

CITY PLANNING COMMISSION

927 - 10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gustavo Duran, 1230 'N' Street, Suite 200, Sacramento, CA 95814		
OWNER	State of California, Capitol Area Development Authority		
PLANS BY			
FILING DATE	3/2/82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	006-232-02,03,04

APPLICATION: 1. Environmental Determination
2. Lot Line Merger

LOCATION: 1506,1508,1510 'O' Street

PROPOSAL: The applicant proposes to merge three parcels into one in order to obtain financing for the sale of the site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community Plan Designation: Heavy Density Multiple Family
Existing Zoning of Site: R-5
Existing Land Use of Site: Multi-Family Residences

Surrounding Land Use and Zoning:

North: Apartments and Community Garden Area; R-5
South: Apartments; R-5 and C-2
East: Parking Lot; R-5
West: Residential; R-5

Property Dimensions: 75' x 160'
Property Area: .28+ acres
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION: The subject site consists of three parcels on which three multiple family residences are located. The applicant is requesting to combine the parcels into one in order to obtain financing for the sale of the site. Staff has no objection to the proposal. Parking exists at the rear of the western parcel, and this proposal will insure that parking remains on the same site as the primary use. The site is a portion of a Department of Housing and Community Development project to rehabilitate apartments in the Capital Area for low and moderate income tenants.

This proposal has been routed to the offices of the City Engineer, Water Division and Building Inspections. There were no objections to the request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (Section 15105(a)).

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

APPLC. NO. P-82-053

MEETING DATE April 8, 1982

CPC ITEM NO. 16

001650

P. 02053

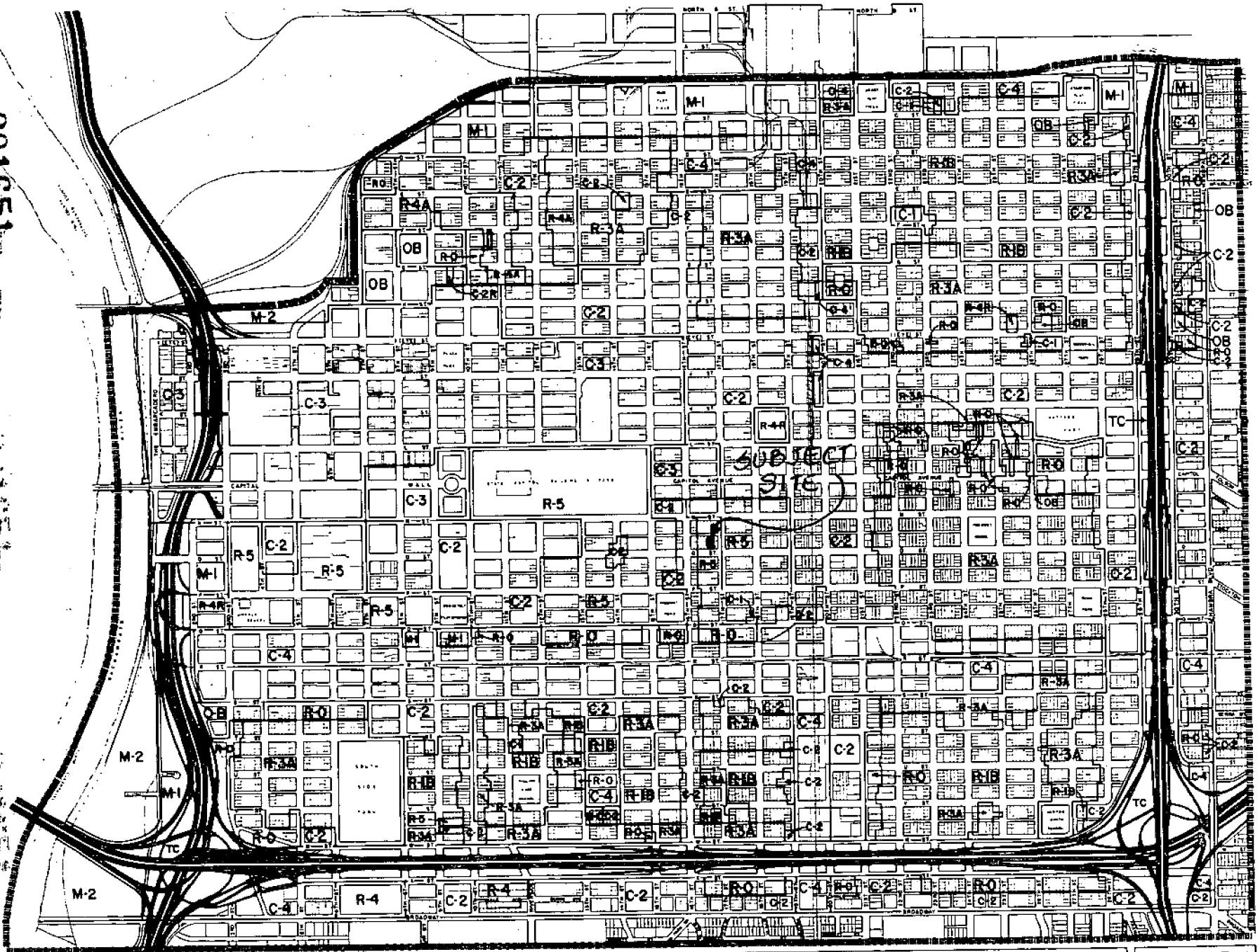
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No. 16

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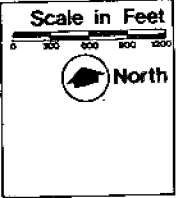


LOCATION
MAP

central
Sacramento city California
study

LEGEND:		ADOPTED ZONING	
R-1B	SINGLE FAMILY	C-1	LIMITED COMMERCIAL
R-3A	LIGHT DENSITY MULTIPLE FAMILY	C-2	GENERAL COMMERCIAL
R-4	MEDIUM DENSITY MULTIPLE FAMILY	C-3	CENTRAL BUSINESS DISTRICT
R-5	HEAVY DENSITY MULTIPLE FAMILY	C-4	HEAVY COMMERCIAL
R-0	RESIDENTIAL - OFFICE	M-1	LIGHT INDUSTRIAL
O-B	OFFICE BUILDING	M-2	HEAVY INDUSTRIAL
		T-C	TRANSPORATION CORRIDOR

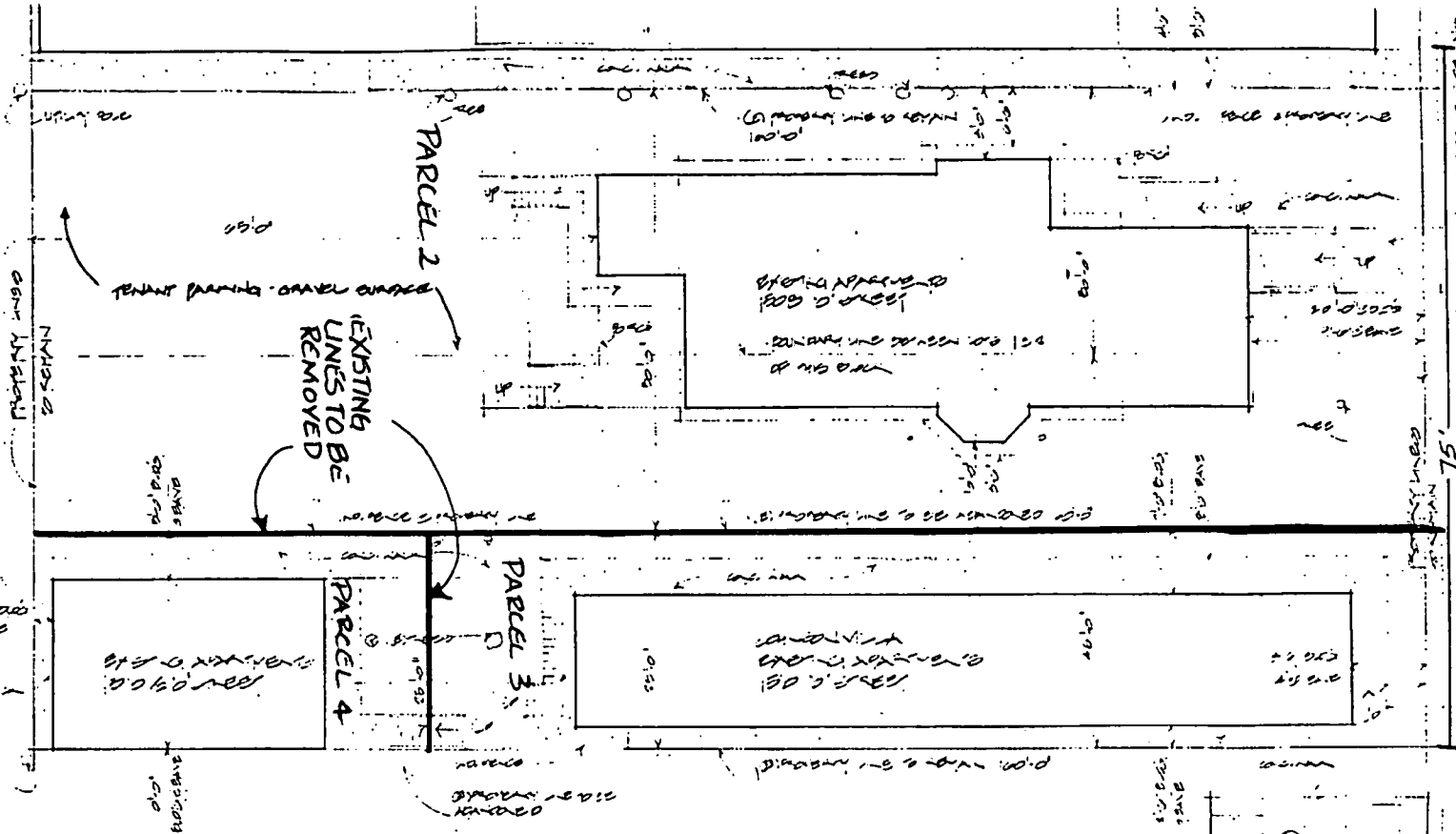
ADOPTED: DATE: 9-23-80 (Revised)



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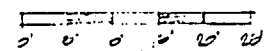
4/8/82

WORK N. STREET SIDE WATER MAIN & SEWER MAIN



PROPOSED SIDE PAT. RES. LANE

RES. LANE



CAPITOL AREA DEVELOPMENT AUTHORITY
 1230 N Street, Suite 200
 Sacramento, CA 95814

MAR 01 1982

SCALE 1/4" = 1'-0"

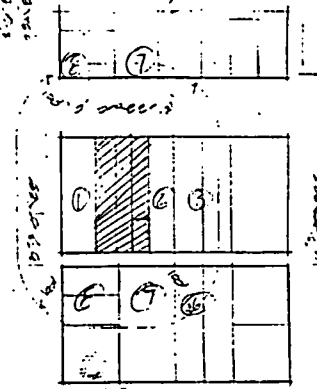


EXHIBIT 'B'

001653

No. 16

