

CITY PLANNING COMMISSION

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

APPLICANT	James & Mary Jones; 808 E St.; Sacto, Ca. 95814		
OWNER	City of Sacramento		
PLANS BY	Applicant		
FILING DATE	10-28-87	ENVIR. DET.	Ex. 15305 (a)
ASSESSOR'S-PCL. NO.	002-0104-006, 007		REPORT BY CV

APPLICATION: Lot Line Adjustment to merge two lots into one lot.

LOCATION: 808 E Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one lot to allow the construction of an apartment and garage.

PROJECT INFORMATION:

Alkali Flat Redevelopment Area:	Residential
1980 Central City Community	
Plan Designation:	Multiple family residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Single family residential

Surrounding Land Use and Zoning:

North: Apartments: R-3A
South: Vacant. Office: R-0
East : Apartments: R-3A
West : Apartments. single family residential; R-3A

Property Dimensions:	0.10+ acre
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned multiple family residential and is developed with a single family residence. Surrounding land uses include apartments to the north, vacant and office to the south, apartments to the east and apartments and single family residential to the west.

B. Proposal

The applicant proposes to merge two lots into one lot to allow the construction of a two story carriage house. A one bedroom apartment would be located on the second story and a three car garage will be located below the proposed apartment.

The proposed two story carriage house will be located in a design review district. Therefore, this project will require the review and approval of the Design Review/Preservation Board prior to the issuance of a building permit.

C. Interdepartmental Review

This project was reviewed by the City Departments of Engineering, Water and Sewer, Real Estate, Alkali Flat PAC and the Sacramento Old City Association and the following comment was received:

Real Estate

Pay off any existing assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project is exempt from CEQA pursuant to State EIR Guidelines (Section 15305(a)).

STAFF 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 DECEMBER 3, 1987

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE EAST 57 FEET OF THE WEST 67 FEET OF THE SOUTH ONE-HALF OF LOT 2, TOGETHER WITH THE EAST 30 FEET OF THE WEST 37 AND 7-1/12 FEET OF THE NORTH HALF OF LOT 2 IN THE BLOCK BOUNDED BY E AND F, 8TH AND 9TH STREETS
(APN: 002-0104-006.007)

(P87-449)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 808 E Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for multiple family residential use by the 1980 Central City Community Plan and the proposed lot line adjustment conform with the Plan Designation.

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

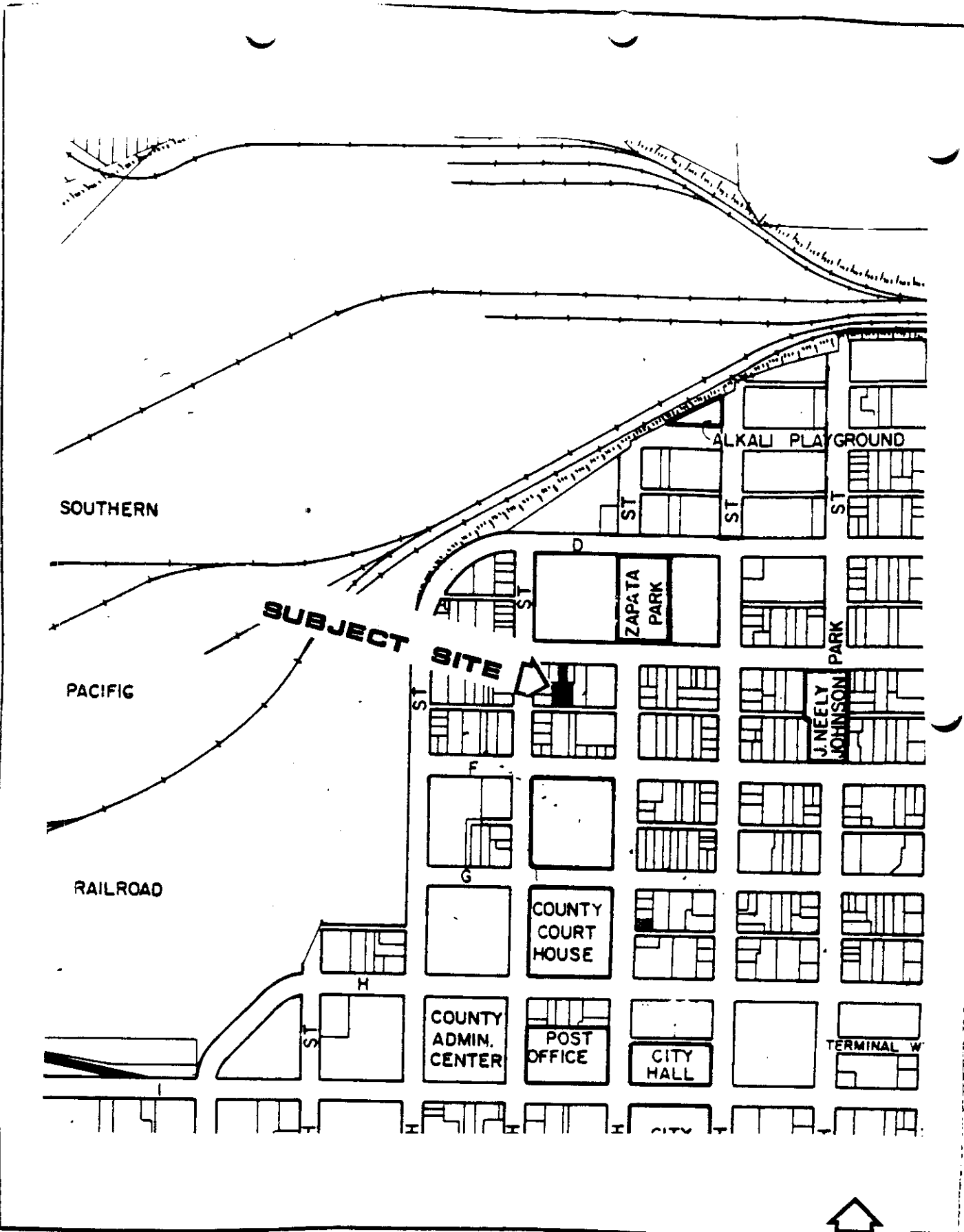
that the lot line adjustment for property located at 808 E Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



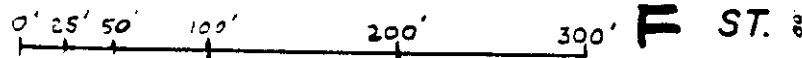
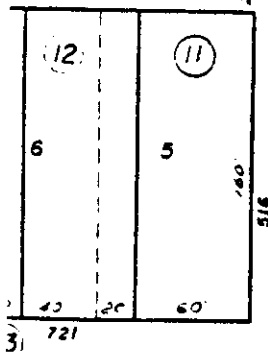
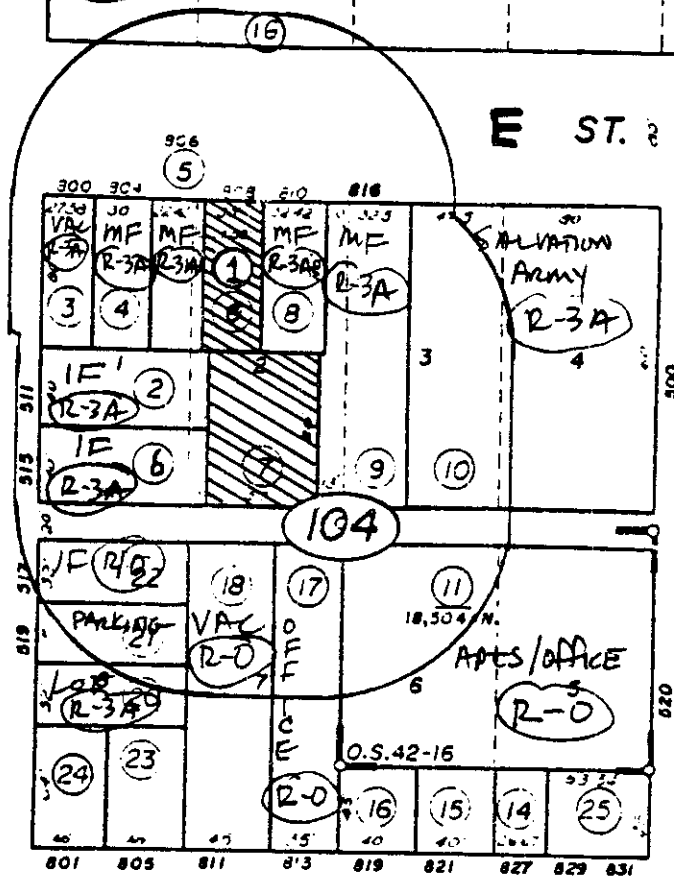
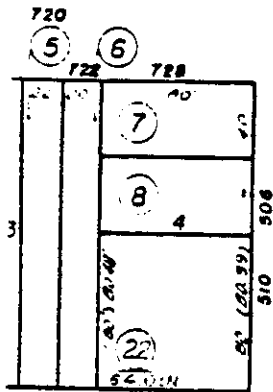
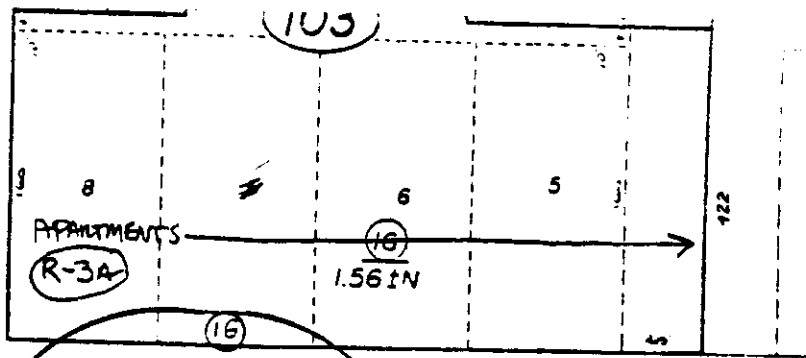
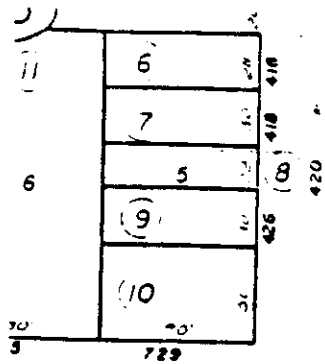
VICINITY MAP



P87-449

12-3-87

ITEM 5



CITY OF SACRAM
Assessor's Map Bk.
County of Sacrame.

14

NOTE—Assessor's Black Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



LAND USE & ZONING MAP

P87-449

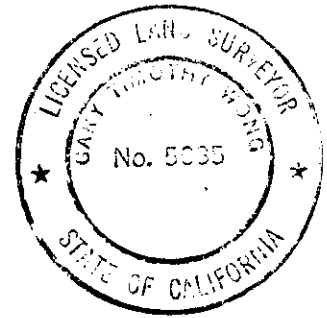
12-3-87

ITEM 3

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE EAST 57 FEET OF THE WEST 67 FEET OF THE SOUTH ONE-HALF OF LOT 2 TOGETHER WITH THE EAST 30 FEET OF THE WEST 37 AND 7/12THS FEET OF THE NORTH HALF OF LOT 2 IN THE BLOCK BOUNDED BY E AND F, 8TH AND 9TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.



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APPL. NO. _____

EXHIBIT NO. _____

MTG. DATE(s) _____

AGENDA NO.(s) _____

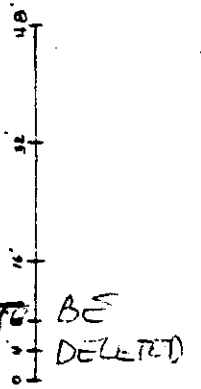
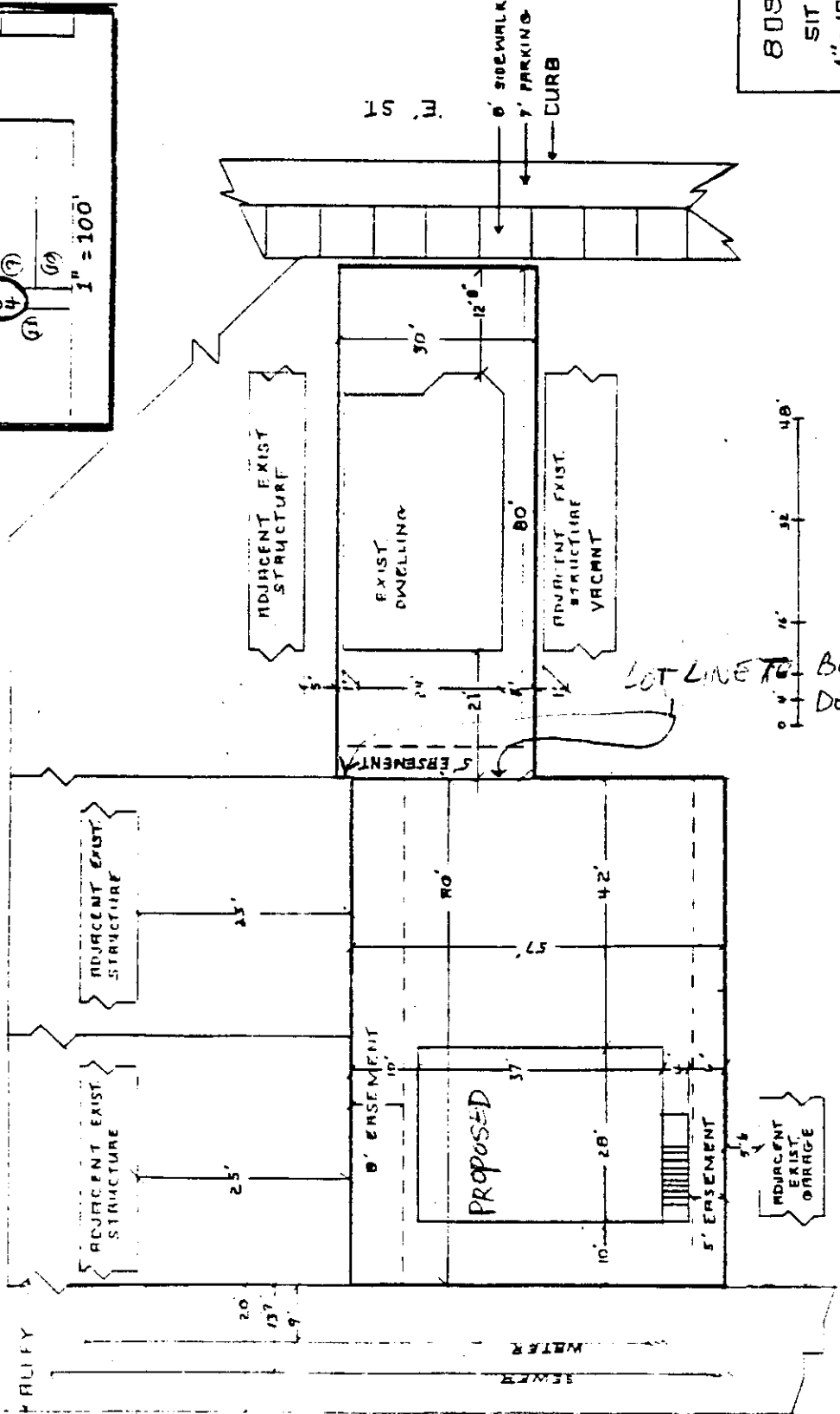
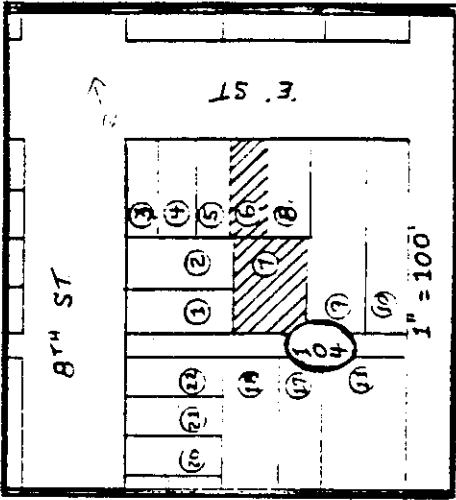
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ITEM 2

EXHIBIT B

809 1/2 E ST.
SITE PLAN
1" = 16'

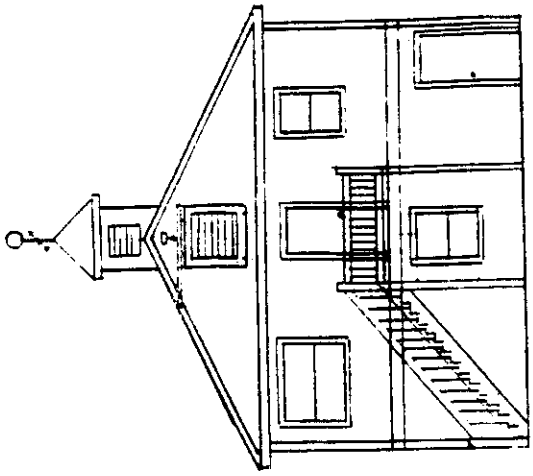


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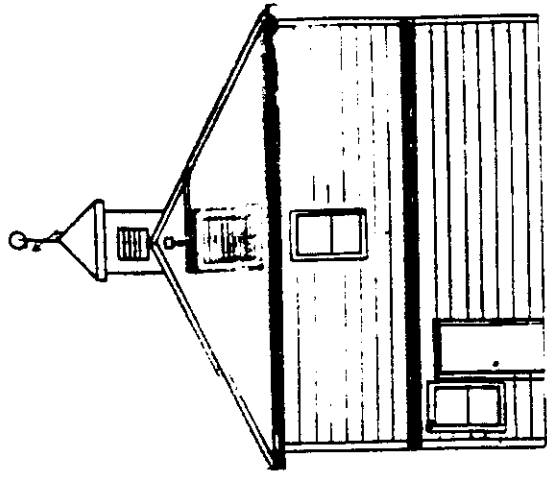
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ITEM 2

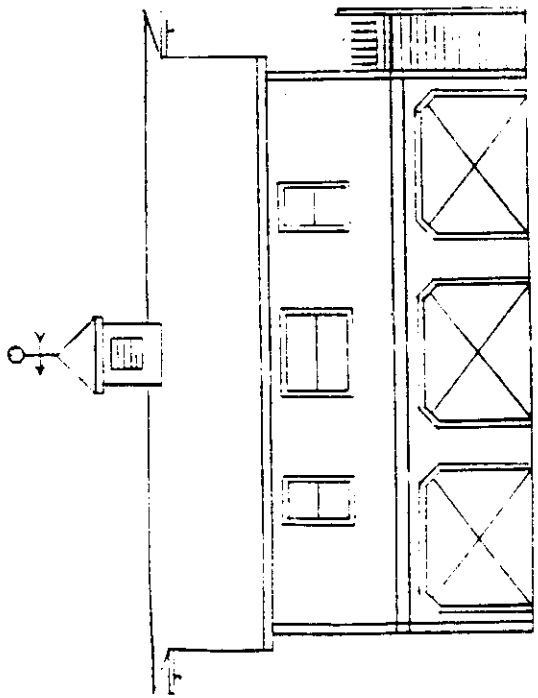
ELEVATIONS



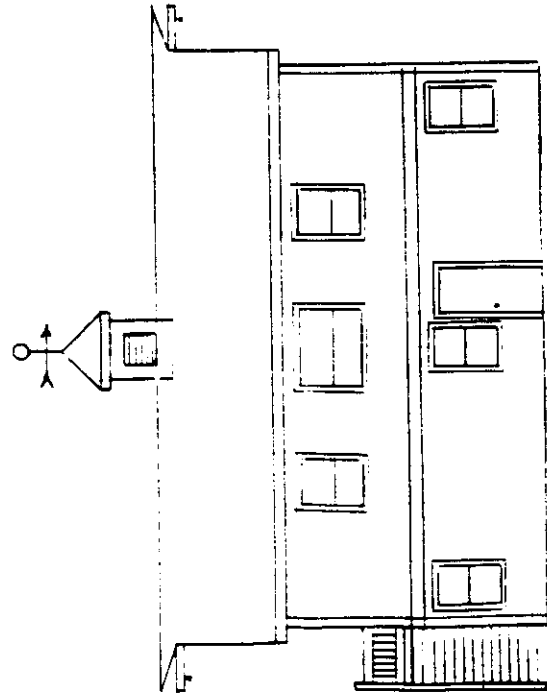
WEST VIEW



EAST VIEW



NORTH VIEW

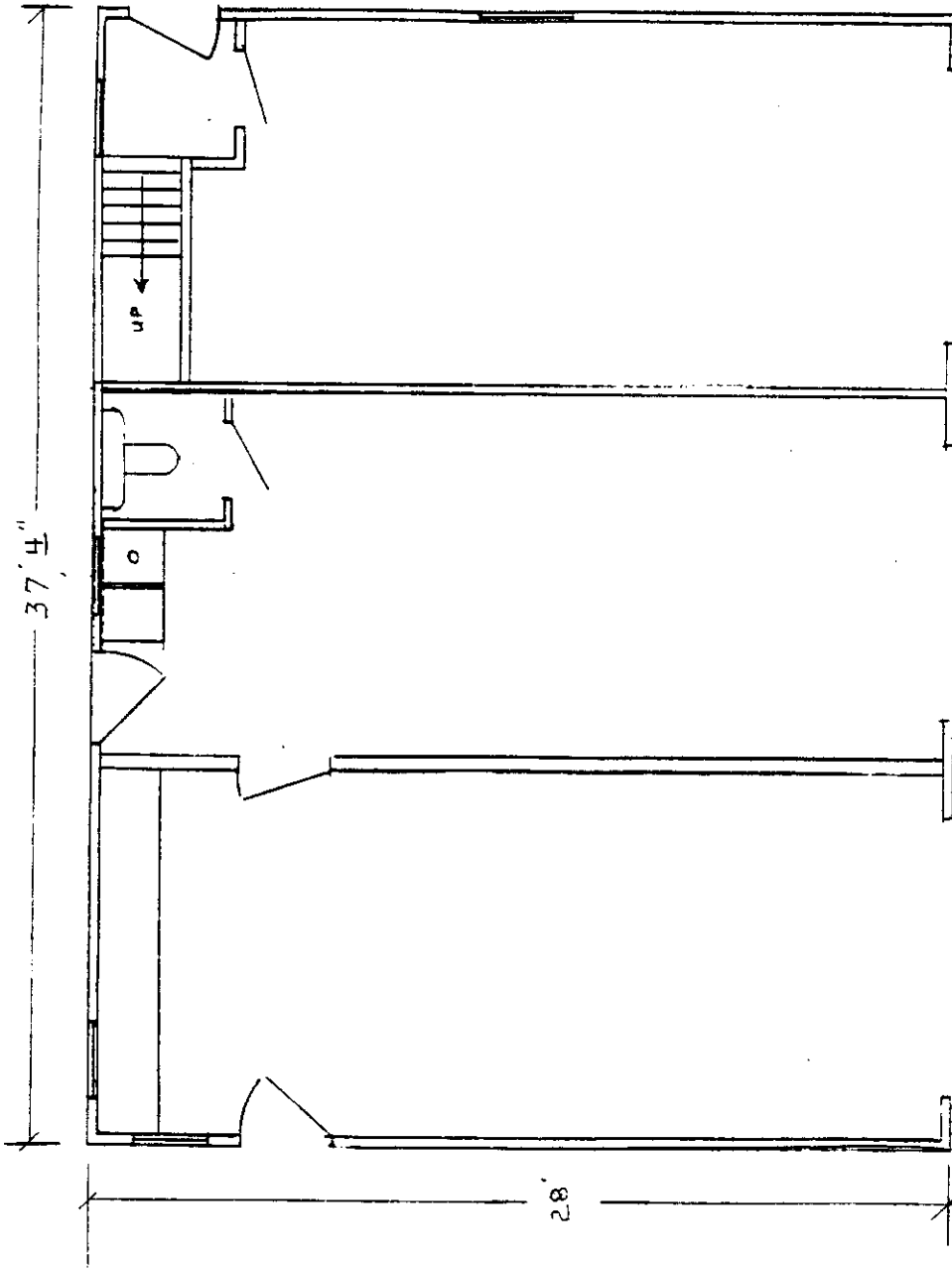


SOUTH VIEW

10. 20. 17

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FLOOR PLANS



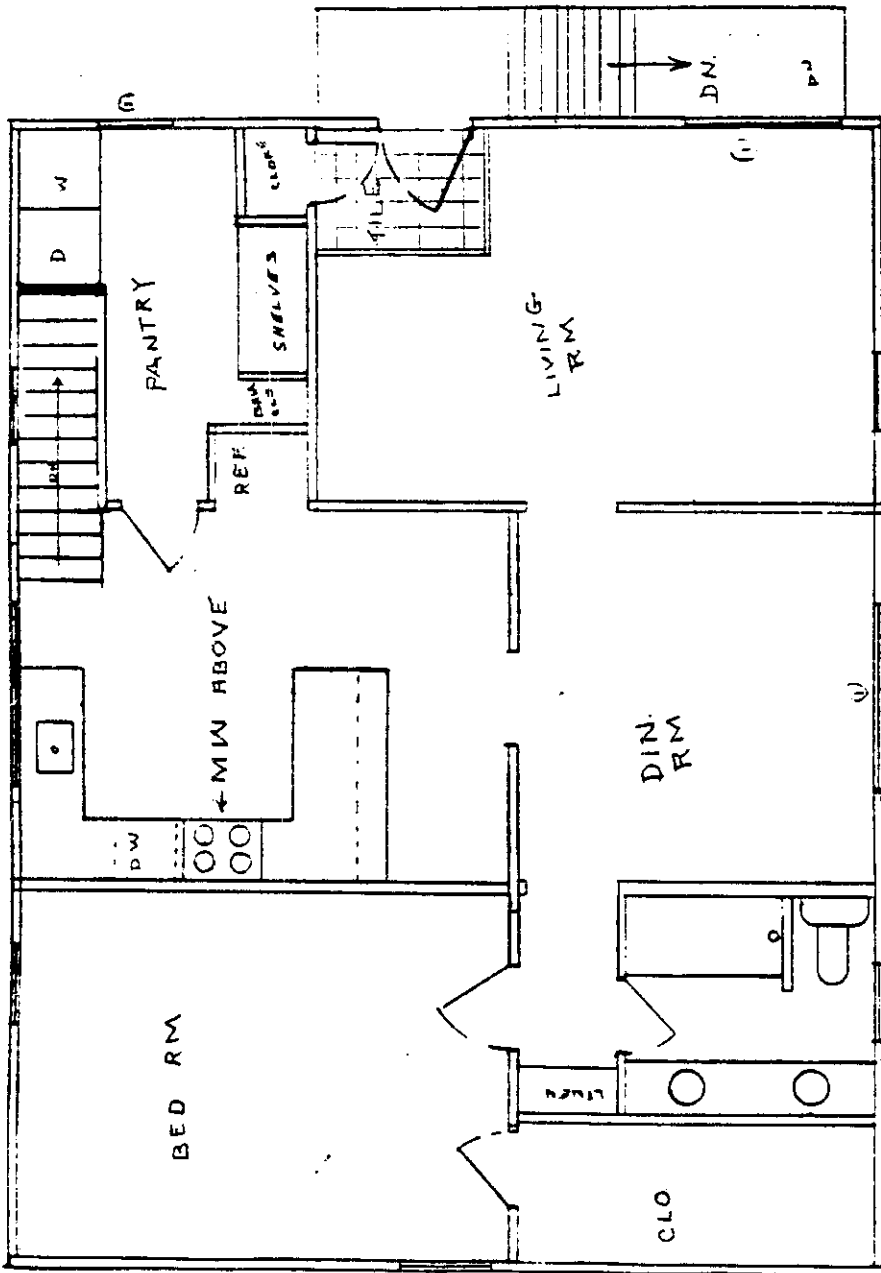
1ST FLOOR (GARAGE) PLAN

11-7-51

11-7-51

11-7-51

FLOOR PLANS



2ND FLOOR PLAN

197-20