

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Ticon Construction, Inc., 1010 Hurley Way, Suite 195, Sacramento, CA 95825		
OWNER	Thomas A. Cook, 1010 Hurley Way, Suite 195, Sacramento, CA 95825		
PLANS BY	Roy A. Carter, land surveyor, Winding Way, Fair Oaks, CA		
FILING DATE	12/7/84	50 DAY CPC ACTION DATE	REPORT BY: EG:bw
NEGATIVE DEC.	Ex. 15305(a) EIR	ASSESSOR'S PCL NO.	014-013-01 and 25

APPLICATION: Lot Line Merger to combine two lots consisting of 0.33± vacant acre into one parcel in the General Commercial (C-2) zone.

LOCATION: Southwest corner Stockton Boulevard & 'T' Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1963 Oak Park Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Residential; R-1
East:	Commercial; C-2
West:	Commercial/Residential; C-2/R-1

001126

Property Dimensions:	Irregular
Property Area:	0.33± Ac.
Square Footage of Lot:	14,375±
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

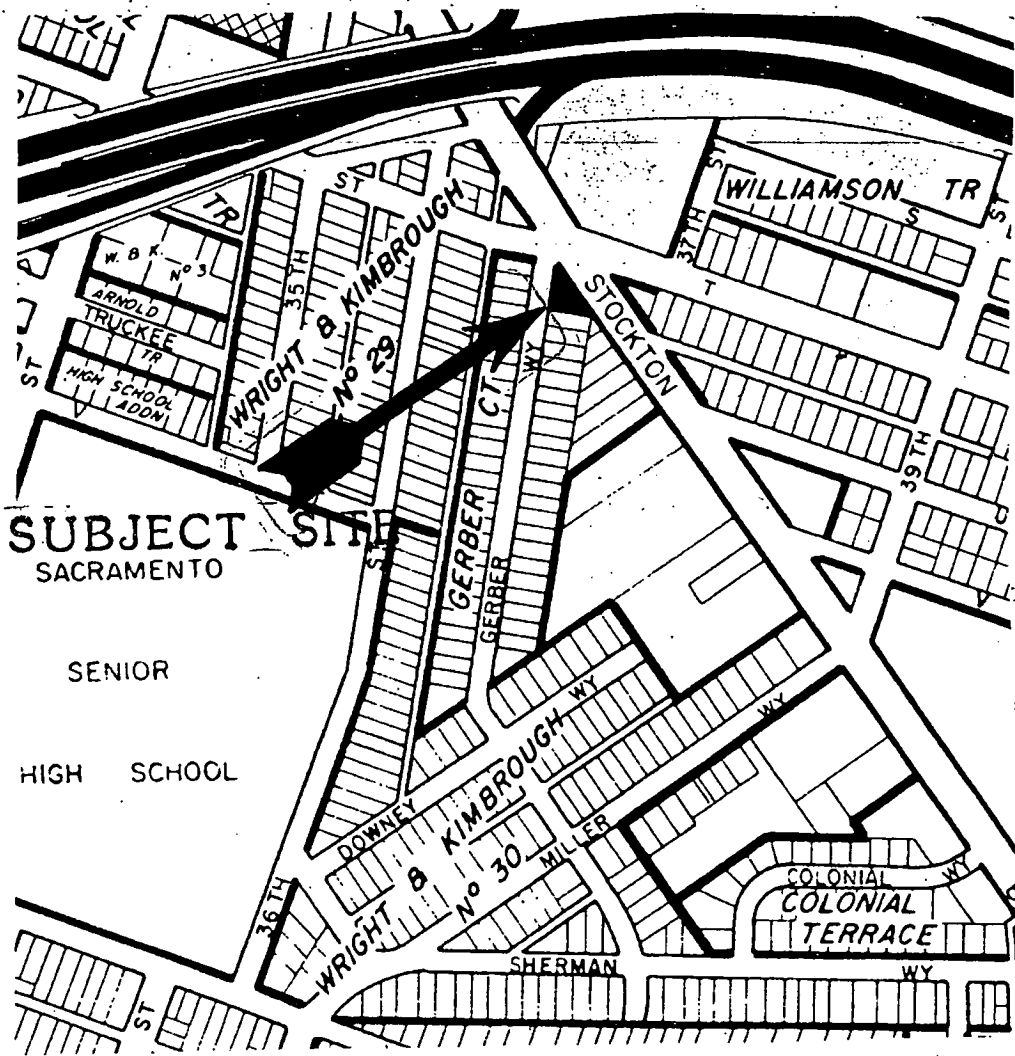
PROJECT EVALUATION:

- A. The project site consists of two vacant lots totaling 0.33± acres in the General Commercial (C-2) zone. The site is designated commercial/office and shopping or commercial on the 1974 General Plan and the 1963 Oak Park Community Plan respectively. The applicant requests a lot line merger in order to construct a two-story office structure. Staff has no objections to the merger of the parcels.
- B. The project was reviewed by Traffic Engineering, Public Works and Water/Sewer Divisions. No comments were received.

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review, pursuant to the State EIR Guidelines (CEQA, Section 15305(a)).

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

001127



SUBJECT SITE
SACRAMENTO

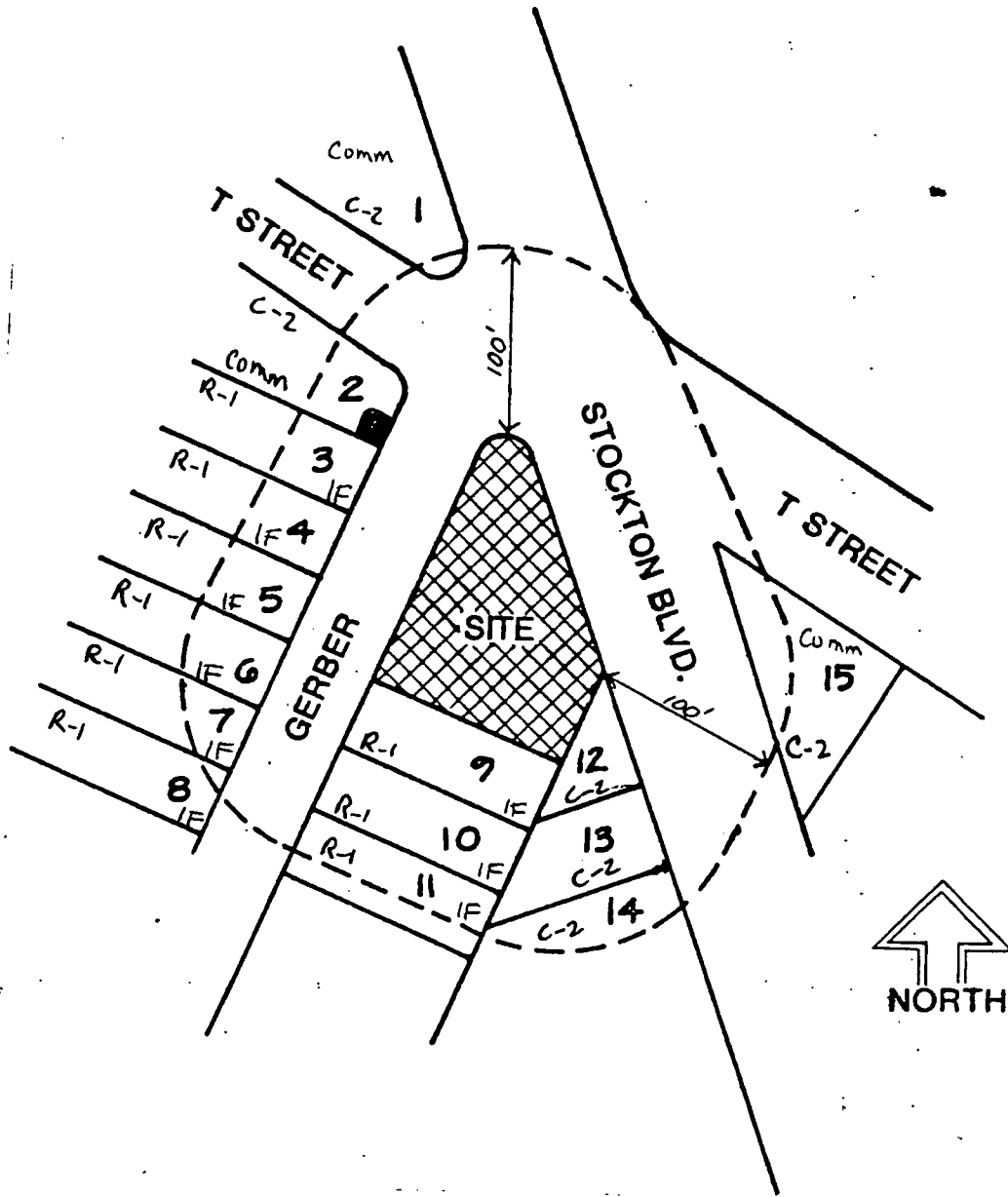
SENIOR

HIGH SCHOOL

001128

VICINITY MAP

001155

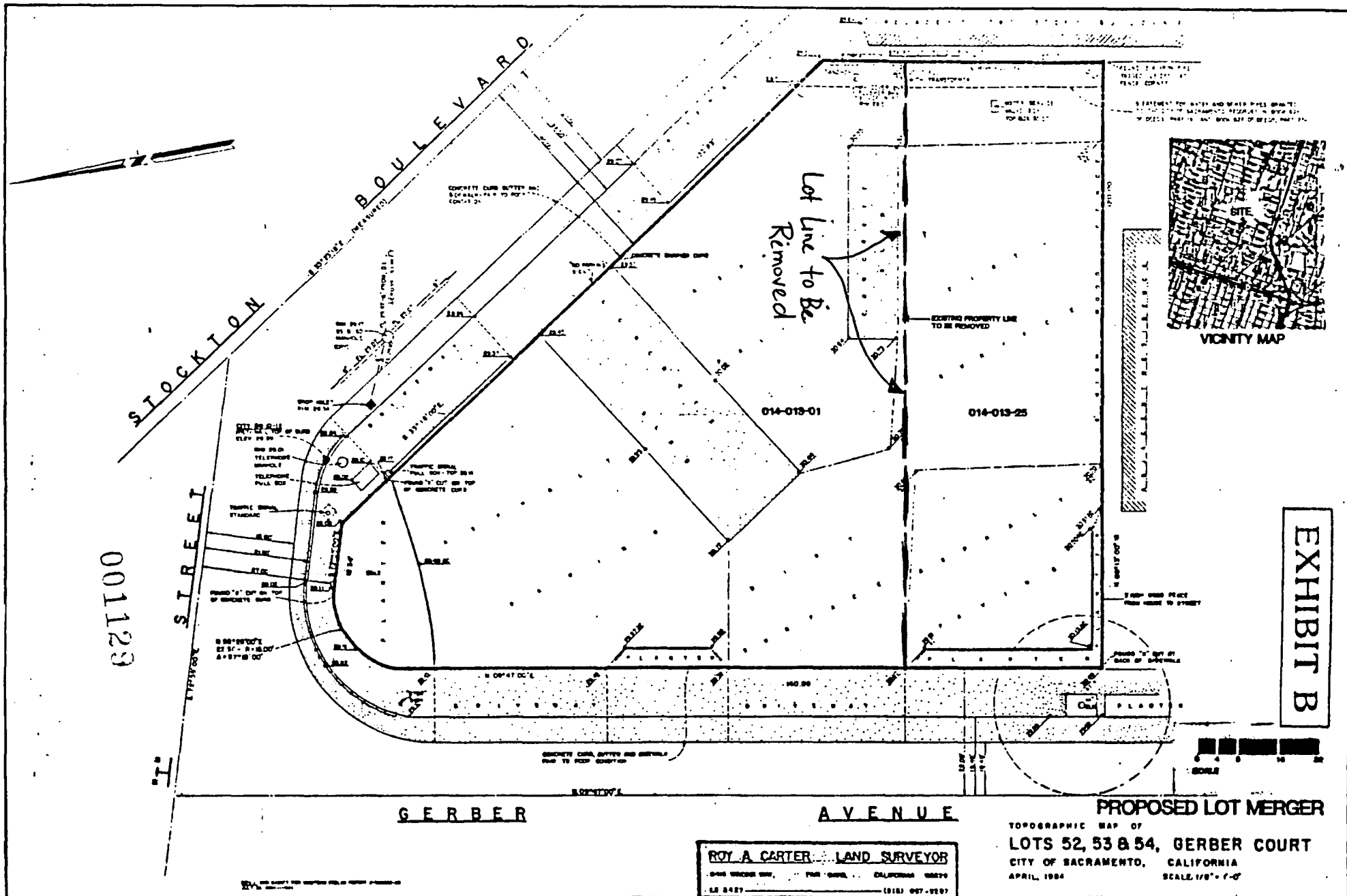


LAND USE & ZONING MAP

P85-009

1-10-85

No. 27



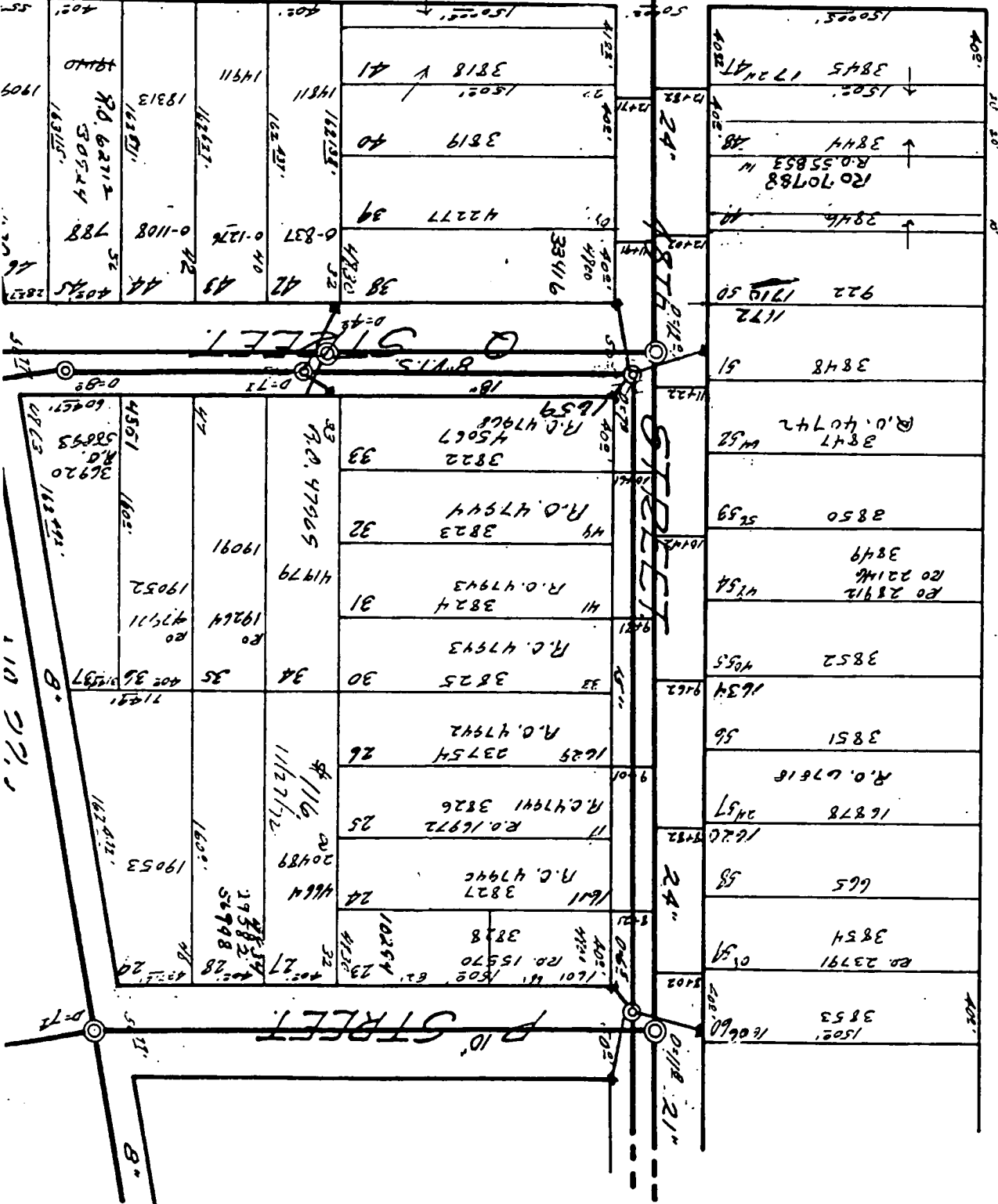
SEWER
RIDGE PARK

001130

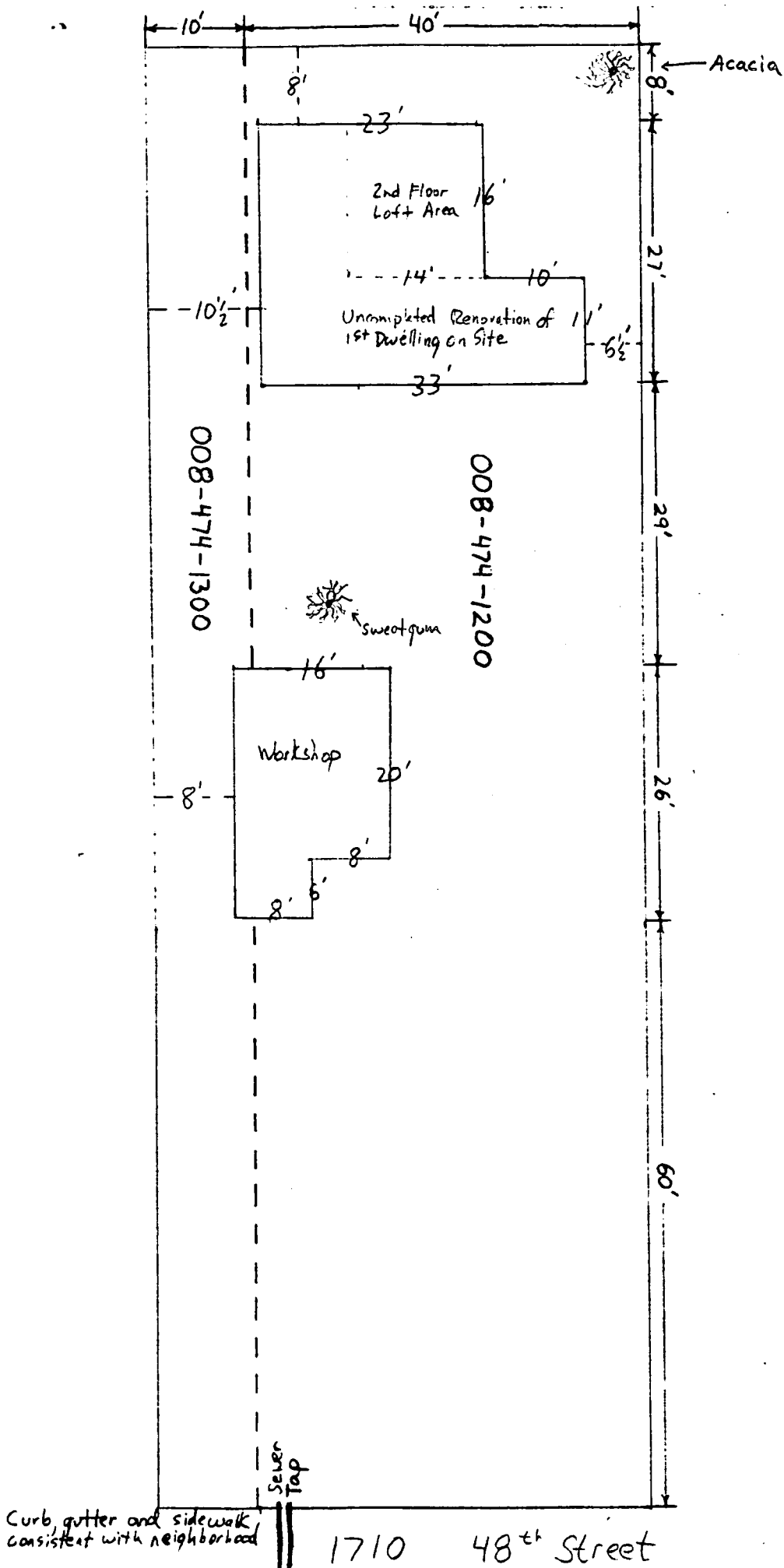
48th St Folsom Blvd to "P" St / Profile / 832
 "P" St 48th St east to alley / R.B. 530P.15 / 1245
 "Q" St 48th St east to alley / R.B. 547P.37 / 1245
 Plan: 1928 - 48th St - "Q" & "P" St

Sewer hook up
 1710 48th St
 P 84437

RAILROAD



Scale: 1 inch = 80 feet.



001131

P 84437

