

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Steve Zeigler, 2026 Broadway, Sacramento, CA 95818
OWNER Alexander and Nadine Janushkowsky, 691 Crocker Road, Sacramento, CA 95864
PLANS BY Steve Zeigler, 2026 Broadway, Sacramento, CA 95818
FILING DATE 3/9/89 ENVIR. DET. Ex 15305a REPORT BY JC:kjr
ASSESSOR'S PCL. NO. 010-0218-004, 005, 006

APPLICATION: Lot Line Adjustment to merge three lots totaling 0.23+ acres in the General Commercial (C-2) zone

LOCATION: 2026 Broadway

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots totaling .23+ acres in the C-2 zone.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices

Existing Zoning of Site: C-2

Existing Land Use of Site: Buffalo Pizza and Vacant

Surrounding Land Use and Zoning:

North: Service Station; C-2

South: Restaurant; C-2

East : Service Station; C-2

West : Retail and Vacant; C-2

Property Dimensions: 126.5' x 80'

Property Area: 0.23+ acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The site consists of .23+ partially developed acres in the General Commercial (C-2) zone. The site is developed with Buffalo Pizza which fronts Broadway and an unimproved lot, used for parking, which fronts 21st Street. The General Plan designates the site as Community/Neighbor Commercial and Offices. The surrounding land uses and zones are service station, general commercial (C-2) zone to the north and east; restaurant, general commercial (C-2) zone to the south and retail and vacant unimproved lot, general commercial (C-2) zone to the west.
- B. The applicant proposes to merge the three lots in order to comply with City Codes and provide adequate parking for Buffalo Pizza. The site will need to be paved in order to be utilized as parking.

C. The plans were reviewed by Traffic Engineering, Engineering, Building Inspections, and Real Estate Divisions. The following comments were received:

- File Certificate of Compliance and waive parcel map prior to recordation
- Pay off or combine any existing assessments
- Ensure County taxes are paid current
- Submit drawing showing location of existing sewer and water services. Remove unused water services in excess of one service. (Only one service per lot allowed.)
- Verify that buildings that exist do not cross property lines. (Aerial photo doesn't seem to match parcel layouts.)

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line merger by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 1, 2,
AND PORTION OF LOT 19 OF SUTTER TERRACE ADDITION

(APN: 010-0218-004, 005, 006)

(P89-129)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2026 Broadway; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that the lot line adjustment for property located at 2026 Broadway, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation; submit all required documents according to submittal requirements and pay necessary fees.
2. Pay off or combine any existing assessments.
3. Remove unused water services in excess of one service.
4. Verify existing buildings do not cross property lines.
5. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine

what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

CHAIRPERSON

ATTEST:

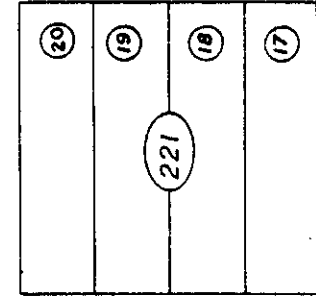
SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT "A"

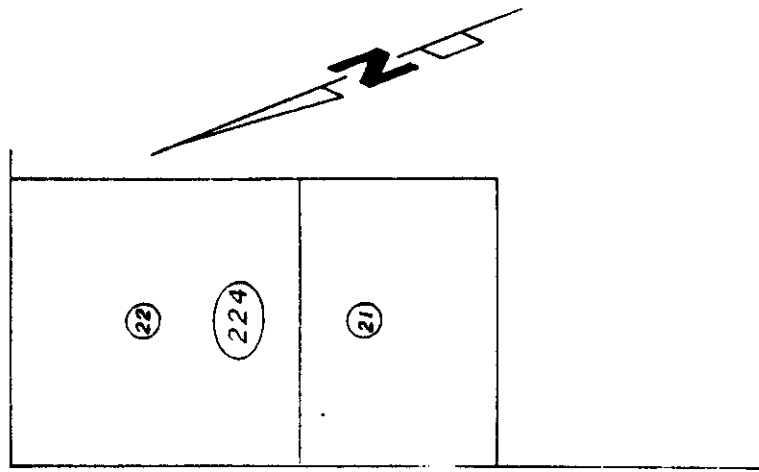
LOT MERGER

APN 010-218-04,05 & 06

EXHIBIT A

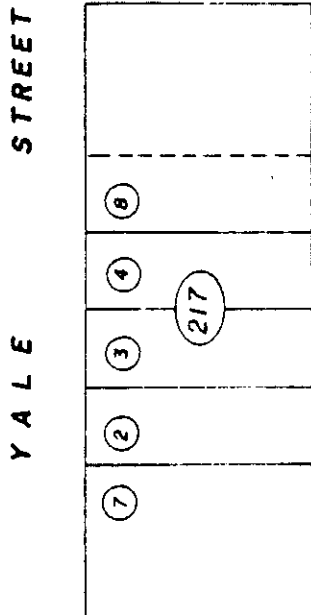


WAY



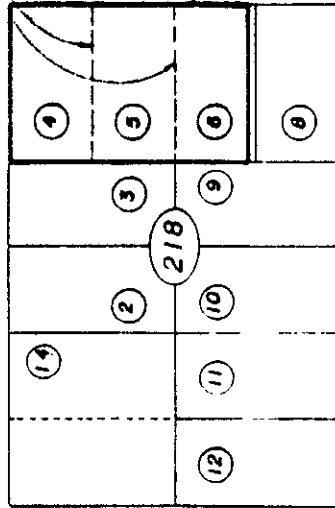
STREET

21 ST



BROADWAY

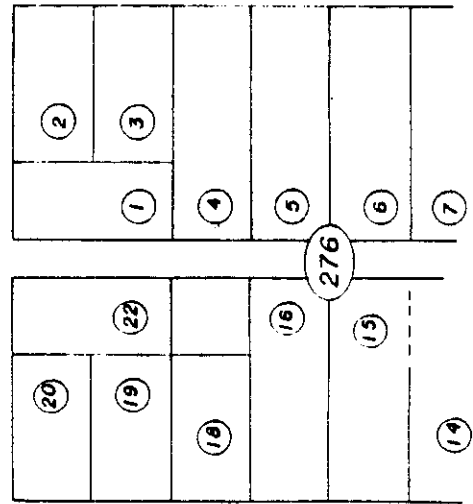
EXIST. LOT LINES TO BE REMOVED



ST

WAY

BURNETT



20 TH

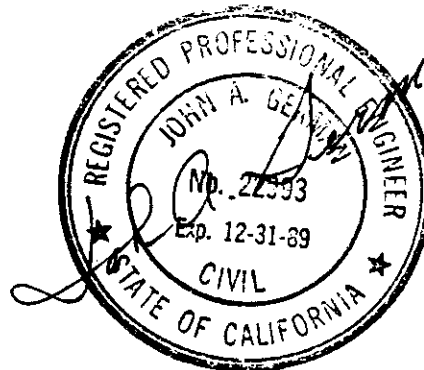
EXHIBIT B

NEW DESCRIPTION

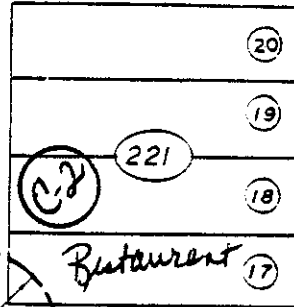
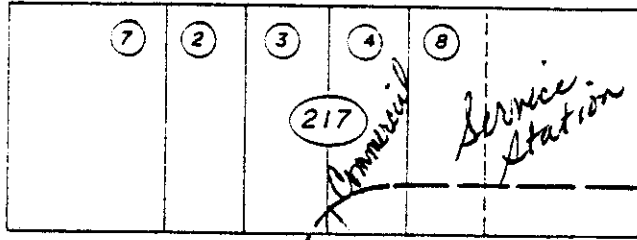
All that real property situate in the County of Sacramento, State of California, more particularly described as follows:

Beginning at a point on the West line of Lot 19 as shown on the "Plat of Sutter Terrace Addition", recorded in Book 10 of Maps, Map No. 50, official records of Sacramento County, from which the Southwest corner of said Lot 19 bears S19°16'00" West, 4.67 feet; thence N19°16'00" East along the Easterly line of Lots 18 and 3 of said plat, 126.58 feet to the Northeast corner of said Lot 3; thence along the Southerly right-of-way line of Broadway (formerly Y Street) S70°30'00" East, 80.00 feet to its intersection with the Westerly right-of-way line of 21st Street; thence along the Westerly right-of-way line of 21st Street, S19°16'00" West, 126.58 feet to a point on the East line of Lot 19 of said plat from which the South east corner of said lot bears S19°16'00" West, 4.67 feet; thence N70°30'00" West 80.00 feet to the POINT OF BEGINNING.

END OF DESCRIPTION

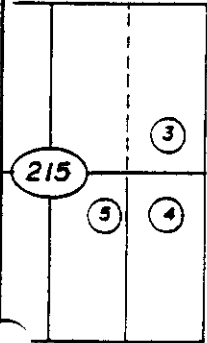


Y A L E STREET

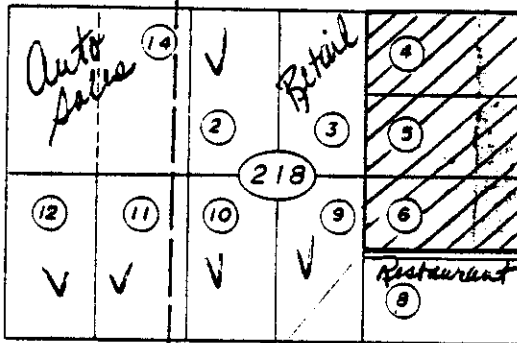


BROADWAY

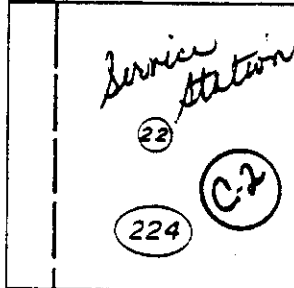
WAY



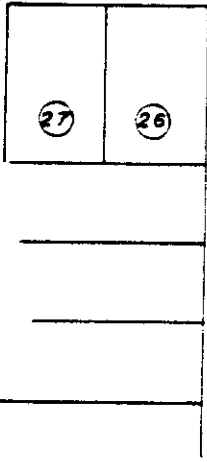
ST.



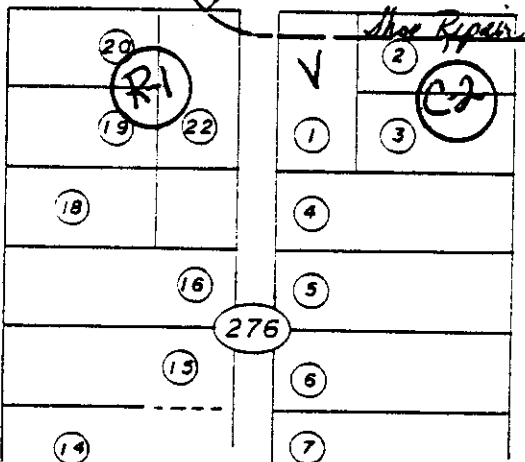
STREET



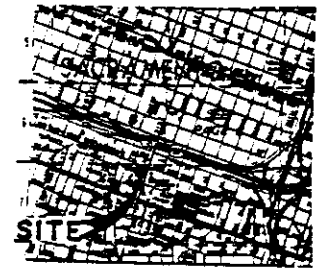
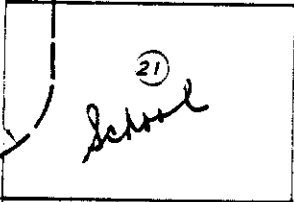
BURNETT WAY



20TH



21ST.



VICINITY MAP
X.F.S.

VICINITY - LAND USE - ZONING

PS9-129

4-27-89

#31