

CITY PLANNING COMMISSION

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

APPLICANT	German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818		
OWNER	Jack D'Angelo, 9229 Vancouver Drive, Sacramento, CA 95826		
PLANS BY			
FILING DATE	8/5/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 020-044-01,02,11

APPLICATION: Lot Line Adjustment to merge three parcels into two parcels and relocate portion of lot line 25± feet to the north in the General Commercial (C-2) zone.

LOCATION: Southeast corner 14th Avenue & Franklin Boulevard

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial or Office
1965 Fruitridge Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Bookstore and residential

Surrounding Land Use and Zoning:

North:	Residential; OB-R & R-1
South:	Residential; C-2
East:	Freeway; TC
West:	Commercial; C-2

Property Area:	0.536 acre
Topography:	Flat
Street Improvements:	None
Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three parcels developed with six structures which include one commercial building, four residential structures, and one storage shed. Currently, the property line separating parcels 2 and 3 bisect the commercial building fronting Franklin Boulevard. The applicant is proposing to relocate the portion of the lot line bisecting the commercial building 25± feet to the north and to merge parcels 1 and 2 into one lot.
2. The proposal was reviewed by the offices of City Real Estate, Engineering, Traffic and Building Inspections. There were no objections to the proposed merger. The City Engineer requested the following conditions:
 - a. Monument the new lot lines;
 - b. Locate existing sewer and water services and provide separate services and easements as required.

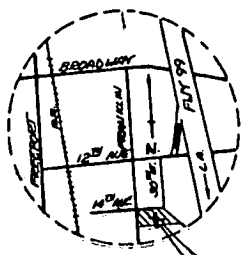
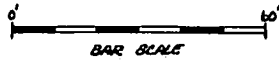
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

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

000629

SITE PLAN

ASSESSOR'S PARCEL NUMBERS 20-004-01, 02, & 11

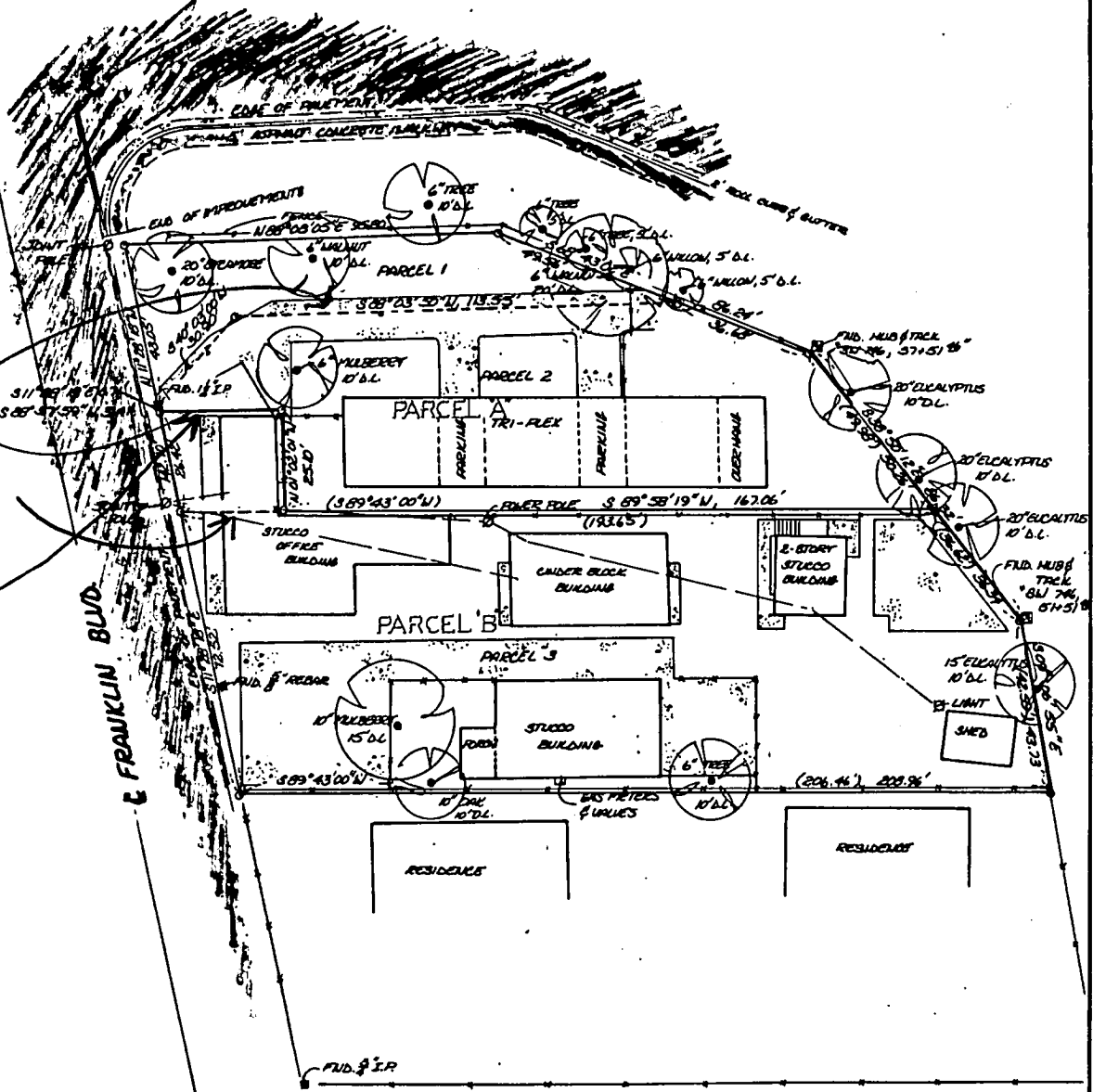


SCALE: 1"=20'

14TH AVENUE

EXISTING LOT LINES
NEW LOT LINE

FRANKLIN BLVD



LEGEND

- TREES
- (OLD) LOT LINE TO BE CHANGED
- PROPOSED LOT LINE (NEW)
- BEARING & DISTANCES FROM DEED.
- FID. # RECORD TAPPED R.C.E. 20213

ACREAGE

- OLD:
- PARCEL 1 = 0.059 ACRES
 - PARCEL 2 = 0.199 ACRES
 - PARCEL 3 = 0.340 ACRES
- NEW:
- PARCEL "A" = 0.240 ACRES
 - PARCEL "B" = 0.353 ACRES

000630

FID. PK. NAIL & INT. FRANKLIN & N. 14TH AVE.

FID. PK. NAIL & INT. FRANKLIN & 19TH AVE.

FID. # RECORD TAPPED R.C.E. 20213