

# CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc. - 3020 Explorer Dr., Sacramento, CA 95827				
OWNER	John Jackson Jr. - P.O. Box 26630, Sacramento, CA 95825				
PLANS BY	Comstock-Johnson - 2444 Glendale Lane, Sacramento, CA 95825				
FILING DATE	12-9-82	50 DAY CPC ACTION DATE		REPORT BY	PB:sg
<del>NEGATIVE DEC</del>	Exempt 15105a	EIR		ASSESSOR'S PCL. NO.	023-311-02,03,04

APPLICATION: Lot Line Merger

LOCATION: 8031 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to merge three parcels totaling .51± acres into one parcel to permit construction of a 7,253 square foot commercial bank or retail use in the General Commercial C-2 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial & Offices
1965 Colonial Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Golf Cart Sales & Service
Surrounding Land Use and Zoning:	
North: Commercial; C-2	
South: Vacant; C-2	
East: Vacant; M-2(S)	
West: Commercial; C-2	
Parking Required:	29
Parking Provided:	34
Ratio Required:	1:250
Ratio Provided:	1:213
Property Dimensions:	150 x 150
Property Area:	22,500 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

STAFF EVALUATION: The staff has the following comments:

1. The subject site consists of approximately .5 developed acres in the General Commercial C-2 zone. The application is to merge three parcels into one parcel to permit construction of a commercial bank or retail uses containing 7,253 square feet.
2. The site contains an abandoned gas station that is being used for golf cart sales and servicing.

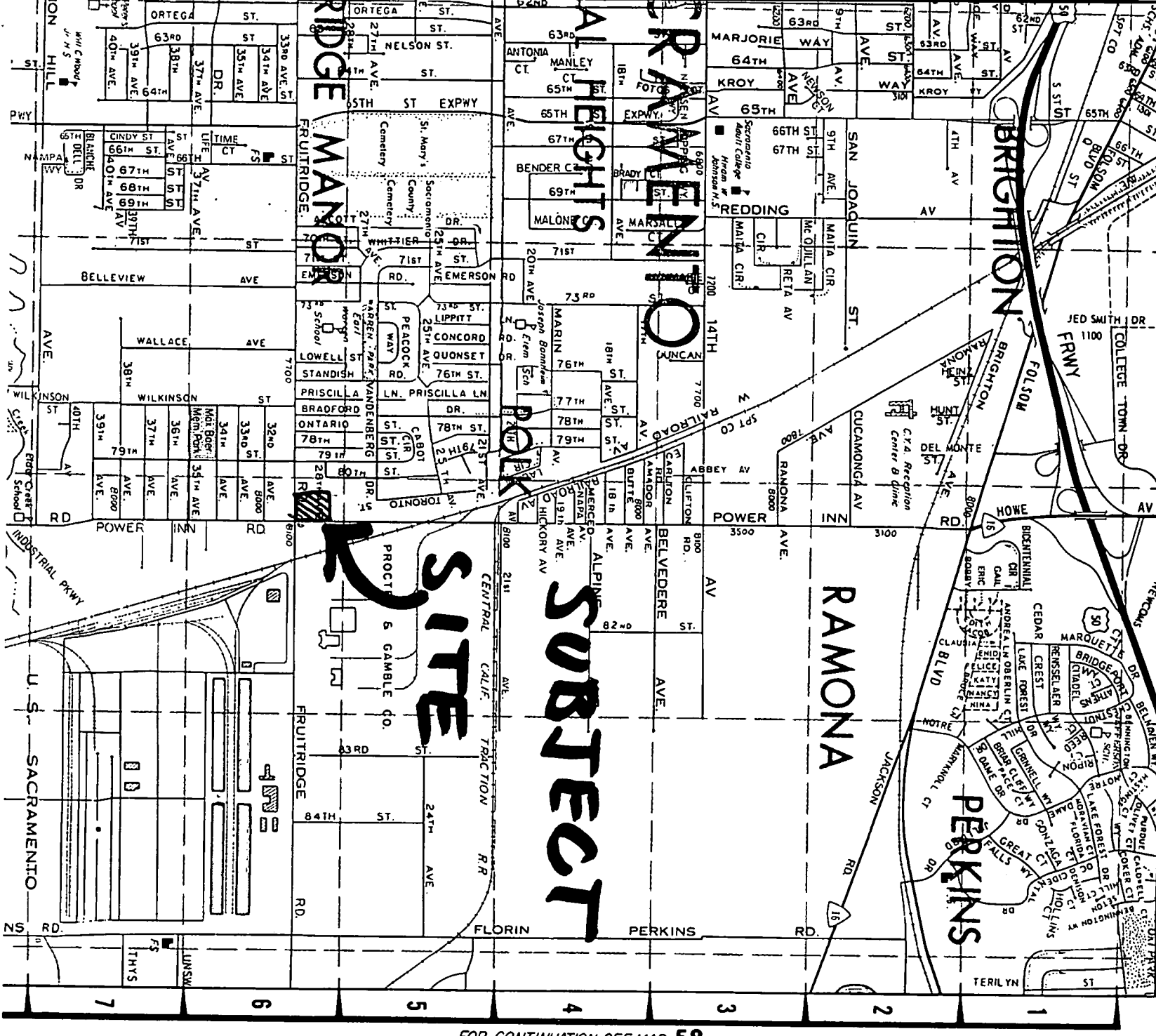
3. The proposal was reviewed by City Engineering, Traffic, Water and Fire. There were no objections to the proposal. The following comment was received:

A revised deed description shall be reviewed and approved by City Real Estate Division.

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

FOR CONTINUATION SEE MAP 55

B C D E 57



**SUBJECT**

**SITE**

FOR CONTINUATION SEE MAP 58

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