

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)).

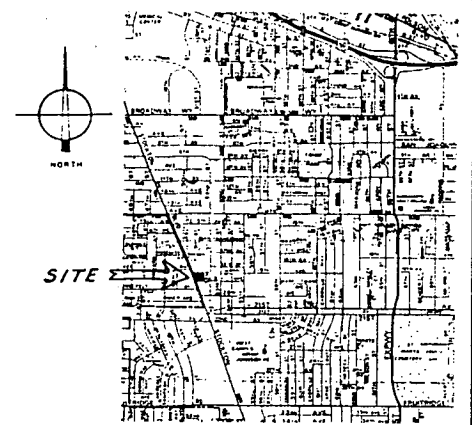
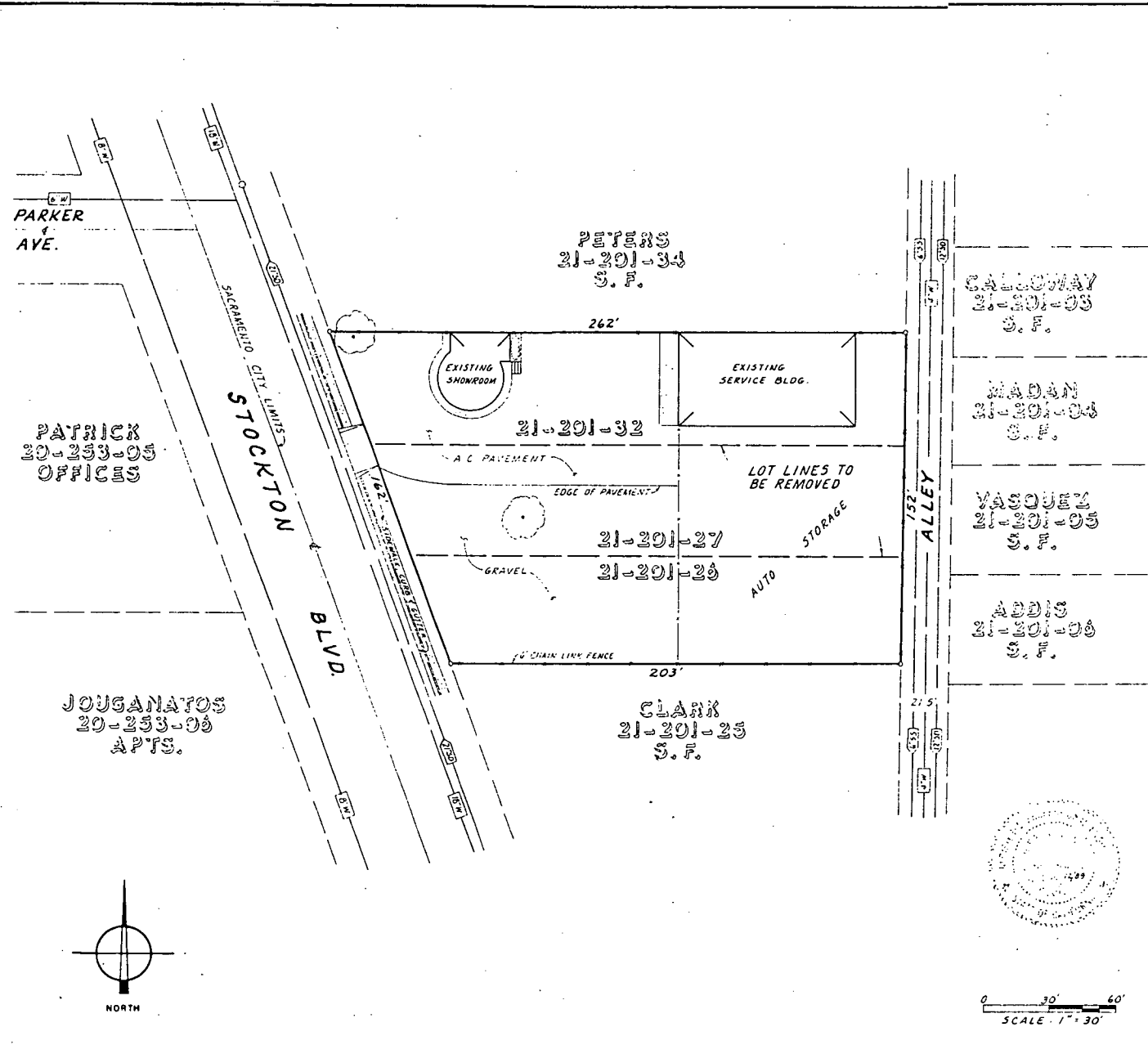
RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

P87-250

002024

6-25-87

Item



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

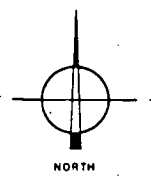
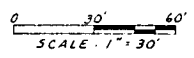
EXHIBIT A

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
 9421 ALABAMA BLVD. SUITE 160, CITRUS HEIGHTS
 SAC - 949-7553 CH - 179-3375 AUB - 424-0067

870008

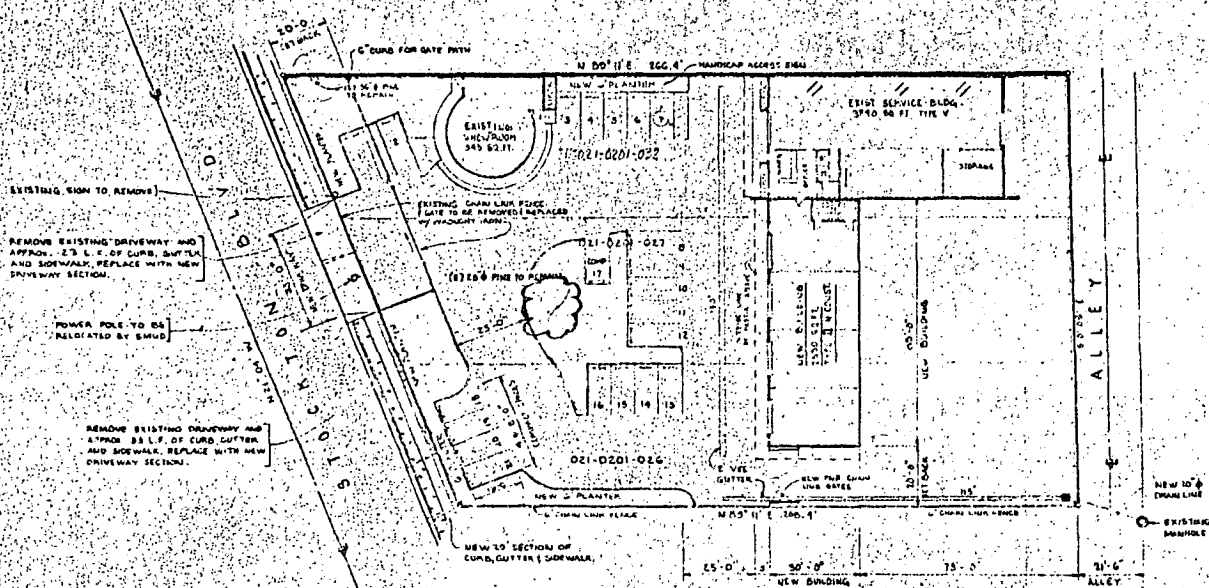


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Item

002672



P A R K I N G A N A L Y S I S

AREA	SQ. FEET	NO. PER 1000	SPACES REQ'D
SERVICE SHOP	1340	1.0	8-1
EXISTING SHOP	3840	1.0	268
TOTAL PARKING REQUIRED			276
TOTAL PARKING PROVIDED			276 SPACES
HANDICAP SPACE PROVIDED			1 SPACE

P L O T P L A N

SITE PLAN
EXHIBIT C

PRELIMINARY
NOT FOR CONSTRUCTION

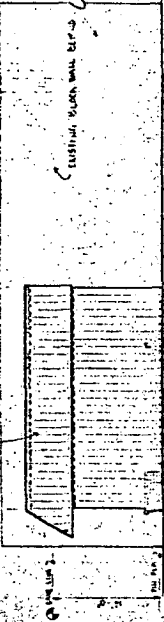
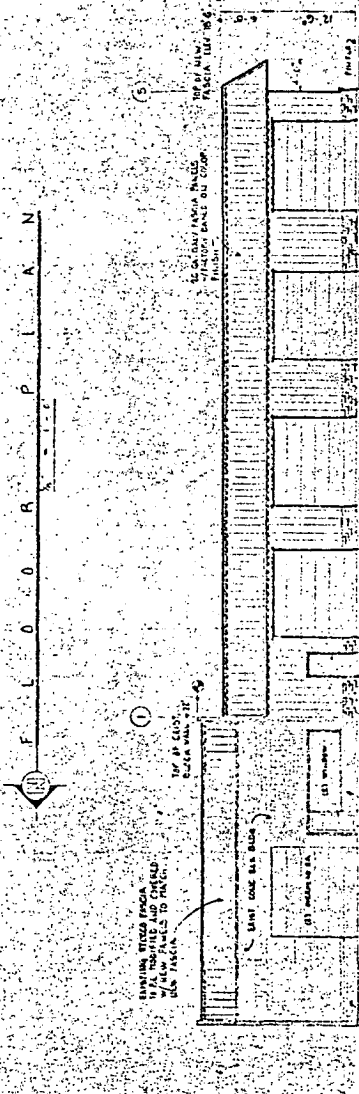
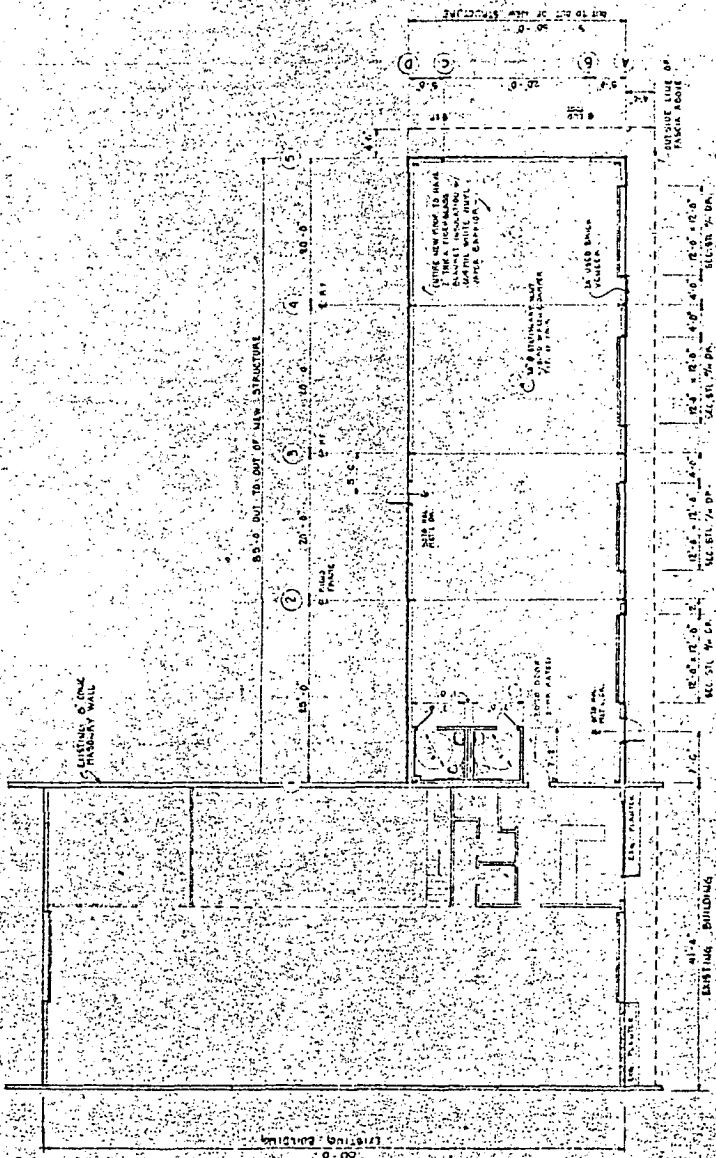
KEYSTONE
PLOT PLAN

Kingdom Construction
3945 Barnard Avenue Phone (716) 454-5328
SACRAMENTO, CALIFORNIA 95828

NEW SERVICE BUILDING FOR
WERNER'S MERCEDES SERVICE
4411 STOCKTON BLVD.
SACRAMENTO, CALIF. 95801

Date
Title
Drawn
June 26, 1987
Sheet 1

EXHIBIT D
ELEVATIONS
 PRELIMINARY
 NOT FOR CONSTRUCTION



SOUTH ELEVATION
 WEST ELEVATION