

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

APPLICANT	Dam Hung, 6630 Elder Creek Road, Sacramento, CA 95824		
OWNER	Dam Hung, 6630 Elder Creek Road, Sacramento, CA 95824		
PLANS BY	M.A.S. and Associates		
FILING DATE	5/21/91	-ENVIR. DET.	Exempt 15305
ASSESSOR'S PCL. NO.	021-0023-048 & 049		
REPORT BY	JC		

APPLICATION: Lot Line Adjustment to merge two lots totaling 0.40± vacant acres in the General Commercial (C-2) zone.

LOCATION: 4007 and 4009 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one for future development of the site.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential & Commercial; C-2 and R-1  
South: Commercial; C-2  
East: Office & Residential; OB and R-1  
West: Commercial and Vacant; County

Property Dimensions: Irregular  
Property Area: 0.40± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Evaluation: Staff has the following comments:

- A. The subject site consists of two vacant lots totaling 0.40± acres in the General Commercial (C-2) zone. The two parcels have been combined by the County Assessor's Office, at the request of the property owner, under one parcel number (APN: 021-0023-053) for tax purposes. However, in order to legally combine parcels a lot line merger is required by the California Map Act. The General Plan designates the site as Community/Neighborhood Commercial and Offices. The surrounding land uses and zones are residential and commercial, C-2 and R-1 to the north; residential and office building, R-1 and OB to the east, retail commercial and vacant, county to the west; and commercial, C-2 to the south.

- B. The applicant proposes to merge the two lots in order to develop the site in the future. Plans have not been completed at this time. Staff notes that any project proposed for the site will be required to conform to current zoning regulations which include, but are not limited to six foot masonry wall between residential and non-residential use, trash enclosure, setbacks, landscaping and tree shading.
- C. The lot line merger was reviewed by Traffic Engineering, Engineering Division, Development Section, Water & Sewer Division and Electrical Engineering. The following comments were received:

Engineering Division, Development Section:

- a. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger 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.
  3. Submit drawing showing location of existing water services.
  4. Coordinate with County Sanitation District.
  5. Abandon any excess water services to satisfaction of the Water Division.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

Recommendation: Staff recommends the Planning Commission approve the lot line merger 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 TWO AND THREE, BLOCK ONE AS SHOWN ON THE  
DIVISION MAP KNOWN AS THE PLAT OF COLONIAL HEIGHTS

(APN: 021-0023-048 AND 049)

(P91-123)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot merger for the property located at 4007 and 4009 Stockton Boulevard; and

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

WHEREAS, the lot line merger is consistent with the General Plan and the proposed lot line merger conforms with the Plan Designation;

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

that the lot line merger for property located at 4007 and 4009 Stockton Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger 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.
  - c. Submit drawing showing location off existing water services.
  - d. Coordinate with County Sanitation District.
  - e. Abandon any excess water services to satisfaction of the Water Division.

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CHAIRPERSON

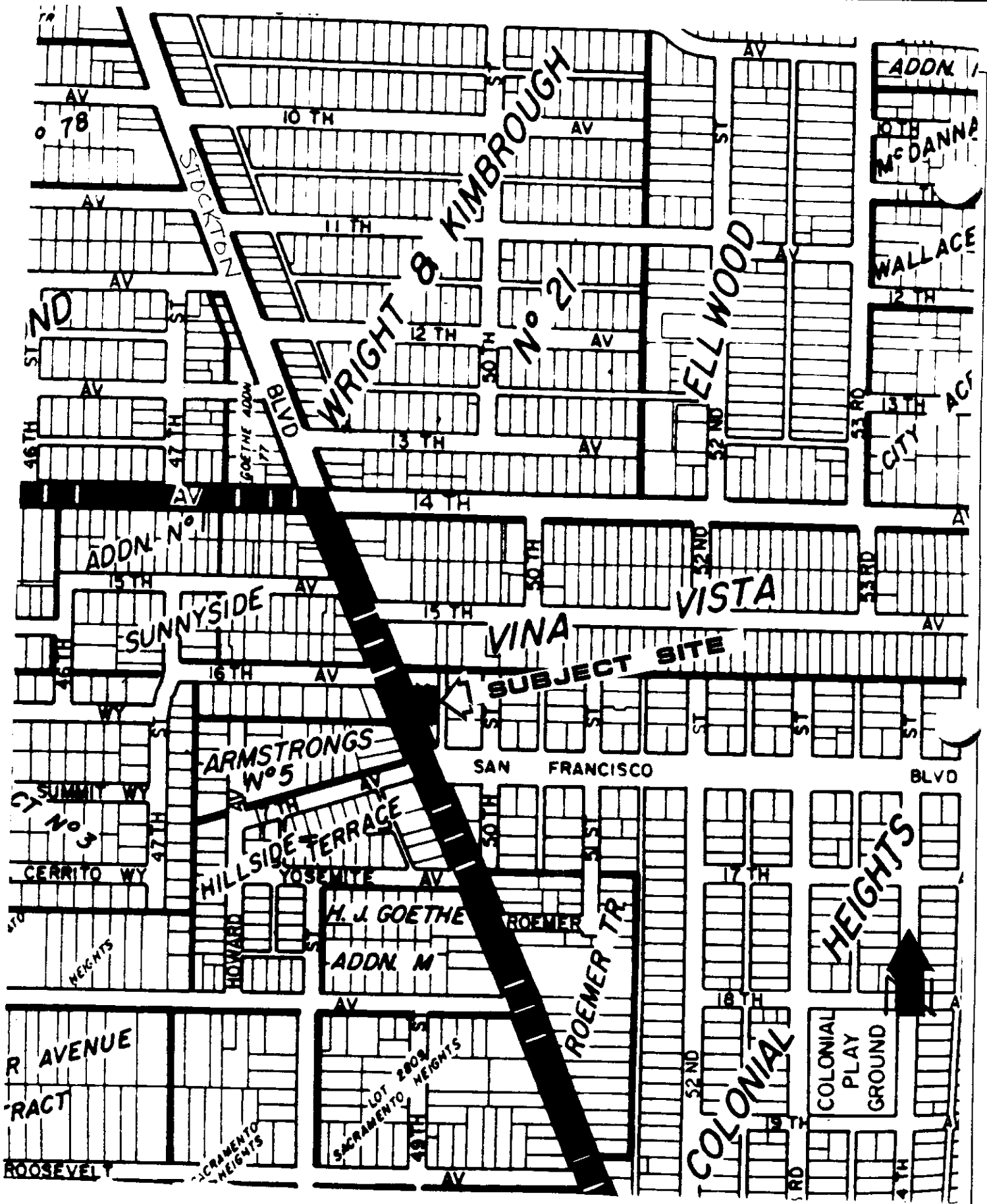
ATTEST:

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

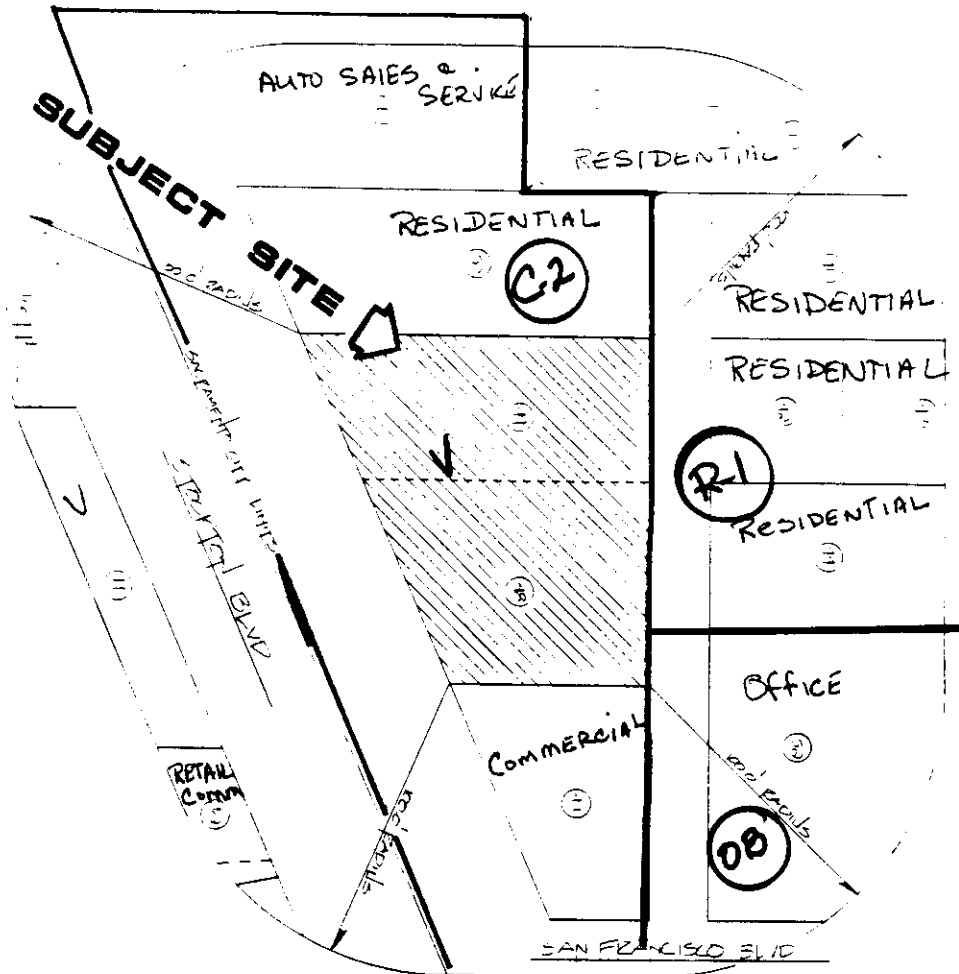
C. NO. P91-123

MEETING DATE July 25, 1991

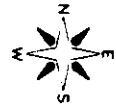
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VICINITY MAP



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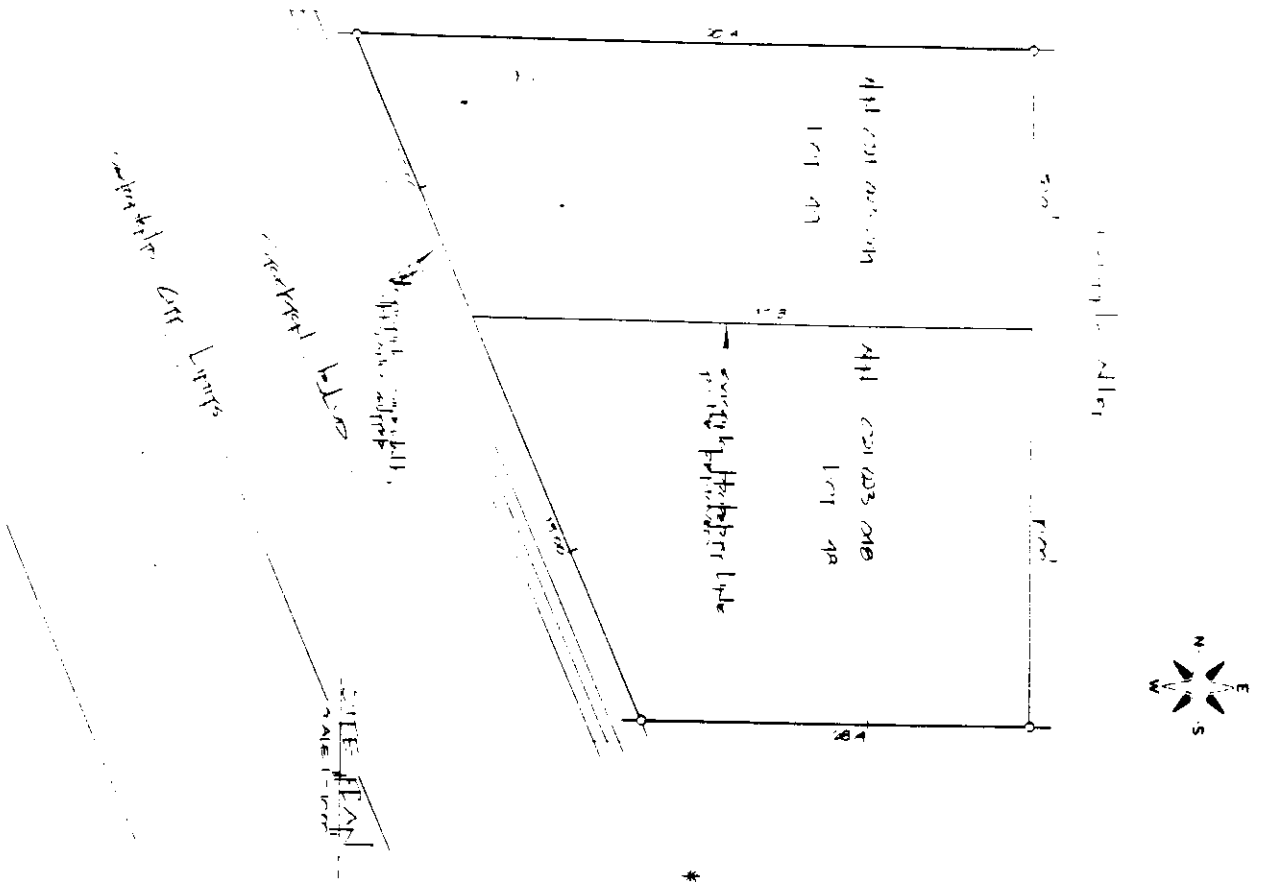
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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

LAND USE AND ZONING MAP

# EXHIBIT A



PROPERTY  
Location

\* This sketch is for reference

**EXHIBIT B**

THE PURPOSE OF THIS DOCUMENT IS TO MERGE (TWO) 2 LOTS,  
APN 021-023-048 AND 021-023-049, INTO ONE PARCEL OF  
LAND CONTAINING .266 ACRES.

SAID PARCEL IS LOCATED ON BLOCK 1 AND IS  
ALL THAT REAL PROPERTY AS SHOWN ON THE  
SUB-DIVISION MAP KNOWN AS THE "PLAT OF  
COLONIAL HEIGHTS" LOTS 2 AND 3. THESE LOTS  
ARE A PORTION OF THE NORTH-WEST CORNER OF  
SAID SUB-DIVISION, CREATED AND FILED AT THE  
REQUEST OF THE COLONIAL INVESTMENT COMPANY  
AT THE OFFICE OF THE SACRAMENTO COUNTY RECORDER  
ON THE TWENTY SIXTH DAY OF MAY IN THE YEAR  
OF 1910.

**RECEIVED**

**MAY 21 1991**

**CITY OF SACRAMENTO  
CITY PLANNING DIVISION**

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