

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825		
OWNER	Joseph Mohamed Sr., 4405 College Oak Dr., Sacramento, CA 95841		
PLANS BY	Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825		
FILING DATE	5-7-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL NO. 262-211-03,04

APPLICATION: Lot Line Merger of two lots to create a 1± acre lot

LOCATION: 531 Wilson Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots in order to allow future residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community Plan Designation: Residential (4-21 du/ac; 7 du/ac min.)
Existing Zoning of Site: R-2A-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residence; R-1
South: Residence; R-1
East: Apartments; R-2A-R
West: Residence; R-2A-R

Property Dimensions: 220' x 310'
Property Area: 1.57± acres
Significant Features of Site: Numerous fruit and nut trees located on site
Topography: Flat
Street Improvements: Existing
Utilities: Available to site

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels in the R-2A-R (Garden Apartment-Review) zone. Both parcels are presently vacant.
2. The applicant proposes to merge the two parcels to allow future development of low income housing.
3. The project was reviewed by the offices of City Traffic Engineering, Engineering, Building Inspections, Water/Sewer Division and Real Estate; they had no objections.

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

STAFF DETERMINATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment to merge the two parcels by adopting the attached resolution.

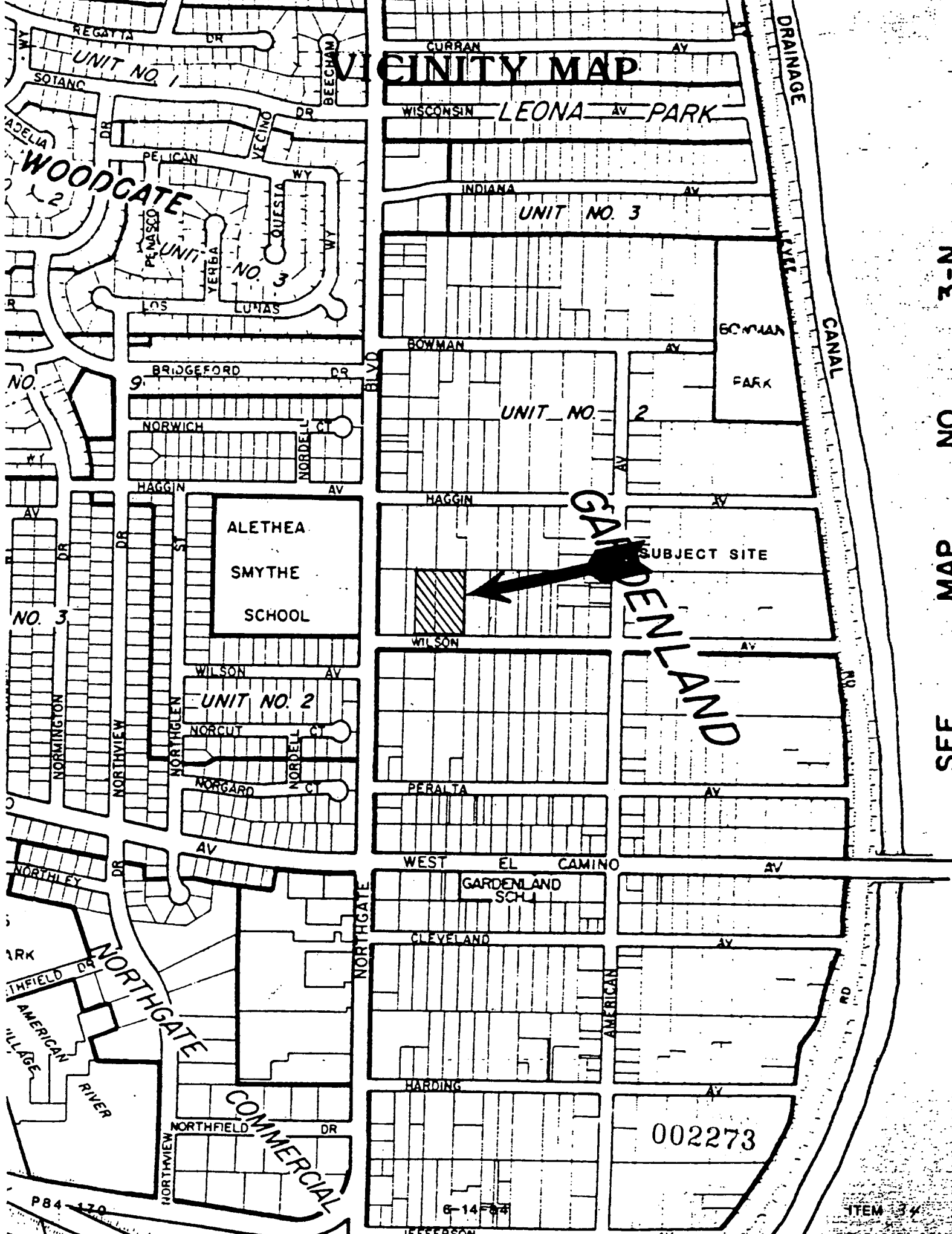
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APPLC. NO. P84-170

MEETING DATE June 14, 1984

CPC ITEM NO. 34

VICINITY MAP



SEE MAP NO. 3-N

ITEM 34