

CITY PLANNING COMMISSION

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

APPLICANT	Teddy Morris, et al, 925 Secret River Drive, Suite A, Sacto., CA 95831		
OWNER	Teddy Morris, et al, 925 Secret River Drive, Suite A, Sacto., CA 95831		
PLANS BY	Teddy Morris, et al, 925 Secret River Drive, Suite A, Sacto., CA 95831		
FILING DATE	5-10-83	50-DAY-CPC-ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	012-022-16 & 17

APPLICATION: Lot Line Adjustment

LOCATION: 2747 Riverside Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common property line between two existing parcels developed with commercial structures.

PROJECT INFORMATION

1974 General Plan Designation: Commercial and Offices
1963 Riverside-Land Park
Community Plan Designation: Shopping or Commercial
Existing Zoning of Site: C-2
Existing Land Use of Site: Offices and Beauty Parlor

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Residential; R-1
East: Residential; R-1
West: Cemetary; R-1

Property Dimensions: 120' x 89'
Property Area: .25± acres
Topography: Flat
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: The subject site consists of two parcels totaling .25± acres developed with three commercial structures and a garage used for storage.

STAFF EVALUATION: Staff has the following comments:

1. The applicant is requesting to relocate an existing lot line which presently passes through two of the structures on the site. Staff has no objection to the request.
2. The proposal was reviewed by the City Engineer and Sewer and Water Department. The City Engineer had the following comments as conditions of approval of the request:
 - a. Monument the new lot lines;
 - b. Provide a new deed description for each parcel.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project is exempt from environmental review (CEQA Guidelines 15105).

RECOMMENDATION: Staff recommends the following action:

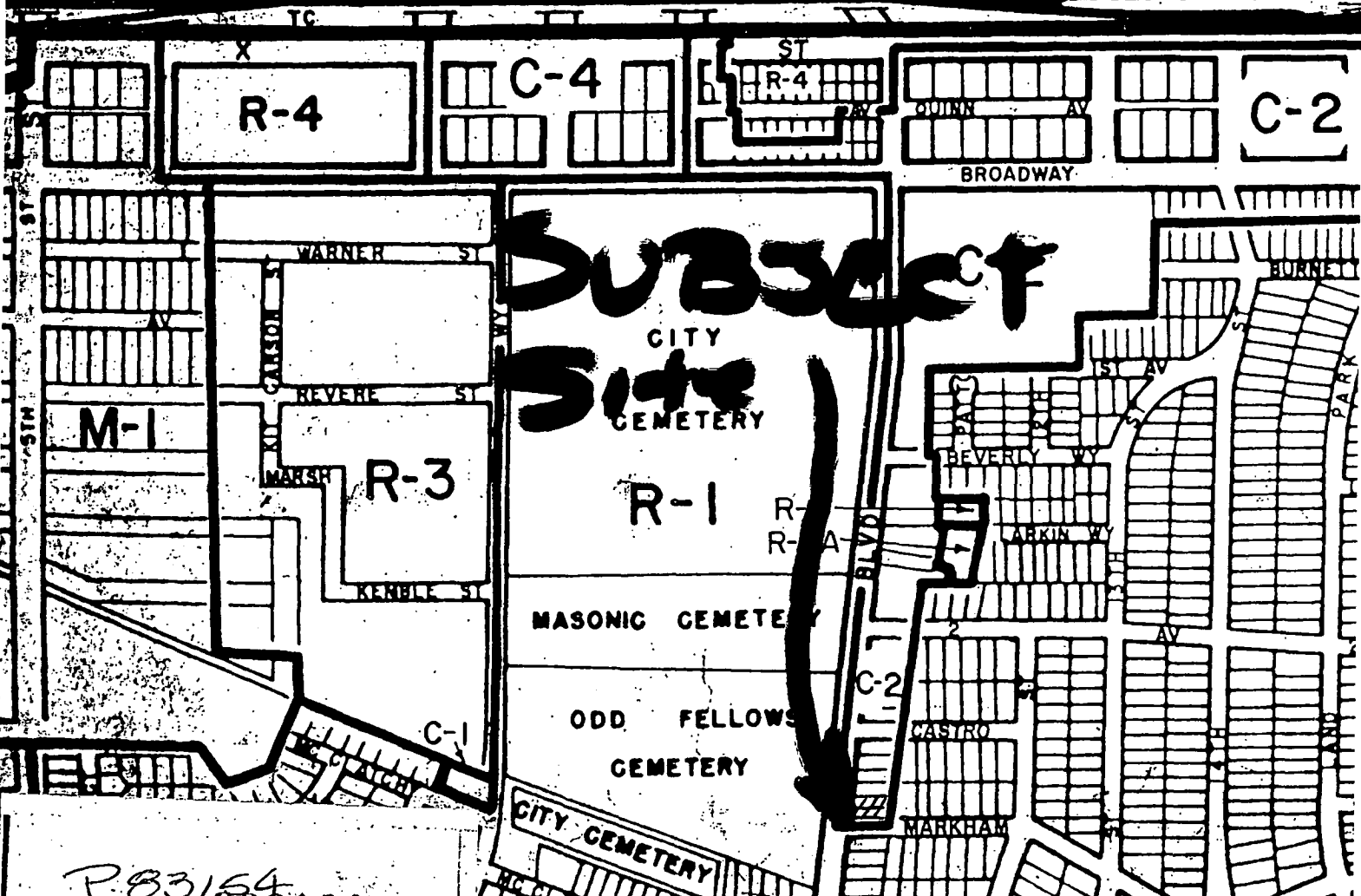
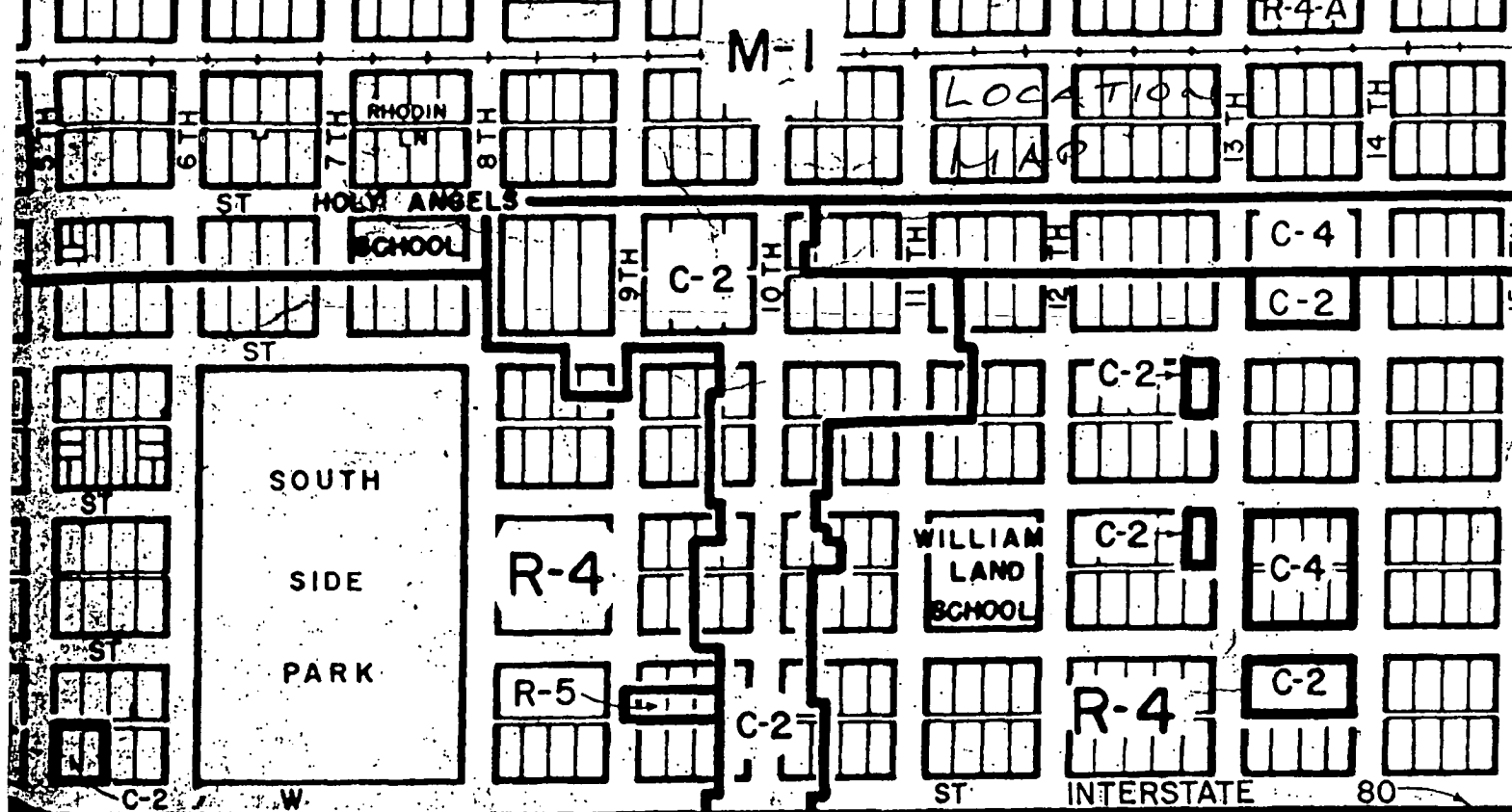
Approval of the lot line adjustment by adopting the attached resolution.

APPLC. NO. P83-154

MEETING DATE June 23, 1983

CPC ITEM NO. 29

002180



SUBJECT

Side

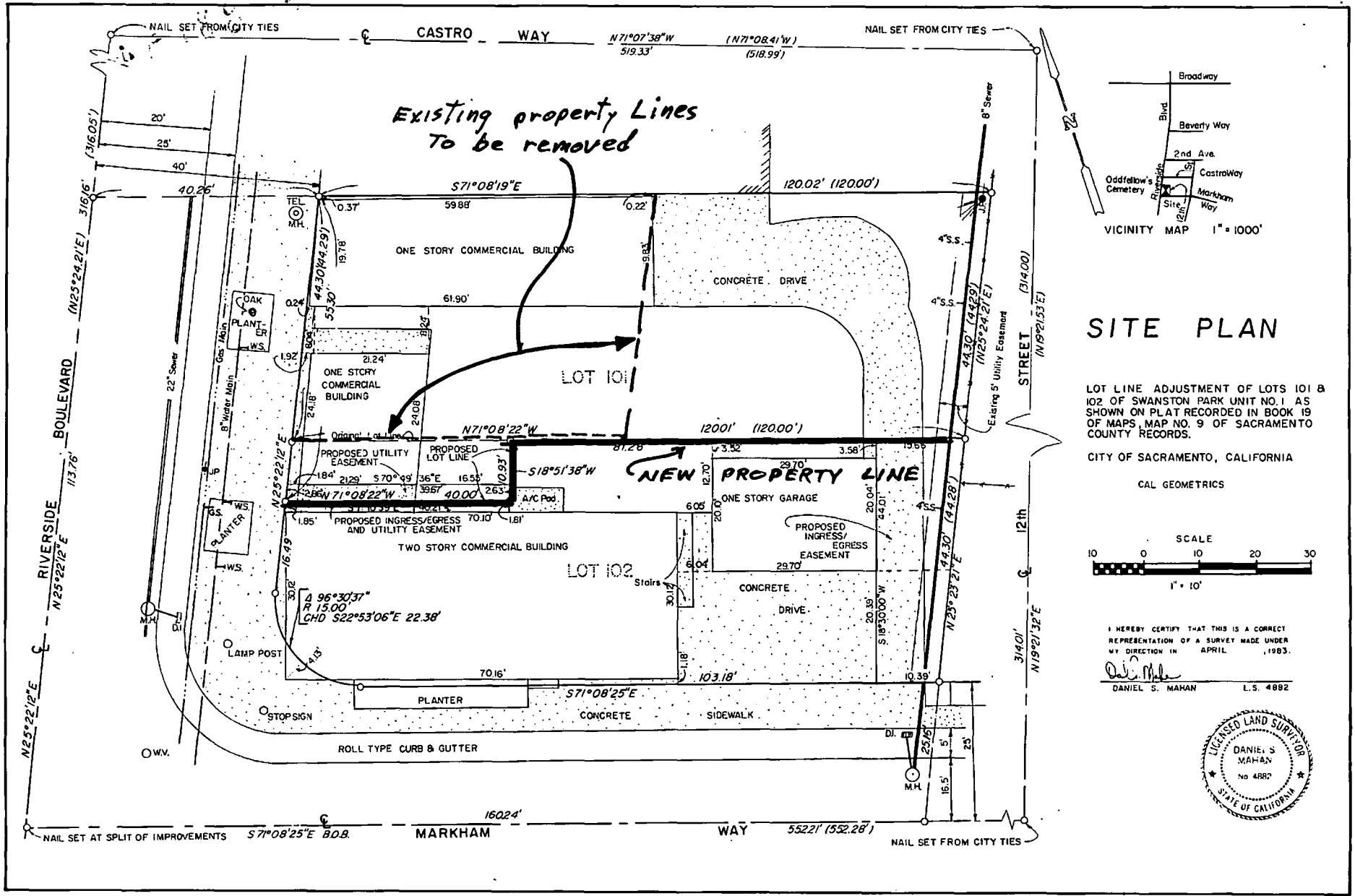
P-83164
002181

JUNE 23, 1983

P.83154

6/23/83

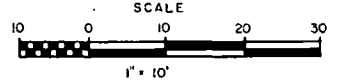
No. 29



SITE PLAN

LOT LINE ADJUSTMENT OF LOTS 101 & 102 OF SWANSTON PARK UNIT NO. 1 AS SHOWN ON PLAT RECORDED IN BOOK 19 OF MAPS, MAP NO. 9 OF SACRAMENTO COUNTY RECORDS.

CITY OF SACRAMENTO, CALIFORNIA
CAL GEOMETRICS



I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION IN APRIL, 1983.
D. S. Mahan
DANIEL S. MAHAN L.S. 4882



EXHIBIT 'A'

002182