

# CITY PLANNING COMMISSION

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

APPLICANT	WONG AND ASSOCIATES	1211 H Street, Suite F, Sacramento, CA 95814
OWNER	JACKSON-ALHAMBRA ASSOCIATES,	5691 A Power Inn Road, Sac., CA 95824
PLANS BY	WONG AND ASSOCIATES	1211 H Street, Suite F, Sacramento, CA 95814
FILING DATE	6/16/87	ENVIR. DET. Cat. Ex.15301(a) REPORT BY DJH:vf
ASSESSOR'S-PCL. NO.	007-0281-7,8,9,10	

APPLICATION: Lot line adjustment to merge the common property lines of four lots totaling 0.36+ developed acres in the General Commercial (C-2) zone.

LOCATION: 3026, 3028, 3030 "O" Street; 1508 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots to allow construction of a three story, 18,189 square foot office building.

## PROJECT INFORMATION:

1974 General Plan Designation:	General Commercial
1980 Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Four dwellings and one detached garage.

## Surrounding Land Use and Zoning:

North: Office building; C-2  
South: Gas Station; C-2  
East : Offices; C-4  
West : Religious Center; C-2

Parking Required:	45 Spaces
Parking Provided:	45 Spaces
Property Dimensions:	100' x 160'
Property Area:	0.36+ acres
Square Footage of Building:	18,189 sq. ft.
Height of Building:	3 Stories
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Red brick, solar green glass, dark bronze metal frame, light blue accent.

PROJECT EVALUATION: Staff has the following comments:

## A. Land Use and Zoning

The subject site consists of four parcels totaling 0.36+ acres in the General Commercial (C-2) zone. The site is designated for General Commercial Uses on the 1974 General Plan and 1980 Central City Community

APPLC. NO. P87-280 MEETING DATE July 23, 1987 ITEM NO 20

Plan. The site is bordered by offices to the north and east, a gas station across an alley to the south and a religious center to the west. Surrounding zoning is General Commercial (C-2) west of Alhambra Boulevard and Heavy Commercial (C-4) zone east of Alhambra Boulevard.

B. Project Description

The applicant proposes to remove or demolish the four existing dwelling structures and one detached garage building and construct a three story, 18,189 square foot general office building with a 45 space parking lot. The applicant has received Design Review Board approval at the June 17, 1987 Board meeting (DR87-181). In order to construct the office building, removal of the lot lines and merger of the four lots is required.

C. Agency Review

The proposed lot line merger was reviewed by the City Engineer, Traffic Engineer, Water & Sewer Department and Real Estate Department with the comment to pay off any bonds or assessments from the Real Estate Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

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

Additional Conditions

13. No fast food restaurants shall be permitted on the freestanding building pads. Fast food restaurants incorporated into the shopping center shall not have drive through service.
14. Businesses in the shopping center shall close at 11:00 p.m., except for restaurant uses which may open until Midnight.
15. No bar or a business containing a dance floor shall be permitted. A bar may be incorporated as an ancillary use with a restaurant.
16. No adult entertainment business shall be permitted.
17. No gas station shall be permitted.
18. No convenience store shall be permitted.
19. The second floor office use shall be limited to those office tenants that serve a neighborhood clientele, such as small offices for accountants, real estates sales, title company, medical, lawyer, etc.
20. The site shall have at least one parking space for each 250 square feet of retail space and at least one space per every three seats for restaurants.