

CITY PLANNING COMMISSION

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

APPLICANT	Chevron U.S.A., 2 Annabel Lane, No. 200, San Ramon, CA 94583		
OWNER	William & Joan Larkin, 1919 Sacramento St., San Francisco, CA 94109		
PLANS BY	Chevron U.S.A., 2 Annabel Lane, No. 200, San Ramon, CA 94583		
FILING DATE	12-20-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Exempt 15305(a) EIR	ASSESSOR'S PCL. NO.	237-173-10 thru 13 & 26

APPLICATION: Lot Line Merger of five parcels totaling .7 acres in the Highway Commercial (HC) zone. (Subdivision Ordinance Sec. 40.107)

LOCATION: 4221 Raley Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to allow addition of a computerized sales system booth to the existing service station.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Del Paso Heights Community
Plan Designation: Light Density Residential
Existing Zoning: HC
Existing Land Use: Service Station

Surrounding Land Use and Zoning:

North: Vacant lot; R-1
South: Church; R-1
East: Single Family Residences; R-1
West: Single Family Residence; R-1

Parking Required: 1 space
Parking Provided: 1 space
Ratio Required: 1 space per 500 sq. ft.
Ratio Provided: 1 space per 500 sq. ft.
Property Dimensions: 180' x 170.20'
Property Area: .7 acre
Significant Feature of Site: Existing Service Station
Street Improvements/Utilities: Existing

STAFF EVALUATION

1. The subject site is located in a developed area which is zoned Highway Commercial (HC). It is surrounded by single family (R-1) zoning and is at the edge of the Highway 80 (formerly 880) right-of-way. Staff has no objection to this request in that the service station exists and a lot line adjustment to merge five parcels will allow a computerized sales system booth to be constructed.
2. The proposed lot line adjustment was reviewed by Engineering, Traffic and Real Estate Departments. No objections to the request were received.
3. The submitted site plan shows three detached signs. The applicant should be aware that a third (new) sign may not be placed on site.
4. The applicant should be aware that a six-foot masonry wall is required adjacent to residential uses and zones. This wall should therefore be constructed along the westerly and southerly property lines.

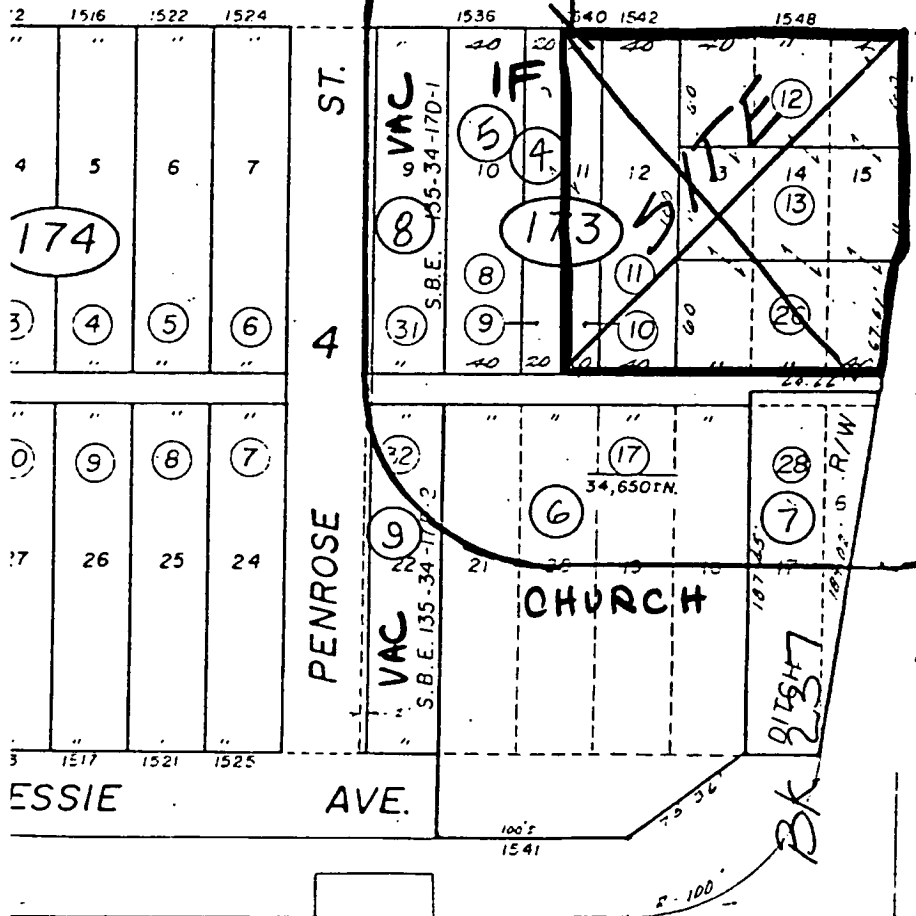
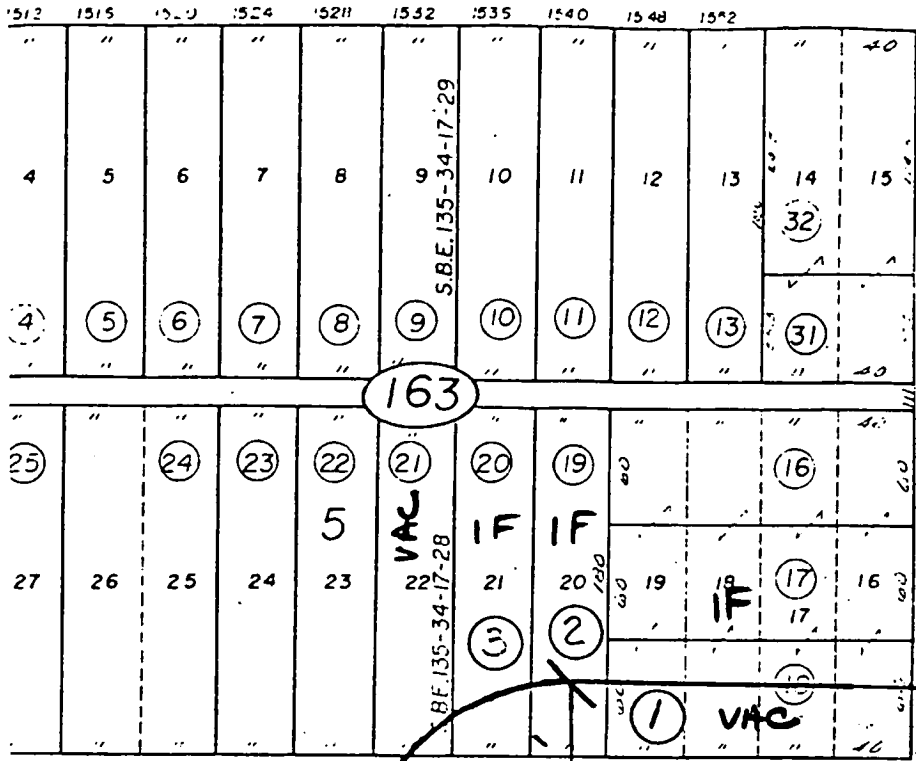
APPLC. NO. P83-428

MEETING DATE January 26, 1984

CPC ITEM NO. 30

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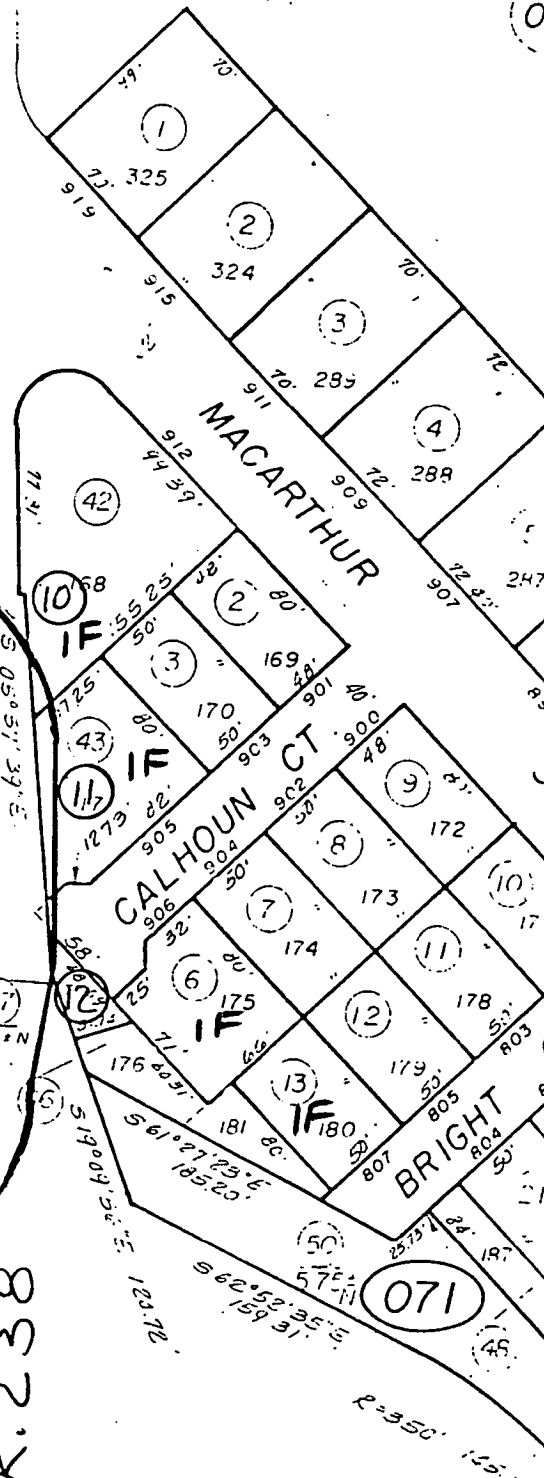
AVE.



RM 29-24
RALEY ST.

BLVD.

Home
BK. 238



LAND
USE MAP

001020

P 83428

No. 30
FREE

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STATE

RANCHO

SUBJECT SITE

DEL PRIOR WY
WASHINGTON ST
JENNIFER ST
HEIGHTS
CALENDAR ST
UNIT NO. 1

KATHERINE AV
YOUNGS HEIGHTS
YOUNG AV
HURON BLVD
BALSAM ST
JESSIE AV

BELL
CHARLEEN ESTATES
PARKER HOMES
TERRACE
MACARTHUR BLVD
NIMITZ ST
TINKER ST
EMMONS ST
LOMBARD ST
CLINGER ST
KELLEY ST
STILLWELL ST
CHENNAULT ST
WAINWRIGHT ST
DROOLITTLE ST
HILLS ST
ANDERSON ST
DE WIT ST
WAINWRIGHT ST

BELL AVENUE SCHOOL
DEL VILLAGE CR
COMMODORE LN
KIT CT
GREEN ST
VILLAGE CR
KIT LN
GREENS MOBILE MANOR
KIT RD
VILLAGE CR
MAJESTIC LN
MAJESTIC LN

RANCHO DEL PASO
HEATLEY TRACE
ANIE AV
VUE
TES
BALSAM ST
GRANT UNION SUB.

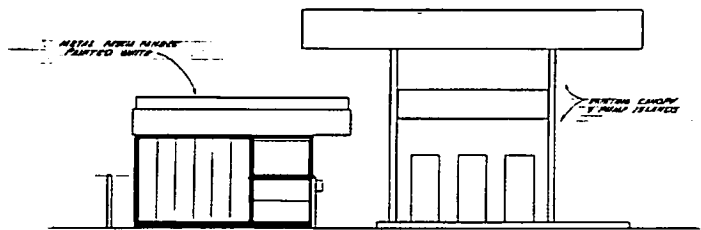
NORTH
L PASO HEIGHTS
UNION H
COL

EAST DEL PASO
HARRIS
HEIGHTS
POOL ACT
VERNON NO. 1
HUCKABY AV
VERNON NO. 2

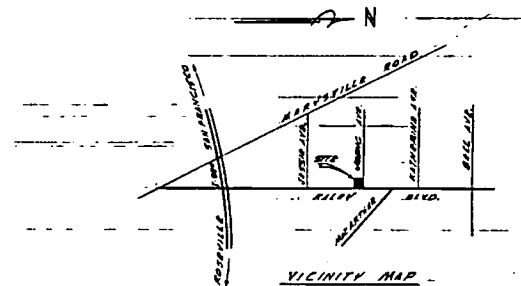
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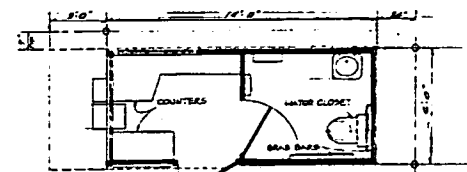
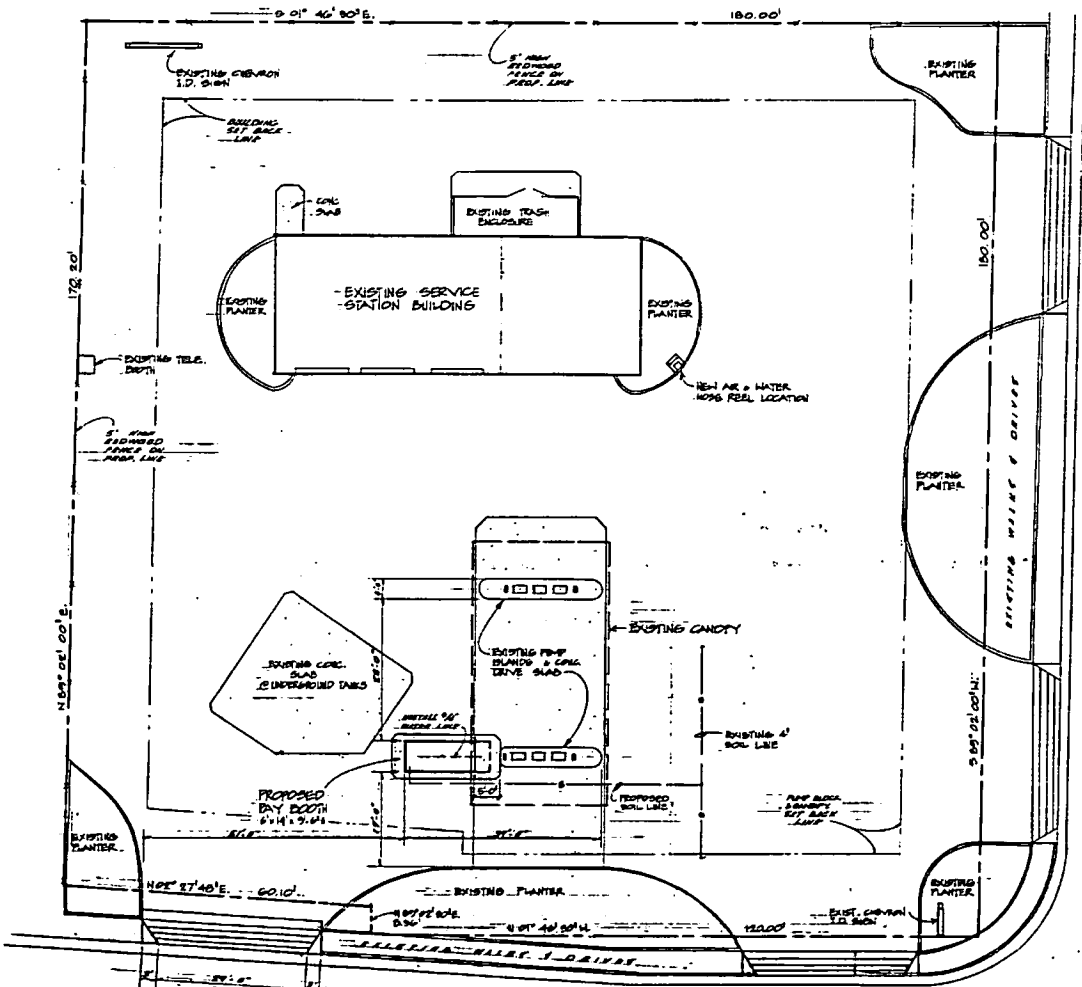
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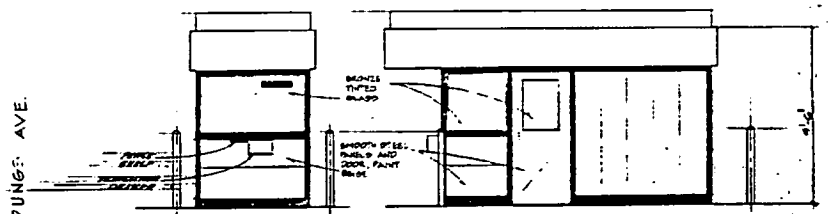
RIGHT SIDE ELEVATION: VIEW FROM RALLY BLVD.



VICINITY MAP

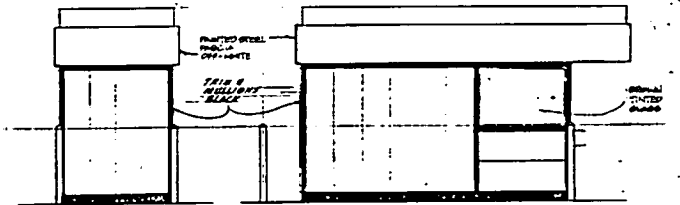


PAY BOOTH FLOOR PLAN



FRONT ELEVATION

LEFT SIDE ELEVATION



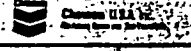
REAR ELEVATION

RIGHT SIDE ELEVATION

PAY BOOTH, TYPE 'C'

SCALE 3/8"=1'-0"

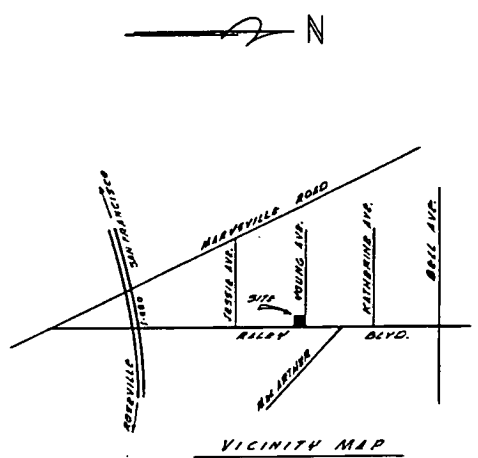
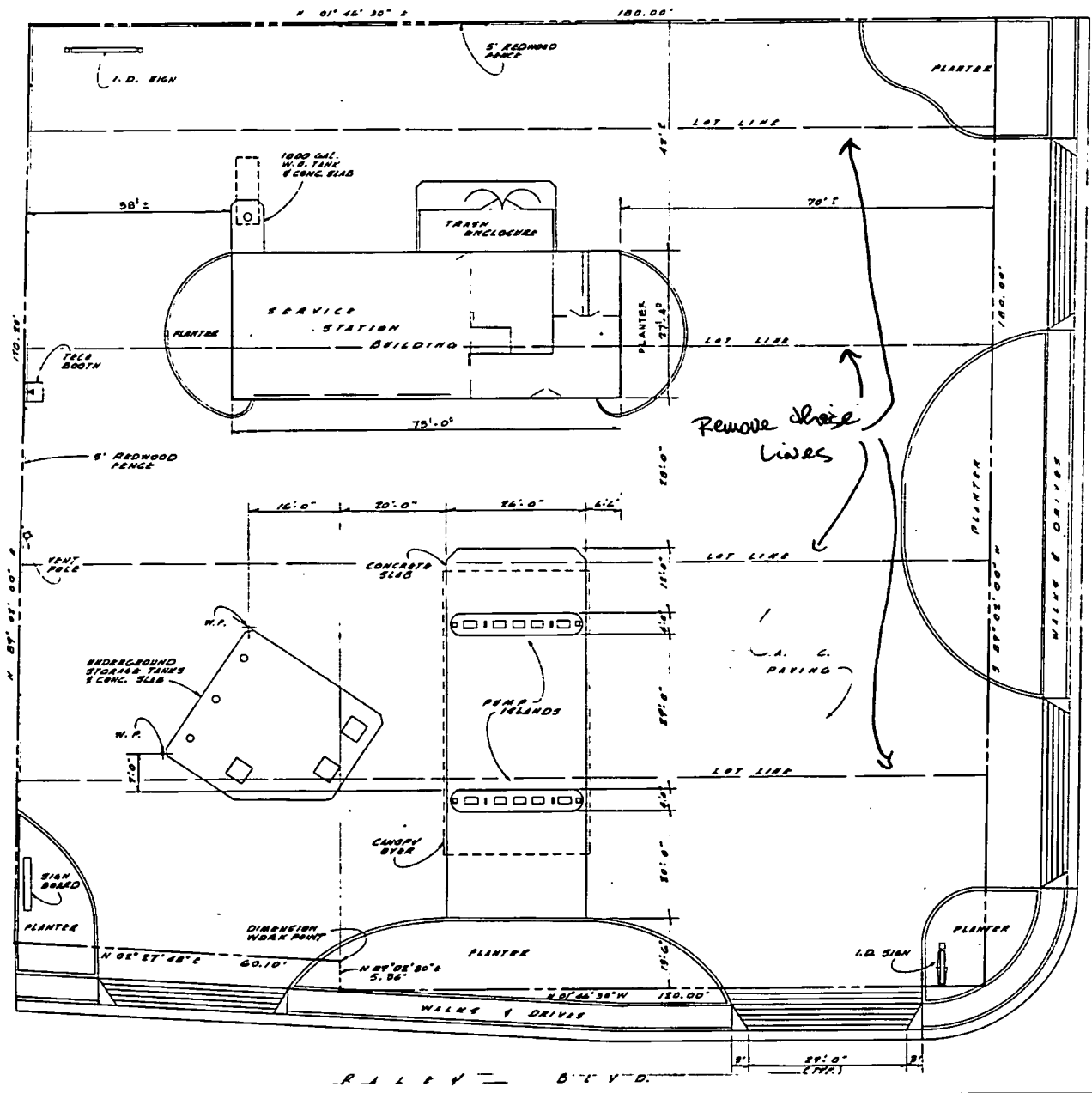
001003

REVISED		COMPUTERIZED SALES SYSTEM PROGRAM - SITE PLAN & ELEVATIONS
NO.	DATE	
		SERVICE STATION 99-1069 RALLY BLVD. & YOUNG AVE. SACRAMENTO, CALIF.
		 License No. 11111 State of California Professional Engineer
		PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]

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No. 30



Y O U N G A V E.

REVISIONS			
NO.	DATE	BY	REVISION

GROUND PLAN

SERVICE STATION #9-1069
 RILEY BLVD. & YOUNG AVE.
 SACRAMENTO, CA.

Chevron USA Inc.
 Marketing Operations, San Francisco

DATE: 8-25-83
 BY: SH/ D.
 SCALE: 1" = 10'-0"

A

Exhibit A

001002

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, particularly described as follows:

That portion of Lots 11 and 15 and all of Lots 12, 13 and 14 in Block 4, as shown on the Map of "Youngs Heights", recorded April 2, 1912 in Book 13 of Maps, Map No. 14; in the Office of the County Recorder of Sacramento County, California, described as follows:

Beginning at the Northeasterly corner of said Lot 15; thence South 89° 02' 00" West along the Northerly line of said Block 4, a distance of 180.00 feet to the Westerly line of the East 20.00 feet of said Lot 11; thence South 01° 46' 30" East along said Westerly Line 180.00 feet to the Southerly Line of said Lot 11; thence North 89° 02' 00" East along the Southerly line of said Lots 11, 12, 13, 14 and 15, a distance of 170.20 feet to the Westerly line of the land described in the Deed to the State of California, recorded June 24, 1965, in Book 5271, Page 154 of Official Records; thence North 02° 27' 48" East 60.10 feet to the North Line of the South 60.00 feet of said Lot 15; thence along said North line North 89° 02' 30" East 5.36 feet to the Easterly line of said Lot 15; thence along the East line of said Lot 15, North 01° 46' 30" West 120.00 feet to the Point of Beginning; containing 0.733 acre, more or less.

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BOOK 71-

INITIAL



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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 merger by adopting the attached resolution.

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