

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Intervest Developments, 2422 Arden Way, A-30, Sacramento, CA 95825		
OWNER	May Jue, 1930-10th Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	3-5-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC. Ex.	15305(a)	EIR	ASSESSOR'S PCL NO. 009-072-10,11,12

APPLICATION: Lot Line Merger to create one parcel totaling 0.2± acre in the General Commercial (C-2) zone.

LOCATION: Northwest corner 10th and 'T' Streets

### PROJECT INFORMATION:

1974 General Plan Designation: Office & Commercial  
1980 Central City Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Vacant Commercial Structure & Vacant

#### Surrounding Land Use and Zoning:

North: Vacant; C-2  
South: Commercial; C-2  
East: Commercial & Residential; R-3A  
West: Residential; C-2

Property Dimensions: 110' x 80'  
Property Area: 8,800 square feet  
Square Footage of Building: 1,120±  
Height of Structure: One Story  
Topography: Flat  
Street Improvements/Utilities: Existing  
Exterior Building Colors: Light Green  
Exterior Building Materials: Masonry and Tile

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

1. The subject site consists of three parcels in the General Commercial (C-2) zone. The northernmost and westernmost parcels are vacant. The third parcel, located at the northwest corner of 10th and 'T' Streets, is developed with a one-story, 1,120± square foot commercial retail building. The applicant proposes to merge the three parcels to develop new on-site parking needed to serve the existing commercial building. The owner plans on renovating the existing commercial building at a later date. The owner should be aware that the proposed parking area will require a parking facility permit from the Planning Division.
2. The project was reviewed by the offices of City Traffic Engineering, Engineering, Building Inspections, Water/Sewers and Real Estate. They had no objections to nor comments on the proposed merger.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment to merge the three parcels by adopting the attached resolution.

APPLC. NO. P84-090

MEETING DATE April 12, 1984

CPC ITEM NO. 27

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE ADJUSTMENT  
FOR THE SOUTH ONE-HALF OF LOT 5  
AND THE EAST 30 FEET OF SOUTH HALF  
OF LOT 6 IN BLOCK BOUNDED BY 'S'  
AND 'T', 9TH AND 10TH STREETS OF  
THE CITY OF SACRAMENTO, ACCORDING  
TO THE OFFICIAL MAP OR PLAN OF SAID CITY  
(P84-090)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of 10th and 'T' Streets; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1980 Central City Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the northwest corner of 10th and 'T' Streets;

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

ATTEST:

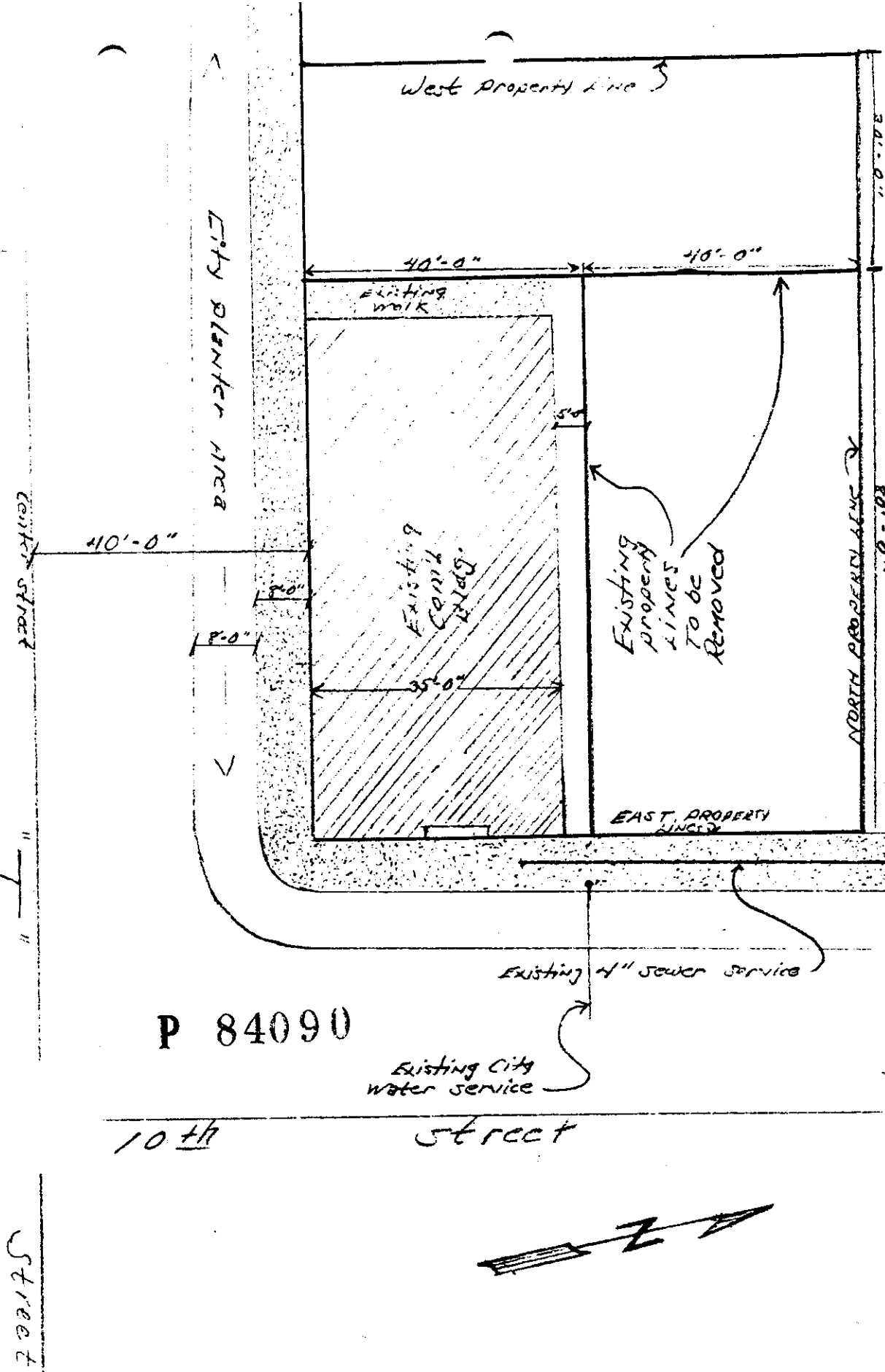
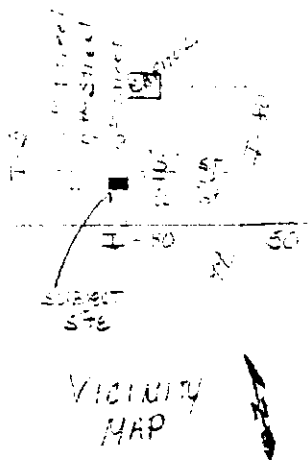
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CHAIR

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SECRETARY TO CITY PLANNING COMMISSION

P84-090

April 12, 1984

Item No. 27



P 84090

Site Plan

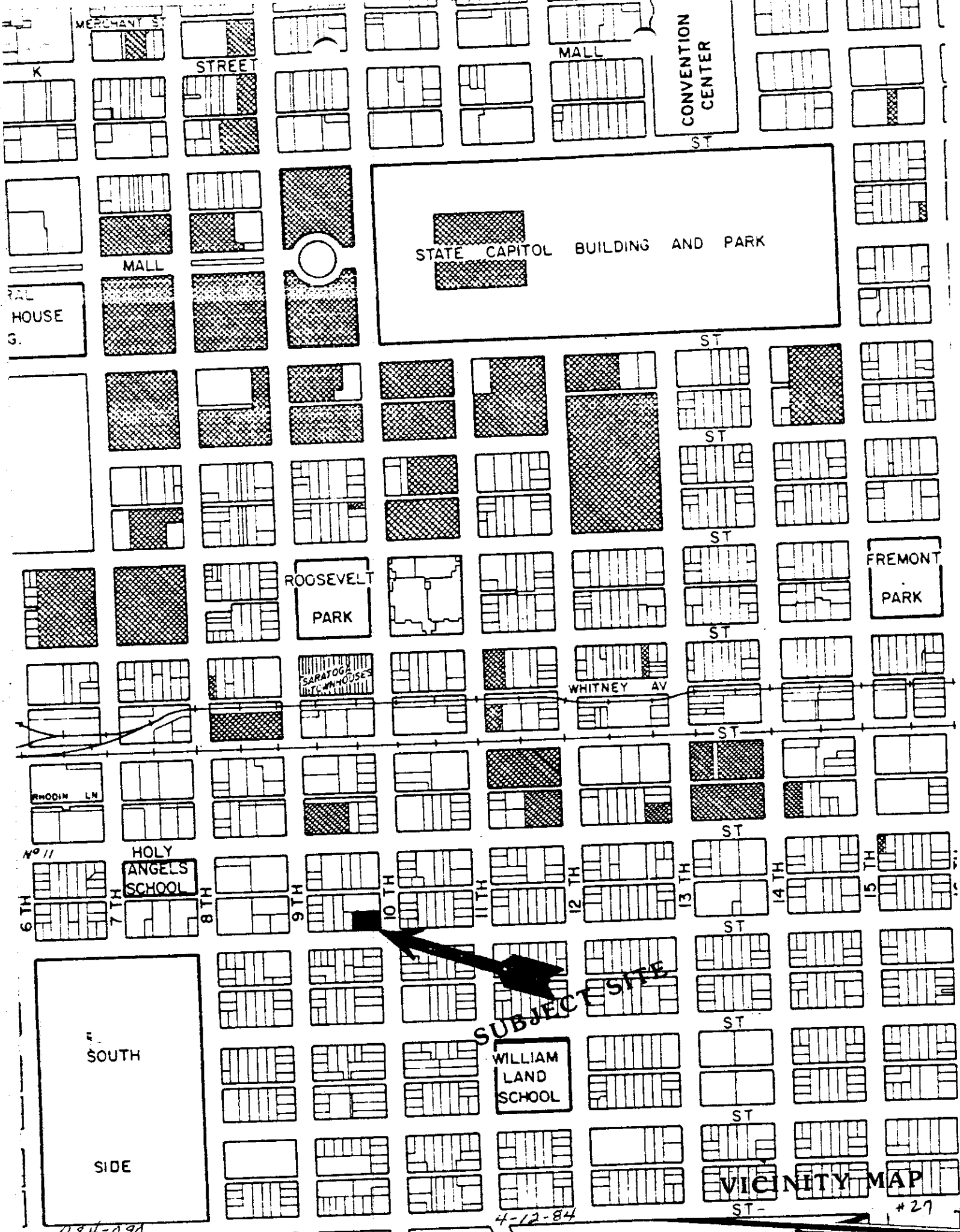
EXHIBIT A #27

4-12-84

P84-090

E X H I B I T B  
Legal Description

The south one-half of lot 5 and the east 30 feet of the south half of lot 6 in block bounded by 'S' and 'T', 9th and 10th Streets of the City of Sacramento, according to the official map or plan of said City.



STATE CAPITOL BUILDING AND PARK

ROOSEVELT PARK

SARATOGA WTC AN HOUSES

WHITNEY AV

FREMONT PARK

WILLIAM LAND SCHOOL

VICINITY MAP

SUBJECT SITE

SOUTH

SIDE

1984-090

4-12-84

#27

