

CITY PLANNING COMMISSION

1231 J STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT J.T.S. Engineering, 811 J Street, Sacramento, CA 95814
OWNER George Separovich, 865 Howe Avenue, Ste. 300, Sacramento, CA
PLANS BY J.T.S. Engineering, 811 J Street, Sacramento, CA 95814
FILING DATE 7-14-86 ENVIR. DET. Cat. Ex. 15305(a) REPORT BY DH:ldc
ASSESSOR'S-PCL. NO. 007-0113-007,021,023

APPLICATION: Lot line adjustment to relocate a common property line 2.2 feet to the west on 1.2+ acres in General Commercial (C-2) zone.

LOCATION: North side of K Street, between 28th & 29th Streets

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line 2.2 feet to the west.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial & Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	West half - new medical office building; East half - vacant

Surrounding Land Use and Zoning:

North:	Restaurant & Gas Station;	C-2
South:	Sutter General Hospital;	H
East:	I-80 Freeway (Galleria Site);	TC
West:	Medical Office;	C-2

Parking Required:	216 spaces (refer to P85-475 for building characteristics)
Parking Provided:	225 spaces
Property Dimensions:	160' x 320'
Property Area:	1.2+ acres
Square Footage of Building:	84,465 sq. feet
Height of Building:	Six stories, 74.5 ft. (to top of roof)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick, tile synthetic plaster, glass

PROJECT BACKGROUND: On April 10, 1986, the City Planning Commission approved a special permit to develop a major project in the Central City consisting of an 84,465 square foot office/retail building and parking garage (P85-475). The City Council approved the major project on May 8, 1986. The Commission also granted a lot line adjustment to merge Assessors Parcel Number 007-0113-007 and 021. A Certificate of Compliance has not been recorded for the merger.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two parcels, one vacant and the second containing a new, six story 84,000+ square foot medical office building. The subject site is designated for General Commercial Uses in the 1980 Central City Community Plan. The site is zoned General Commercial (C-2).
- B. The applicant requests the relocation of a common property line 2.2 feet to the west to better accommodate a new building planned for the vacant parcel. The relocated lot line will be on the new building foundation line. Any building proposed on the vacant parcel will be required to meet fire code requirements for wall separations. The resultant parcels will comply with minimum areas & dimensions for a C-2 lot.
- C. The proposed project was reviewed by the City Traffic Engineer, Engineering Department, Fire Department and Real Estate Division with no adverse comments received.

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

RECOMMENDATION: Staff recommends approval of 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 RELOCATE THE COMMON
PROPERTY LINE BETWEEN LOTS 5, 6, 7 AND 8 IN THE BLOCK
BOUNDED BY J, K, 28TH AND 29TH STREETS OF THE
CITY OF SACRAMENTO

(P86-283)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2829 K 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 General Commercial Use by the 1980 Central City Community Plan and the proposed lot line adjustment 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 2829 K Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Monument new corners.
2. Pay off existing assessments, if any.
3. A Certificate of Compliance shall be recorded for both lot line adjustments, P85-475 and P86-283, prior to issuance of building permits for the vacant parcel.

CHAIR

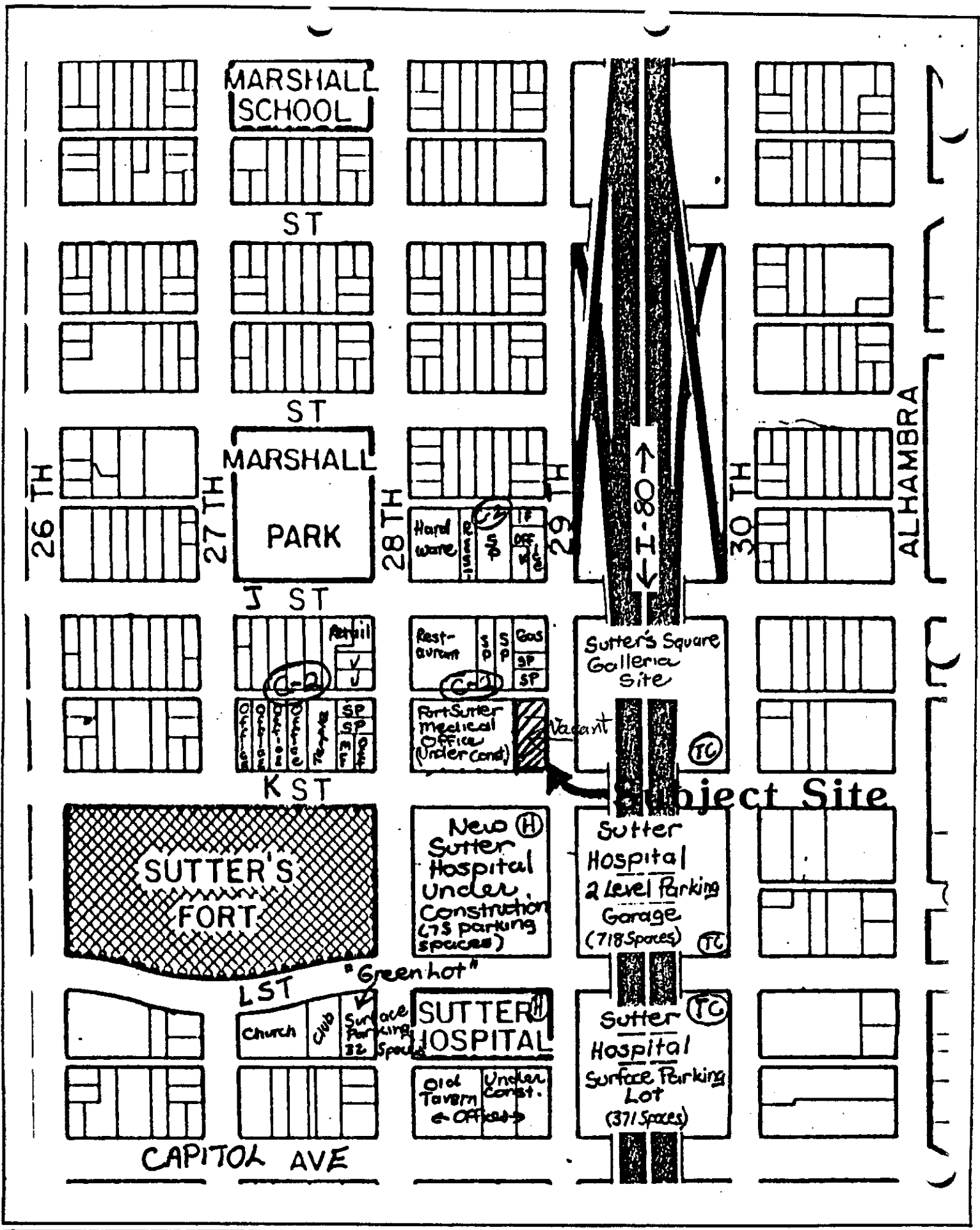
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P86-293

August 28, 1986

Item No. 21



VICINITY - LAND USE - ZONING

PROPOSED LEGAL DESCRIPTION:

PARCEL 1

Lots 6, 7 and 8 in the block bounded by K and , 28th and 29th Streets of the City of Sacramento as shown on the map or plat thereof.

Excepting, therefrom East 2.20 feet of said Lot 6.

PARCEL 2

Lot 5 and East, 2.20 feet of Lot 6 in the block bounded by K and J, 28th and 29th Streets of the City of Sacramento as shown on the map or plat thereof.

EXISTING LEGAL DESCRIPTION

PARCEL 1

Lot 6, 7 and 8 in the block bounded by K and J, 28th and 29th Streets of the City of Sacramento as shown on the map or plat thereof.

PARCEL 2

Lot 5 in the block bounded by K and J, 28th and 29th Streets of the City of Sacramento as shown on the map or plat thereof.

