

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Richard Mendoza 2728 J Street, Sacramento, CA 95816				
<b>OWNER</b>	Richard Mendoza, 2728 J Street, Sacramento, CA 95816				
<b>PLANS BY</b>	Sheldon Land Surveying, 1767 Tribute Rd, Ste J., Sacramento, CA 95815				
<b>FILING DATE</b>	5/6/88	<b>ENVIR. DET.</b>	15305 (a)	<b>REPORT BY</b>	W:pe
<b>ASSESSOR'S-PCL. NO.</b>	007-0111-007, 008, 009, 010				

**APPLICATION:** Lot line adjustment to merge four lots totaling 0.44+ developed acres in the General Commercial (C-2) zone.

**LOCATION:** 2724 - 2730 J Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge four lots for future development.

**PROJECT INFORMATION:**

General Plan Designation:	Community/Neighborhood Commercial and Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	C-2

**Surrounding Land Use and Zoning:**

North: City Park; C-2  
South: Commercial, Church; C-2  
East: Commercial, C-2  
West: Commercial, C-2

Property Dimensions:	120' x 160'
Property Area:	0.44 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	

**Project Evaluation:** Staff has the following comments:

- A. The subject site consists of four developed lots totaling 0.44+ acres in the General Commercial (C-2) zone. The site is developed with an existing vacant building, hair salon and electronics store. The City's General Plan designates the site for community/neighborhood commercial and office use. Surrounding land uses include commercial to the east, west and south, and a City Park across J Street to the north. All surrounding zoning is C-2.
- B. The applicant is requesting a lot line adjustment to merge four lots into one in order to allow the future development of the site. The applicant intends to demolish the existing structures and develop the site with an office building. The lot line merger will result in one lot, 19,200 sq. ft. in size. Staff has no objections to this request.

APPLC. NO. P88-219 MEETING DATE 6-23-88 June 9, 1988 ITEM NO. 15  
A1

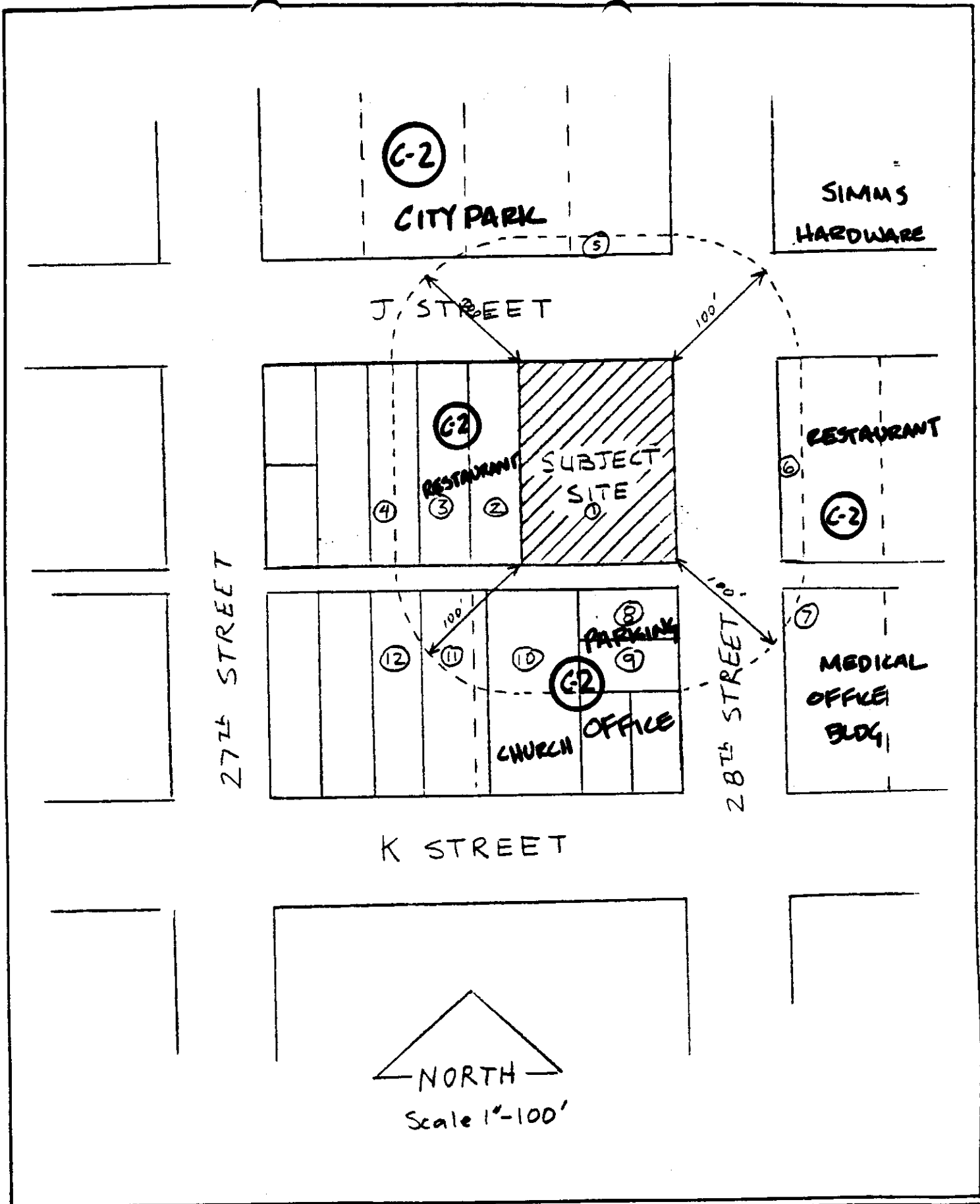
C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Water and Sewer, and Real Estate Divisions. The Sacramento Old City Association and the Midtown Business Association have also reviewed the request. The following comments were received.

Engineering

- A. Pay off any assessments.
- B. Provide Certificate of Compliance and waive parcel map prior to recordation.

Environmental Determination: This project 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 adjustment by adopting the attached resolution.



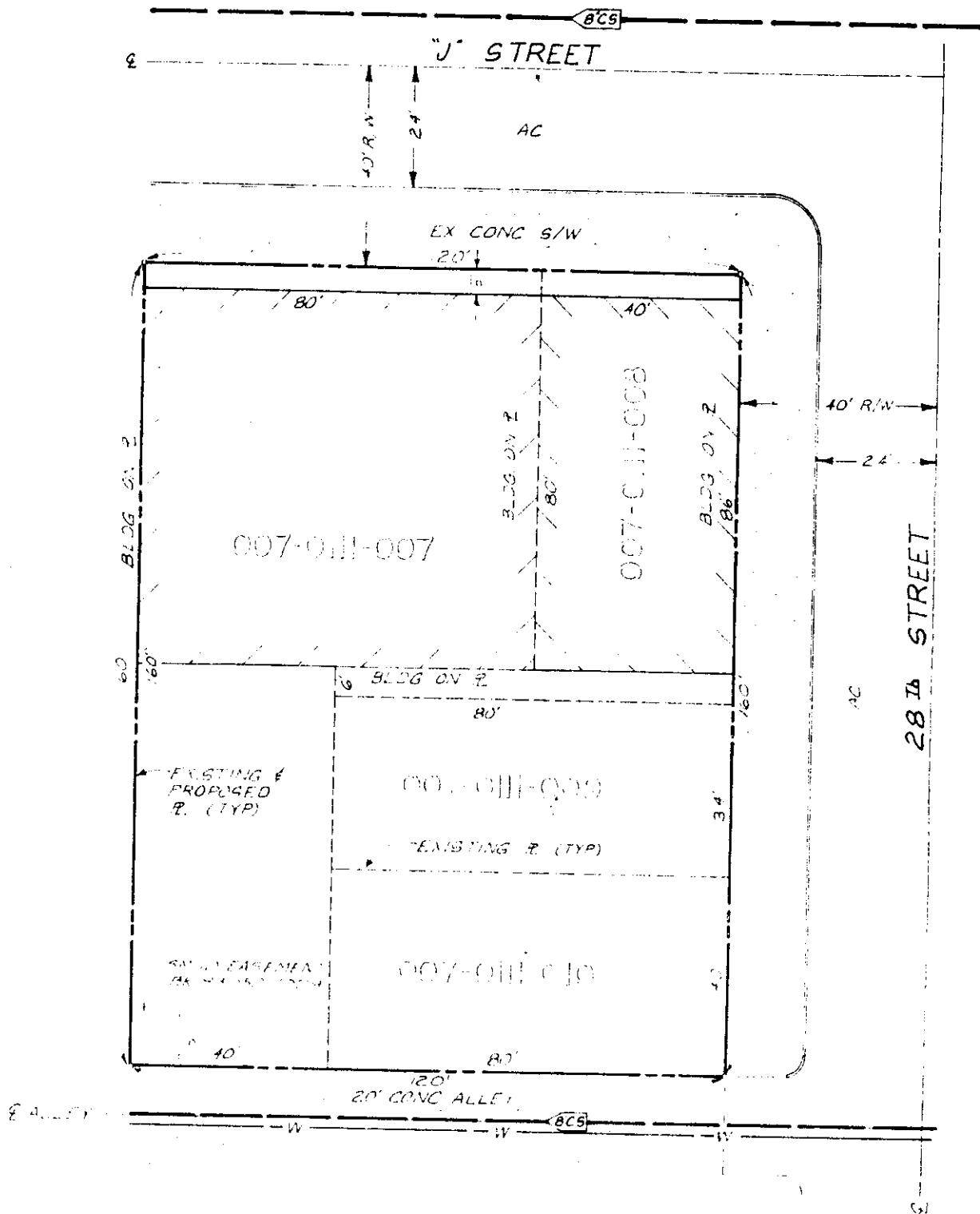
# LAND USE & ZONING MAP

P88-219

G/S/88 <sup>6-23-88</sup>

Item <sup>15</sup> 74

# EXHIBIT A



18	P88-219 NO REVISION	APP DATE	<h2>SLS</h2> SHELDON LAND SURVEYING 1767 TRIBUTE ROAD - SUITE J SACRAMENTO, CALIFORNIA 95815 PHONE: (916) 925-5375	15 Item 41
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SLS

SHELDON LAND SURVEYING

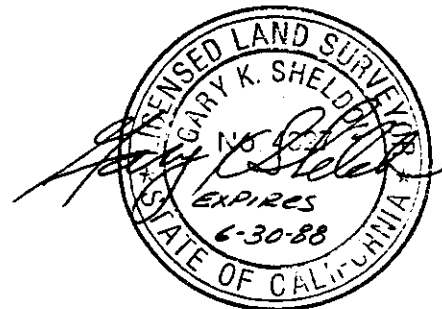
MENDOZA PROPERTY

May 5, 1988

DESCRIPTION OF MERGED PARCEL

Lot 4 and the east one-half of Lot 3 in the block bounded by "J," "K," Twenty-seventh and Twenty-eighth Streets of the city of Sacramento, as shown on the official PLAT thereof.

Parcel consists of 14,400 square feet, more or less.



5-5-88

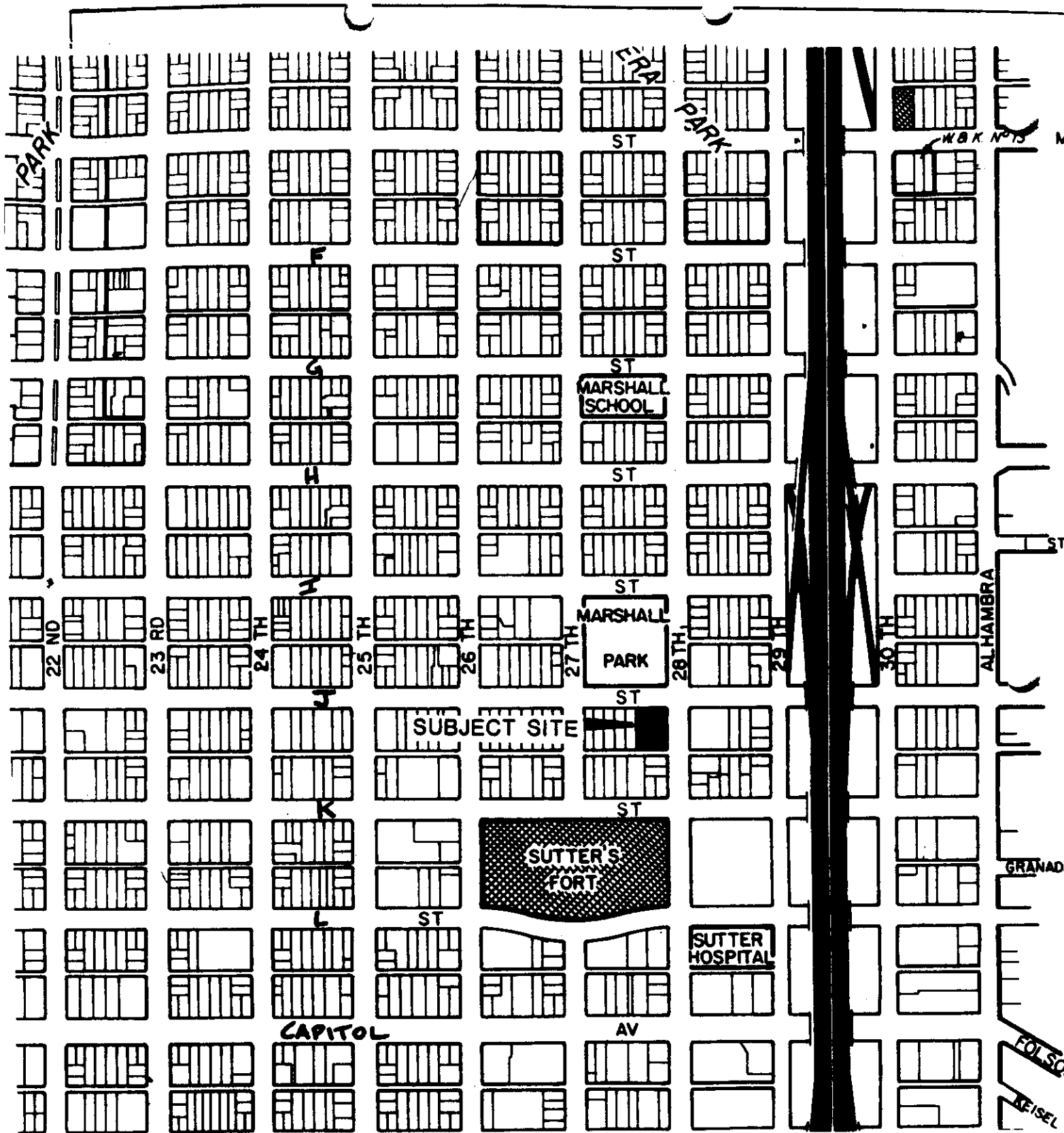
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VICINITY MAP

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