

CITY PLANNING COMMISSION

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

APPLICANT	William F. Poulton, 1723-7th Avenue, Sacramento, CA 95818		
OWNER	William F. Poulton, 1723-7th Avenue, Sacramento, CA 95818		
PLANS BY	_____		
FILING DATE	4-23-82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL NO.	006-175-13 & 14

APPLICATION: Lot Line Adjustment

LOCATION: 1725 & 1731 Capitol Avenue

PROPOSAL: The applicant is requesting a lot line merger to combine two lots in order to construct an office addition and parking lot to an existing Victorian office.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and office
1980 Central City Community Plan Designation: General Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Office and Residential structures

Surrounding Land Use and Zoning:

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

Property Dimensions: 80' x 80'
Property Area: 6,400 sq. ft.
Street Improvements/Utilities: Existing
Topography: Flat

BACKGROUND INFORMATION: The subject site consists of two 40' x 80' lots developed with a Victorian office building and a four-unit apartment structure. The applicant proposes to remove the apartment building and construct a 2,400 square foot addition to the Victorian office and parking lot on the site. Therefore, the applicant is requesting a lot line merger to combine the two lots to accommodate the office project and parking lot on the same parcel. Staff has no objection to the applicant's proposal.

The proposed lot line merger was reviewed by the offices of the City Traffic Engineer, Water and Sewer Division, Engineering, Building Inspections, and Planning Departments. There were no conditions requested by these departments.

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

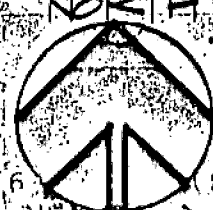
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

APPL. NO. P82-111

MEETING DATE May 27, 1982

CPC ITEM NO. 25

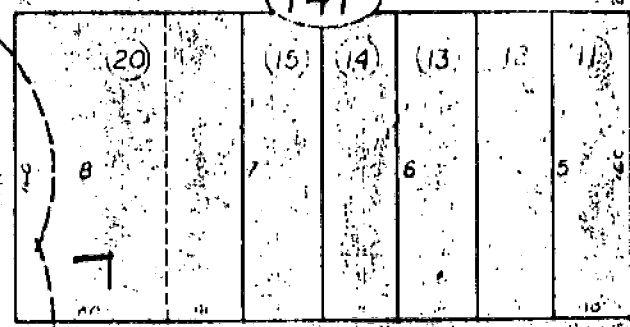
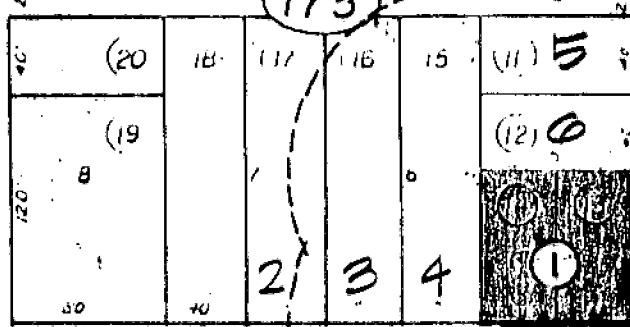
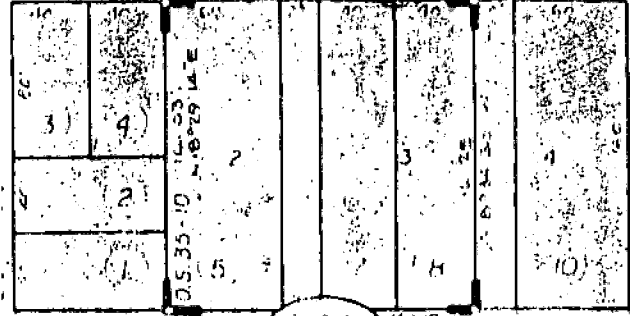
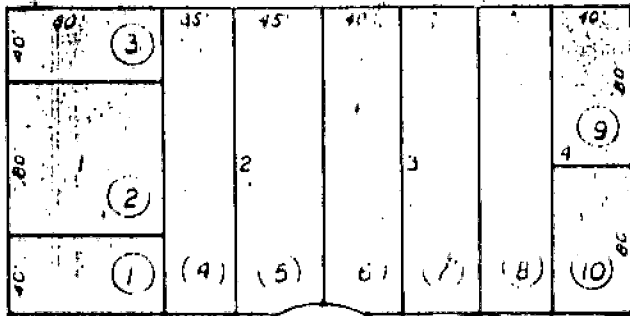
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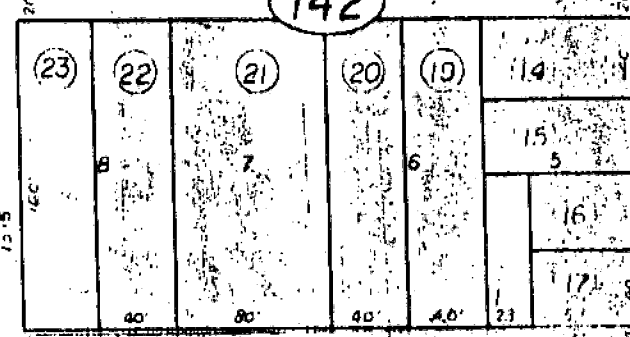
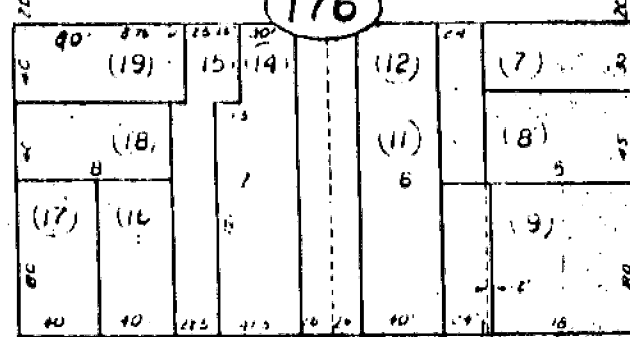
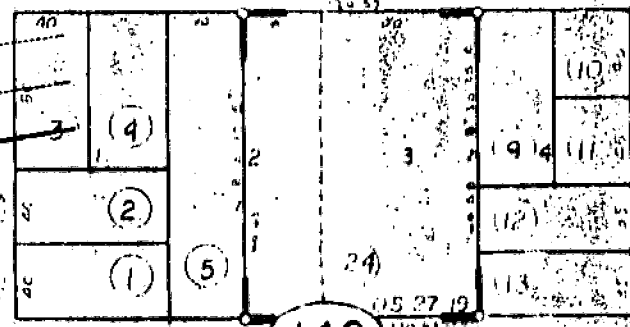
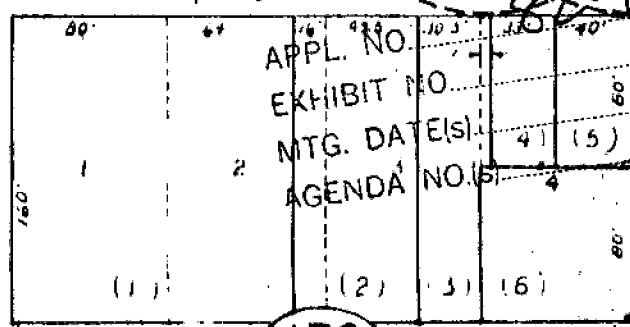
ST. 80

ST. 80

ST. 80



PROJECT SITE
 CRC FILE COPY
 CAPITOL



17th

18th

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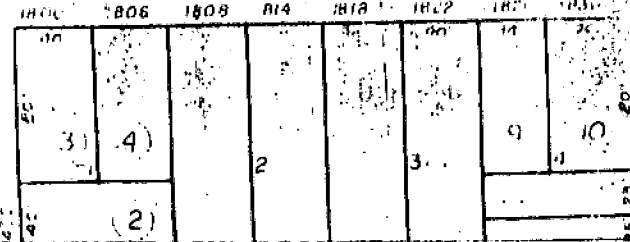
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ST. 8

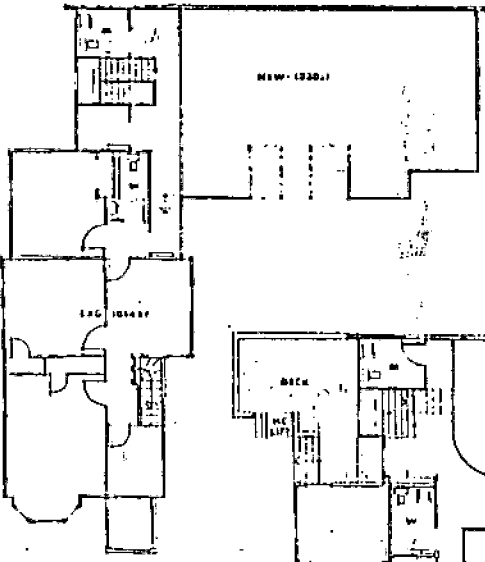
CITY OF SACRAMENT
 Assessor's Map Bk. 1
 County of Sacramento

Block Numbers Shown in Ellipses
 Parcel Numbers Shown in Circles



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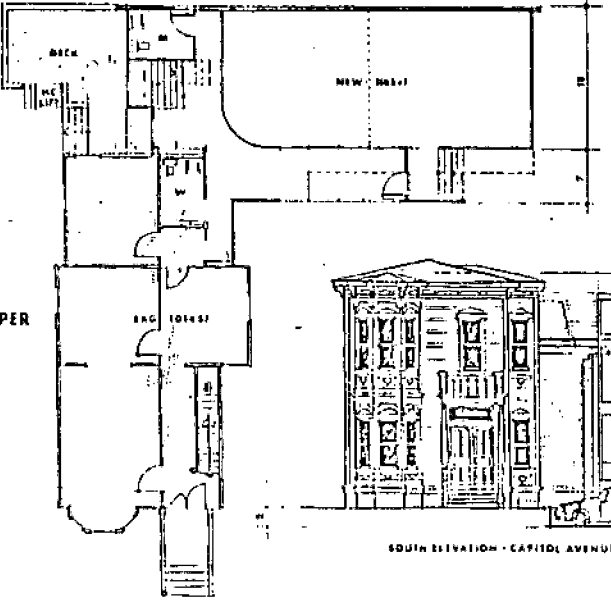
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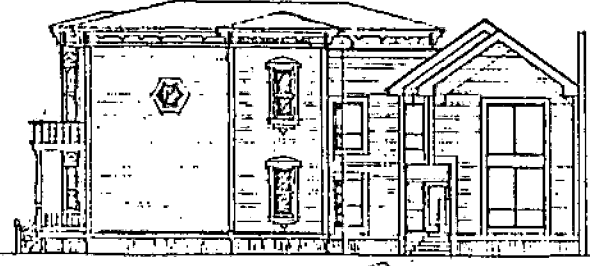
SECOND FLOOR PLAN

BILL POULTON - DEVELOPER

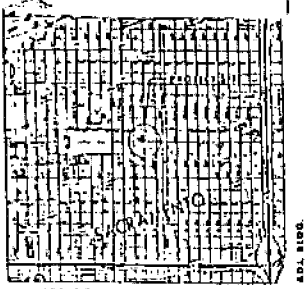
1775 CAPITOL AVE.
SACRAMENTO, CA.



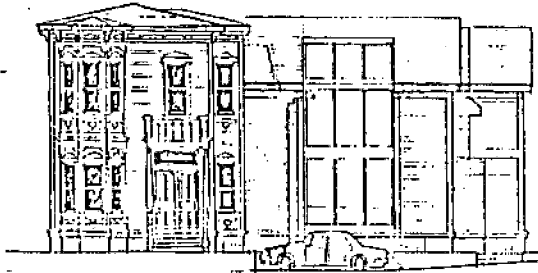
FIRST FLOOR PLAN



EAST ELEVATION - 16TH STREET



LOCATION MAP



SOUTH ELEVATION - CAPITOL AVENUE

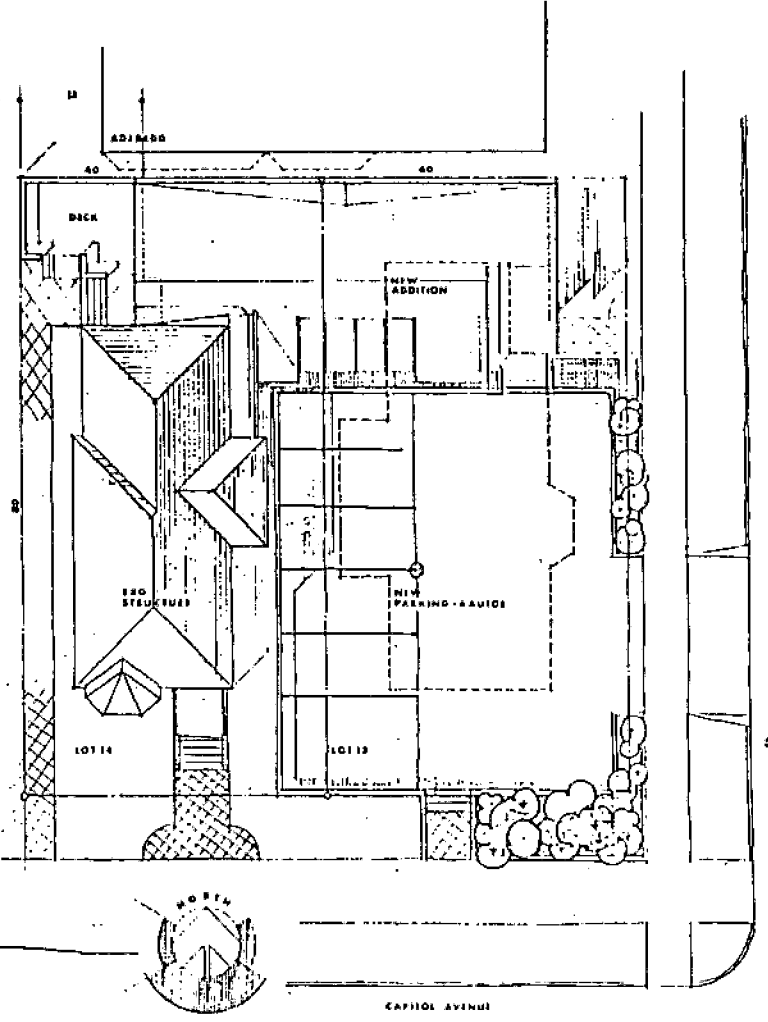


EXHIBIT B