

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
OWNER	R & T Androvich, 1228 La Sierra Drive, Sacramento, CA 95825		
PLANS BY	Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
FILING DATE	12/7/84	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC.	Ex. 14305(a)	EIR	ASSESSOR'S PCL NO. 009-203-07.11.12 & 25

APPLICATION Lot Line Adjustment to merge four lots (Sub. Ord.)

LOCATION: 1322 'V' Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots totaling 0.6+ acres with a commercial building and parking area into one lot.

PROJECT INFORMATION :

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

Surrounding Land Use and Zoning:

North:	Vacant/Commercial; C-4
South:	Single and Multi-Family Residential; R-3A
East:	Single and Multi-Family Residential; R-3A
West:	Apartments; R-0

Property Dimensions:	160' x 160'
Property Area:	0.6+ acres
Square Footage of Building:	15,000
Topography:	Flat
Street Improvements/Utilities:	Existing

001271

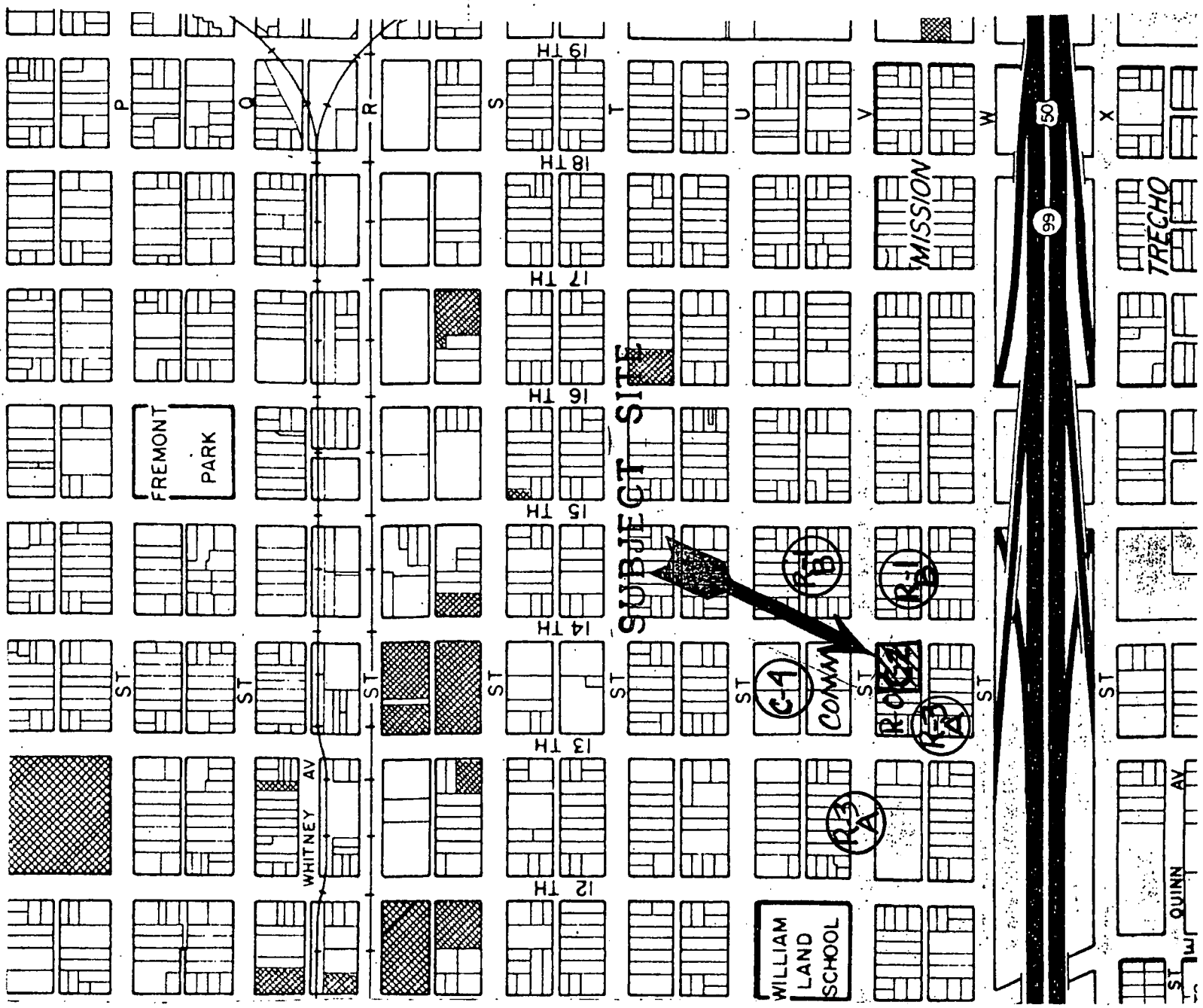
PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in an area developed with commercial and residential uses. A two-story commercial structure with surface parking is currently located on the site. The structure and parking areas have been developed on four parcels, and the applicant is requesting these parcels be merged so that the site will conform to required code. Staff supports the proposed merger since the structure is located on three separate parcels and one of the parking lots is located on a fourth parcel.
- B. City Real Estate, Public Works Division and the Traffic Engineer were all sent plans for the lot line merger and no comments have been received by Planning at this time.

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

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

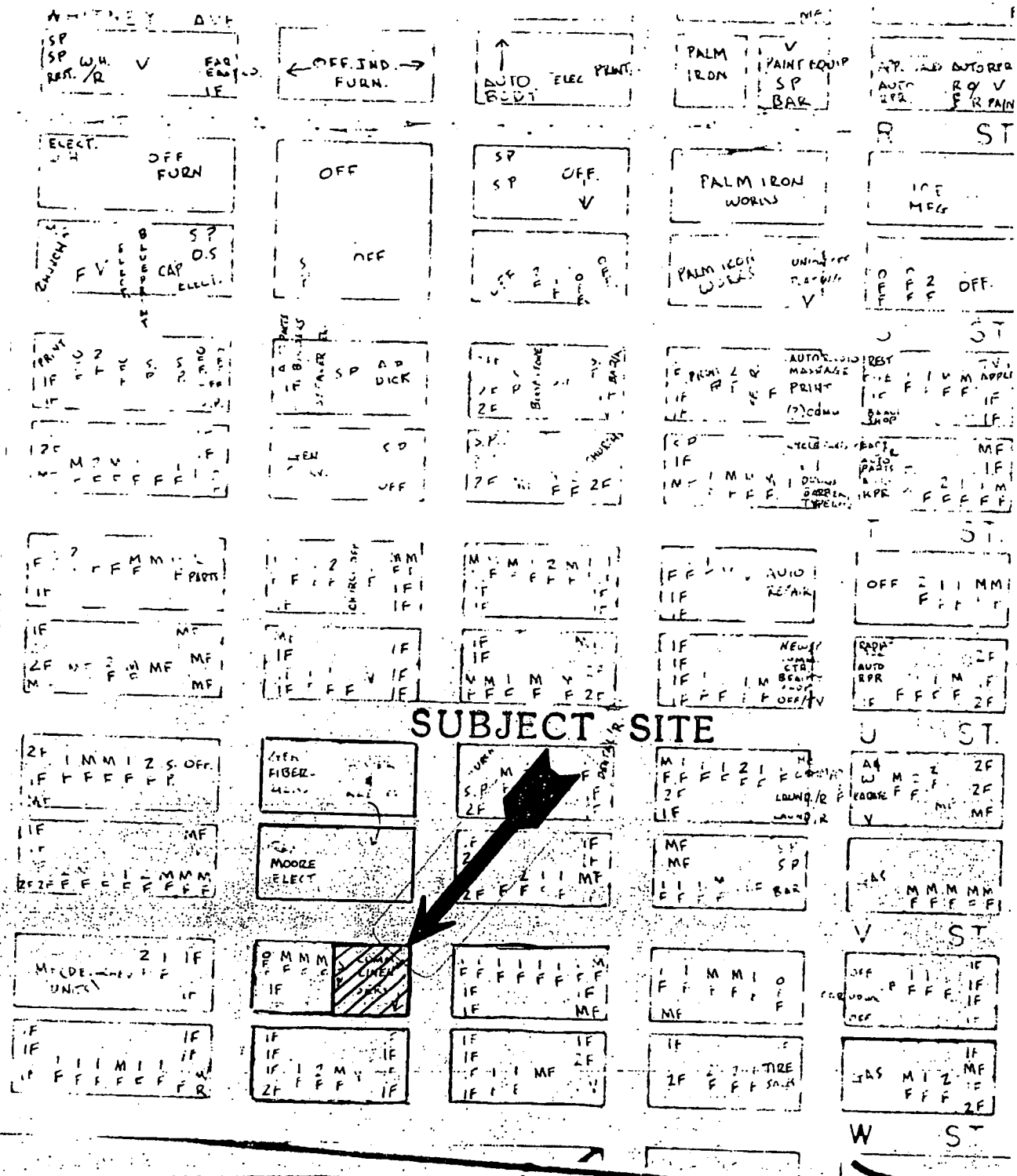
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VICINITY

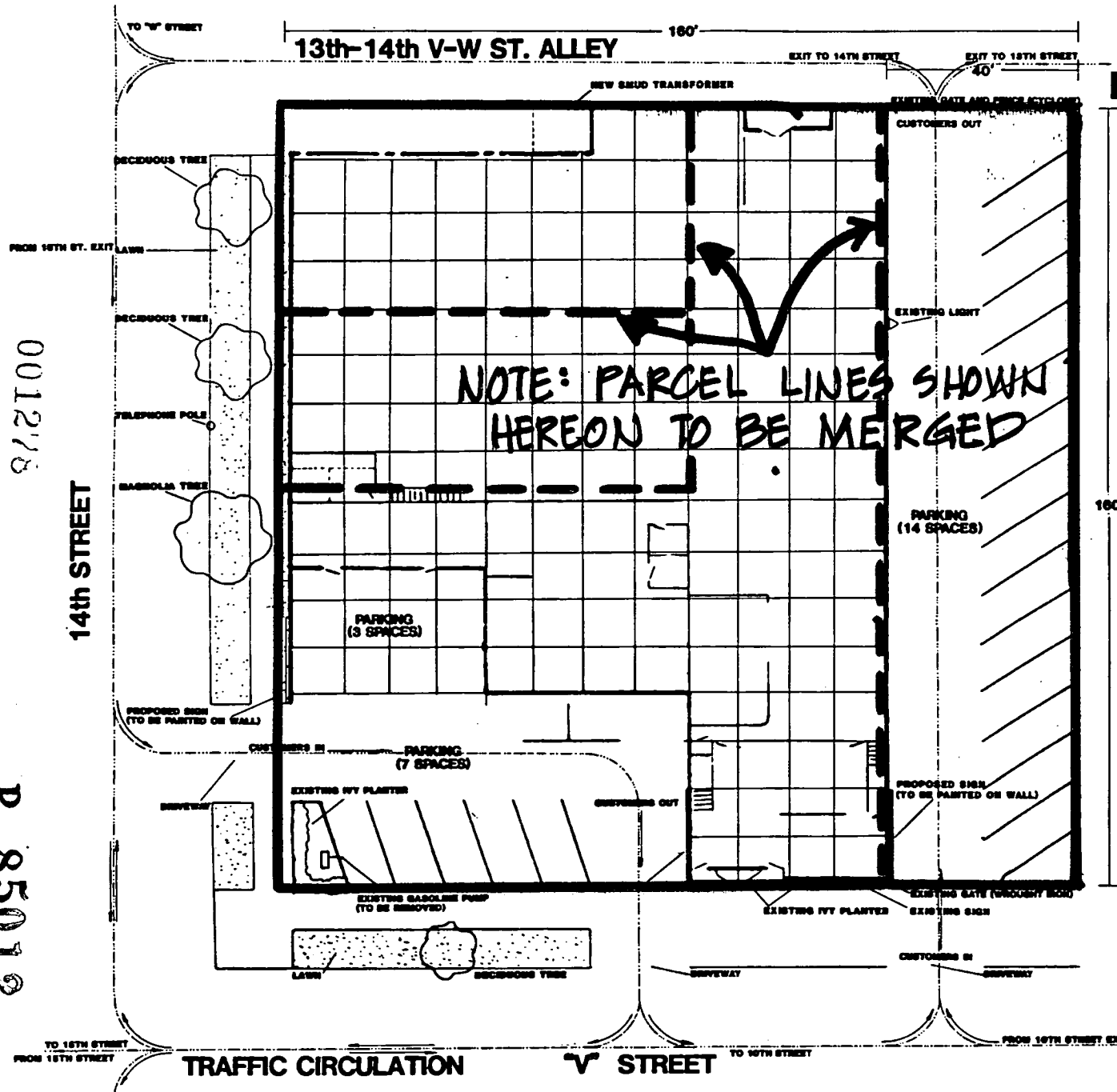
- ZONING

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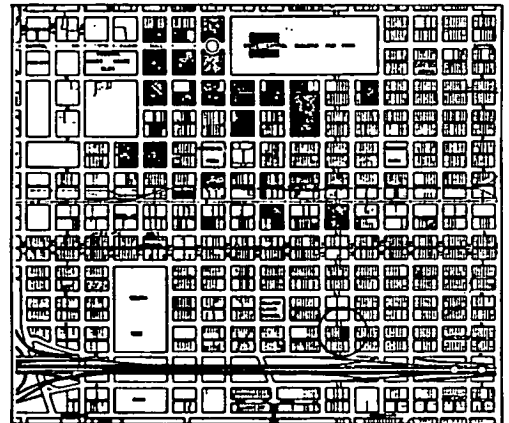
LAND USE MAP

P85-012

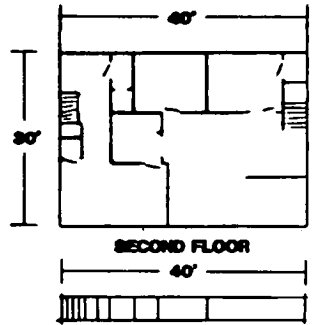


**PROPOSED FUTURE HOME OF
BROWNIE'S BLUEPRINT CO.
1322 "V" STREET
SITE PLAN**

MARCH 14, 1984



VICINITY MAP



**SCALE
1/16" = 1 FOOT**

EX 'B'

0012178

14th STREET

P 85012

TRAFFIC CIRCULATION V STREET

1-10-85

No. 28