

CITY PLANNING COMMISSION

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

APPLICANT	Richard Mendoza 2728 J Street, Sacramento, CA 95816				
OWNER	Richard Mendoza, 2728 J Street, Sacramento, CA 95816				
PLANS BY	Sheldon Land Surveying, 1767 Tribute Rd, Ste J., Sacramento, CA 95815				
FILING DATE	5/6/88	ENVIR. DET.	15305 (a)	REPORT BY	pe
ASSESSOR'S-PCL. NO.	007-0111-007, 008, 009, 010				

APPLICATION: Lot line adjustment to merge four lots totaling 0.44+ developed acres in the General Commercial (C-2) zone.

LOCATION: 2724 - 2730 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots for future development.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office
1980 Central City Community
Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: C-2

Surrounding Land Use and Zoning:

North: City Park; C-2
South: Commercial, Church; C-2
East: Commercial, C-2
West: Commercial, C-2

Property Dimensions: 120' x 160'
Property Area: 0.44 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials:

Project Evaluation: Staff has the following comments:

- A. The subject site consists of four developed lots totaling 0.44+ acres in the General Commercial (C-2) zone. The site is developed with an existing vacant building, hair salon and electronics store. The City's General Plan designates the site for community/neighborhood commercial and office use. Surrounding land uses include commercial to the east, west and south, and a City Park across J Street to the north. All surrounding zoning is C-2.
- B. The applicant is requesting a lot line adjustment to merge four lots into one in order to allow the future development of the site. The applicant intends to demolish the existing structures and develop the site with an office building. The lot line merger will result in one lot, 19,200 sq. ft. in size. Staff has no objections to this request.

C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Water and Sewer, and Real Estate Divisions. The Sacramento Old City Association and the Midtown Business Association have also reviewed the request. The following comments were received.

Engineering

- A. Pay off any assessments.
- B. Provide 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 15305 a).

Recommendation: Staff recommends that the Planning 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 LOT 4 AND THE EAST ONE-HALF OF LOT 3 IN THE BLOCK BOUNDED BY "J", "K", TWENTY-SEVENTH AND TWENTY-EIGHTH STREETS OF THE CITY OF SACRAMENTO, AS SHOWN ON THE OFFICIAL PLAT THEREOF.

(APN: 007-0111-007, 008, 009, 010)
(P88-219)

WHEREAS, The Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2724-2730 J Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 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:

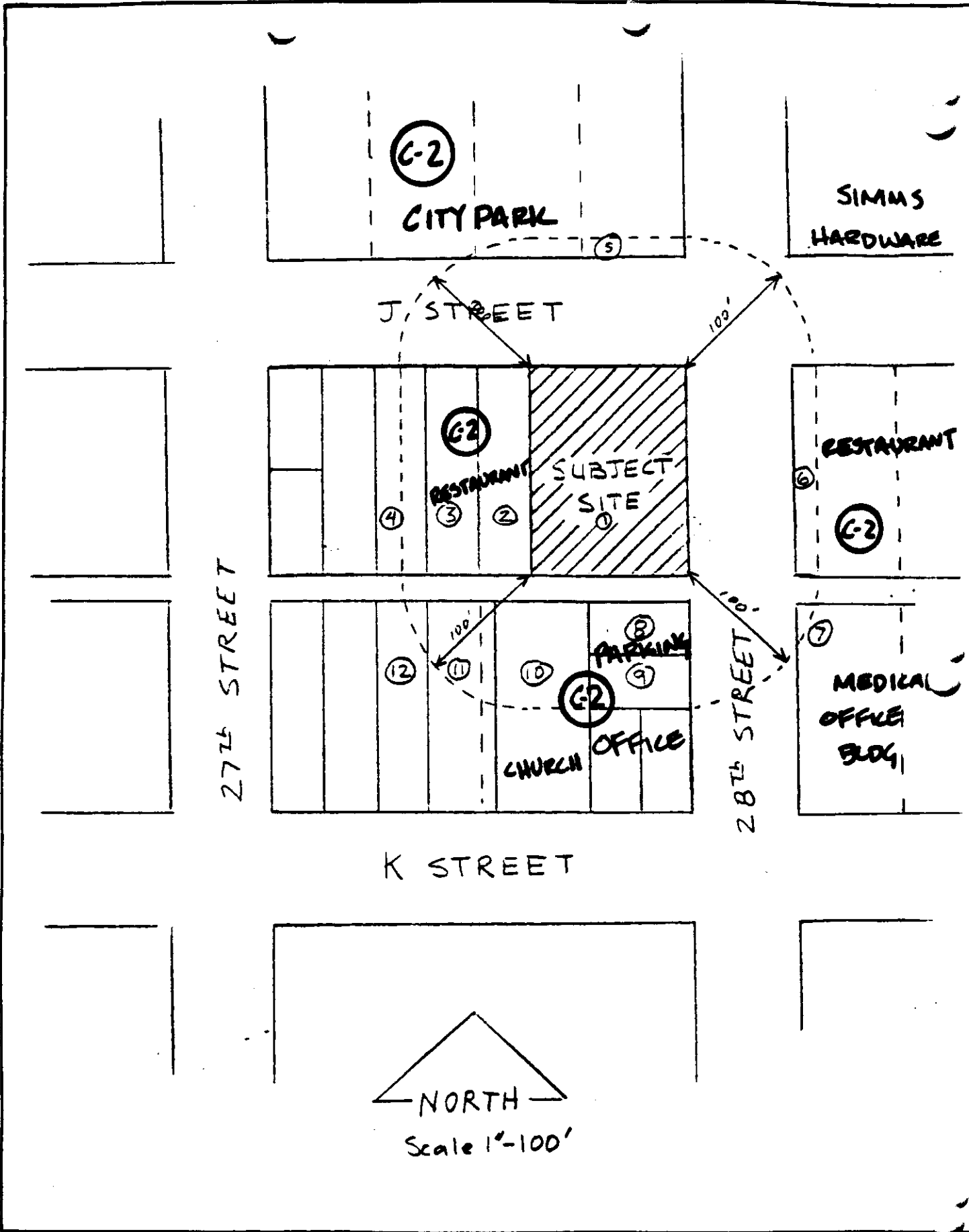
that the lot line adjustment for property located at 2724-2730 J Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any assessments.
2. Provide Certificate of Compliance and waive parcel map prior to recordation.

CHAIRPERSON

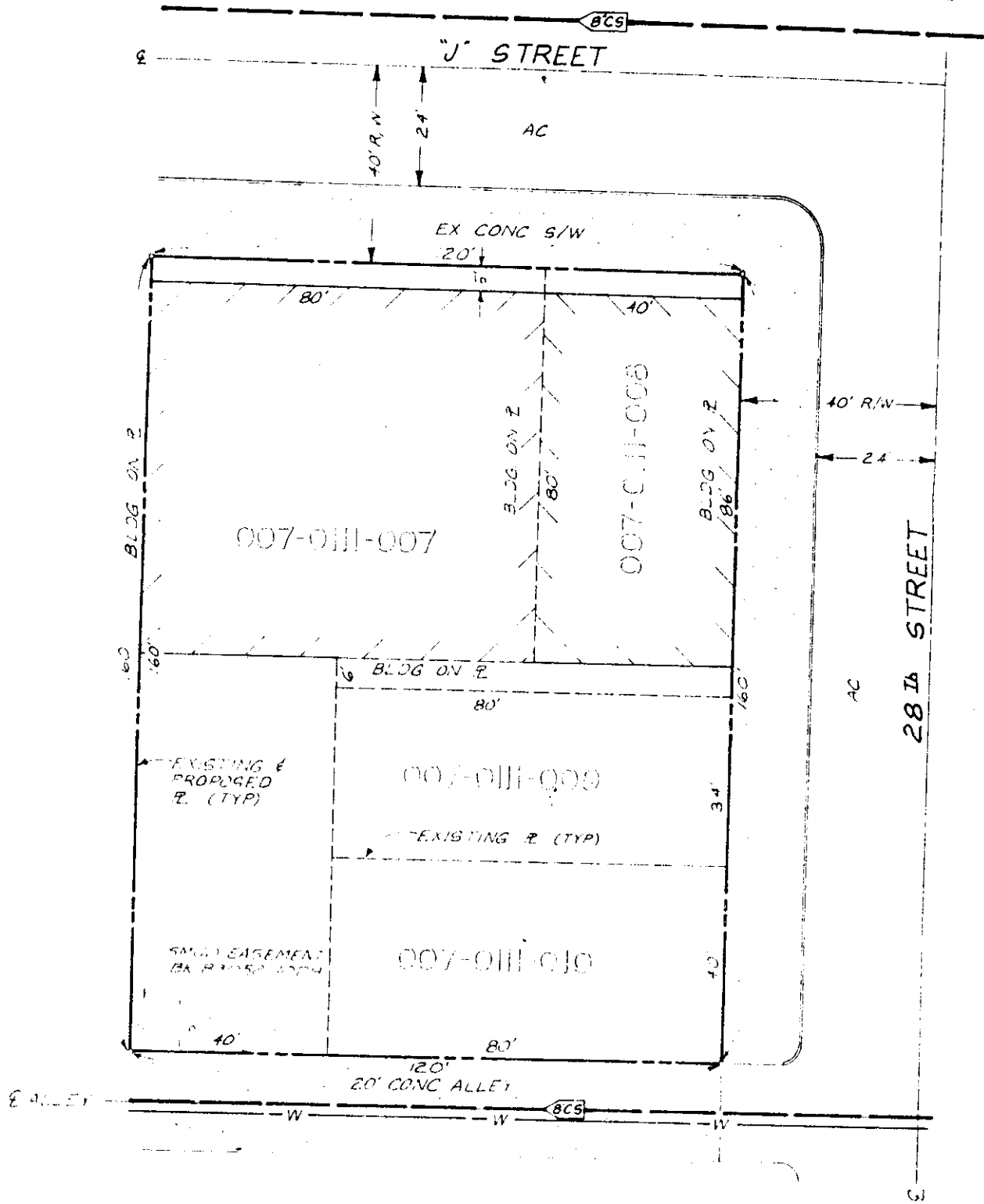
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP

EXHIBIT A



NO	REVISION	APP	DATE
	P88-219		

SLS

SHELDON LAND SURVEYING

1767 TRIBUTE ROAD - SUITE J
 SACRAMENTO, CALIFORNIA 95815
 PHONE: (916) 920-5375

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SLS

SHELDON LAND SURVEYING

MENDOZA PROPERTY

May 5, 1988

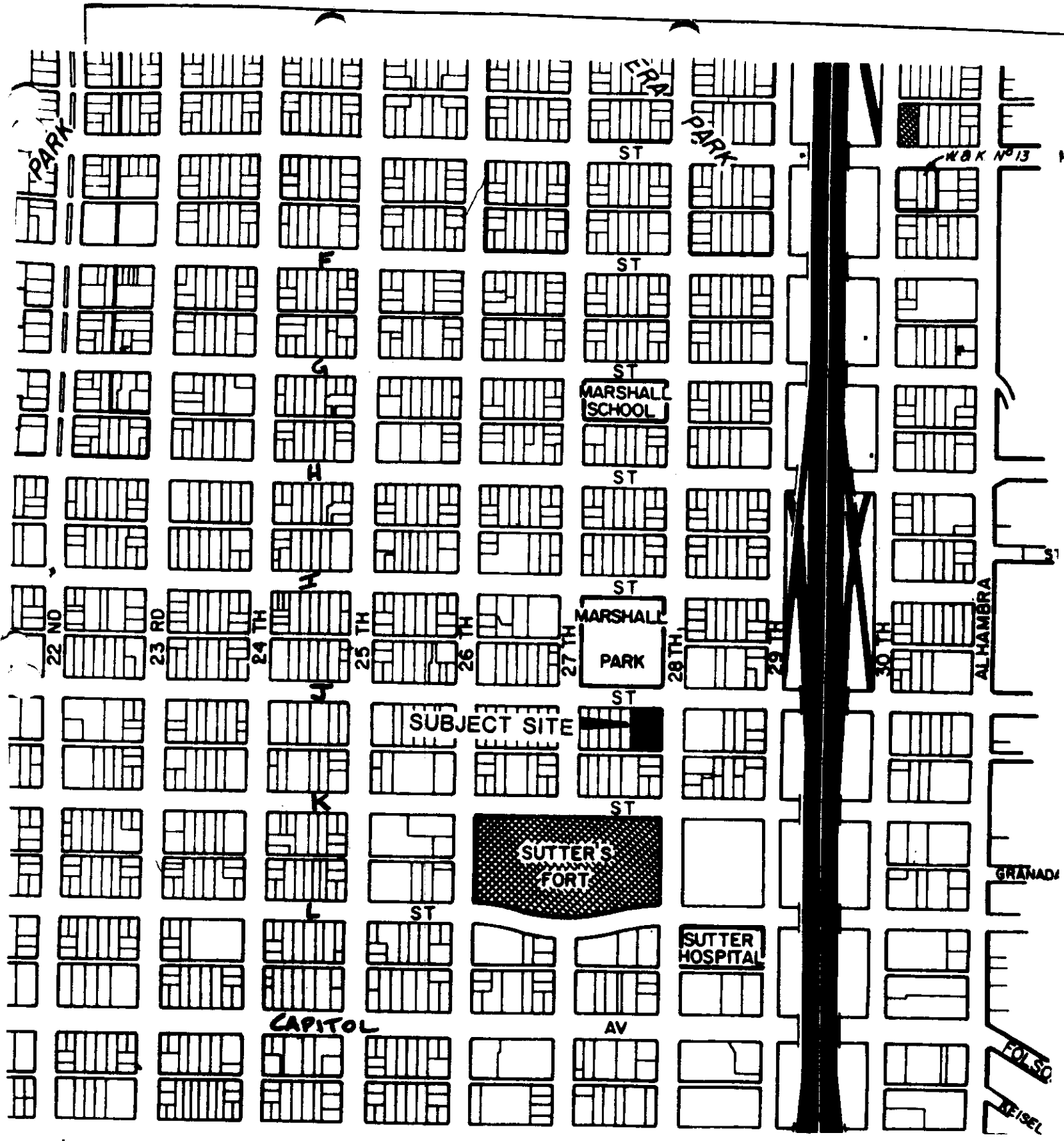
DESCRIPTION OF MERGED PARCEL

Lot 4 and the east one-half of Lot 3 in the block bounded by "J," "K," Twenty-seventh and Twenty-eighth Streets of the city of Sacramento, as shown on the official PLAT thereof.

Parcel consists of 14,400 square feet, more or less.

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VICINITY MAP

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6/9/88

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