

CITY PLANNING COMMISSION

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

APPLICANT	Nielsen-Weise, architects, 79 Scripps Drive, Sacramento, CA 95825		
OWNER	CADA, 1230 'N' Street, No. 200, Sacramento, CA 95814		
PLANS BY	Nielsen-Weise, architects		
FILING DATE	7/22/83	50 DAY CPC ACTION DATE	REPORT BY: SD: bw
NEGATIVE DEC	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 006-284-12,13,14,15,16

APPLICATION: Lot Line Adjustment to merge five parcels into .3± acres in the Heavy Density Multiple Family (R-5) zone (P83-237)

LOCATION: Northwest corner of 14th and 'Q' Streets

PROJECT INFORMATION:

- 1974 General Plan Designation: Major public quasi-public and transit facilities
- 1980 Central City Community Plan Designation: Multi-Family
- Existing Zoning of Site: R-5
- Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multi-Family and Vacant; R-5
South: Single Family; R-0
East: People's Garden; R-5
West: Two-Family; R-5

Property Dimensions: 80' x 160'
Property Area: .3± acre
Significant Feature of Site: CADA Site 7B
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of five vacant parcels totaling .3± acres located in the R-5 zone. The applicant proposes to merge the parcels into one lot for future development of the site with four structures which are on the City Preservation list. These structures will be renovated into nine rental units.
2. The subject site is CADA Site 7B, an infill site. Plans for the project were reviewed and approved by the Preservation Board on July 7, 1982 (PB-82-022). The Board placed a condition of approval that the applicant obtain a lot line adjustment from the Planning Commission.
3. The proposal was reviewed by the City Engineer, Real Estate Department and the City Water Division. There were no objections to the proposed merger. The City Engineer requests that the applicant submit a new legal description for the proposed parcel. Staff has no objection to the request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15105).

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

003126

APPLC. NO. P83-237

MEETING DATE August 25, 1983

CPC ITEM NO. 25

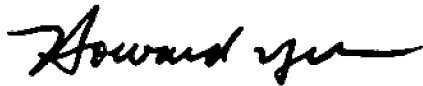
City Planning Commission
Sacramento, California

Members in Session:

Subject: Various requests for property located on west side of
29th Street, south side of alley bet. J & K Streets

The applicant requests this item be continued to the
September 8, 1983 Commission meeting.

Respectfully submitted.



Howard Yee,
Principal Planner

sg

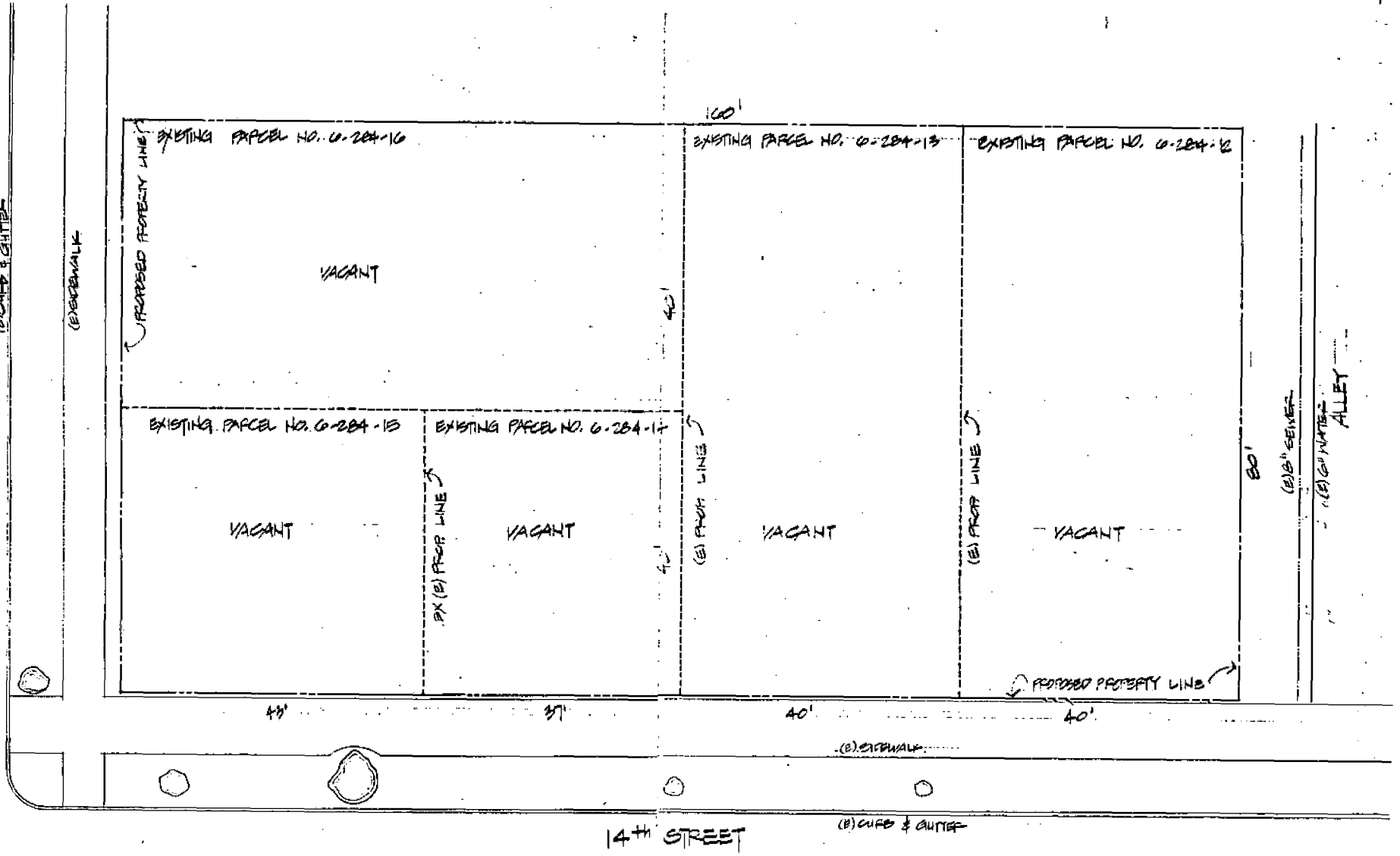
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AUG. 25, 1983

No. 25

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91929394959697989900

003129



SITE PLAN FOR LOT LINE MERGER APPLICATION

10' 5' 0' 10'

Nielsen & Wiese
architects
aia

(760) 920-1444
COUNTY REG. ARCHT. NO. 1272
KANSAS REG. ARCHT. NO. 2002

EXHIBIT 'B'

MAP

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