

CITY PLANNING COMMISSION

927-10th Street, Ste. 200-SACRAMENTO, CALIFORNIA 95814

APPLICANT	Brewer & Williams, 409 Jardin Place, Davis, CA 95616		
OWNER	A & E. L. Globus, 624 Jerome, Davis, CA 95616		
PLANS BY			
FILING DATE	4-12-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15105(a)	ASSESSOR'S PCL. NO.	007-043-13 & 14

APPLICATION: Lot Line Adjustment

LOCATION: 816 and 820-29th Street

PROPOSAL: The applicant is requesting the lot line adjustment to merge two 40' x 80' lots in order to accommodate 12 parking spaces on one parcel.

PROJECT INFORMATION:

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

Surrounding Land Use & Zoning:

North: Office; C-2
South: Commercial Cleaners; C-2
East: Freeway; TC
West: Multi-family Residential; R-3A

Property Dimensions: 80' x 80'
Property Area: 6,400 square feet
Street Improvements/Utilities: Existing
Topography: Flat

BACKGROUND INFORMATION: On February 11, 1982 the City Planning Commission approved a variance to locate 12 off-site parking spaces on the subject site to meet the parking requirement for the conversion of a residential structure located at 2830 'I' Street into offices (P-9639). The applicant is requesting a lot line merger to combine two 40' x 80' parcels in order to accommodate the necessary parking spaces on one lot. The staff has no objections to the proposal.

Staff conducted a field inspection of the site and noted that the sidewalk abutting 29th Street was in poor condition and in need of replacement. Therefore, as a condition of approval, staff recommends that the applicant replace the sidewalk abutting the subject site in conjunction with the development of the parking lot facility.

The proposal was reviewed by the offices of Traffic Engineering, Water and Sewer Division, Building Inspections, Fire, Engineering and Planning Departments. There were no objections to the request.

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

000522
APPLC. NO. P82-100

MEETING DATE May 27, 1982

CPC ITEM NO. 24

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

P82-100

May 27, 1982

Item No. 24

000523

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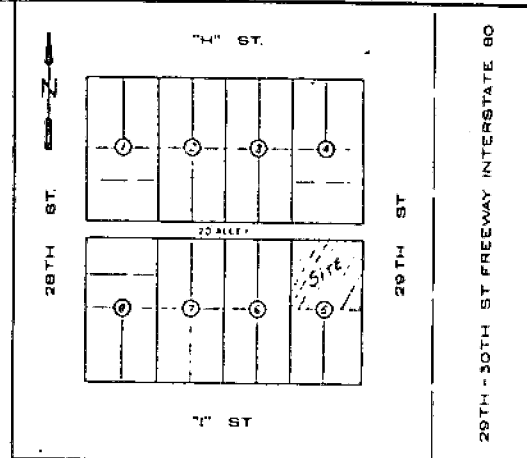
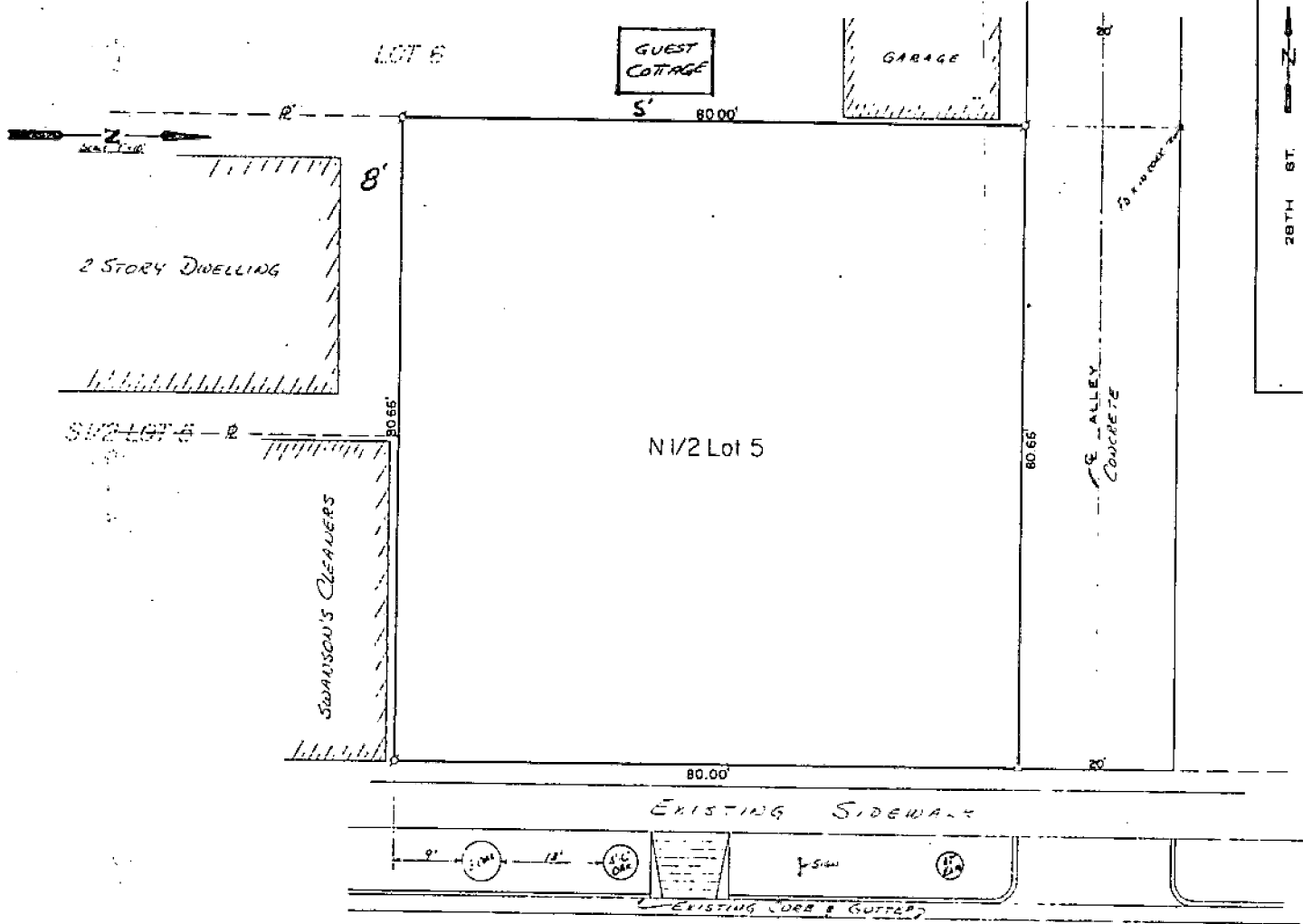
P82-100

000525

5-27-82

EXHIBIT B

No. 24



VICINITY MAP
Scale 1" = 100'

P 82100

LEGEND
 1. 5" DIA. MANHOLE
 2. 15" DIA. MANHOLE

A.P. No. 07-042-15, 14

SURVEY FOR
 DR. ALBERT GLOBUS
 &

BREWER & WILLIAMS, ARCHITECTS
 DAVIS, CALIFORNIA

NK
 ENGINEERING AND SURVEYING CO., INC.
 DAVIS, CALIFORNIA
 N1/2 Lot 5, Block between 28th & 29th St., "H" & "I" St.,
 City of Sacramento, California

DESIGNED BY: HEA SCALE: 1" = 10'
 DRAWN BY: ...
 DATE: ... APPROVED: ...
 CHECKED: ... DRAWING NO.: ...

