

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	William Collard, 7750 College Town Drive, No. 300, Sacramento, CA 95826		
OWNER	Capitol Mall Venture, 7667 Folsom Blvd., Suite 325, Sacramento, CA 95826		
PLANS BY	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
FILING DATE	7/12/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 006-142-34,36,37

APPLICATION: Lot Line Adjustment to merge three parcels into one parcel

LOCATION: 300 Capitol Mall

PROPOSAL: The applicant is requesting the necessary entitlement to merge three parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Central Business District
1980 Central City Community
Plan Designation: Urban Office
Existing Zoning of Site: C-3
Existing Land Use of Site: Bank and parking lot

Surrounding Land Use and Zoning:

North: Office; C-3
South: Multiple Family Residential; R-5
East: Office; C-3
West: Freeway; C-3

Property Dimensions: 328.14' x 321.06'
Property Area: 104,000 square feet
Topography: Flat
Street Improvements/Utilities: Existing

PROJECT EVALUATION:

- A. The subject site is designated for Central Business District and Urban Office on the General Plan and Central City Plan. The subject parcels are the site of the 19-story Capitol Bank of Commerce Building which is presently being constructed. The parcels are zoned Central Business District (C-3). The request to merge the three parcels would be consistent with the goals and policies of the General and Community Plan; staff has no objections to the request.
- B. The proposed lot line merger was reviewed by the City Traffic Engineer, City Engineer, City Real Estate and City Fire Department who indicated they had no objections to the applicant's request.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

EXHIBIT A

CAPITOL BANK OF COMMERCE BUILDING PARCEL MERGER

Legal Description accurately describing
parcels to be created:

All that portion of block bounded by 3rd and 4th, Capitol Avenue and N Street as shown on the Record of Survey entitled "Certain Blocks in Area Bounded by J and N Streets, 2nd and 8th Streets, City of Sacramento", filed in the office of the Recorder of Sacramento County in Book 18 of Surveys, Map No. 2, more particularly described as follows:

BEGINNING at the point of intersection of the Easterly line of 3rd Street with the Southerly line of Capitol Avenue, said point of beginning being further described as a point marking the Southwest corner of that certain State of California right-of-way described as Parcel No. 2 in deed recorded in the office of said Recorder in Book 5065 of Official Records at page 73; thence from said point of beginning South $71^{\circ} 34' 05''$ East 321.06 feet along the Southerly line of said right-of-way to the Southeast corner thereof and the Westerly line of said 4th Street; thence South $18^{\circ} 28' 07''$ West 328.14 feet along said Westerly line of 4th Street to the Northerly line of N Street; thence North $71^{\circ} 36' 44''$ West 321.03 feet along said Northerly line of N Street to the Easterly line of said 3rd Street; thence along said Easterly line of 3rd Street North $18^{\circ} 27' 56''$ East 328.39 feet to the point of beginning:

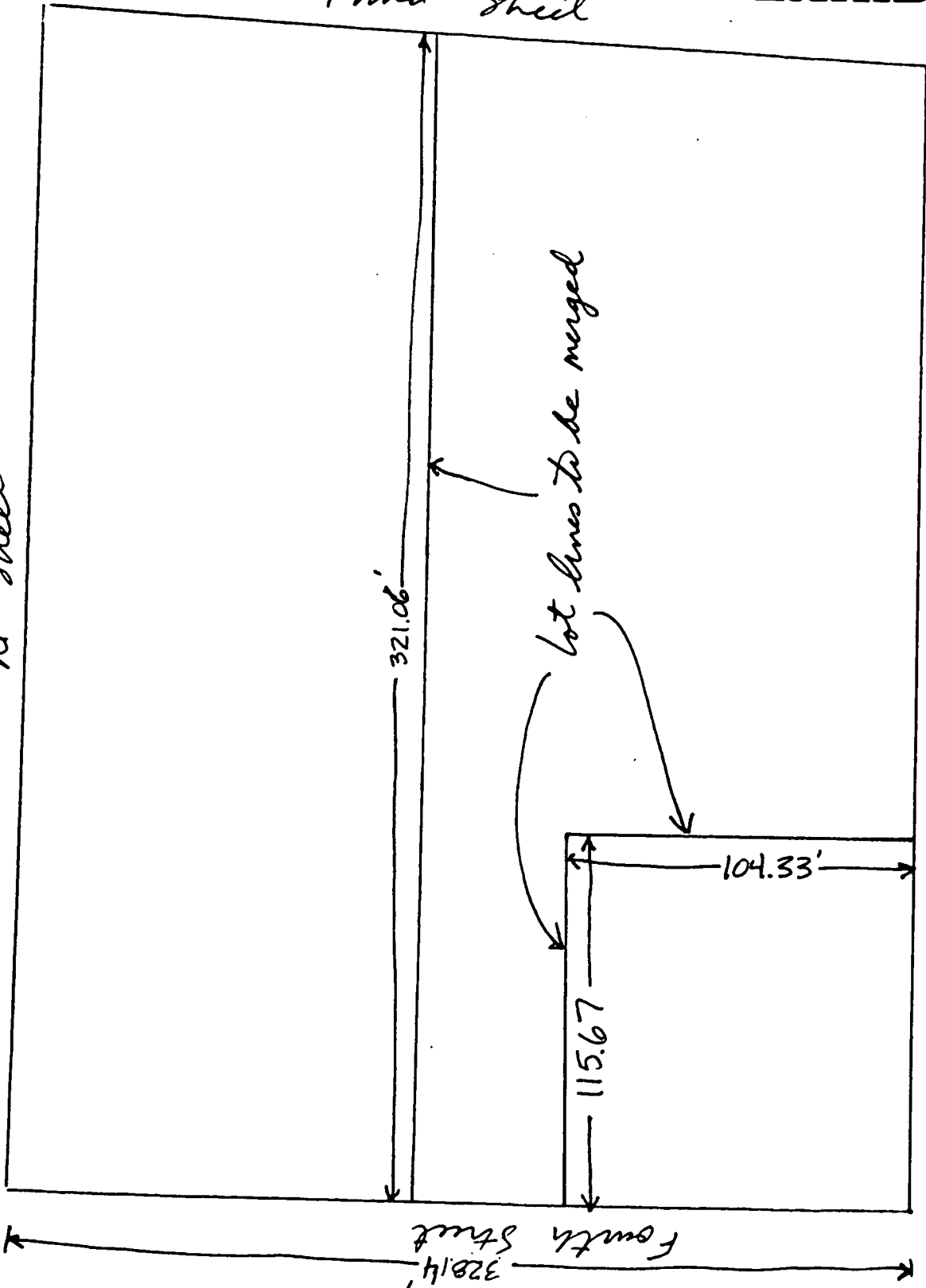
LOT LINE MERGER

EXHIBIT B

Map Showing lot lines to be Merged into Main Parcel
Capital Bank of Commerce Building

N Street

Third Street

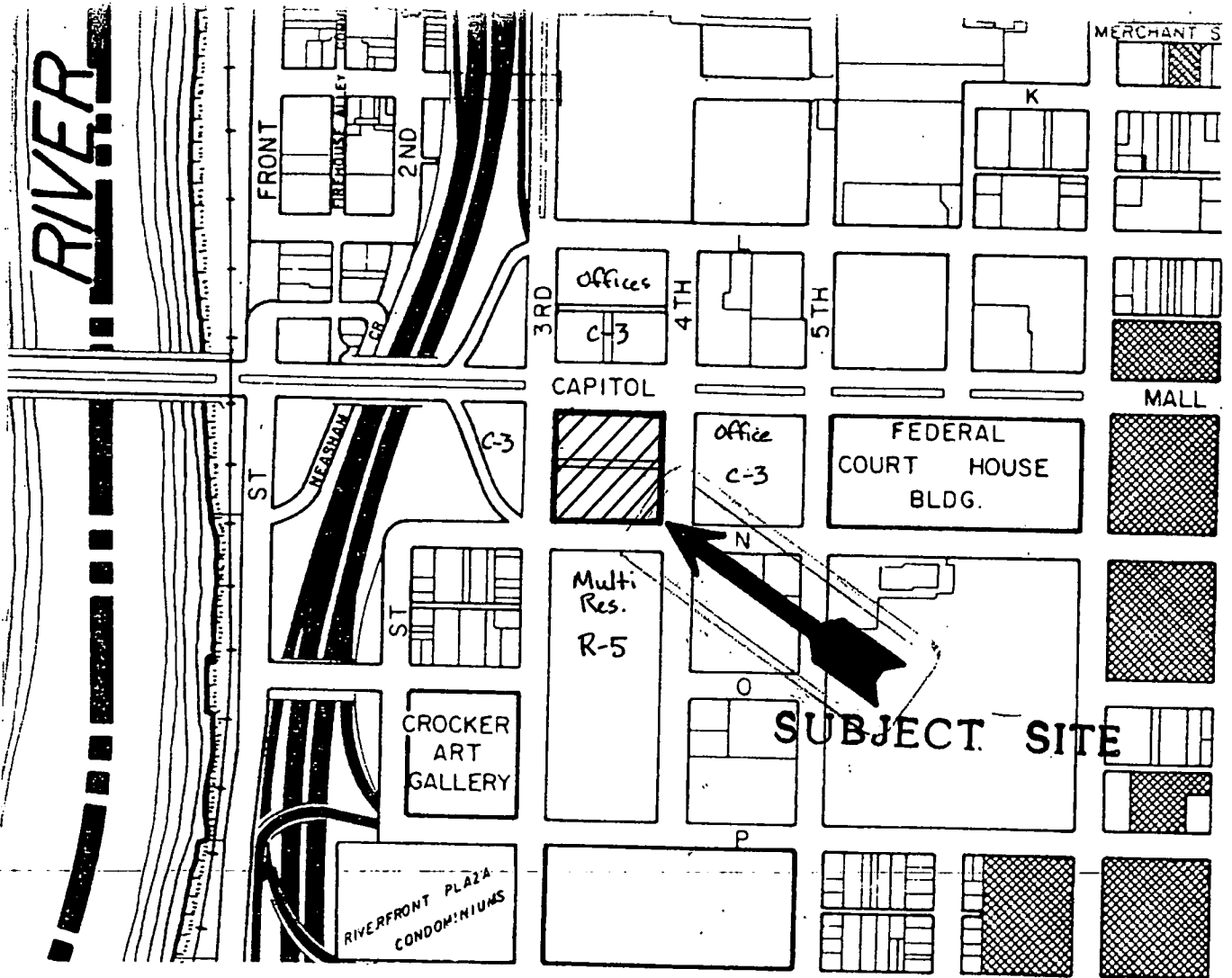


Fourth Street
328.14'

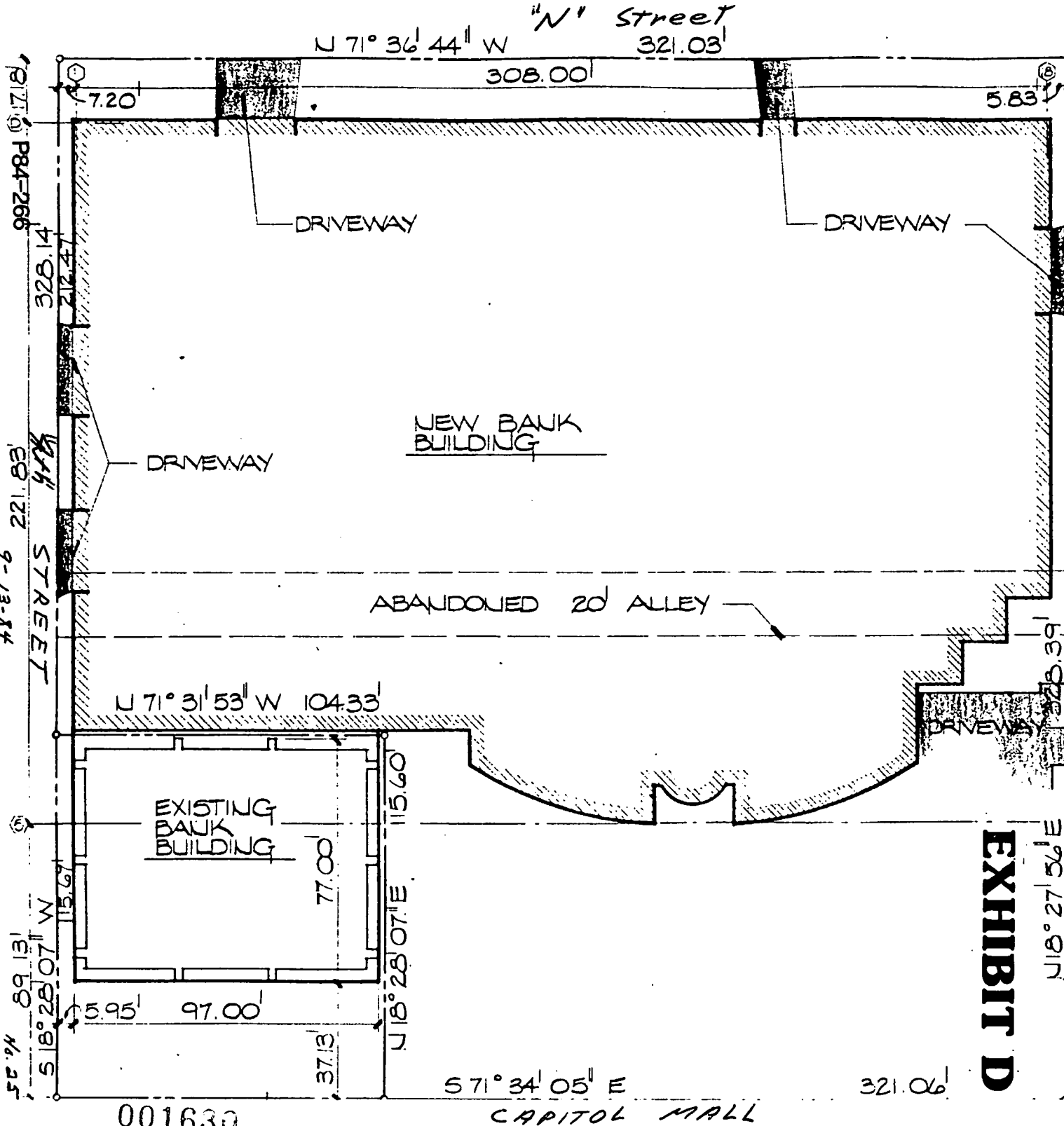
Capital Mall

001653

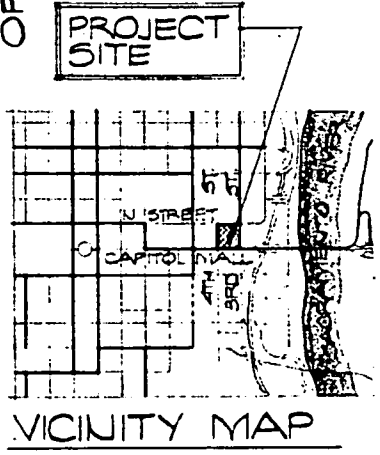
EXHIBIT C



VICINITY - LAND USE - ZONING



40.00' TO C/L OF N STREET

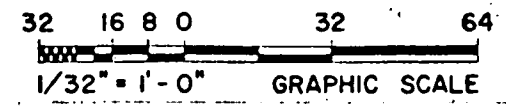


SITE PLAN

40.00' TO C/L OF THIRD STREET

CAPITOL BANK OF COMMERCE

EXHIBIT D



Drawn by: [illegible]
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