

- B. The applicant is requesting to merge two parcels in order to construct a 4,400 sq. ft. office/warehouse building. The Design Review Board will need to approve development plans before issuance of building permits. Staff has no objections to the merger of these two parcels.
- C. The proposed lot line merger was reviewed by the Traffic Engineer, City Engineer, Building Inspections, Water and Sewer and City Real Estate Divisions. They had no objections to the proposed lot 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 Planning Commission approve the lot line merger by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE WEST 18 FEET OF THE SOUTH 120 FEET OF LOT 5 AND THE EAST 33.55 FEET OF LOT 6, IN BLOCK BOUNDED BY D AND E, 15TH AND 16TH STREETS. (APN: 002-0131-014,015)

(P87-389)

WHEREAS, the Planning Director has submitted to Planning Commission a report and recommendation concerning the lot line adjustment for property located 1523 E Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and the 1980 Central City community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for heavy commercial use by the 1980 Central City Plan and the proposed lot line merger conforms with the Plan Designation.

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

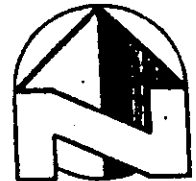
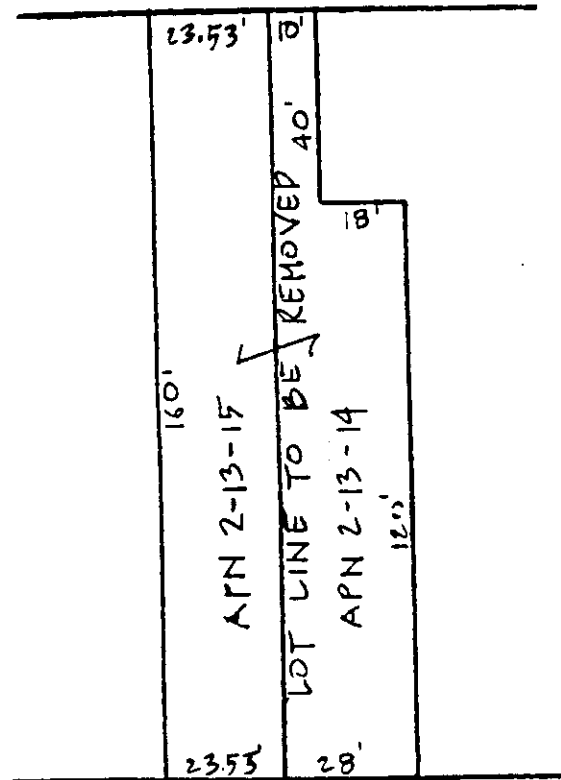
that the lot line adjustment for property located at 1523 E Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

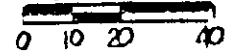
EXHIBIT A

ALLEY



1" = 40'

SCALE

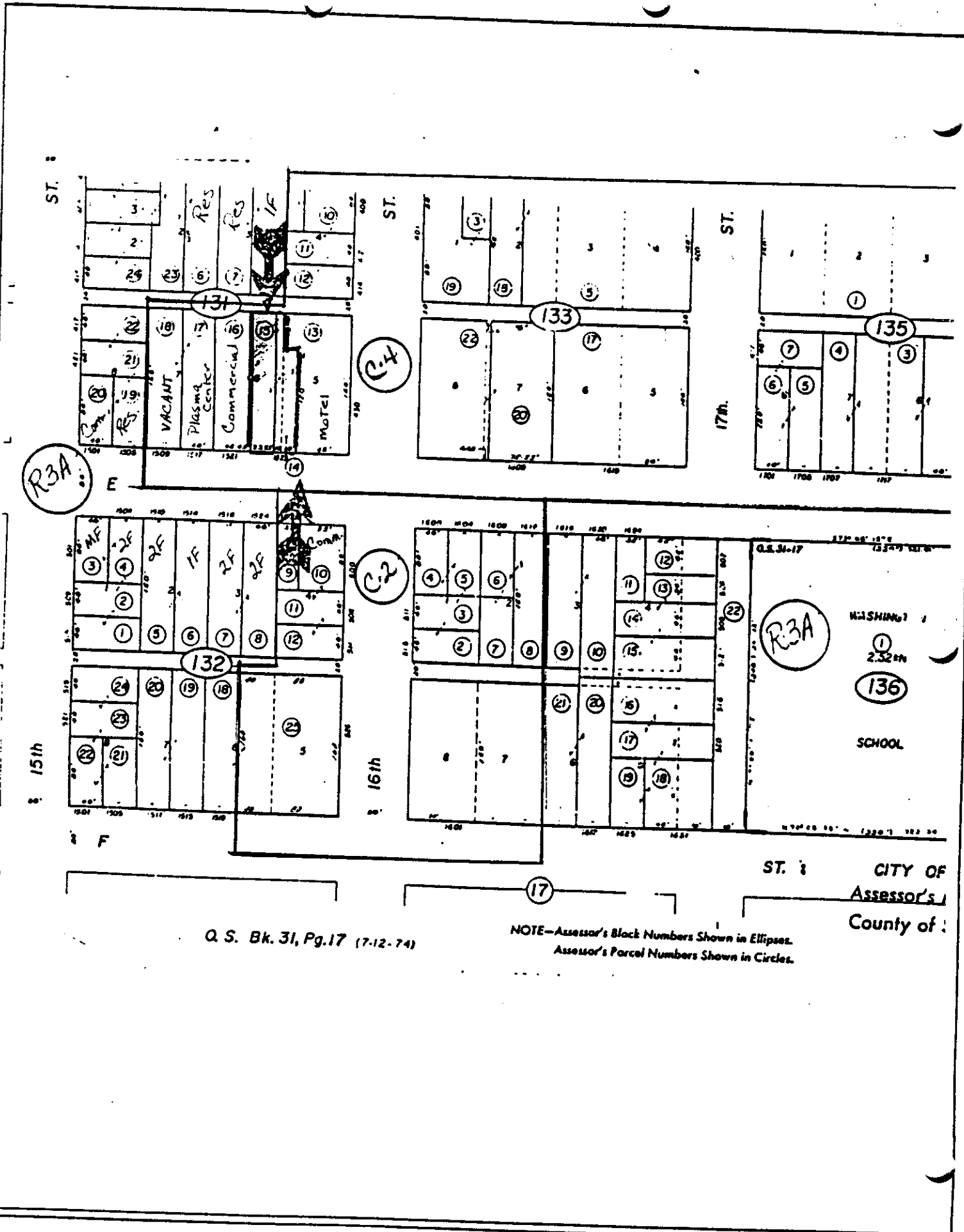


1523 "E" STREET LOT MERGER

EXHIBIT B
DESCRIPTION

All that real property situated in the State of California, County of Sacramento, City of Sacramento, described as follows:

The west 18 feet of the South 120 feet of Lot 5 and the East 33.55 feet of Lot 6, in Block bounded by "D" and "E", 15th and 16th Streets of the City of Sacramento, according to the map or plan thereof.

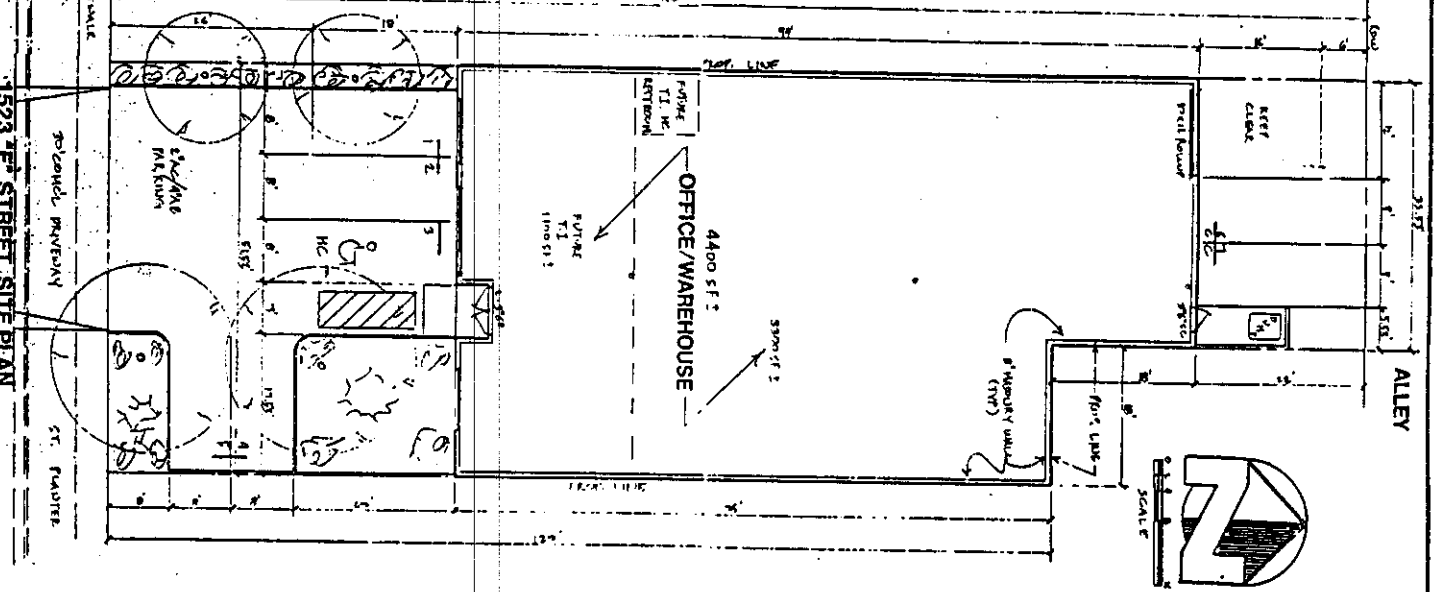
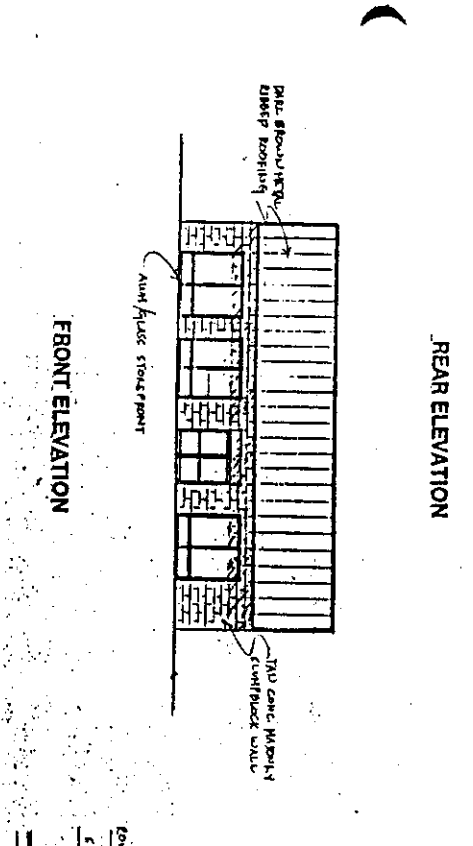
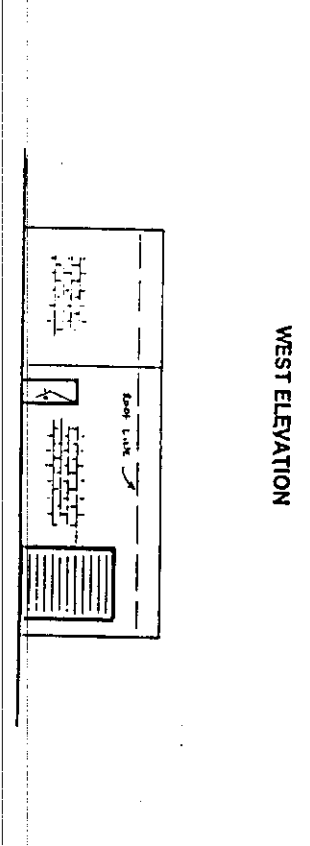
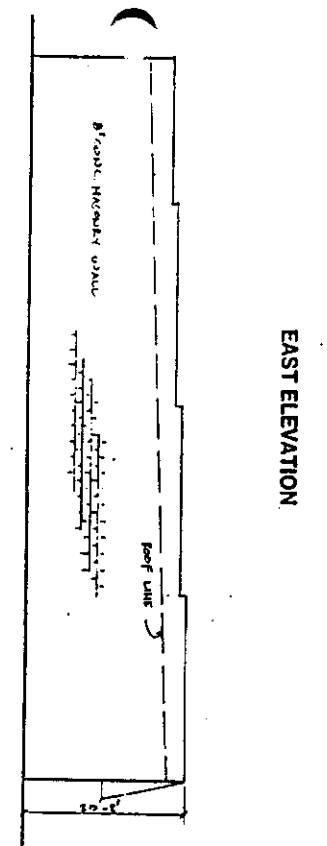
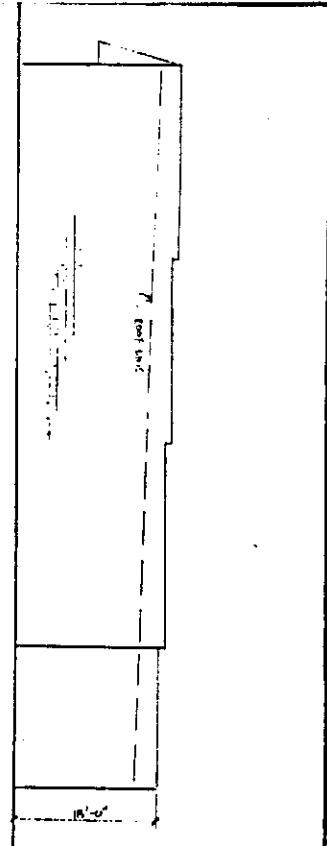


Q. S. Bk. 31, Pg. 17 (7-12-74)

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

ST. : CITY OF
Assessor's
County of :

LAND USE & ZONING MAP



PROJECT DATA

1. APPLICANT: Silva, Dire, & Bird Associates
200 Piedmont, Sacramento, CA 95811

2. PROJECT ADDRESS: 1523 'E' Street, between 15th & 16th Streets, Sacramento, CA

3. APPROX. 2-13-1987, merger proposed

4. OWNER: Silva, Dire, & Bird

5. PROJECT NO.: 2000, undeveloped

6. APPROX. 400 sq ft of office/warehouse, 3500 sq ft of warehouse, 700 sq ft of parking, and 700 sq ft of existing parking space.

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF SACRAMENTO PLUMBING REGULATIONS, WATER AND SEWER.
- ALL CONSTRUCTION SHALL BE APPROVED BY ALL NEIGHBORS, ADJACENT OWNERS, AND THE CITY OF SACRAMENTO.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING STRUCTURES AND UTILITIES EXCEPT AS SHOWN ON THESE PLANS.
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