

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Gene Agnelo, 9985 Folsom Boulevard, Sacramento, CA 95827
OWNER Elias D. Bardis, 9985 Folsom Boulevard, Sacramento, CA 95827
PLANS BY _____
FILING DATE 2-23-82 50 DAY CPC ACTION DATE _____ REPORT BY: JT:kmh
EXEMPT NEGATIVE DEC- 15105 (a) EIR ASSESSOR'S PCL NO. 007-092-12,13

APPLICATION: Lot Line Merger

LOCATION: West side of 22nd Street, approximately 80' south of "K" Street

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:
North: Apartment/Offices; C-2
South: Offices; C-2
East: Apartment/Offices; C-2
West: Parking Area/Offices; C-2

Property Dimensions: 80' x 80'
Property Area: 6,400 sq. ft.
Square Footage of Building: 3,422 sq. ft.
Topography: Flat
Street Improvements: Existing
Existing Utilities: Available to site
School District: Sacramento City Unified

STAFF EVALUATION: The subject site consists of two separate parcels which are presently vacant. The applicant proposes to combine the two parcels in order to construct an office building. The subject properties are zoned C-2 (General Commercial). The staff has no objections to the proposal.

The proposal was reviewed by the offices of the Building Inspections, Water and Sewer Division, Traffic Engineering, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following condition for this lot line merger: The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105 (a)).

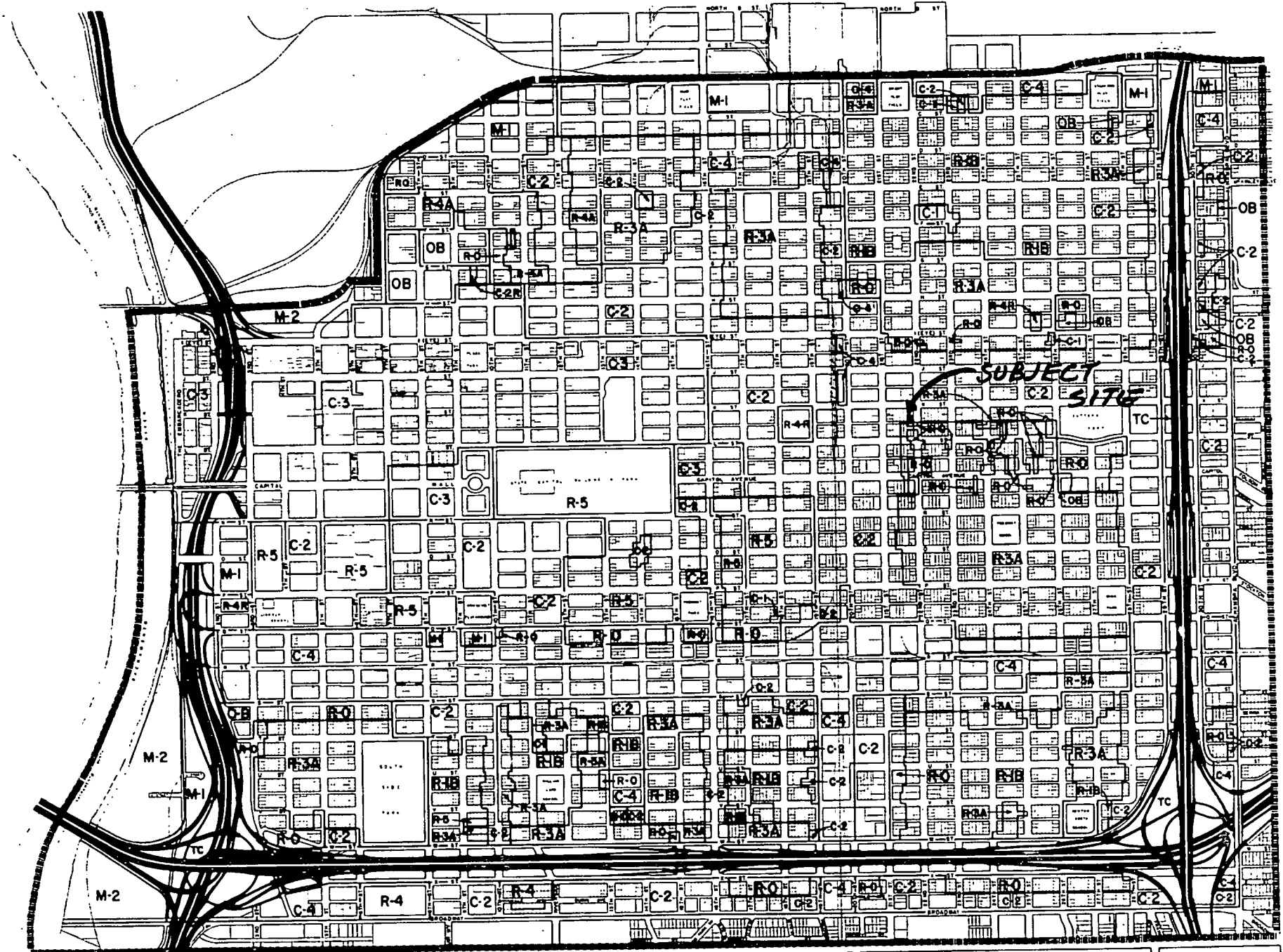
STAFF RECOMMENDATION: The staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

P-82-049

April 8, 1982

Item No. 11

001811



001812

central
Sacramento city California
study

LEGEND:

- R-1B SINGLE FAMILY
- R-3A LIGHT DENSITY MULTIPLE FAMILY
- R-4 MEDIUM DENSITY MULTIPLE FAMILY
- R-5 HEAVY DENSITY MULTIPLE FAMILY
- R-O RESIDENTIAL - OFFICE
- O-B OFFICE BUILDING

ADOPTED ZONING

- C-1 LIMITED COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 CENTRAL BUSINESS DISTRICT
- C-4 HEAVY COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- M-2 HEAVY INDUSTRIAL
- T-C TRANSPORTATION CORRIDOR

ADOPTED: DATE: 9-23-80 (Revised)

Scale in Feet



P 82049

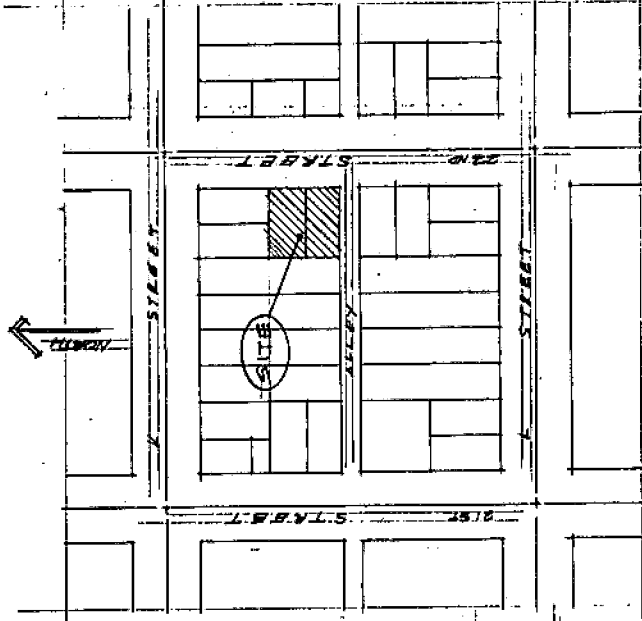
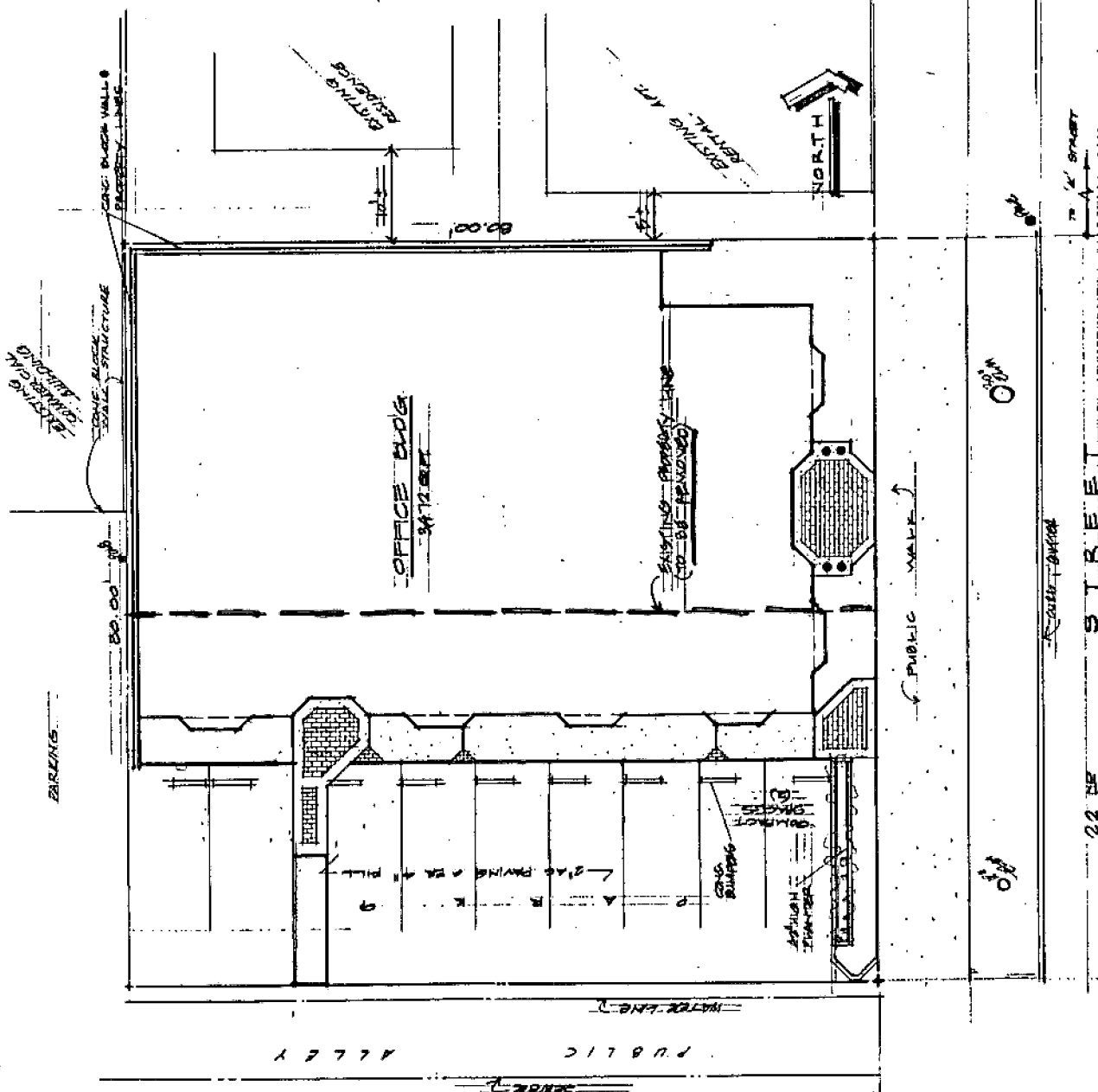
EXHIBIT "B"

PROPOSED OFFICE BUILDING

H. E. D. BARDIS

9985 FOLSOM BLVD
SACRAMENTO, CA.
PH. 446-3740

TOTAL BLDG AREA 8412
TOTAL LOT AREA 8400
REQUIRED PARKING SPACES 9



VICINITY MAP

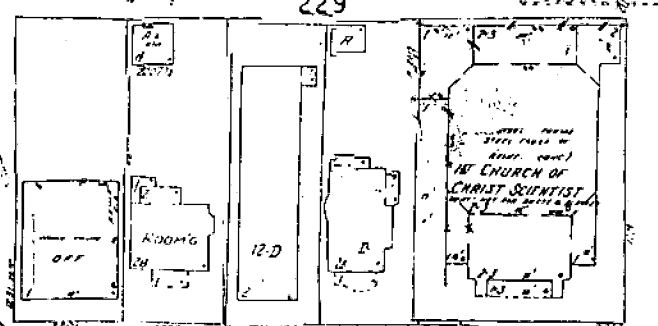
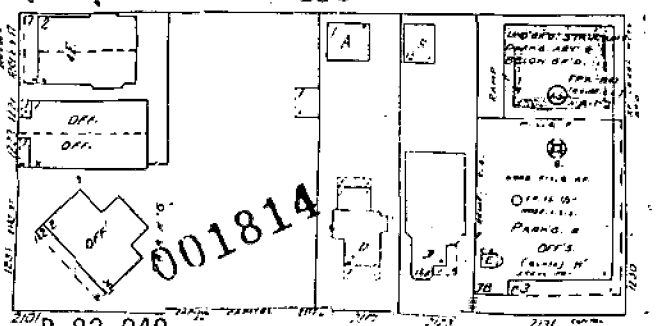
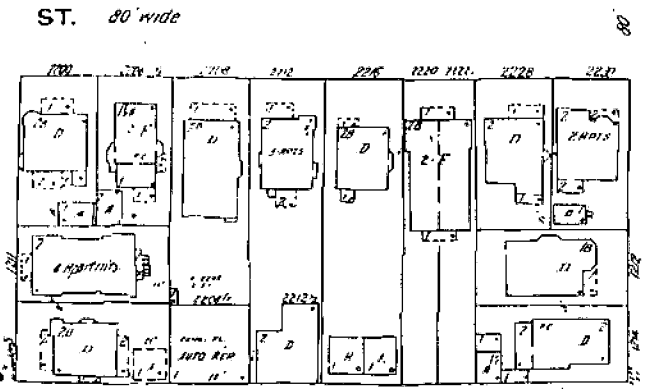
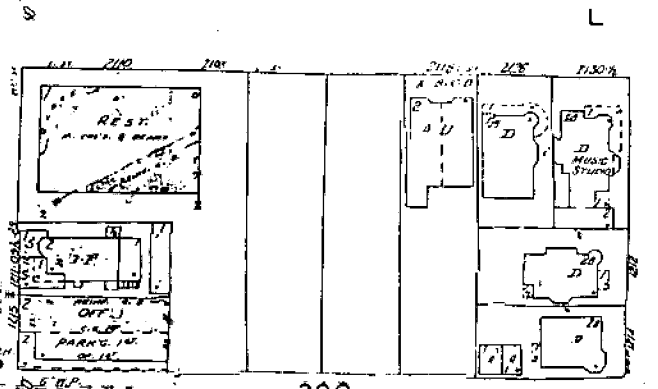
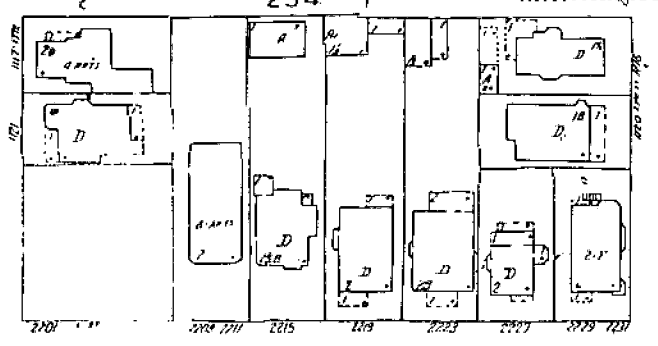
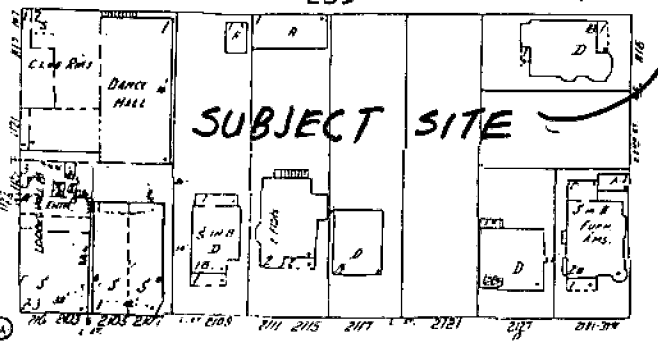
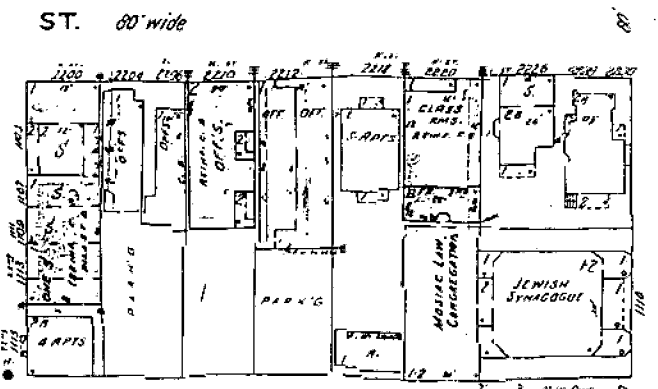
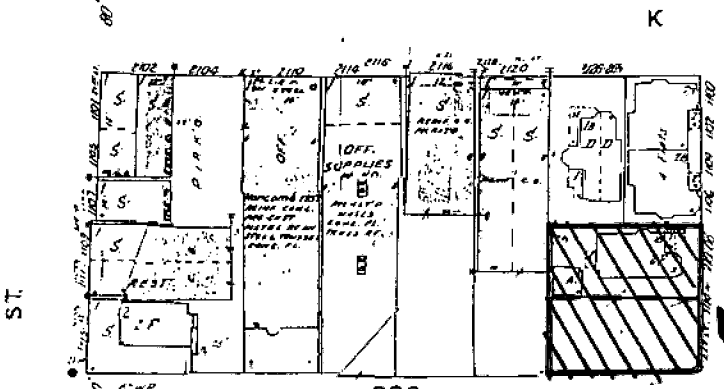
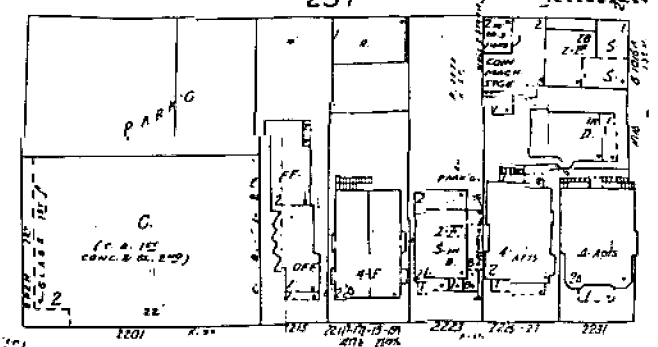
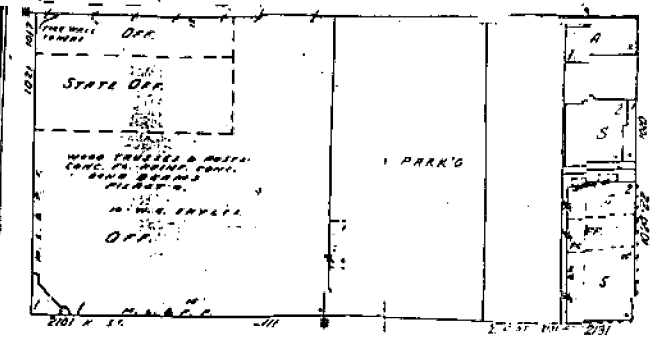
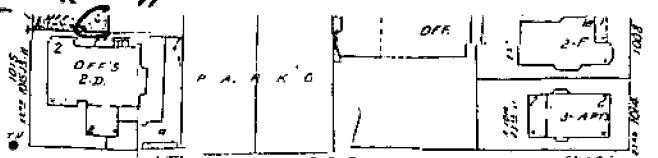


SITE PLAN

SCALE 1/8" = 1'-0"

1

EXHIBIT "C"



001814

P-82-049

April 8, 1982
CAPITOL AV. (M ST.)

Item No. 11