

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cooper Thorne Associates, 2011 Arden Way #10, Sacramento, CA 95825		
OWNER	Gorman Whitney Development Co. 185 Cadillac Drive, Sacramento, CA 95825		
PLANS BY	Cooper Thorne Associates		
FILING DATE	8/8/85	50 DAY CPC ACTION DATE	REPORT BY: SD:tc
NEGATIVE DEC.	EX 15305 a	EIR	ASSESSOR'S PCL NO. 007-213- 28, 30

APPLICATION: Lot line adjustment to merge two parcels.

LOCATION: 3160 Folsom Blvd.

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels for development of an office and parking.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1963 East Sacramento Community Plan Designation:	Shopping, Commercial, Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Gas station and furniture store -

Surrounding Land Use and Zoning:

North:	Restaurants and commercial:	C-2
South:	Sporting goods and residential:	C-2, R-1
East:	Commercial:	C-2
West:	Service station:	C-2

Property Area:	1.6 ± acres
Significant Features of Site:	None
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has made the following findings:

- A. The subject site consists of two parcels totaling 1.6± acres in size. The sites are developed with a furniture store and parking and a service station. The site is located in the General Commercial (C-2) zone. The applicant is requesting to merge the two parcels in order to construct a 93,000 ± sq.ft. office and a parking structure. Staff has no objection to the merger.
- B. Plans for this project were routed to the City Traffic Engineer, Water Division, Real Estate Division, and Regional Transit. The Water Division states that water main extensions will be required from Folsom Blvd. to Alhambra along Kiesel Way.

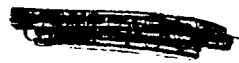
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ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR guidelines (CEQA, Section 15305 (a)).

RECOMMENDATION:- Staff recommends the Commission approve the lot merger by adopting the attached resolution.

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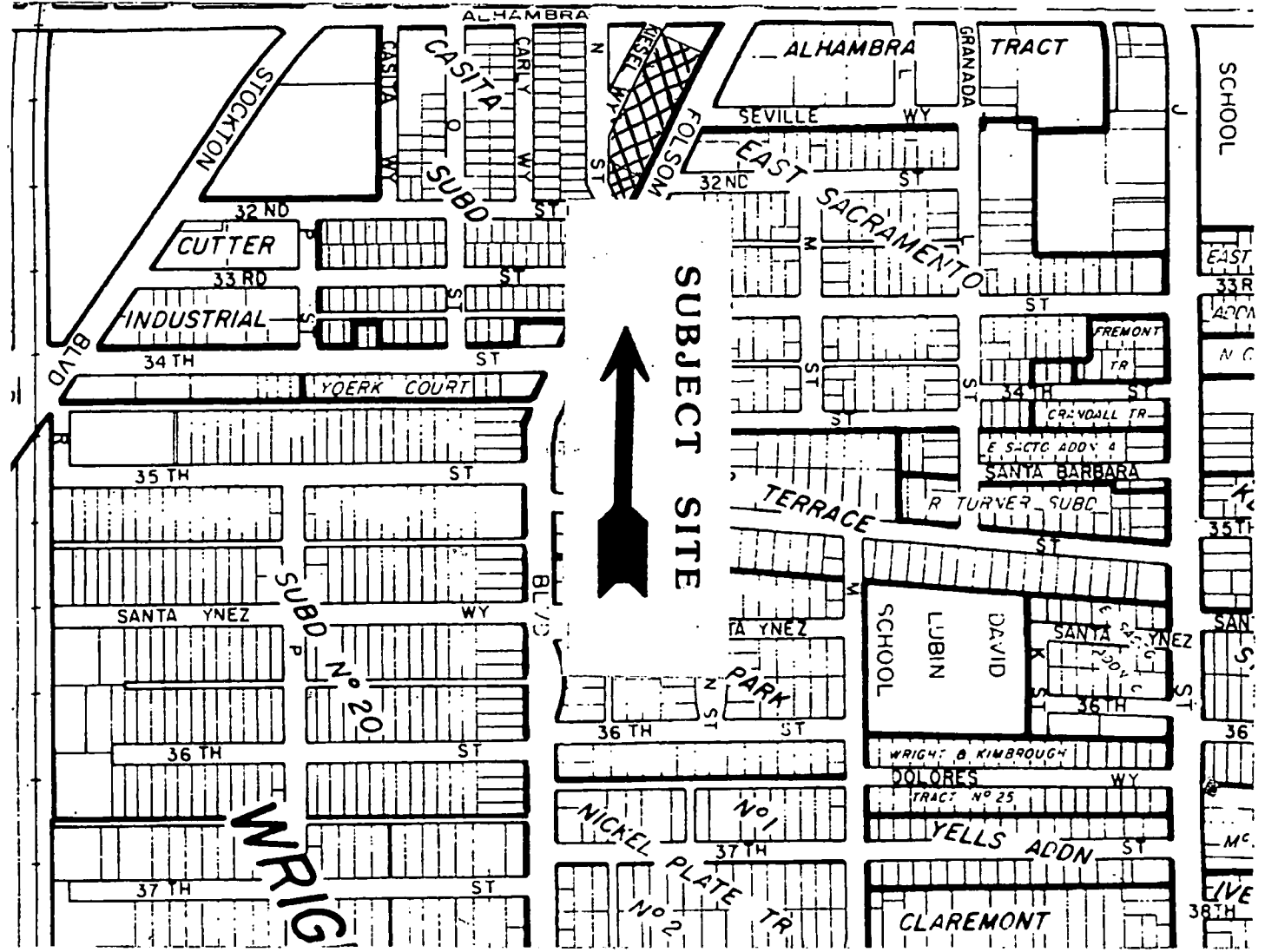
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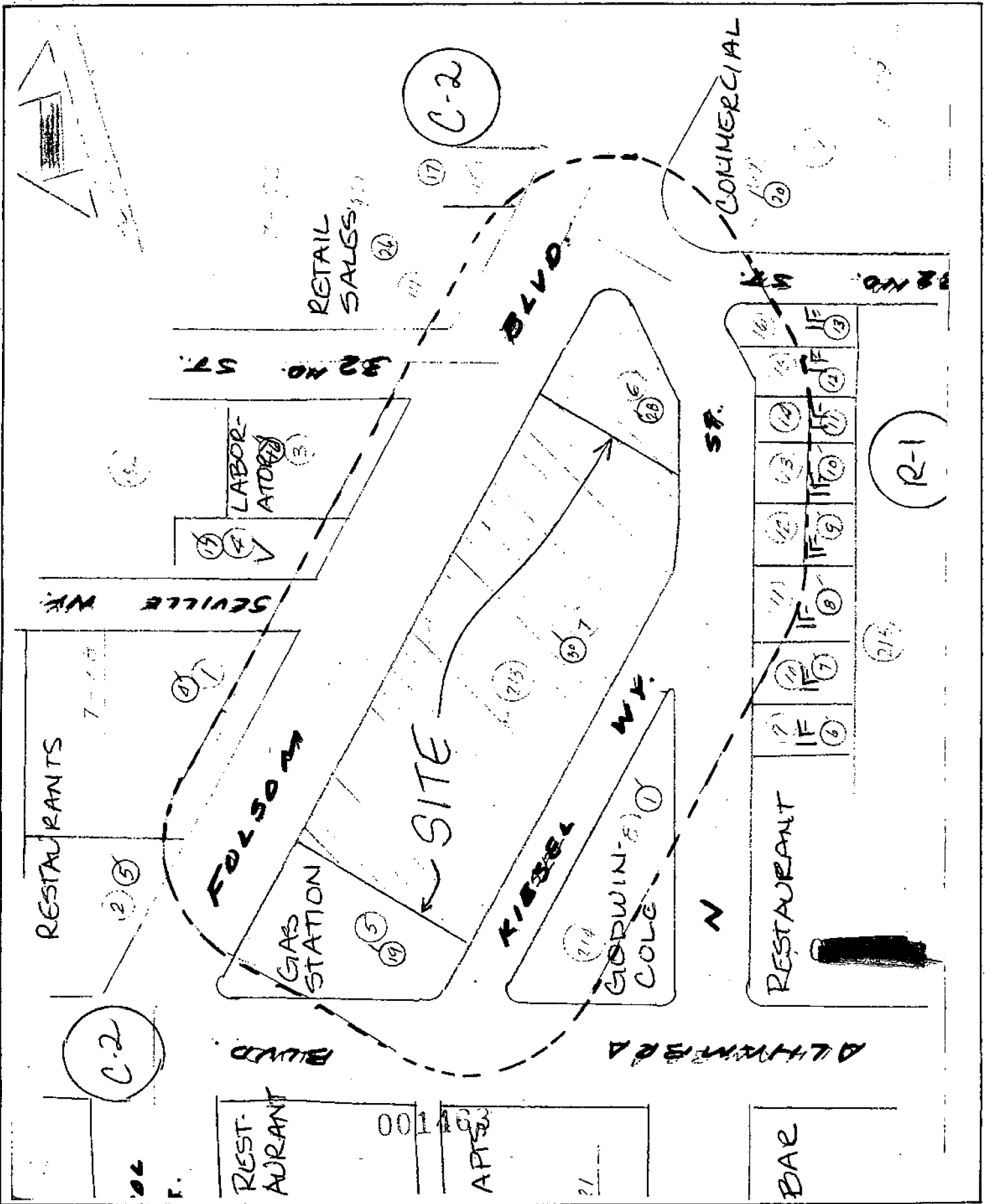
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VICINITY MAP



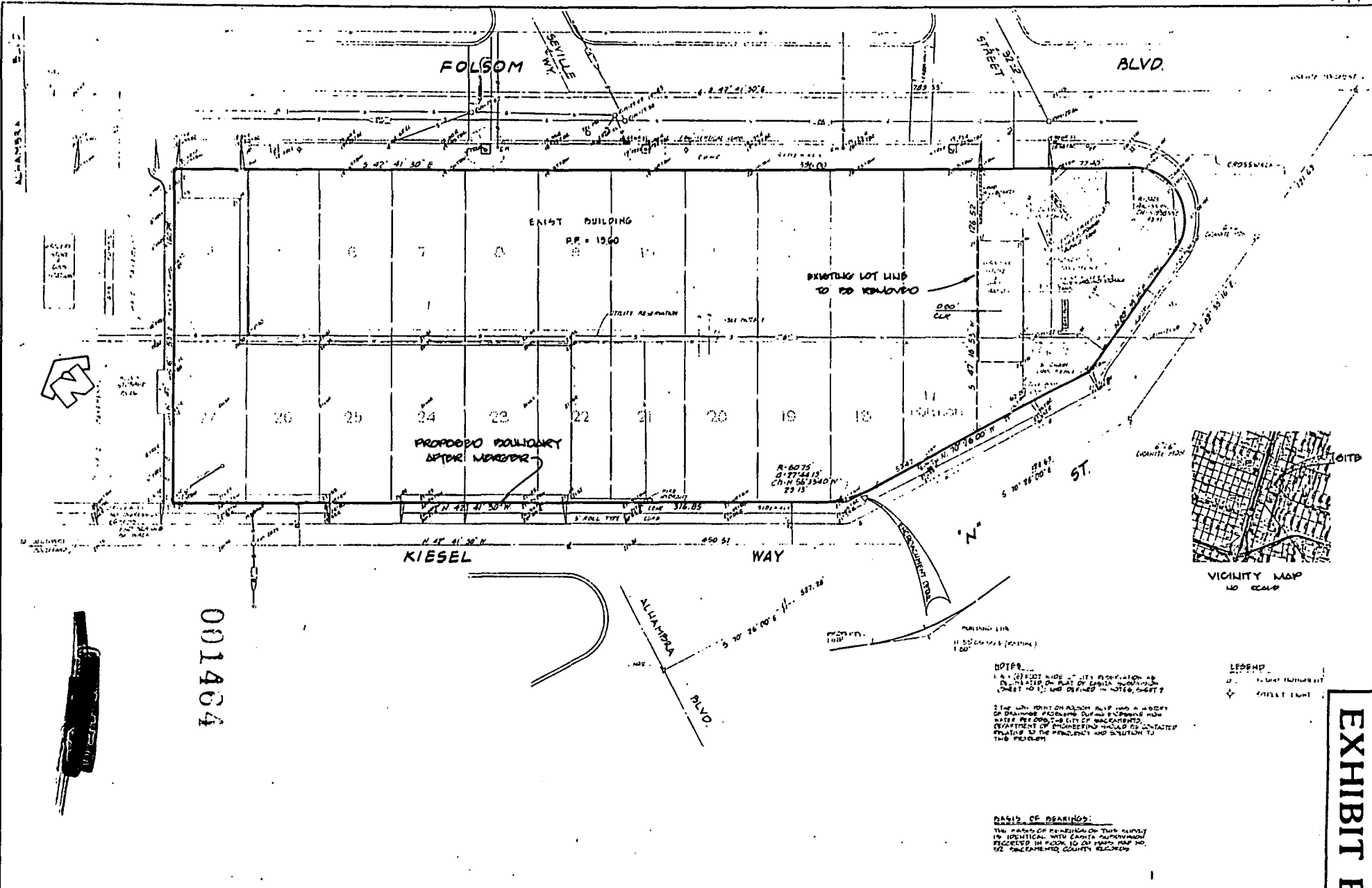


LAND USE & ZONING MAP

085-326

9-12-85

No. 33



001464



PREPARED BY: D. ROBINSON CHECKED BY: D.C.C. DATE: FEB 1986	PENCIL MARK: NO. 8 1/16, USC 606. ELEV. 120.851 A STANDARD DEC. STAMPED 8 1/16 1952 RESET 1957 LOCATED 13 FEET FROM THE CENTERLINE OF FOLSOM BLVD & THE SOUTHWEST CORNER 21 FEET 4 IN. OF THE ENTRANCE 2 5/8 IN. DIA. TO THE WALL OF THE BLDG. IN THE SIDEWALK & PLUMB WITH THE SURFACE.	COOPER, THORNE & ASSOCIATES, INC. CIVIL ENGINEERING, SURVEYING & PLANNING 2801 WILSON WAY, SUITE 10 SACRAMENTO, CA 95828 (916) 435-6021	EXHIBIT TO ACCOMPANY MERGER APPLICATION HAMILTON FURNITURE STORE SITE LOTS 4 THRU 14, 18 THRU 27 & A PORTION OF LOT 17, CASITA SUBDIVISION BK. 16 MAP 52 CITY OF SACRAMENTO CALIFORNIA

EXHIBIT B