

CITY PLANNING COMMISSION

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

APPLICANT	Richard Mendoza 2728 J Street, Sacramento, CA 95816				
OWNER	Richard Mendoza, 2728 J Street, Sacramento, CA 95816				
PLANS BY	Sheldon Land Surveying, 1767 Tribute Road, Ste J., Sacramento, CA 95815				
FILING DATE	5/6/88	ENVIR. DET.	15305 (a)	REPORT BY	PW/RL:pe
ASSESSOR'S PCL. NO.	007-0111-007, 008, 009, 010				

APPLICATION: Lot line adjustment to merge four lots totaling 0.44+ developed acres in the General Commercial (C-2) zone.

LOCATION: 2724 - 2730 J Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge four lots for future development.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions:	120' x 160'
Property Area:	0.44 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Evaluation: Staff has the following comments:

- A. The subject site consists of four parcels totaling 0.44+ acres in the General Commercial (C-2) Zone. Existing structures include a vacated Priority Structure at 2730 J Street and an adjacent structure occupied by a hair salon and a vacuum cleaner shop on the ground floor and offices above. The General Plan designation for the site is Community/Neighborhood Commercial and Office. Surrounding land uses include various commercial and office uses to the east, south and west and Marshall Park to the north, across J Street.

002957

APPLC. NO. P88-219 MEETING DATE December 15, 1988 ITEM NO. 11

- B. The applicant is requesting a lot line adjustment to merge the four parcels into one to allow redevelopment of the property. A concurrent application (P88-338) includes the necessary Commission entitlements for a proposed four story medical office building with ground floor commercial uses. Staff has no objection to the requested merger of parcels.

- C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Water and Sewer, and Real Estate Divisions. The Sacramento Old City Association and the Midtown Business Association have also reviewed the request. The following comments were received.

Engineering

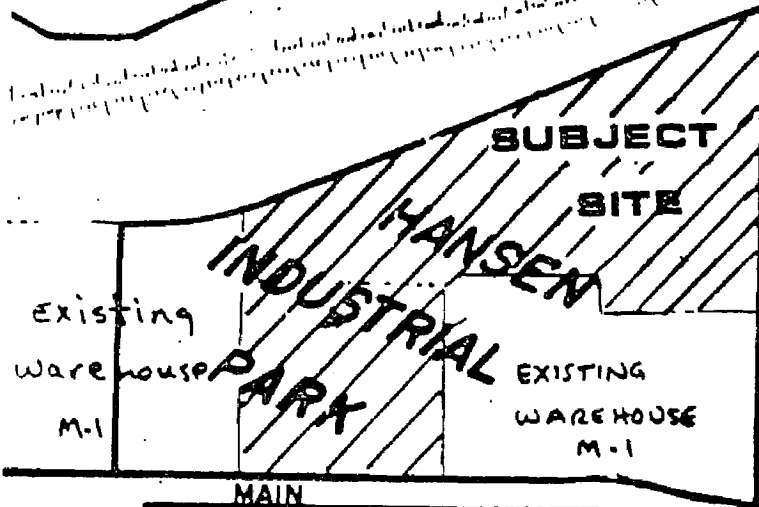
- A. Pay off any assessments.

- B. Provide Certificate of Compliance and waive parcel map prior to recordation.

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

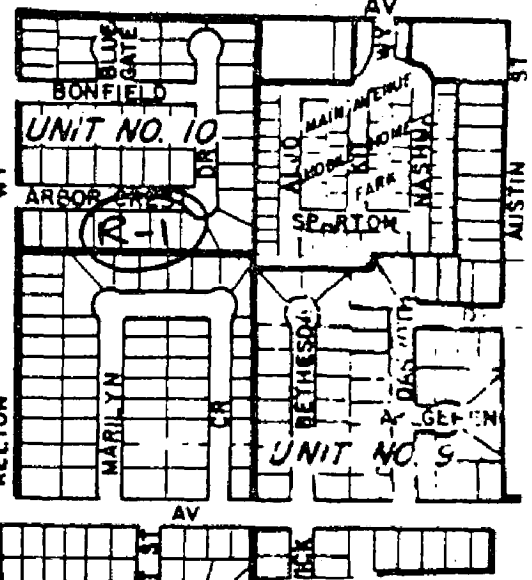
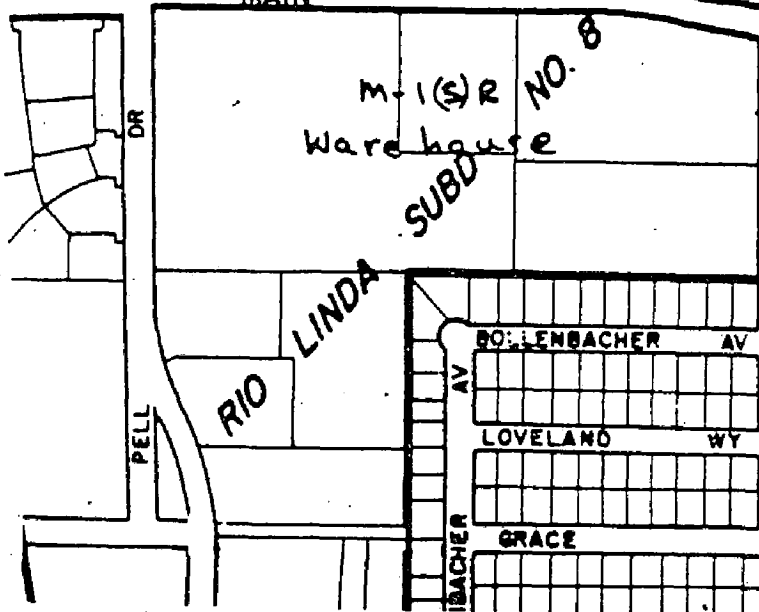
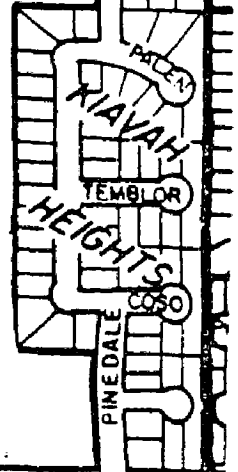
Recommendation: Staff recommends that the Planning Commission approve the lot line adjustment by adopting the attached resolution.

FUTURE
CARL HANSON
REGIONAL PARK



Residential
Subdivision
(R-1)
(P90-197)

R-1A



002987

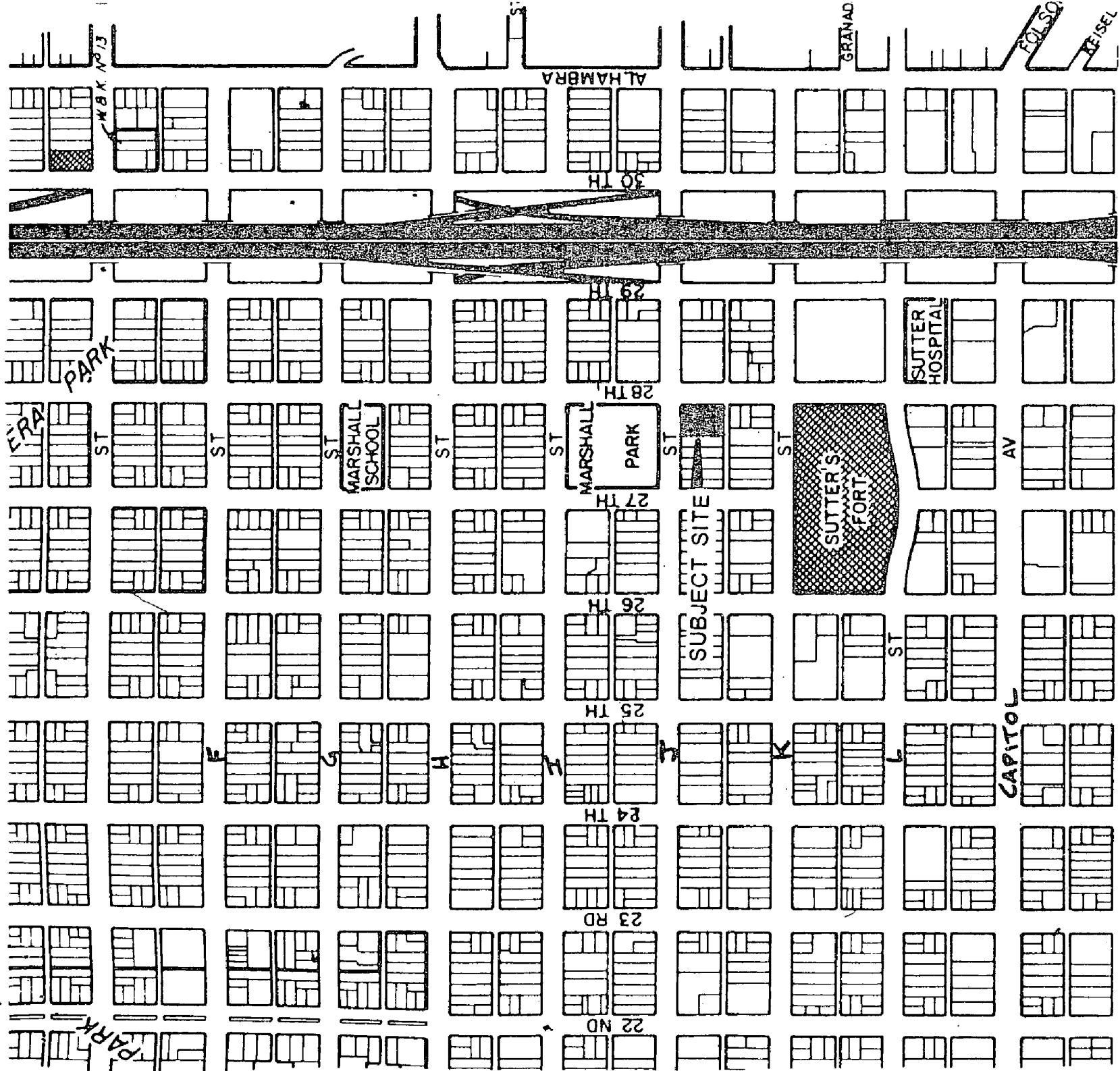
RESOLUTION 91-103

VICINITY - LAND USE - ZONING

FEB 05 1990

P89-21915

Sept. 13, 1990

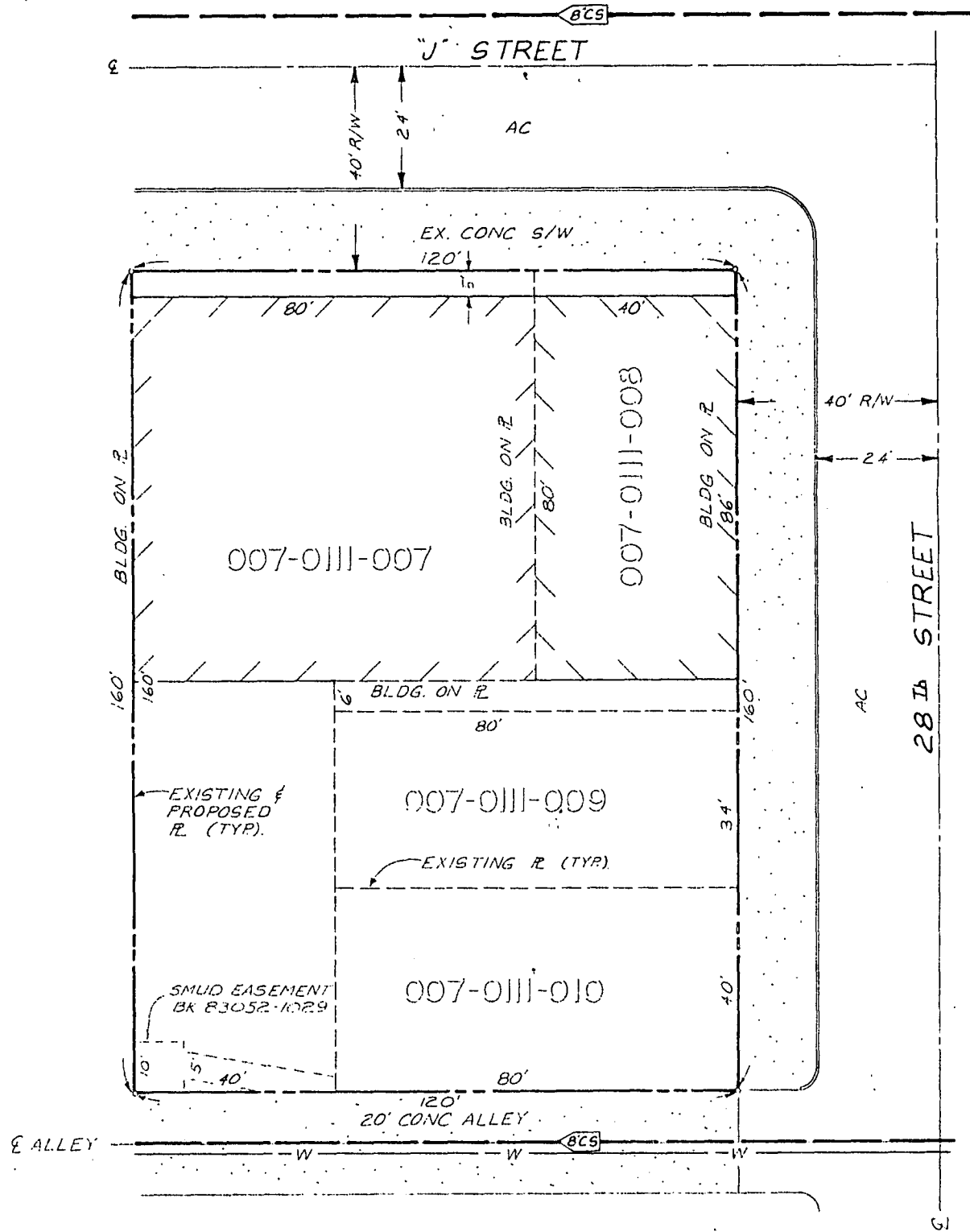


002968

VICINITY MAP

P88-219
 6/9/88 6-23-88 10-15-88 Item 4475

EXHIBIT A



002969

NO	REVISION	APP	DATE

P88-219

SLS
 SHELDON LAND SURVEYING
 1767 TRIBUTE ROAD - SUITE J
 SACRAMENTO, CALIFORNIA 95815
 PHONE: (916) 920-5375

Item ~~11~~ ~~12~~ ~~13~~ ~~14~~ ~~15~~ ~~16~~ ~~17~~ ~~18~~ ~~19~~ ~~20~~ ~~21~~ ~~22~~ ~~23~~ ~~24~~ ~~25~~ ~~26~~ ~~27~~ ~~28~~ ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~ ~~40~~ ~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ ~~48~~ ~~49~~ ~~50~~

EXHIBIT A-2
SITE PLAN

App'd with → P85-088

Proposed Schematic
Plan - Hansen Pad

ARM HOLDING

MAIN AVENUE



Cross section
required
Per P82-211

002521

002970

RESOLUTION 91-103

P89-219

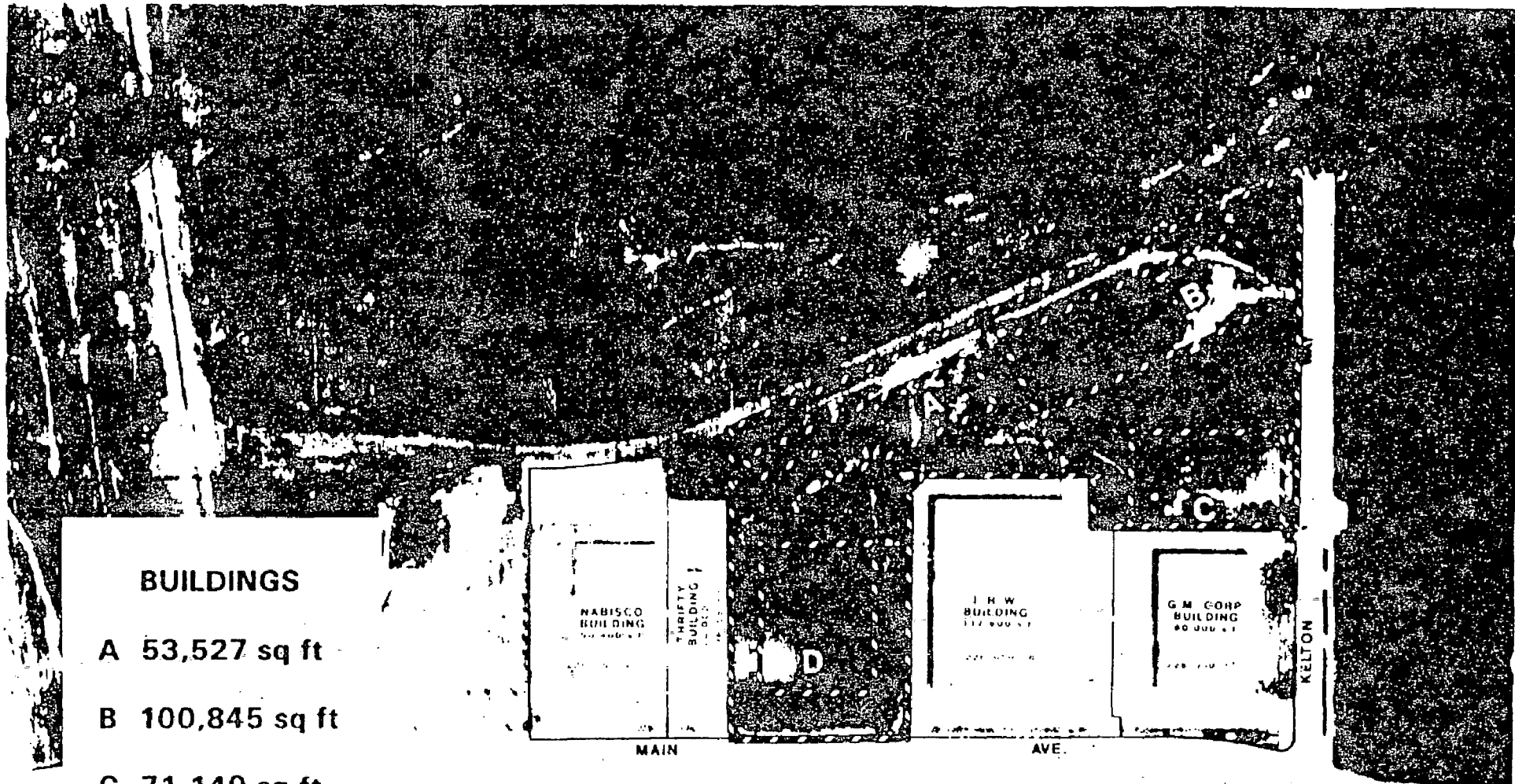
Sept 13, 1990

FEB 05 1991

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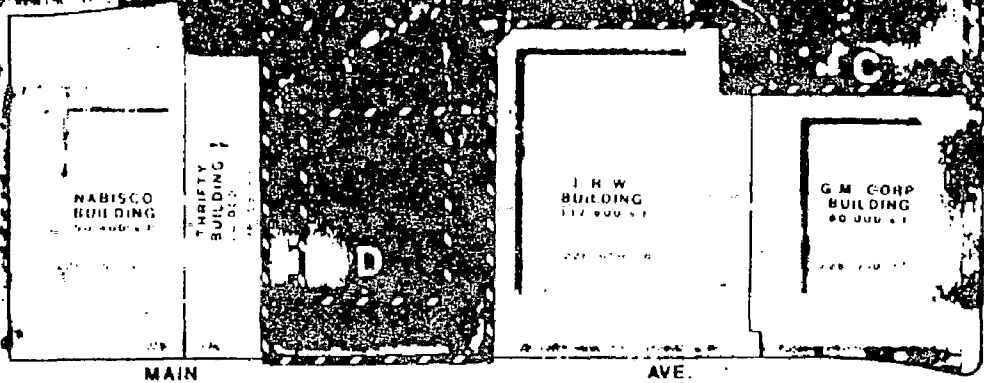
RESOLUTION
FEB 05 1991

91-408
REVISED



BUILDINGS

- A 53,527 sq ft
- B 100,845 sq ft
- C 71,140 sq ft
- D 79,200 sq ft



REVISED AUG. 1990

NO.	DESCRIPTION	APPROVED	DATE	DIRT NO.	BENCH MARK	COMPUTED	DESIGNED	DRAWN	PROJ. MGR.	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	CITY OF SACRAMENTO	DATE
				SCALE	RELV.							DESIGN

EXHIBIT A-1

SLS

SHELDON LAND SURVEYING

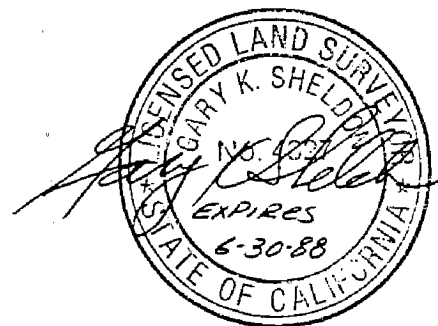
MENDOZA PROPERTY

May 5, 1988

DESCRIPTION OF MERGED PARCEL

Lot 4 and the east one-half of Lot 3 in the block bounded by "J," "K," Twenty-seventh and Twenty-eighth Streets of the city of Sacramento, as shown on the official PLAT thereof.

Parcel consists of 14,400 square feet, more or less.



5-5-88

P882194

1767 TRIBUTE ROAD • SUITE J • SACRAMENTO, CALIFORNIA 95815

(916) 920-5375

P88-219

~~619188~~

~~623-88~~

Dec 15 1988

ITEM 411

11

EXHIBIT B

SLS
SHELDON LAND SURVEYING

MENDOZA PROPERTY

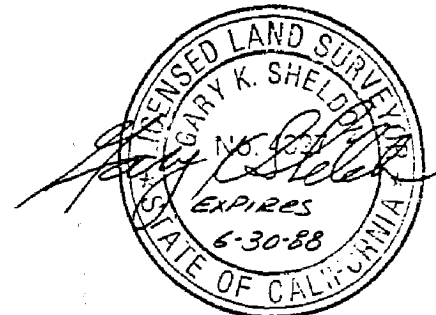
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P882194



5-5-88

1767 TRIBUTE ROAD • SUITE J • SACRAMENTO, CALIFORNIA 95815

(916) 920-5375

6/9/88 6-23-88

P88-219

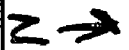
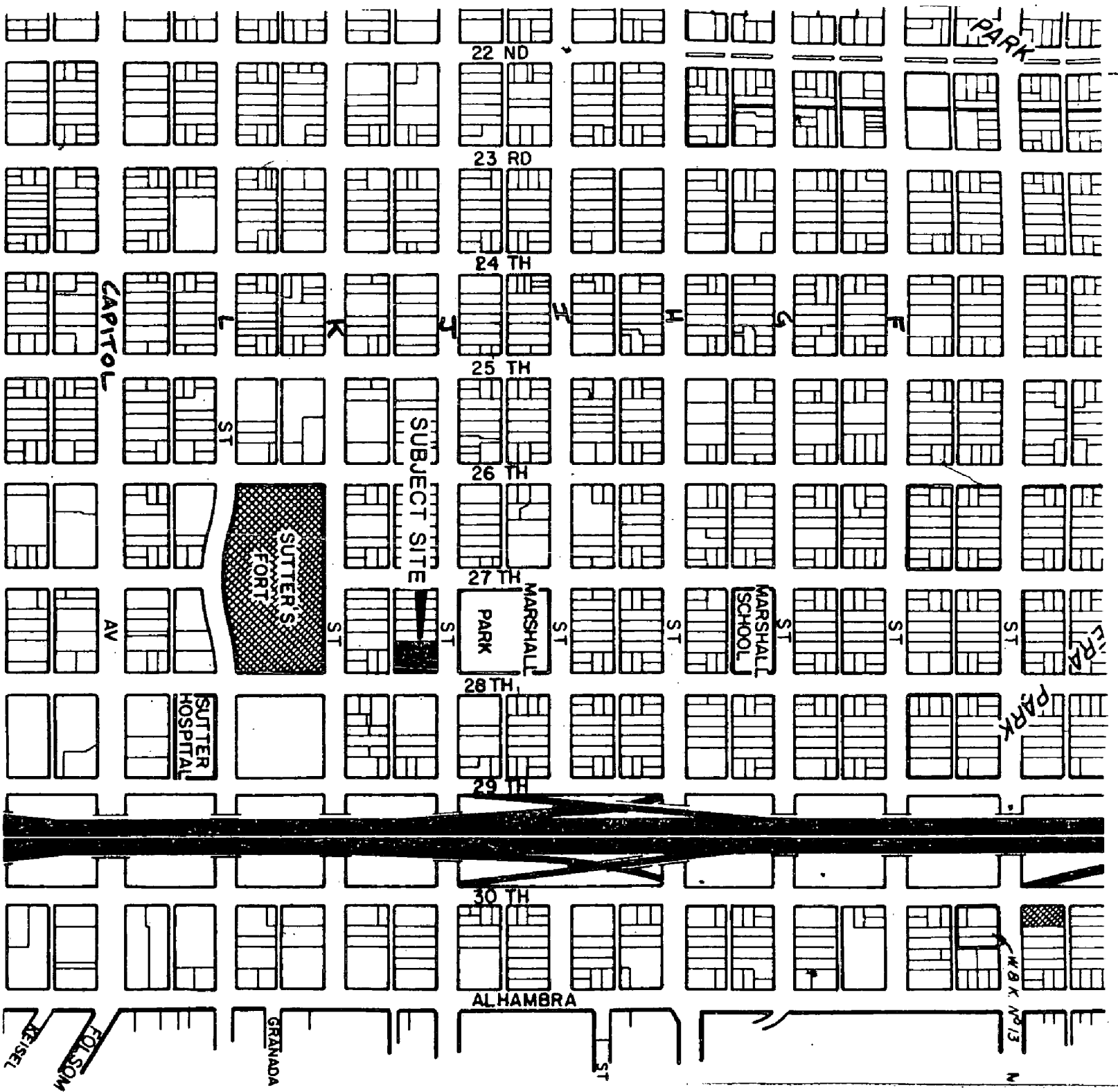
ITEM 15

P88-214

6/9/88 6-23-88

Item 4115

VICINITY MAP



FOLSON
REISEL

GRANADA

ALHAMBRA

W.B.K. NO 13

PARK

22 ND

23 RD

24 TH

25 TH

26 TH

27 TH

28 TH

29 TH

30 TH

SUBJECT SITE

SUTTER'S
FORT

SUTTER
HOSPITAL

CAPITOL

MARSHALL
SCHOOL

PARK

PARK

PARK

FOLSON

REISEL

GRANADA

ALHAMBRA

W.B.K. NO 13

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