

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

**APPLICANT** Henry F. Yee, 3050 Fite Circle, Ste. 208, Sacramento, CA, 95827

**OWNER** Sun N. Fong, 2124 23rd Avenue, Sacramento, CA, 95822

**PLANS BY** Henry F. Yee, 3050 Fite Circle, Ste. 208, Sacramento, CA, 95827

**FILING DATE** March 8, 1991    **ENVIR. DET.** Exempt 15305(a)    **REPORT BY** SLY

**ASSESSOR'S PCL. NO.** 019-141-09,19

**APPLICATION:**

Lot Line Adjustment to merge two lots into one lot totaling 0.45± developed acres in the Light Industrial, Executive Airport Overlay-3 (M-1{EA-3}) zone.

**LOCATION:** 5071 24th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

**PROJECT INFORMATION:**

General Plan Designation:                    Heavy Commercial or Warehouse  
Existing Zoning of Site:                      M-1{EA-3}  
Existing Land Use of Site:                    Retail stores

**Surrounding Land Use and Zoning:**

North:                    Commercial, M-1{EA-3}  
South:                    Apartments, C-2 and R-1{EA-3}  
East:                     Single Family, M-1{EA-3}  
West:                     Single Family, R-1{EA-3}

Property Dimensions:                    130.82 X 148.74 feet  
Property Area:                            0.45± 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 one interior and one corner lot totaling 0.45± developed acres in the Light Industrial, Executive Airport Overlay-3, M-1{EA-3} zone (see Exhibit A). The subject site is presently developed with commercial retail stores and a restaurant. The General Plan designates the subject site as Heavy Commercial or Warehouse. The surrounding land use and zoning for the subject site are commercial, zoned M-1 {EA-3} to the north; apartments, zoned C-2 and R-1{EA-3} to the south; single family residential, zoned M-1{EA-3} to the east; and single family residential, zoned R-1{EA-3} to the west.

**B. Applicant's Proposal**

The applicant is proposing a lot line adjustment to merge two parcels into one parcel in order to bring the current parcels into conformance with the Zoning Ordinance and Building Codes so the parcel can be further developed. The lot line adjustment will delete the common property lines that separate the two parcels from each other. (see Exhibit A).

**C. Staff Analysis**

Staff has no objection to the proposed lot line merger. There are existing retail stores that are built across the common property line which requires a lot line merger to bring the site in conformance with the Zoning Ordinance and Building Codes. The lot line merger will create a larger single parcel. The newly created parcel will be approximately 131 feet by 149 feet.

The applicant proposes to construct additional commercial retail space on the northeast corner of the merged lot. The additional retail space will need to meet all current parking requirements.

**D. Agency Comments**

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

1. Traffic Engineering Staff comments:

Construction of a proposed new 1,160 square feet retail store will result in a parking deficit of 3 parking spaces. The parking lot should be redesigned to provide 27 parking spaces.

2. Engineering Development Staff Comments:

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. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- e. Abandon excess water services to the satisfaction of the Water Division.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

**RECOMMENDATION:** Staff recommends that the Planning Commission 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 TO ADJUST THE COMMON  
PROPERTY LINE OF ALL THAT PORTION OF LOT 18 AS SAID LOTS  
ARE SHOWN ON THE MAP OF "PLAT OF COYLE CITY ACRES" IN  
BOOK 16 OF MAPS, MAP NO. 28, RECORDS OF SACRAMENTO  
COUNTY

(APN: 019-141-009,019)

(P91-055)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5071 24th Street; 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 General Plan; and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 5071 24th Street, City of Sacramento, be approved as shown and described in Exhibits A and B, attached hereto, subject to the following conditions:

The 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. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department,

Development Services Division, Room 100, 927 10th Street.

5. Abandon excess water services to the satisfaction of the Water Division.

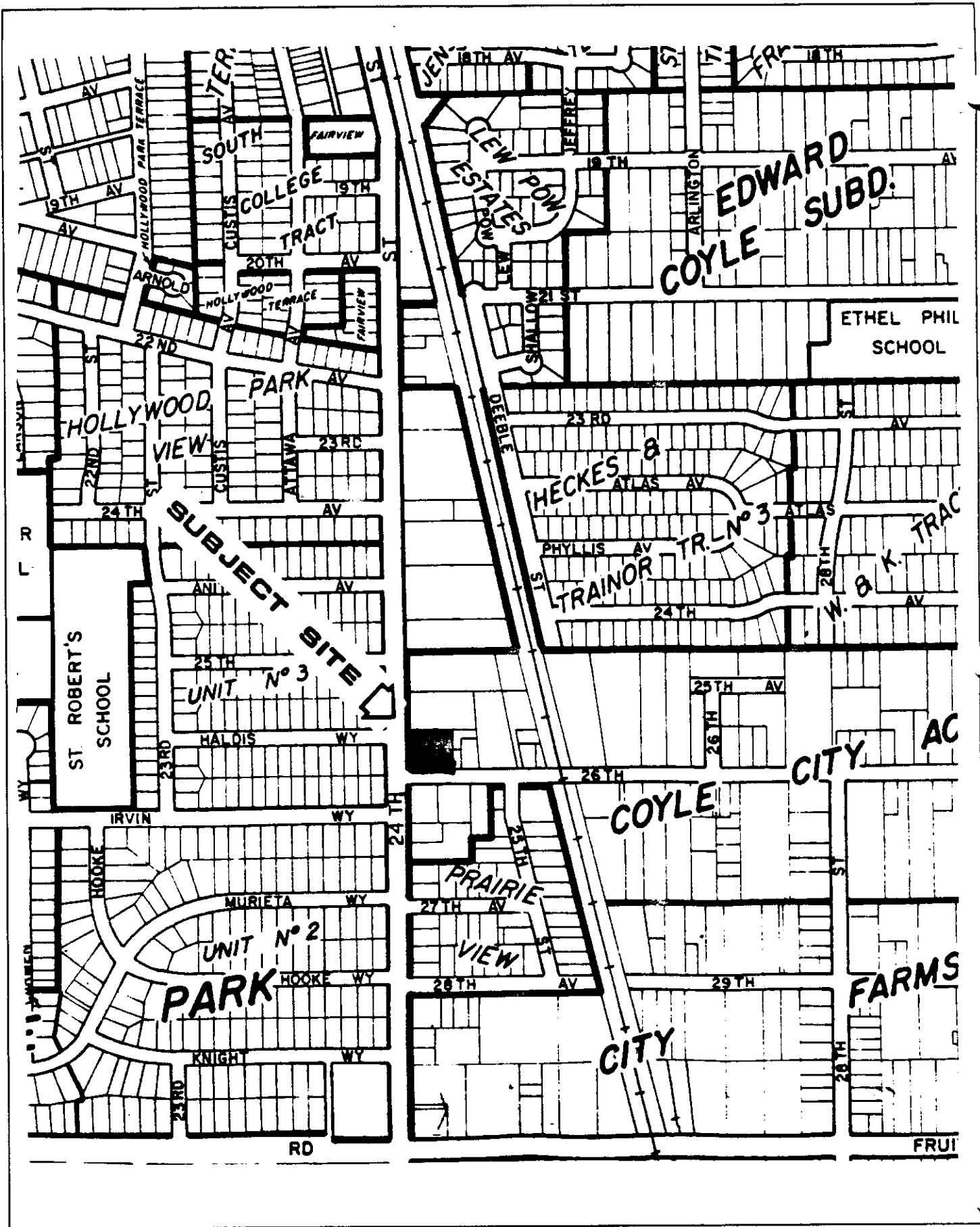
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CHAIRPERSON

ATTEST:

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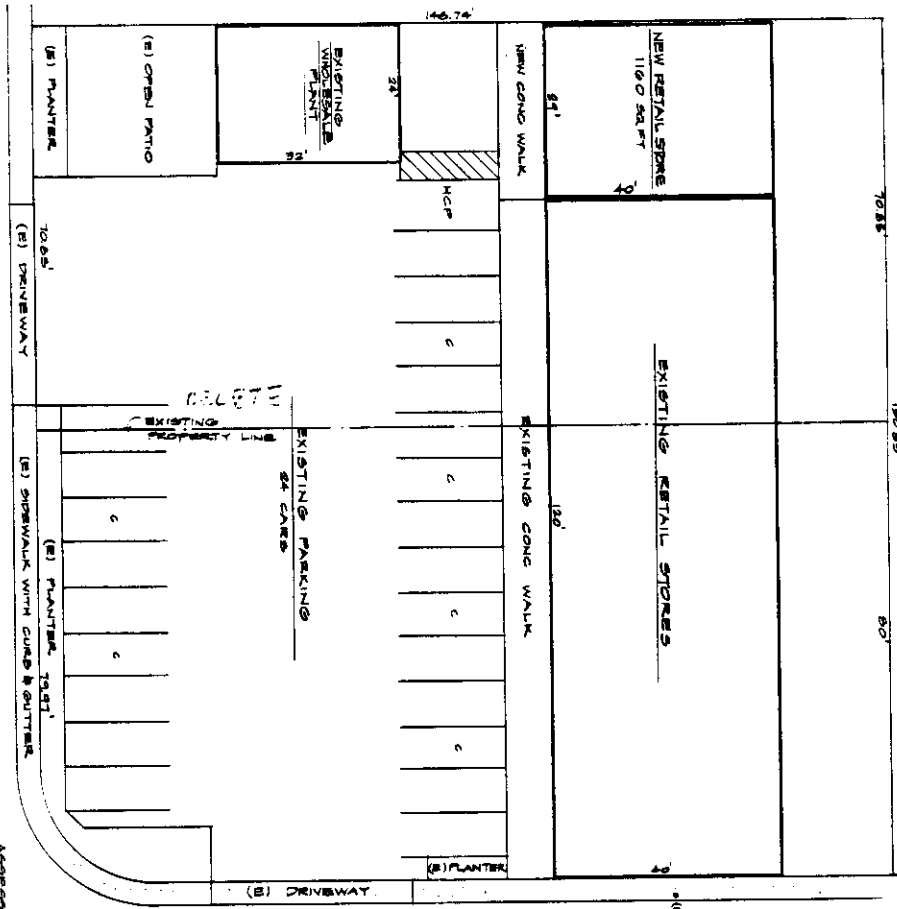
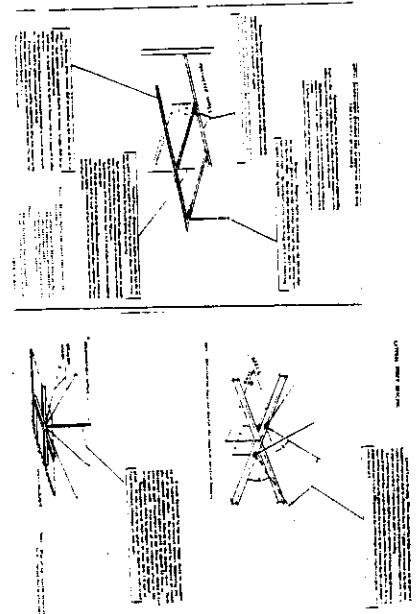
SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



# EXHIBIT - A



**SITE PLAN**  
SCALE: 1" = 10'



ASSESSOR'S PARCEL NO. 014-0141-07 & 014  
NEW BUILDING AREA: 1100 SQ. FT.  
ZONING: M-1  
OCCUPANCY: B2  
CONSTRUCTION TYPE: IN  
PARKING REQUIRED: 24 CARS  
EXISTING PARKING: 24 CARS

PROJECT SITE NO. A1E	PROJECT SHEET NO. 1
DATE: 11-16-90	SCALE: AS SHOWN
BY: H. F. YEE	DATE: 11-16-90
CHECKED: H. F. YEE	DATE: 11-16-90
APPROVED: H. F. YEE	DATE: 11-16-90

DATE: Nov 9, 1990  
TIME: 10:16-30  
BY: H. F. YEE  
CHECKED: H. F. YEE  
APPROVED: H. F. YEE  
SHEET: 1

**NEW RETAIL STORE ADDITION**  
5071 24TH STREET  
SACRAMENTO, CA.

**HENRY F. YEE A.I.A. & ASSOCIATES**  
ARCHITECTS AND PLANNERS  
SACRAMENTO, CALIFORNIA





# EXHIBIT - B

## PARCEL "ONE":

ALL THAT PORTION OF LOT 18, AS SHOWN ON THE OFFICIAL "PLAT OF COYLE CITY ACRES" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1921, IN BOOK 16 OF MAPS, MAP NO. 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18, LOCATED IN THE CENTER OF THE COUNTY ROAD KNOWN AS 24TH STREET ROAD; THENCE NORTH 89 DEGREES EAST 178.74 FEET ALONG THE SOUTH LINE OF SAID LOT 18 AND THE NORTH OF COYLE AVENUE, (NOW 26TH AVENUE); THENCE, NORTH 80 FEET OF A LINE PARALLEL TO THE EAST LINE OF SAID LOT 18; THENCE, SOUTH 89 DEGREES 54 MINUTES WEST 178.74 FEET, ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT, TO A POINT IN THE WEST LINE OF SAID LOT IN THE CENTER OF 24TH STREET; THENCE, SOUTH 80 FEET, ALONG THE WEST LINE OF SAID CENTER LINE TO THE POINT OF BEGINNING.

## PARCEL "TWO":

ALL THAT PORTION OF LOT 18, AS SHOWN ON THE OFFICIAL "PLAT OF COYLE CITY ACRES" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY ON APRIL 18, 1921, IN BOOK 16 OF MAPS, MAP NO. 28, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"THE WEST 178.74 FEET OF THE FOLLOWING DESCRIBED PROPERTY":

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18, SAID NORTHWEST CORNER BEING LOCATED ON THE CENTER LINE OF A 60 FOOT COUNTY ROAD (NOW KNOWN AS 24TH STREET ROAD) AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION; THENCE, FROM THE POINT OF BEGINNING SOUTH ALONG THE CENTER LINE OF SAID 60 FOOT COUNTY ROAD, A DISTANCE OF 70.85 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO EDWARD WILSON AND AGNES WILSON, HIS WIFE, BY DEED DATED AUGUST 10, 1948, RECORDED SEPTEMBER 15, 1948 IN BOOK 1544 OF OFFICIAL RECORDS, FILING NO. 36846; THENCE, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO WILSON, NORTH 89 DEGREES 54 MINUTES EAST 218.74 FEET TO A POINT IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN W. TRESSE, SR., BY DEED DATED OCTOBER 15, 1946, RECORDED DECEMBER 4, 1946 IN BOOK 1306 OF OFFICIAL RECORDS, PAGE 99, THENCE, NORTH ALONG THE WEST LINE OF SAID TRACT CONVEYED TO TRESSE, A DISTANCE OF 35 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE, ALONG THE NORTH LINE OF SAID TRACT CONVEYED TO TRESSE, NORTH 89 DEGREES 54 MINUTES EAST 70 FEET TO A POINT IN THE EAST LINE OF SAID LOT 18; THENCE, NORTH ALONG THE EAST LINE OF SAID LOT 18; A DISTANCE OF 35.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 18; THENCE, SOUTH 89 DEGREES 54 MINUTES WEST ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 288.74 FEET TO THE POINT OF BEGINNING.

THE DIMENSIONS OF SAID LOT 18, A PORTION OF WHICH IS HEREIN DESCRIBED ARE COMPUTED TO THE CENTER LINE OF A 60 FOOT COUNTY ROAD (24TH STREET ROAD) ON THE WEST OF SAID LOT 18, AND TO THE NORTH LINE OF COYLE AVENUE, (NOW 26TH AVENUE), 50 FEET IN WIDTH, ON THE SOUTH OF LOT 18, AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.

ASSESSOR'S PARCEL NO.: 019-141-09; 019-141-19

P91-055

MAY 9, 1991

ITEM 27