

CITY PLANNING COMMISSION

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

APPLICANT	THE SCURFIELD CO., 601 university Avenue, #150, Sacramento, CA 95825				
OWNER	Amalgamated Meat Cutters & Butchers Workmen Hall, Inc. 819 T Street., SAC. CA 95814				
PLANS BY	Meridian Consulting Engineers, Inc. 9333 Tech Center Dr., #700 Sac., CA 95826				
FILING DATE	5/4/88	ENVIR. DET.	15305 (a)	REPORT BY	JC:vf
ASSESSOR'S-PCL. NO.	009-0066-004,008 and 009				

APPLICATION: Lot line adjustment to merge three lots into one lot.

LOCATION: Northwest corner 9th and T Streets

PROPOSAL: The applicant is requesting the necessary entitlements to merge through lots into one lot for a proposed new office building.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood/Commercial Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office building and parking lot

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial, Single Family; C-2, R1-B
East : Residential; C-2
West : Commercial; C-2

Property Dimensions:	160' x 160'
Property Area:	.58+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The site is currently developed with an office building and parking area. The General Plan designates the site as Community/Neighborhood Commercial Office. The 1980 Central City Community Plan designates the site as General Commercial. The surrounding land uses are Commercial (C-2) to the north and west; residential (C-2) to the east; and commercial, single family (C-2, R-1B) to the south.
- B. The applicant proposes to merge three lots into one lot to develop a new 15,360 sq. ft. office building. The new building shall conform to setback requirements for the C-2 zone. The existing office building will be demolished upon completion of the new building. Staff has no objection to the lot merger proposal.

- C. The submitted site plan (Exhibit C) does not conform to the required setbacks for the C-2 zone. The Zoning Ordinance requires a minimum five foot setback on the side street yard and any building 26+ ft. high requires a 7.5 ft. setback for the first 26 ft. and 15 ft. for any height over 26+ for the front setback.
- D. The plans were reviewed by the Traffic Engineering, Engineering, Water and Sewer and Real Estate and the following comments were received:
- o File Certificate of Compliance and waive parcel map prior to recordation; and
 - o Pay off or segregate any existing bonds or assessments.

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

RECOMMENDATIONS: Staff recommends the Planning commission approve the lot line adjustment by adopting the attached resolution.

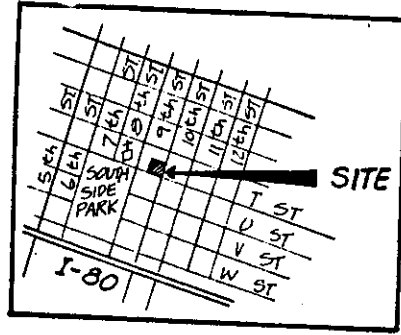
EXHIBIT A

P88203

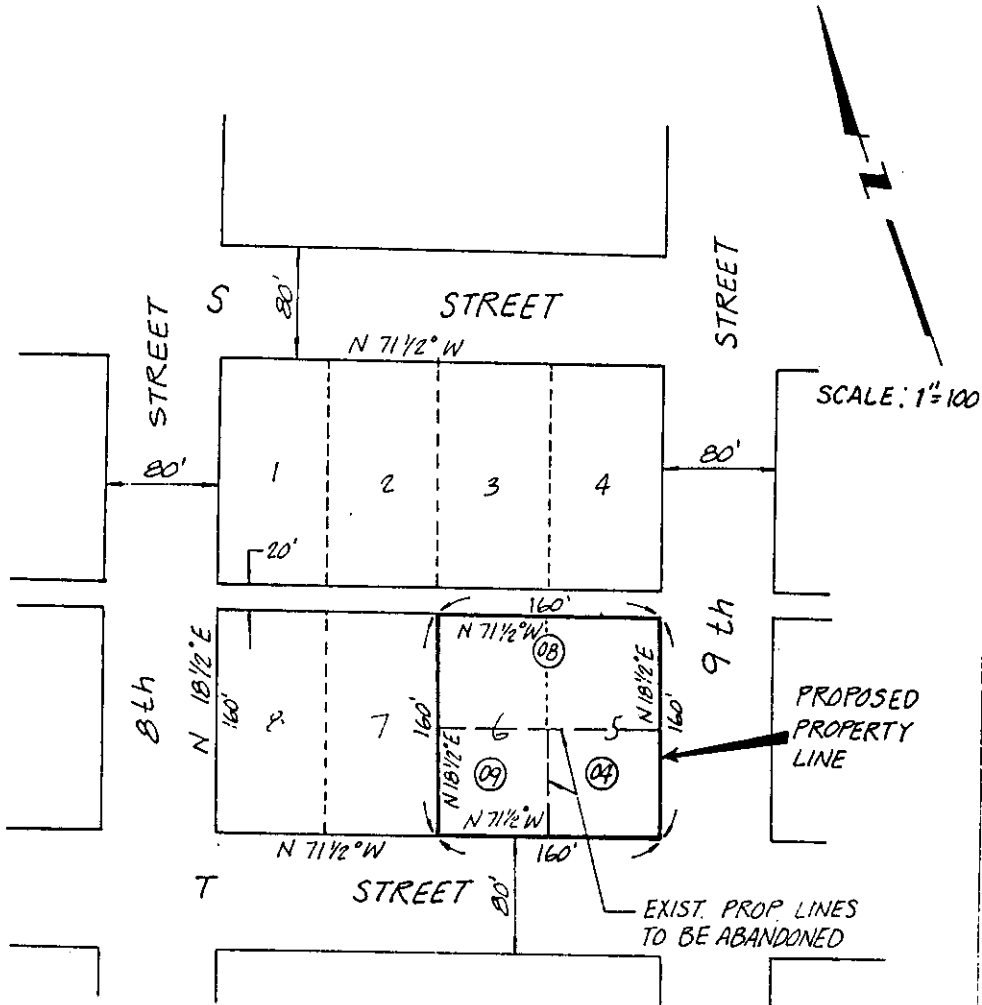
CITY PLANNING DEPARTMENT

MAY 04 1988

RECEIVED



VICINITY MAP
NO SCALE



APN 099-0066-004, 008, 009

LOT LINE ADJUSTMENT
CITY OF SACRAMENTO, CALIFORNIA

SCALE
1" = 100'

MERIDIAN

CONSULTING ENGINEERS, inc.

Civil Engineering • Planning • Surveying
9333 Tech Center Dr. #708, Sacramento, CA 95826 (916) 363-5678

DESIGNED BY D.R.C.

DRAWN BY R.S.L.

CHECKED BY D.R.C.

FILE NO

DATE
4-28-88

SHEET 1 OF 1

203

6-9-88

2-36

MERIDIAN CONSULTING ENGINEERS, INC.

9333 TECH CENTER DRIVE, SUITE 700, SACRAMENTO, CA 95826 (916) 363-5678

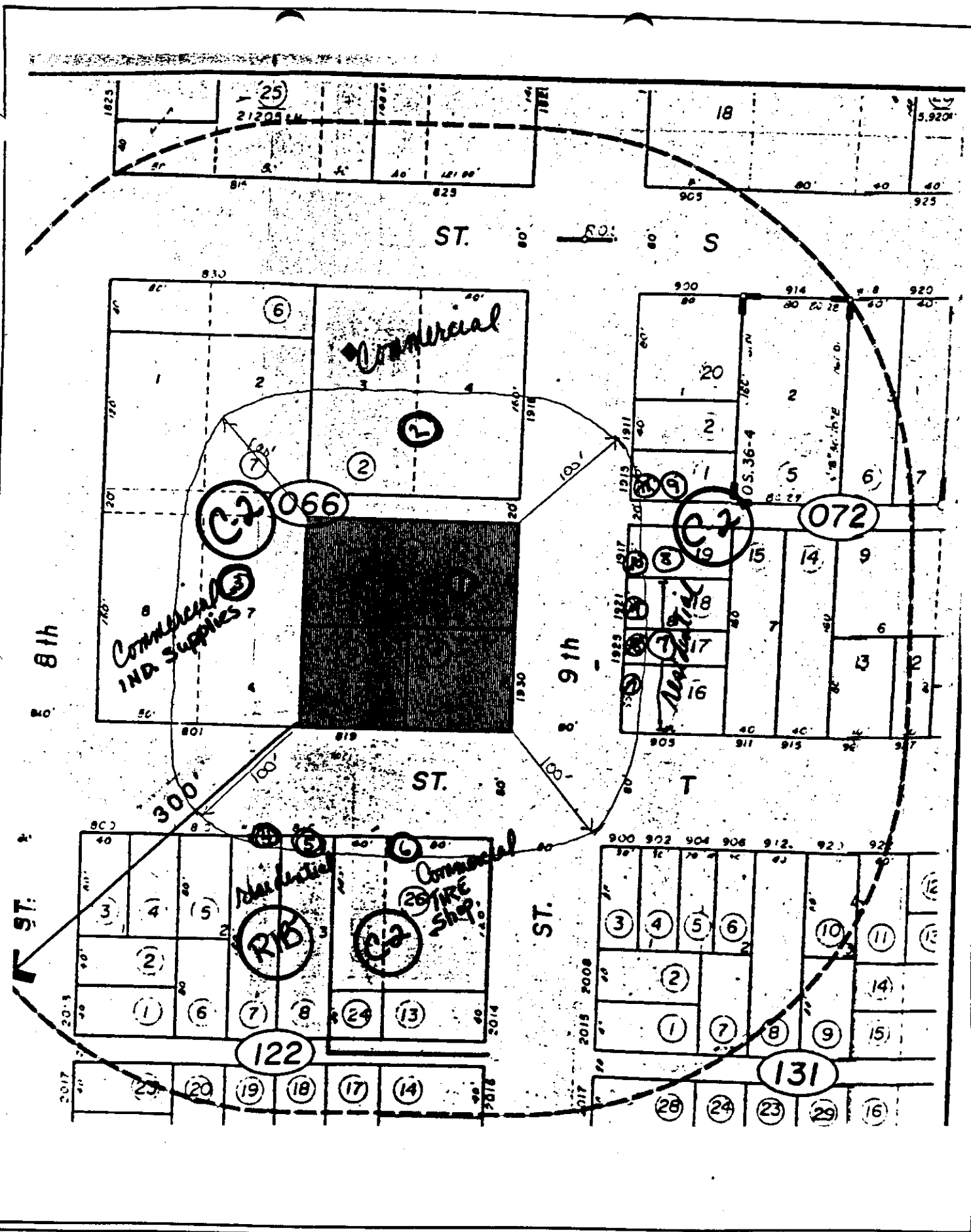
Proposed Legal Description
For Lot line Merger
of APN 0~~0~~₉-0066-004, 008 & 009

Lots 5 and 6 in the block bounded by 8th and 9th, and S and T Streets of the City of Sacramento, according to the official plat thereof.

PRP-203

6-9-88

56



VICINITY - LAND USE - ZONING

108-2012

7-6-9-88

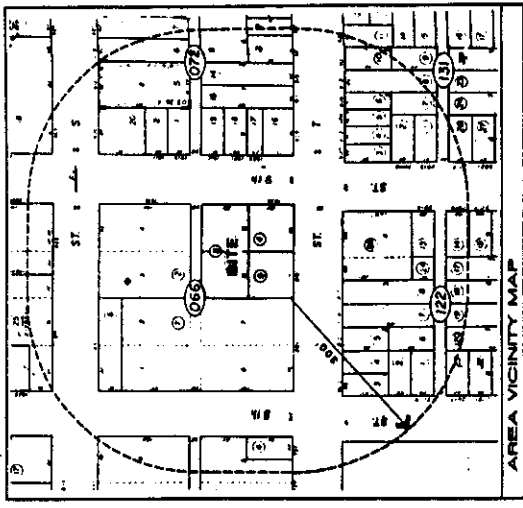
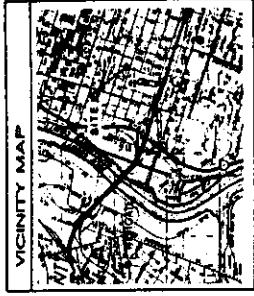
30

DEAN F. UNGER
 ALIA INC.
 ARCHITECTURE AND
 ENVIRONMENTAL
 PLANNING
 700 Alhambra Blvd.
 Sacramento, CA 95816 916 443 5747

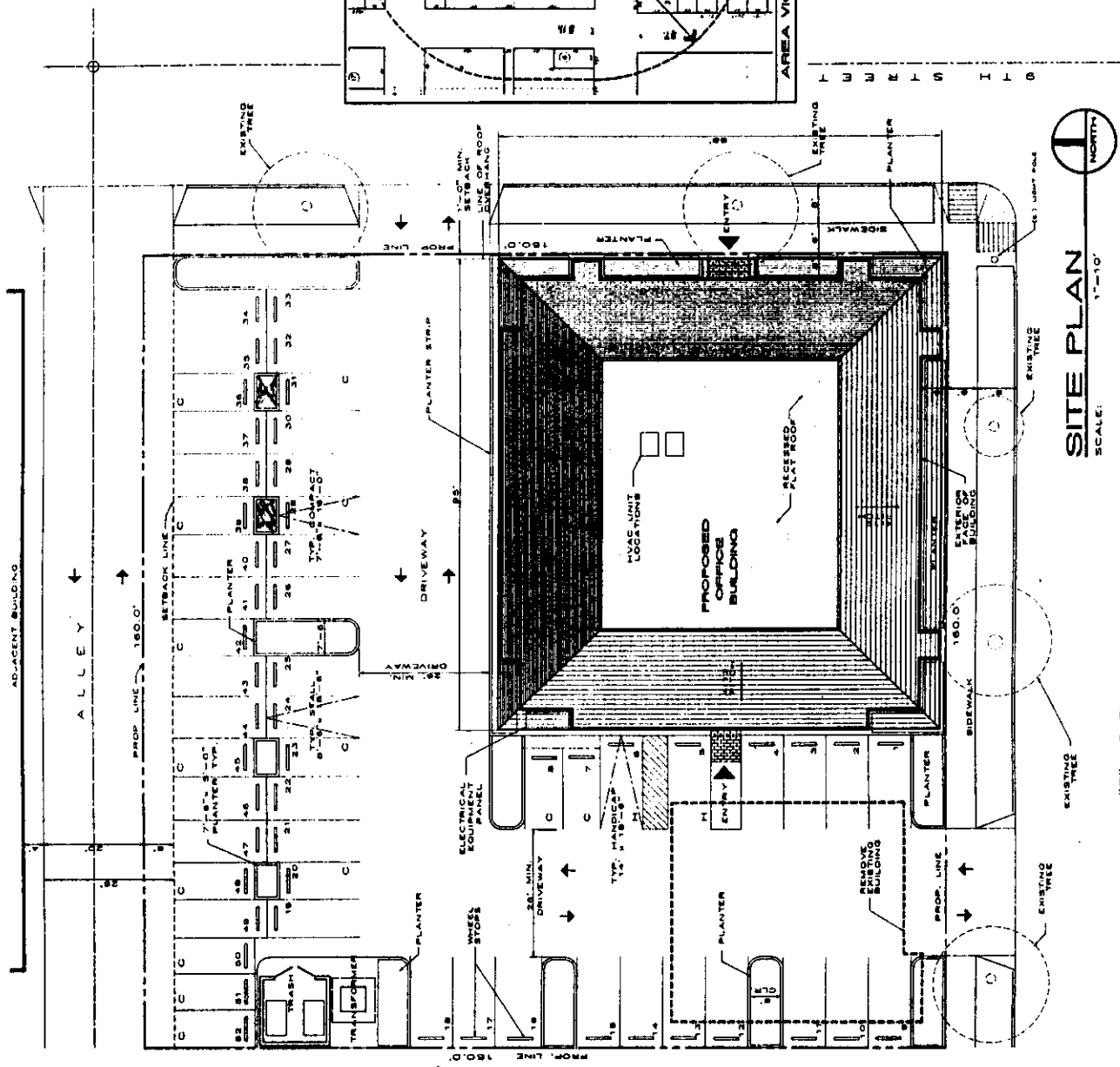
9th + T ST. OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

The drawing is not for
 use as a contract or
 to be used for any
 purpose not intended
 by the architect.
 SHEET NO. 1
 DRAWN BY S.B.
 CHECKED BY S.B.
 DATE 10-1-07
 JOB NO. 07-08
 PROJECT NO. 07-08

A-1
 SITE PLAN
 SCALE: AS SHOWN



PROJECT DATA	
1510 9th STREET	1510 9th STREET
95816 SACRAMENTO, CA	95816 SACRAMENTO, CA
A.P.N. 81-000-000-000	81-000-000-000
OWNER BUTCHERS LOCAL 489	BUTCHERS LOCAL 489
LOT AREA 54,100 SF.	54,100 SF.
1st FLOOR 7800 SF. GROSS	7800 SF. GROSS
2nd FLOOR 6400 SF. NET	6400 SF. NET
TOTAL 14,200 SF. NET	14,200 SF. NET
STAMPS	36 STALLS
STAMPS	18 STALLS
TOTAL	54 STALLS
RATIO	1 STALL/499 SF.



SITE PLAN
 SCALE: 1"=10'
 NORTH

A'PP-70.3

6-0-08

7136

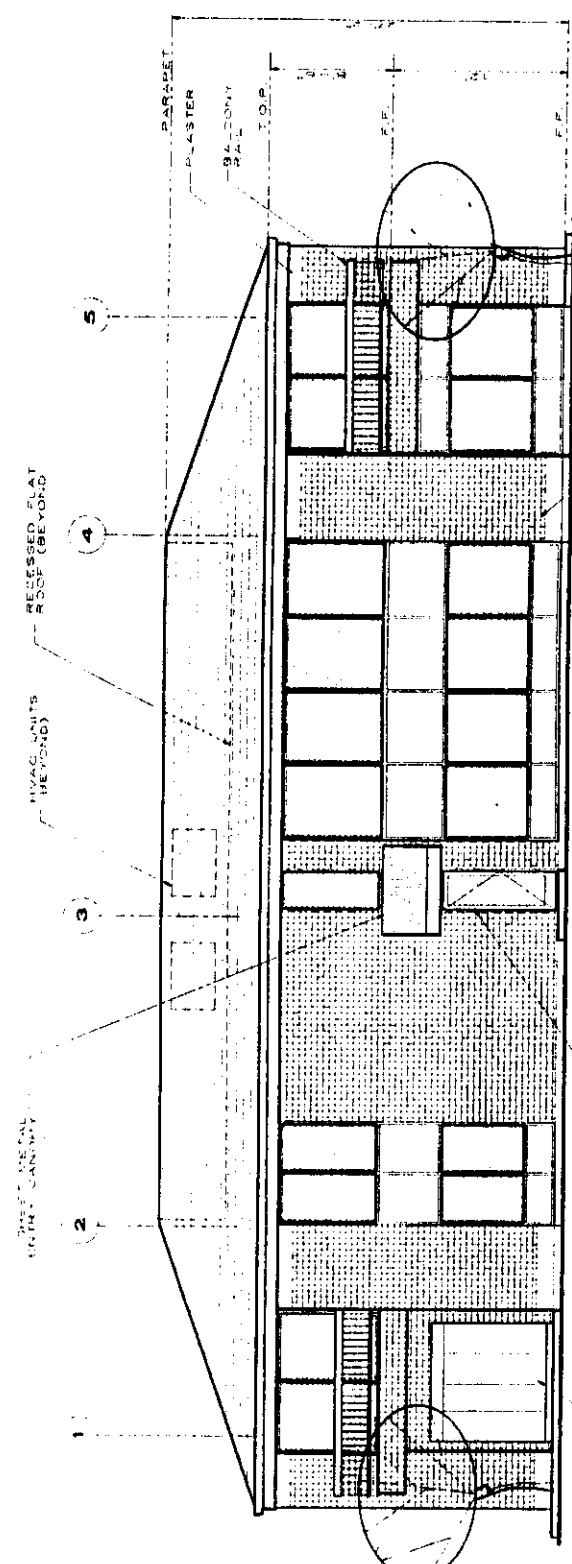
DEAN F. UNGER
 AIA INC.
 ARCHITECTS AND
 PLANNERS
 1700 ARCADE BLDG.
 SACRAMENTO, CALIF. 95811
 TEL. 558-1411

9th + 7th ST. OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

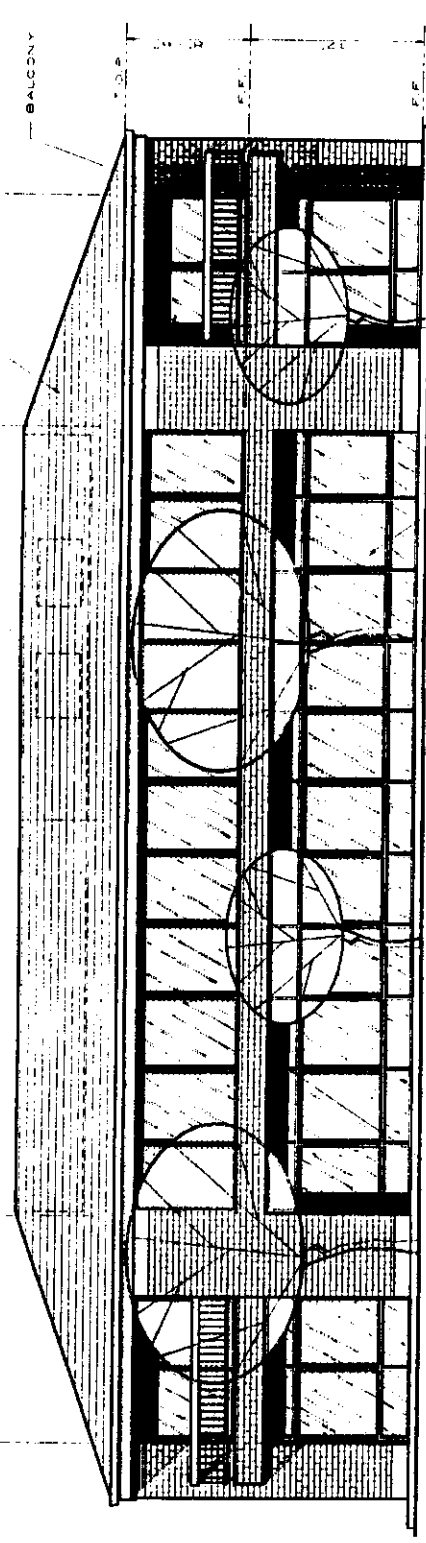
DATE	NOV 1978
PROJECT	9th + 7th St. Office Building
DESIGNER	Dean F. Unger
DATE	NOV 1978
PROJECT	9th + 7th St. Office Building
DESIGNER	Dean F. Unger
DATE	NOV 1978
PROJECT	9th + 7th St. Office Building
DESIGNER	Dean F. Unger
DATE	NOV 1978
PROJECT	9th + 7th St. Office Building
DESIGNER	Dean F. Unger

A-4

ELEVATIONS
 SHEET
 1 of 2



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

189-283

69-74

7-50

DEAN F. UNGER
 AAA INC.
 ARCHITECTURE AND
 ENVIRONMENTAL
 PLANNING
 700 Alhambra Blvd.
 Sacramento, California
 95816 918 443 5747

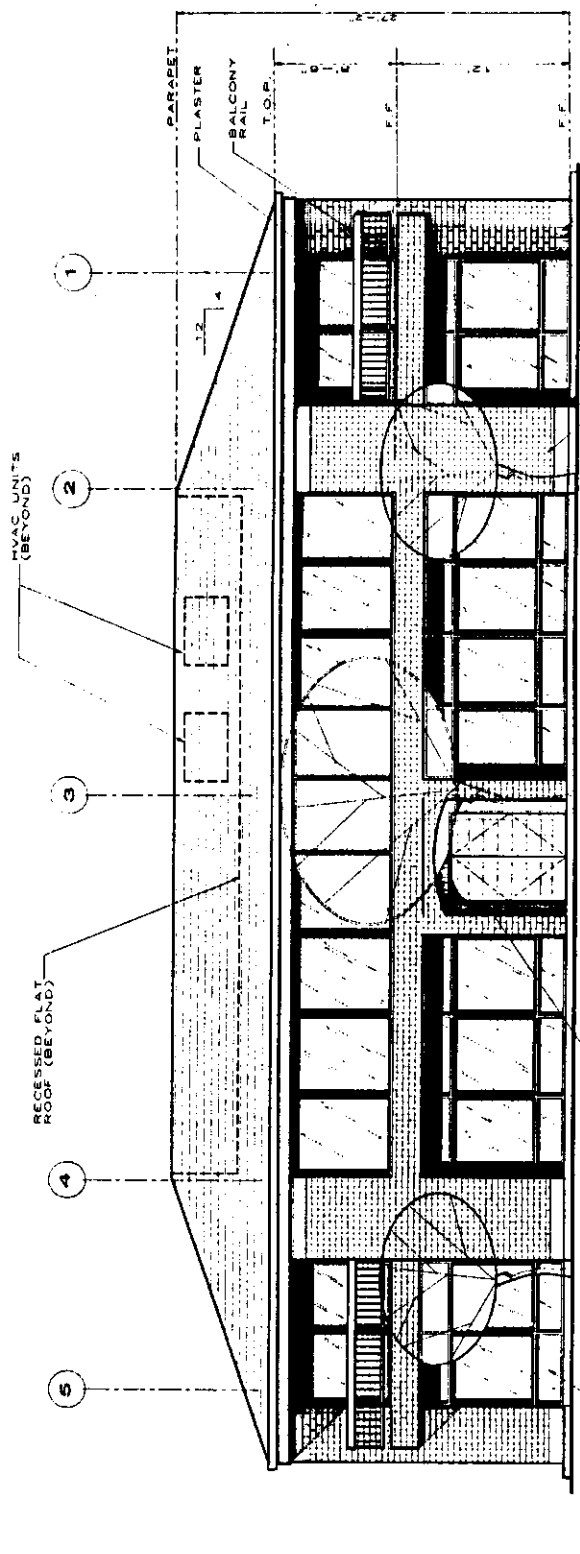
9TH + T. ST. OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

This drawing is not for
 construction until it has been
 approved by the architect
 and the contractor.

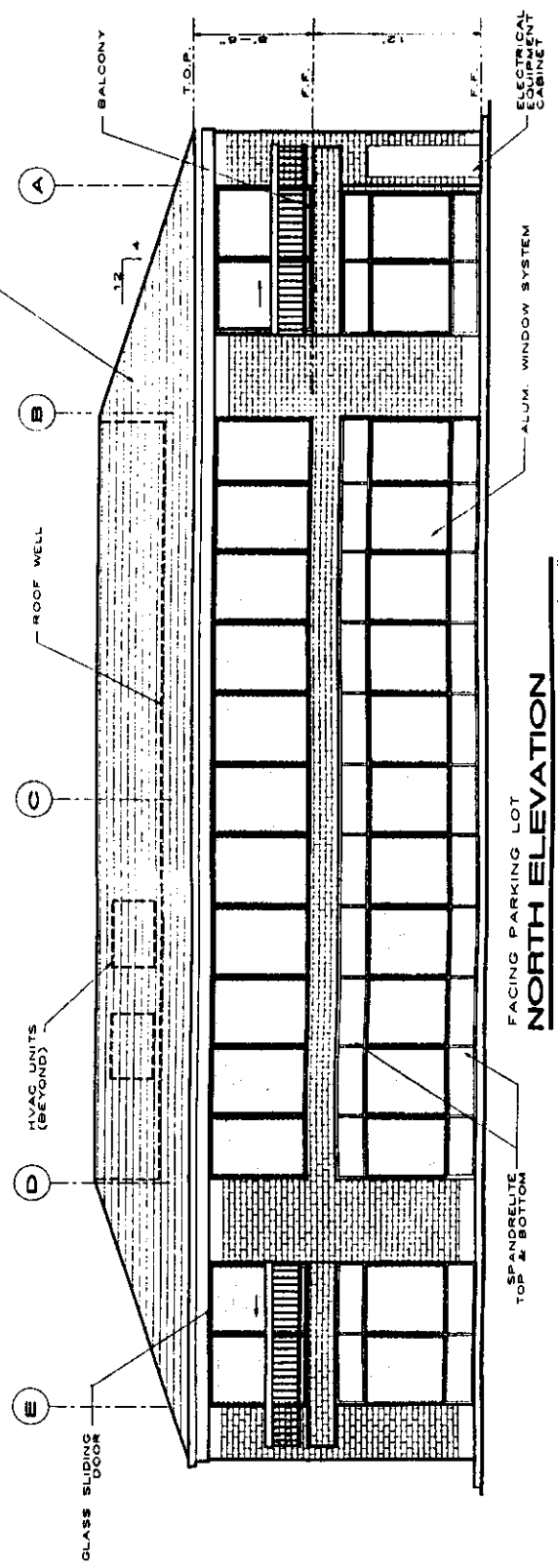
Scale: 1/4" = 1'-0"

Sheet No. A-5

ELEVATIONS
 ELECTRICAL
 EQUIPMENT
 CABINET



FACING 9TH STREET
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



FACING PARKING LOT
NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

129-205

6-5-88

27-30

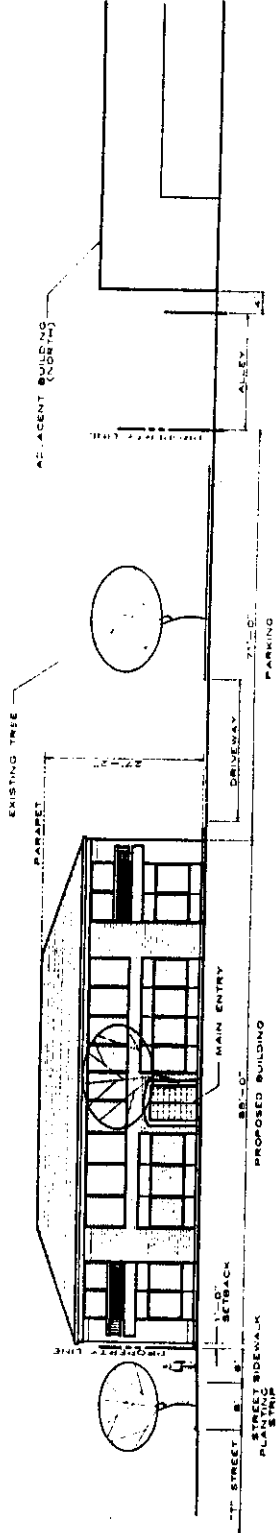
DEAN F. UNGER
 ARCHITECTURE AND
 ENGINEERING
 100 Alhambra Blvd.
 Sacramento, California
 95828 916 443 5747

95 + 7 ST. OFFICE BUILDING
 SACRAMENTO, CALIFORNIA

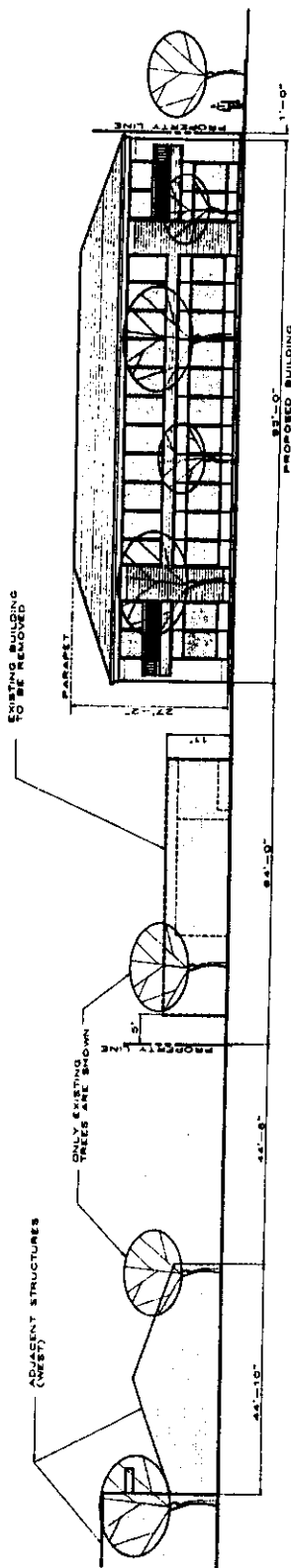
PROJECT:
 DRAWN BY: A.S.
 CHECKED BY:
 DATE:
 SHEET NO.: A-6
 SITE NO.:
 PART NO.:

A-6

SITE PROFILE
 SHEET NO.
 PART NO.



FACING WEST
 9th STREET ELEVATION
 SCALE: 1"=10'



FACING NORTH
 9th STREET ELEVATION
 SCALE: 1"=10'

888-203

6-9-88

77.55



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THREE LOTS INTO ONE LOT FOR LOTS 5 AND 6 IN THE BLOCK BOUNDED BY S AND T, 8TH AND 9TH STREETS. (APN: 009-0066-004,008 AND 009). (P88-203)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of 9th and T Streets; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento;

that the lot line adjustment for property located at the northwest corner of 9th and T Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any existing bonds or assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION