

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

Applicant: Crawford Construction Company, 5024 Clover Field Way, Sacramento, CA 95824
OWNER: Daniel Olivares, 901 Grand Ave, Sacramento, CA 95838
PLANS BY: Crawford Construction Company, 5024 Clover Field Way, Sacramento, CA 95824
Filing Date: January 29, 1991 Envir. Det.: Neg. Dec. REPORT BY: DIH
ASSESSOR'S PCL. NO.: 251-0052-017, 018

APPLICATION: A. Negative Declaration
B. Lot Line Adjustment to merge two vacant lots consisting of 0.28 acres in the General Commercial (C-2) zone

LOCATION: 3816 and 3820 Rio Linda Blvd.

PROPOSAL: The applicant is requesting the necessary entitlements for the purpose of merging two lots in order to construct a tire garage and shop facility at a future date.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4- 15 du/na)
North Sacramento Community Plan Designation:	Residential (4- 8 du/na)
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential, R-1
South:	Commercial, C-2
East:	Single Family Residential, R-1
West:	Church, Thrift Store, C-2

Property Dimensions:	50' x 120'
Property Area:	0.14 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two vacant parcels measuring 50' x 120' in the General Commercial (C-2) zone. The site is in the Del Paso Design Review Area and any development on the site would require review by the City Design Review staff. There are single family dwellings to the north and east of the site zoned R-1. Vegas Tires and other commercial uses to the south are zoned C-2, and a church across Rio Linda Blvd. to the west is zoned C-2.

B. Applicant's Request

The applicant is requesting the lot line adjustment to merge two vacant lots adjacent to the commercial tire business for the purpose of future business expansion.

C. Staff Analysis

The General Plan and the North Sacramento Community Plan designate the site as low density residential. The zoning for the site is General Commercial (C-2). The proposed lot line merger is not in conflict with the General Plan nor the North Sacramento Community Plan in that lot line adjustments in and by themselves would be allowed and the larger parcel, as in this case, could accommodate residential uses as well as commercial uses. Staff has no objection to the proposal.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

1. Traffic Engineering

Site plan including parking layout and driveway locations shall be reviewed for approval by the City Traffic Engineer prior to issuance of any building permits.

2. Engineering Development

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Appropriately abandon any excess water services (only one per lot) to the satisfaction of the Water Division.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070 (B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the mandatory mitigation measures listed below into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

Mandatory Mitigation Measures

- A. Construct a 6 foot masonry wall along the side of the property bordering the alley and along the northern border of the site where residential structures currently exist (See site plan for specific delineation of sound barrier). This noise barrier shall extend along the eastern edge of the proposed project site adjacent to the alley and extend along the northern border of the site to the front setback along Rio Linda Boulevard to provide a sound barrier between residential areas and any open parking, storage or service areas on the site

- B. The walls of the proposed structure shall be designed with no service bays facing the alley or the residential property to the north of the proposed project site.
- C. Materials used for the walls of the structure or the sound barrier must be massive and airtight with no significant gaps in construction. Suitable materials for barriers include masonry block, precast concrete panels and 3/4' plywood sheathing with caulked overlapping joints.
- D. Noise barriers shall be indicated on plans submitted for the Building Permit plan check.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. 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
LOTS 8 AND 9 BLOCK 7, DEL PASO
HEIGHTS, A PLAT OF WHICH WAS
RECORDED IN THE OFFICE OF THE COUNTY
RECORDER OF SACRAMENTO COUNTY,
FEBRUARY 7, 1911, IN BOOK 12 OF
MAPS, MAP NO. 1. (APN 251-0052-017,
018)
(P91-020)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3816 and 3820 Rio Linda Blvd.; and

WHEREAS, the lot line adjustment has received a Negative Declaration pursuant to Section 15070 of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan in that a larger parcel could accommodate residential uses.

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

that the lot line adjustment for property located 3816 and 3820 Rio Linda Blvd., City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

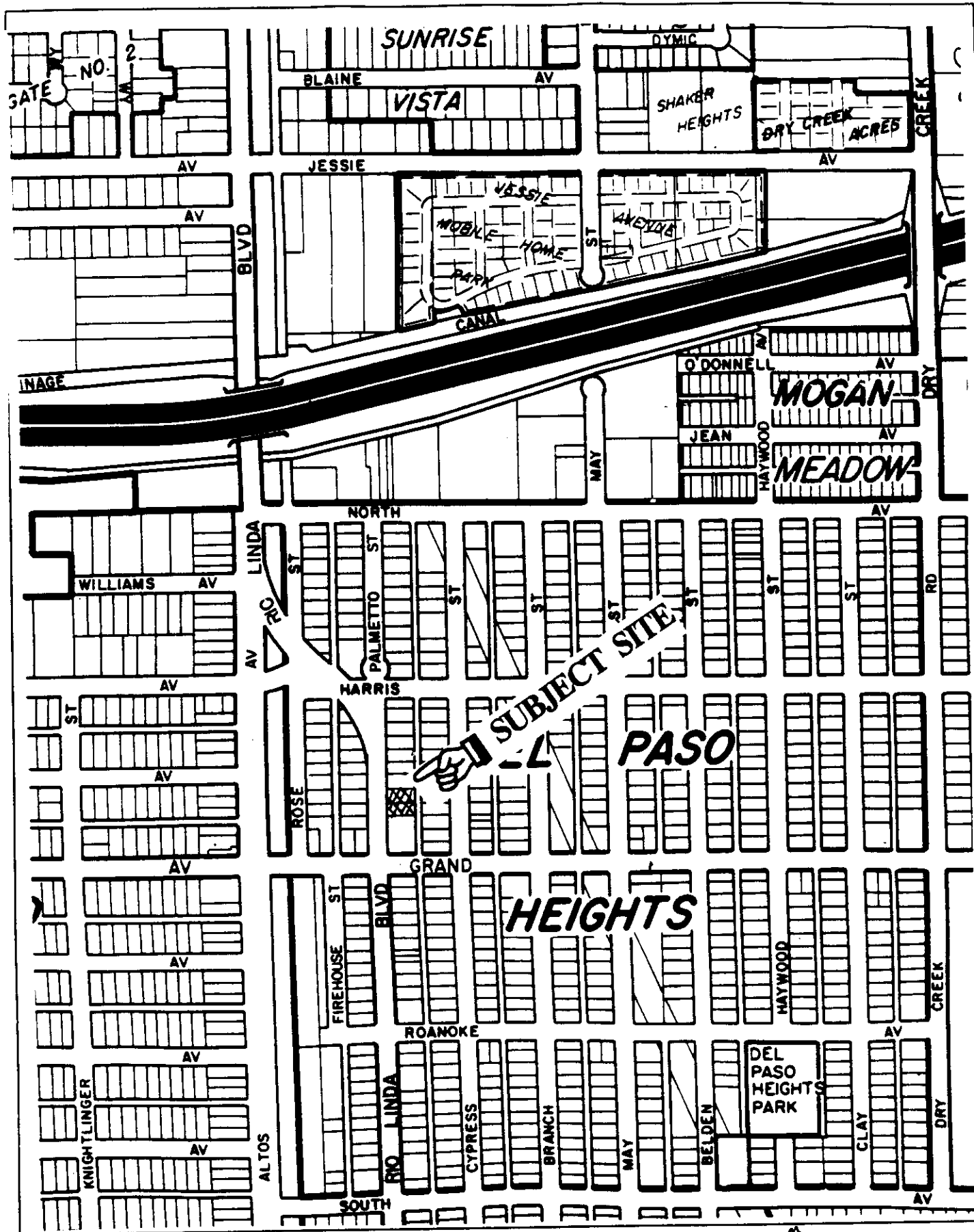
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Appropriately abandon any excess water services (only one per lot) to the satisfaction of the Water Division.

5. Comply with the Negative Declaration mitigation measures on file in the Planning Division prior to issuance of any building permits.

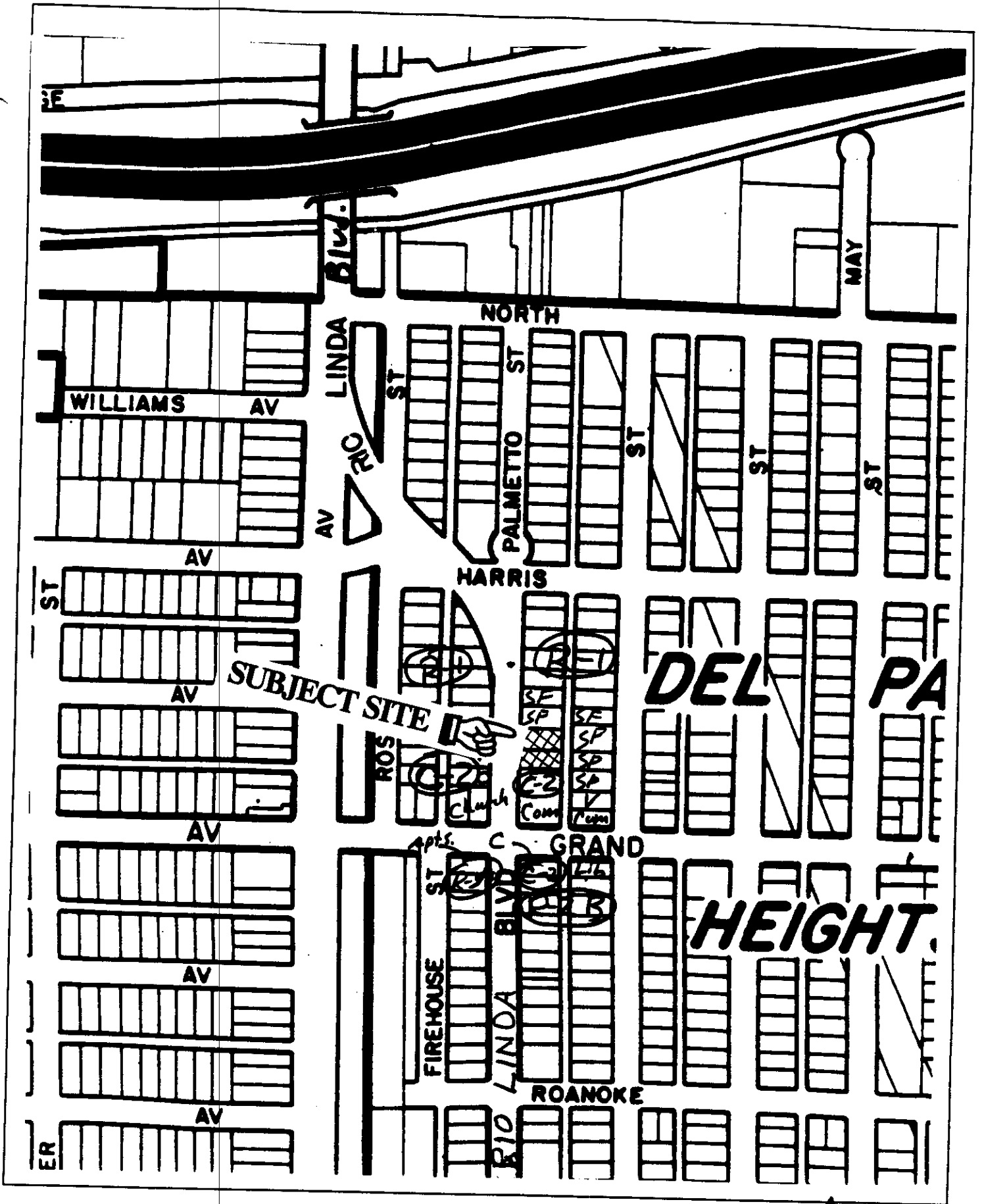
CHAIRPERSON

ATTEST:

SECRETARY TO THE CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP



275319

EXHIBIT - A

86 12-7 0114

RECORDING REQUESTED BY

Chicago Title # 258834H

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

EXISTING
LEGAL
DESCRIPTION

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

80 DEC -7 AM 8:00

J. J. ...
COUNTY CLERK - RECORDER

07
S

NAME
STREET ADDRESS
CITY, STATE, ZIP

Daniel R. Olivares &
Candido R. Olivares
901 Grand Ave.
Sacramento, CA 95838

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. _____ Escrow No. _____

DOCUMENTARY TRANSFER TAX \$ 55.00
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
 OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.

the undersigned grantor

Signature of Declarant or Agent determining tax. Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARVEL PUTNAM AND LAURA M. PUTNAM, TRUSTEES OF THE MARVEL AND LAURA M. PUTNAM
FAMILY REVOCABLE TRUST, ESTABLISHED FEBRUARY 22, 1988,

hereby GRANT(S) to

DANIEL R. OLIVARES, a married man, as his sole and separate property, as to an undivided one-half interest and CANDIDO R. OLIVARES, a married man, as his sole and separate property, as to an undivided one-half interest, as tenants in common.

the following described real property in the City of Sacramento
county of Sacramento, state of California:

LOTS 8 AND 9 BLOCK 7, DEL PASO HEIGHTS, A PLAT OF WHICH WAS RECORDED IN
THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, FEBRUARY 7, 1911,
IN BOOK 12 OF MAPS, MAP NO. 1.

PH. 251-0052-017 & 251-0052-018

P91 020

Dated November 28, 1988

Marvel Putnam
MARVEL PUTNAM, trustee

STATE OF CALIFORNIA,

COUNTY OF Sacramento

ss.

S-23-91 LAURA M. PUTNAM, trustee

23

P91-020

275319

8001
86 12-7 0114

PROPOSED
LEGAL

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

80 DEC -7 AM 8:00

[Signature]
COUNTY RECORDER

02
S

RECORDING REQUESTED BY
Chicago Title # 258834H

And When Recorded Mail This Deed and, Unless
Otherwise Shown Below, Mail Tax Statements To:

NAME Daniel R. Olivares &
STREET ADDRESS Candido R. Olivares
CITY, STATE, ZIP 901 Grand Ave.
Sacramento, CA 95838

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Title Order No. _____ Escrow No. _____

DOCUMENTARY TRANSFER TAX \$ 55.00
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
_____ OR COMPUTED ON FULL VALUE LESS LIENS AND
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Signature of Declarant or Agent determining tax. Firm Name

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P91 020

Dated November 28, 1988

STATE OF CALIFORNIA,
COUNTY OF Sacramento

ss. 5-23-91

On this the 29th day of November 19 88, before me.

[Signature]
MARVEL PUTNAM, trustee

[Signature] #23
LAURA M. PUTNAM, trustee

P91-020

P91 020

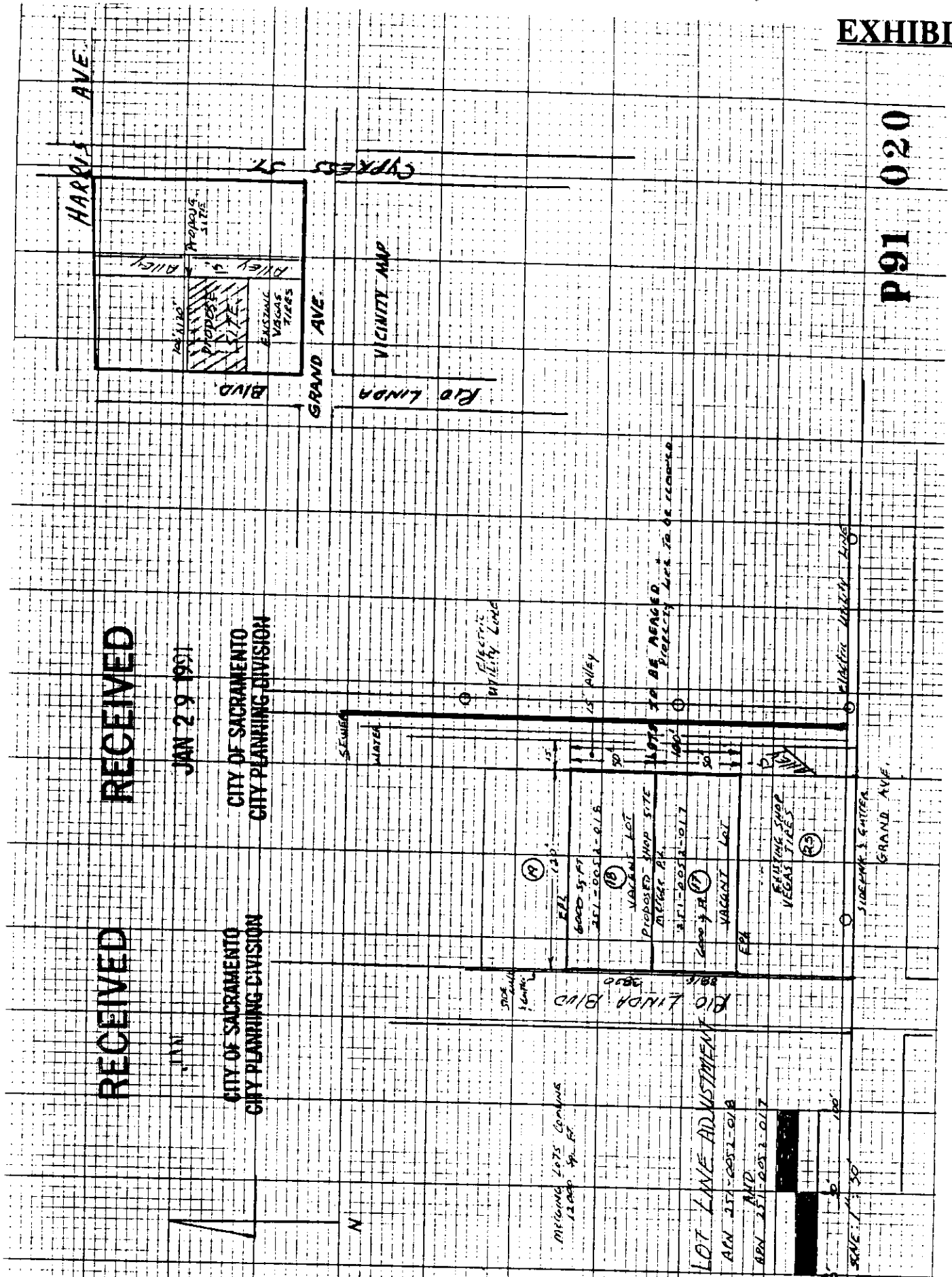
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JAN 29 1991

CITY OF SACRAMENTO
CITY PLANNING DIVISION

CITY OF SACRAMENTO
CITY PLANNING DIVISION



P91-020

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