

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

APPLICANT David Rose, 9070 Elk Grove Blvd., Elk Grove, CA, 95624
OWNER Barney Russel, 3001 P Street, Sacramento, CA, 95816
PLANS BY Rose's Eng - Geol. & Survey, 9070 Elk Grove Blvd., Elk Grove, CA, 95624
FILING DATE December 5, 1990 ENVIR. DET. Exempt 15305(a) REPORT BY SLY
ASSESSOR'S PCL. NO. 277-013-01.02

APPLICATION: Lot Line Adjustment to merge two lots into one lot totaling 0.15± vacant acres in the General Commercial, C-2 zone.

LOCATION: Southeast corner of Erickson Street and El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel in order to create a larger and more usable commercial lot.

PROJECT INFORMATION:

General Plan Designation:	Special Planning District
1984 North Sacramento	
Community Plan Designation:	Special Planning District
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant with a billboard

Surrounding Land Use and Zoning:

North:	Mobile home sales and motel, C-2
South:	Truck shell and camper sales and storage, C-2
East:	Truck shell and camper sales, C-2
West:	RV sales, C-2

Property Dimensions:	50 feet x 130 feet
Property Area:	0.15± 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 lot and one corner lot totaling 0.15± acres in the General Commercial, C-2, zone (see Exhibit A). The subject site is presently vacant with a billboard in the northeast corner of the lot. The General Plan designates the subject site as a Special Planning District and the 1984 North Sacramento Community Plan designates the site as a Special Planning District. The surrounding land use and zoning for the subject site are mobile home sales and motel, zoned C-2 to the north; truck shell and camper sales and storage, zoned C-2 to the south and east; and RV sales, zoned C-2 to the west.

B. Applicant's Proposal

The applicant is proposing a lot line adjustment to merge two parcels into one parcel in order create a larger commercial lot to be used for display purposes for additional trailers, campers and shells. The lot line adjustment will delete the common property line that separates the two small parcels from each other. (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The existing parcels are very narrow, 25 feet wide, and the lot line merger will create a larger parcel that is wider and more usable. The newly created parcel will be approximately 50 feet by 130 feet. This larger lot will enable development of the currently vacant parcels.

The applicant proposes to pave the merged lots and use it for display purposes. The owner currently leases the property to the east and south to the same tenant who also plans to use the merged parcel. Once the new parcel is paved and meets all applicable codes then the adjacent property tenant plans to expand their current display area. The parcels are in a Special Planning District so future development of the merged parcel must comply with any applicable guidelines for the area.

D. Agency Comments

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

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.

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 1 IN BLOCK 47 AS SAID LOTS ARE SHOWN ON THE
"PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 1" IN BOOK 11 OF MAPS, MAP
NO. 26, RECORDS OF SACRAMENTO COUNTY
(APN: 277-013-01, AND 02)
(P90-471)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at Southeast Corner of Erickson Street and El Camino Avenue 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 1984 North Sacramento Community 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 Southeast corner of Erickson Street and El Camino Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

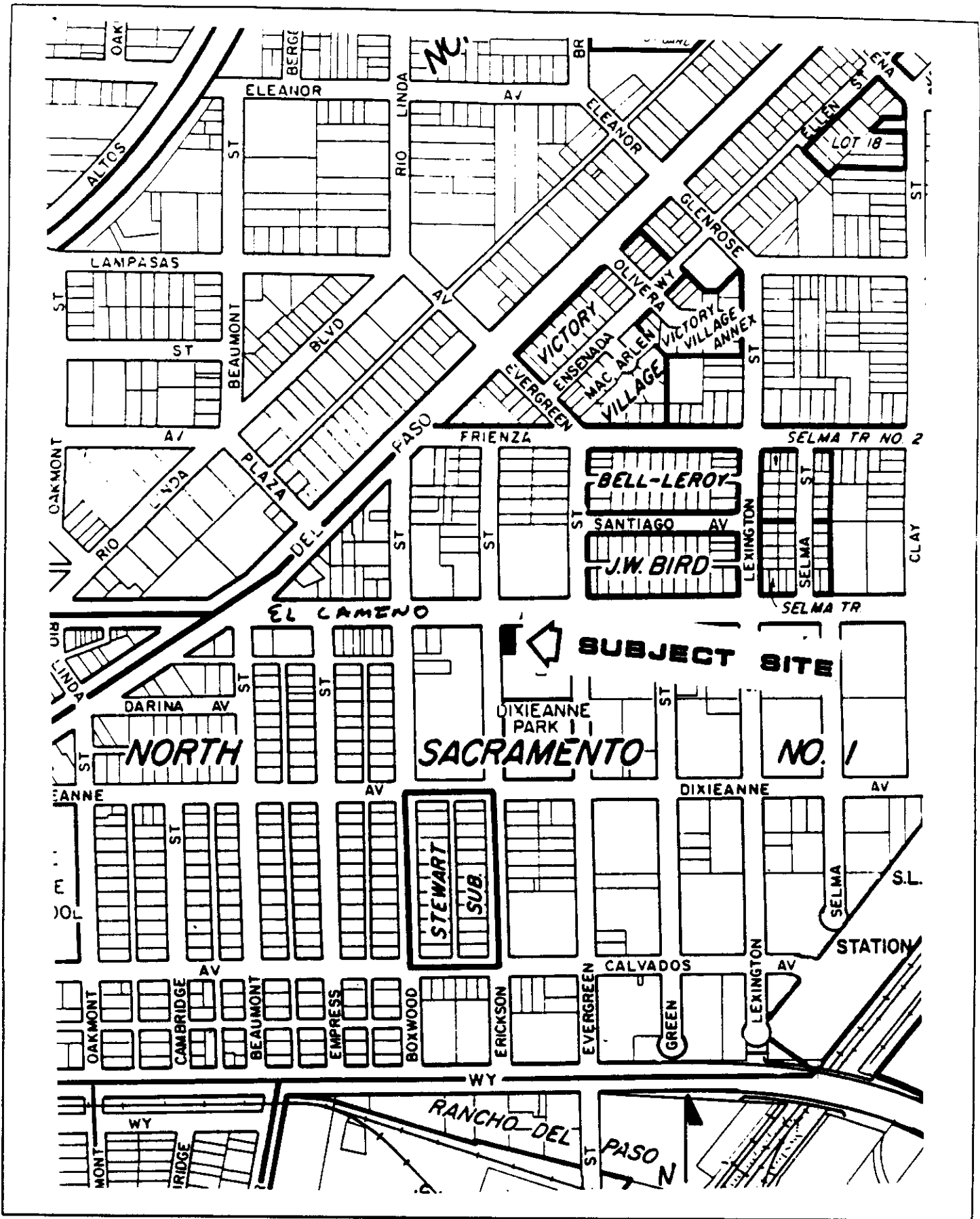
The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

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.

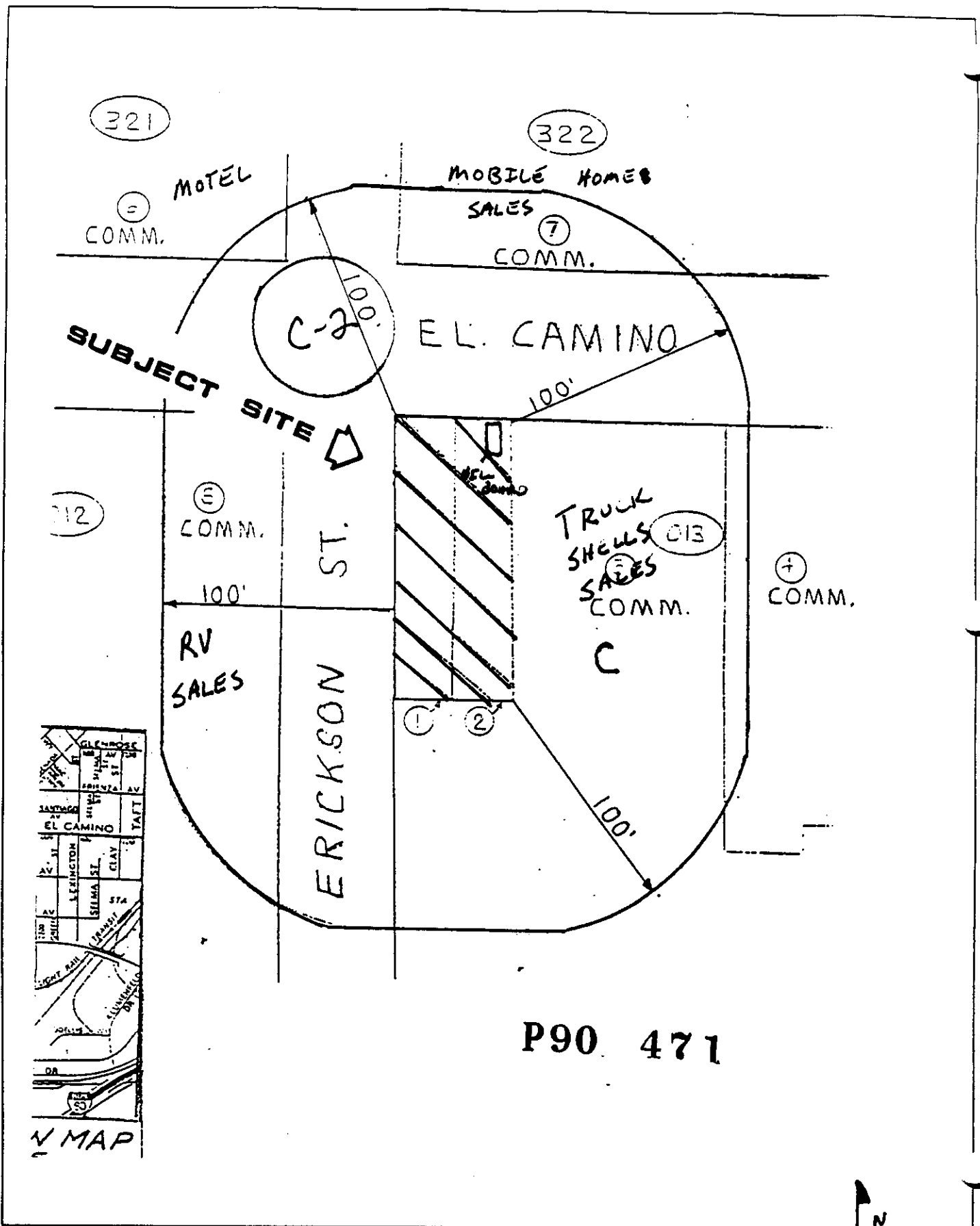
ATTEST:

CHAIRPERSON

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A
A.P.N. 277-013-01402

EL CAMINO
AVENUE



LOCATION MAP
N.T.S.

ERICKSON STREET

SCALE
1" = 20'



SANITARY
SEWER MANHOLE

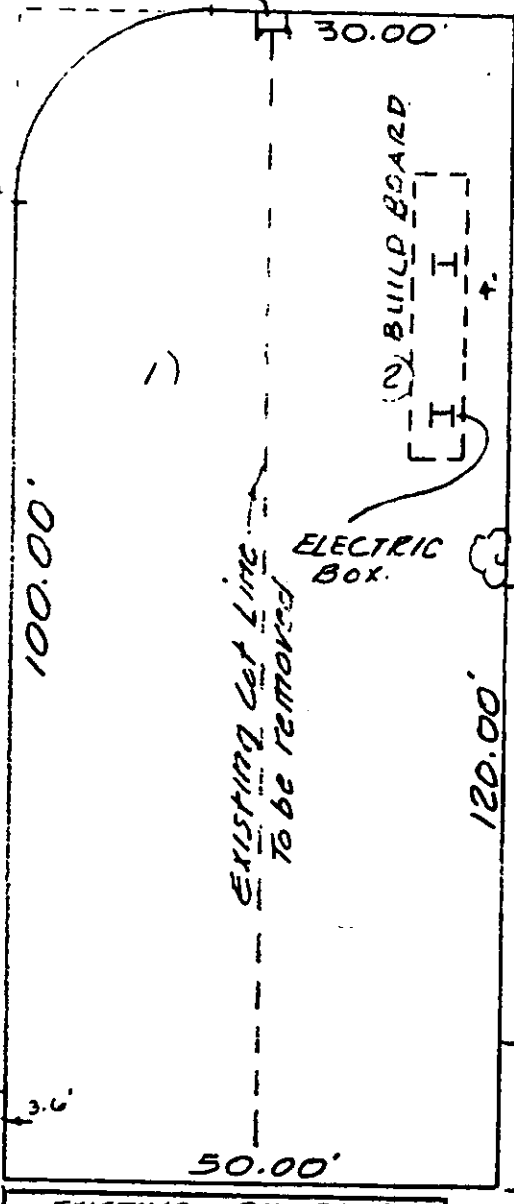
WATER
METER

1/2" rebar
P. POLE

3' GUTTER
4' SIDEWALK

18'
21'
25'
P. POLE
6.5'

100.00'



3x2.2' PLANK
(W.P.A. 1939)

30.00'

BUILD BOARD

ELECTRIC
BOX

Existing Lot Line
To be removed

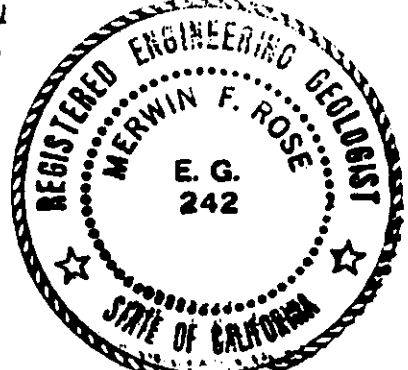
120.00'

EXISTING 10' CYCLONE FENCE

OWNER:



MOBILE
LIVING R.V.
CENTER



PREPARED BY:
ROSE'S ENG.-GEOL. & SURVEY
9070 ELK GROVE BLVD.
ELK GROVE, CA. 95624

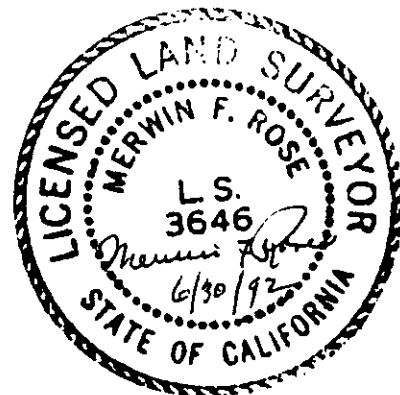
EXHIBIT B

PARCELS 1 and 2 New or Merged Parcel

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

That portion of Lot 1 in Block 47 as shown on the official "Plat of North Sacramento Subdivision No. 1", recorded in the office of the County Recorder of said Sacramento County, December 15, 1910, in Book 11 of Maps, Map No. 26, described as:

Beginning at the Northwest corner of said Lot 1 and running thence East along the North line of said Lot 1, a distance of 50 feet; thence South and parallel to the West line of said Lot 1, a distance of 130 feet; thence West and parallel with the North line of said Lot 1, a distance of 50 feet to the West line of said Lot 1; thence North along the West line of said Lot 1 a distance of 130 feet to the place of beginning.



P P90 471