

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Joseph Vincent, 37 Ardsley Circle, Sacramento, CA 95823		
OWNER	Joseph Vincent, 37 Ardsley Circle, Sacramento, CA 95823		
PLANS BY	Joseph Vincent, 37 Ardsley Circle, Sacramento, CA 95823		
FILING DATE	6/4/	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC	Ex. 15305	EIR	ASSESSOR'S PCL NO. 009-052-13,14

APPLICATION: Lot Line Adjustment to merge two parcels totaling 0.1± acres into one parcel (Subdivision Ordinance)

LOCATION: 1910-1914 4th Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge a vacant parcel with a parcel developed with a four-unit apartment building to allow the construction of a storage area for the apartment.

PROJECT INFORMATION:

1974 General Plan Designation: Residential/Office
1980 Central City Community
Plan Designation: Residential/Office
Existing Zoning of Site: OB
Existing Land Use of Site: Apartment and Vacant

Surrounding Land Use and Zoning:

North: Restaurant/Bar; OB
South: Multiple and Single Family; R-3A
East: Vacant and Single Family; R0
West: Vacant; OB

Property Dimensions: 70' x 80'
Property Area: 0.1± acres
Square Footage of Lots: 5,600
Shed Size: 117 square feet
Significant Features of Site: Existing apartment building and trees
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Colors: Beige and brown trim

STAFF EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in an area developed with single family, multiple family and commercial uses. There are also a number of vacant lots in the vicinity of the site. The subject site consists of one 30' x 80' vacant lot and a 40' x 80' lot developed with a four-unit apartment building. The applicant is proposing to merge the two parcels to allow for the construction of a storage building in conjunction with the apartment complex. Staff has no objections to the proposed lot line adjustments since the merger will not alter the character of the neighborhood and the proposed storage unit complies with the required setbacks in the Office Building (OB) zone. In addition, the vacant 30' x 80' lot is excessively small and further development of this lot would be impractical unless the lot was merged with another adjacent lot.

001846

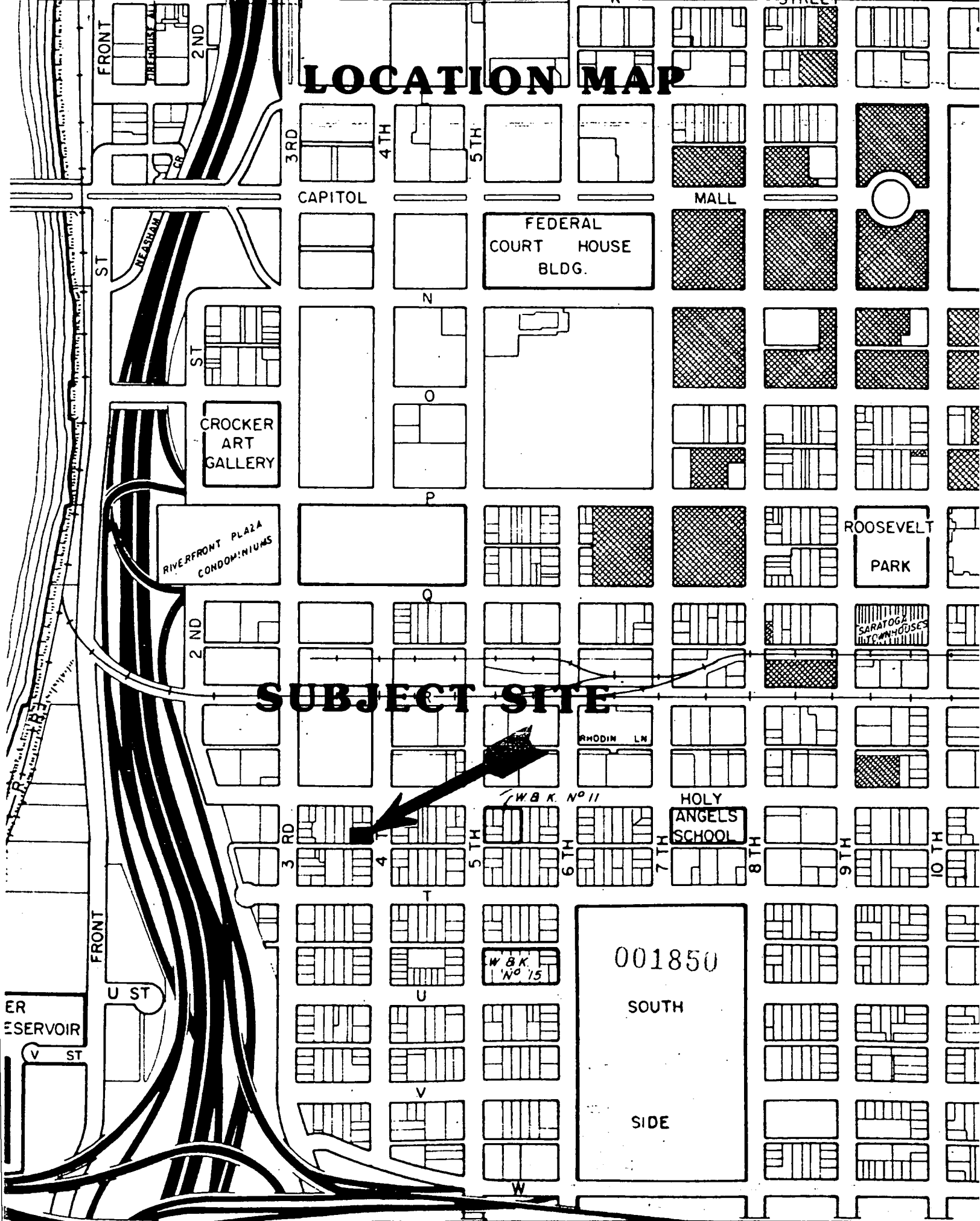
B. The proposed lot line adjustment was reviewed by the City Real Estate Division, the Traffic Engineer and the City Engineer. These departments indicated no objections to the applicant's proposal.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

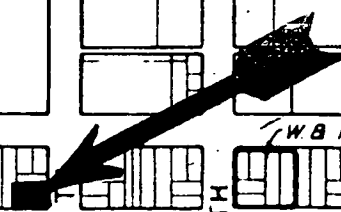
RECOMMENDATION: Staff recommends the Commission approve the lot line adjustment by adopting the attached resolution.

001849

LOCATION MAP



SUBJECT SITE



LAND USE MAP

4TH ST

5TH ST

F ST

8TH ST

9TH ST

R ST

S ST

U ST

V ST

W ST

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

TIRE W.H.

SP

← SAC BAG MFG.

S.P.

← SP-7

OFF.

W.H.

SP

NECAL ELECTRONICS

S.P.

V OPEN ELECT STORE CONTROL

W.H.

THOMPSON-DIGGS W.H.

FOOD DIST. W.H.

W. W. W. M. N. H.

OFF. EQUIP.

TIRE SMUD SUB-STATION

OFF. W.H. SP.

WAREHOUSE

FARMER'S LIGHT W.W.

V ATLAS

OFF. AUTO SERV. OFF.

OFF. GAS

IND. SUPPLY

ST

V

V

V

SCHOOL

IND. SUPPLY

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OFFICE CHURCH

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W ST

W ST

W ST

26

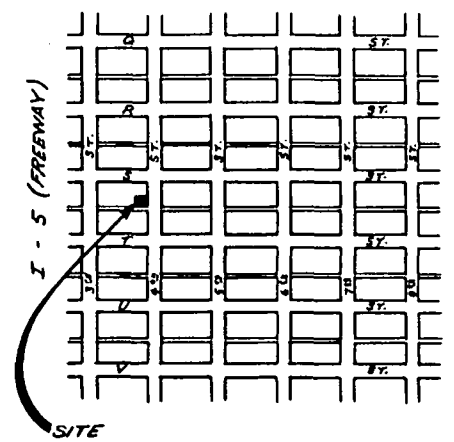
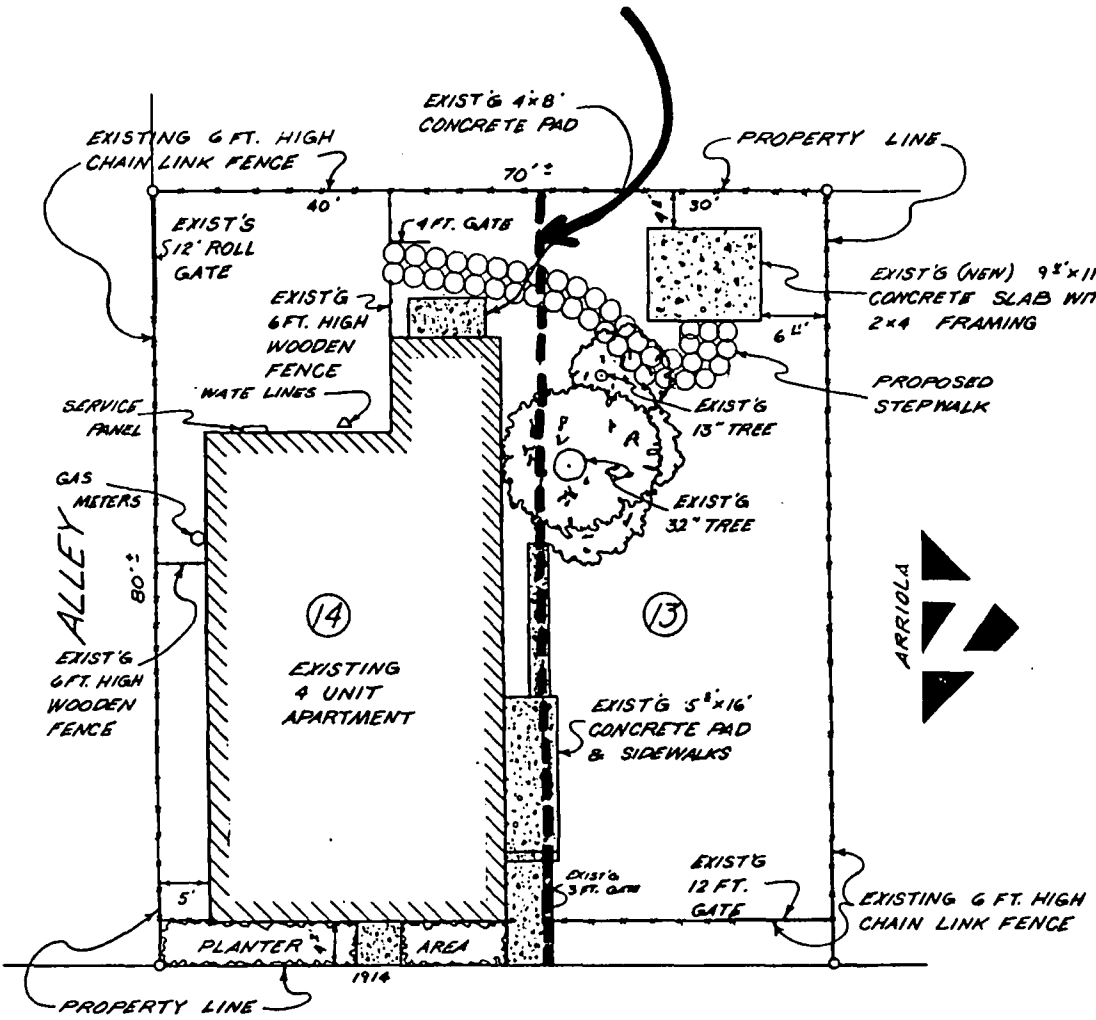
001851

EXHIBIT A

The south 70 feet of Lot 4 in block bounded by 'S' and 'J' Streets,
3rd and 4th Streets of the City of Sacramento, according to the
map or plan thereof.

001845

Lot Line To Be Removed



Vicinity Map

Scale: 1" = 600'



4th ST. 001852

JOE VINCENT

SITE PLAN

BOOK 9-PAGE 05 - BLOCK 052 - PARCEL 13&14

SCALE: 1" = 10'-00" DATE: 4-26-84

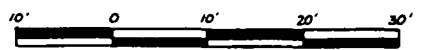


EXHIBIT 'B'

P84-218

7-12-84

No. 27