

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>Meridian Consulting Engineers, Inc., 9333 Tech Center Dr., Ste. 700, Sacramento, CA 95826</u>			
OWNER	<u>American Savings & Loan Assoc., 400 East Main, 4th Flr., Stockton, CA</u>			
PLANS BY	<u>Meridian Consulting Engineers, Inc.</u>			
FILING DATE	<u>11-20-89</u>	ENVIR.DET	<u>15305(a)</u>	REPORT BY: <u>JC:ei</u>
ASSESSOR'S PCL. NO.	<u>009-0264-018, 019, 020, & 021</u>			

APPLICATION: Lot Line Adjustment to merge four developed parcels totaling 1.02+ acres into two parcels in the General Commercial (C-2) zone.

LOCATION: 1611 Broadway and 2419 16th Street

PROPOSAL: The applicant proposes to adjust the common property lines of an abandoned alley and four developed parcels to create two parcels to allow for the sale of the corner property.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
1980 Central City Plan Designation:	General Commercial, Multi-Use, Shopping Center
Existing Zoning of Site:	C-2
Existing Land Use of Site:	American Savings & Loan Association & vacant commercial building

Surrounding Land Use and Zoning:

North:	C-2,R-0; Commercial & Residential
South:	C-2; Commercial
East:	C-2; Commercial
West:	C-2; Commercial

Property Dimensions:	Irregular
Property Area:	1.02+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Evaluation: Staff has the following comments:

- A. The subject site consists of four developed parcels totaling 1.02+ acres in the general commercial (C-2) zone. The General Plan designates the site as community/neighborhood commercial and offices. The 1980 Central City Plan designates the site as general commercial, multi-use, shopping center. The surrounding land uses and zones are: commercial, multi-family and single family, C-2 and R-O to the north; commercial and single family, C-2 to the east; commercial (Tower Records & Books), C-2 to the south, and; commercial, C-2 to the west.

APPLC. NO. P90-008

MEETING DATE February 8, 1990

ITEM NO 3

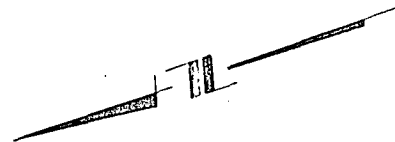
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- B. The applicant proposes to adjust the property lines to locate all of the existing bank parking on the bank site (parcel 1). The applicant further proposes to remove property lines on the westerly portion of the site in order to eliminate the building located on property lines and to locate parking and building on the same site (parcel 2).
- C. The lot line merger has been reviewed by Traffic Engineering, Engineering, Development Section, Water & Sewer and City Real Estate Divisions. The following comments were received:
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. Notice: Property to be adjusted/merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
 - d. Show easement for storm and sanitary sewer within area designated as "Abandoned Alley" or verify sewer and alley have been properly abandoned.

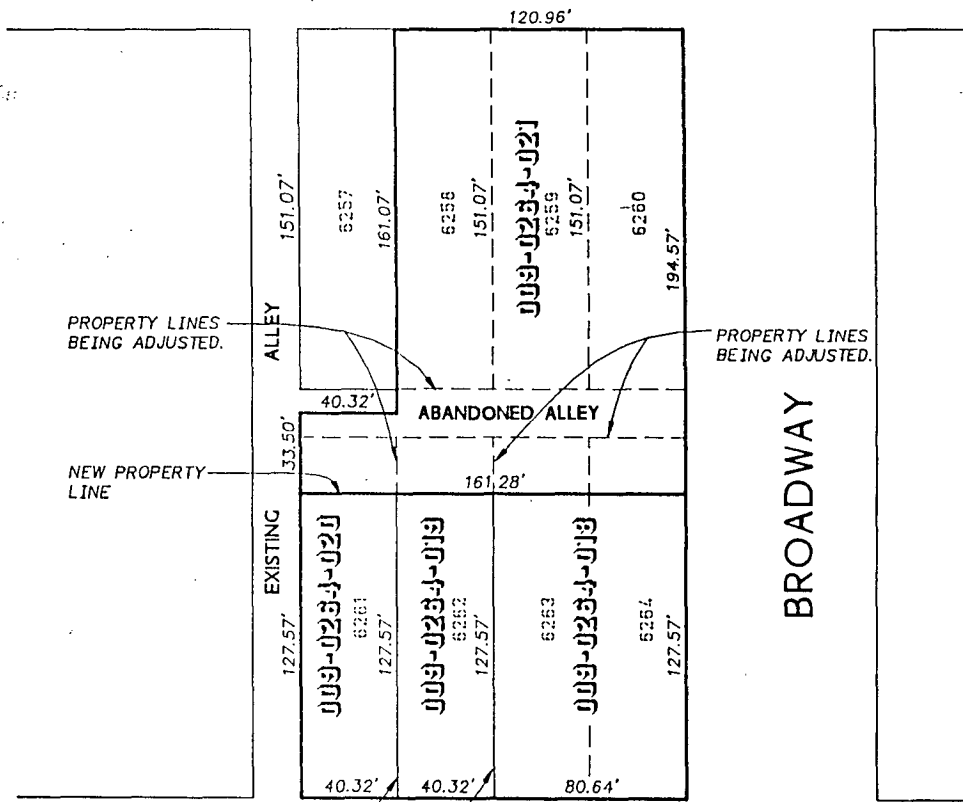
Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

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

EXHIBIT A



17TH STREET



16TH STREET

2419 16th STREET
1631 BROADWAY

LOT LINE ADJUSTMENT

MERIDIAN

CONSULTING ENGINEERS, Inc.
Civil Engineering • Planning • Surveying
9333 Tech Center Drive, Suite 700
Sacramento, CA 95826 (916)363-5678

DESIGNED BY: D. SANCHEZ
DRAWN BY: D. SANCHEZ
CHECKED BY: D. CLIFT

SCALE: 1" = 60'

FILE NO. 8997LA01

W.O. NO. 8997

DATE: 1-25-90

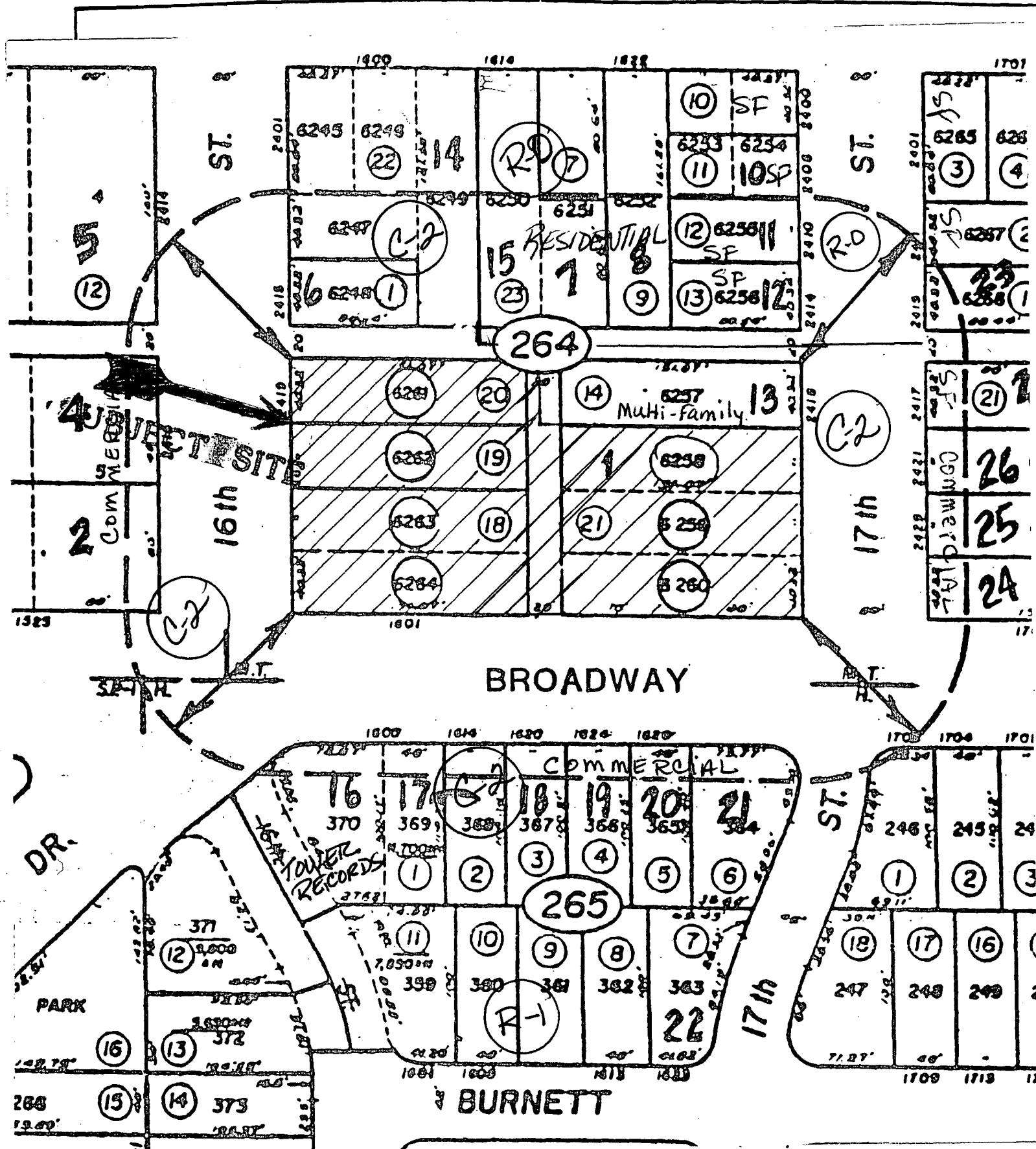
SHEET 1 OF 1

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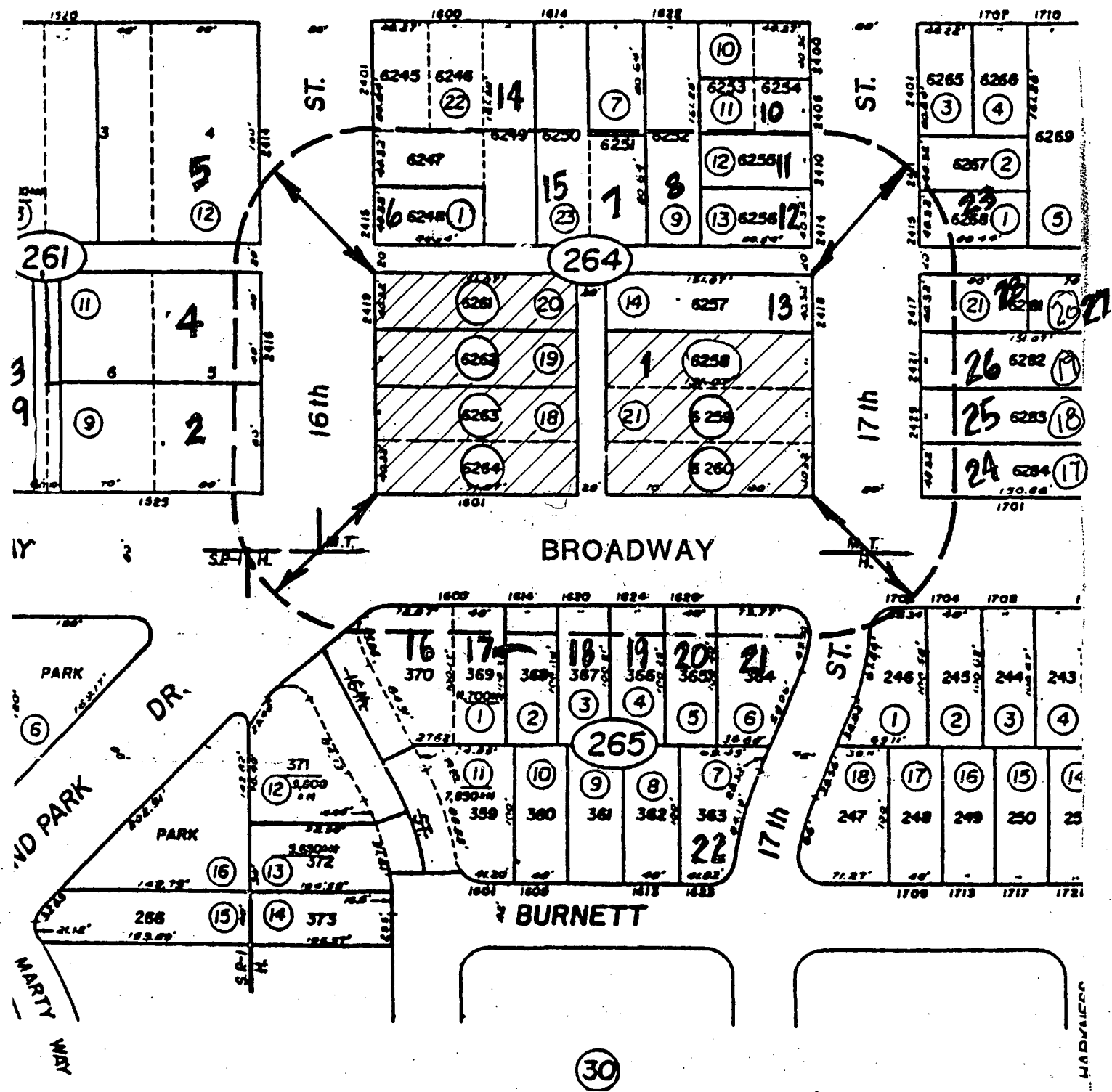
VICINITY - LAND USE - ZONING

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100' RADIUS MAP

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