-36, Sacramento, CA 95825				
OWNER	Jack Brown, 601 University Avenue, 250-36, Sacramento, CA 95825				
PLANS BY	Leslie R. Peterson Associates, 2308 'J' St., Sacramento, CA 95816				
FILING DATE	6-22-83	50 DAY CPC ACTION DATE		REPORT BY:	JP:bw
NEGATIVE DEC.	Exempt 15105(a) AIR	ASSESSOR'S PCL. NO.	266-160-10,24		

APPLICATION: Lot Line Adjustment to merge two parcels totaling 0.34 acres in the General Commercial (C-2) zone.

LOCATION: 1961 Marconi Avenue

PROJECT INFORMATION:

1974 General Plan Designation: Residential (error on General Plan map, does not require a plan amendment)

1965 Arden-Arcade Community Plan Designation: Shopping-Commercial

Existing Zoning of Site: C-2

Existing Land Use of Site: Abandoned service station

Surrounding Land Use and Zoning:

North: Residential; M-1

South: Auto Repair; C-2

East: Freeway; TC

West: Commercial; C-2

Parking Required: 6 spaces

Parking Ratio: 1:500

Property Dimensions: Irregular

Property Area: 15,000± square feet

Square Footage of Proposed Building: 3,200

Height of Proposed Building: 17 ft.-6 inches

Significant Features of Site: Former service station site. Existing buildings to be removed

Topography: Flat

Street Improvements: Existing

Utilities: Available

001074

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two separate parcels totaling 15,000 square feet in the General Commercial (C-2) zone. Constructed on the site is a service station and a canopied area for gas pumps. The service station has been vacated and gas pumps removed. The applicant proposes to merge the two parcels in order to construct a 3,200 square foot muffler shop on the site.
2. The proposal was reviewed by the City Engineering, Water, Traffic Engineering and Planning Departments. The following comment was received:
The applicant shall provide a new deed description and closure calculations for the subject site.

3. Staff has no objection to the lot line merger as it will enable the applicant to provide on-site parking for the proposed muffler shop. Staff wishes to remind the applicant, however, that he will need to comply with regulations regarding signage, a masonry wall adjacent to residential uses, landscaping and shading before building permits will be issued for the proposed project.

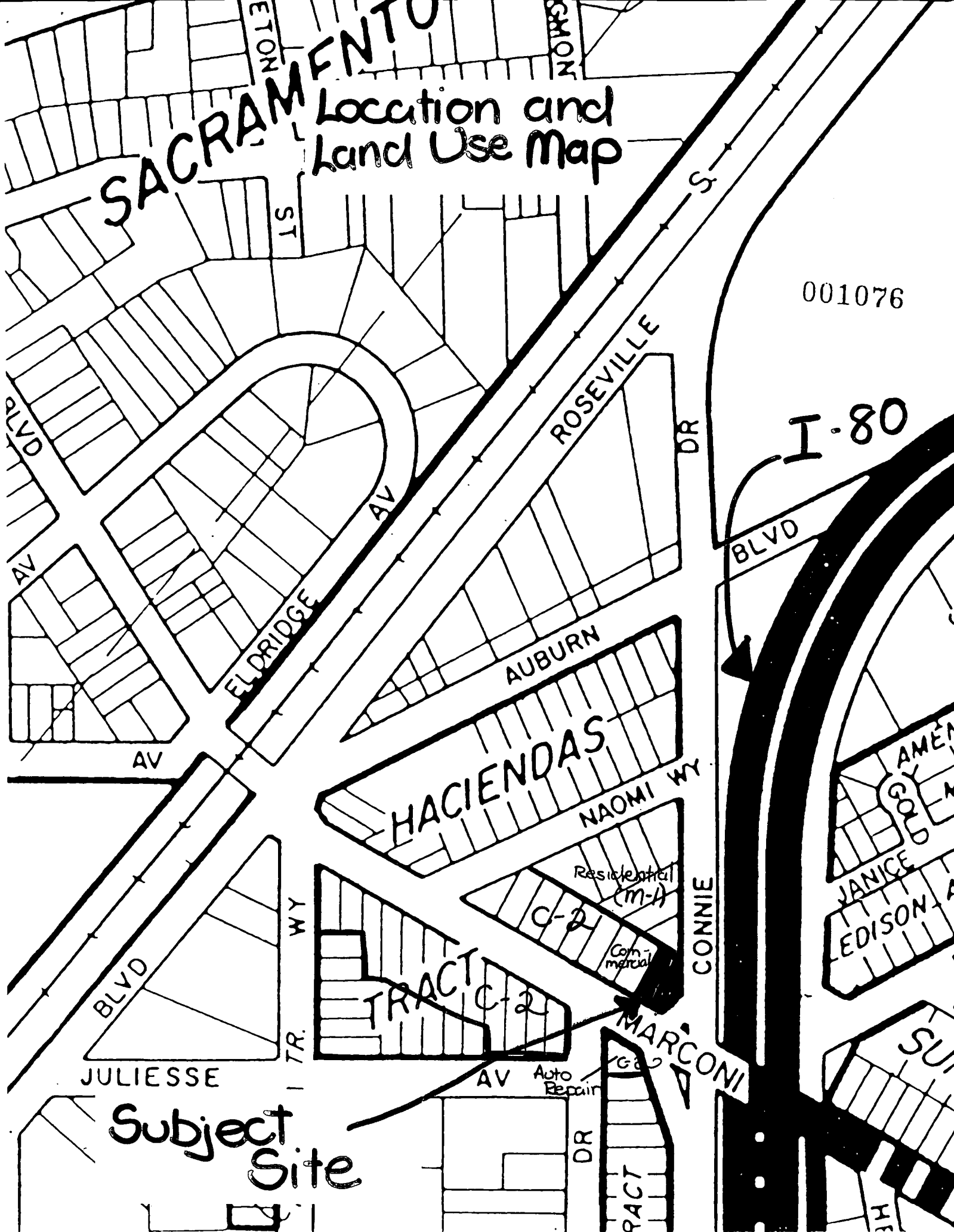
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

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

001075

SACRAMENTO

Location and Land Use Map



001076

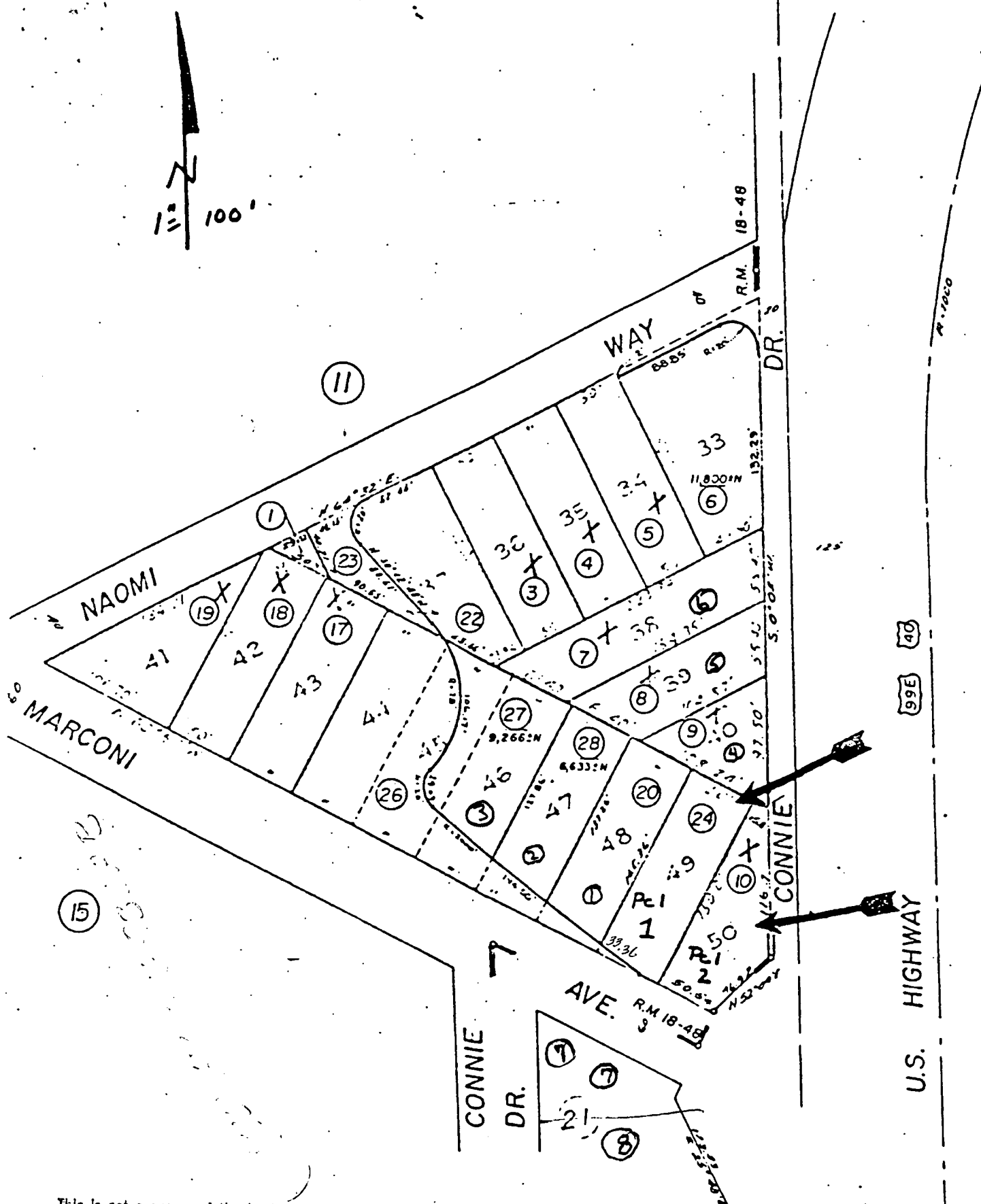
I-80

HACIENDAS

TRACT C-2

Residential (M-1)
Commercial

Subject Site



40
99E

U.S. HIGHWAY

001077

This is not a survey of the land but is compiled for information by the Title Insurance and Trust Company from data shown by the official records

P 83203

Tract, R.M. Bk. 18, Pg. 48

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

R. 31
L. 3462
40°05'E
193'72
R. 27
L. 330

001078

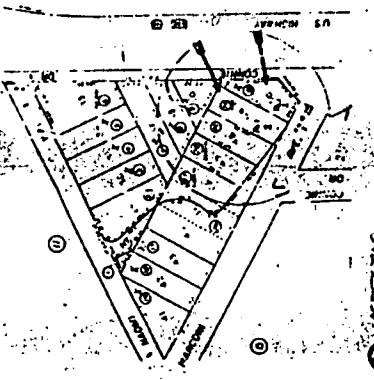
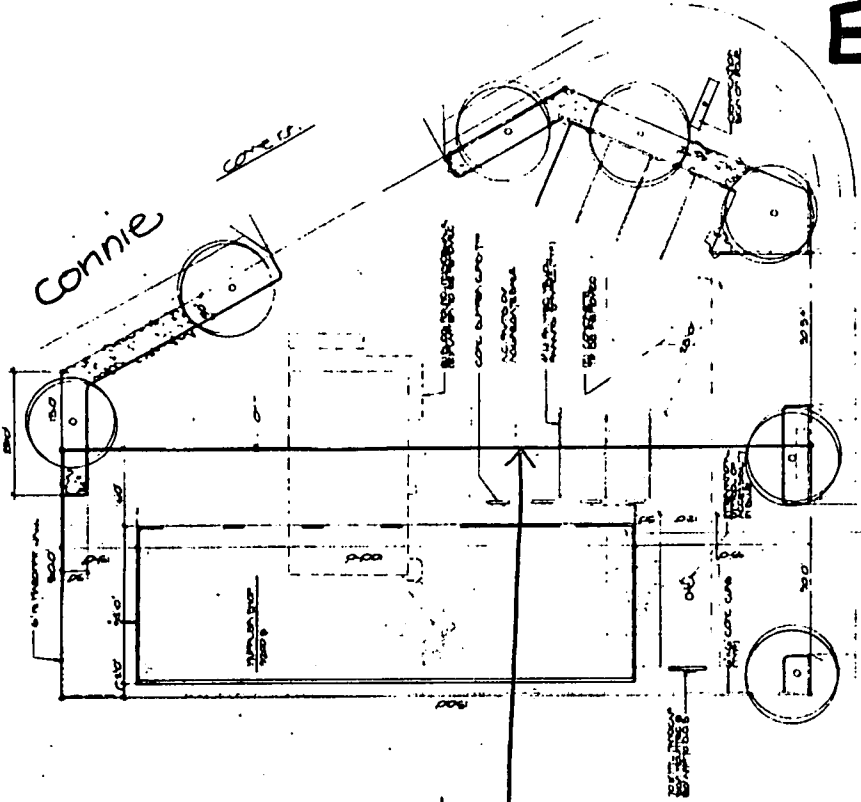
Exhibit A

SAUCY AVE Marconi

DEPT 1100
 2550
 THE DISTRICT OF COLUMBIA
 20540
 THE DISTRICT OF COLUMBIA
 20540

STATION POSITION PLAN

A-1-3



Lot line to be removed

