

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	CADA, 1230 N Street, Suite 200, Sacramento, Ca. 95814		
OWNER	State of California, 1230 N Street, Suite 200, Sacramento, Ca. 95814		
PLANS BY	CADA		
FILING DATE	11-30-82	50 DAY CPC ACTION DATE	1-13-83
		REPORT BY:	SC:mm
NEGATIVE DEC.	Ex. 15105a	EIR	ASSESSOR'S PCL. NO. 06-231-18, 19, 20, 21, 22

APPLICATION: Lot Line Adjustment to combine 5 parcels totaling .5 acres in the R-5 Heavy Density Multiple Family zone.

LOCATION: 1425 15th Street

PROPOSAL: The applicant is requesting entitlements necessary to merge 5 parcels for the purpose of future multi-family residential development.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family Residential
Existing Zoning of Site:	R-5
Existing Land Use of Site:	Vacant and community gardens
Surrounding Land Use and Zoning:	
North:	Vacant, Residential - R-5
South:	Multi-Family Residential - R-5
East:	Multi-Family Residential - R-5
West:	State Parking Lot - R-5
✓ Property Dimensions:	160' x 160'
Property Area:	.5± acres
Square Footage of Lot:	22,400
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site is located in the Central City in an area developed with multiple family residential uses. The site is owned by the State and is being developed by the Capitol Area Development Authority. CADA is proposing that the site be developed with multiple family housing for the elderly and is part of CADA Site 6B.

The Design Review/Preservation Board reviewed this project on July 7, 1982 and recommended approval of the project subject to conditions. One condition of approval by the Board required a lot merger of the subject site and in response to this condition the applicant has submitted this application.

STAFF EVALUATION:

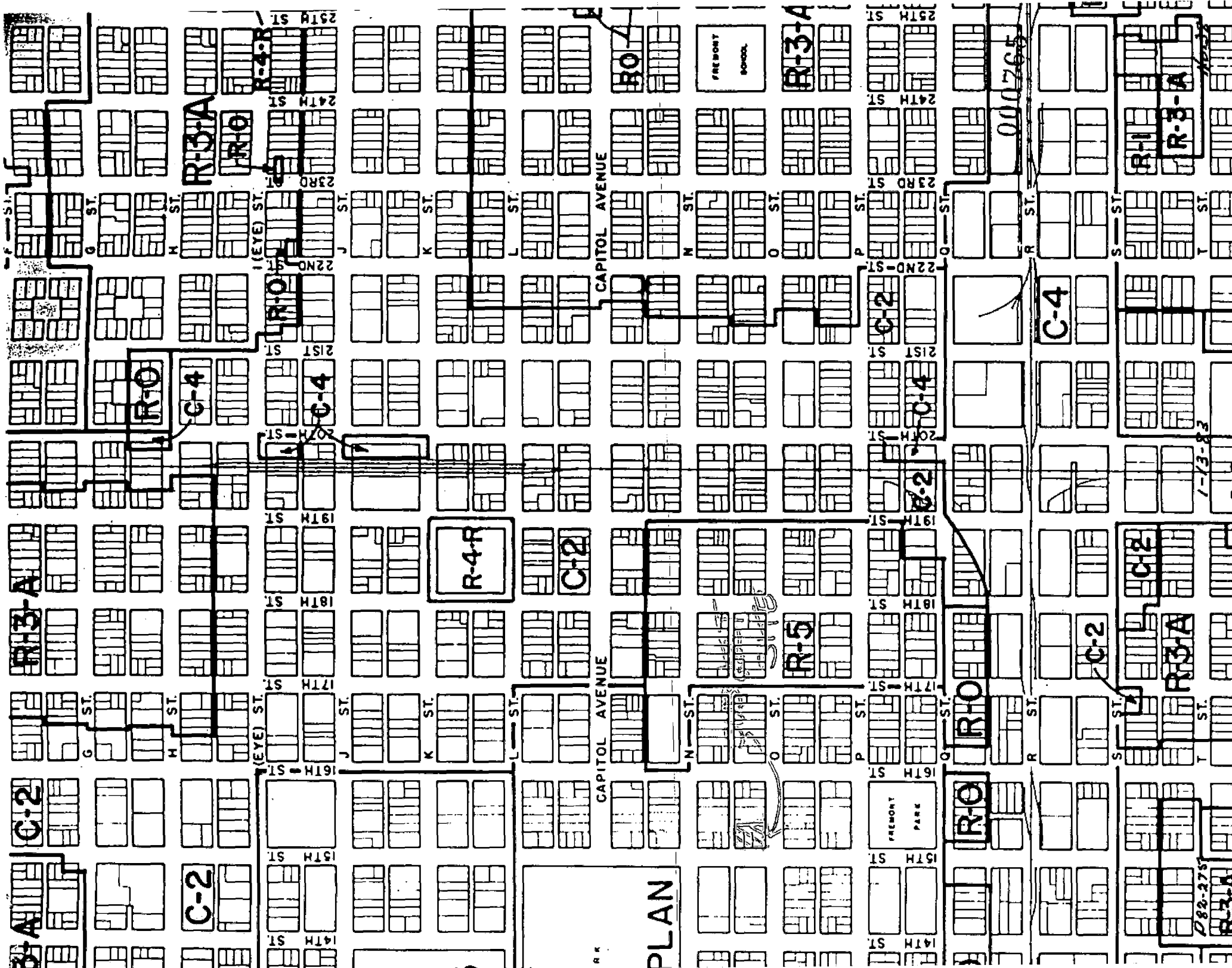
1. The subject site consists of 5 parcels totalling .5 acres. The lot line adjustment is necessary to merge these parcels for the development of a multiple family residential housing project for the elderly.

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2. At the present time the site is vacant except for a community garden. Leases for the garden have expired and although the site is still being used for gardening the participants of the community garden have been notified of the proposed development and have agreed to relocate when development is started on the site.
3. The applicant's proposal for the development of elderly housing on this site was approved by the Design Review/Preservation Board, however, the on site parking was found to be deficient of the ordinance requirement by 27 spaces and as a condition of approval, the applicant will have to submit a parking variance for this project.

Environmental Determination: The project is exempt from environmental review pursuant to the state EIR Guidelines, Sec. 15105(a).

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



25TH ST
24TH ST
23RD ST
22ND ST
21ST ST
20TH ST
19TH ST
18TH ST
17TH ST
16TH ST
15TH ST
14TH ST

G ST
H ST
I (EYE) ST
J ST
K ST
L ST
M ST
N ST
O ST
P ST
Q ST
R ST
S ST
T ST

25TH ST
24TH ST
23RD ST
22ND ST
21ST ST
20TH ST
19TH ST
18TH ST
17TH ST
16TH ST
15TH ST
14TH ST

R-3-A
R-4-R
C-2
C-4
R-5
R-3-A

CAPITOL AVENUE
C-2
R-4-R
C-2
R-5
C-2
R-3-A

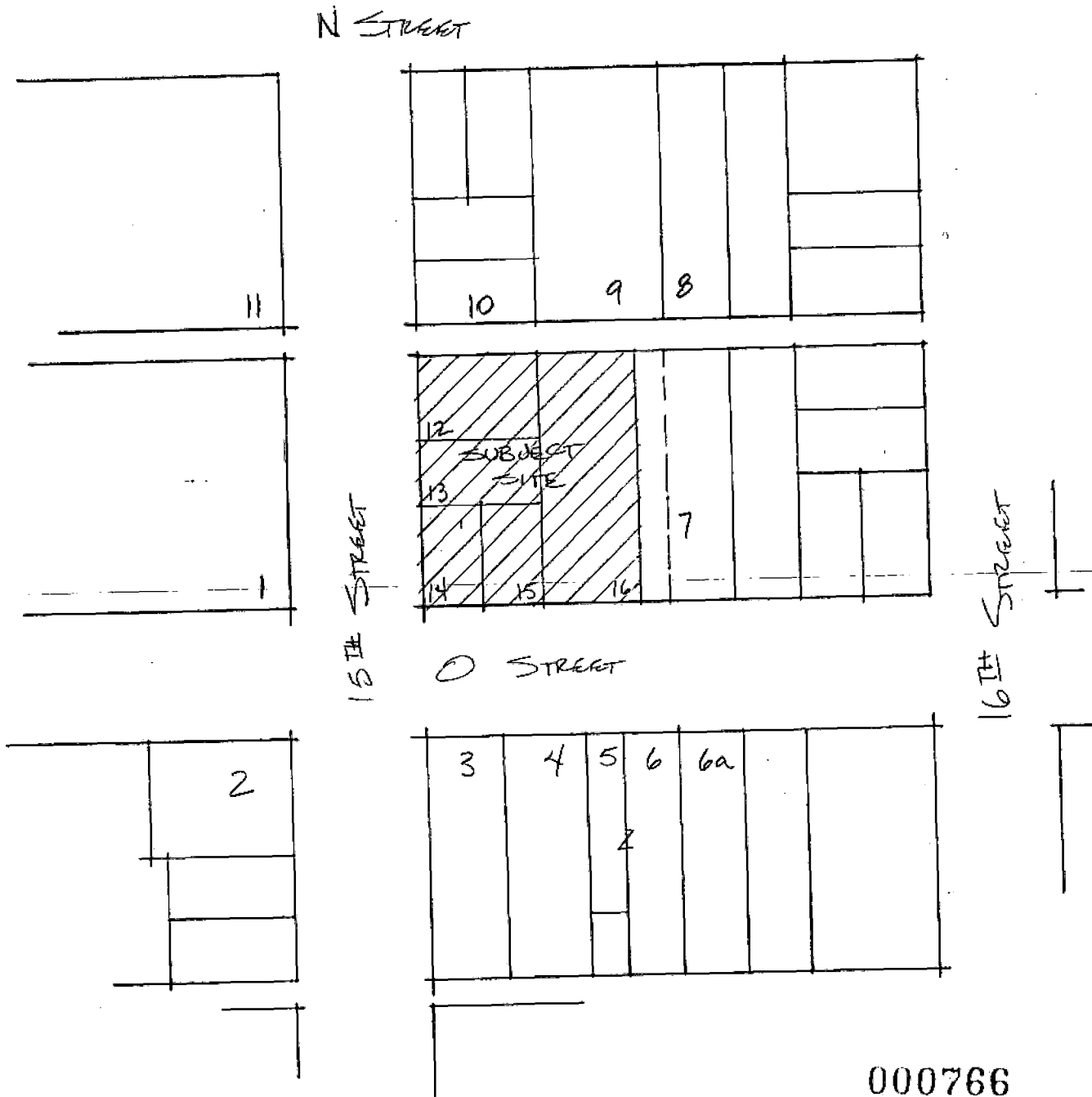
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C-4
C-2
R-3-A
R-3-A
R-3-A

PLAN

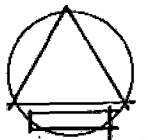
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EXHIBIT A



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No. 38

