

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Ferrar Williams, Architects 1418 20th Street, Sac., CA 95814		
OWNER	Latcher Co., Inc. 2740 Fulton Avenue, Sacramento, CA 95821		
PLANS BY	Cooper Thorne & Associates, Inc. 3233 Monier Circle, Suite 1, Rancho Cordova, CA		
FILING DATE	10/7/88	ENVIR. DET.	15303 C
ASSESSOR'S PCL. NO.	006-0074-037,038		
REPORT BY	JC:vf		

APPLICATION: Lot Line Adjustment to merge one developed lot and one undeveloped lot in the Central Business District (C-3) zone.

LOCATION: 1111 Second Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to construct a three story building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
1980 Central City Community Plan Designation:	Old Sacramento
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Restaurant/Vacant

Surrounding Land Use and Zoning:

North: Restaurant; C-3
South: Vacant; C-3
East : I-5; TC
West : Retail, Restaurant; C-3

Property Dimensions:	80.36' x 65.65'
Property Area:	0.12+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of two partially developed lots totaling 0.12+ acres in the Central Business District (C-3) zone. The General Plan designates the site for community/neighborhood commercial and office. The 1980 Central City Plan designates the site as Old Sacramento. Surrounding land uses and zones are restaurant and retail to the north, and west, vacant to the south, all zoned C-3, and I-5 freeway zoned TC to the east.
- B. The applicant proposes to merge the two lots in order to construct a three story building with basement on the vacant lot. The applicant proposes to line up each floor with the existing building so that the core facilities can be shared. According to the applicant it is no feasible to build a building independently of the existing building due to its small leasable area related to the lots' complexity and size.

APPLC. NO. P88-429 MEETING DATE ~~12/1/88~~ ITEM NO. ~~7th~~
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The applicant should be aware that parking is required in the C-3 zone for offices in excess of 20,000 sq. ft. The parking ratio is one parking space for every 600 gross square feet of floor area in excess of 20,000 gross square feet.

C. The plans for the lot line adjustment were reviewed by Engineering Division, Water and Sewer Division, Real Estate Division and Building Inspection Division. The following comments were received:

1. Building Inspection - considerable review is required to have existing buildings comply. Property revision lines cause firewalls to be reviewed per Building Code.
2. Real Estate - pay off or combine any existing assessments; and file Certificate of Compliance and waive parcel map prior to recordation.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 c).

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE PARCEL 1 AND
2 OF PARCEL MAP 51-15 (P88-429)
(APN: 006-0074-037,038).

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1111 Second Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303 (c)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

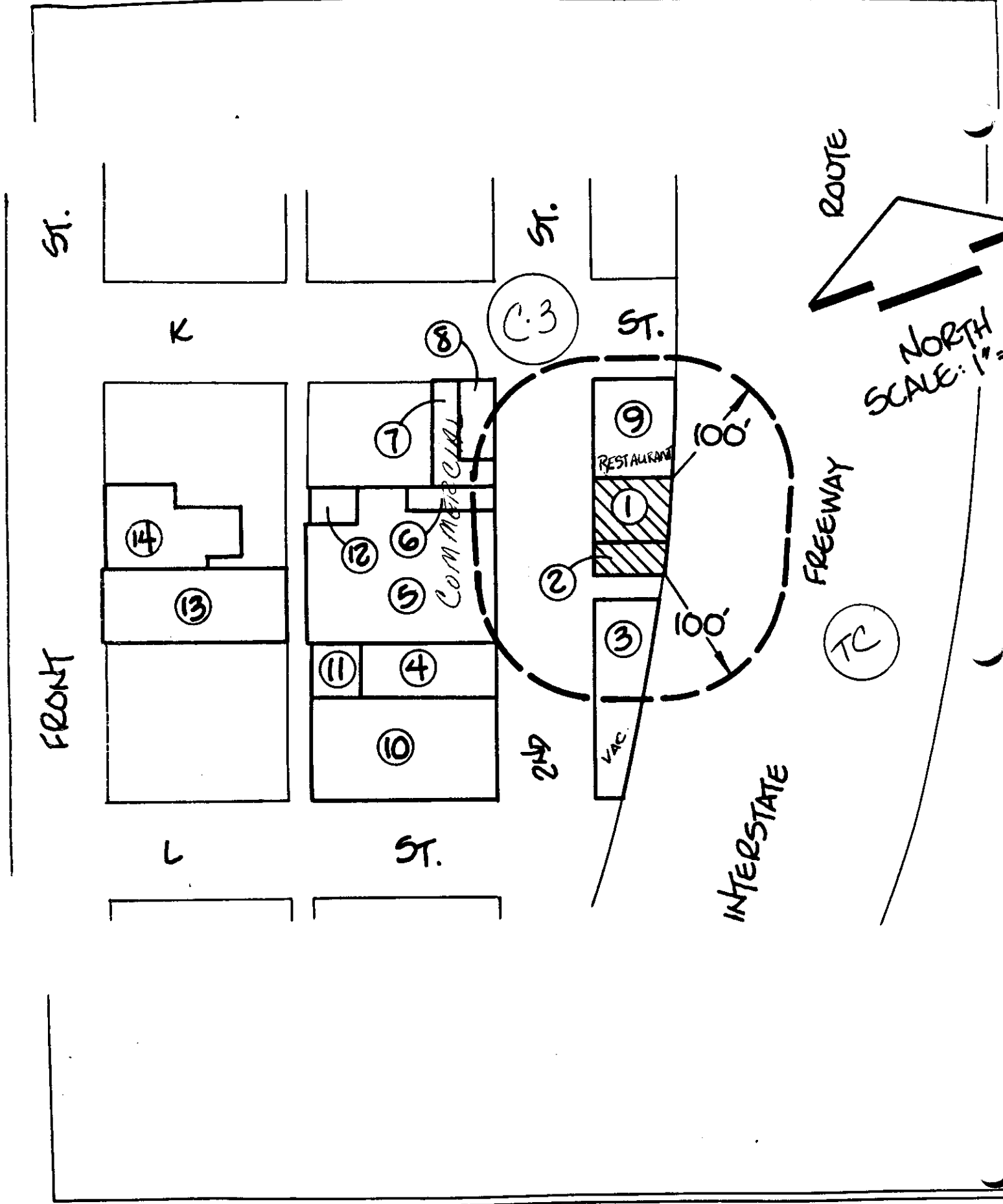
that the lot line adjustment for property located at 1111 Second Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation; and
2. Pay off or combine any existing assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

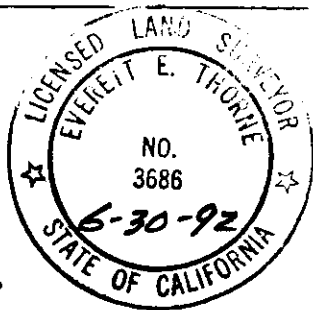
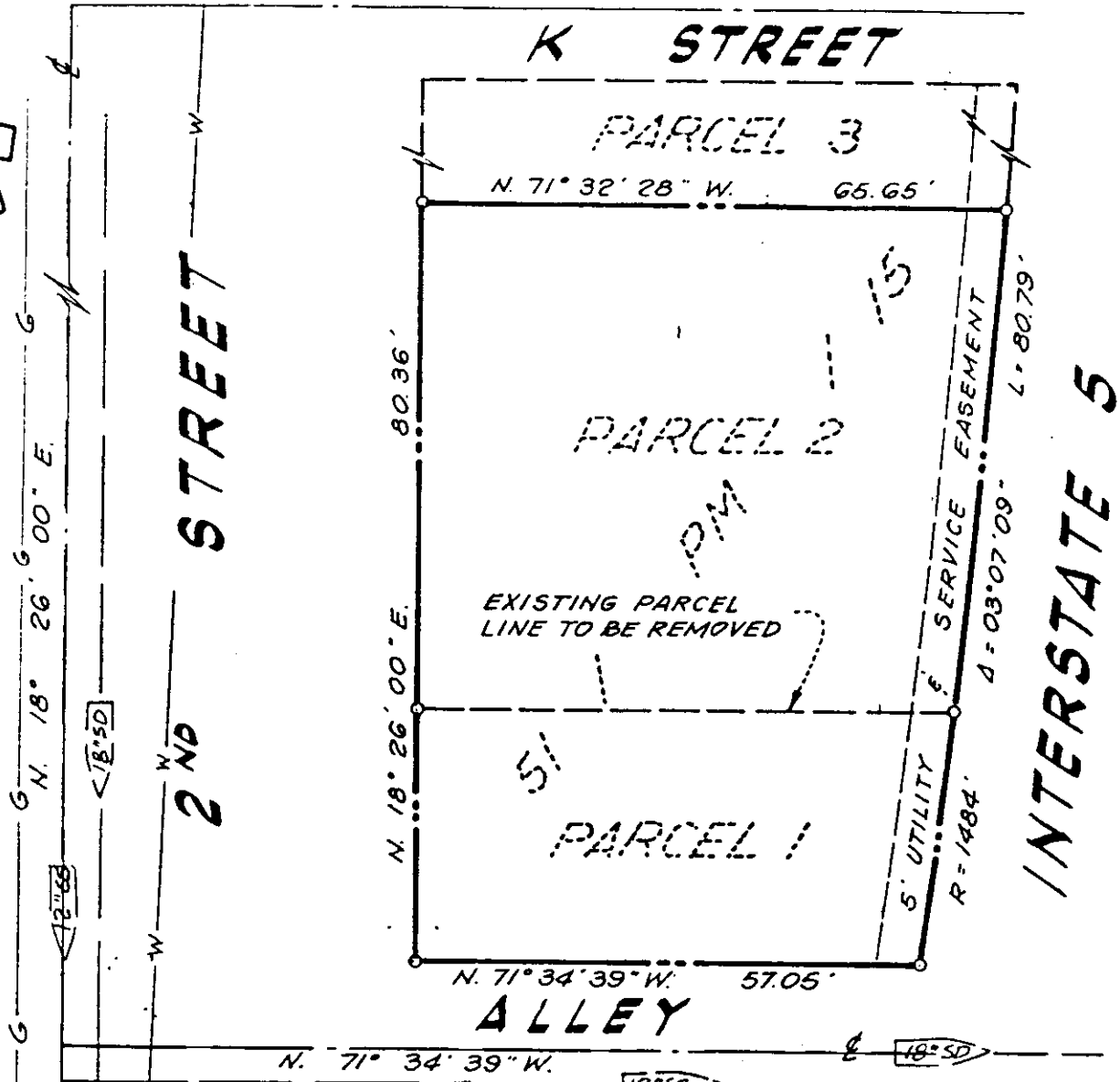


VICINITY - LAND USE - ZONING

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Everett E. Thorne

EVERETT E. THORNE L.S. 3636

9-30-88

DATED

COOPER, THORNE & ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING
3233 MONIER CIRCLE, SUITE 1
RANCHO CORDOVA, CA 95742
(916) 638-0919



EXHIBIT MAP
TO ACCOMPANY
LOT MERGER
FOR A.P.N. 06-072-37 & 38
SACRAMENTO COUNTY CALIFORNIA

DATE: SEPT. 1988
SCALE: 1" = 20'
DR. BY: S.P.M.
88157

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LEGAL DESCRIPTION

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, and being all of Parcels 1 and 2, as said parcels are shown and so designated on the Parcel Map filed in Book 51 of Parcel Maps, at Page 15, Sacramento County Records; said real property being more particularly described as follows:

Beginning at the Southwesterly corner of said Parcel 1; thence, along the exterior boundary lines of said Parcels 1 and 2, the following four (4) courses: (1) along the Easterly line of Second Street, North $18^{\circ}26'00''$ East 80.36 feet, (2) leaving said Easterly line North $71^{\circ}32'28''$ West 65.65 feet, (3) along the arc of a non-tangent curve to the right, concave Northwesterly, said arc having a radius of 1484.00 feet, through a central angle of $03^{\circ}07'09''$ and an arc length of 80.79 feet, said arc being subtended by a chord which bears South $24^{\circ}32'41''$ West 80.78 feet; and (4) North $71^{\circ}34'39''$ West 57.05 feet to the point of beginning and containing 0.144 acre of land, more or less.

SPM/D.069:sg

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