

CITY PLANNING COMMISSION

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

APPLICANT	Walter Stickel, 1211-43rd Avenue, Sacramento, CA 95822				
OWNER	Walter Stickel, 1211-43rd Avenue, Sacramento, CA 95822				
PLANS BY	Ron Cantrell, 4826 Paladena Street, Sacramento, CA 95841				
FILING DATE	8/19/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Exempt 15105	EIR		ASSESSOR'S PCL. NO.	025-172-19,20

APPLICATION: Lot Line Merger (P83-278)

LOCATION: 5740 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge two existing parcels totaling .5± vacant acres located in the General Commercial (C-2) zone into one.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Fruitridge Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant
Proposed Land Use:	Auto Repair

Surrounding Land Use and Zoning:

North:	Residential; C-2
South:	Commercial; C-2
East:	General Commercial; County
West:	Residential; R-1

Parking Required:	22 spaces
Parking Provided:	25 spaces
Parking Ratio:	1:500 sq. ft.
Property Area:	.5± acres
Property Dimensions:	86' x 90'
Square Footage of Building:	11,245
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided
Exterior Building Colors:	Grey
Exterior Building Materials:	Concrete block

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two vacant parcels located in the General Commercial (C-2) zone. The applicant proposes to construct an auto repair shop on the site. In order to avoid having the structure span the existing east/west property line, the applicant proposes to merge parcels into one.
2. The proposal was reviewed by the offices of City Real Estate, Engineering, Traffic, Building Inspections and Police. There were no objections to the proposed merger. The following were requested as conditions:
 - a. Pay off existing assessments;
 - b. Provide a new deed description.

001545

APPLC. NO. P83-278

MEETING DATE September 22, 1983

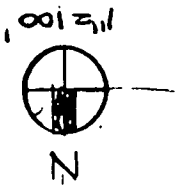
CPC ITEM NO. 20

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

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

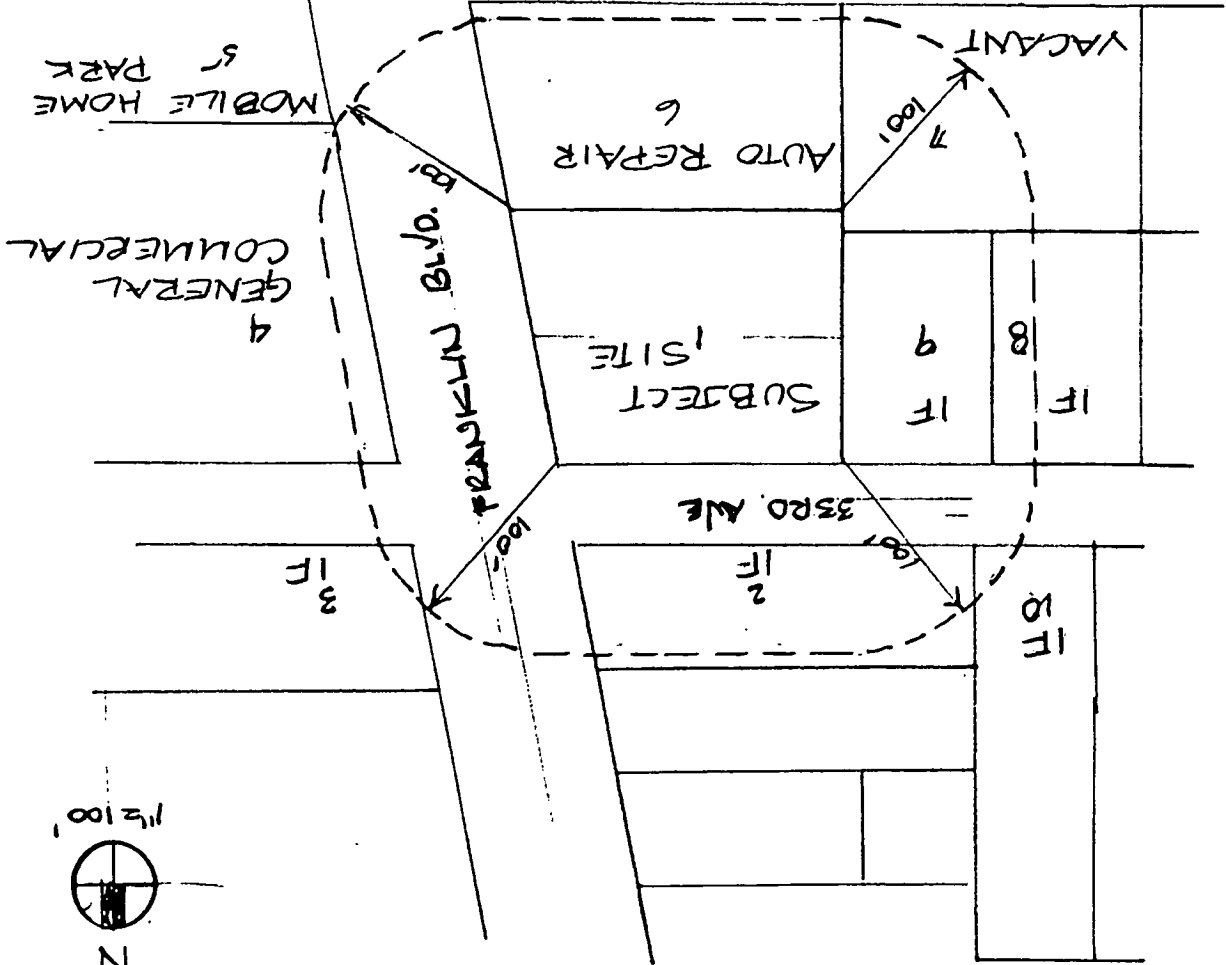
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SURROUNDING
LAND USES



4
GENERAL
COMMERCIAL

MOBILE HOME
PARK



P 83278

BATH AVE

33RD AVE

FRANKLIN BLVD.

6
AUTO REPAIR

1
SUBJECT SITE

9
IF

8
IF

VACANT

3
IF

2
IF

10
IF

7
100'

100'

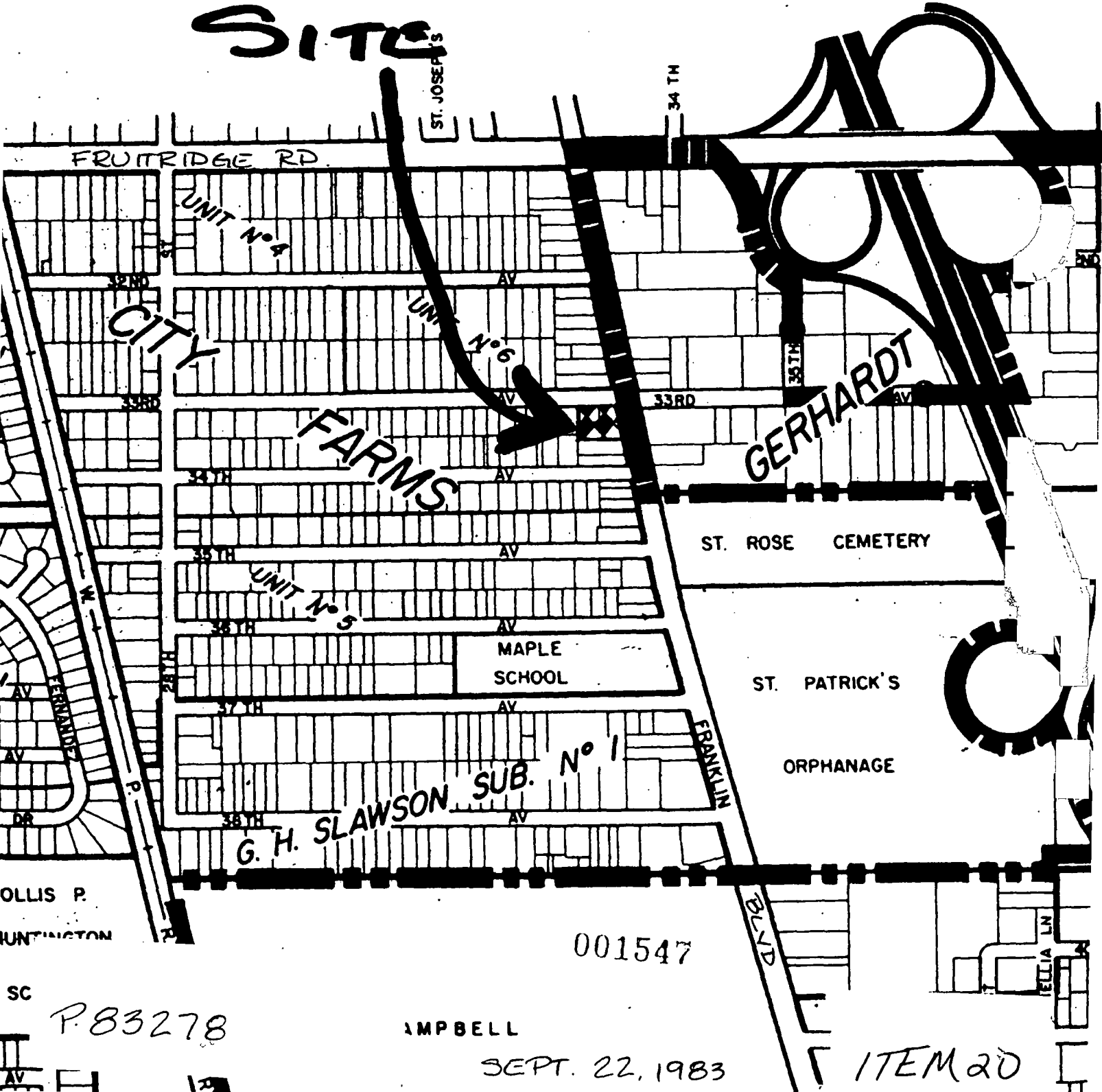
100'

IF

IF

IF

SUBJECT SITE



001547

P. 83278

AMPBELL

SEPT. 22, 1983

ITEM 20

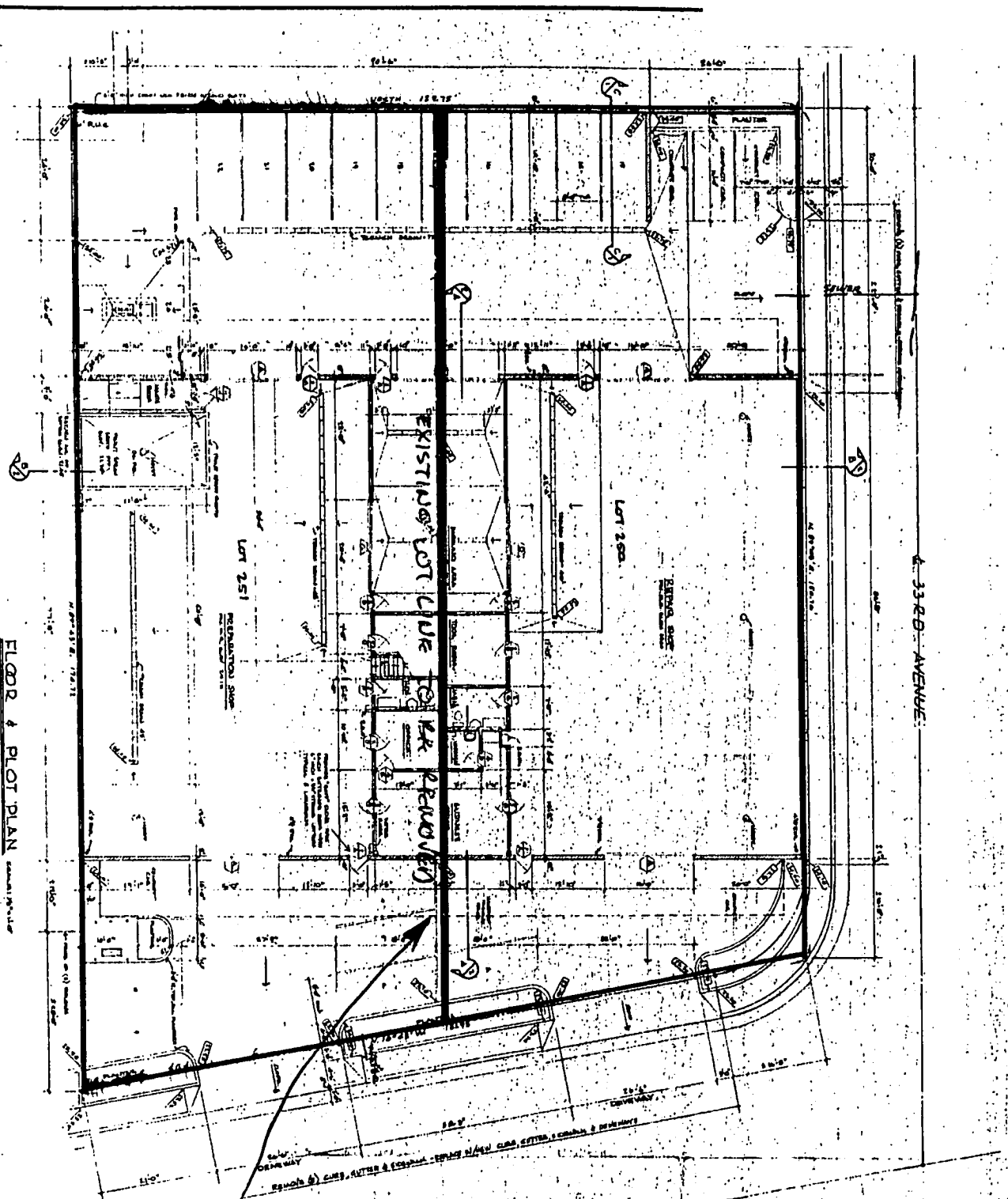
ITEM 90

SEPT 22, 1983

F-83278

001548

FLOOR & PLOT PLAN



FRANKLIN BLVD
 LOT LINE TO
 BE REMOVED

EXHIBIT 'A'

SECTION 'C-C'



WALT STICKEL BUILDING
 5740 FRANKLIN BLVD.
 SACRAMENTO, CALIFORNIA

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