

CITY PLANNING COMMISSION

1231 "I" STREET, ROOM 200 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Timothy Train, 2604-21st Street, Sacramento, CA 95818				
OWNER	Ralph Ryan, 2512 Morley Way, Sacramento, CA 95825				
PLANS BY	Timothy Train, 2604-21st Street, Sacramento, CA 95818				
FILING DATE	5-16-85	50 DAY CPC ACTION DATE		REPORT BY:	DH:bw
NEGATIVE DEC	Ex. 15305(a)	EIR		ASSESSOR'S PCL. NO.	250-240-40,41,42

APPLICATION Lot Line Adjustment to merge three parcels into one 1.6+ acre parcel

LOCATION: Southeast corner of Northgate Boulevard and Winterhaven Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to merge three partially developed parcels into one 1.6+ acre parcel in the General Commercial (C-2) zone to allow construction of a 10,800 square foot retail building and a 3,000 square foot restaurant.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1978 South Natomas Community Plan Designation:	Northgate Boulevard Commercial District;
Proposed 1985 South Natomas Plan:	Mixed Use, Residential and Office (R-3-R) zoning.
Existing Zoning of Site:	C-2
Existing Land Use and Zoning:	Single Family Dwelling, foundation destroyed by fire; vacant

Surrounding Land Use and Zoning:

North: Mini-Storage Warehouse under construction; C-2
South: Apartments and Vacant; C-2
East: Single Family Residential; R-1
West: Single Family & Wholesale Hardware Sales; R-1 & C-2

Property Dimensions:	244' x 286'
Property Area:	1.6+ acres
Square Footage of Building:	Proposed retail building 10,800 restaurant 3,000
Height of Building:	Not available
Significant Feature of Site:	Two trees - one single family dwelling
Topography:	Flat
Street Improvements:	To be installed at time of building permits
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

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- A. The project site is designated as Commercial-Offices in the City General Plan and Northgate Boulevard Commercial District in the 1978 South Natomas Community Plan. The subject site is proposed in the 1985 South Natomas Community Plan update as Mixed-Use, Residential and Office, and proposed for rezoning to Light Density Multiple Family (R-3-R) zone.

- B. The subject property is occupied with an existing single family dwelling, a free-standing garage, and several storage sheds. The southernmost parcel was formerly an automobile electrical and starter and motor repair shop which was destroyed by fire in 1982.

On-site trees to be removed include two Ash, one Eucalyptus and one Pine tree. The single family dwelling is proposed to be removed. Staff suggests that the house be offered to the general public for relocation to another site.

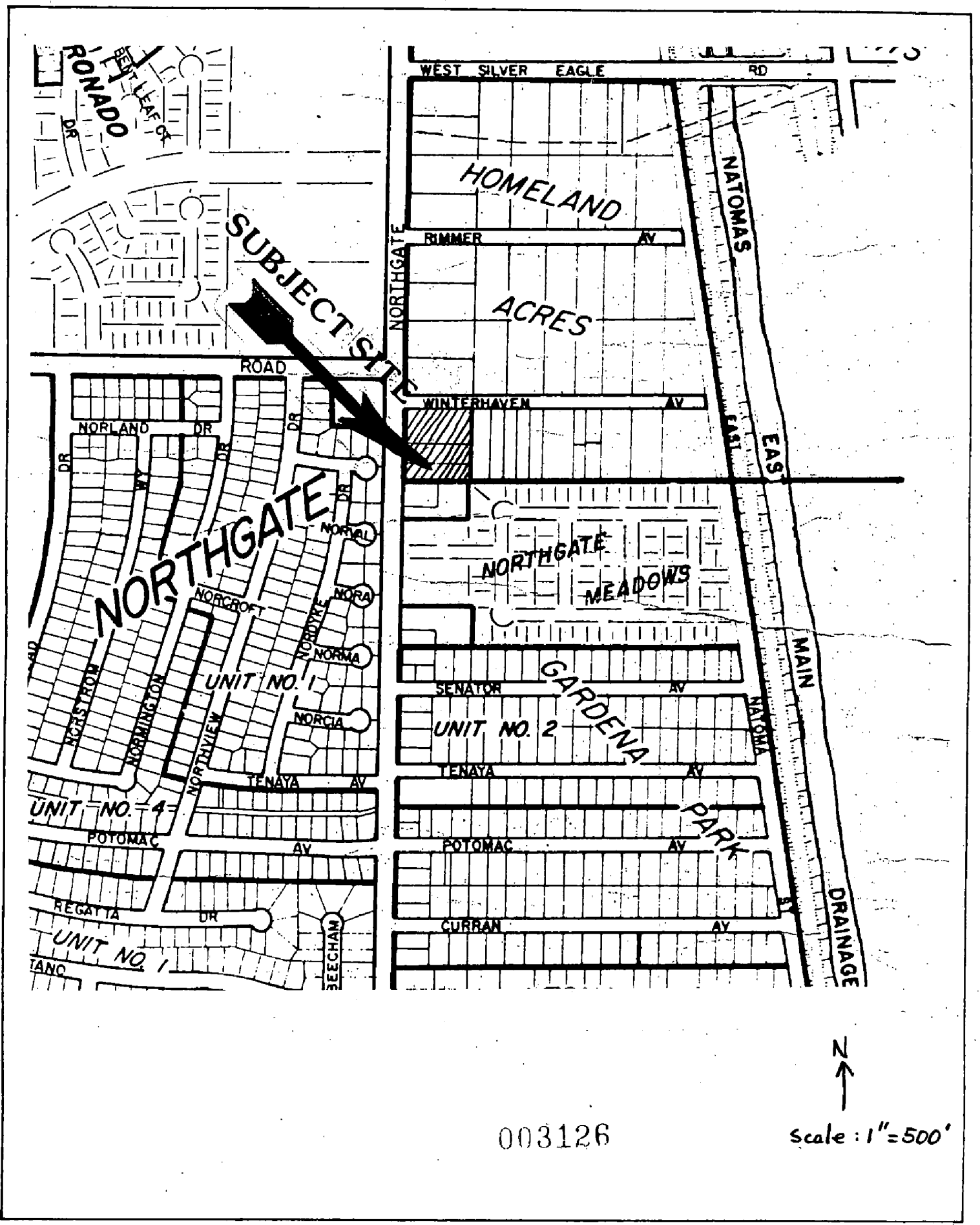
- C. The applicant proposes to remove the property lines dividing three adjacent parcels to create one 1.6± acre parcel measuring 244 feet by 286 feet for the purpose of constructing a retail building of 10,800 square feet and a restaurant of 3,000 square feet of floor area. No tenants are identified at the time of the report.
- D. The properties to the east are occupied with single family dwellings. To the west across Northgate Boulevard are single family dwellings, a convenience market and a wholesale hardware warehouse on lands zoned R-1 and C-2. To the north is a mini-storage warehouse facility under construction in the C-2 zone. To the south are apartments and a vacant parcel.
- E. The project was reviewed by the City Traffic Engineer, Engineer, Real Estate and Water Division. A comment received from the Water Division indicated that standard improvements for water and sewer be provided and that the existing well be either abandoned or a backflow preventer installed for water services.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends the Commission take the following action:

Approve the Lot Line Adjustment to merge the three parcels by adopting the attached resolution.

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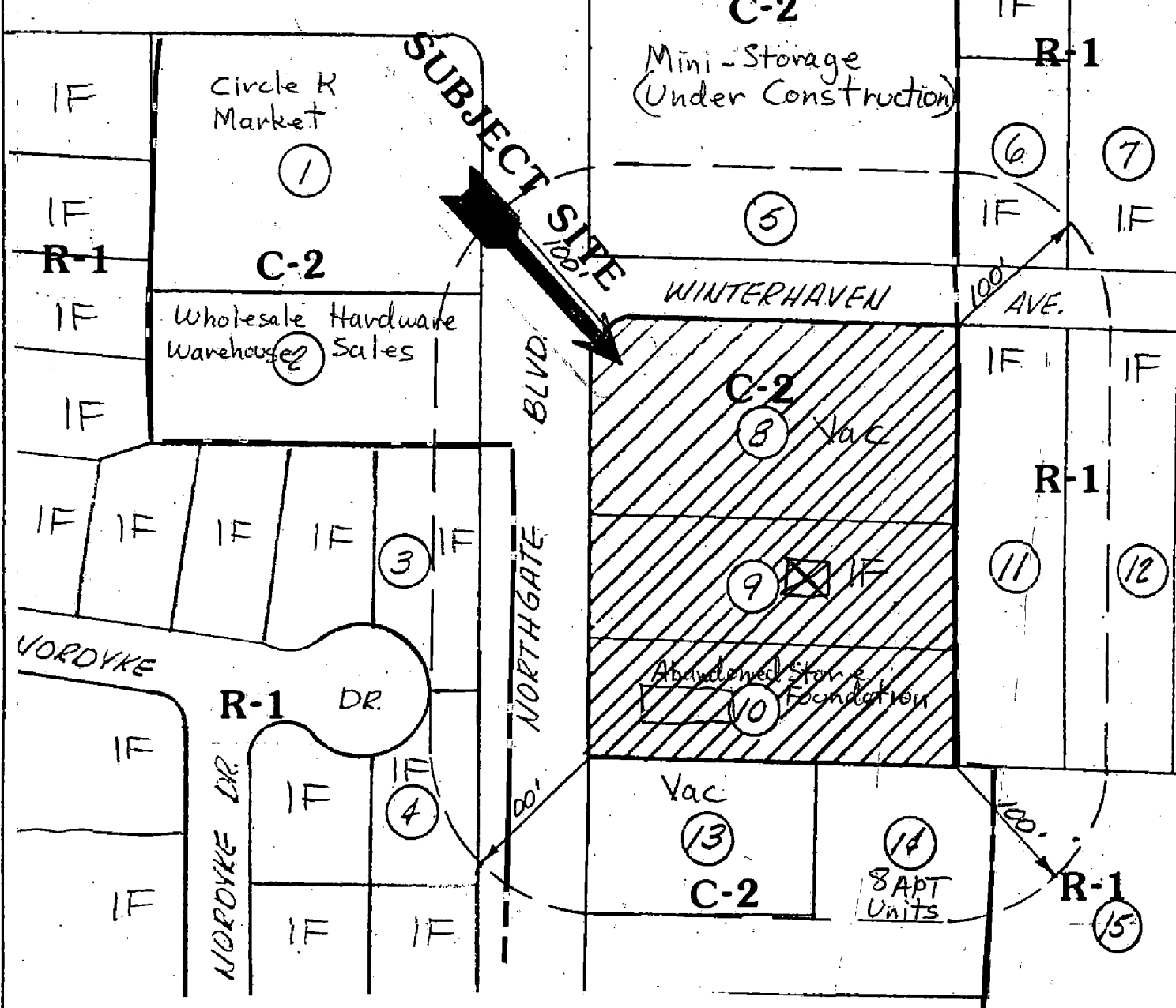


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VICINITY MAP

SAN JUAN RD.



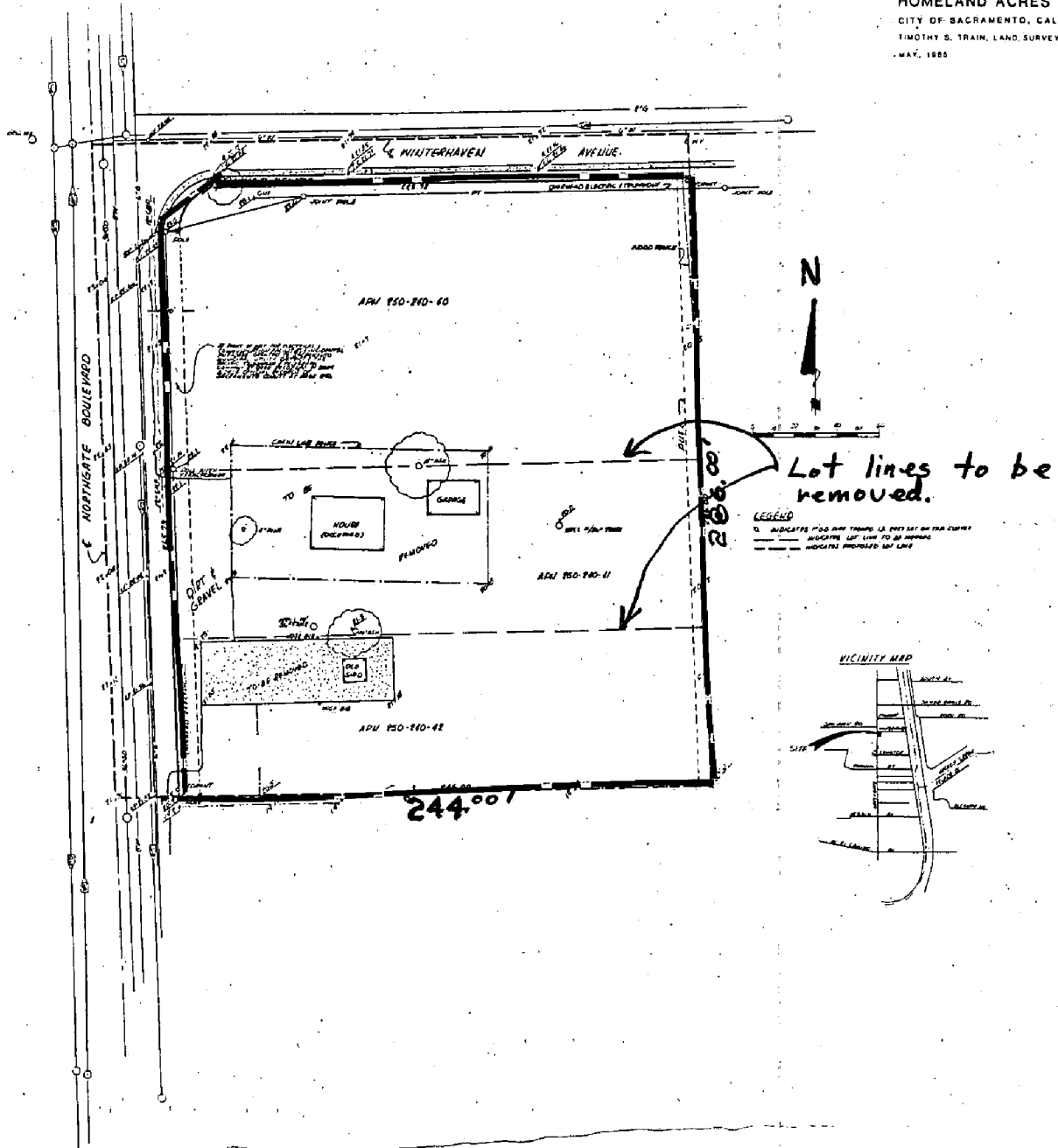
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LAND USE & ZONING MAP

EXHIBIT B

SITE SURVEY
 LOTS 42 & 43,
 HOMELAND ACRES
 CITY OF SACRAMENTO, CALIFORNIA
 TIMOTHY S. TRAIN, LAND SURVEYOR
 MAY, 1985



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P-85-224

June 27, 1985


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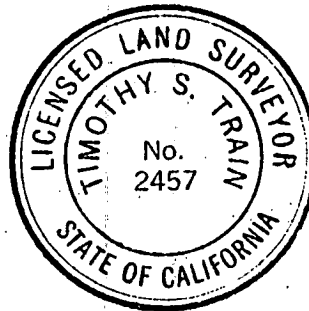
EXHIBIT A

DESCRIPTION

Lots 42 and 43 as shown on the official "Plat of Homeland Acres" filed in the office of the County Recorder of Sacramento County on December 1, 1926, in Book 19 of Maps, Map No. 10.

Prepared by:


Timothy S. Train
L.S. 2457



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June 27, 1985

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