

CITY PLANNING COMMISSION

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

APPLICANT	Varney Land Surveys, 2285-66th Ave., Sacramento, CA 95817		
OWNER	University of the Pacific, 3200-5th Avenue, Sacramento, CA 95817		
PLANS BY	Varney Land Surveys, 2285-66th Ave., Sacramento, CA 95817		
FILING DATE	8-19-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 013-133-10 & 11

APPLICATION: Lot Line Merger (P83-280)

LOCATION: 2954-33rd Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels in the Multi-family (R-4) zone into a single parcel to accommodate an existing parking lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Oak Park Community Plan
Designation: Medium Density Multiple Family
Existing Zoning: R-4
Existing Land Use: Parking lot

Surrounding Land Use and Zoning:

North: Residential; R-4
South: Parking Lot; R-4
East: Residential; R-4
West: Residential; R-4

Property Dimensions: 80' x 102'
Property Area: .2± acres
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in the Medium Density Multi-family (R-4) zone. There is a parking lot across the alley to the south and residential on the other three sides. It consists of two lots containing a recently-installed parking lot for McGeorge Law School. The applicant proposes to combine the two parcels into one to accommodate the existing parking lot.
2. The proposal was reviewed by City Engineer and City Water. There were no objections to the request.
3. Staff has no objection to the proposed merger which is in conformance with surrounding land use.

ENVIRONMENTAL DETERMINATION: This 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 merger by adopting the attached resolution.

001606

P 89280

10-13-83

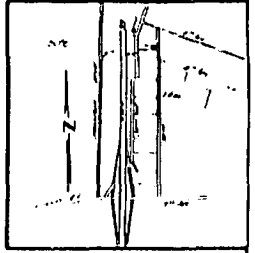
No. 25

LOT LINE ADJUSTMENT AND MERGER

A PORTION OF LOT 7 OAK GROVE TRACT BK.2 PG.24

CITY OF SACRAMENTO STATE OF CALIFORNIA

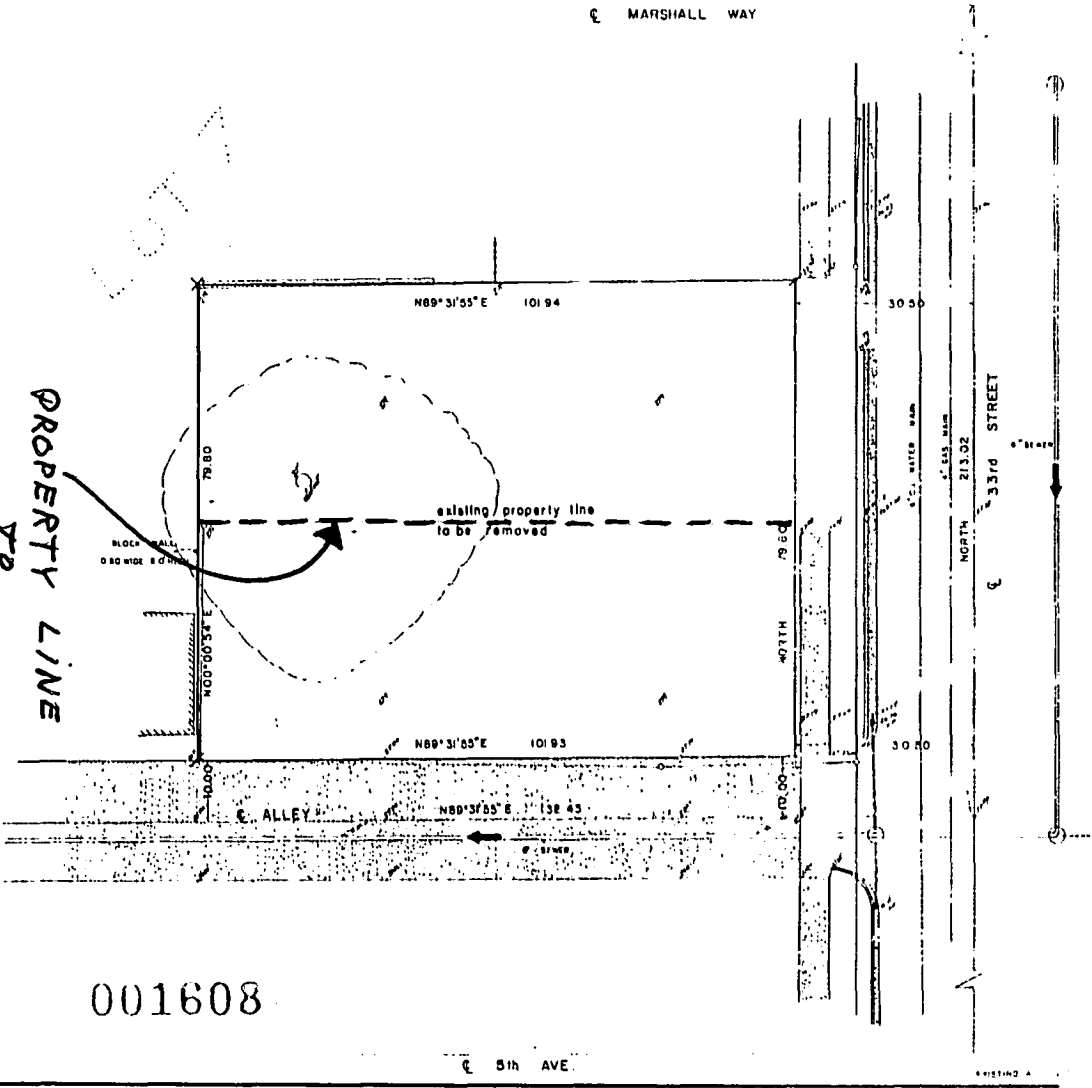
VARNEY LAND SURVEYS
SACRAMENTO CALIFORNIA
SCALE 1" = 10' AUGUST 1983
BAR SCALE



VICINITY MAP
SCALE 1" = 1320'

MARSHALL WAY

PROPERTY LINE
TO BE REMOVED



CLIENT:
McGeorge school of law, University of the Pacific

This topographic survey is true and complete as shown

Richard A. Varney
RICHARD A. VARNEY J.B. 00311



001608

5th AVE.

EXHIBIT "A"