

CITY PLANNING COMMISSION

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

APPLICANT	S. G. Silverstein, P.O. Box 38904, Sacramento, CA 95838				
OWNER	P.G. & S. G. Silverstein, P.O. Box 38904, Sacramento, CA 95838				
PLANS BY	S. G. Silverstein, P.O. Box 38904, Sacramento, CA 95838				
FILING DATE	8-18-83	50 DAY CPC ACTION DATE		REPORT BY:	RL:bw
NEGATIVE DEC	Exempt 15105	EIR		ASSESSOR'S PCL NO.	251-181-21,22

APPLICATION: Lot Line Adjustment to merge two parcels (Sec. 66499.20 $\frac{1}{2}$ Subdivision Map Act) (P83-271)

LOCATION: 1517 Nogales Street

PROPOSAL: To merge two parcels into one 0.58 \pm acre parcel.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1966 Hagginwood Community Plan
Designation: Apartments
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family; R-3
South: Single Family, Duplexes; R-3
East: Single Family, Apartments; R-3
West: Duplexes; R-3

Property Dimensions: 56 \pm ' x 251 \pm '; 112' x 100'
Property Area: 0.58 \pm acres
Topography: Flat
Street Improvements: Full improvements existing
Utilities: Available to site

STAFF EVALUATION: Staff has the following comments:

1. The subject site is comprised of two parcels totaling 0.58 \pm acres in the R-3 zone.
2. Parcel No. 2 is a landlocked parcel located 126 \pm feet from the Nogales Street right-of-way. The merger of the two parcels will facilitate future development of the landlocked acreage.
3. The proposal was reviewed by the City Engineer and the Real Estate Division. The one response was from the City Engineer requesting a new deed description.
4. Staff does not object to the proposed merger.

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

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

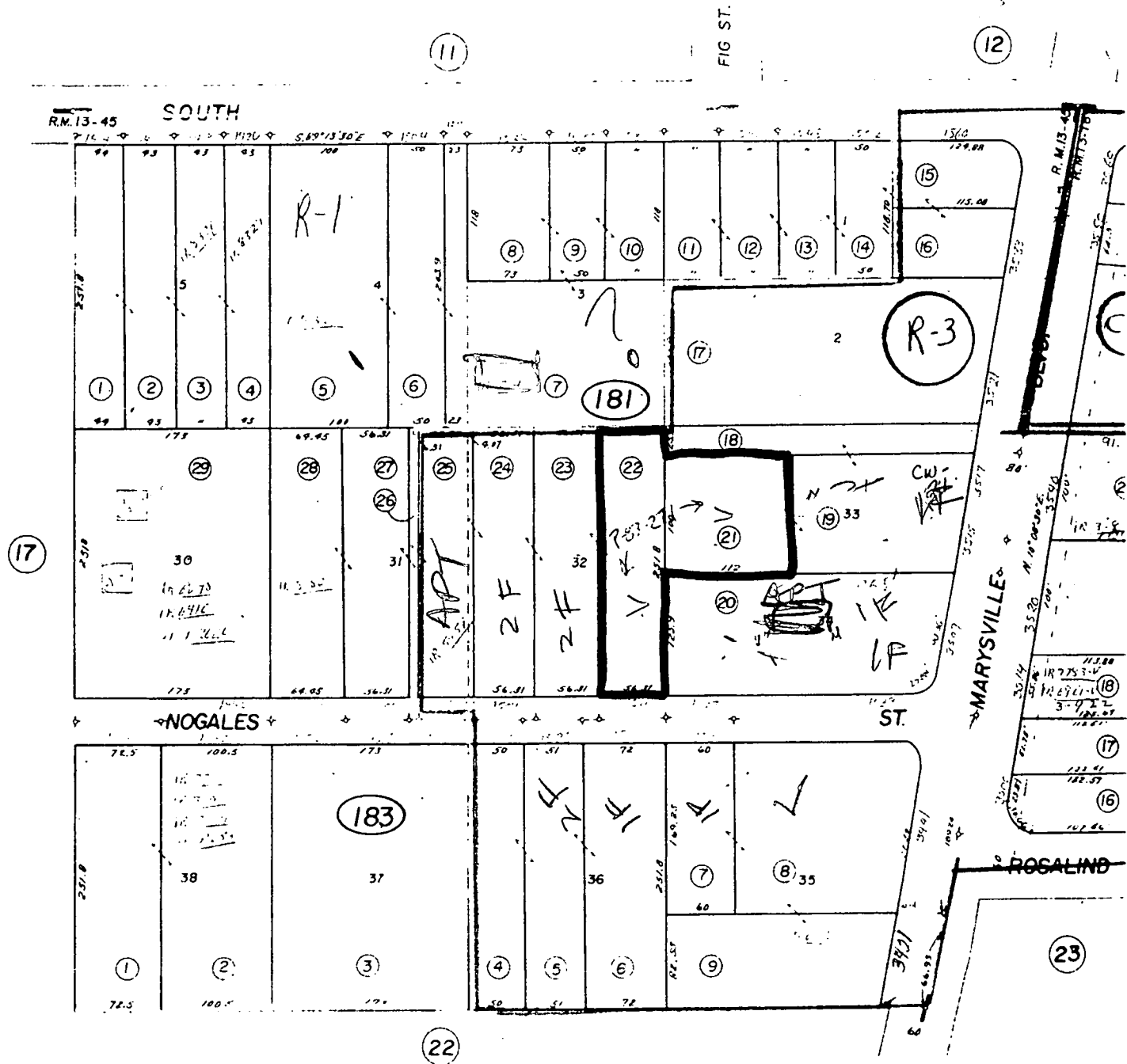
001205

APPLC. NO. P83-271

MEETING DATE September 22, 1983

CPC ITEM NO. 18

POR. SEC. 17, RANCHO DEL PASO



North Sacramento Sub. No. 7, R.M. Bk. 13, Pg. 16
 Oak Ridge Acres, R.M. Bk. 13, Pg. 45

NOTE--Assessor's Block Numbers Shown in Ell
 Assessor's Parcel Numbers Shown in C

251
 1506
 1255
 14056
 11200
 25256

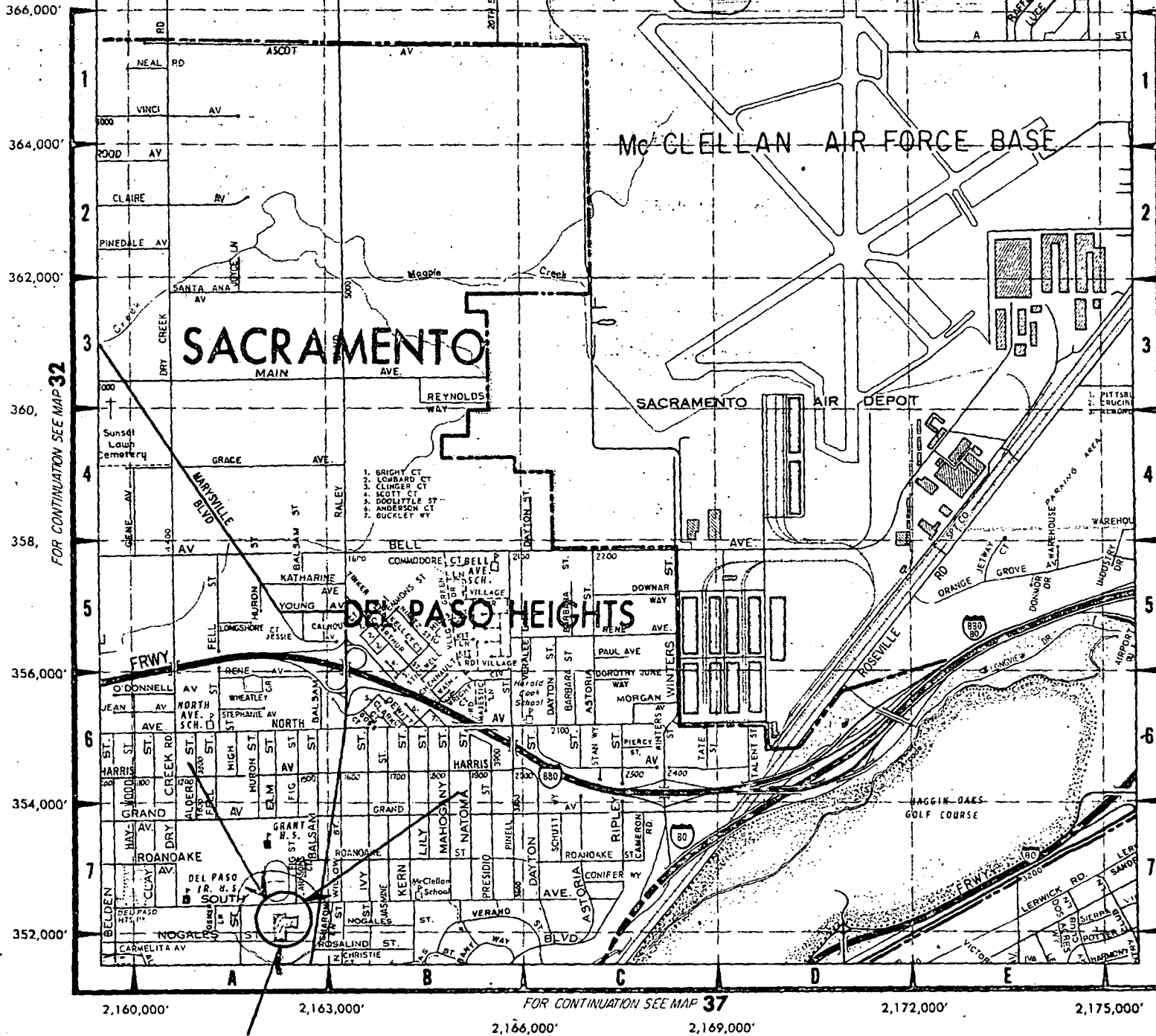
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OK Aerials
 43560) 252560
 217800
 34760
 348480

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FOR CONTINUATION SEE MAP 11

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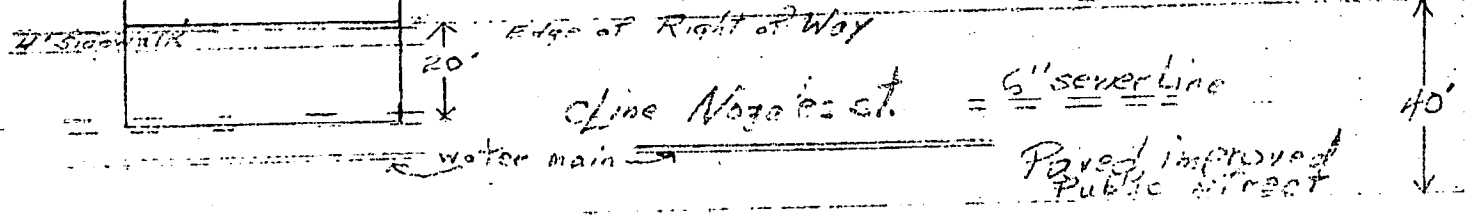
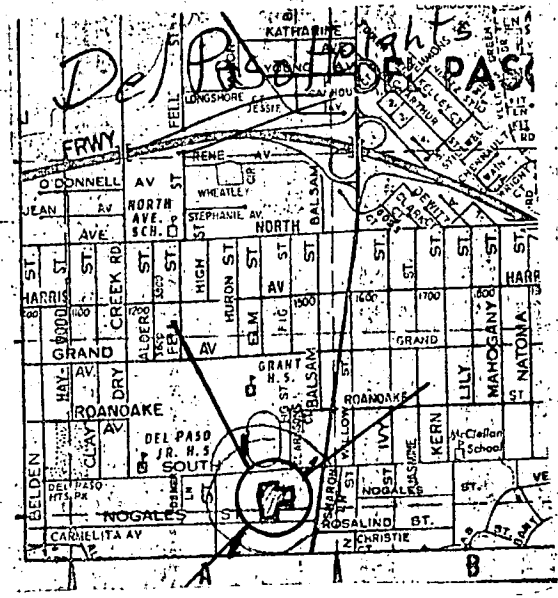
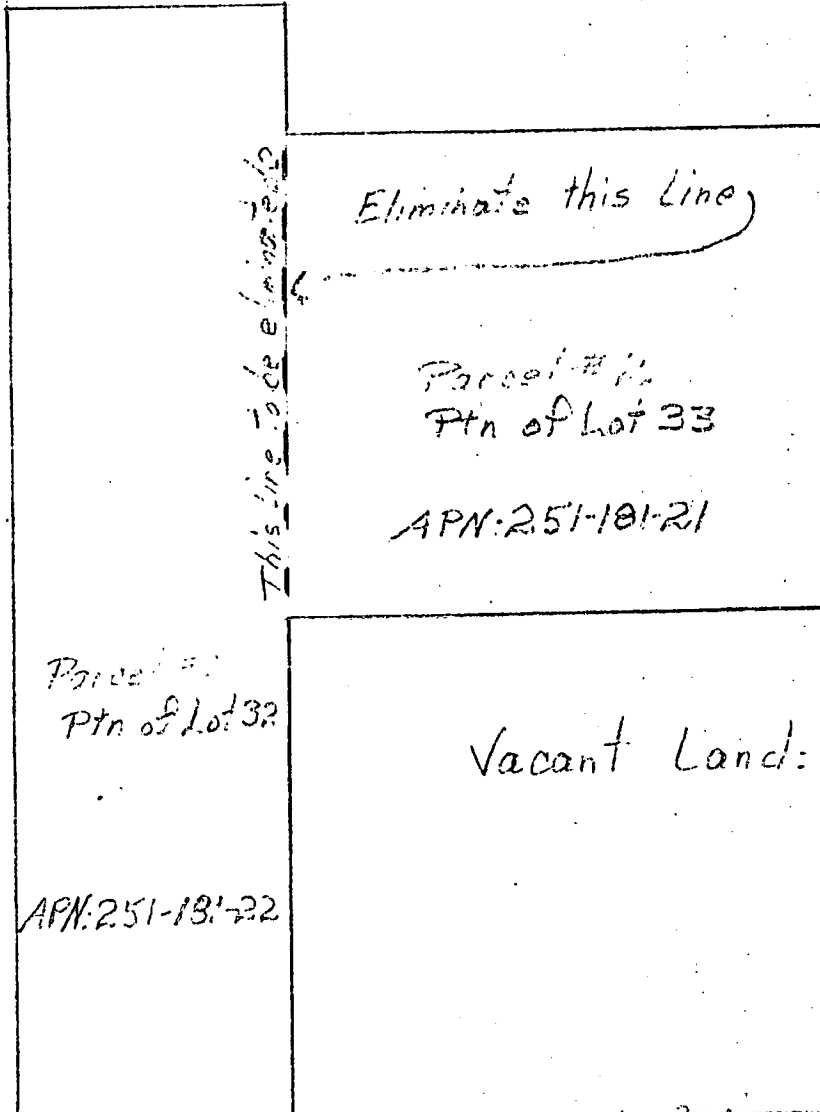
FOR CONTINUATION SEE MAP 32

FOR CONTINUATION SEE MAP 36

FOR CONTINUATION SEE MAP 37

P 83271

001209



street address: 1517 Nogales st, Sacramento Ca 95838
 agent: S.G. Eisenstein, 927-3566; PO Box 31764, Sacramento