

CITY PLANNING COMMISSION

915 "I" STREET · SACRAMENTO, CALIFORNIA 95814

APPLICANT	Dwight Mitchell, 2630 Broadway, Sacramento, Ca. 95818		
OWNER	Ruth Schrader, 4520 'A' Parkway, Sacramento, Ca. 95823		
PLANS BY	Terra Engineering, 936 Enterprise Drive, Sacramento, Ca. 95825		
FILING DATE	2/19/82	50 DAY CPC ACTION DATE	REPORT BY: PB:mm
NEGATIVE DEC.	Exempt. 15105a EIR	ASSESSOR'S PCL. NO.	10-236-5,6:

APPLICATION: Lot Line Adjustment

LOCATION: 2630 Broadway and 2510 27th Street

PROPOSAL: The applicant is requesting the necessary entitlements to adjust a lot line to accommodate a future building addition on .48 acres in C-2 (General Commercial zone)

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning	C-2
Existing Land Use	Commercial & Residential- (4-unit apartment)
Surrounding Land Use and Zoning:	
North: Car lot/Cleaners	C-2
South: Parking Lot and Apartment	R-4
East: Restaurant	C-2
West: Parking Lot	C-2
Parking Ratio Required:	1:500 sq.ft. Commercial Use 1: Unit for Residential
Property Dimensions:	120 x 175 square feet
Property Area:	48 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION: The subject site consists of two parcels with a 4-unit apartment on parcel 'A' and 1710 sq.ft. retail/commercial use located across the existing property line between parcel A and B. The applicant proposes a lot line adjustment to move the property line around the commercial building and to allow a possible building addition.

The proposed lot line adjustment will follow the alignment of the existing block wall (north-south portion) and the existing 6-foot high wire woven fence. The owner installed this fence-wall several years ago in order to provide storage for the commercial building and security for the existing apartment.

001923

APPLC. NO. P-82-044

MEETING DATE March 25, 1982

CPC ITEM NO. 20

Staff has no objection to the proposal in that the subject properties are zoned commercial and the adjustment would not change the existing substandard parking area to the rear of the apartment building.

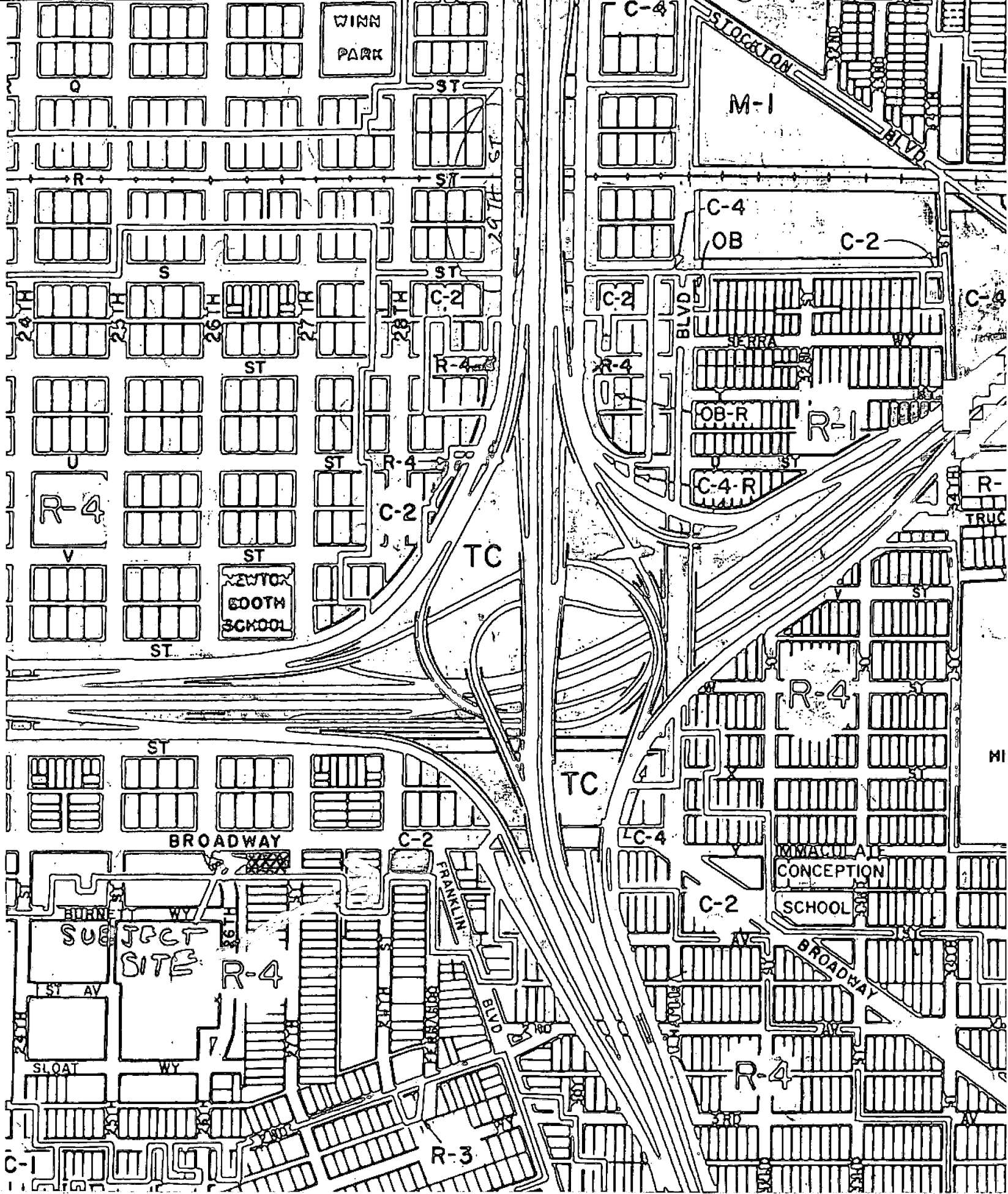
Any building expansion or addition will require additional parking which will in turn require compliance with the 50-percent parking lot shading ordinance.

This proposal has been routed to the offices of the City Engineer, Real Estate and Building Inspection. There were no objections to the request. The City Engineer requests the following conditions:

1. The applicant shall submit closure calculations for each parcel and 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.
2. The proposed lot lines are to be monumented.

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

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



BROADWAY

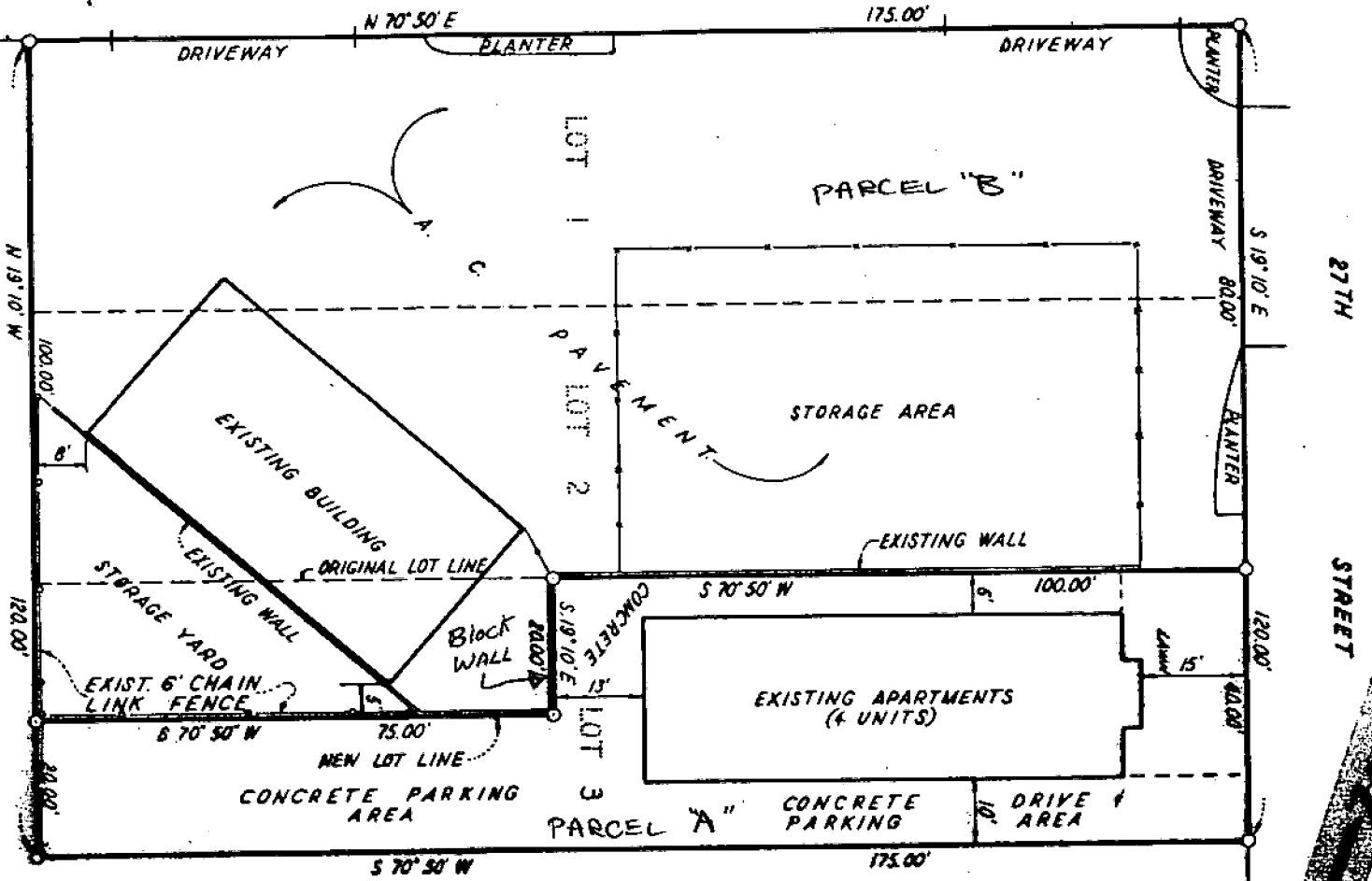


EXHIBIT A

001926

87-049

25 MARCH 82

No. 20

0001927

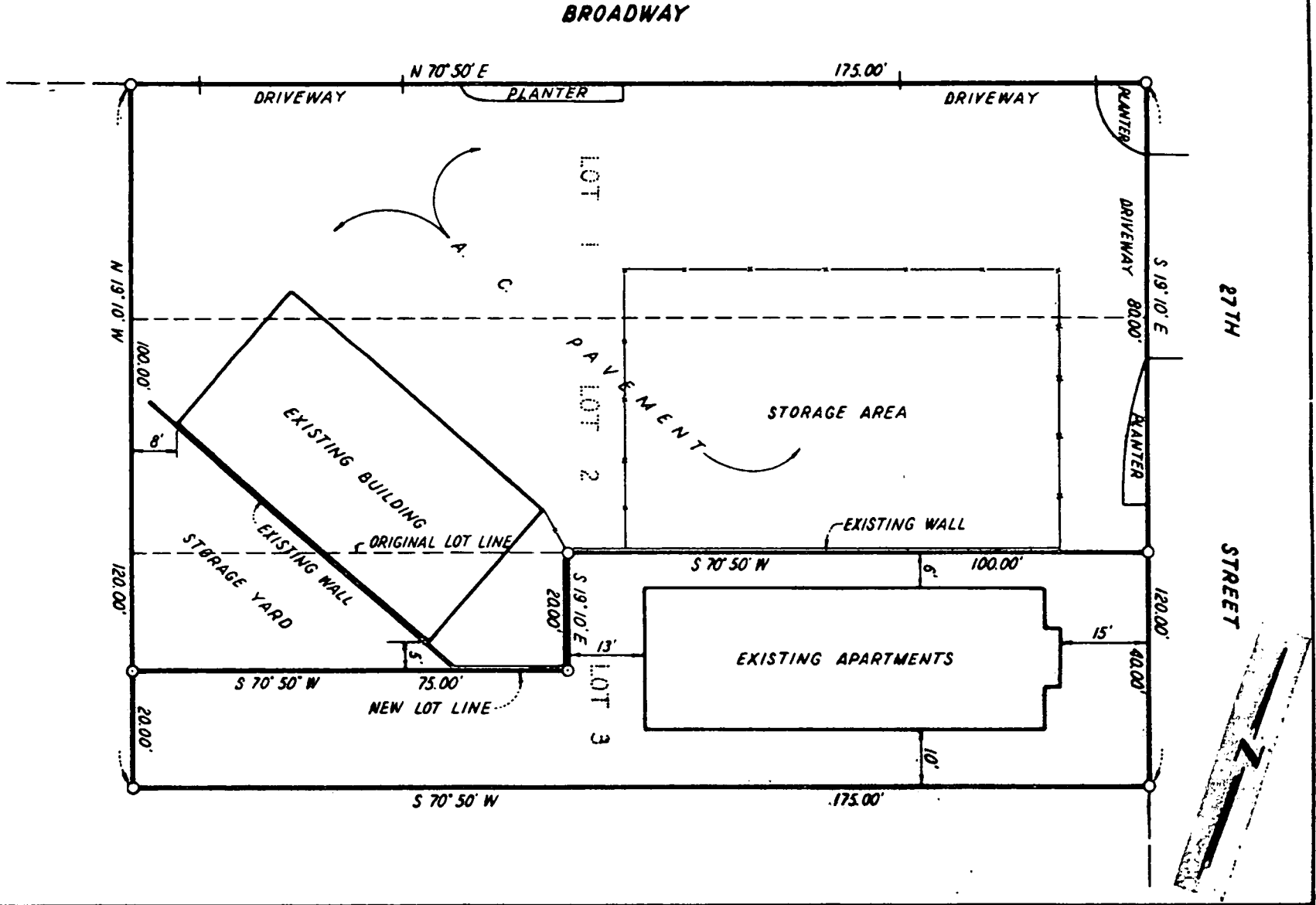
82044

CITY OF SACRAMENTO
SCALE 1" = 20'

LOT LINE ADJUSTMENT LOTS 1, 2 and 3 of URBAN COURT (8 B.M. 51)

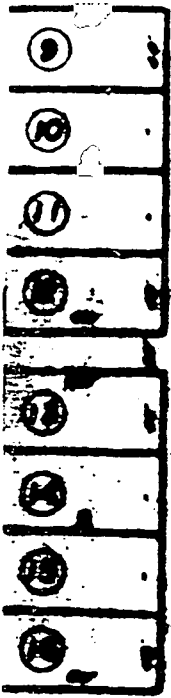
CALIFORNIA
FEB. 18, 1982

NO. 8202-07

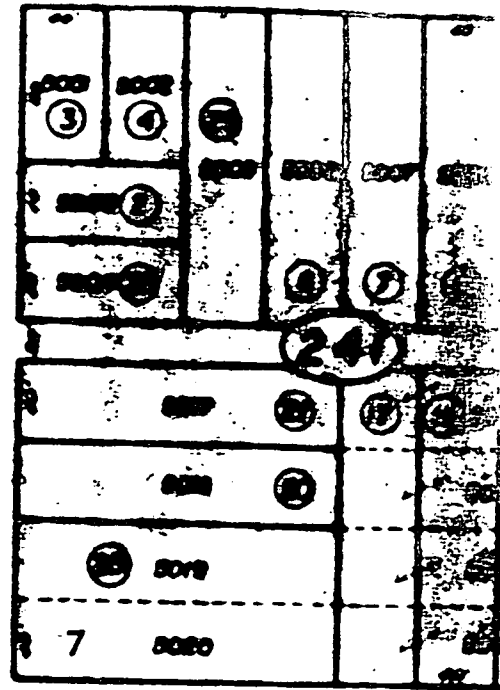
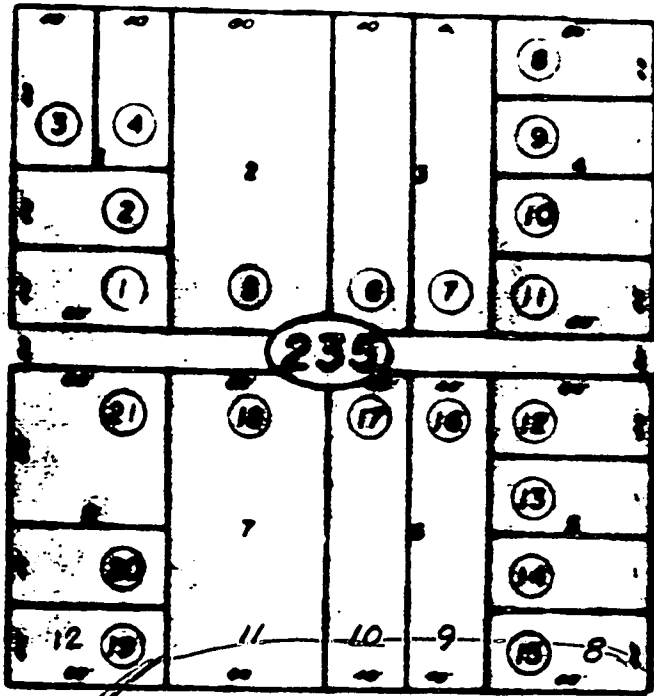


ST 6

ST. 3
ST. 1
ST. 2



ST. 1



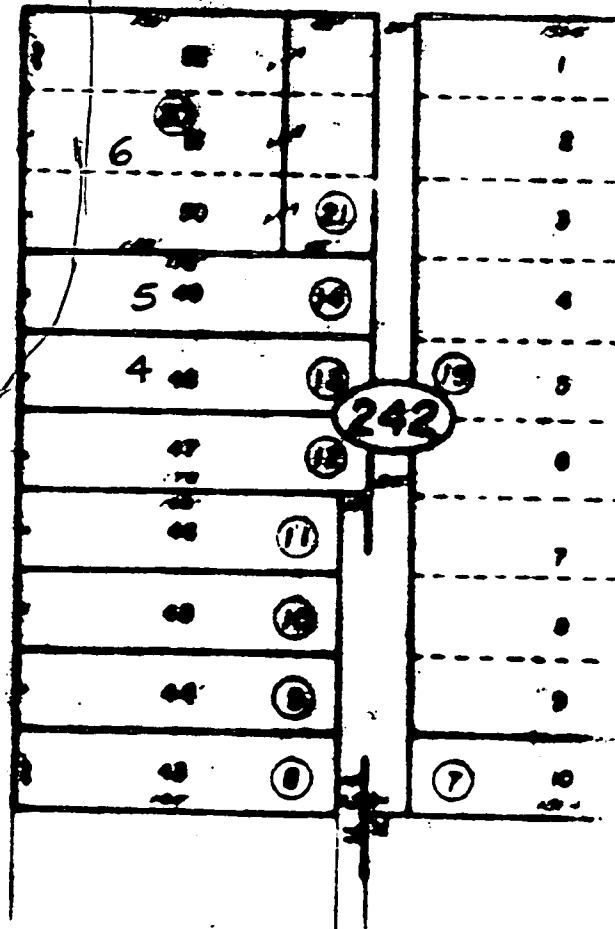
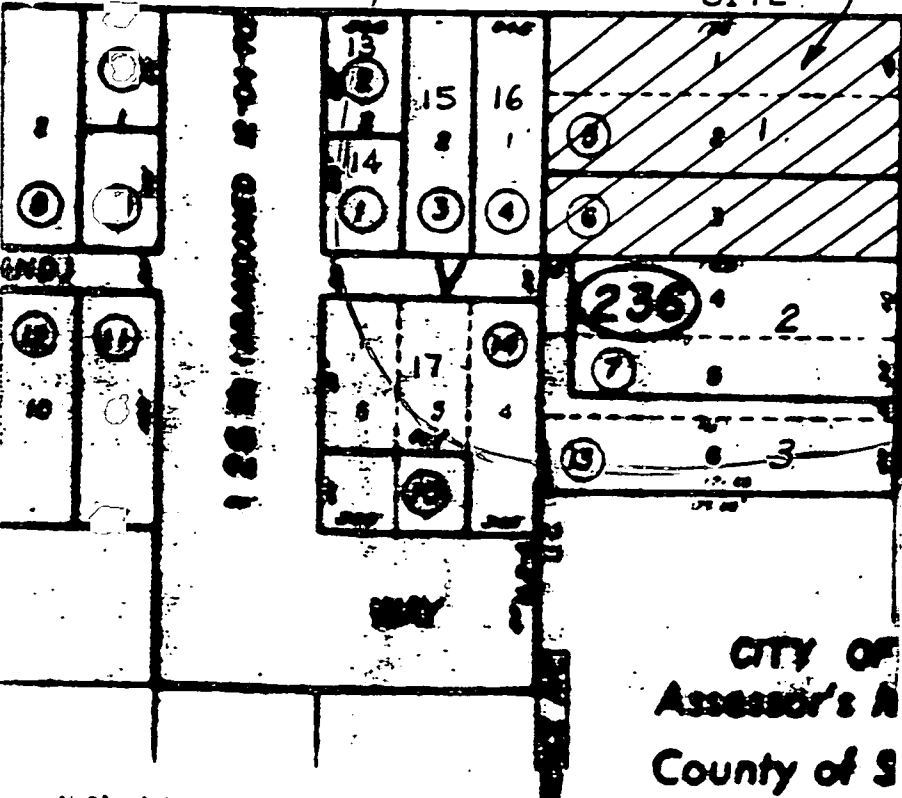
N.P.A.U.C

SUBJECT SITE

ST. 1

U.C.R.T.

B.R.O.A



Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

001928

P 82044

8200-07
2-18-02