

# CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Carson Development, 1126-2nd Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	12-9-83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Ex. 15305(a) C EIR	ASSESSOR'S PCL. NO.	006-106-07 & 08

APPLICATION: Lot Line Adjustment to merge two existing parcels consisting of .2± vacant acres located in the Central Business District (C-3) zone.

LOCATION: 1110 'K' Street

PROJECT INFORMATION:

1974 General Plan Designation: Commercial  
1980 Central City Community Plan Designation: Multi-use  
Existing Zoning of Site: C-3  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Cathedral; C-3  
South: Office; C-3  
East: Office; C-3  
West: Office; C-3

Property Dimensions: 70' x 100'  
Property Area: 7,000 sq. ft.  
Square Footage of Building: 14,000  
Height of Structure: Two-story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Dark red brick, dark aluminum and solar grey glass  
Exterior Building Materials: Brick, anodized aluminum and glass

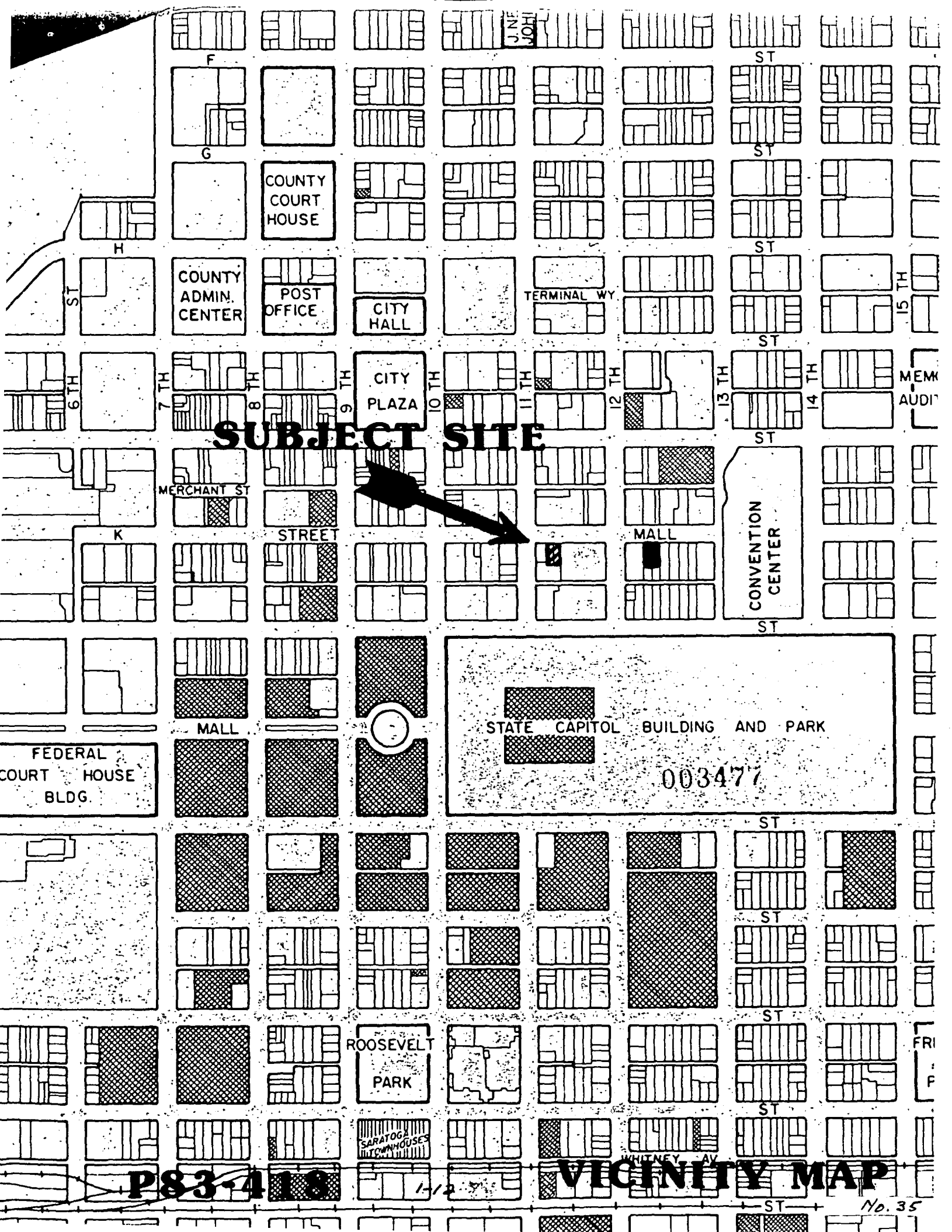
STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is located mid-block on the south side of the 'K' Street Mall, between 11th and 12th Streets. A fire destroyed the older one-story commercial building which formerly occupied the site. The site is now vacant.
2. On September 21, 1983 the Design Review/Preservation Board approved a two-story commercial building on the subject site (DR83-159). The requested lot line merger is necessary to allow development of the new structure.
3. The proposed lot line adjustment was reviewed by the offices of the City Engineer, Real Estate and Building Inspection Departments. There were no objections to the request.

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

003476

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



J. NE  
JOHI

F

ST

G

ST

COUNTY  
COURT  
HOUSE

ST

COUNTY  
ADMIN.  
CENTER

POST  
OFFICE

CITY  
HALL

TERMINAL WY

15 TH

ST

ST

H

COUNTY  
ADMIN.  
CENTER

POST  
OFFICE

CITY  
HALL

CITY  
PLAZA

10 TH

11 TH

12 TH

13 TH

14 TH

MEMO  
AUDIT

**SUBJECT SITE**

ST

MERCHANT ST

STREET

MALL

CONVENTION  
CENTER

ST

K

MALL

STATE CAPITOL BUILDING AND PARK

003477

FEDERAL  
COURT HOUSE  
BLDG.

ST

ST

ST

ST

ROOSEVELT  
PARK

SARATOGA  
TOWNHOUSES

WINTNEY AV

**P83-418**

**VICINITY MAP**

ST

No. 35

**LOT LINE ADJUSTMENT**  
 A PORTION OF LOTS 1 & 2 OF BLOCK  
 BOUNDED BY 11th, 12th, K & L ST.  
 CITY OF SACRAMENTO, CALIFORNIA



**LOCATION MAP**

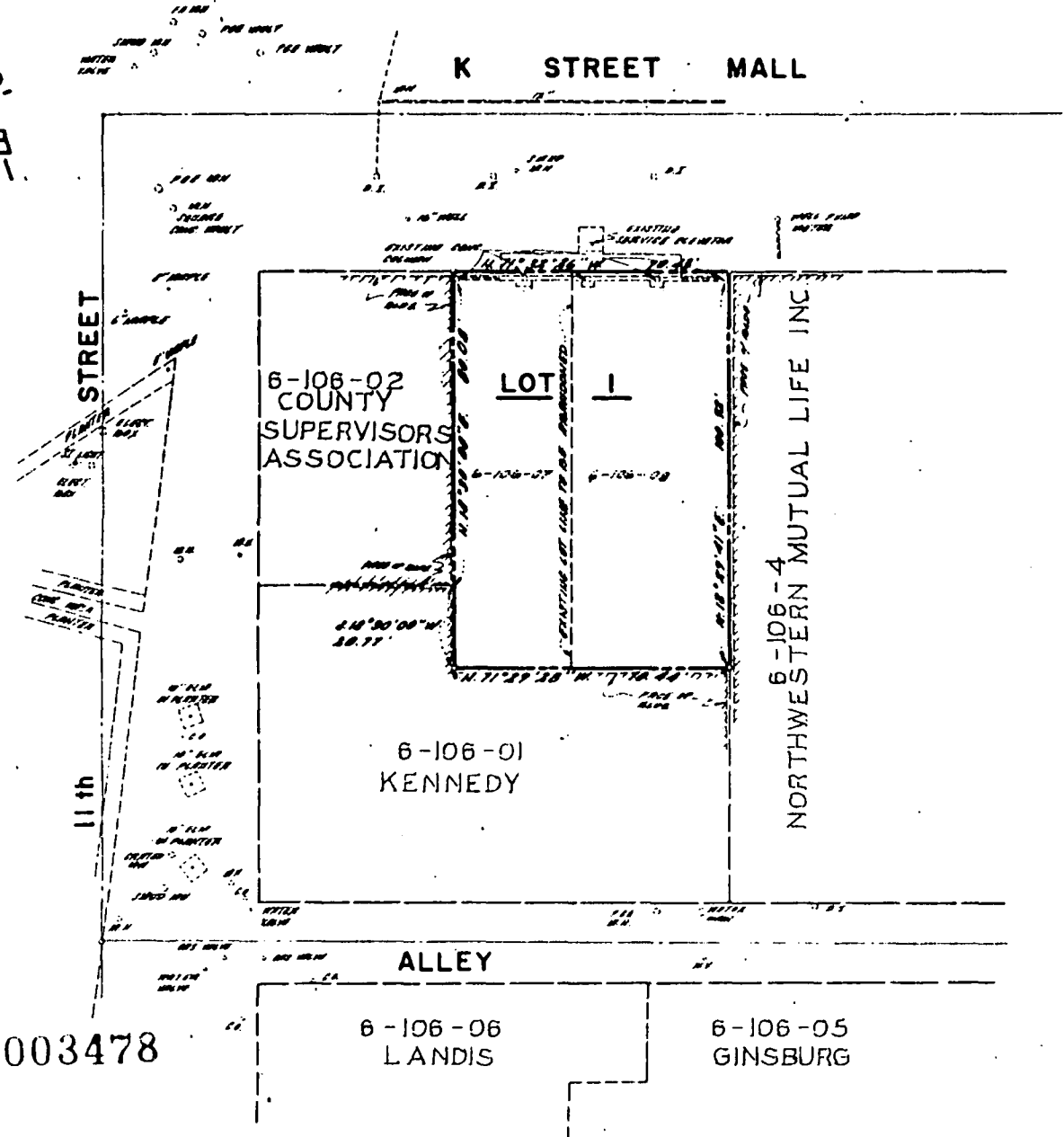
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P83-418

1-12-84

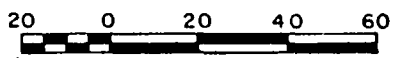
EXHIBIT A

No. 35



003478

P 83418



**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING  
 PLANNING SURVEYING