

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

APPLICANT Cal-Tex Properties 1825 Trousdale Dr. Ste. B. Burlingham, CA. 94010
OWNER Cal-Tex Properties 1825 Trousdale Dr. Ste. B Sacto. CA. 94010
PLANS BY Cal-Tex Properties 1825 Trousdale Dr. Ste. B Sacto. CA. 94010
FILING DATE 2-28-91 ENVIR. DET. Neg. Dec. REPORT BY hw
ASSESSOR'S PCL. NO. 275-0026-008;275-0031-001-004,008,010-014

APPLICATION: A. Negative Declaration
B. Lot Line Adjustment to merge eleven lots into one lot on 2.58+ developed acres in the General Commercial (C-2) zone.

LOCATION: 400 & 410 El Camino Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge the property lines between eleven lots for one large commercial lot.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
1984 North Sacramento Community Plan Designation: Retail/General Commercial (Special Planning District)
Existing Zoning of Site: C-2
Existing Land Use of Site: Commercial Shopping Center
School District: Grant Joint Union District

Surrounding Land Use and Zoning:

North: Vacant and Residential; C-2, R-1
South: Residential; R-1, R-2B
East: Commercial and Residential; R-1, C-2
West: Commercial and Park Site; C-2, R-2B

Property Dimensions: Irregular
Property Area: 2.58+ acres
Building Square Footage: 39,220 sq.ft.
Height of Building: 16 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Material: Concrete & Glass
Roof Materials: Tar Paper
Exterior Building Colors: Tan

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of eleven developed parcels on 2.58+ acres in the General Commercial (C-2) zone. The General Plan designates the site for Commercial/Neighborhood Commercial and Offices and the 1984 North Sacramento Community Plan designates the site for Retail General Commercial. Surrounding land use and zoning includes a vacant lot, a commercial use and residential to the north,

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zoned C-2 and R-1; residential to the south, zoned R-1 and R-2B; commercial and residential to the east, zoned R-1 and C-2; and commercial to the west, zoned C-2.

B. Applicant's Proposal

The applicant is proposing to merge eleven lots into one lot in order to establish a larger lot for an existing shopping center. The existing shopping center building currently crosses over four parcels and parking is located on the remaining seven parcels. The applicant is planning to expand the shopping center by constructing a covered loading area at the south east end of the shopping center on lot 12 (see Exhibit B).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment to merge eleven lots into one. The merger is consistent with both the General Plan and the 1984 North Sacramento Community Plan. The lot line adjustment to merge the parcels will eliminate the commercial structure from crossing over property lines which is prohibited in the City. Lastly, the merger of the parcels will create a more uniformed parcel with combined commercial uses.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Water and Sewer Division and City Real Estate. The following comments were received:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment 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. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- d. Applicant shall satisfy condition 4a of City Council Resolution No. 88-733 and have the abandonment of the alley recorded prior to merging the lots (see attached copy of Resolution).

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Lot Line Adjustment by adopting the attached resolution.

LEGAL DESCRIPTION OF LOT TO BE CREATED

PARCEL NO. APN 275-0026-016

Lots 1, 2, 16, 17, 18 and 19, plus all of abandoned alley south of Lot 1. Lots 3, 4, 5 and 6 plus 10 feet of abandoned alley at south end of Lots 3, 4, 5 and 6. Lots 11, 12, 13 and 14, plus 10 feet of abandoned alley at north end of Lots 11, 12, 13 and 14. The north portion of Lot 9, which is 45 feet x 50 feet, plus the south east corner of Lot 10, which is 45 feet x 25 feet. The west 25 feet of Lot 10. All Lots are located in Block 1 of North Sacramento, Sub-Division No. 9, according to the official plot thereof, filed in the office of the Recorder of Sacramento County, California on April 3, 1914, in Book 15 of Maps, Map No. 2

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LEGAL DESCRIPTIONS OF PARCELS BEING COMBINED

PARCEL NO. APN 275-0026-008-0000

Lots, 1, 2, 16, 17, 18 and 19, plus abandoned alley south of lot 1, in Block 1, as shown on the "Plat of North Sacramento Subdivision No. 9", recorded April 3, 1914, in Book 15 of Maps, Map No. 2, records of said county.

PARCEL NO. APN 275-0031-001-0000

Lot 3 and 1/2 of abandoned alley at south end of Lot 3, Block 1, as shown on the "Plat of North Sacramento Subdivision No. 9", recorded April 3, 1914, in Book 15 of Maps, Map No. 2, records of said county.

PARCEL NO. APN 275-0031-002-0000

Lot 4 and 1/2 of abandoned alley at south end of Lot 4, in Block 1 of North Sacramento Subdivision No. 9, according to the official Plat thereof filed in the office of the Recorder of Sacramento County, on the 3rd day of April, 1914, in Book 15 of Maps, Map No. 2.

PARCEL NO. APN 275-0031-003-0000

Lots 5 and 1/2 of abandoned alley at south end of lot 5, Block 1 as shown on the "Plat of North Sacramento Subdivision No. 9" recorded April 13, 1914 in Book 15 of Maps, Map No. 2, Records of the County of Sacramento, State of California.

PARCEL NO. APN 275-0031-004-0000

Lots 6 and 1/2 of abandoned alley at south end of Lot 6, in Block 1 as shown on the "Plat of North Sacramento Subdivision No. 9" recorded April 13, 1914 in Book 15 of Maps, Map No. 2, Records of the County of Sacramento, State of California.

PARCEL NO. APN 275-0031-008-0000

The north portion of Lot 9 (45' by 50') plus the south-east corner of Lot 10 (45' x 25'), Block 1 of North Sacramento, Subdivision No. 9, recorded April 3, 1914, in Book 15 of Maps, Map No. 2 records of said county.

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PARCEL NO. APN 275-0031-010-0000

The west one half of Lot 10 in Block 1 as shown on the "Plat of North Sacramento Subdivision No. 9", recorded April 13, 1914 in Book 15 of Maps, Map No. 2, Records of the County of Sacramento, State of California.

PARCEL NO. APN 275-0031-011-0000

Lots 11 and 1/2 of abandoned alley north of block 11, in Block 1 as shown on the "Plat of North Sacramento Subdivision No. 9" recorded April 13, 1914 in Book 15 of Maps, Map No. 2, Records of the County of Sacramento, State of California.

PARCEL NO. APN 275-0031-012-0000

Lot 12 and 1/2 of abandoned alley north of Block 12 and the east one foot of Lot 13, Block 1 of North Sacramento Subdivision No. 9, recorded April 3, 1914, in Book 15 of Maps, Map No. 2, records of said County.

PARCEL NO. APN 275-0031-013-0000

All of Lot 13 and 1/2 of abandoned alley north of Block 13, Block 1, of North Sacramento Subdivision No. 9, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on April 3, 1914, in Book 15 of Maps, Map No. 2.
EXCEPTING therefrom the East one Foot thereof.

PARCEL NO. APN 275-0031-014-0000

Lot 14 and 1/2 of abandoned alley north of Lot 14, Block 1, as shown on the "Plat of North Sacramento Subdivision No. 9", recorded April 3, 1914, in Book 15 of Maps, Map No. 2, records of said County.

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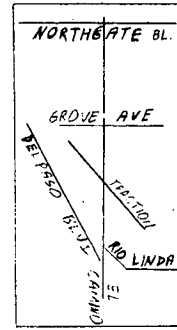
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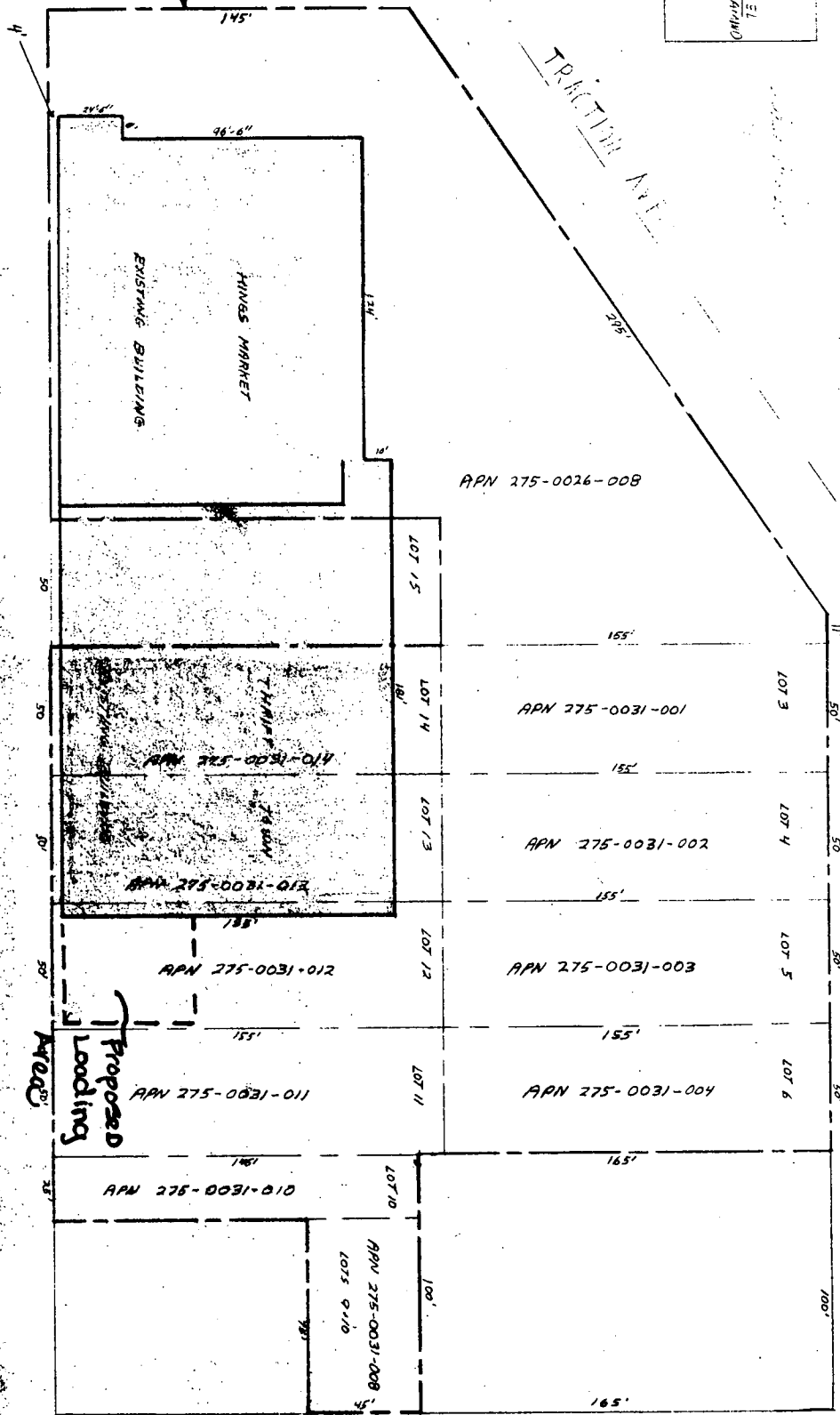
Exhibit B

NORTH SACRAMENTO
SUBDIVISION NO 9
SECS 12 14 OF
RANCHO DEL PASO



REDWOOD AVE

EL CAMINO AVE



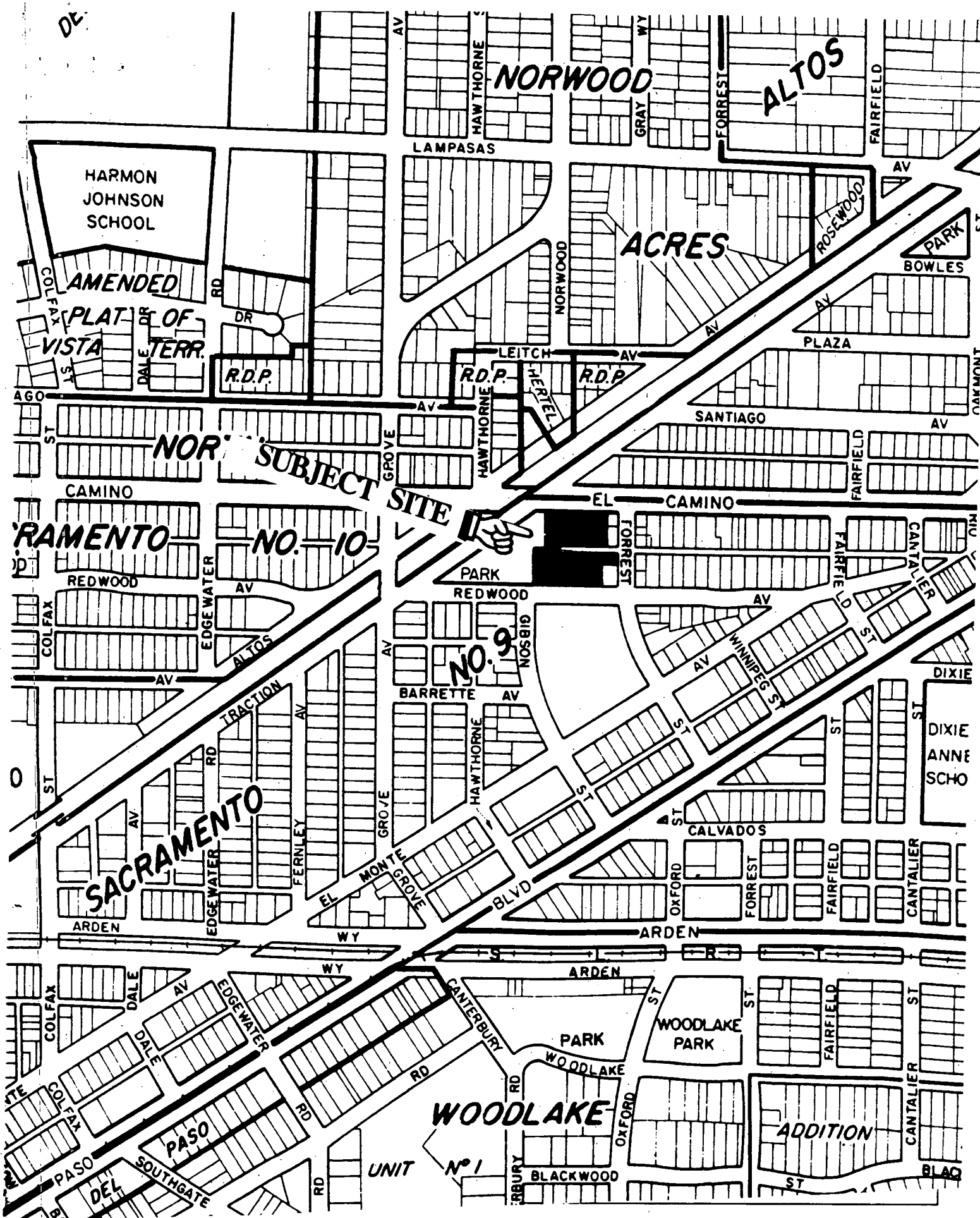
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VICINITY MAP

