

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	RALPH SCURFIELD, 2707 K Street, Sacramento, CA 95816				
OWNER	Tsakopoulos/Taylor/Scurfield, 1615 Response Road , STE., #101, Sac., CA 95815				
PLANS BY	Morton & Pitalo, Inc. 1430 Alhambra Blvd., Sac., CA 95816				
FILING DATE	11/16/88	ENVIR. DET.	Exempt 15305 a	REPORT BY	CL:vf
ASSESSOR'S PCL. NO.	118-0062-020,021				

APPLICATION: Lot Line Adjustment to merge two lots into one lot totaling 13.5+ acres in the General Commercial (C-2) zone.

LOCATION: Northeast corner of Mack Road and Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one lot in order to construct the final phase of an existing shopping center.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
1985 South Sacramento	
Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Commercial Center and vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Commercial; C-2
East : Multi-family Residential; R-3
West : Vacant; R-2A-R

Property Dimensions:	Irregular
Property Area:	13.5+ acres
Height of Building:	1 story
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

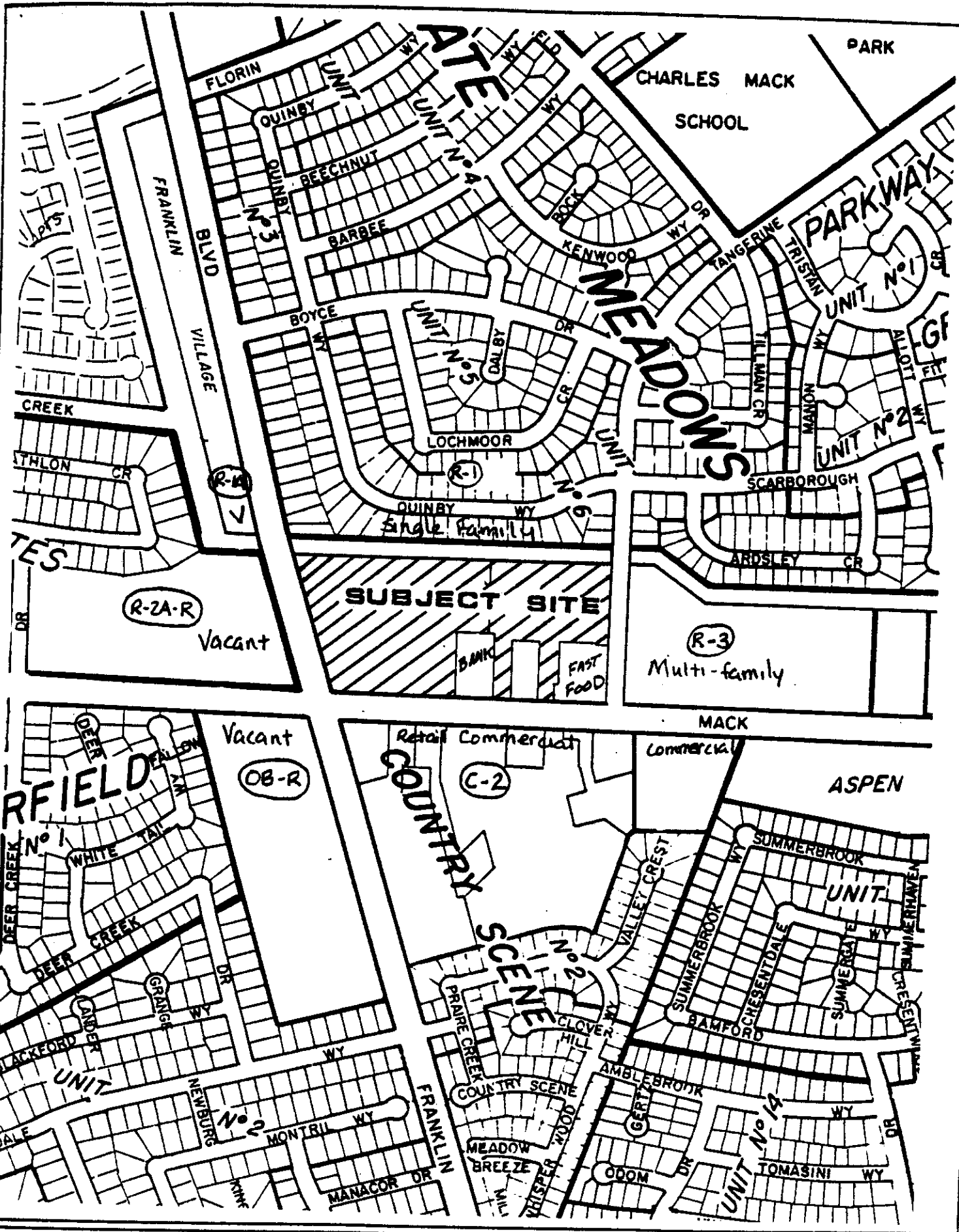
- A. The subject site consists of two parcels totaling 13.5+ acres in the General Commercial (C-2) zone. The General Plan designates the site Community/Neighborhood Commercial and Offices. The 1985 South Sacramento Community Plan designates the site General Commercial. The surrounding zoning and land uses are R-1, single family residential to the north; C-2, retail commercial to the south; R-3, multi-family residential to the east; and R-2A-R, vacant to the west.
- B. The subject site contains an existing 81,500 square foot shopping center. The proposed lot line adjustment will allow the construction of the final phase, Phase III, of Valley Center. The new building will be a 13,600 square foot extension of the existing center and be constructed in the same style as the existing buildings.

C. The proposed lot line adjustment was reviewed by City Transportation, Engineering, Water and Sewer, and Real Estate Divisions. The following comments have been received:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments;
3. Show all existing easements.

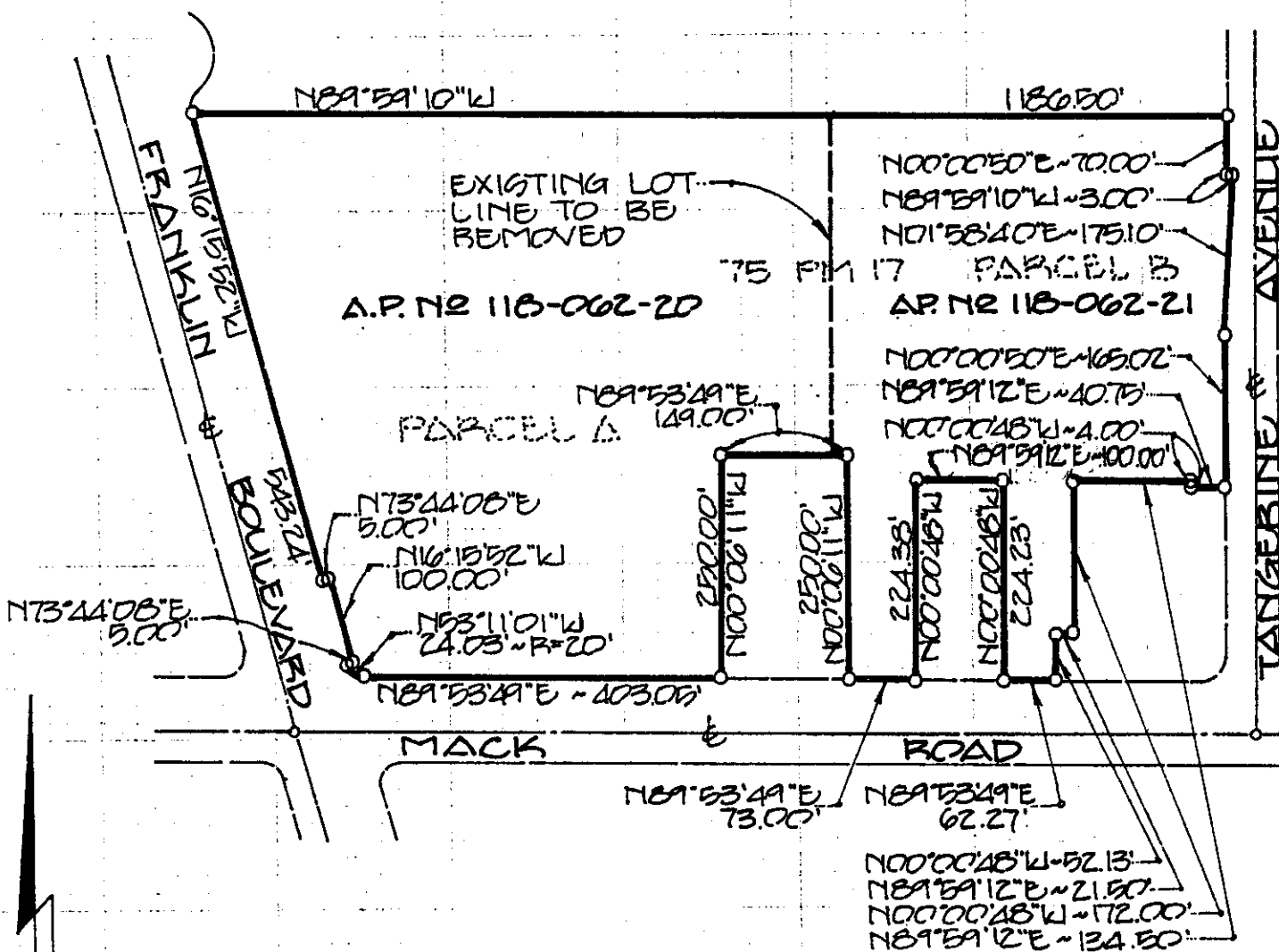
ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 a).

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



VICINITY - LAND USE - ZONING

EXHIBIT A



P 89002

MARLAND D. JOHNSON, L.S. 3923



MORTON & PITALO, INC.
CMI Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

November 14, 1988
79-0119

EXHIBIT B

DESCRIPTION

Lot Merger
APN 118-062-20, 21

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

Parcels A and B, as said parcels are shown and so designated on that certain Parcel Map filed in Book 75 of Parcel Maps, Page 17, Sacramento County Records.

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889-002

~~12-89~~ 1/26/89

Item #24