

CITY PLANNING COMMISSION

927-10th Street SACRAMENTO, CALIFORNIA 95814

| | | | |
|--------------|--|------------------------|------------------|
| APPLICANT | Ron Watkins, 7750 College Town Drive, #284, Sacramento, CA 95826 | | |
| OWNER | Ron Watkins, 7750 College Town Drive, #284, Sacramento, CA 95826 | | |
| PLANS BY | Newby & Isaacson, 2444 Glendale Lane, Sacramento, CA 95825 | | |
| FILING DATE | 1-19-82 | 50 DAY CPC ACTION DATE | REPORT BY: PB:bw |
| NEGATIVE DEC | Exempt 15105(a) EIR | ASSESSOR'S PCL NO. | 007-024-20,21 |

APPLICATION: Lot Line Adjustment

LOCATION: 2207 "J" Street

PROPOSAL: The applicant proposes to merge two vacant parcels, totaling 12,800 square feet in order to construct a 6,400 square foot office building in the C-2, General Commercial Zone.

PROJECT INFORMATION:

| | |
|-------------------------------------|------------------------|
| 1974 General Plan Designation: | Commercial and Offices |
| 1980 Central City Plan Designation: | General Commercial |
| Existing Zoning of Site: | C-2 |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use of Site:

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

| | |
|--------------------------------|---------------------------|
| Parking Required: | 16 spaces |
| Parking Provided: | Undetermined at this time |
| Parking Ratio: | 1:500 square feet |
| Property Dimensions: | 80' x 160' |
| Property Area: | 12,800 square feet |
| Street Improvements/Utilities: | Existing |

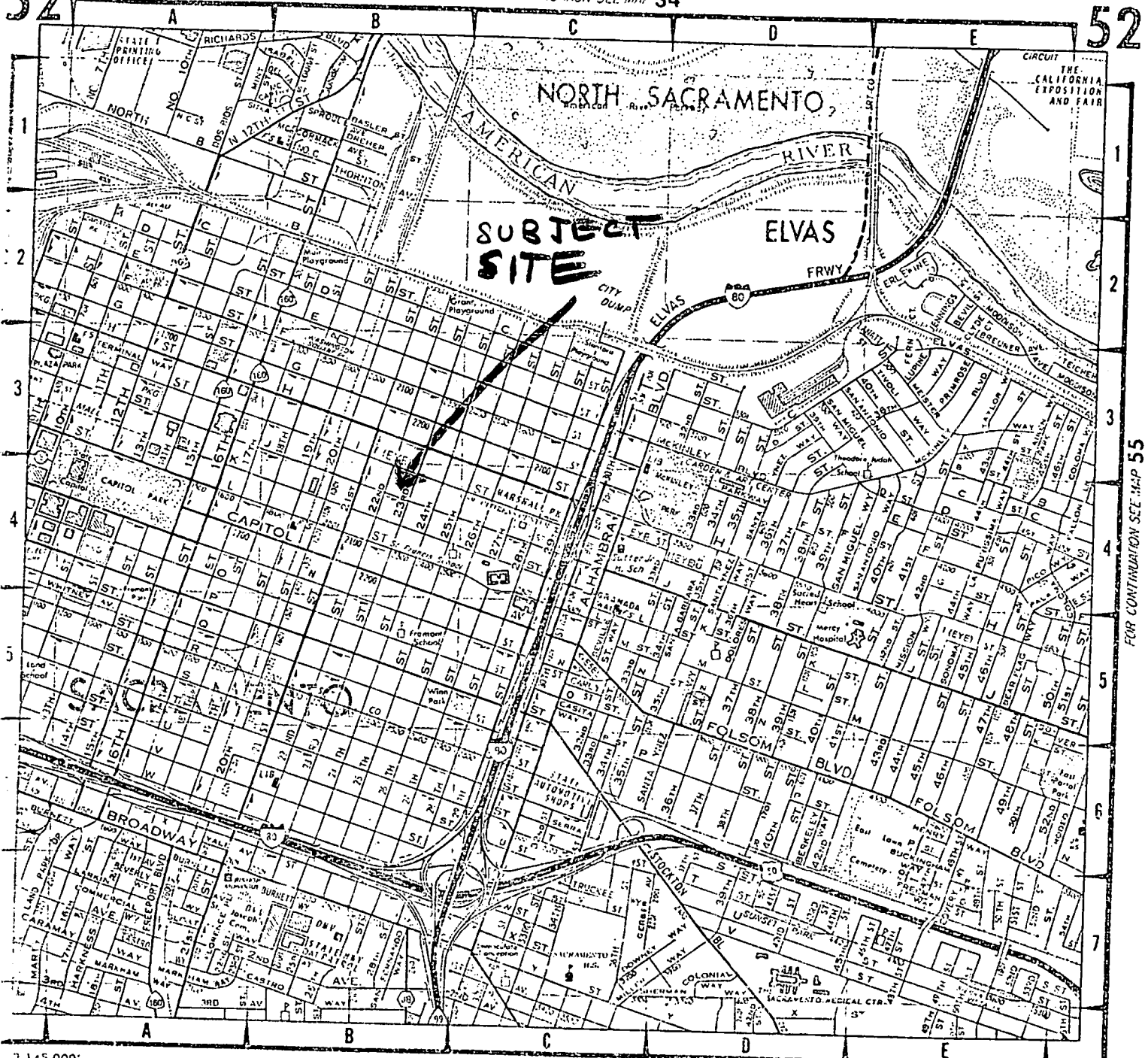
STAFF EVALUATION: The subject site consists of two separate vacant parcels zoned C-2, General Commercial, fronting on "J" Street backing to an alley.

The applicant proposes to merge both parcels in order to build a 6,400 square foot, one-story, office building. It should be noted that the parking area for the proposed building is subject to the 50 percent parking lot shading ordinance.

The proposal was reviewed by the offices of City Engineer, Water and Sewers and Building Inspections. There were no objections to the request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.



FOR CONTINUATION SEE MAP 55

2,145,000' 2,148,000' FOR CONTINUATION SEE MAP 54 2,151,000' 2,154,000' 2,157,000' 2,160,000'

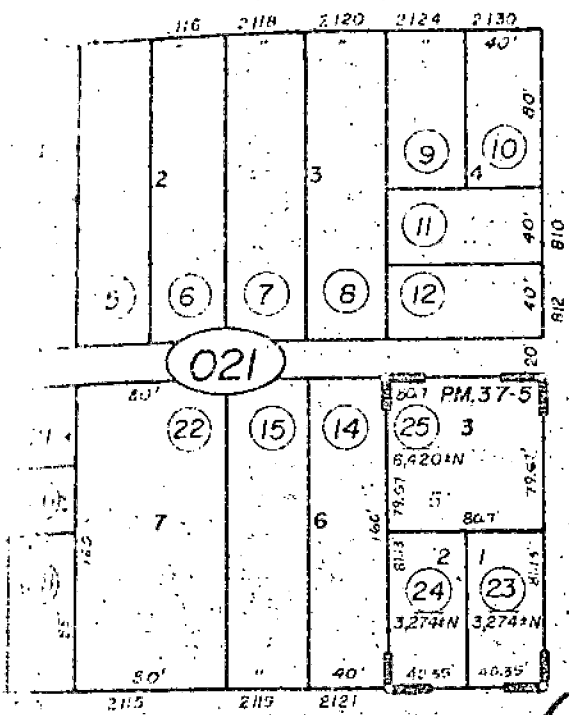
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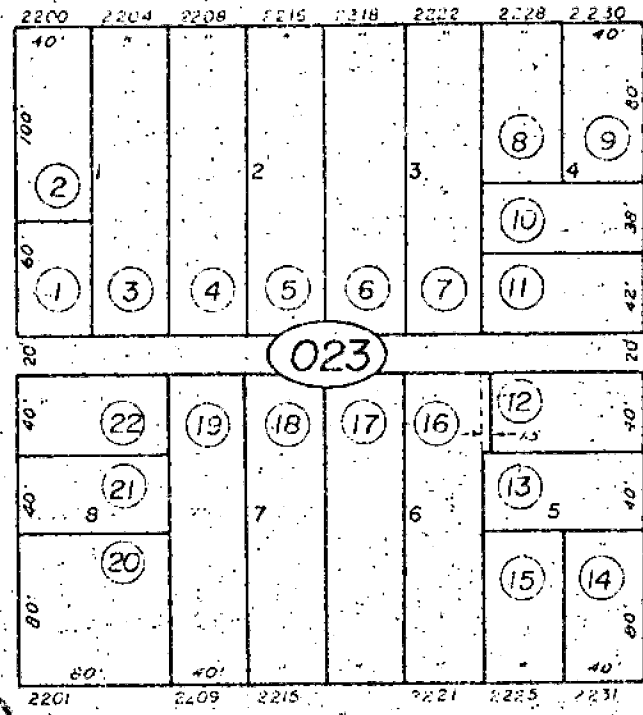
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OLD CITY

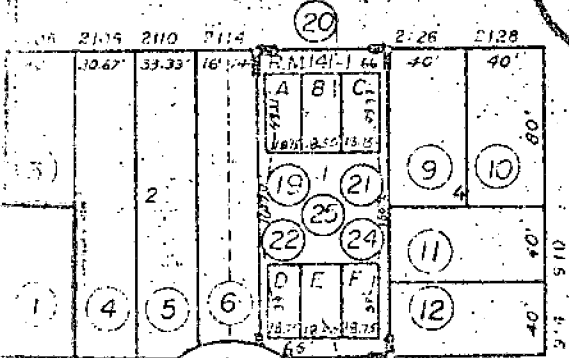
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ST.

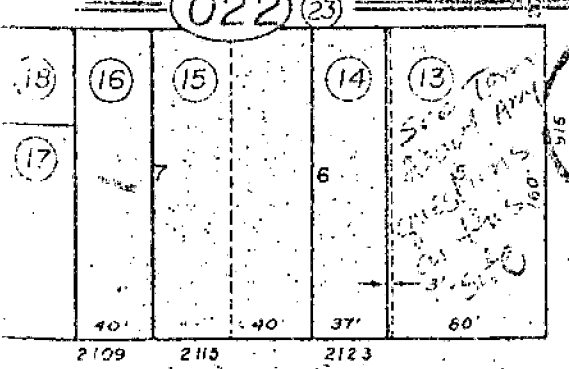


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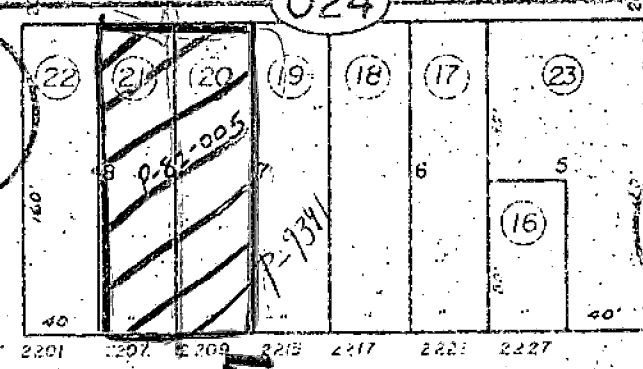


R-3 A

R-3 A



R-3 C



R-3 D

SUBJECT SITE

P-82-005 002036

FEB 25, 82

NOTE - Assessor's Block Numbers Shown: Assessor's Parcel Numbers Shown

No. 20

PROJECT REQUIREMENTS

GENERAL CONDITIONS: The General Conditions shall be the General Conditions of the contract for the construction of buildings, as contained in A.C.I. Document No. 310, as amended, and the Division of Building Standards, as amended, and all other applicable codes and regulations.

PERMITS: The Contractor shall obtain all necessary permits for the construction of the building, including but not limited to, building, plumbing, electrical, mechanical, and fire department permits. The Contractor shall be responsible for the cost of all permits and for the cost of any required inspections.

CONTRACTOR'S OBLIGATIONS: The Contractor shall be responsible for the design and construction of the building, including but not limited to, the foundation, structure, exterior walls, roof, and interior finishes. The Contractor shall be responsible for the coordination of all trades and for the protection of the site and adjacent properties.

FOUNDATION: The foundation shall be designed and constructed in accordance with the approved plans and specifications. The Contractor shall be responsible for the excavation, formwork, and pouring of the foundation concrete.

STRUCTURE: The structure shall be designed and constructed in accordance with the approved plans and specifications. The Contractor shall be responsible for the erection of the steel frame and the installation of the concrete slabs and beams.

EXTERIOR WALLS: The exterior walls shall be constructed in accordance with the approved plans and specifications. The Contractor shall be responsible for the masonry work, including but not limited to, the foundation, first floor, and upper floors.

ROOFING: The roof shall be constructed in accordance with the approved plans and specifications. The Contractor shall be responsible for the installation of the roof structure, including but not limited to, the rafters, joists, and sheathing.

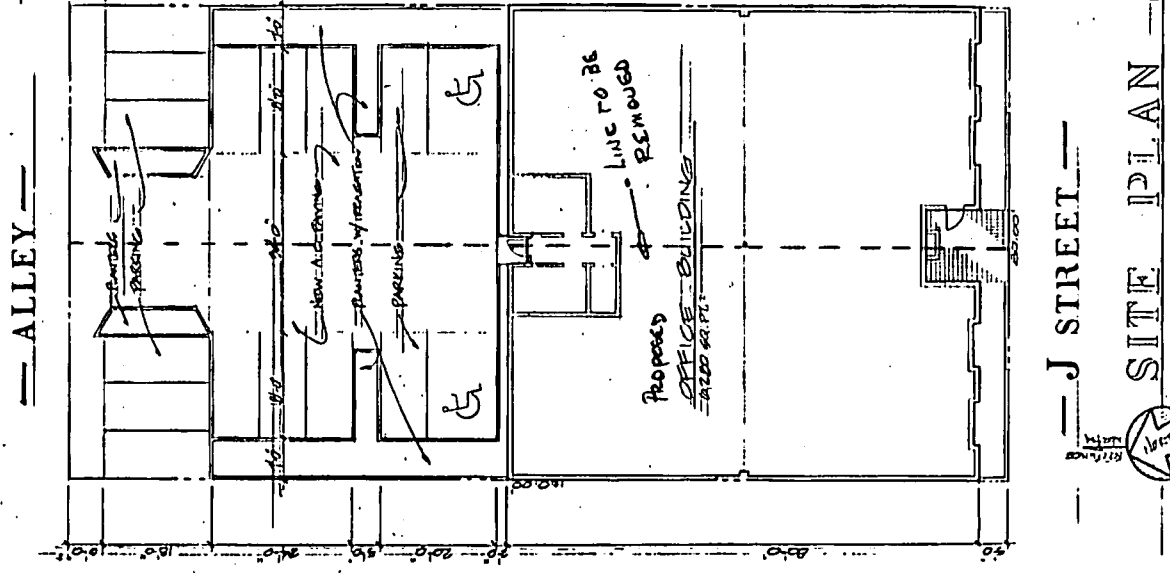
MECHANICAL, ELECTRICAL, AND PLUMBING (MEP): The Contractor shall be responsible for the coordination of the MEP trades and for the installation of the equipment and ductwork. The Contractor shall be responsible for the testing and balancing of the MEP systems.

FINISHES: The Contractor shall be responsible for the installation of the interior and exterior finishes, including but not limited to, the drywall, paint, floor coverings, and ceiling.

PROTECTION OF ADJACENT PROPERTIES: The Contractor shall be responsible for the protection of the site and adjacent properties, including but not limited to, the installation of silt fences, the use of caution tape, and the posting of signs.

SAFETY: The Contractor shall be responsible for the safety of the construction site and for the safety of the workers. The Contractor shall be responsible for the implementation of a safety program, including but not limited to, the training of workers, the use of personal protective equipment, and the posting of safety signs.

COMPLETION: The Contractor shall be responsible for the completion of the building in accordance with the approved plans and specifications. The Contractor shall be responsible for the final inspection and for the handing over of the building to the owner.



NEWBY & ISAACSON
 ARCHITECT - ENGINEER
 2149 GLENDALE LANE
 SACRAMENTO CALIFORNIA
 PHONE 488 5622

OFFICE BUILDING
 FOR
 MR. RON WATKINS
 22nd AND J STREET

SITE PLAN

002037

No. 20