

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Paul Lee Bernardis, Jr., P.O. Box 19038, Sacramento, CA		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	4/20/84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 009-065-05,06,07

APPLICATION: Lot Line Merger of three parcels totaling 0.6 acres in the Heavy Commercial (C-4) zone.

LOCATION: Southwest corner 9th and 'R' Streets

PROPOSAL: The applicant is requesting the necessary entitlement to merge three lots containing an existing building and a small outdoor lumber storage area.

PROJECT INFORMATION:

1974 General Plan Designation: Heavy Commercial
1980 Central City Community
Plan Designation: Heavy Commercial
Existing Zoning: C-4
Existing Land Use: Planing Mill

Surrounding Land Use and Zoning:

North: Warehouse; C-4
South: Commercial (Wishing Well); C-4
East: Commercial (Printing Plant); C-4
West: Warehouse; C-4

Property Dimensions: 100' x 100'
Property Area: 10,000 square feet
Significant Feature of Site: Existing Structure
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is comprised of three parcels with an existing structure that occupies most of the site. A small outdoor lumber storage area is located at the west portion of the parcel. The site is located in and surrounded by the Heavy Commercial (C-4) zone.
2. The applicant requests merger of the properties in order to convert the structure to offices and provide on-site parking. Plans for this conversion will be reviewed by the Design Review Board on May 16, 1984.
3. The proposed project was reviewed by Engineering, Traffic Engineering and Building Inspections. There were no objections to the proposal.
4. Staff has no objections to the project as the required parking for the office use will be provided on the site. The remodeling of the structure will require merging of the properties.

001529

APPLC. NO. P84-157

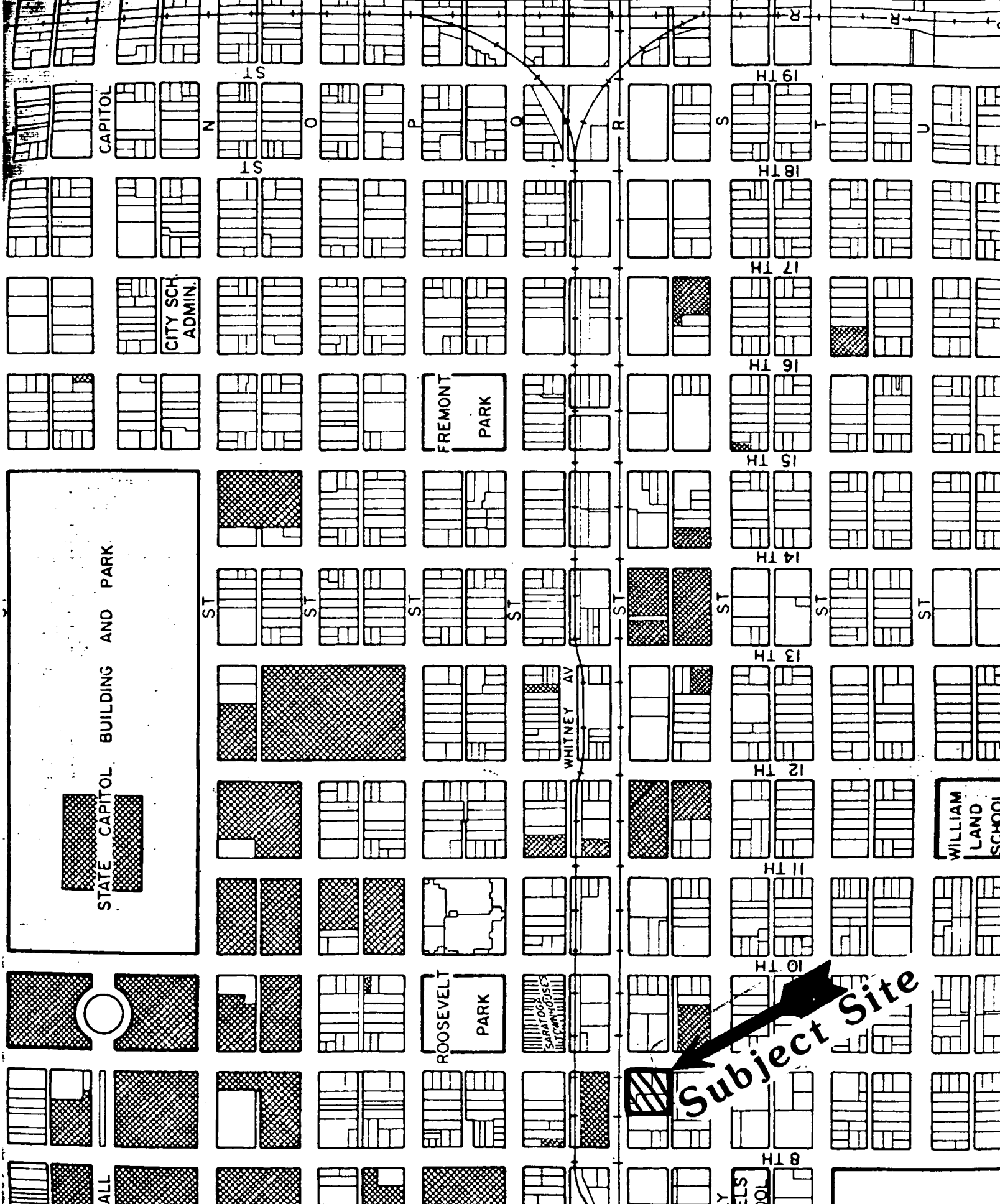
MEETING DATE May 24, 1984

CPC ITEM NO. 26

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

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

001530



STATE CAPITOL BUILDING AND PARK

STATE CAPITOL BUILDING AND PARK

WILLIAM LAND SCHOOL

WILLIAM LAND SCHOOL

Location Map

001531

P84-157

S-24-84

No. 26

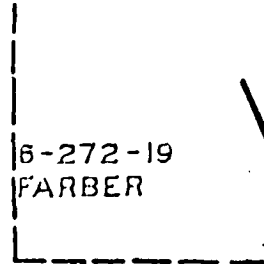
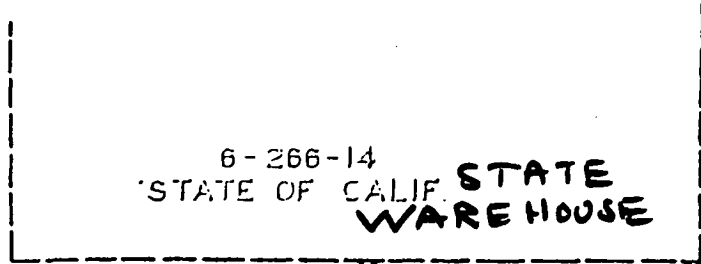
1-22
ARD

SMUD

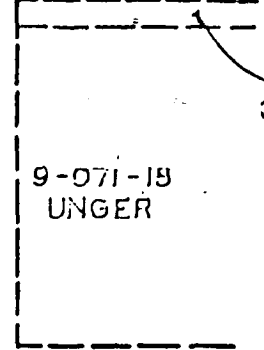
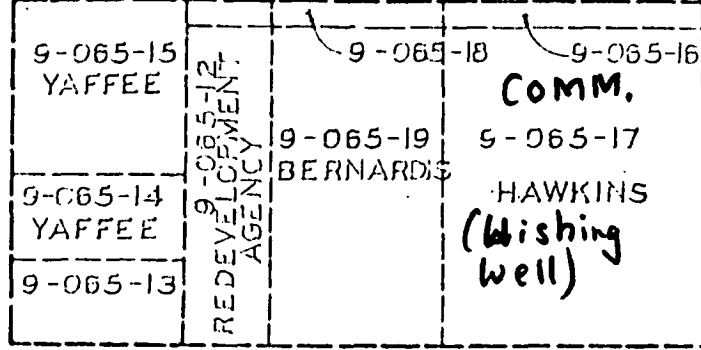
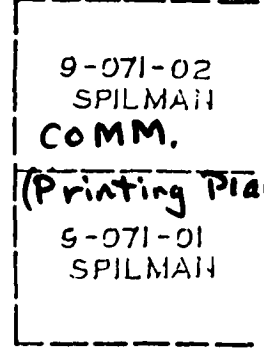
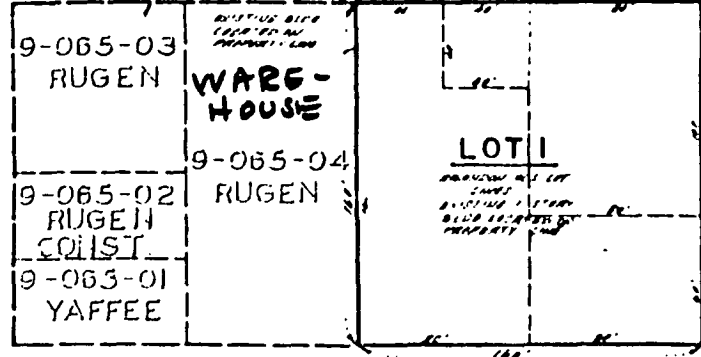
SANUI

Surrounding Land Use/Zoning

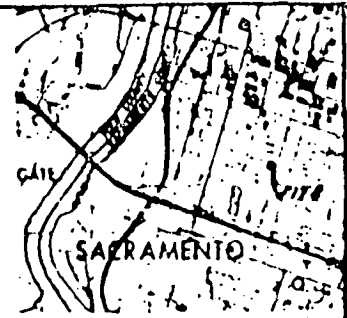
001532



" R " ST.



" S " ST.



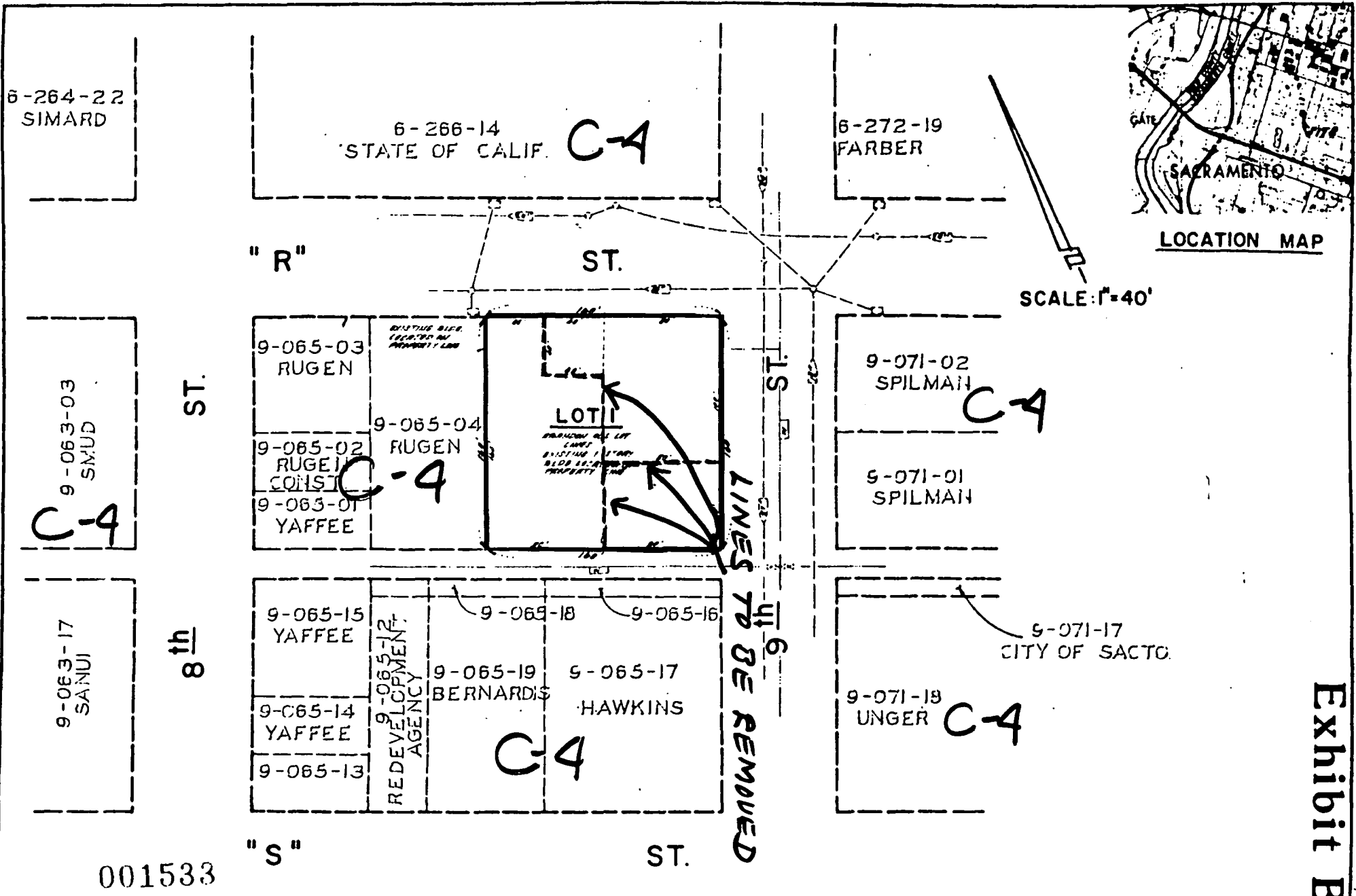
ALL
C-4

MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	LOT LINE ADJUSTMENT FOR		DATE APRIL 11
	LOTS 3 & 4, IN BLOCK BOUNDED BY 8th & 9th, 1st & 2nd S STREETS OF SAID CITY.		FILE NO PAC00
	CITY OF SACRAMENTO		SURVEYOR

P84-157

S-24-84

No. 26



C-A



MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

LOT LINE ADJUSTMENT FOR
 LOTS 3 & 4, IN BLOCK BOUNDARY BY 8TH & 9TH, & 10TH
 STREETS OF SAID CITY.
 CITY OF SACRAMENTO CALIFORNIA

DATE	APRIL 11
FILE NO.	2000

Exhibit B