

CITY PLANNING COMMISSION

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

APPLICANT	Thomas Winter, Architect, 8658 Elm Ave., Orangevale, CA 95662		
OWNER	Welsh, Elizabeth/Etal, 1117 Alhambra Blvd., Sacramento, CA 95816		
PLANS BY	_____		
FILING DATE	9.14.83	50 DAY CPC ACTION DATE	REPORT BY: PB:lao
NEGATIVE DEC.	exempt 15105a	EIR	ASSESSOR'S PCL. NO. 010-355-01,02,03,06

APPLICATION: Lot Line Merger (Section 66499.20½ Subdivision Map Act)

LOCATION: 2651 26th Street

PROPOSAL: The applicant is requesting the necessary entitlement to add six dwelling units on a .5+ acre site in the R-4, Medium Density Multiple Family zone.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Oak Park Community Plan Designation: Medium Density Multiple Family

Existing Zoning of Site: R-4, Medium Density Multiple Family
Existing Land Use: Residential - Apartments

Surrounding Land Use and Zoning:

North: State of California; Multiple-Family Residential, R-4
South: Residential; Single Family and Multiple Family, R-4
East: Residential; Single Family and Multiple Family, R-4
West: Residential; Single Family and Multiple Family, R-4

Parking Required: 26
Parking Provided: 26
Ratio Required: 1 per dwelling unit
Ratio Provided: 1 per dwelling unit
Property Dimensions: Various
Property Area: 23,000 square feet
Density of Development: 1 du/884 square feet (1:750 square feet allowed)
Height of Structure: Two story
Street Improvements: 15' alley unimproved - other streets and alleys paved
Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site is approximately .5 acres in the R-4, Medium Density Multiple-Family zone. It consists of four parcels, one of which is vacant except for a portion of a swimming pool. Twenty apartment units exist on site. The applicant proposes to merge the four lots and add six new apartment units at the corner of 26th Street and the stub of Sloat Way.

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2. The project was reviewed by City Engineering, Water and Sewer, Traffic Engineering and Building Inspection. There were no objections to the Lot Merger. The following comments were received.
 - a. Traffic is concerned about the location of proposed curb cuts and access onto a fifteen foot wide unimproved alley. The applicant/developer should contact Traffic Engineering for alternative designs.
 - b. Engineering requires a new deed description and new parcel and closure calculations.
 - c. Building Inspection requires that building code requirements shall be met.
3. Staff has no objection to the proposed Merger. The applicant, however, should note that a revocable permit is required in order to utilize any of the City right-of-way as shown north of the property line, along Sloat Way.

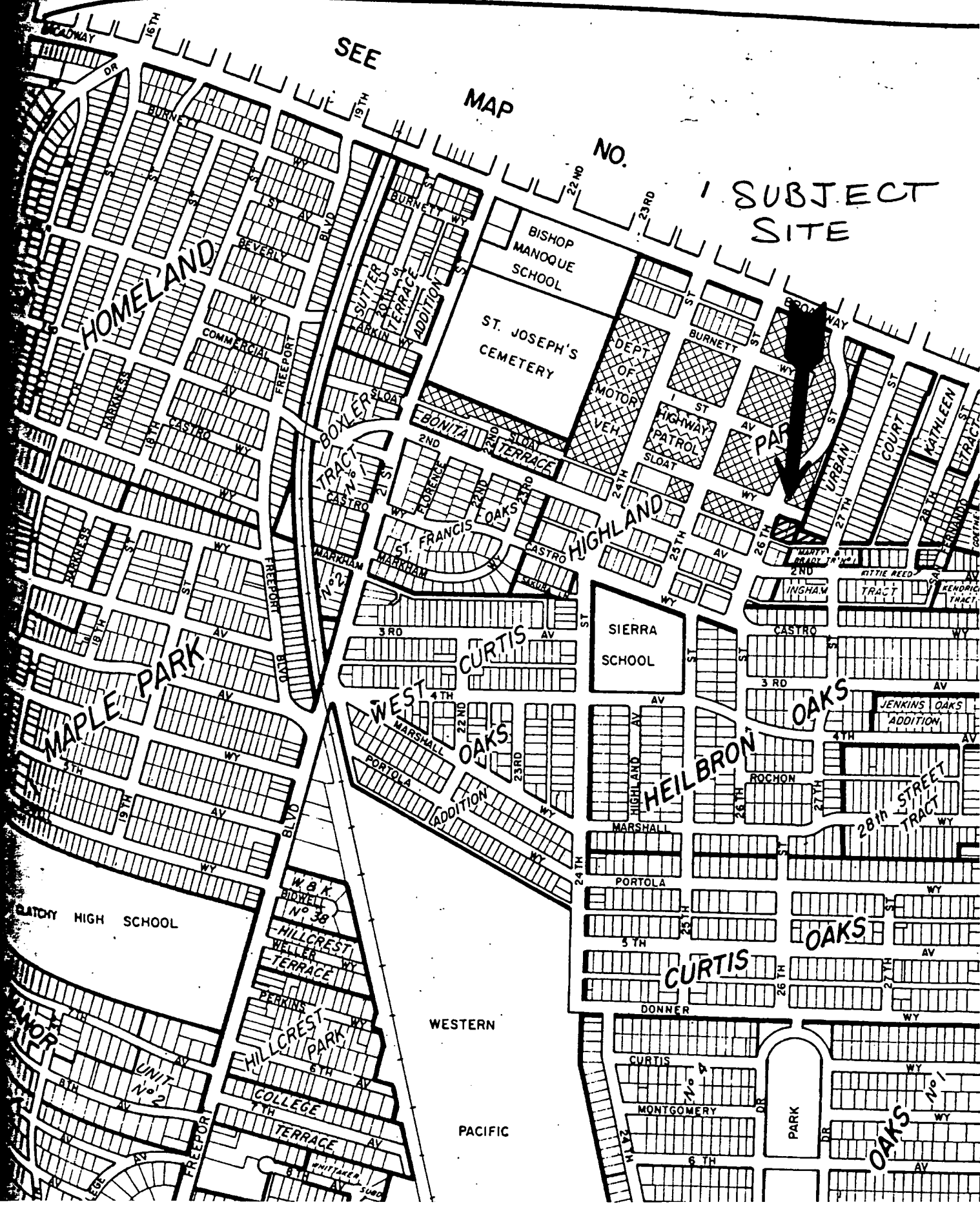
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15105a).

STAFF RECOMMENDATION: Staff recommends the Commission approve the proposed Lot Line Merger by adopting the attached resolution.

003205

SEE MAP NO.

1 SUBJECT SITE



003206

83-313

27 OCT '83

