

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
OWNER	Paul Lee Bernardis, Jr., P.O. Box 19038, Sacramento, CA				
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815				
FILING DATE	4/20/84	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC	Ex. 15305(a)	EIR		ASSESSOR'S PCL NO.	009-065-05,06,07

APPLICATION: Lot Line Merger of three parcels totaling 0.6 acres in the Heavy Commercial (C-4) zone.

LOCATION: Southwest corner 9th and 'R' Streets

PROPOSAL: The applicant is requesting the necessary entitlement to merge three lots containing an existing building and a small outdoor lumber storage area.

PROJECT INFORMATION:

1974 General Plan Designation: Heavy Commercial
1980 Central City Community
Plan Designation: Heavy Commercial
Existing Zoning: C-4
Existing Land Use: Planing Mill

Surrounding Land Use and Zoning:

North: Warehouse; C-4
South: Commercial (Wishing Well); C-4
East: Commercial (Printing Plant); C-4
West: Warehouse; C-4

Property Dimensions: 100' x 100'
Property Area: 10,000 square feet
Significant Feature of Site: Existing Structure
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject site is comprised of three parcels with an existing structure that occupies most of the site. A small outdoor lumber storage area is located at the west portion of the parcel. The site is located in and surrounded by the Heavy Commercial (C-4) zone.
2. The applicant requests merger of the properties in order to convert the structure to offices and provide on-site parking. Plans for this conversion will be reviewed by the Design Review Board on May 16, 1984.
3. The proposed project was reviewed by Engineering, Traffic Engineering and Building Inspections. There were no objections to the proposal.
4. Staff has no objections to the project as the required parking for the office use will be provided on the site. The remodeling of the structure will require merging of the properties.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed Lot Line Merger by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR
LOTS 3 AND 4, BLOCK BOUNDED BY
8TH, 9TH, 12TH AND R STREETS
(P84-157)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located southwest corner of 9th and 'R' Streets; and

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

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1980 Central City Community Plan;

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

that the lot line merger for property located at the southwest corner of 9th and 'R' Streets,

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

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.

ATTEST:

CHAIR

SECRETARY TO CITY PLANNING COMMISSION

Exhibit A



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

April 10, 1984
84-0100

LOT LINE ADJUSTMENT

ADJUSTED PARCEL DESCRIPTION

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 3 and 4 in the block bounded by 8th and 9th and "R" and "S" Streets, in the City of Sacramento, according to the official plat of said City.

P 84157

5-24-84

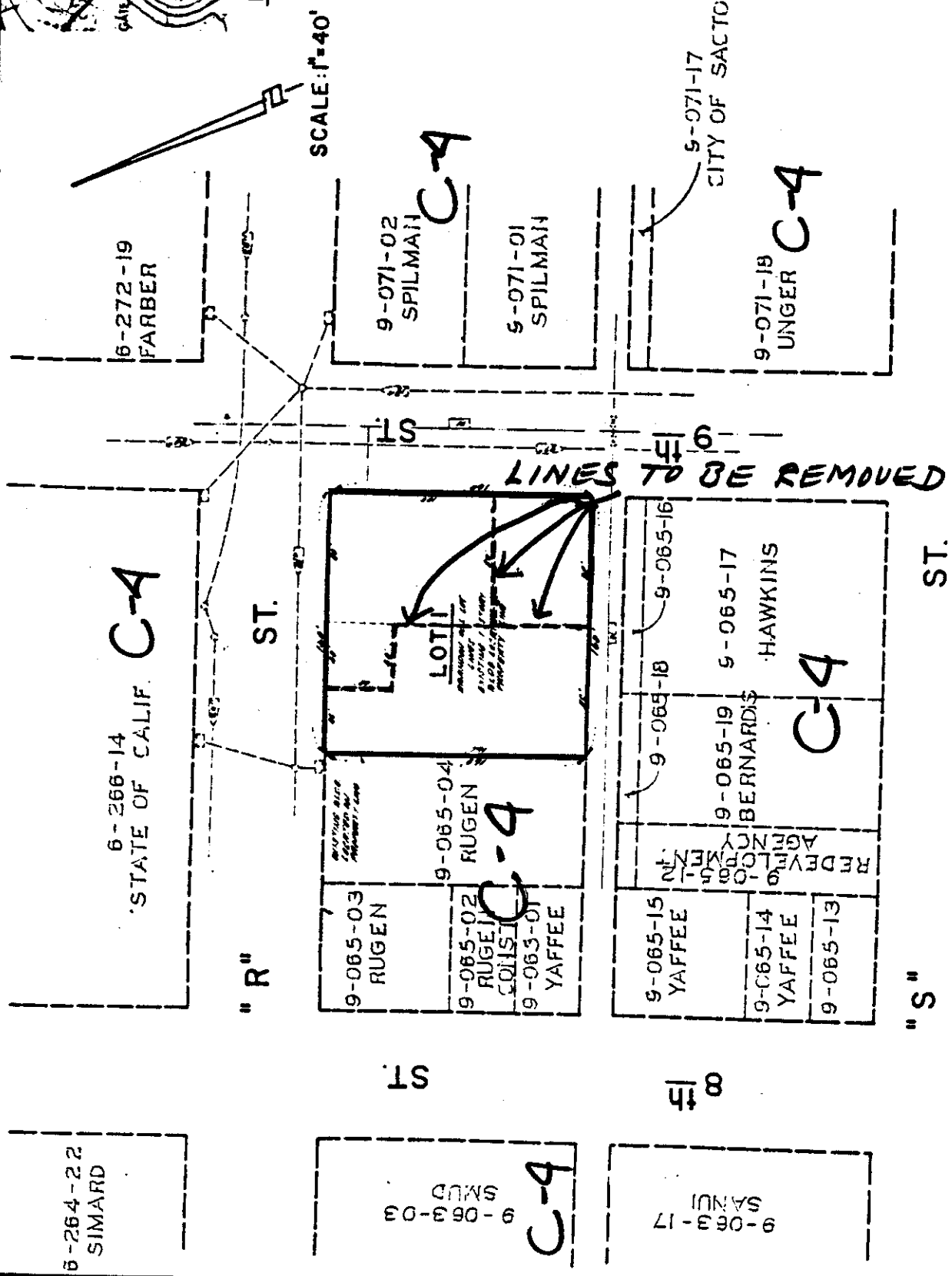
No. 26

Exhibit B



LOCATION MAP

SCALE: 1"=40'

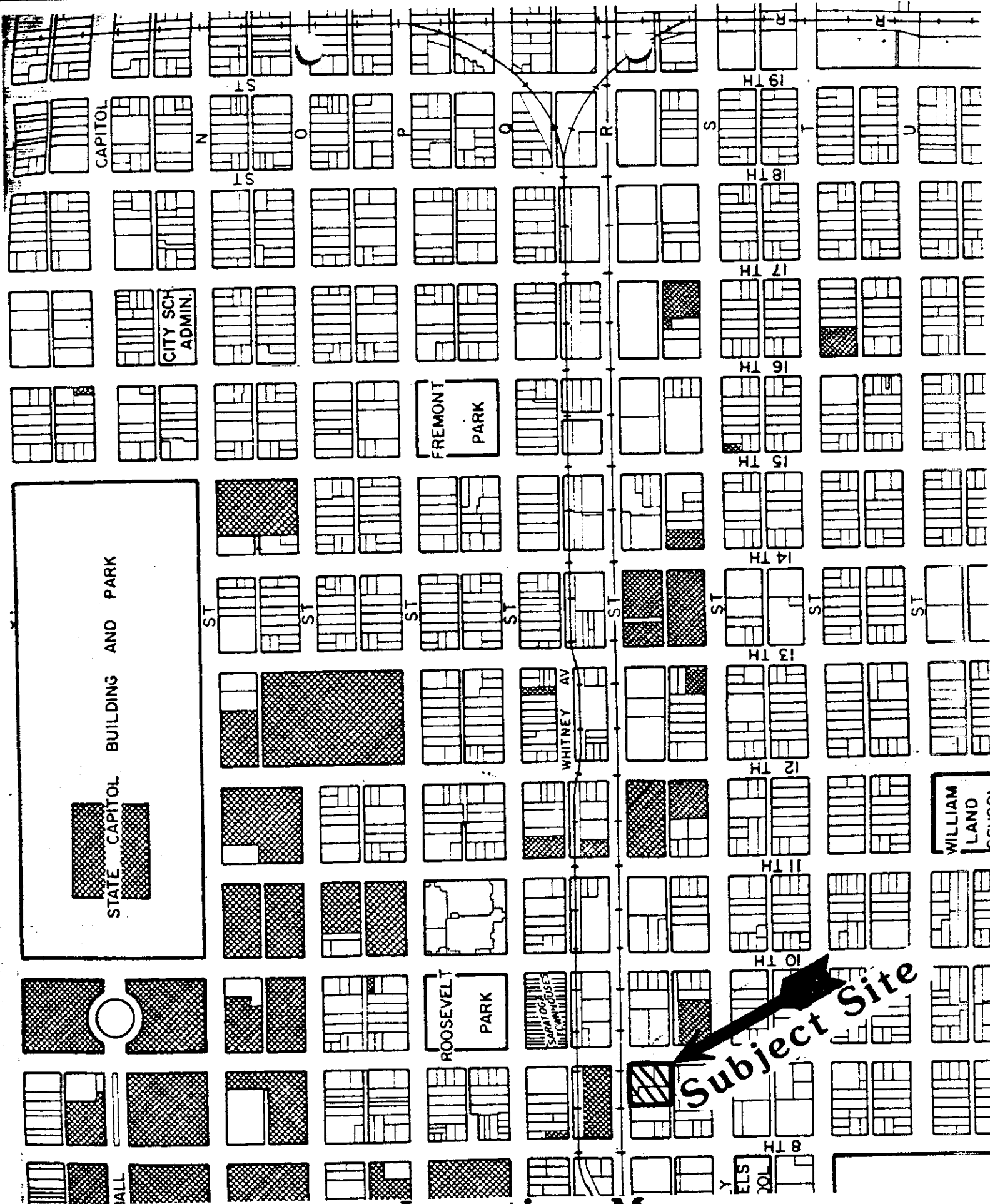


DATE	FILE NO.
APR 11	100

LOT LINE ADJUSTMENT FOR
 LOTS 9-065-14, 9-065-15, 9-065-16, 9-065-17,
 9-071-01, 9-071-02, 9-071-03, 9-071-04,
 9-071-05, 9-071-06, 9-071-07, 9-071-08,
 9-071-09, 9-071-10, 9-071-11, 9-071-12,
 9-071-13, 9-071-14, 9-071-15, 9-071-16,
 9-071-17

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

C-4 mp



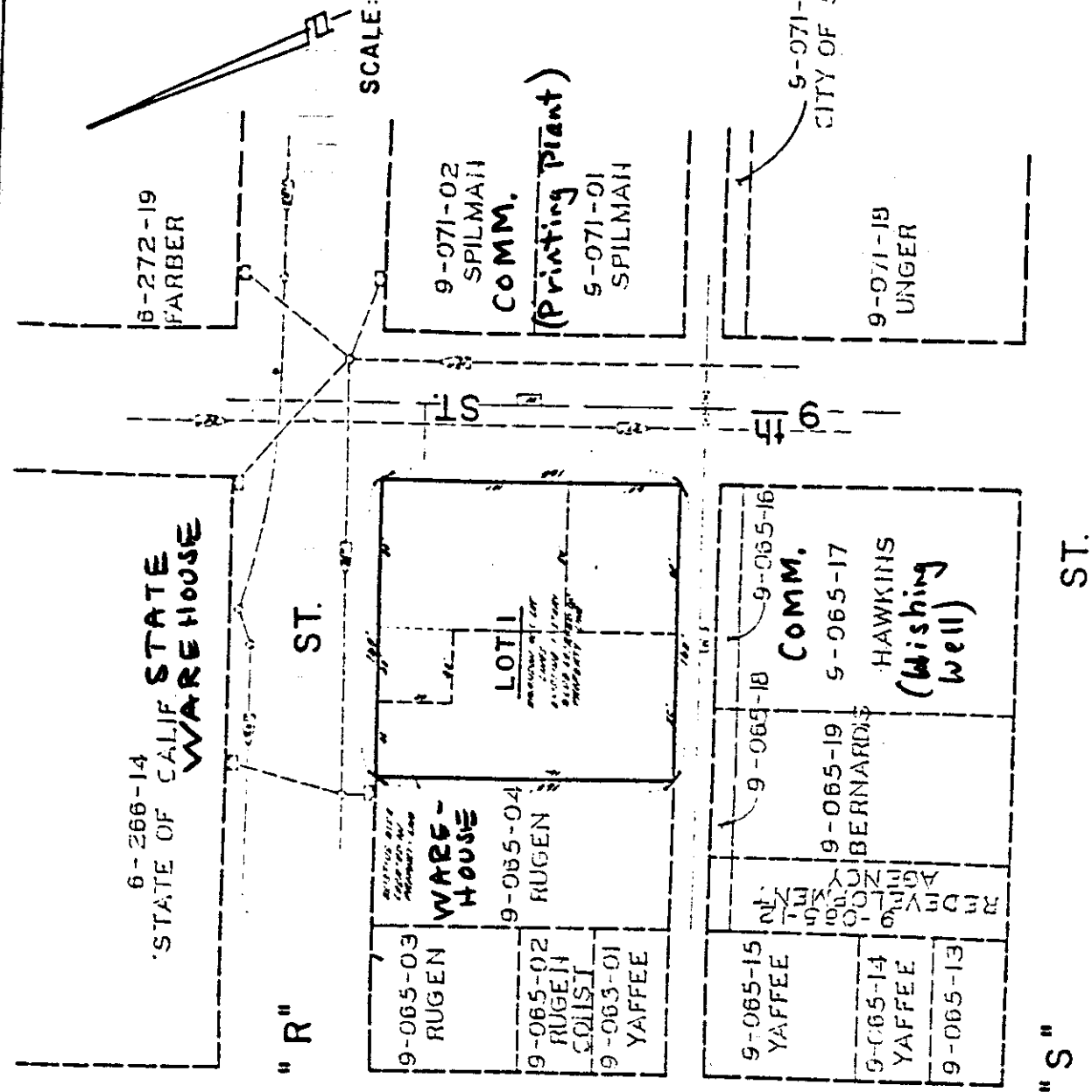
Location Map



LOCATION MAP

SCALE: 1"=40'

ALL
C-4



Surrounding Land Use/Zoning

LOT LINE ADJUSTMENT FOR
 LOTS 9-14, 14-15, 15-16, 16-17, 17-18, 18-19
 STREETS OF SAID CITY

mnp
 MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING

