

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Allied - Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611				
OWNER	Werner and Wilma Schmidt, 4411 Stockton Boulevard, Sacramento, CA				
PLANS BY	Allied - Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611				
FILING DATE	5/22/87	ENVIR. DET.	Exempt 15305(a)	REPORT BY	JP/vf
ASSESSOR'S-PCL. NO.	021-201-26,27,32				

APPLICATION: Lot Line Adjustment

LOCATION: 4411 Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into one in order to expand an existing Mercedes auto service and repair business.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1965 Colonial Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Auto service building, showroom and storage

Surrounding Land Use and Zoning:

North: Single Family; C-2
South: Single Family; C-2
East : Alley, Single Family; R-1
West : Offices and Multiple Family; County

Parking Required:	15 spaces
Parking Provided:	21 spaces
Property Dimensions:	Irregular
Property Area:	0.8+ acres
Square Footage of Building:	Existing Showroom - 945 sq. ft.
	Existing Service - 3,840 sq. ft.
	New Service - 2,550 sq. ft.
	TOTAL 7,335 sq. ft.

Height of Building:	1 Story
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal and concrete block

002019

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site consists of three lots totaling 0.8± acres in the General Commercial (C-2) zone. A 945± sq. ft. Mercedes showroom, 3,840 sq. ft. auto service building and an outside auto storage area is currently located on the site. Surrounding land uses are single family zoned R-1 to the east, single family zoned C-2 to the north and south and offices and apartments located in the County to the west. The applicant is requesting a lot line adjustment to merge the three lots into one in order to improve and pave the parking areas, install landscaping and construct a 2,550 sq. ft. addition to the existing auto service building. Planning staff has no objections to this request.

- B. The proposal was reviewed by the City Engineering, Traffic Engineering and Real Estate Divisions. They had no objections to the proposed merger. The Real Estate Division requests that any bonds on the property be paid off prior to recording the merger.

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

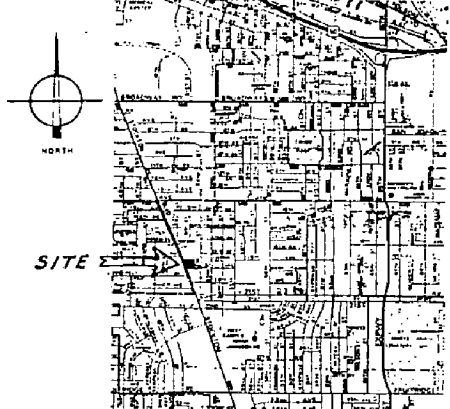
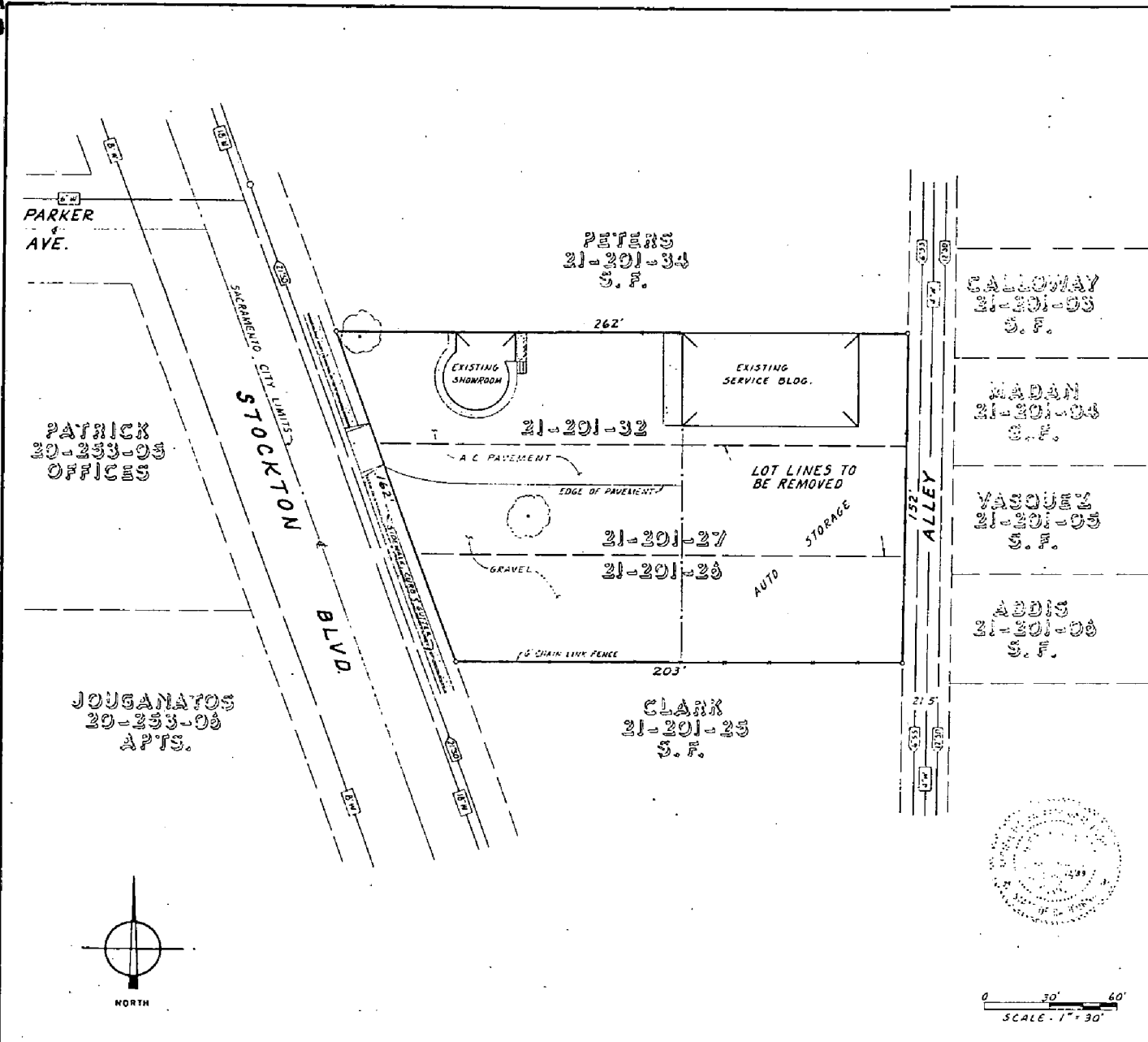
RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

P87-250

002097A

6-25-87

Item



LOCATION MAP
NO SCALE

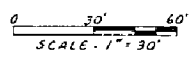
- OWNER : WERNER & WILMA SCHMIDT
WERNER'S MERCEDES SERVICE
4411 STOCKTON BLVD.
SACRAMENTO, CA 95820
- ENGINEER : ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
- APN : 21-201-26, 27, & 32
- AREA : 35,377 SQ. FT.
- ZONING : C-2
- PRESENT USE : COMMERCIAL
- PROPOSED USE : EXPANSION OF EXISTING
COMMERCIAL USE

EXHIBIT A

EXIST. SITE FOR LOT MERGER

LOTS 16 & 17 & PORTIONS OF LOTS 15 & 18
"PLAT OF ROEMER TRACT" (16 BM 36)
CITY OF SACRAMENTO, CALIFORNIA
MAY, 1987

SCALE: 1" = 30'



**ALLIED
LANGDON
ENGINEERING**
9401 ALABAMA BLVD. SUITE 160, CITRUS HEIGHTS
 SACRAMENTO, CA 95611 TEL: 484-1200 FAX: 484-0241

#870008

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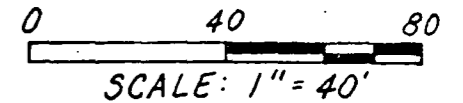
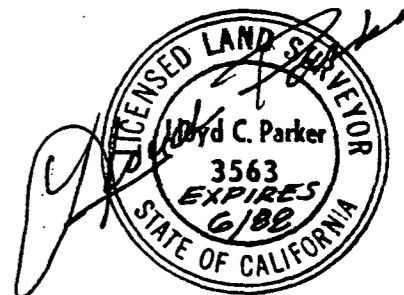
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218

LC

MB

GT



LOT MERGER
 LOTS 16 & 17 & PORTIONS OF LOTS 15 & 18
 "PLAT OF ROEMER TRACT" (16 BM 36)
 CITY OF SACRAMENTO, CALIF.
 FEBRUARY, 1988 SCALE: 1" = 40'

ALLIED LANGDON ENGINEERING

8421 ALBURN BLVD. SUITE 160, CITRUS HEIGHTS
 SAC. # 969-7333 C.H. # 726-3375 AUR. # 624-1997 * 870008

EXHIBIT B

BOOK PAGE
88 0211 1622

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	L&P Land & Development Inc. 6355 Riverside Boulevard Sacramento, CA 95831				
OWNER	L&P Land & Development Inc. 6355 Riverside Boulevard Sacramento, CA 95831				
PLANS BY	Ferrar Williams Architects 1418 20th Street Sacramento, CA 95814				
FILING DATE	5-22-87	ENVIR. DET.	15303c	REPORT BY	JP:sc
ASSESSOR'S-PCL. NO.	031-1240-20				

APPLICATION: Special Permit to develop a 1000+ sq. ft. homeowners' association office on 0.45+ acres in the R-1 (PUD) zone.

LOCATION: 799 Lake Front Drive

PROPOSAL: The applicant is requesting the necessary entitlements to develop an office and recreation area access for the Riverlake Community Association in the LPPT-PUD zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community Plan Designation: Low Density Residential
Existing Zoning of Site: Vacant
Existing Land Use of Site: R-1(PUD)

Surrounding Land Use and Zoning:

North: Lake, Vacant; A-OS, R-1A(PUD)
South: Vacant; R-1(PUD)
East: Vacant and Single Family; R-1(PUD)
West: Vacant; R-1A, R-1(PUD)

Parking Required: Determined by the Commission
Parking Provided: 5 spaces
Property Area: 0.45+ acres
Square Footage of Building: 1000+ square feet
Height of Building: 18 feet
Street Improvements: Existing and to be improved
Utilities: Available to site
Exterior Building Materials: River Rock Veneer, Wood Trim
Roof Material: Wood Shake

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

A. Land Use and Zoning

The subject site consists of one vacant lot totaling 0.45+ acres and located in the Single Family (R-1) zone and LPPT-PUD (aka Riverlake). The lot is also located adjacent to the private lake created for the use and enjoyment of PUD residents. Surrounding lands are located in the PUD, zoned R-1 or R-1A and are vacant or have single family residences currently under construction. The site is designated for low density residential use by the 1976 South Pocket Community Plan.

Residents of the Riverlake community will belong to homeowners' association. Members of the community will also have the right to use the lake for recreational purposes. Some property owners will have access from their lots; other property owners will not have lots fronting on the lake and will need an access point. The applicant is requesting a special permit to construct a 1000+ square foot homeowners' association office in order to have a place to conduct the daily business affairs of the Riverlake Community Association. The lot would also provide an access point to the lake for community residents to launch and dock their boats. (Exhibits A-D).

Planning staff has no objections to the applicant's request. The LPPT-PUD is primarily a residential PUD and the formation of an owners' association is a requirement of the LPPT Development Agreement. The location of a homeowners' association building within the PUD to house the offices of the association manager, provide the association officers with a place to meet, and provide access to the lake for community residents is an appropriate land use for the subject site.

The subject site, however, is located within a residential community and Planning staff recommends that the project be conditioned so that it is compatible with the community. Staff, therefore, recommends that the project be approved subject to the condition that use of the site be limited to the homeowners' association activities exclusively. This will ensure that the site is not used for activities such as wedding receptions and social club gatherings which could create traffic, parking and noise problems for the adjacent residential uses.

B. Design

The applicant proposes to locate the building 25 feet from Lake Front Drive and the west driveway entrance. The front setback will be landscaped with lawn, groundcover and trees. Located on the northern portion of the site off of the private driveway entrance are five parking spaces and a boat launching facility. Amenities located on the site are tables and chairs and a sand play area for children. A deck is adjacent to the lake along the east property line and leads out to a boat dock. Staff finds the site plan to be well thought out and appropriate for the proposed use.

The proposed homeowners' association office is a one-story, 1000+ square foot structure. The exterior of the building is proposed to be a river rock veneer with wood trim and a wood shake roof. River rock has been used throughout the Riverlake project as a design feature. Staff finds that the proposed building will be compatible with the PUD area and future single family residences planned for adjacent properties.

ENVIRONMENTAL DETERMINATION: This project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA Section 15303c)

RECOMMENDATION: Staff recommends approval of the special permit request, subject to the following conditions and based upon findings of fact which follow.

Conditions:

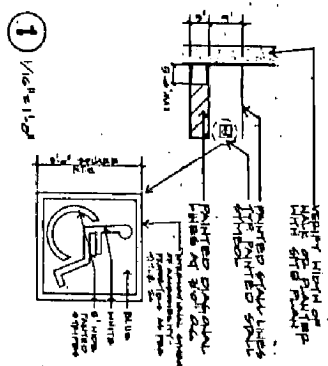
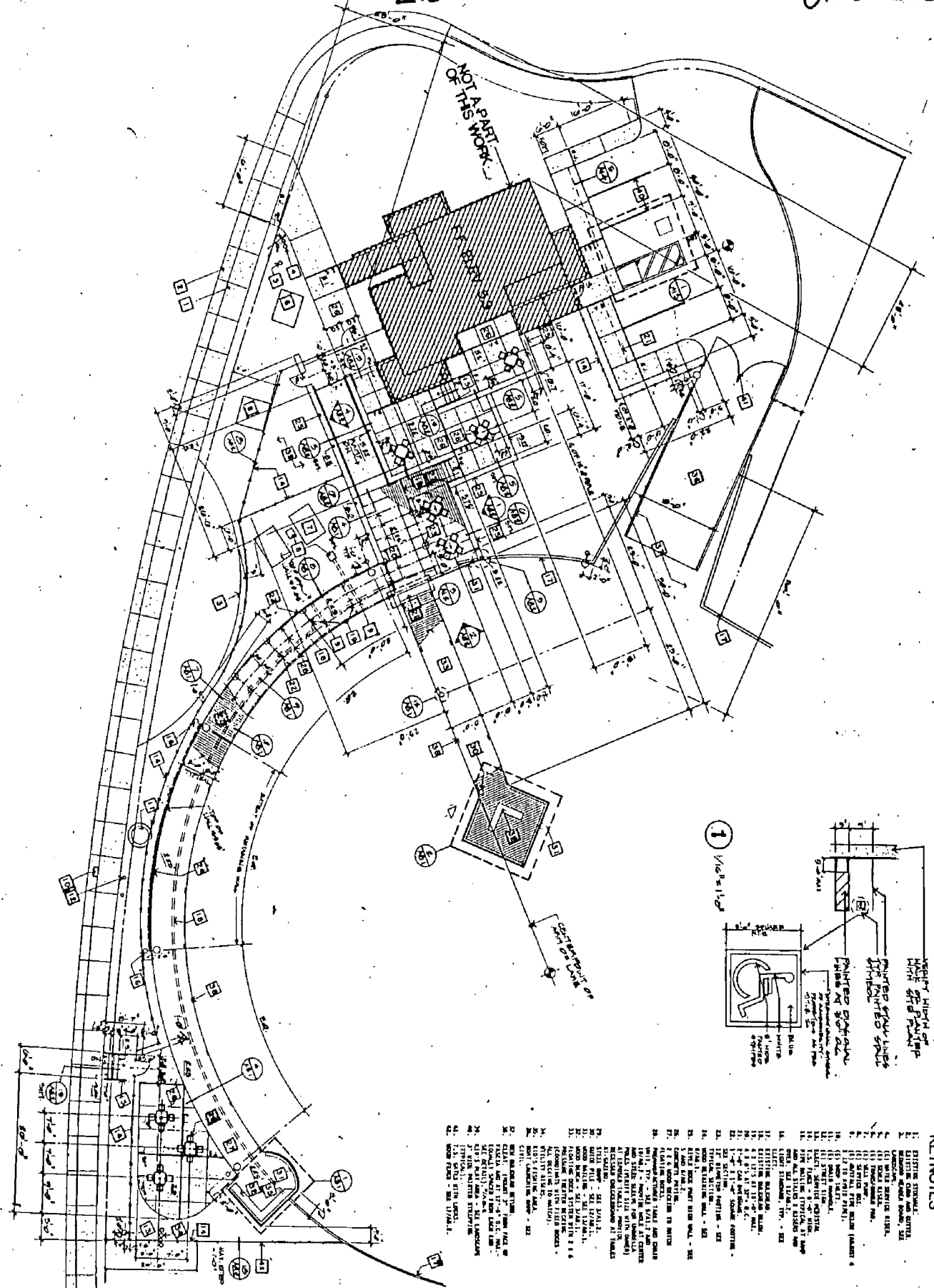
1. The homeowners' association building and grounds are for the exclusive use of Riverlake Community Association members and staff. Gatherings related to the Riverlake Community Association may occur at the site. The building and surrounding grounds shall not be used by other groups or organizations for

meetings or social gatherings nor by individual members of the homeowners'/community association for private parties or receptions.

2. The project shall be constructed per the submitted plans.

Findings of Fact:

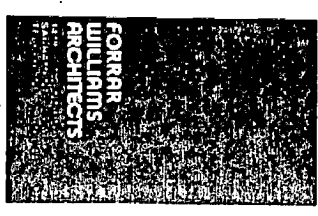
1. The project, as conditioned, is based upon sound principles of land use in that the proposed homeowners' association office and lake access area are compatible with the proposed single family and multiple family development for the area.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in the creation of a nuisance in that adequate on-site parking and landscaping are provided.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for low density residential use by the 1976 South Pocket Community Plan and the proposed homeowners' association office and recreational access area conforms with the plan designation.



- KEYNOTES**
1. EXISTING STRUCTURE.
 2. EXISTING CURB AND GUTTER.
 3. EXISTING SIDEWALK.
 4. EXISTING DRIVEWAY.
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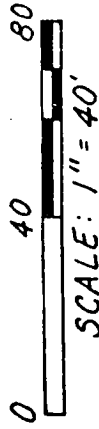
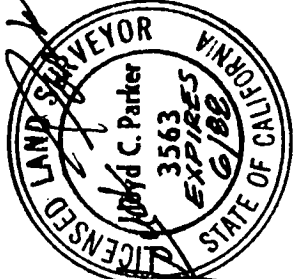
Consultants / Signatures

Issues	Revisions
○ 6/4/87	△



Job No. 86002-001 RLD
 Scale 1" = 10'-0"
 Plat North
 East Title
EXHIBIT A1.3
 DEVELOPMENT
 SHEET NO.

EXHIBIT B



LOT MERGER

LOTS 16 & 17 & PORTIONS OF LOTS 15 & 18
 "PLAT OF ROEMER TRACT" (16 BM 36)
 CITY OF SACRAMENTO, CALIF.
 FEBRUARY, 1988 SCALE: 1" = 40'



8421 AUBURN BLVD. SUITE 160, CITRUS HEIGHTS
 SAC. # 969-7333 C.H. # 726-3375 AUB. # 624-1997 # 870008

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20'

5 00° 03' 00" E 152.00' ALLEY

PORTION LOT 15
 15 BM 36

N 89° 11' 00" E 261.29'

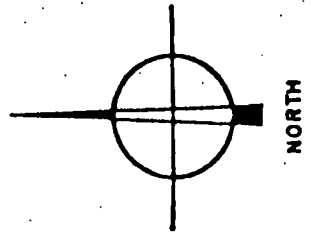
LOT LINES TO BE REMOVED

0.811 AC.

S 89° 11' 00" W 203.45'

PORTION LOT 18
 18 BM 36

N 21° 04' 00" W 162.00'
STOCKTON BLVD.

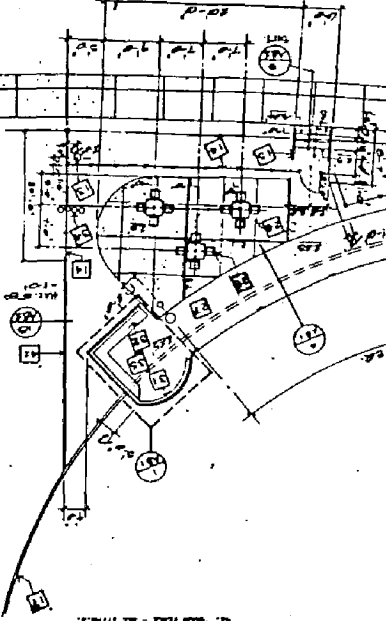
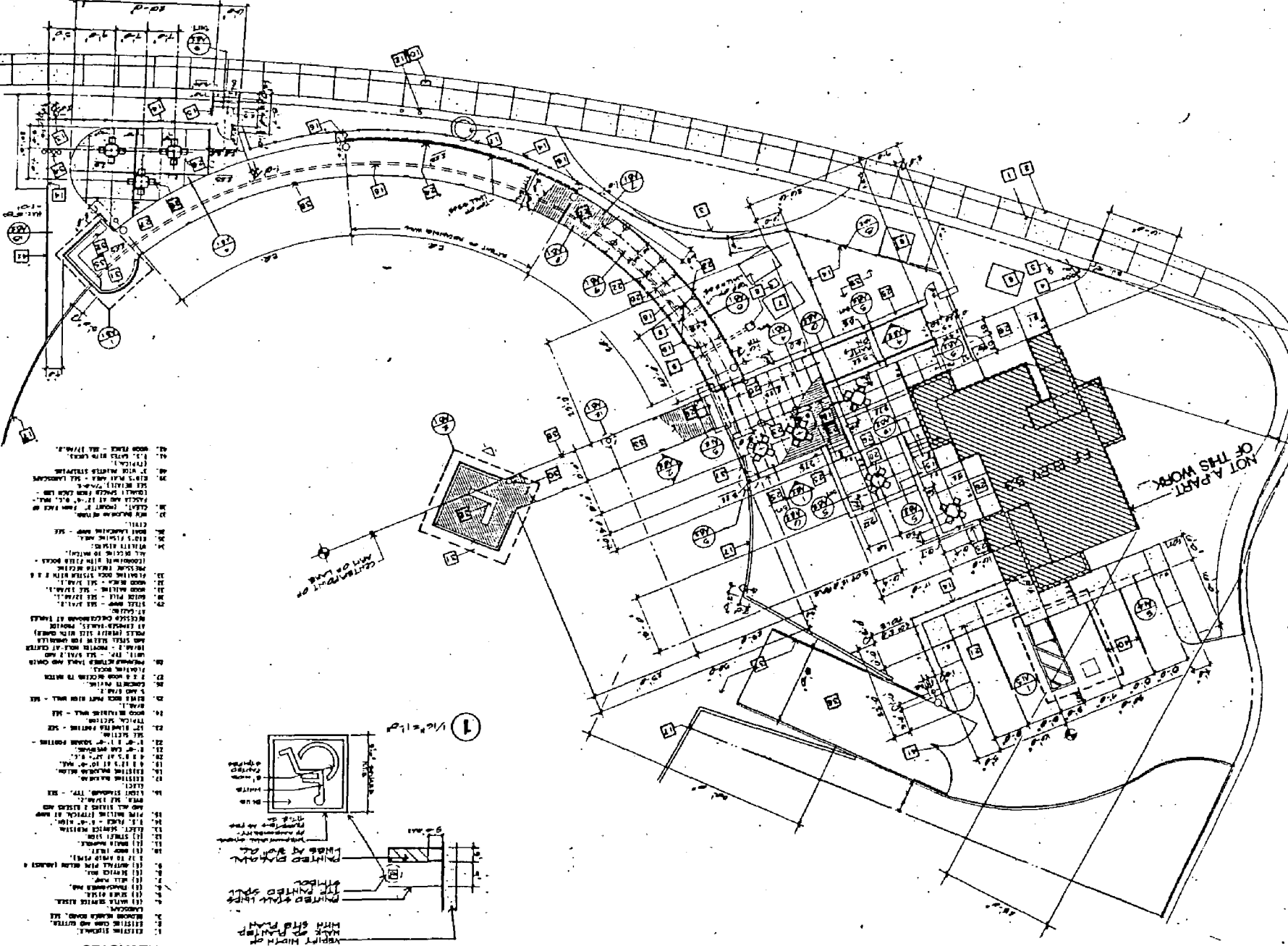


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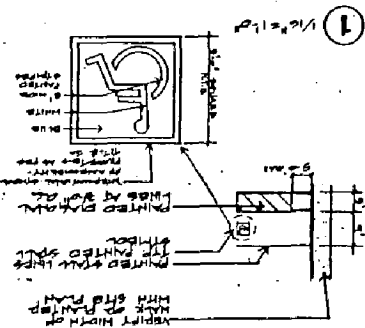
Item 22

6-25-87

87-249



- KEYNOTES**
1. EXISTING STRUCTURE
 2. EXISTING CURB AND GUTTER
 3. EXISTING SIDEWALK
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FORRAN WILLIAMS ARCHITECTS

Job No. 86002-001
 Scale 1"=10'-0"
 Plot North
 SHEET TITLE
 SITE PLAN & DET.
 SITE C
 RIVER LAKE DEVELOPMENT
 SHEET NO.

Issues / Signatures
 4/18/87

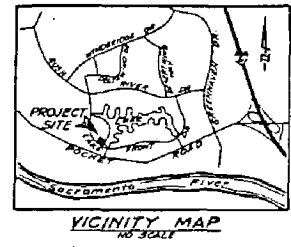
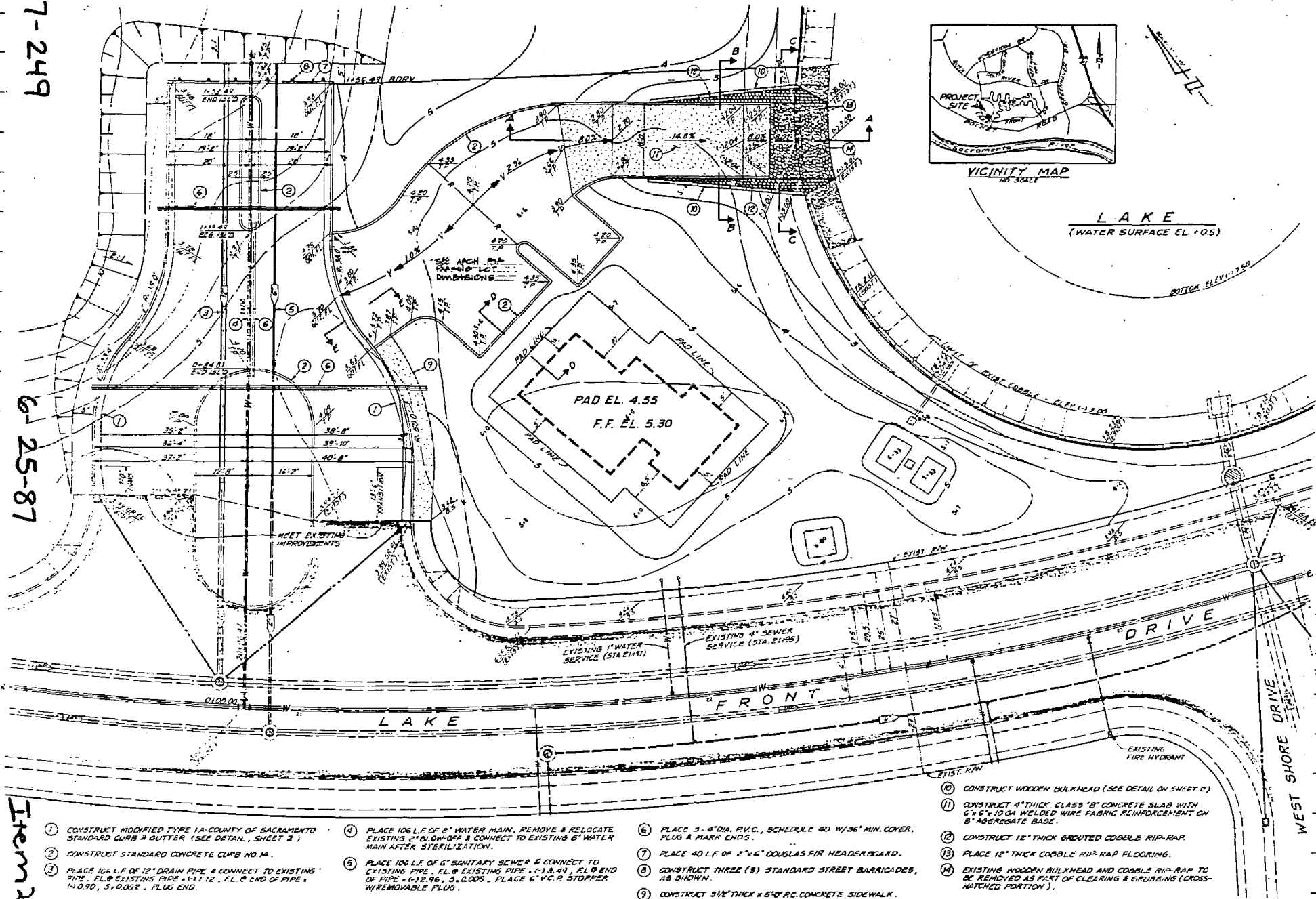
EXHIBIT A

A1.3

P87-249

6-25-87

Item 22



LAKE
(WATER SURFACE EL. +05)



THE SPINK CORPORATION
 720 "F" STREET
 1414 "M" STREET
 SACRAMENTO
 CA. 95814
 916 - 444 - 8170

ARCHITECTURE
 ENVIRONMENTAL
 PLANNING
 ENGINEERING
 SURVEYING
 5" X 5" STEEL
 SECTION

ARCHITECT: RAYMOND
 THE CORPORATION
 DRAWING NO. 097
 CONTRACTOR & GENERAL
 CONTRACTOR: H. L. B. &
 COMPANY
 DIMENSIONS: THREE PRICE
 DRIVE OVER SCALE
 ANY DIMENSIONS FROM
 DRAWING OR SPECIFICATIONS
 SHALL BE APPROXIMATE
 TO CONSTRUCTION

EXHIBIT B

JOB # 5084-097 DATE:
 SCALE: 1" = 10'
 DESIGNED BY: F. DRILLA
 DRAWN BY: H. L. B.
 CHECKED BY: J. BARNITE
 SHEET #

C-1

SET OF:

- ① CONSTRUCT MODIFIED TYPE 1A-COUNTY OF SACRAMENTO STANDARD CURB & GUTTER (SEE DETAIL, SHEET 2)
- ② CONSTRUCT STANDARD CONCRETE CURB NO. 14.
- ③ PLACE 106 L.F. OF 12" DRAIN PIPE & CONNECT TO EXISTING PIPE. FL @ EXISTING PIPE = +1.12. FL @ END OF PIPE = +1.090, 5+0.002. PLUG END.
- ④ PLACE 106 L.F. OF 8" WATER MAIN. REMOVE & RELOCATE EXISTING 2" BLOW-OFF & CONNECT TO EXISTING 8" WATER MAIN AFTER STERILIZATION.
- ⑤ PLACE 106 L.F. OF 6" SANITARY SEWER & CONNECT TO EXISTING PIPE. FL @ EXISTING PIPE = (+) 3.49. FL @ END OF PIPE = (-) 3.96, 5+0.005. PLACE 6" V.C.P. STOPPER WHERE REMOVABLE PLUG.
- ⑥ PLACE 3 - 8" DIA. P.V.C., SCHEDULE 40 W/36" MIN. COVER, PLUS & MARK ENDS.
- ⑦ PLACE 40 L.F. OF 2"x6" DOUGLAS FIR HEADER BOARD.
- ⑧ CONSTRUCT THREE (3) STANDARD STREET BARRICADES, AS SHOWN.
- ⑨ CONSTRUCT 3/12" THICK x 5'0" RC CONCRETE SIDEWALK.
- ⑩ CONSTRUCT WOODEN BULKHEAD (SEE DETAIL ON SHEET 2)
- ⑪ CONSTRUCT 4" THICK CLASS 'B' CONCRETE SLAB WITH 6"x6"x10 GA WELDED WIRE FABRIC REINFORCEMENT ON 8" AGGREGATE BASE.
- ⑫ CONSTRUCT 12" THICK GRADUATED COBBLE RIP-RAP.
- ⑬ PLACE 12" THICK COBBLE RIP-RAP FLOORING.
- ⑭ EXISTING WOODEN BULKHEAD AND COBBLE RIP-RAP TO BE REMOVED AS PART OF CLEARING & GRUBBING (CROSS-MATCHED PORTION).

