

CITY PLANNING COMMISSION

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

APPLICANT	William & Carole Atherton, 1806 'P' Street, Sacramento, CA 95814		
OWNER	William & Carole Atherton, 1806 'P' Street, Sacramento, CA 95814		
PLANS BY	William & Carole Atherton, 1806 'P' Street, Sacramento, CA 95814		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 007-311-01,02 & 03

APPLICATION: Lot Line Adjustment

LOCATION: 1800, 1806 'P' Street; 1613-1615-18th Street

PROPOSAL: The applicant is requesting the necessary entitlement to reduce the side yard of one property from 16½ feet to 5 feet and simultaneously increase the depth of adjacent rear yards by 11½ feet.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-family
Existing Zoning:	R-5
Existing Land Use:	Residential

Surrounding Land Use and Zoning:
North: Residential; R-5
South: Commercial; R-5
East: Residential; R-5
West: Residential; R-5

Property Dimensions:	Varies
Property Area:	.3± acres
Street Improvements/Utilities:	Existing

STAFF EVALUATION:

1. The site consists of three existing multi-family lots in the Heavy Density Multi-family (R-5) zone. The applicant proposes to reduce the north side yard of lot A from 16½ feet to 5 feet. This would extend the rear yards of lots B & C by 11½ feet to 43½ feet.
2. The applicant states that the intent is to provide parking area on Lots B and C. It should be noted that:
 - a. any parking area must comply with the 50% shading ordinance;
 - b. an easement may be necessary to cross lot B to park on Lot C., although a property owner may not grant an easement to himself
3. The project has been reviewed by City Engineering and City Water. There were no objections to the project. However, Engineering requires that:
 - a. applicant shall monument new lot lines;
 - b. applicant shall provide easements for existing utilities that cross property lines. (Write easement into deed descriptions.) Also, see 2b. above about granting easements.

003123

4. Staff has no objection to the proposed lot line adjustment in that the use is in conformance with the 1974 General Plan and 1980 Central City Plan.

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

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

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No. 2:



003125

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P

STREET

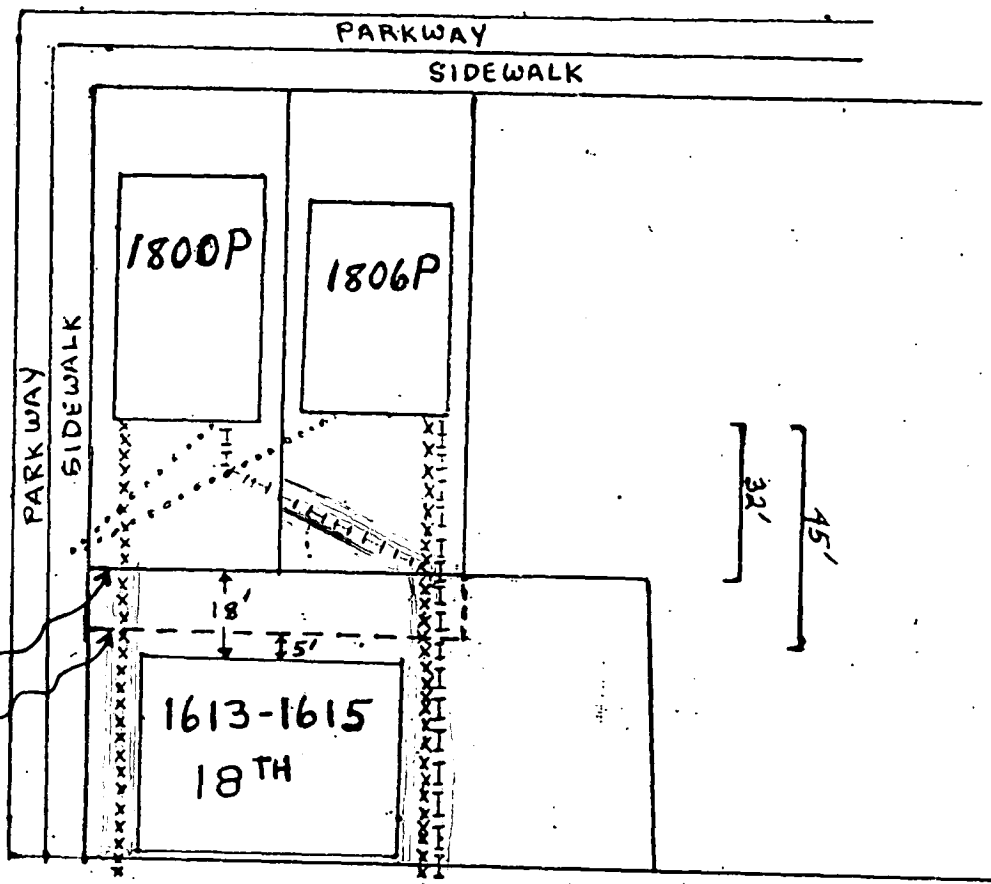


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STREET

EXISTING
PROPOSED

18th



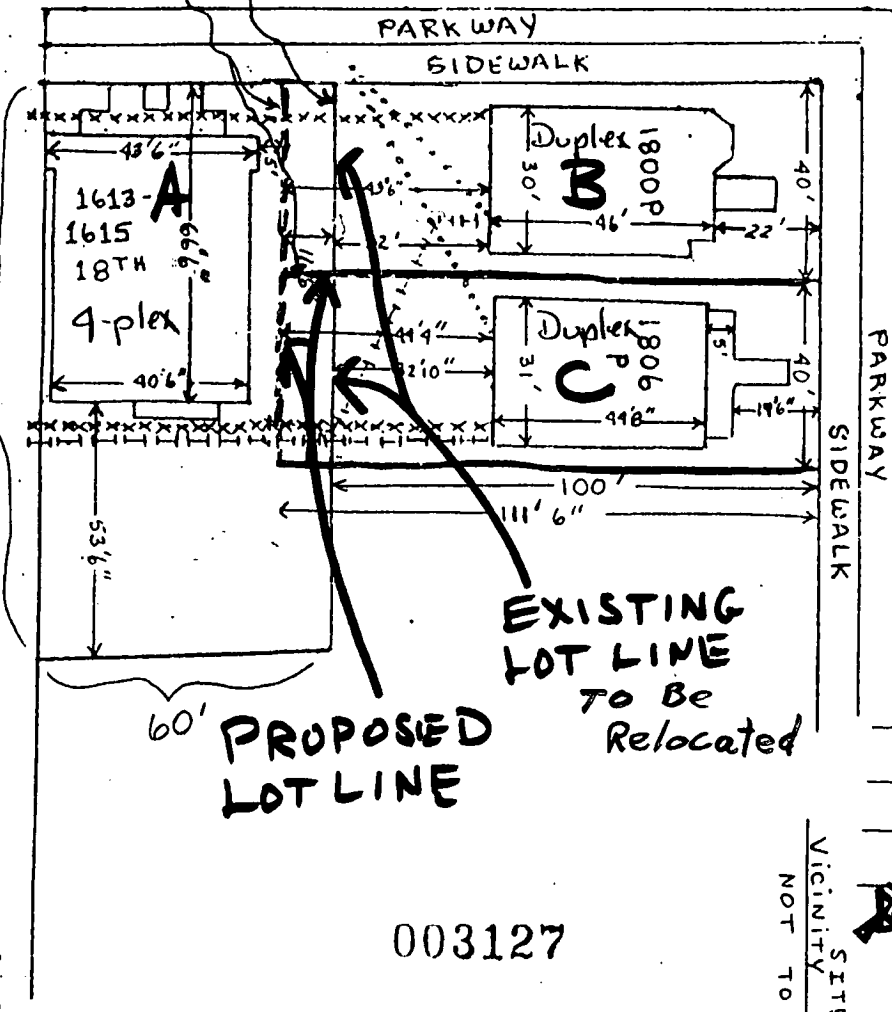
40 ft.
 electrical
 HHH sewer
 XXXX water

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18th STREET

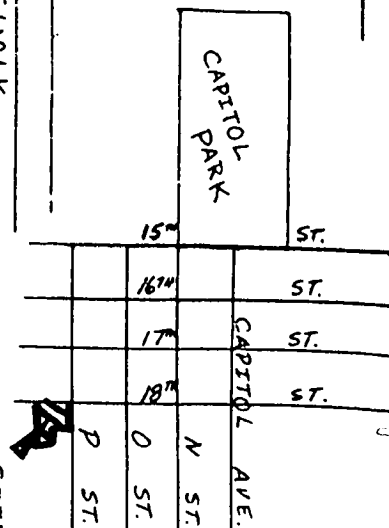
LOT LINE:
EXISTING
PROPOSED

STREET



EXISTING LOT LINE To Be Relocated

PROPOSED LOT LINE



SITE MAP: VICINITY MAP: NOT TO SCALE

003127

40 ft.
ooo electrical
HHH Sewer
xxxx water