

# CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bruce Montyer, 2409 'P' Street, Sacramento, CA 95816				
OWNER	Forrar Williams, architects, 1418-12th Street, Sacramento, CA 95814				
PLANS BY	Forrar Williams, architects, 1418-12th Street, Sacramento, CA 95814				
FILING DATE	5-28-85	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR		ASSESSOR'S PCL. NO.	010-244-01,02

**APPLICATION:** Lot Merger (P85-245)

**LOCATION:** 2800 Broadway

**PROPOSAL:** The applicant is requesting the necessary entitlement to merge two parcels into one half acre parcel for future development of a retail sales structure.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Commercial/Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Abandoned gas station

**Surrounding Land Use and Zoning:**

North:	Restaurant and rental yards; C-2
South:	Residential; R-4
East:	U-Haul rentals; C-2
West:	Market, Offices; C-2

Parking Required:	17 spaces
Parking Ratio:	1:400-Central City
Parking Provided:	28 spaces
Property Dimensions:	Irregular
Property Area:	0.5+ acre
Square Footage of Building:	6,795
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Gray tones
Exterior Building Materials:	Glass front, stucco, composition shingle

**PROJECT EVALUATION:** Staff has made the following findings:

- A. The subject site consists of two parcels totaling 0.5+ acre in the General Commercial (C-2) zone. The site is currently developed with a gas station which has been abandoned for several years. The structure is in disrepair and the site is littered with broken glass and other trash. The applicant is proposing to merge the two parcels and construct a new retail commercial structure. This will clean up an unsightly corner and provide a commercial structure with adequate on-site parking and landscaping.

B. Plans for this project were routed to Traffic Engineering and Real Estate. No comments were received. The project is also being reviewed by the Design Review Board due to its location in the Central City.

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 proposed lot merger by adopting the attached resolution.

**RESOLUTION NO.**

Adopted by the Sacramento City Planning Commission

on date of

**APPROVING A LOT LINE MERGER FOR  
PROPERTY LOCATED AT 2800 BROADWAY (P-85-245)**

**WHEREAS,** the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 2800 Broadway; and

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

**WHEREAS,** the lot line merger 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 merger for property located at 2800 Broadway, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

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**CHAIR**

**ATTEST:**

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**SECRETARY TO CITY PLANNING COMMISSION**



EXHIBIT A

LEGAL DESCRIPTION

The East 1/2 of Lot 21, Lots 22, 23, and 24, as shown on the "Plat of Kathleen Tract" recorded in Book 2 of Maps, Map No. 14 records of Sacramento County.

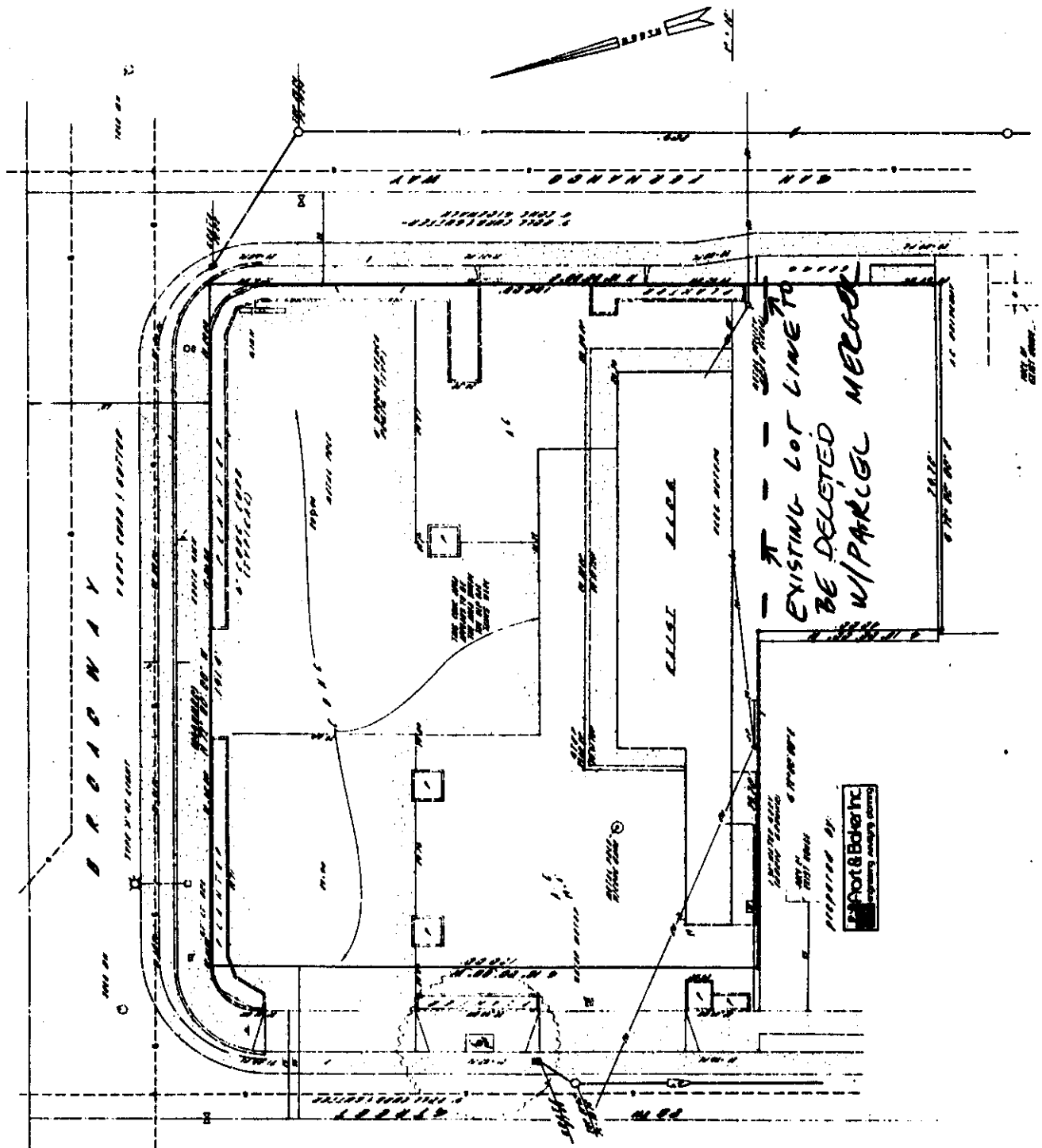
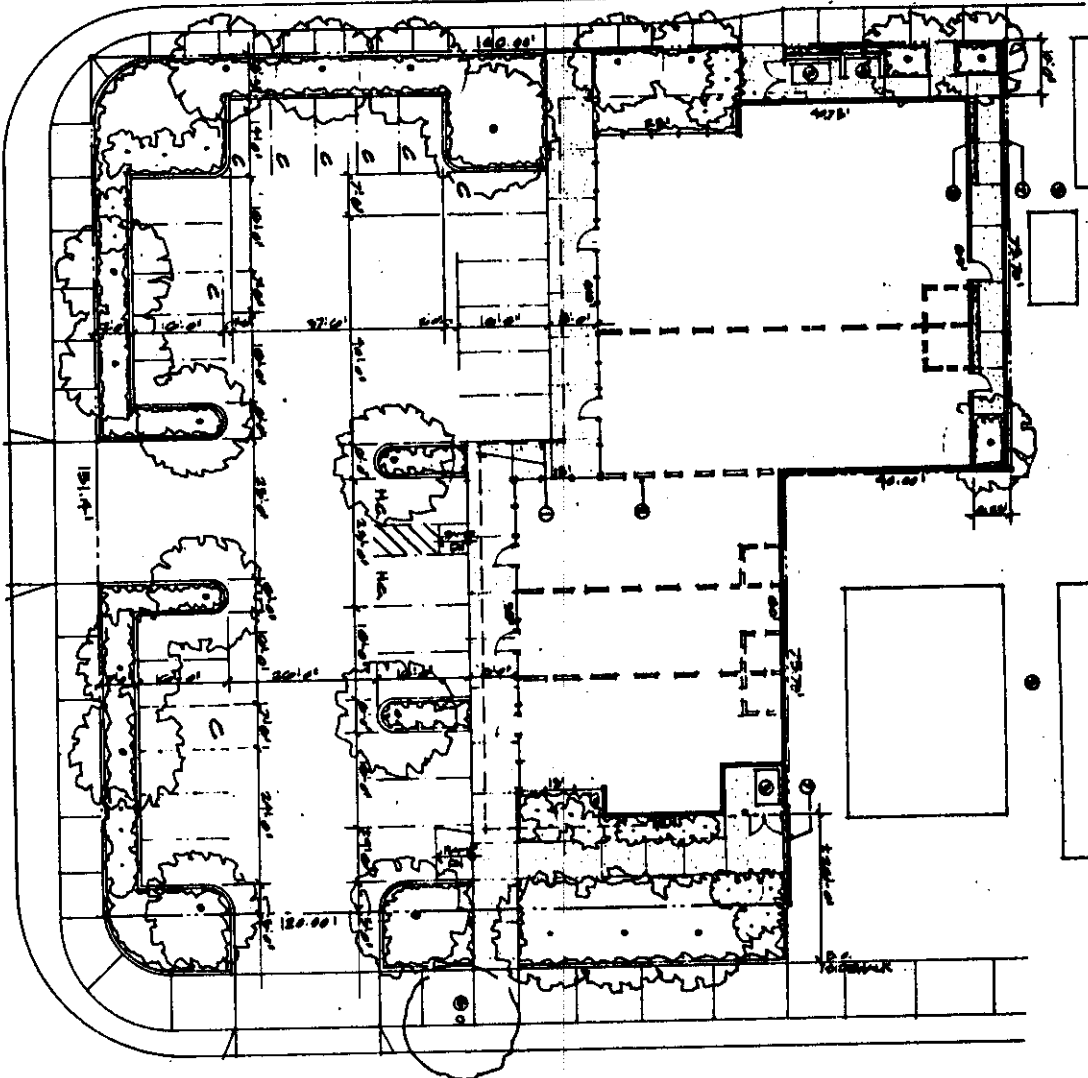


EXHIBIT C  
SITE PLAN

SAN FERNANDO WAY

BROADWAY

25TH STREET

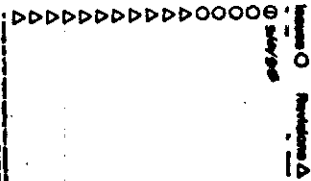


**SITE NOTES**  
 1. PUBLIC AREA: 0.75 A.C. (1.15 A.C.)  
 2. PUBLIC PARKING: 17 SPACES  
 3. PUBLIC PARKING: 10 SPACES  
 4. DRIVEWAY: 5' WIDE

- KEYNOTES**
1. PAINT OVERPAINT
  2. CONCRETE WALL
  3. TRUCK ENCLOSURE
  4. CIVIL WORK AREA
  5. ELECTRICAL WORK AREA
  6. SCULPTURE TRUSS
  7. 6" HIGH BRICK WALL
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25TH AND BROADWAY  
 STREET PLAN

FORRAN WILLIAMS ARCHITECTS  
 100 N. 8400 AVE  
 SCALE: 1/8" = 1'-0"  
 DATE: 7-11-85



P85-245

7-11-85

HO-21