

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Donald La Fontsee, 2224 Chase Drive, Rancho Cordova, 95670		
OWNER	Boston Floyd & James Chin, 2800 Stockton Blvd., Sacramento, CA 95817		
PLANS BY			
FILING DATE	11/14/1983	50 DAY CPC ACTION DATE	REPORT BY: SD:hi
NEGATIVE DEC.	EX 15305(a) EIR	ASSESSOR'S PCL. NO.	014-163-04,05,06,07

APPLICATION: Lot Line Merger of 4 parcels totaling .6± acres (Subdivision Map Act Sec. 66499.20 3/4)

LOCATION: 2900 Stockton Blvd., Sacramento, CA

PROPOSAL: The applicant is requesting the necessary entitlement to merge four parcels in order to provide parking for the renovation of a building to be used as a cocktail lounge.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Shopping or Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Vacant Structure

Surrounding Land Use and Zoning:

North:	Commercial; C-2
South:	Commercial; C-2
East:	Commercial; C-2
West:	Residential; C-2

Parking Required:	30 spaces
Parking Provided:	37 spaces
Parking Ratio:	1:3 seats
Property Dimensions:	150' x 170'
Property Area:	.6± acres
Square Footage of Building:	3,750
Topography:	Flat
Street Improvements/Utilities:	Existing

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STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of four parcels totaling .6± acres. There is a structure located in the northeast corner of the site which straddles one property line. The structure has been partially destroyed by fire. The applicant proposes to renovate the structure and re-establish a cocktail lounge. In order to provide adequate on-site parking and eliminate the line passing through the building, the four parcels must be merged.
2. The area south of the building is currently surfaced. The long, narrow parcel west of these three parcels (parcel 4) is not surfaced (and is proposed for future parking expansion). This area must be surfaced, striped and shaded according to Zoning Ordinance requirements at the time the parcel is used for parking. In addition, there is a residence adjacent to parcel 4. The Zoning Ordinance requires a six foot high masonry wall be installed between residential uses and non-residential uses.


The applicant should be aware that this wall must be installed when the new parking area is constructed.

3. This project was reviewed by the Public Works Department and Building Inspections. Public Works requests a new deed description be provided prior to recording the necessary documents. There were no objections to the request.
4. The applicant should be aware that a parking facility permit will be necessary to establish the new parking area.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15305(a)).

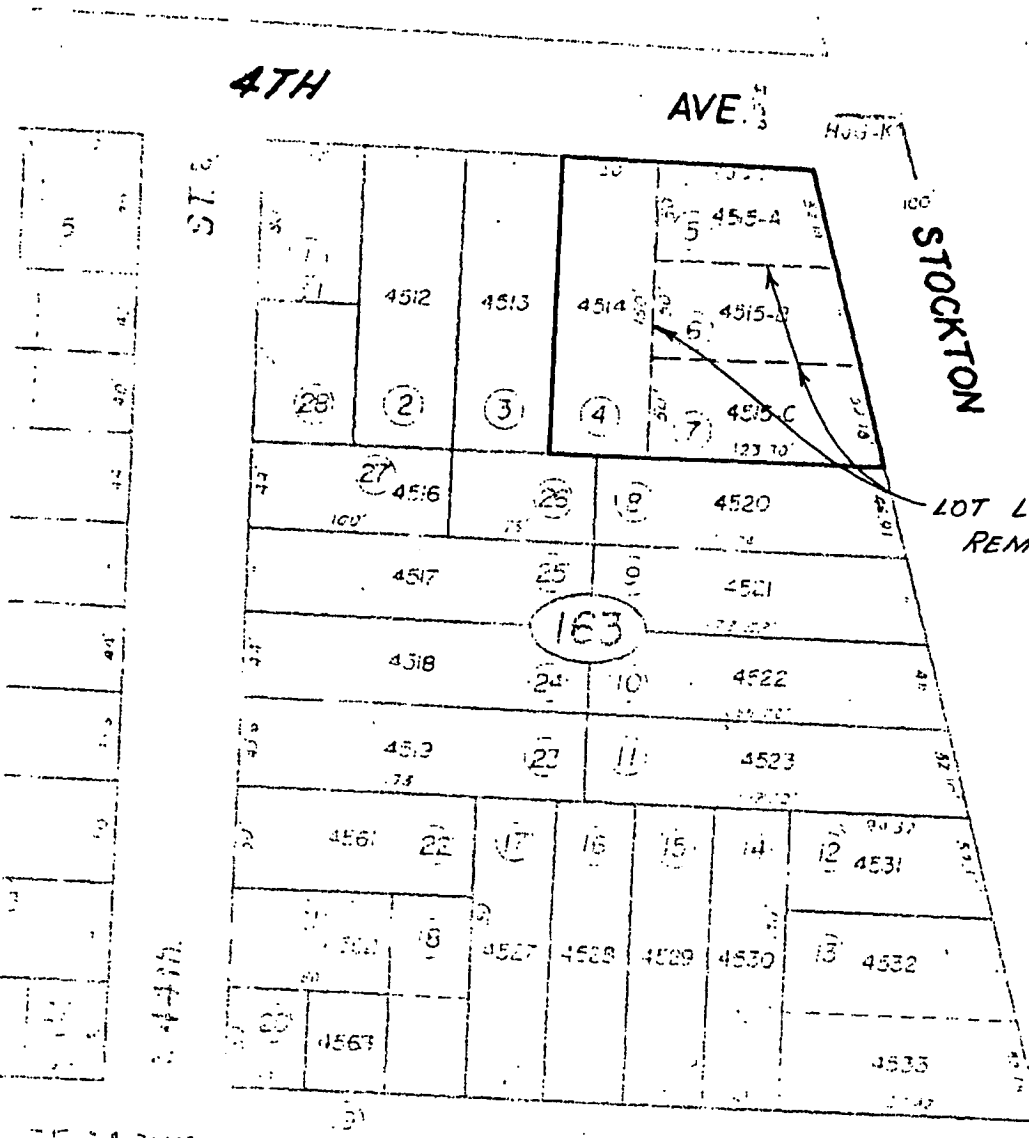
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

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CITY PLANNING DEPARTMENT

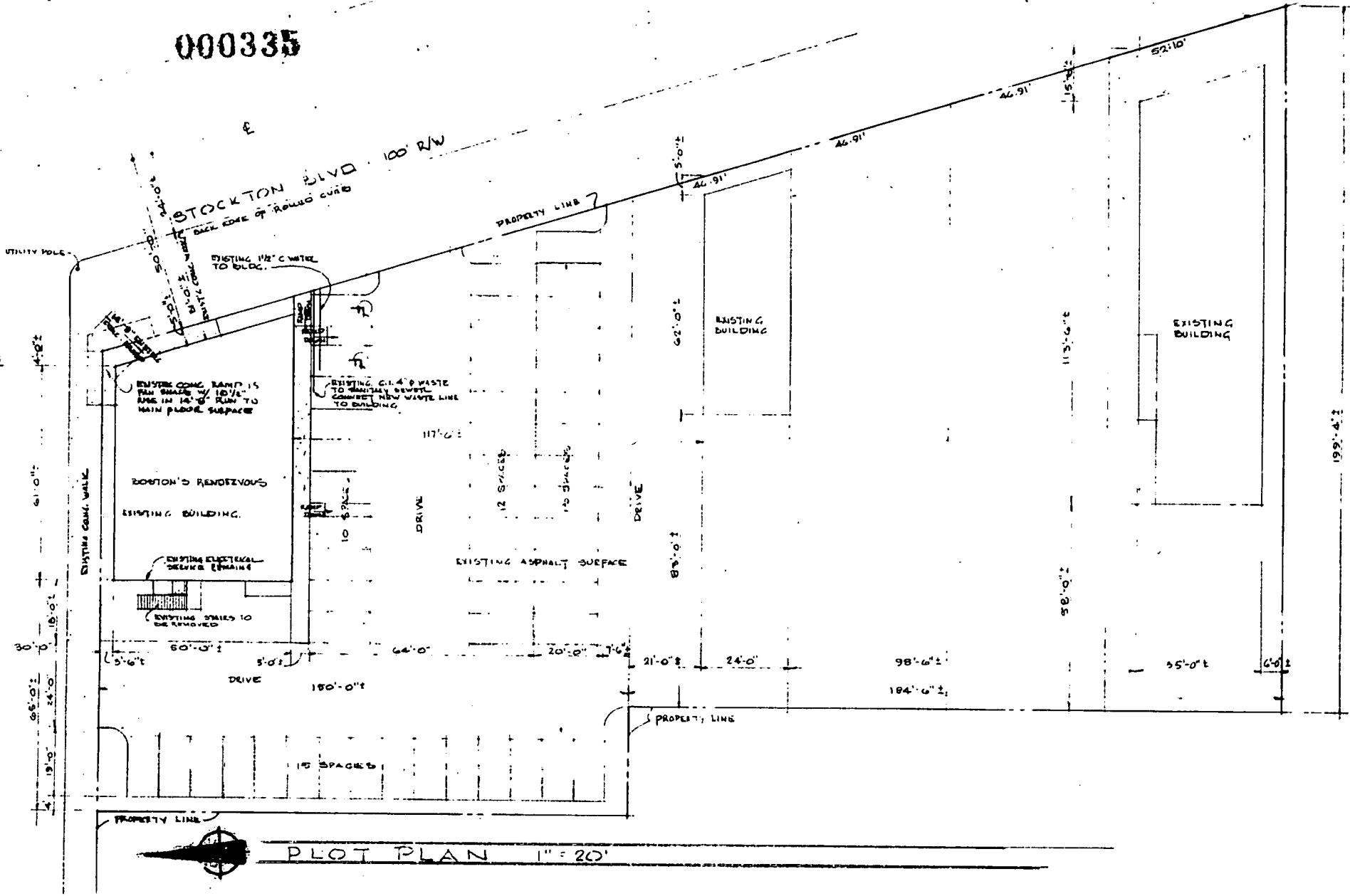
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FOURTH AVENUE 60' R/W

STOCKTON BLVD 100' R/W



PLOT PLAN 1" = 20'