

# CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc. 1430 Alhambra Blvd., Sacramento, CA 95816  
OWNER Peter Torza, 2714 J Street, Sacramento, CA 95816  
PLANS BY Morton & Pitalo, Inc., 1430 Alhambra Blvd., Sacramento, CA 95816  
FILING DATE 6/27/89 ENVIR. DET. Ex. 15305(a) REPORT BY CAS/kjr  
ASSESSOR'S PCL. NO. 007-0111-004, 005

APPLICATION: Lot Line Adjustment to merge two parcels into one totaling 0.29+ developed acres.

LOCATION: 2708, 2714 J Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel totaling 0.29+ developed acres in the General Commercial (C-2) Zone in order to expand an existing restaurant.

## PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial - Office
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	General Commercial; C-2
Existing Land Use of Site:	Restaurant and Bar

## Surrounding Land Use and Zoning:

North:	City Park; C-2
South:	Offices; C-2
East:	Commercial; C-2
West:	Commercial; C-2

Property Dimensions:	80' x 160'
Property Area:	0.29+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

## PROJECT EVALUATION: Staff has the following comments:

### A. Land Use and Zoning:

The subject site consists of two lots totaling 0.29+ developed acres in the General Commercial (C-2) Zone. The General Plan designates the site as Community/Neighborhood Commercial - Office and the 1980 Central City Community Plan designates the site as General Commercial. The subject site is surrounded by commercial to the east and west, Marshall Park to the north, and offices to the south.

B. Project Description:

The subject site consists of two developed parcels each 40' x 160'. The applicant is proposing to merge the two parcels into one 80' x 160' parcel (see Exhibit A). The applicant intends to enlarge an existing restaurant by consolidating the current building with an adjacent building. Staff has no objection to the merger. Any exterior modifications to the building must be approved by the Design Review staff.

C. Agency Comments:

The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Water and Sewer, and Real Estate Divisions. The following comments were received from Engineering:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
  - b. File a waiver of Parcel Map.
  - c. Pay off any existing assessments.
  - d. New lot shall be served by only one metered water service. Excess services shall be abandoned to the satisfaction of the Water Division.

ENVIRONMENTAL DETERMINATION: This project 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.



ALL C-2  
zoning

042

1

Marshall Park

MF

J

ST.

27TH ST.

IF

9

MF

10

105

11

Duplex

12

Vacant

13

office

Parking

2

Commercial

3

Commercial

4

5

Commercial

6

7

Vacant  
Com.

8

IF

1

9  
Vacant

10  
Vacant

111

19

18

17

16

15

11  
parking

12  
parking

Medical  
office

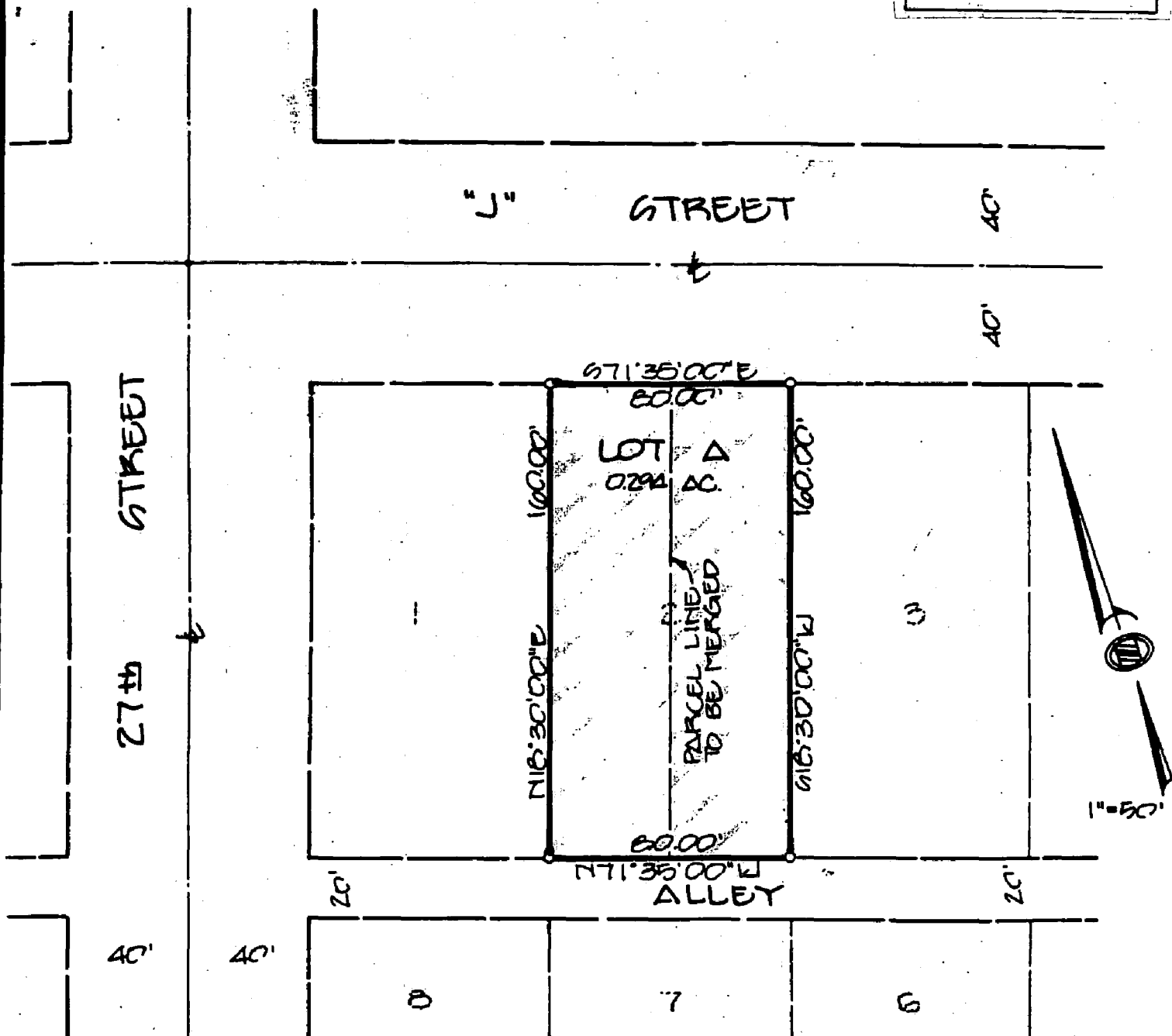
IF

o f f i c e s

Eastern Star  
Temple

# LAND USE & ZONING MAP

## EXHIBIT A



MARLAND D. JOHNSON, L.S. 3923

**MORTON & PITALO, INC.**

CIVIL ENGINEERING · PLANNING · SURVEYING

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PROJECT LOT LINE MERGER 00855

DATE  
JUNE 22, 1989JOB NO.  
690131BY  
K.E.T.

SHEET 1 OF 1

## EXHIBIT B



**MORTON & PITALO, INC.**

Civil Engineering Planning Surveying

1430 Alhambra Blvd., Suite 200

Sacramento, Ca 95816

916/454-9600

Fax: 916/454-0120

June 22, 1989  
89-0131

### DESCRIPTION

#### LOT LINE MERGER PROPOSED PARCEL

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

All of Lot 2, in the block bounded by J and K and 27th and 28th Streets, in the City of Sacramento, according to the official map or plan of said City, described as follows:

BEGINNING at the Northwest corner of said Lot 2; thence, from said point of beginning, along the Northerly line of said Lot 2, South  $71^{\circ}35'00''$  East 80.00 feet to the Northeast corner of said Lot 2; thence, along the Easterly line of said Lot 2, South  $18^{\circ}30'00''$  West 160.00 feet to the Southeast corner of said Lot 2; thence, along the Southerly line of said Lot 2, North  $71^{\circ}35'00''$  West 80.00 feet to the Southwest corner of said Lot 2; thence, along the Westerly line of said Lot 2, North  $18^{\circ}30'00''$  East 160.00 feet to the point of beginning.

Refer this description to your title company  
before incorporating it into any document.

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8-24-89

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