

# CITY PLANNING COMMISSION

1231 '1 STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT CARSON DEVELOPMENT CO., 1722 3rd Street, Sacramento, CA 95814  
OWNER Burnett and Sons & John F. Otto, Inc.  
PLANS BY Kenneth V. Venolia, 5709 Freeport Blvd., Sac., CA 95822  
FILING DATE 6/6/88 ENVIR. DET. Ex. 15305a REPORT BY SD:vf  
ASSESSOR'S PCL. NO. 003-0074-021-000 and 003-0074-003-0000

**APPLICATION:** Lot line adjustment to merge two partially developed lots totalling 0.55 acres in the heavy commercial (C-4) zone.

**LOCATION:** 205 - 20th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two lots for future development.

**PROJECT INFORMATION:**

General Plan Designation:	Industrial
Central City Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Industrial

**Surrounding Land Use and Zoning:**

North: Industrial; M-2  
South: Residential; R-3A  
East : Residential; C-4  
West : Industrial; M-1

Property Dimensions:	151 ft. x 160 ft.
Property Area:	.55+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of two partially developed lots totalling 0.55 acres in the Heavy Commercial (C-4) zone. The site is developed with a contractor's supply yard and support building. The City's General Plan designates the site as industrial. Surrounding land uses include industrial and railroad road zoned M-2 to the north, residential zoned R-3A to the south; residential zoned C-4 to the east and industrial zoned M-1 to the west.
- B. The applicant is requesting a lot line adjustment to merge two lots into one in order to allow the future development of the site. The applicant intends to develop the site with a building approximately 4,800 sq. ft. in size. The lot line merger will result in one lot 24,346 sq. ft. in size. Staff has no objections to this request.

- C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineer, Engineering and Police Department. The following comments were received:

Engineering

1. File Certificate of Compliance and waive parcel map.
2. Pay off or segregate any existing bonds or assessments.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt pursuant to Section 15305 a of the California Environmental Quality Act (CEQA) Guidelines.

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 MERGE LOTS 121, 122, 123 AND 124 OF BOULEVARD PARK, ACCORDING TO THE OFFICIAL PLAT, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 6 OF MAPS, MAP NO. 29.**

**(APN: 003-0074-003,021)**

**(P88-259)**

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 205 - 20th Street; 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 Central City Community Plan; and the proposed lot line adjustment 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 205 20th Street, 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.
2. Pay off or segregate any existing bonds or assessments.

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CHAIRPERSON

ATTEST:

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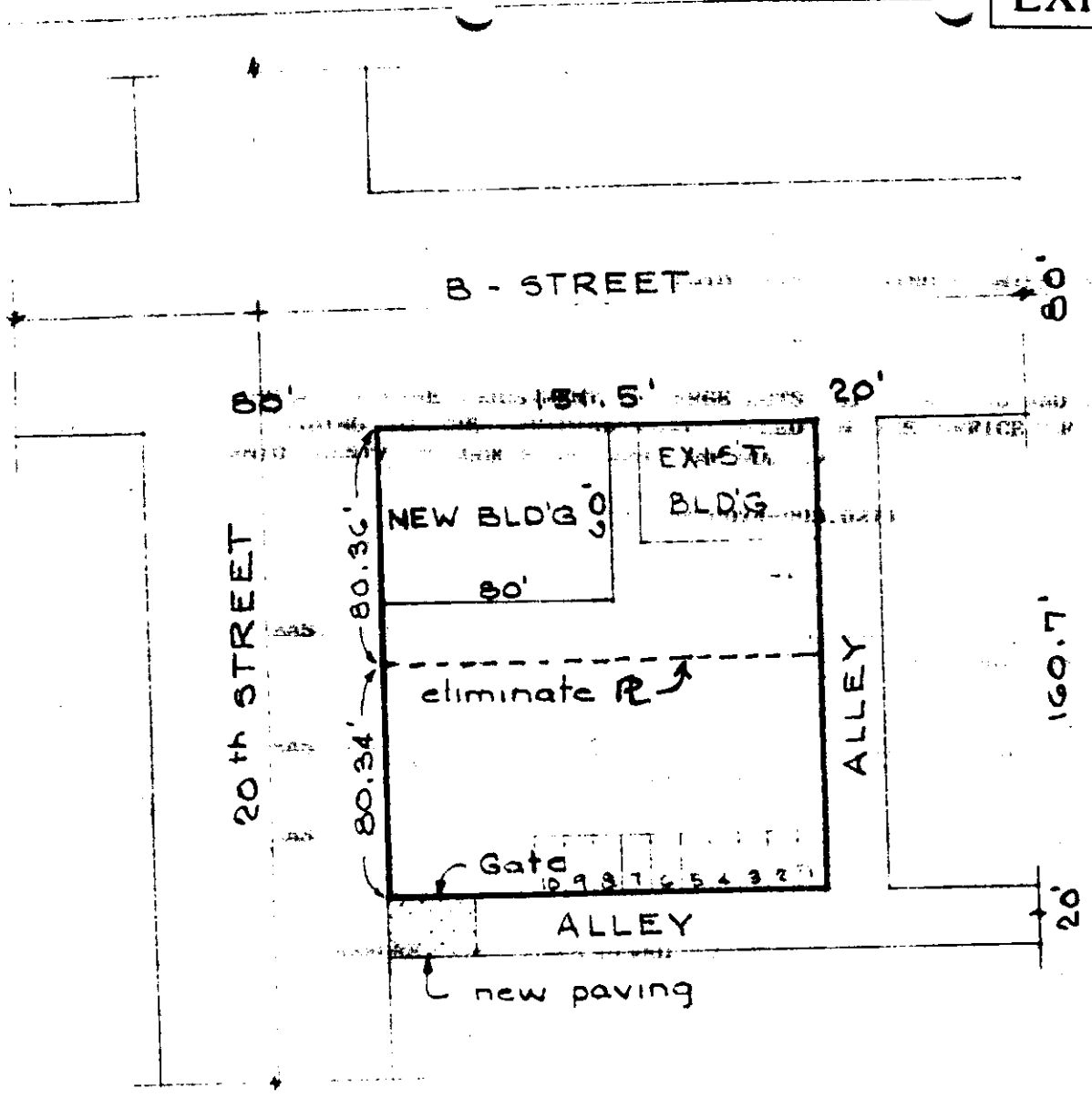
SECRETARY TO THE PLANNING COMMISSION

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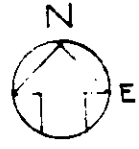
July 28, 1988

Item # 33

EXHIBIT A



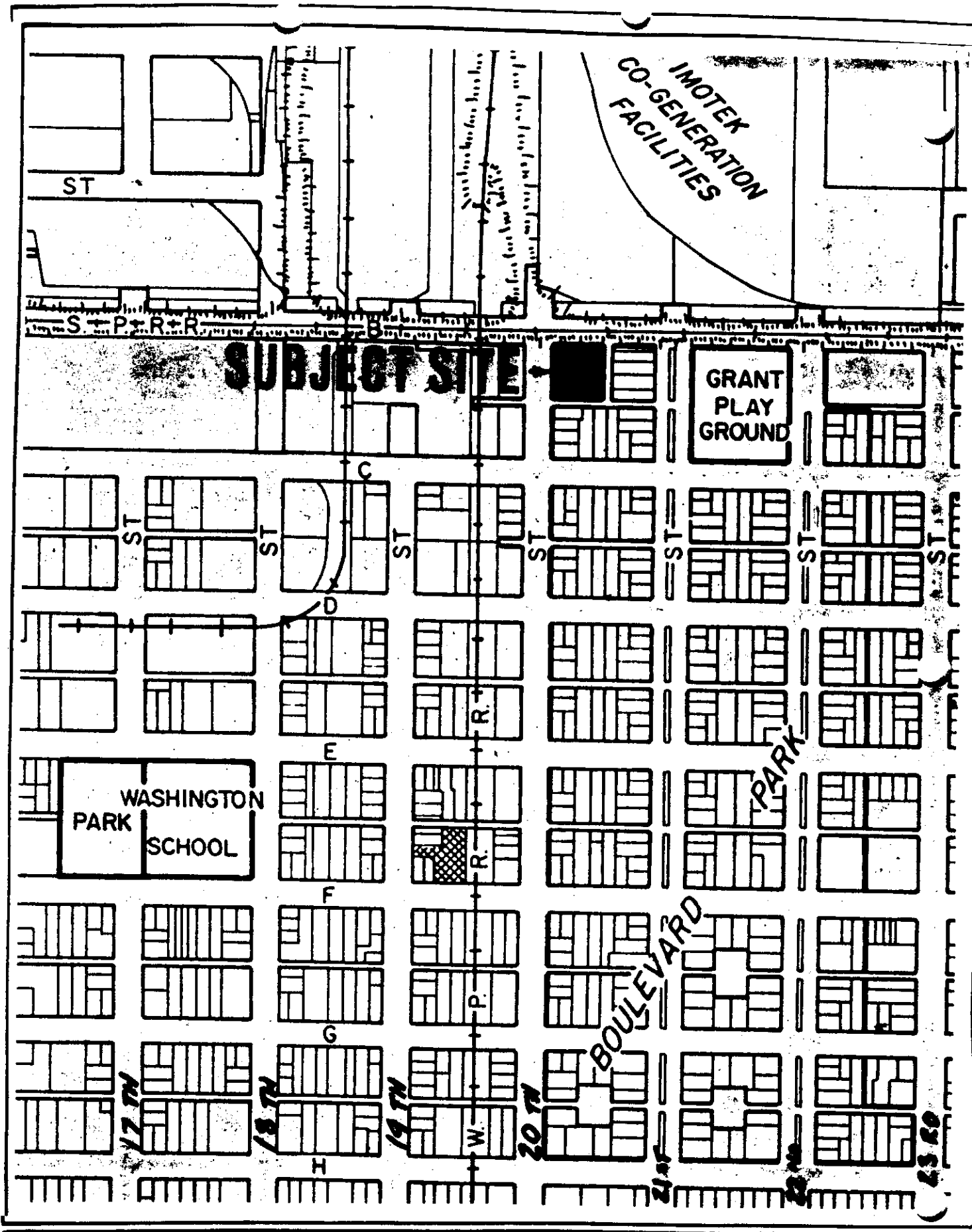
PLOT PLAN 1" = 60'



PROPOSED LEGAL DESCRIPTION

Lots 121, 122, 123 and 124 of Boulevard Park, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 26, 1905, in Book 6 of Maps, Map No. 29.

LS



**VICINITY MAP**

TN

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7/28/88

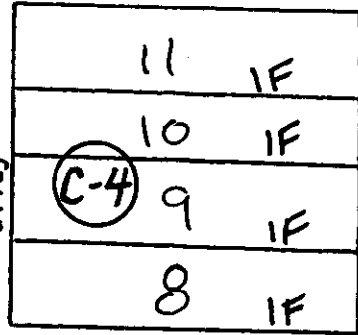
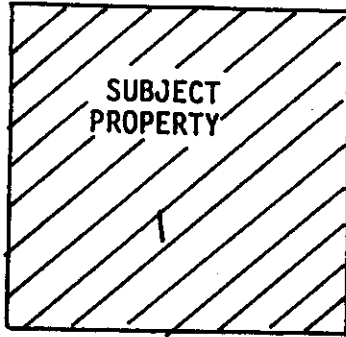
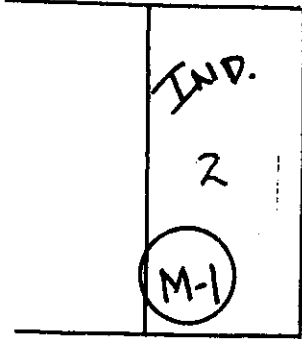
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M-2

IND.

B STREET

(RAILROAD TRACKS)

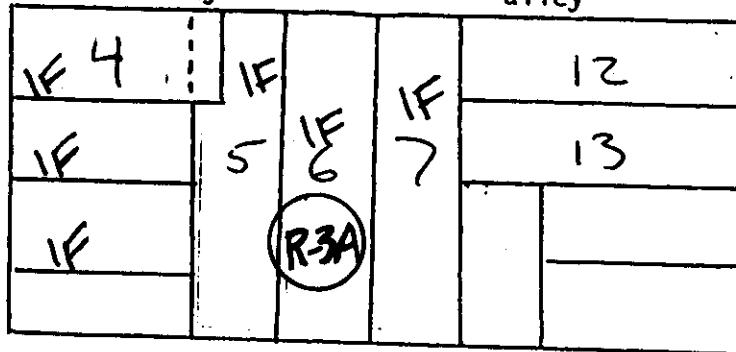
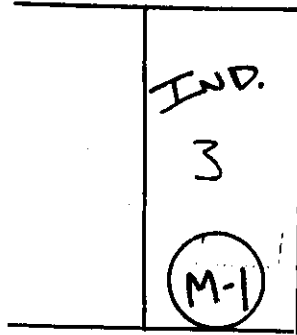


20TH STREET

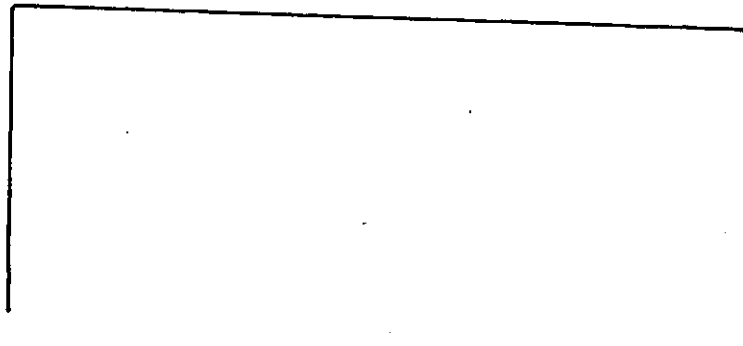
alley

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21ST STREET



C STREET



# LAND USE & ZONING MAP