

CITY PLANNING COMMISSION

927-10th Street - SACRAMENTO, CALIFORNIA 95814

APPLICANT State of California/Capital Area Development Authority		
OWNER State of California/Capital Area Development Authority, 1230 N St., Ste 200		
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. 006-233-16,17

APPLICATION: 1. Environmental Determination
2. Lot Line Adjustment

LOCATION: 1615-1619 'O' Street

PROPOSAL: The applicant proposes to relocate the westerly line of parcel 16 approximately 2'-6" to the west in order to accommodate the relocation of a residential structure in the Heavy Density Residential, R-5 zone.

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:	Vacant

Surrounding Land Use and Zoning:

North:	Apartments; R-5
South:	Vacant; R-5
East:	Apartments; R-5
West:	Vacant; R-5

Property Dimensions:	80' x 160'
Property Area:	12,800 square feet (.29± ac.)
Topography:	Flat
Street Improvements/Utilities:	Existing

STAFF EVALUATION: The subject site consists of two parcels 40 feet wide by 160 feet long. Both sites are currently vacant. They are owned by the State. As part of the Department of Housing and Community Development's program to rehabilitate apartment structures in the Capital Area for low and moderate income tenants, the applicant proposes to relocate a structure to the eastern site.

The resulting western parcel will only be 37.5 feet in width, which further reduces its already substandard width. However, the Capital Area Development Authority owns the block face between 16th and 17th Streets and has future plans for development which will incorporate this parcel. When plans are finalized, the applicant has indicated that this parcel, as well as the adjacent parcels, will be combined; therefore, staff does not object to the request.

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

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APPLC. NO. P-82-054

MEETING DATE April 8, 1982

CPC ITEM NO. 17

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot-Line Adjustment by adopting the attached resolution.

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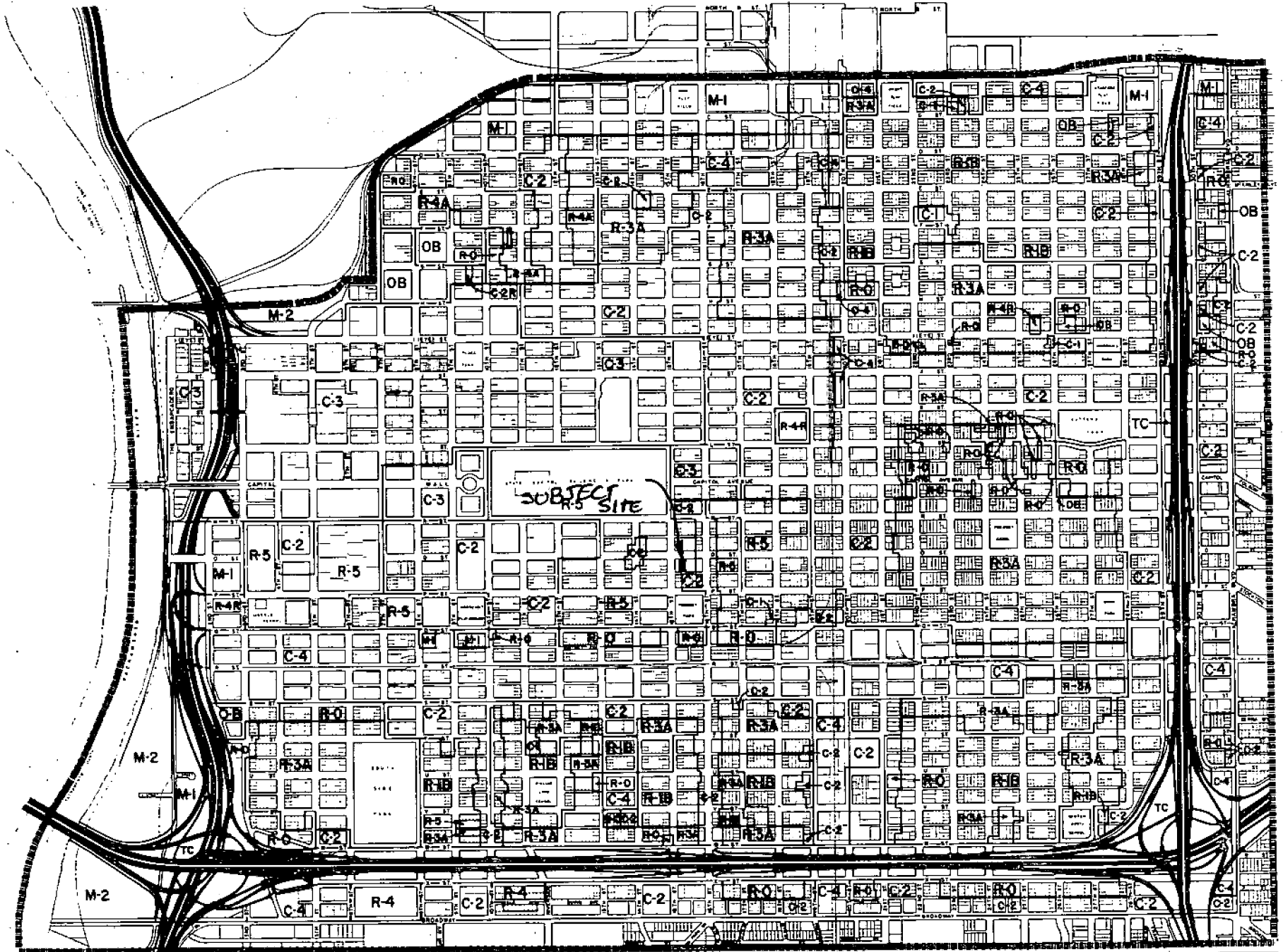
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4/8/82

No. 17



LOCATION MAP

central
Sacramento city California
study
001637

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-O	RESIDENTIAL - OFFICE	M-1	LIGHT INDUSTRIAL
O-B	OFFICE BUILDING	M-2	HEAVY INDUSTRIAL
		TC	TRANSPORTATION CORRIDOR

ADOPTED: DATE 9-23-80 (Revised)

