

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT <u>Gerald Merksmer, 1009 9th Street, Sacramento</u>		
OWNER <u>James Johnson, 1147 43rd Street; Sacramento 95826</u>		
PLANS BY <u>Wilson Peterson Assoc., 9348 Business Park Drive, #1, 95827</u>		
FILING DATE <u>11-5-82</u>	50 DAY CPC ACTION DATE _____	REPORT BY: <u>PB:cp</u>
<del>XXXXXXXXXX</del> Exempt <u>15105a</u> EIR _____ ASSESSOR'S PCL. NO. <u>010-054-12 &amp; 13</u>		

APPLICATION: Lot Line Adjustment to merge two parcels into one lot.

LOCATION: 1910/1914 29th Street

PROPOSAL: The applicant is requesting the necessary entitlement to build a 3200 sq. ft. office on .15+ ac. in C-2, General Commercial zone.

PROJECT INFORMATION:

1975 General Plan Designation: Commercial/Offices  
1980 Central City Plan Designation: General Commercial  
Existing Zoning: C-2  
Existing Land Use: Residential  
Surrounding Land Use and Zoning:  
North: Commercial; and C-2  
South: Commercial; and C-2  
East : Freeway; and TC  
West : Commercial; and C-2

Parking Required: 8	Parking Provided: 8
Ratio Required: 1:400 sq. ft.	Ratio Provided: 1:400 sq. ft.
Property Dimensions: 80' x 80'	
Property Area: 6,400 sq. ft.	
Topography: Flat	
Street Improvements: Existing	
Utilities: Existing	

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two separate parcels, both of which contain a single family residence. The applicant proposes to merge these two lots by eliminating the common east/west property line, as illustrated on the attached site plan. The purpose of this merger is to develop a 3,200 sq. ft. office building.
2. The proposal was reviewed by Building Inspection, Traffic Engineering, Engineering, and Real Estate. There were no objections to the request. Engineering requires the legal description be rewritten into one parcel prior to recordation.
3. The applicant should work with Preservation Board to locate persons desirous of relocating the two existing residential structures.

**000375**

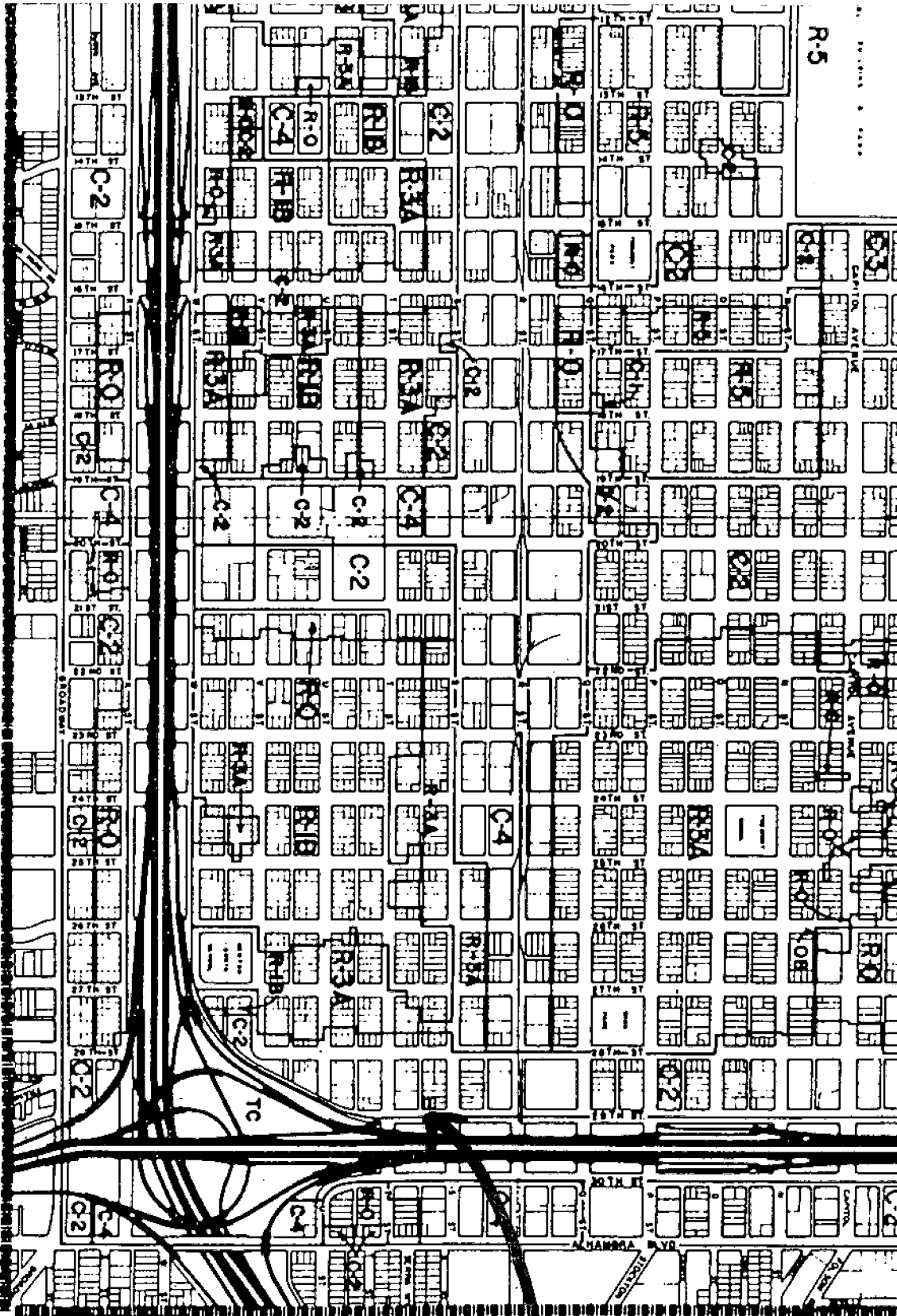
4. Mature and healthy cedar and coast redwood trees exist on site. They should be retained and maintained as an aesthetic as well as engery saving shade benefit to the property. They should also have at least three feet of soil from the base on all sides except the sidewalk, which is already close.
5. In order to accommodate required handicapped parking and 50% parking lot shading, the parking/planting areas should be redesigned. A detailed landscaping, irrigation and shading plan should be reviewed and approved by the Planning Department prior to building permit.
6. The applicant should obtain a revocable permit in order to irrigate and maintain the sycamore trees and groundcover area between the property boundary and the street.

A revised deed description should be submitted to the City Engineer for review and approval.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines, Section 15105(a).

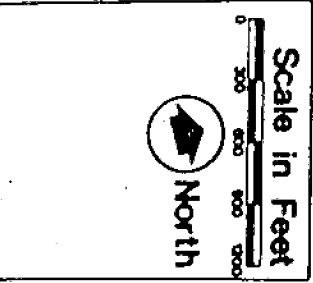
STAFF RECOMMENDATION: The staff recommends that the Commission approve the Lot Line Merger, subject to the following conditions, by adopting the attached resolution.

1. The mature and healthy cedar and coast redwood trees shall be retained and maintained. They shall have at least three feet of soil from the base on all sides except the sidewalk.
2. Applicant shall obtain a revocable permit in order to irrigate and maintain the sycamore trees and groundcover area between the property boundary and the street.
3. A revised legal description of the new lot shall be submitted to the City Engineer for review and approval.



ADOPTED ZONING

FAMILY	C-1	LIMITED COMMERCIAL
FAMILY	C-2	GENERAL COMMERCIAL
FAMILY	C-3	CENTRAL BUSINESS DISTRICT
	C-4	HEAVY COMMERCIAL
	M-1	LIGHT INDUSTRIAL
	M-2	HEAVY INDUSTRIAL
	T-C	TRANSPORTATION CORRIDOR

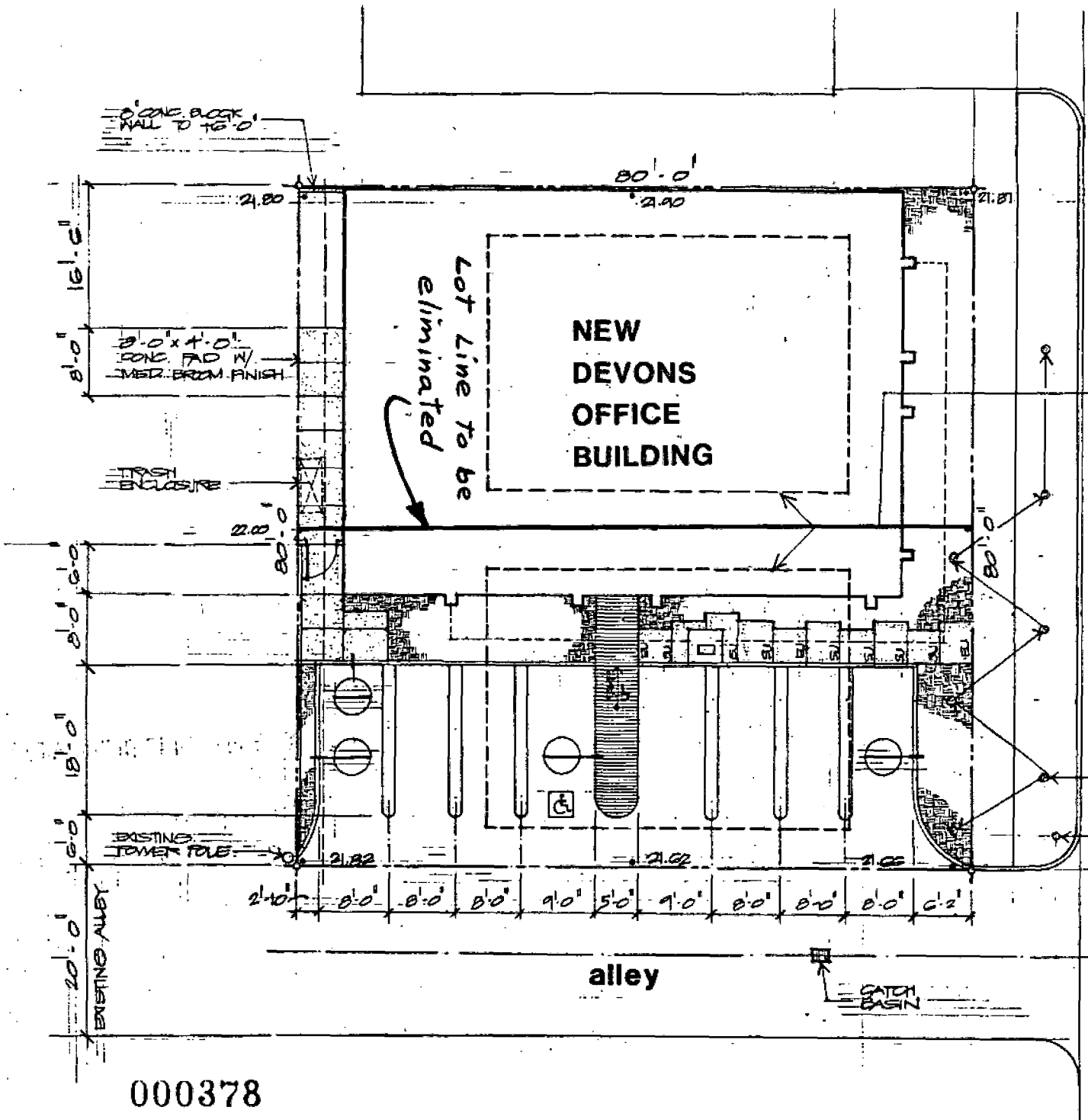


**SUBJECT SITE**

P 82-267

12-9-82

No. 25



- EXISTING RESIDENTIAL STRUCTURES TO BE REMOVED
- (THESE STRUCTURES MAY BE RELOCATED TO A NEW SITE AS PER DIRECTION OF CITY OF SACRAMENTO DESIGN REVIEW & PRESERVATION BOARD)
- REMOVAL &/OR DEMOLITION OF EXISTING STRUCTURES IS PART OF THIS CONTRACT
- RELOCATION OF THE EXISTING STRUCTURES TO A NEW SITE IS NOT PART OF THE CONTRACT

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# SITE PLAN

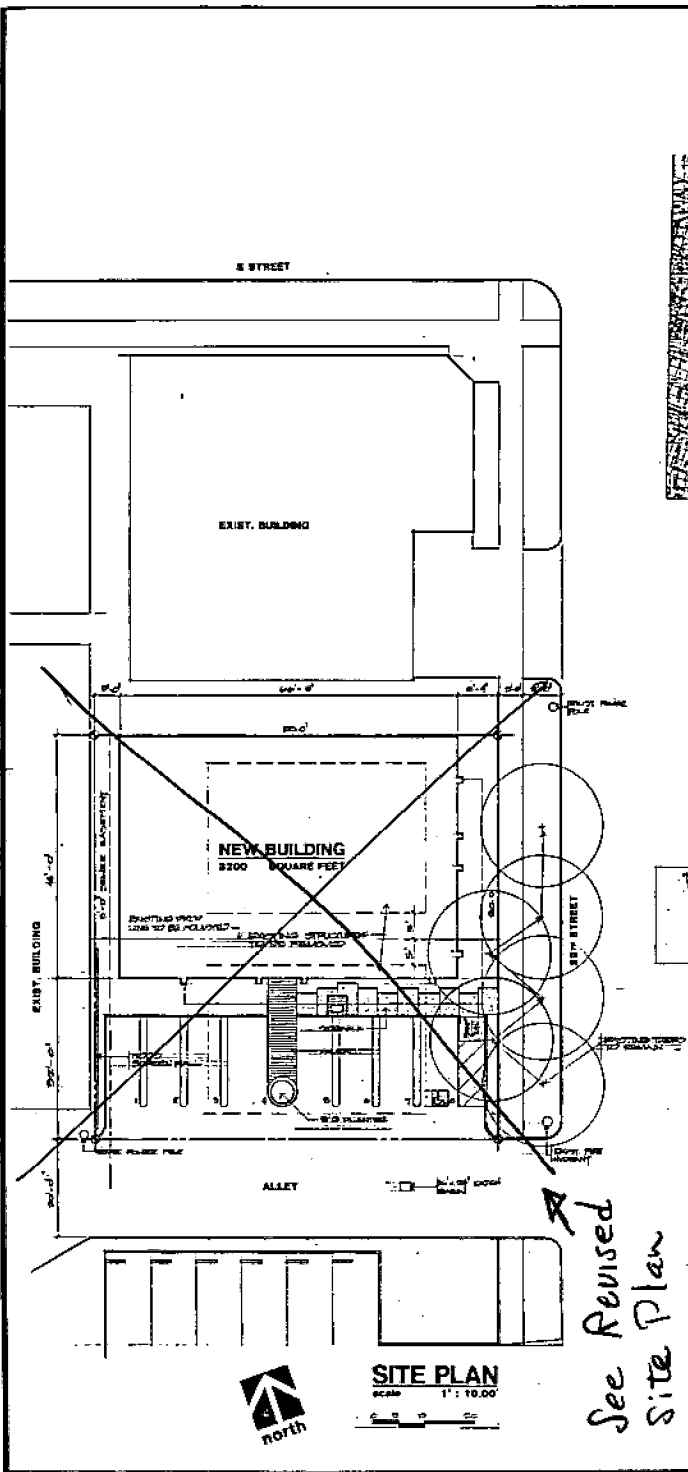


EXHIBIT B

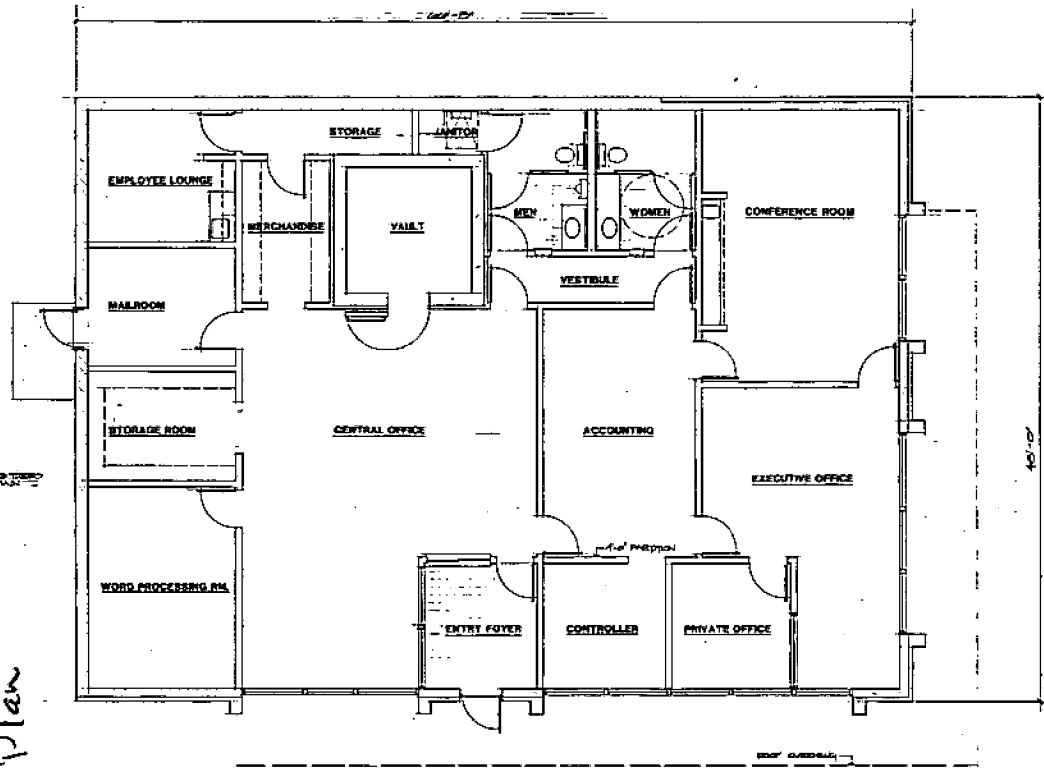
P 82-217

12-9-82

No. 25



VICINITY MAP



**FLOOR PLAN**  
SCALE 1/4" = 1'-0"

000379

See Revised Site Plan

EXHIBIT A

**WPA**  
WILSON PETERSON ASSOCIATES  
ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
BUSINESS PARK DRIVE SUITE 1  
SACRAMENTO, CA 95817 (916) 441-1318

**NEW OFFICES FOR DEVONS JEWELERS**  
SACRAMENTO, CALIFORNIA

DATE: 12/15/1982  
SHEET NO. A-1  
PROJECT NO. 8222