

# CITY PLANNING COMMISSION

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

APPLICANT	James & Mary Jones; 808 E St.; Sacto, Ca. 95814				
OWNER	City of Sacramento				
PLANS BY	Applicant				
FILING DATE	10-28-87	ENVIR. DET.	Ex. 15305 (a)	REPORT BY	CV
ASSESSOR'S-PCL. NO.	002-0104-006, 007				

APPLICATION: Lot Line Adjustment to merge two lots into one lot.

LOCATION: 808 E Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one lot to allow the construction of an apartment and garage.

PROJECT INFORMATION:

Alkali Flat Redevelopment Area:	Residential
1980 Central City Community	
Plan Designation:	Multiple family residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Single family residential

Surrounding Land Use and Zoning:

North: Apartments; R-3A  
South: Vacant, Office; R-0  
East : Apartments; R-3A  
West : Apartments, single family residential; R-3A

Property Dimensions:	0.10+ acre
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned multiple family residential and is developed with a single family residence. Surrounding land uses include apartments to the north, vacant and office to the south, apartments to the east and apartments and single family residential to the west.

B. Proposal

The applicant proposes to merge two lots into one lot to allow the construction of a two story carriage house. A one bedroom apartment would be located on the second story and a three car garage will be located below the proposed apartment.

The proposed two story carriage house will be located in a design review district. Therefore, this project will require the review and approval of the Design Review/Preservation Board prior to the issuance of a building permit.

000323

APPLC. NO. P87-449 MEETING DATE 12-3-87 ITEM NO. 28

C. Interdepartmental Review

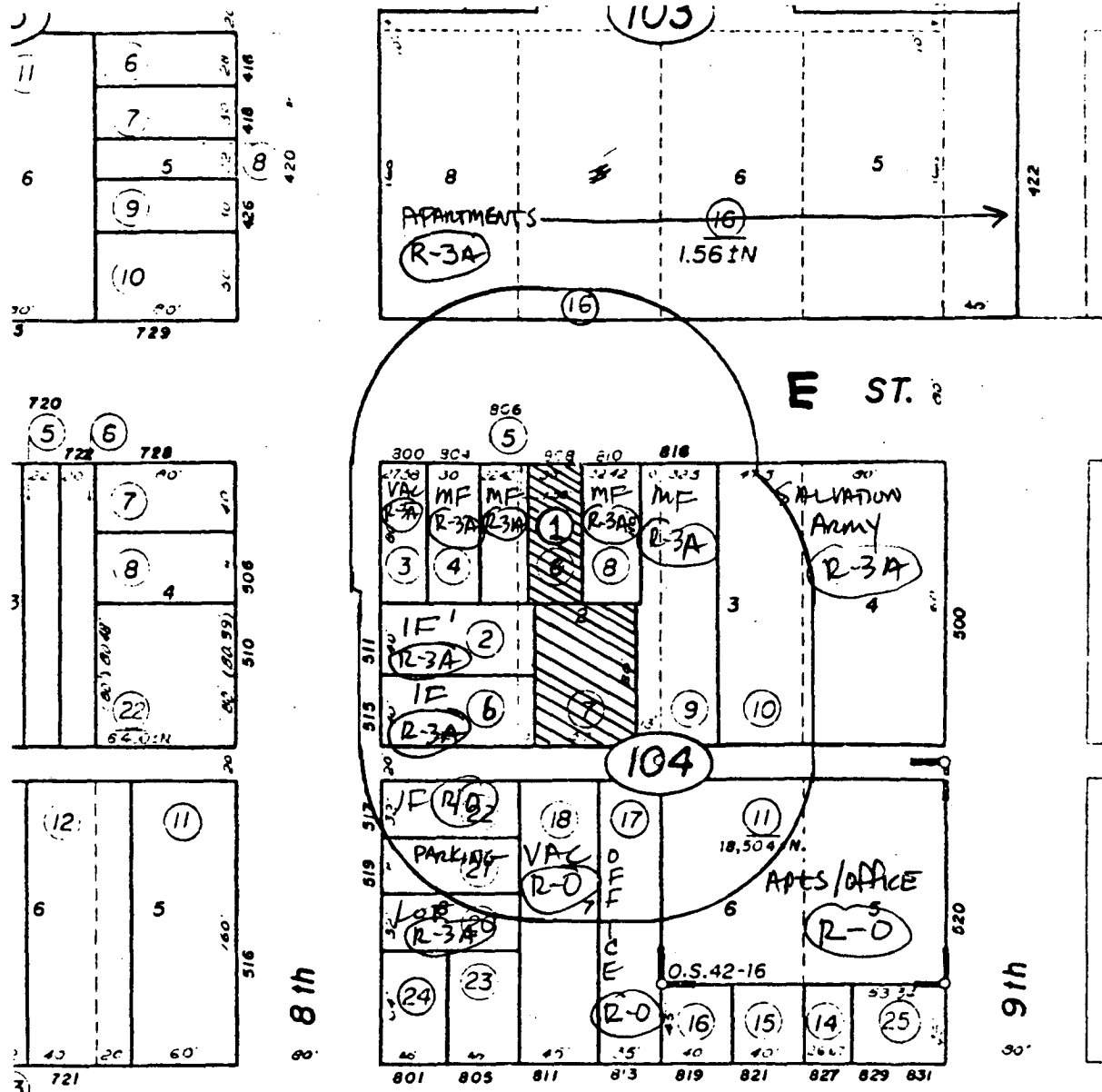
This project was reviewed by the City Departments of Engineering, Water and Sewer, Real Estate, Alkali Flat PAC and the Sacramento Old City Association and the following comment was received:

Real Estate

Pay off any existing assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project is exempt from CEQA pursuant to State EIR Guidelines (Section 15305(a)).

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



CITY OF SACRAM  
Assessor's Map Bk.  
County of Sacrame

(14)

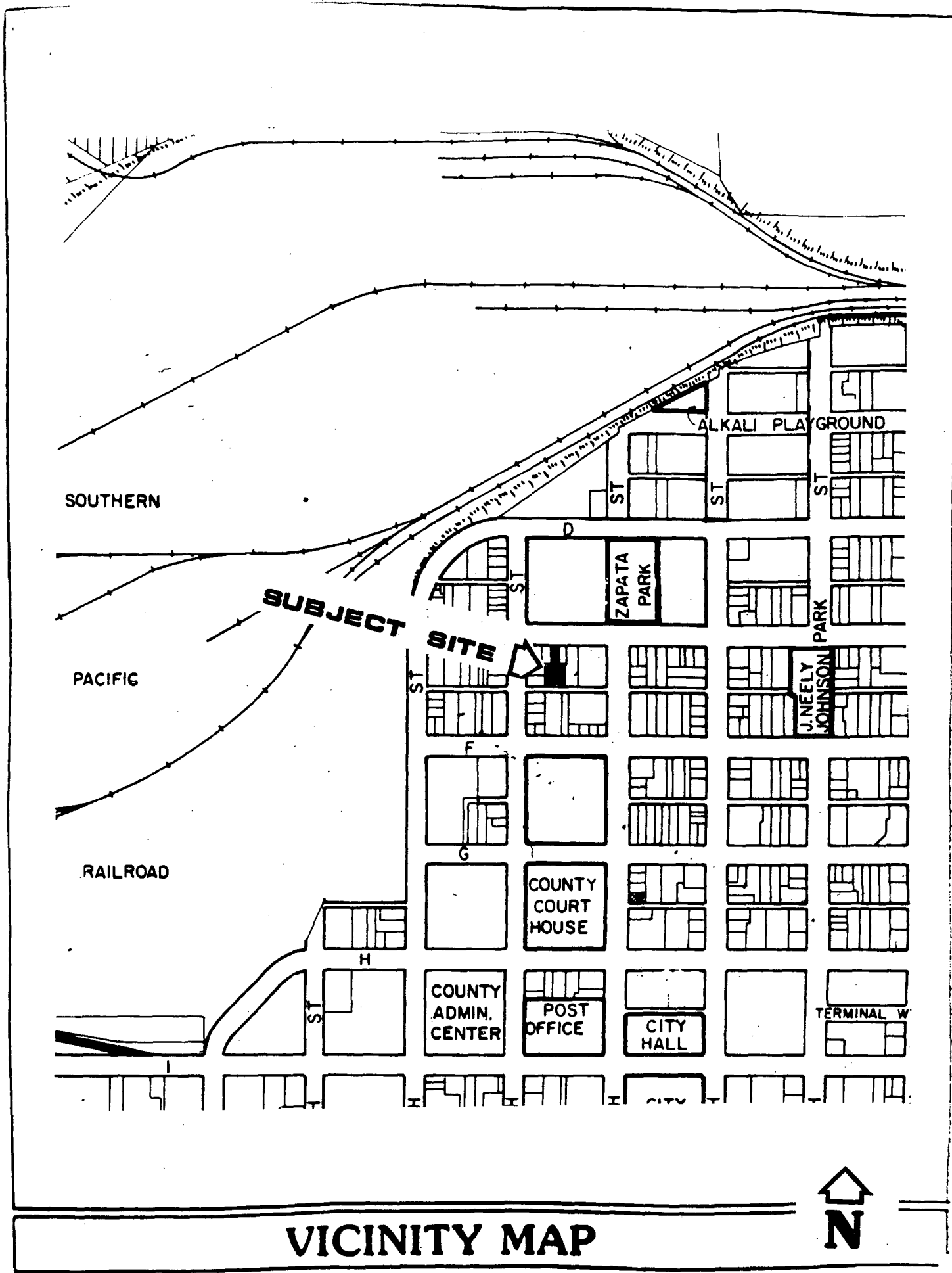
NOTE—Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

## LAND USE & ZONING MAP

P87-449

12-3-87

ITEM 28



**VICINITY MAP**



P87-449

12-3-87

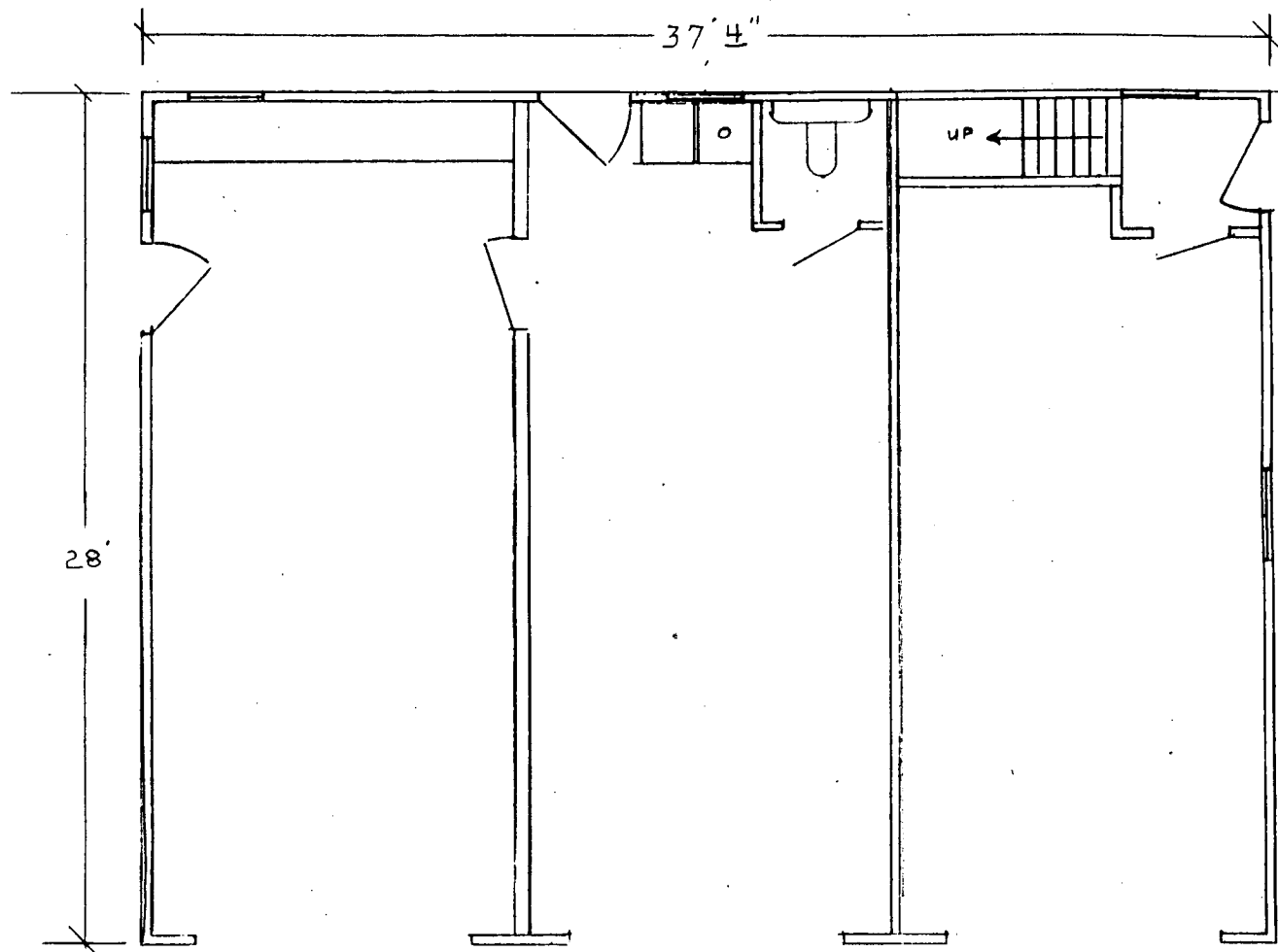
ITEM 2P

187-449

000327

12-3-87

#228



1st FLOOR (GARAGE) PLAN

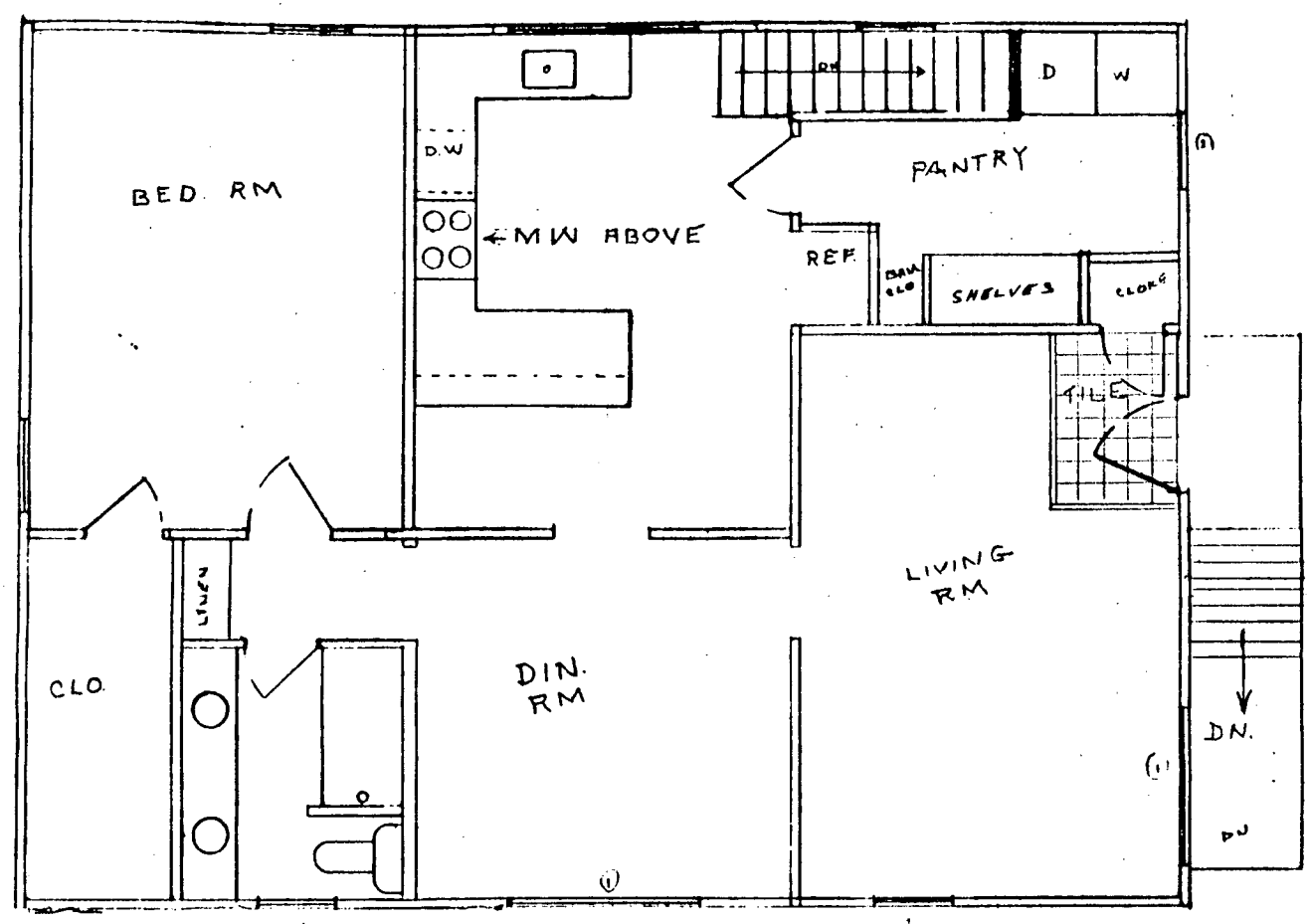
FLOOR PLANS

187-444

000328

12-3-81

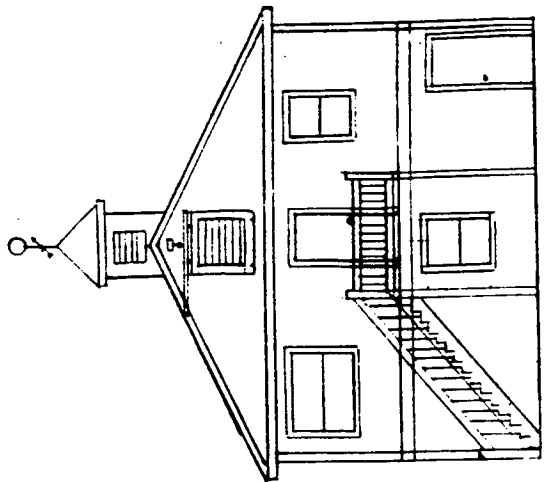
AT 28



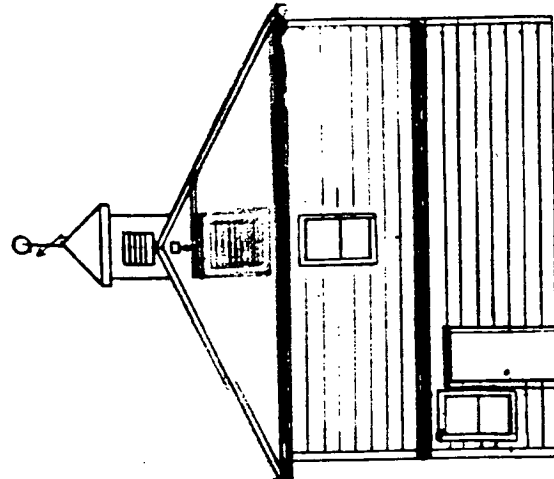
2ND FLOOR PLAN

FLOOR PLANS

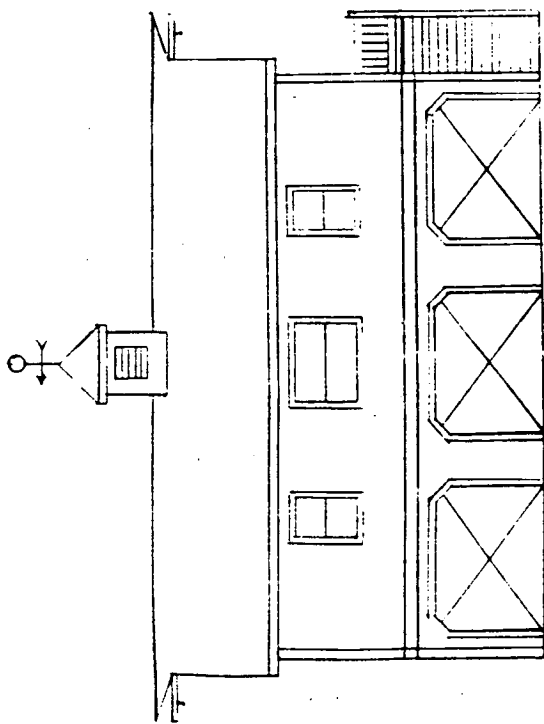
# ELEVATIONS



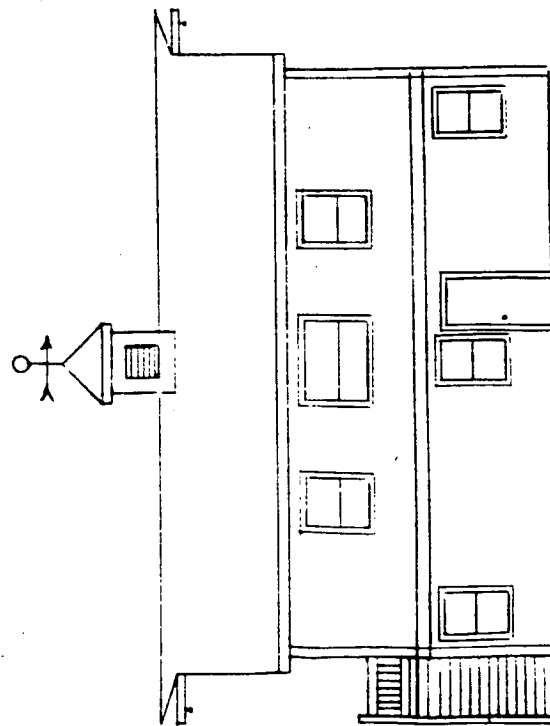
WEST VIEW



EAST VIEW



NORTH VIEW



SOUTH VIEW

P87-449

000329

12-3-87

#  
28

**EXHIBIT A**

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE EAST 57 FEET OF THE WEST 67 FEET OF THE SOUTH ONE-HALF OF LOT 2 TOGETHER WITH THE EAST 30 FEET OF THE WEST 37 AND 7/12THS FEET OF THE NORTH HALF OF LOT 2 IN THE BLOCK BOUNDED BY E AND F, 8TH AND 9TH STREETS OF THE CITY OF SACRAMENTO, ACCORDING TO THE OFFICIAL PLAT THEREOF.



**CPC FILE COPY**

**P87449**

APPL. NO. ....

EXHIBIT NO. ....

MTG. DATE(S).....

AGENDA NO.(S).....

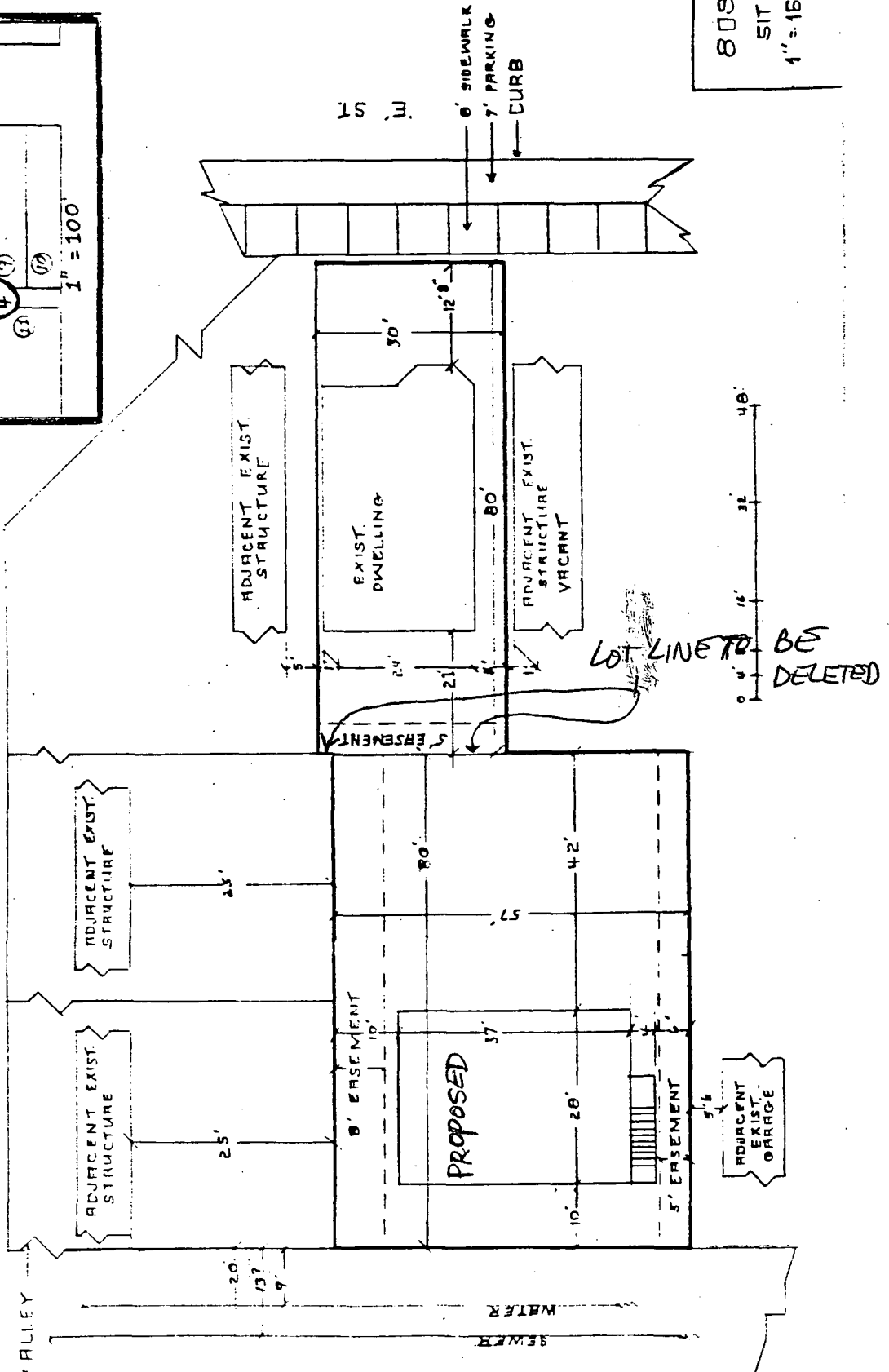
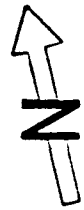
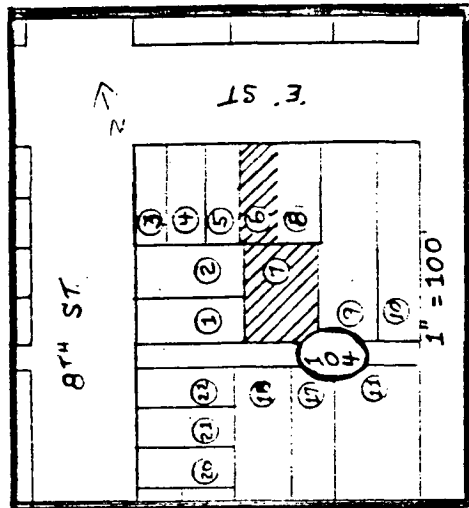
P87-449

12-3-87

ITEM *JK*

EXHIBIT B

809 1/2 E ST.  
SITE PLAN  
1" = 15'



P87-449

12-3-87

ITEM 28