

# CITY PLANNING COMMISSION

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

APPLICANT	Walter Stickel, 1211-43rd Avenue, Sacramento, CA 95824		
OWNER	Walter Stickel, 1211-43rd Avenue, Sacramento, CA 95824		
PLANS BY			
FILING DATE	3-9-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 025-172-42 & 43

APPLICATION: Lot Line Adjustment to merge two parcels into one lot for commercial use on .95± acre site in the General Commercial (C-2) zone.

LOCATION: 5740 and 5750 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to connect two auto repair businesses.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1965 Fruitridge Community Plan Designation: Shopping/Commercial  
Existing Zoning: C-2 (General Commercial)  
Existing Land Use: Auto Repair Shop-Existing and under construction

Surrounding Land Use and Zoning:

North: Residential- C-2  
South: Commercial; C-2  
East: Commercial; C-2  
West: Car Storage-Residential; R-1

Property Dimensions: Irregular  
Property Area: 41,108 square feet  
Significant Features of Site: 1) Existing; 2) auto repair shops under construction

Topography: Flat

BACKGROUND INFORMATION: The Planning Commission recently approved a lot line merger for the northern portion of the subject site (P83-278 on 9-22-83). The Planning Director also recently approved, with conditions, a variance to allow a nine foot, eight-inch fence at the rear (west) side of the property (P83-277 on 9-83). Several of the conditions of the Planning Director's Variance have yet to be complied with.

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject property is a .9± acre site with an existing auto repair shop to the south and an adjacent auto repair shop under construction to the north. Both are in the same ownership.
2. The applicant is requesting a lot merger in order to have access doors between the two auto repair shops. Staff has no objection to this request in that the merger will allow joint use of two adjacent buildings.
3. The project has been reviewed by City Engineer, Traffic, Building Inspections and Real Estate. There were no objections to the project; however, Real Estate requires that any existing assessments be paid off.

4. The applicant has not met several conditions of the Planning Director's Variance approved in September of 1983. At the time, the applicant agreed to modify the design of the then proposed building and improve the existing facility. Those conditions, listed below, shall be met prior to final inspection of the new addition:
- a. Extend split face block wall across entire north elevation of new building. The design shall include decorative design relief using the split face block or similar material;
  - b. Plant climbing vine plants at base of north elevation of new building and install drip irrigation system;
  - c. Install a planter strip adjacent to the north face of the nine foot, four-inch masonry wall adjoining the parking lot and plant with a combination of shrubs and climbing vines;
  - d. Increase the planter strip adjoining the parking lot and 33rd Avenue from three feet to four feet in width;
  - e. Remove graffiti along south elevation of existing garage building on adjacent parcel to the south and apply graffiti resistant paint;
  - f. Plant combination of shrubs and climbing vines in existing planter strips along Franklin Boulevard;
  - g. Install a three-foot high decorative masonry wall along the west property line within the adjacent front yard setback area.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustments are exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot merger by adjusting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE MERGER FOR LOTS 250, 251, 252  
AND 253 AS SHOWN ON PLAT OF CITY FARMS NO. 4,  
RECORDED MARCH 6, 1926 IN BOOK 18 OF MAPS, MAP NO. 60

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 5740 and 5750 Franklin Boulevard; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Fruitridge Community Plan;

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

that the lot line merger for property located at 5740 and 5750 Franklin Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

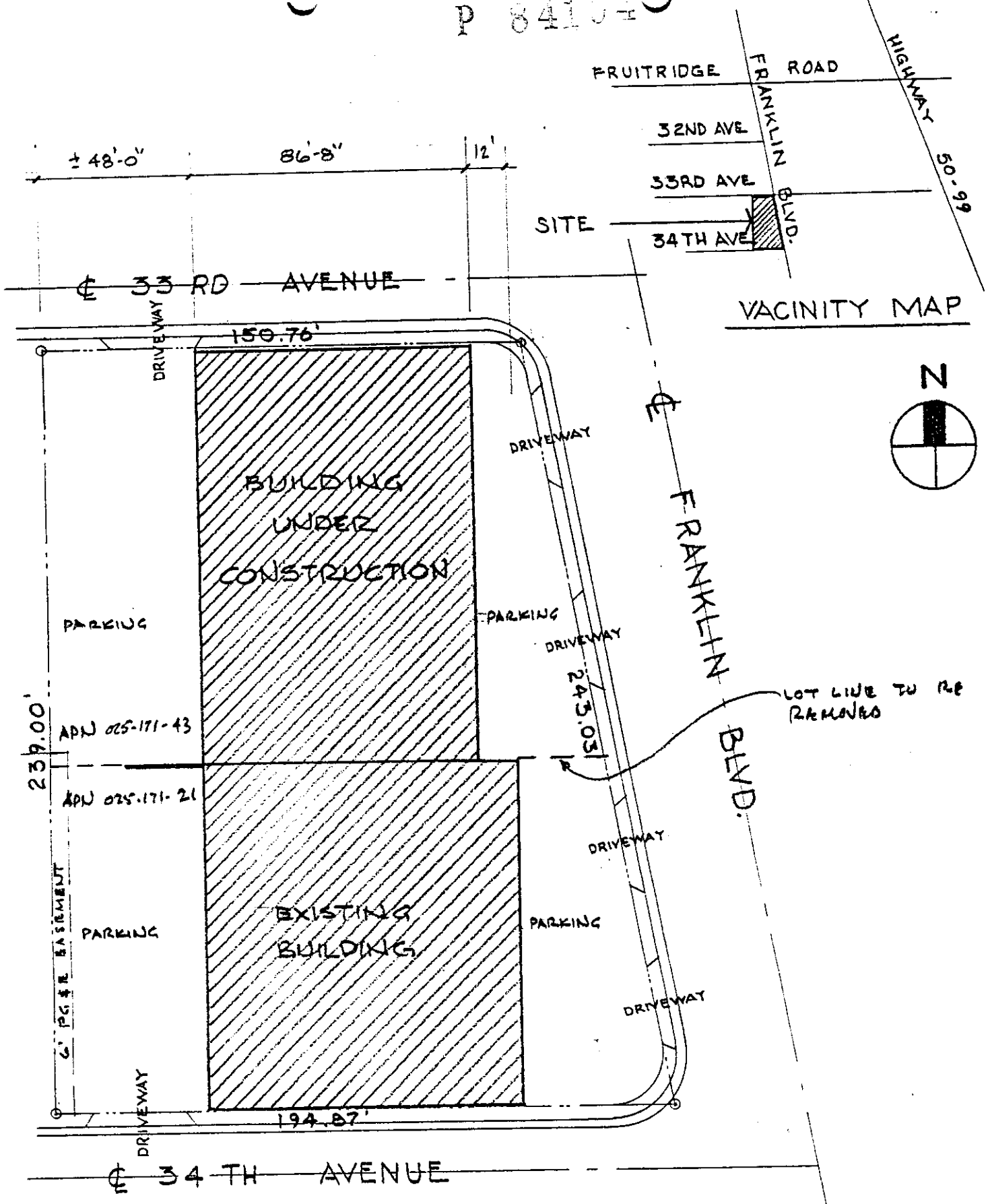
1. The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. Comply with all conditions of Planning Director's Variance prior to final inspection (see a-g).
  - a. Extend split face block wall across entire north elevation of new building. The design shall include decorative design relief using the split face block or similar material;
  - b. Plant climbing vine plants at base of north elevation of new building and install drip irrigation system;
  - c. Install a planter strip adjacent to the north face of the nine foot, four-inch masonry wall adjoining the parking lot and plant with a combination of shrubs and climbing vines;
  - d. Increase the planter strip adjoining the parking lot and 33rd Avenue from three feet to four feet in width;
  - e. Remove graffiti along south elevation of existing garage building on adjacent parcel to the south and apply graffiti resistant paint;
  - f. Plant combination of shrubs and climbing vines in existing planter strips along Franklin Boulevard;
  - g. Install a three-foot high decorative masonry wall along the west property line within the adjacent front yard setback area.

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CHAIR

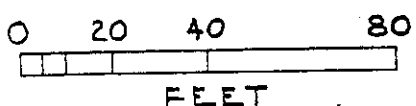
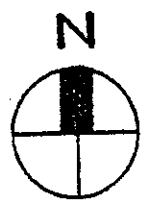
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

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VACINITY MAP



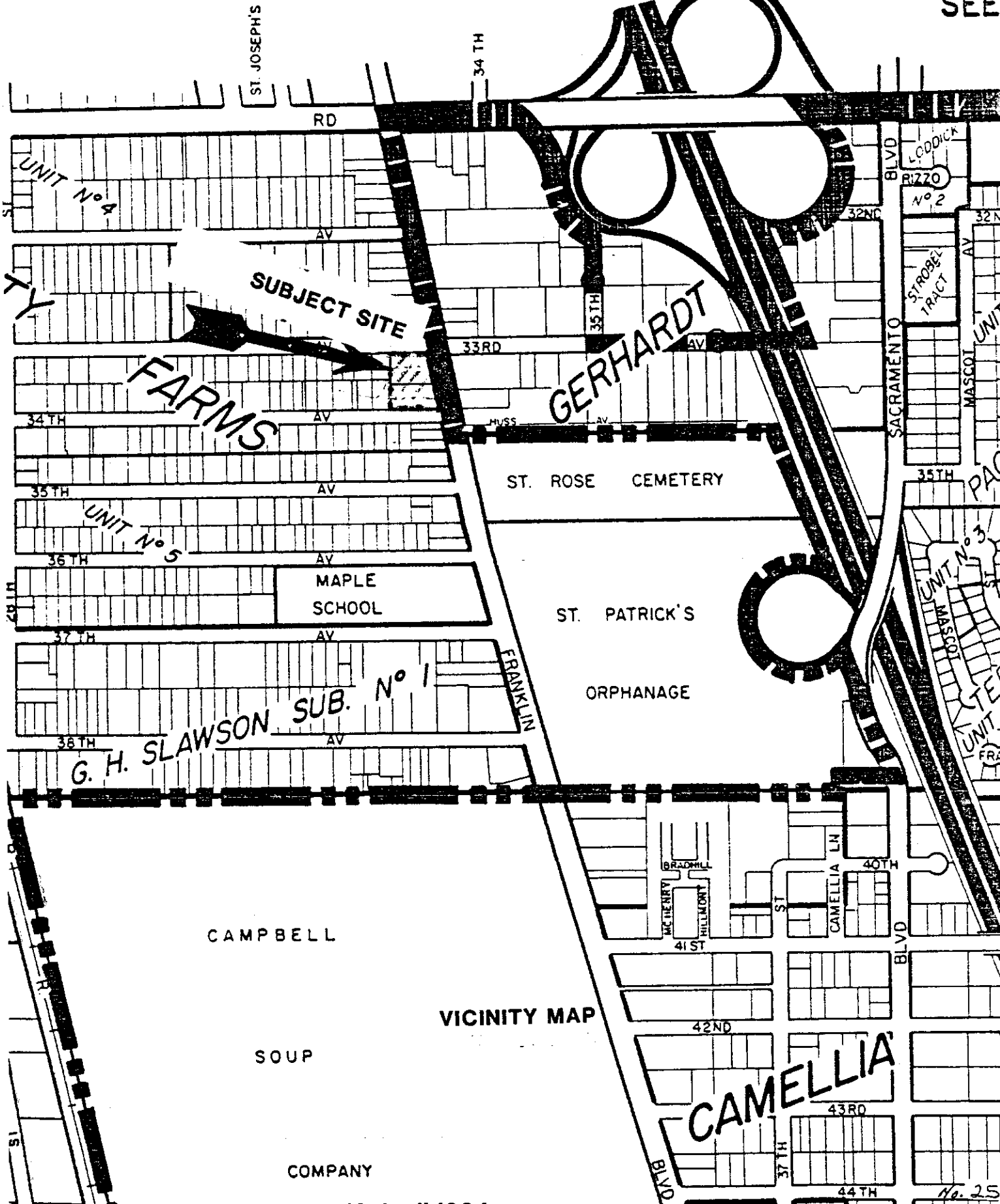
PLOT PLAN SCALE: 1"=40'

LEGAL DESCRIPTION

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California described as follows: All that portions of Lots 250 and 251, as said Lots are shown on the "Plat of City Farms No. 4", filed in the Office of Recorder of Sacramento County, March 6, 1926, in Book 18 of Maps, Map No. 60 more particularly described as follows: Beginning at the Northwest corner of said Lot 250; thence along the North line of said Lot 250 North  $89^{\circ} 43'$  East 150.76 feet, to the Northeast corner of said Lot 250; thence along the Easterly lines of said Lots 250, 251, 252 and 253 South  $10^{\circ} 43'$  East 243.03 feet to the Southeast corner of said Lot 253; thence along the South line of said Lot 253 South  $89^{\circ} 43'$  West 194.87 feet to the Southwest corner of said Lot 253; thence along the West lines of said Lots 250, 251, 252 and 253 North 239 feet to the point of beginning.

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SEE



ST. JOSEPH'S

RD

34 TH

UNIT No 4

L. DODDICK  
BLVD  
R1770  
No 2

SUBJECT SITE

FARMS

GERHARDT

SACRAMENTO

33RD

35TH

34TH

ST. ROSE CEMETERY

35TH

UNIT No 5

ST. PATRICK'S

36TH

MAPLE  
SCHOOL

ORPHANAGE

37TH

G. H. SLAWSON SUB. No 1

FRANKLIN

38TH

BRADHILL

CAMPBELL

MC HENRY

HILLMONT

VICINITY MAP

41 ST

SOUP

ST

CAMELLIA LN

40TH

BLVD

CAMELLIA

37TH

BLVD

44TH

42ND

43RD

44TH

45TH

46TH

47TH

48TH

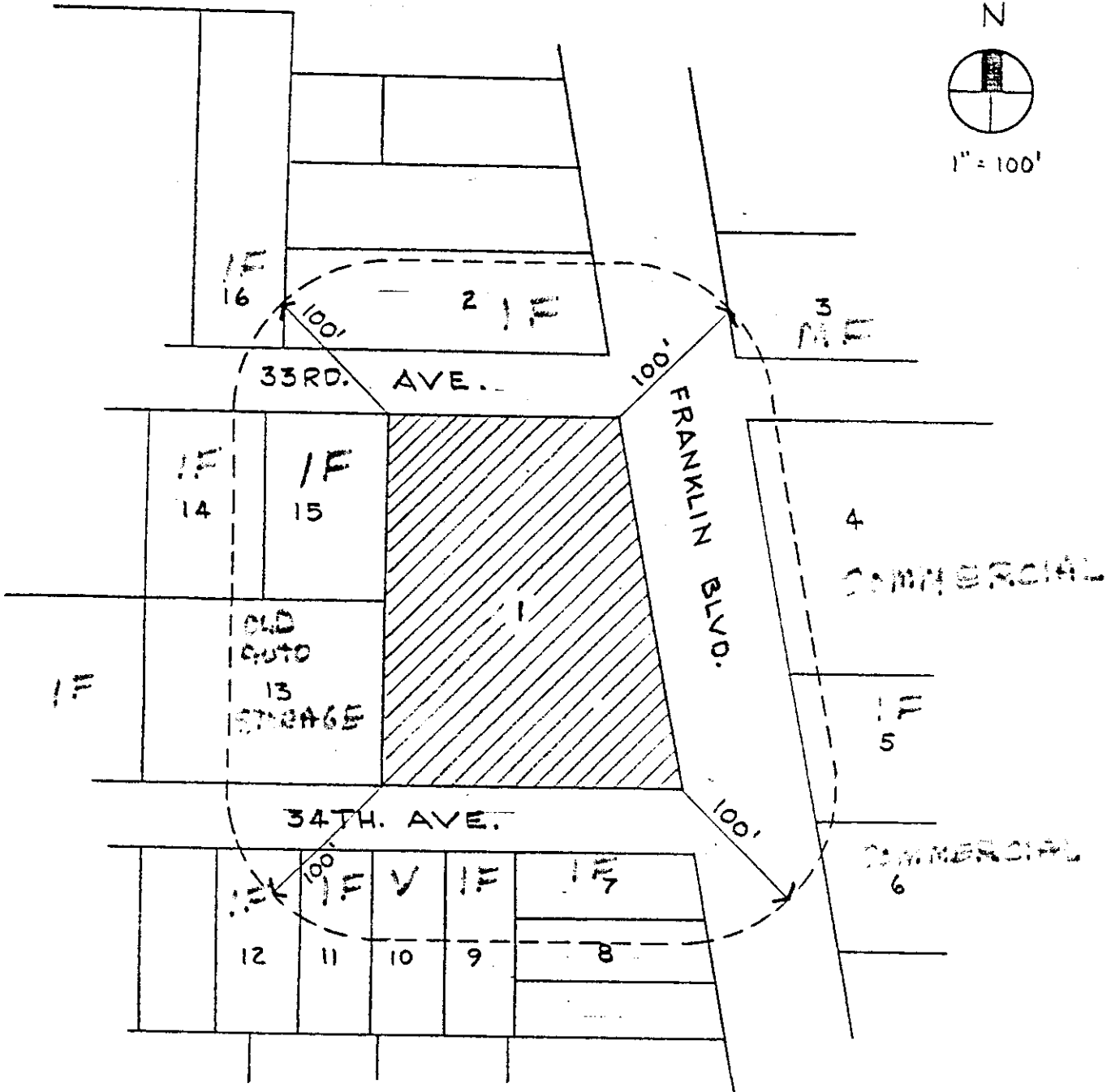
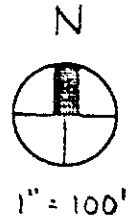
49TH

50TH

51ST

No. 25

SURROUNDING LAND USE



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