

CITY PLANNING COMMISSION

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

APPLICANT	Joe E. Erway, 1700 'I' Street, Sacramento, CA 95814		
OWNER	C & K Plaza Associates, 1700 'I' Street, Sacramento, CA 95814		
PLANS BY	Joe E. Erway, 1700 'I' Street, Sacramento, CA 95814		
FILING DATE	9/21/84	50 DAY CPC ACTION DATE	REPORT BY:RH:bw
NEGATIVE DEC.Ex.	15305(a)	EIR	ASSESSOR'S PCL NO.006-066-12,13,04

APPLICATION: Lot Line Adjustment to merge three lots into two.

LOCATION: 1700 'I' Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into two for future office development.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Office; C-2
South:	Office and Commercial; C-2
East:	Office; C-2
West:	Auto Dealership (vacant); C-2

Property Dimensions:	180' x 160'
Property Area:	28,000 square feet
Topography:	Flat
Street Improvements/Utilities	Existing

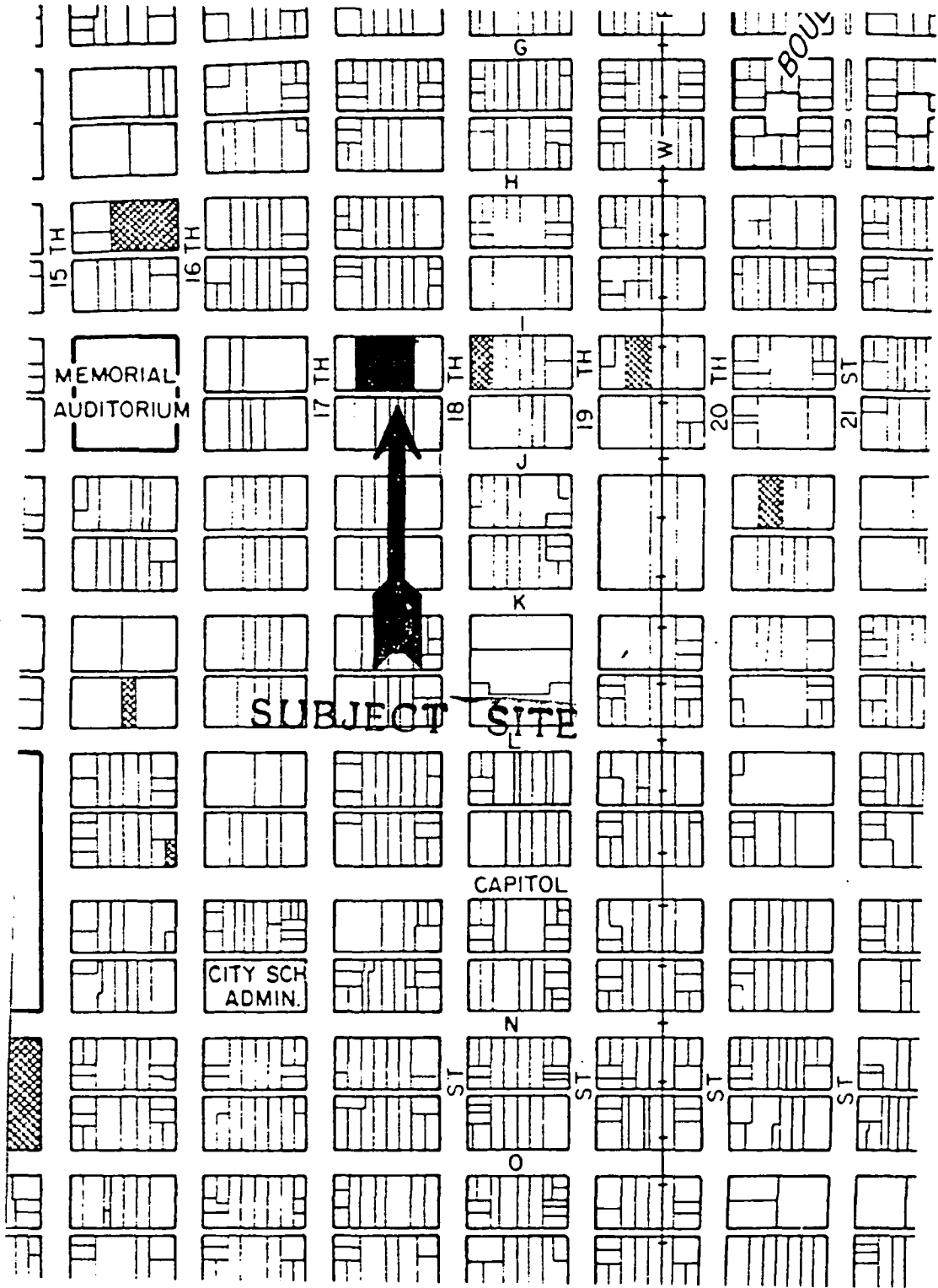
PROJECT EVALUATION: The staff has the following comments:

- A. The subject site is vacant land located east of 1700 'I' Street (old C & K Sausage building). It is in the C-2 zone and is in an area developed with office and commercial uses. The purpose of the lot line adjustment is to allow the applicant to construct an office building and parking lot in the future.
- B. The proposed lot line adjustment has been reviewed by the City Traffic Engineer, City Engineer and Real Estate. There were no objections to the proposed project.

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

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

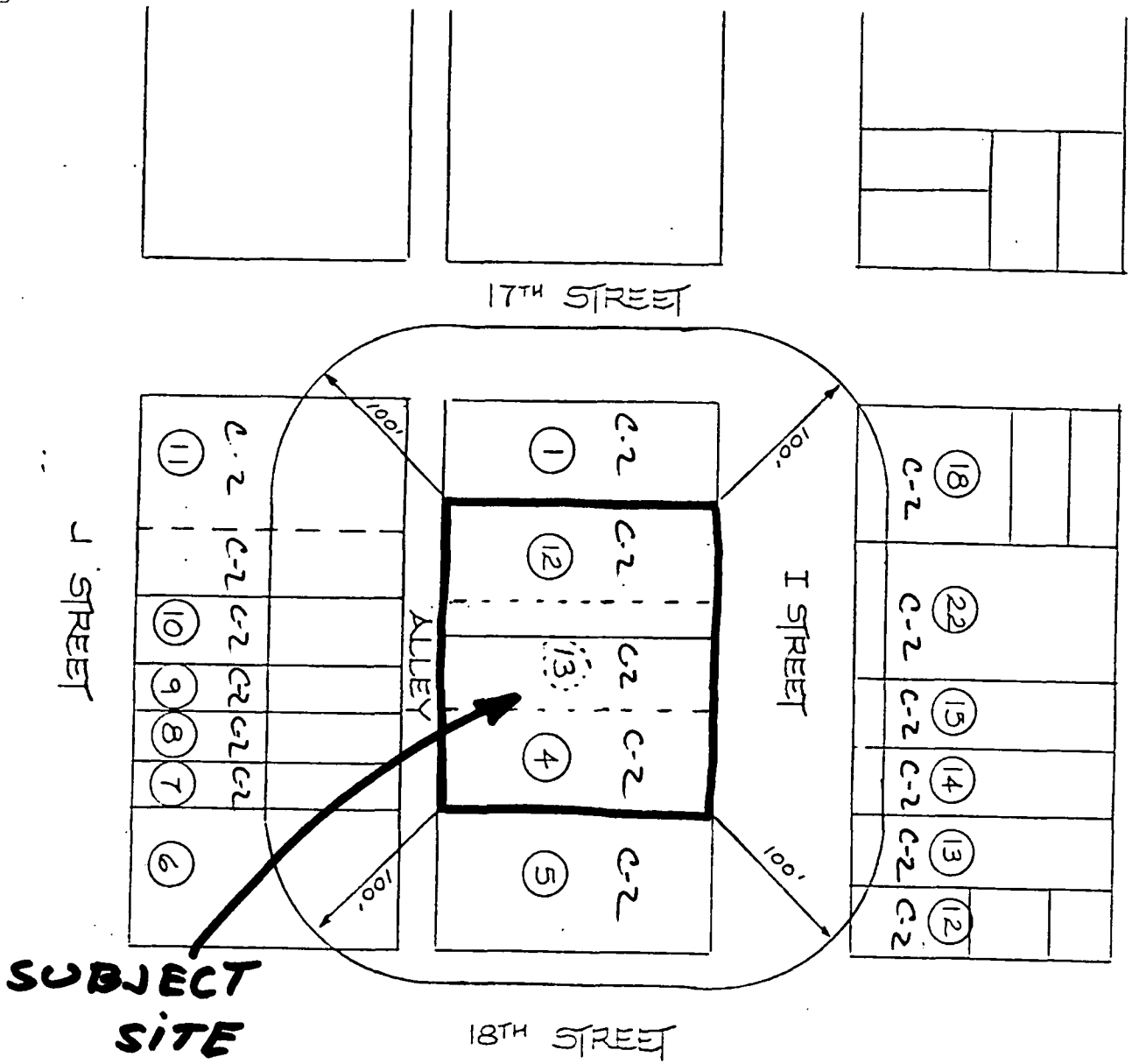
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VICINITY MAP

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SUBJECT SITE

VICINITY - LAND USE - ZONING

EXHIBIT A

LEGAL DESCRIPTION

APN 006-066-12, 13, 4 EASTELY 20' of LOT 1,
ALL OF LOT 2 AND ALL OF LOT 3, BLOCK BOUNDED BY
17TH 18TH I AND J STREET CITY OF SACRAMENTO

988800

CPC FILE COPY

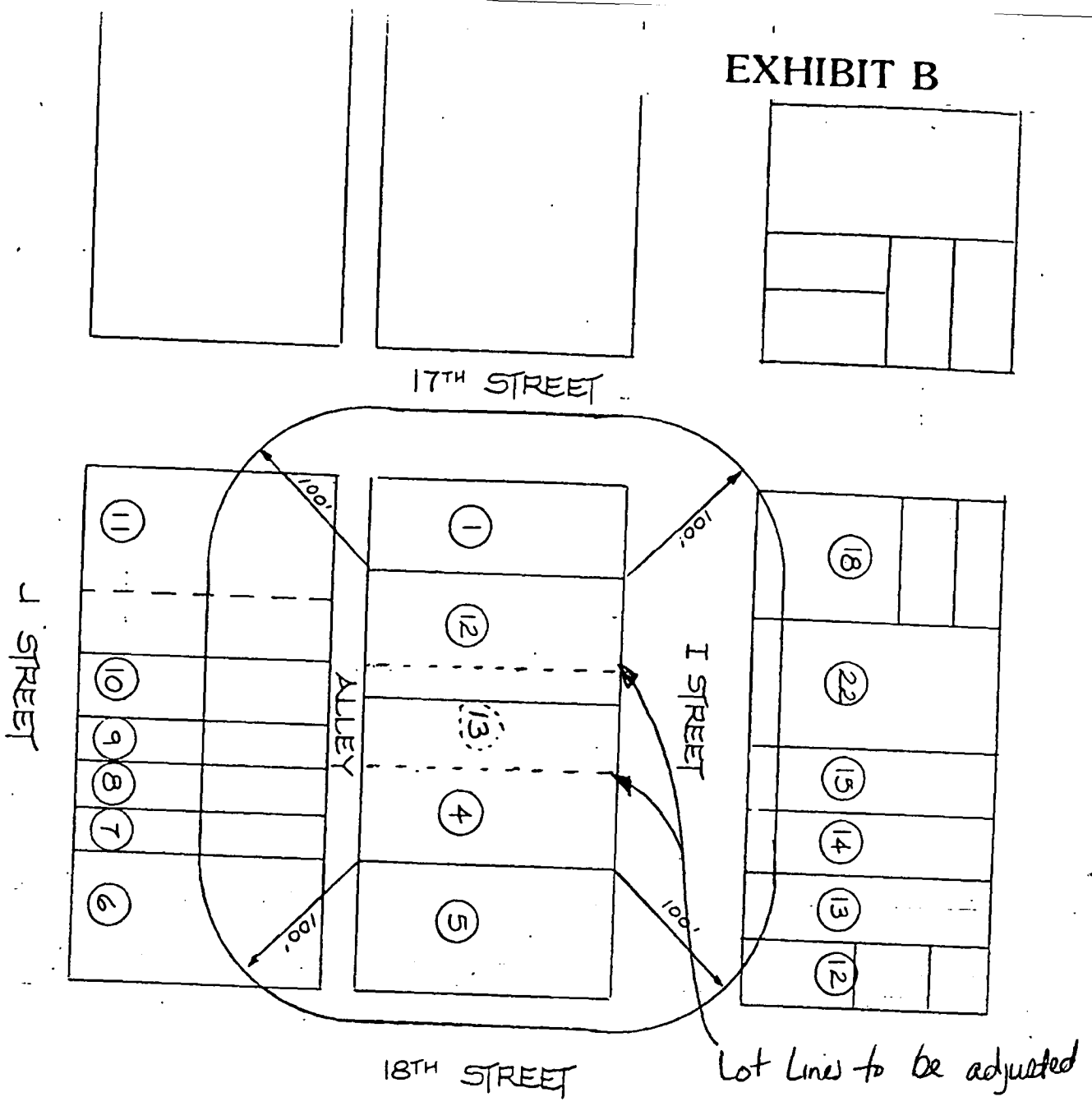
APPL. NO.

EXHIBIT NO. **P 84362**

MTG. DATE(S)

AGENDA NO.(S)

EXHIBIT B



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