

CITY PLANNING COMMISSION

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

APPLICANT	Jack Ferguson	P.O. Box 2405 Sacramento, CA 95811
OWNER	Patricia Permody Shea	1112 11th Street, Sacramento, CA 95814
PLANS BY	Jack Ferguson	
FILING DATE	24 August 84	50 DAY CPC ACTION DATE _____ REPORT BY: PB:pb
NEGATIVE DEC	EX 15305(a)	EIR _____ ASSESSOR'S PCL. NO. 014-171-21,5

APPLICATION: Lot Line Adjustment

LOCATION: 3880 Broadway and rear of 3024 39th Street

PROPOSAL: The applicant is requesting the necessary entitlement to move a common lot line line to coincide with existing zoning boundaries.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Offices
1963 Oak Park Community Plan Designation:	Shopping and Commercial
Existing Zoning:	General Commercial & Residential; C-2, R-1
Existing Land Use:	Vegetable/Fruit stand - single family house
Surrounding Land Use and Zoning:	
North:	Single Family Residential; C-2
South:	Single Family Residential; R-1
East:	Vacant and Single Family Residential; C-2, R-1
West:	Commercial and Vacant; C-2
Property Dimensions:	Irregular
Property Area:	24,400 square foot
Height of Structure:	30 foot (existing)
Street Improvements:	Existing
Utilities:	Existing

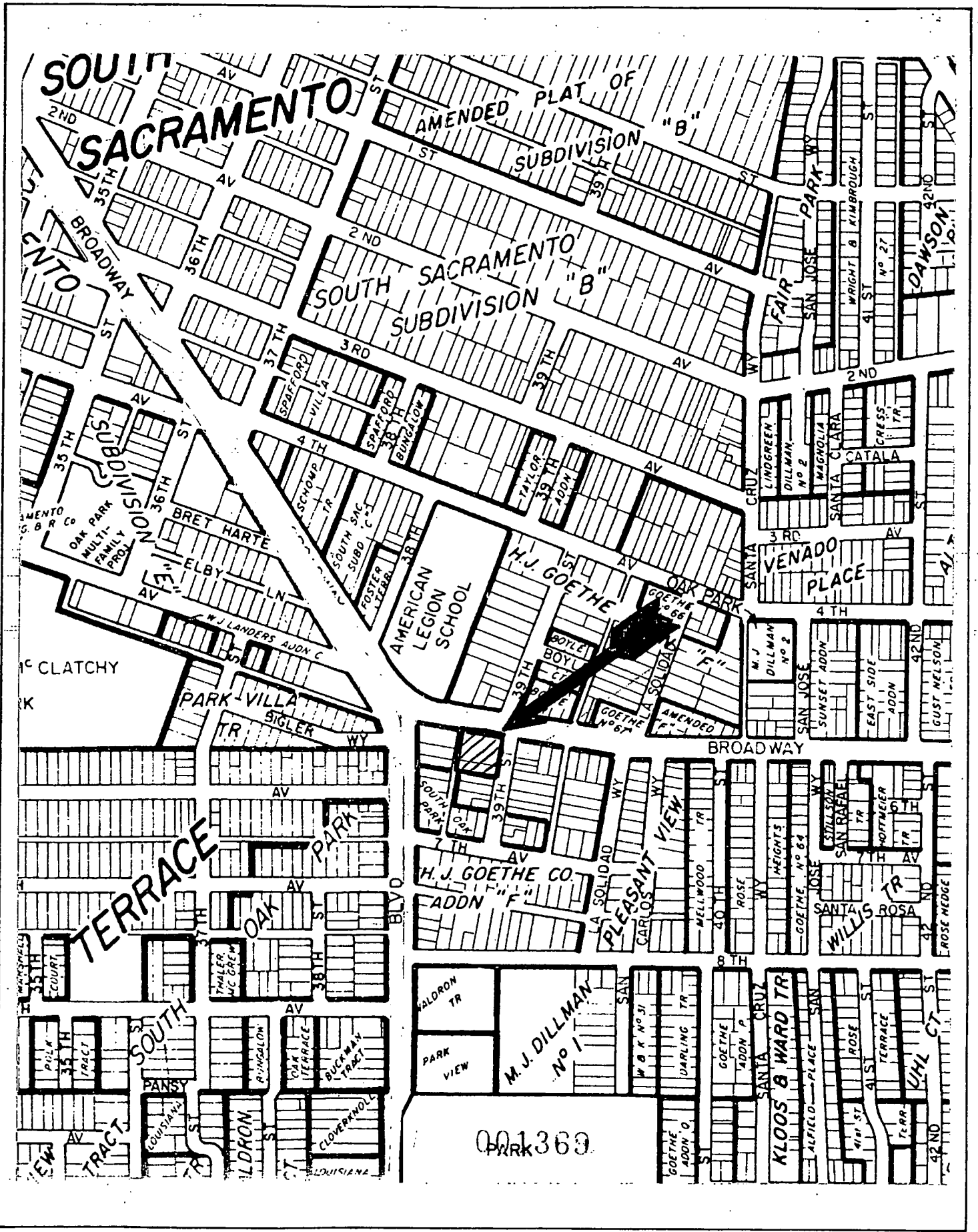
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PROJECT EVALUATION: Staff has the following comments:

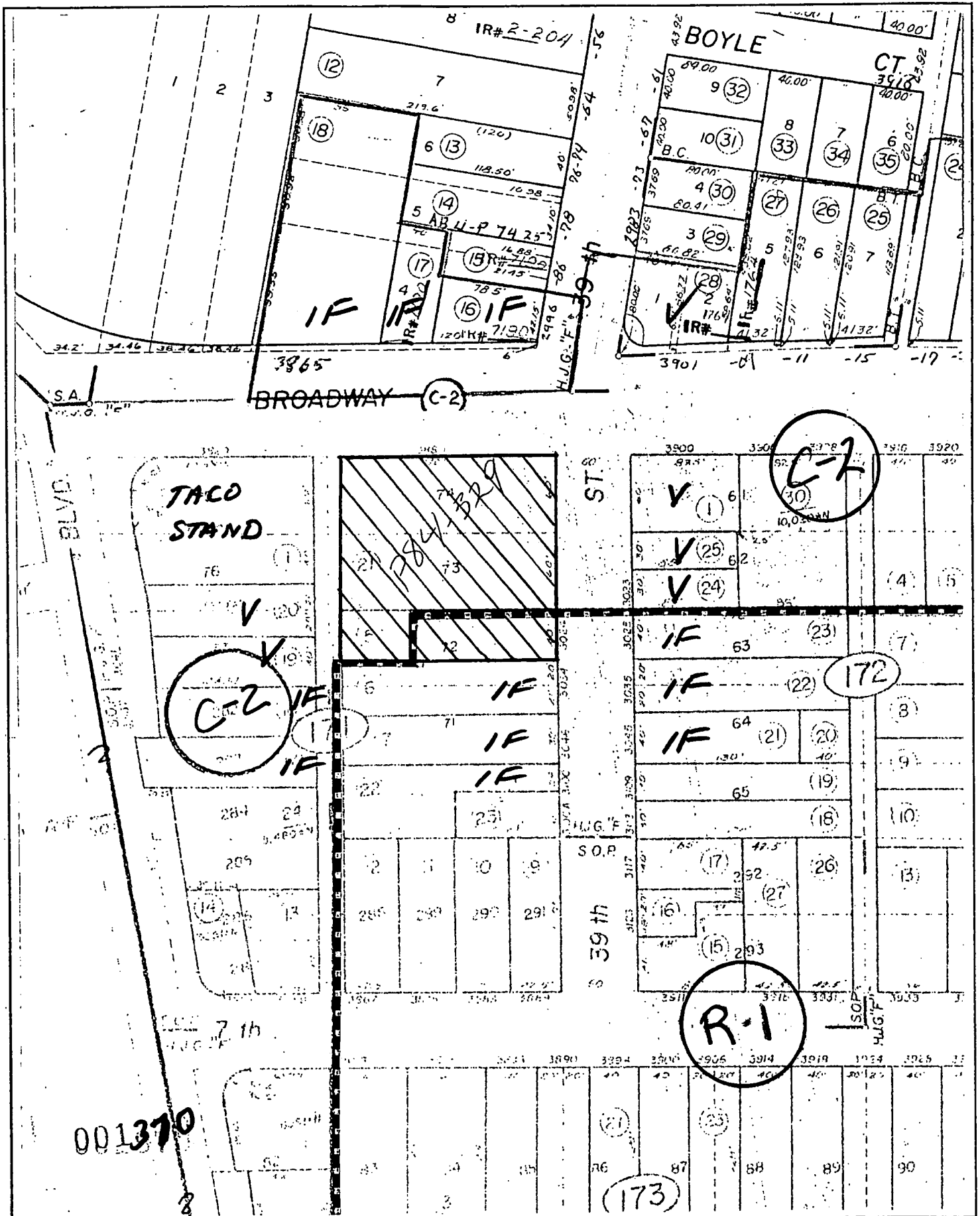
- A. The subject site is located in an area of mixed residential/commercial uses. The site fronts on both Broadway and 39th Streets, and consists of 2 parcels. The applicant is requesting that the existing common property be adjusted to conform to division between C-2 and R-1 zoning. This will also accommodate a steel "shop" building used in conjunction with the former service station being used as a vegetable stand. This "shop" building currently crosses the common property line (See Exhibit A).
- B. The proposed lot line adjustment has been reviewed by the Traffic Engineer, Building Inspections, City Engineer, Fire and Real Estate. There were no objections to the proposed project.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15305(a)).

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



VICINITY MAP

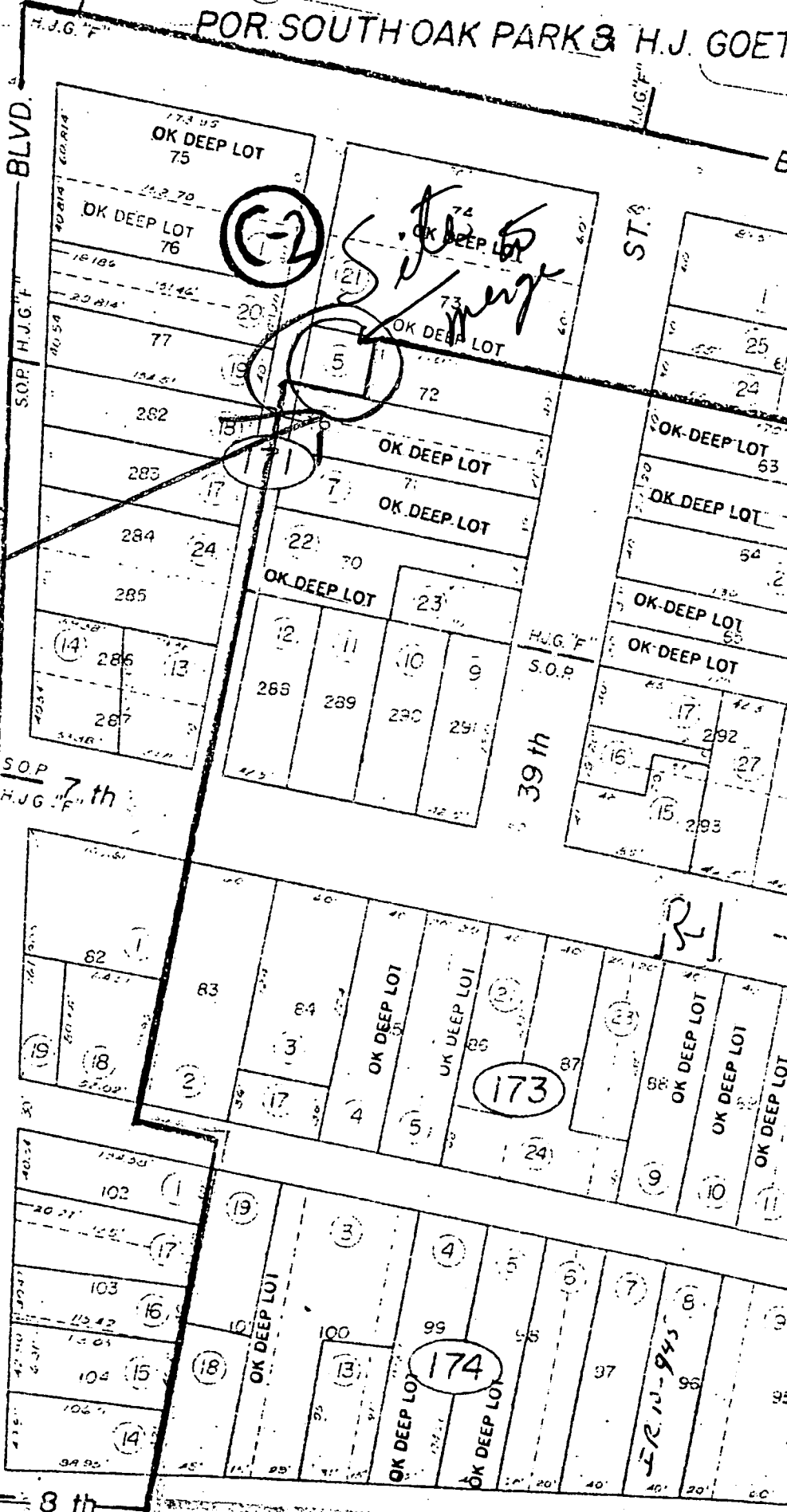


LAND USE & ZONING MAP

P 84329

*Current
Zoning*

13
POR. SOUTH OAK PARK & H.J. GOET



5th AVE

Bk. 13

001371

7th AVE

JUN. 13 1984

SACRAMENTO

8th

American Legion
School

P 84390

(26)

(24)

(27)
(25)
(23)

(28)

Broadway

Handwritten notes:
Bldg
pl
SACRAMENTO
Bank

SACRAMENTO

Handwritten notes:
Garage
Cools
Detail

173
100
40
40
40
40
80

(3)

(4)

(5)

(6)

(7)

(8)

Subject Site
Zone
C-2
Cut
Shop
R-1



(9)

(10)

(11)

(12)

170'

(2)

Handwritten notes:
Street
39' Street

60
50
30
40
40
40
30

(13)

(14)

(15)

(16)

(18)

(19)

(20)

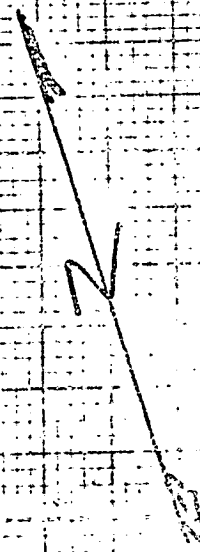
(17)

87 1/2

82 1/2

Scale 1" = 100'

248100



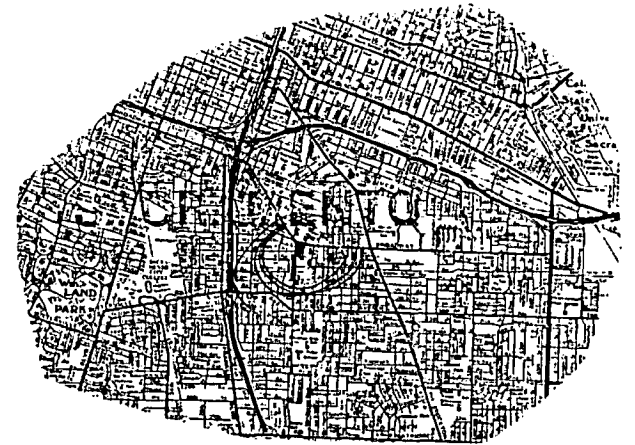
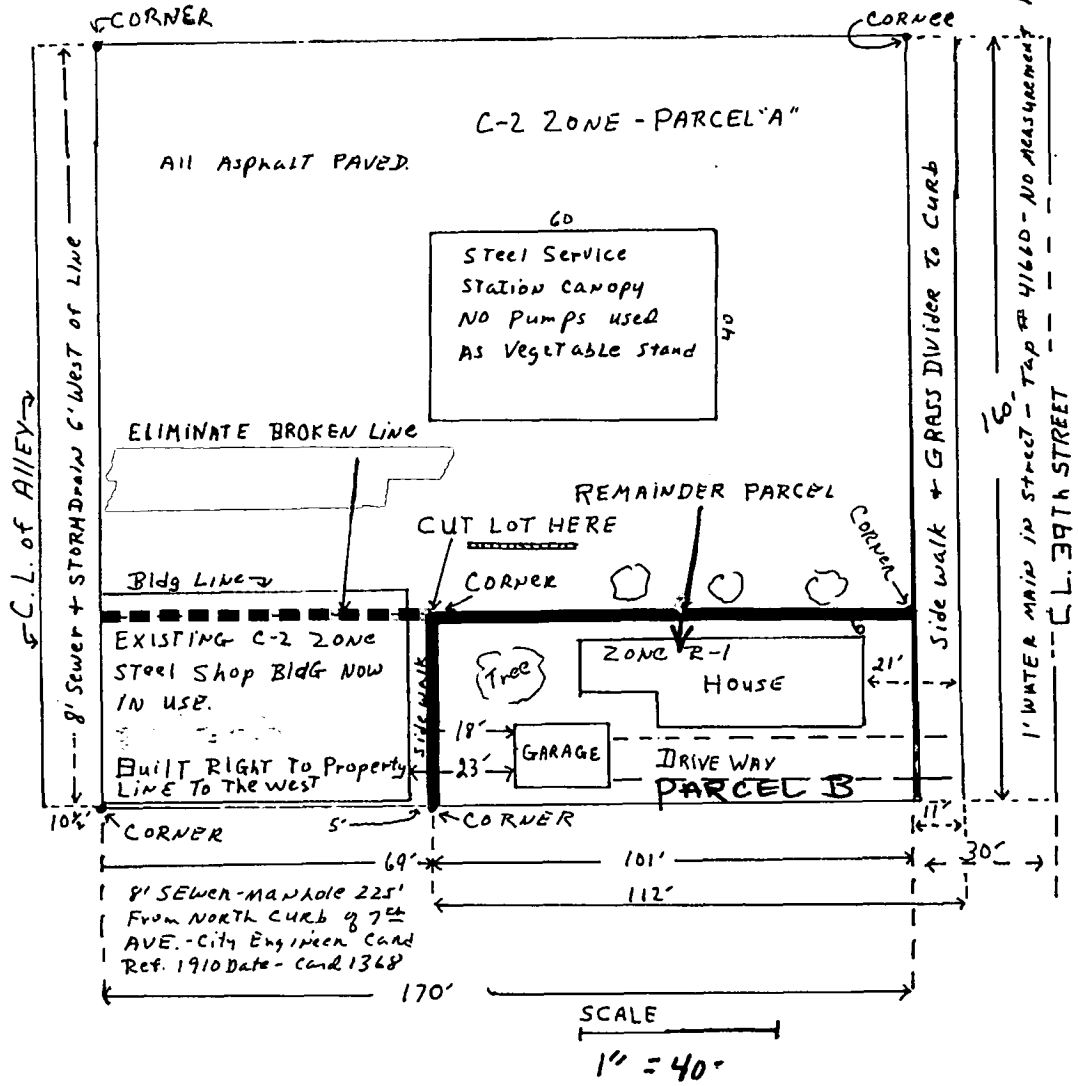
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27 SEPT 1984

Item 51

MERGE PARCEL "A" + "B"
BOTH ZONED C-2

BROADWAY



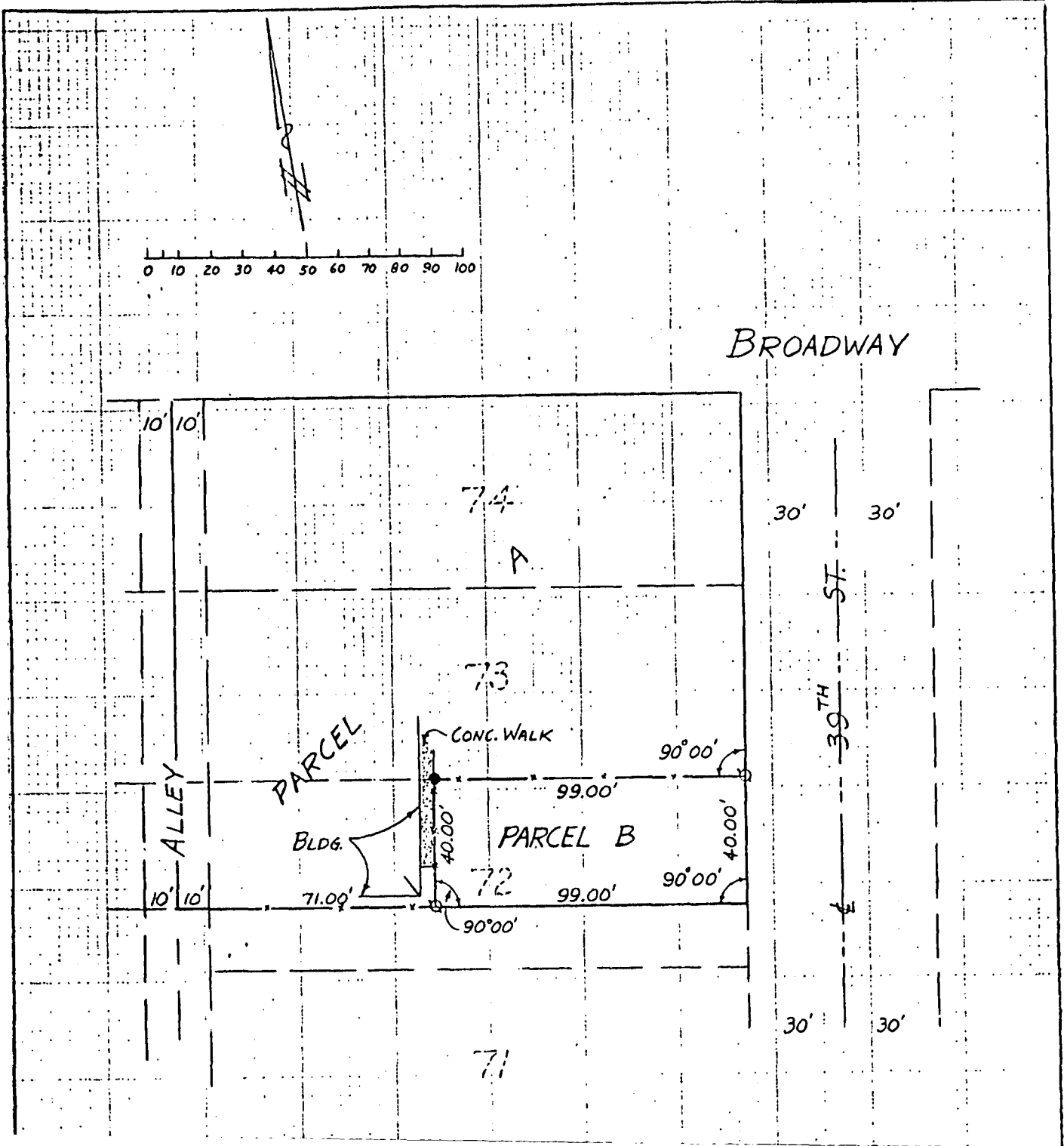
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P 84329

EXHIBIT A

SCALE
1" = 40'

EXHIBIT B



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CITY PLANNING DEPARTMENT

NOV 9 1984

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