

# CITY PLANNING COMMISSION

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

APPLICANT	Thomas Winter, 8658 Elm Avenue, Orangevale, CA 95662				
OWNER	MIT Western Business College, 2731 Capitol Avenue, Sacramento, CA 95816				
PLANS BY	Thomas Winter, 8658 Elm Avenue, Orangevale, CA 95662				
FILING DATE	6-6-83	50 DAY CPC ACTION DATE		REPORT BY	JP:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	007-171-04,05,06		

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

LOCATION: 2731 Capitol Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to merge three parcels developed with a private business college into one parcel.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:  
North: Commercial uses; R-0  
South: Commercial uses; C-2  
East: Sutter Hospital; C-2  
West: Commercial uses; C-2

Property Dimensions: Irregular  
Property Area: 9,600 square feet  
Square Footage of Buildings: 5,250  
Significant Feature of Site: Location of MIT Business College  
Topography: Flat  
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three separate parcels in the General Commercial zone developed with a business college. The applicant proposes to merge the three parcels into one so as to alleviate building code requirements for a 1,200 square foot second story addition to one of the existing structures.
2. The proposal was reviewed by the City Engineering, Real Estate, Traffic and Fire Departments. No comments were received on the proposal. Staff has no objection to the proposed merger.

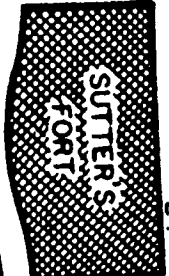
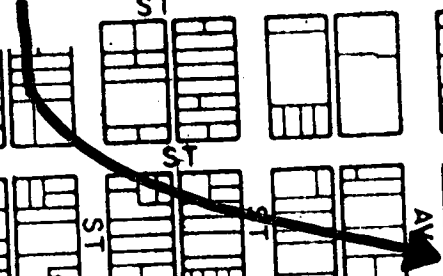
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

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

003501

# Location Map

Subject Site



SUTTER HOSPITAL

WINN PARK

FREMONT SCHOOL

CAPITOL ST

22 ND  
23 RD  
24 TH  
25 H  
26 H  
27 H  
28 H

COETNE  
NO 761

ALHAMBRA

SERRA

STOCKTON

CASITA

BLVD  
CARLY

REISEL

FORSON

GRANADA

SEE

MAP

NO

80

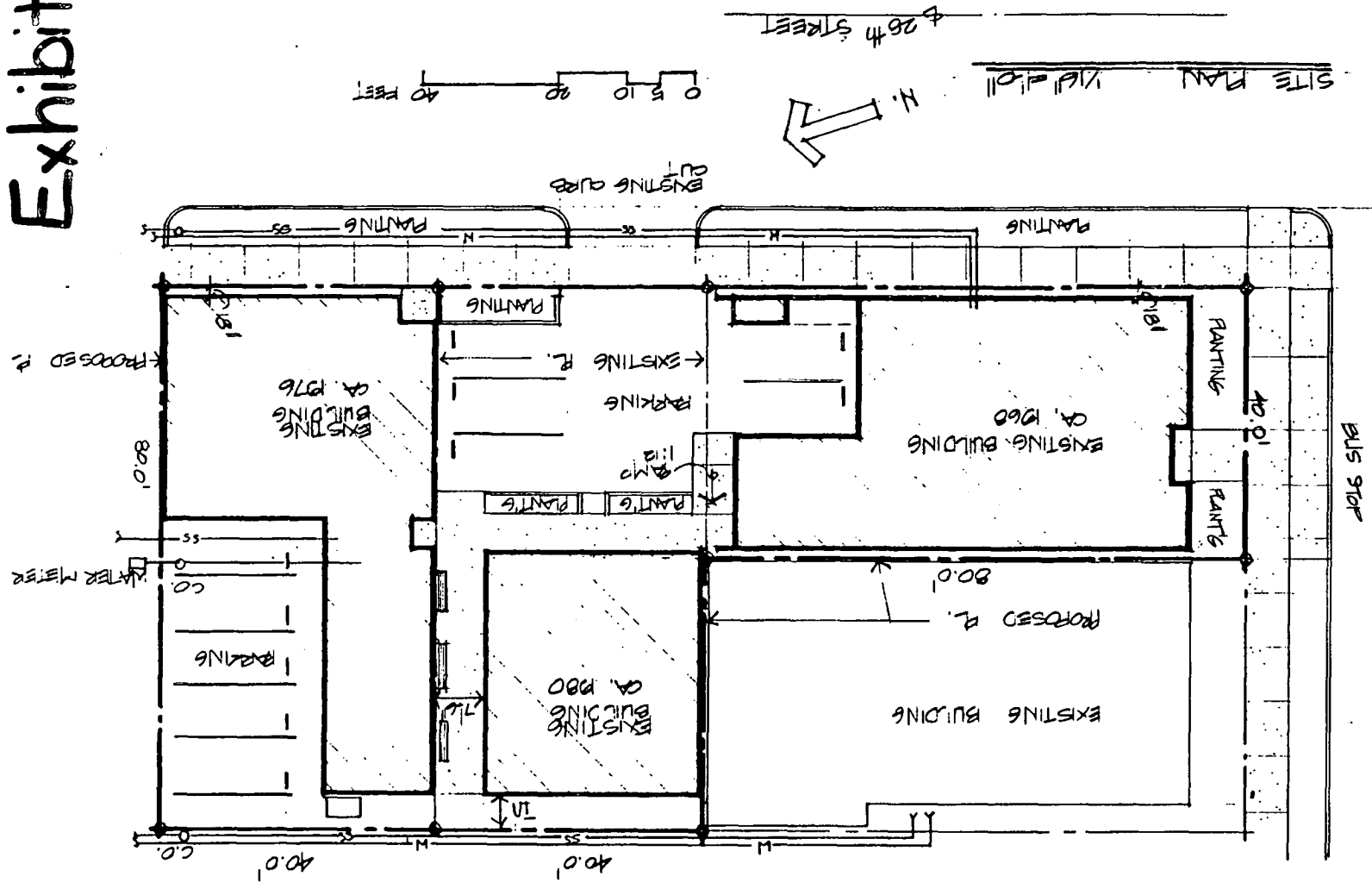
003502

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No. 3d

# Exhibit A



003503

CAPITOL AVE.

26th STREET  
N.

# Exhibit B

## LEGAL DESCRIPTION

M.T.I. Western Business College  
2731 Capitol Ave.  
Sacramento, CA. 95816

APN 007-171-04,05,06

The North one-quarter of lot 5 and the East one-half of the South one -half and the South one-half of the North one-half of lot 5 in the block bounded by L Street and Capitol Ave,, 27th and 28th Streets of the City of Sacramento, according to the map or plan of said city.

003498

# Exhibit B

## LEGAL DESCRIPTION

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2731 Capitol Ave.  
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APN 007-171-04,05,06

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