

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Lawrence Bernstein, 1730-13th Street, Sacramento, CA 95814		
OWNER	Lawrence Bernstein, 1730-13th Street, Sacramento, CA 95814		
PLANS BY	Lawrence Bernstein, 1730-13th Street, Sacramento, CA 95814		
FILING DATE	11/20/84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 008-474-12,13

APPLICATION: Lot Line Adjustment to merge two lots (P84-437)

LOCATION: 1710-48th Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge two lots into one.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1963 East Sacramento Community Plan Designation: Light Density Residential
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-1

Property Dimensions: 50' x 150'
 Property Area: 7,500 square feet
 Significant Feature of Site: Developed with residence and workshop
 Topography: Flat
 Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: On October 25, 1984, a Planning Director's Variance (P84-364) was approved to reduce the required 15 foot rear yard setback to eight feet for the subject site. As a condition of that approval, a lot line adjustment was required.

PROJECT EVALUATION:

1. The subject site is a 7,500 square foot lot which is zoned Single Family (R-1) and which is designated for residential uses on both the 1974 General Plan and the 1963 East Sacramento Community Plan.
2. The applicant proposes to merge the two subject lots into one lot as required by P84-364. Also, the purpose of the merger is to provide the required side yard setback for the two structures. The proposal has been reviewed by the Public Works Department (Real Estate). No comments were received.

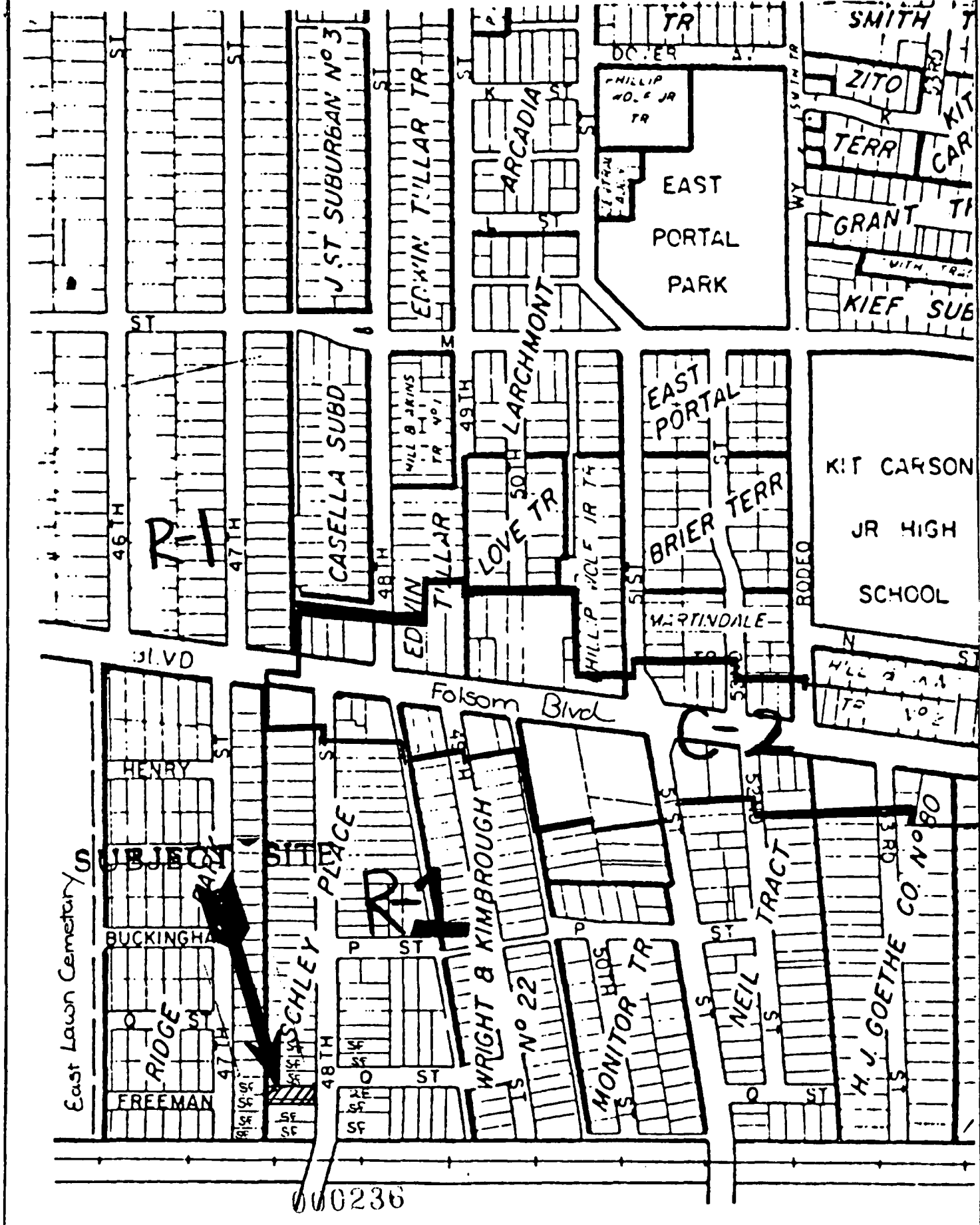
ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review, pursuant to the State EIR Guidelines (CEQA, Section 15305(a)).

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

APPLC. NO. P84-437 000235

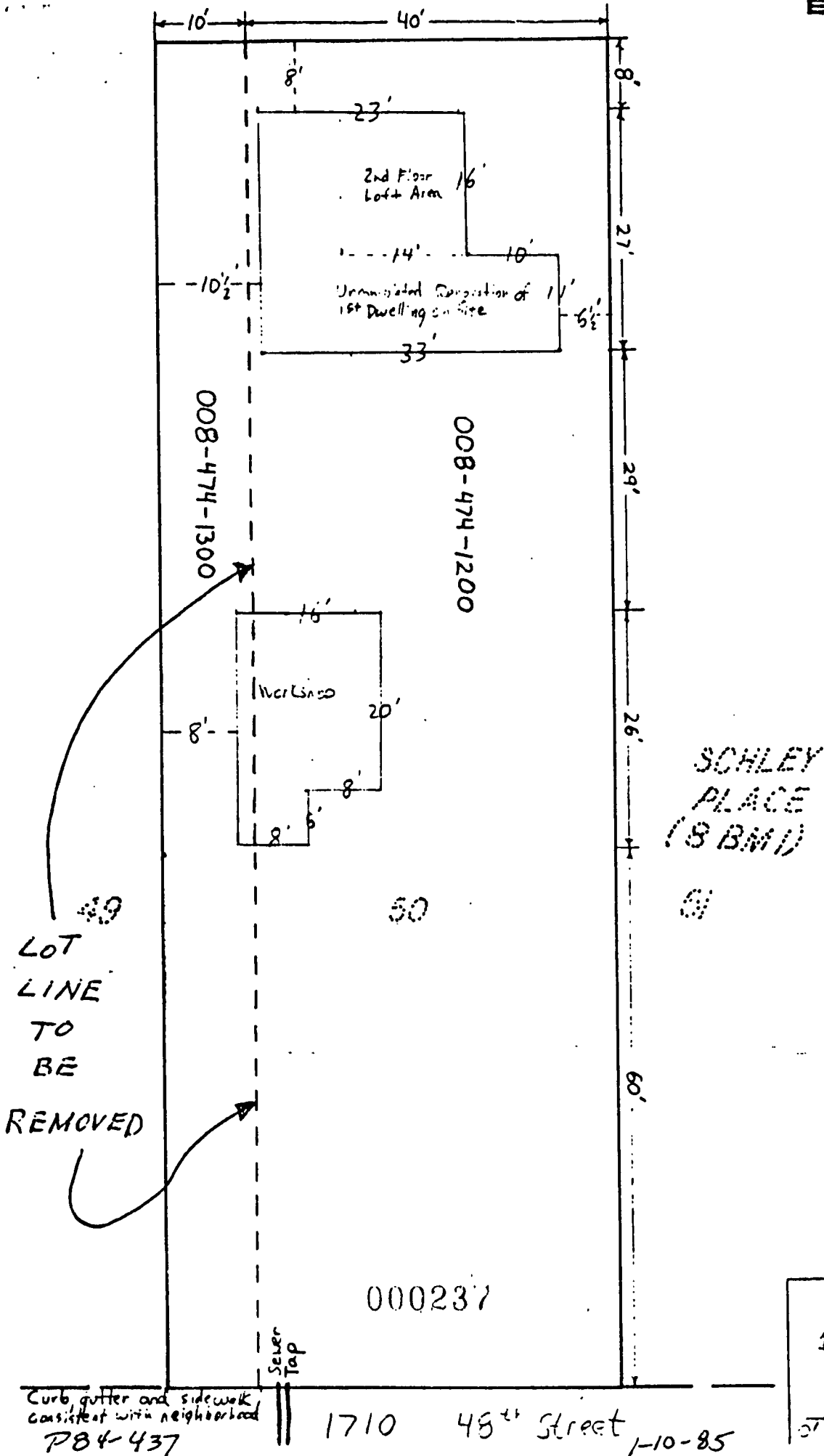
MEETING DATE January 10, 1985

CPC ITEM NO. 26

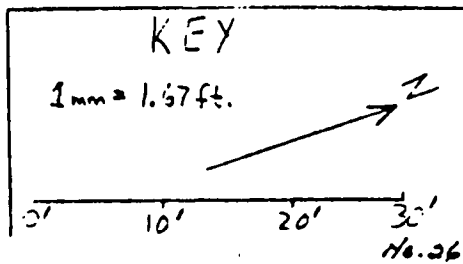


VICINITY - LAND USE - ZONING

EXHIBIT A



P 84437



Property Ownership Map (42)

Ridge Park

P 84437

