

# CITY PLANNING COMMISSION

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

APPLICANT Wong & Associates - 201 Lathrop Way, Suite F, Sacramento, CA 95815  
OWNER Churk & Tammy Mak - 1225 P Street, Sacramento, CA 95814  
PLANS BY Wong & Associates - 201 Lathrop Way, Suite F, Sacramento, CA 95815  
FILING DATE 1-21-88 ENVIR. DET. Cat Ex 15305a REPORT BY DS:sg  
ASSESSOR'S-PCL. NO. 027-0071-004,005,006

APPLICATION: Lot Line Adjustment to merge three lots into one.

LOCATION: 7716, 7720 and 7724 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into one to allow for the expansion of a restaurant and accessory parking.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial Office  
1986 South Sacramento Community  
Plan Designation: General Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Neighborhood market and an unoccupied commercial building

Surrounding Land Use and Zoning:

North: Single family; R-1  
South: Single family; R-1  
East: Vacant lot; C-2  
West: Single family dwelling; C-2

Property Dimensions: 120' x 166'  
Property Area: .046+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

PROJECT EVALUATION: Staff provides the following comments:

- A. The subject site is designated General Commercial in the South Sacramento Community Plan. General Commercial (C-2) zoning has been applied to the property. At this time, two buildings are located on the site. One building (7724 Fruitridge Road) is vacant. The second building (7720 Fruitridge Road) is a neighborhood market. Each of the buildings are located on individual parcels. The third (or westerly) parcel is vacant. Surrounding zoning is R-1 to the north and south and C-2 to the east and west. Single family homes are adjacent to the property on the south and west.
- B. The applicant is proposing to merge three individual lots into one for the purpose of reopening and expanding a restaurant (Exhibit B). The use does not require a special permit, as restaurants are permitted by right in the C-2 zone.

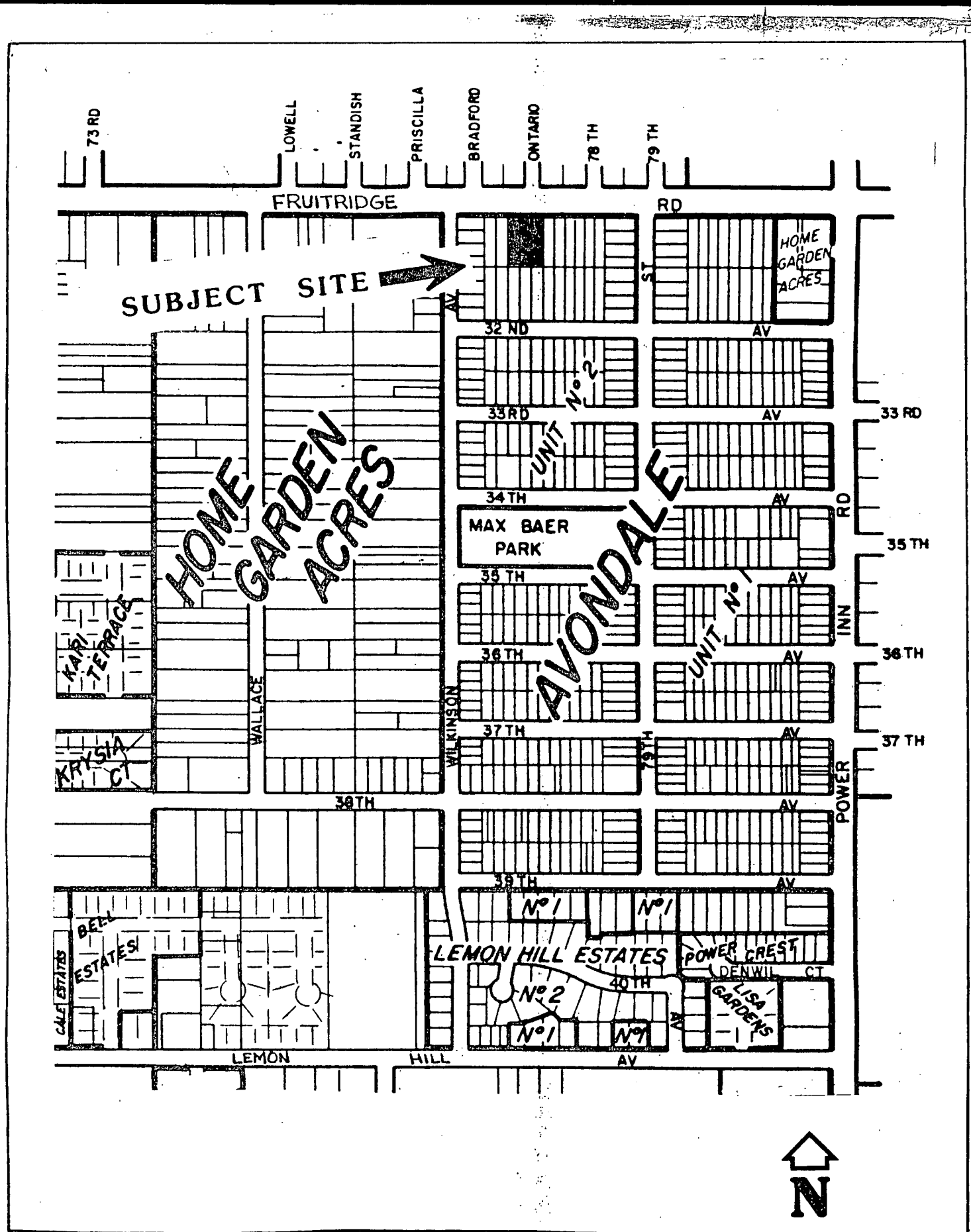
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001233

- C. Staff has no objections to the merging of these parcels as it will allow the restaurant expansion to meet building and planning regulations. Staff suggests signs and sign poles be removed or reconstructed to meet current sign standards. Additional parking lot, landscaping and wall requirements will be applied through building permit review.
- D. The plans were reviewed by the Traffic Engineer, City Engineer, Building Inspections, Water and Sewer Division, and Real Estate Division. No comments were received.

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

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.



VICINITY MAP

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P88-069

2-25-88

Item 29  
EXHIBIT A

