

AMENDED STAFF REPORT 2/24/83
CITY PLANNING COMMISSION

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

APPLICANT	Harriette McCallum, 267 Hartnell Place, Sacramento, CA 95825		
OWNER	Harriette McCallum, 267 Hartnell Place, Sacramento, CA 95825		
PLANS BY	Bill Brewster, c/o H. McCallum, 267 Hartnell Place, Sacto., CA 95825		
FILING DATE	1-21-83	50 DAY CPC ACTION DATE	2-24-83
REPORT BY	SC:bw		
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	13-104-17 & 18

APPLICATION: Lot Line Adjustment to merge two parcels totaling 0.5 acres of vacant land in the R-4 zone

LOCATION: * Marshall ^{Way} ~~Avenue~~, 100 feet west of 33rd Street

PROPOSAL: The applicant is proposing to merge two parcels of vacant land for the purpose of constructing an apartment complex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Oak Park Community Plan Designation: Medium Density Multiple Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential; R-4
South: Residential; R-4
East: Residential; R-4
West: Residential; R-1A

Property Dimensions: 110' x 163'
Property Area: 17,977 sq. ft.
Square Footage of Lot(s): Approx. 8,988 each
Significant Feature of Site: Existing Evergreen
Topography: Flat
Street Improvements: Existing in front/rear unimproved alley
Utilities: Existing

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

1. The proposed lot merger will allow the development of an apartment project on this site. Although the subject site and surrounding properties are zoned for multiple family residential use, the neighboring properties are developed with single family and two-family structures.
2. The proposed plans for the apartment development indicate that parking access will be gained through the alley at the rear of the site. This alley is unimproved and contains large holes and ruts which impedes traffic access along this route. Staff has concern over traffic and parking problems in this area since street parking is congested due to the close proximity to McGeorge School of Law. Although no other entitlements will be necessary with this development and the consideration of the lot merger does not involve parking access review, staff suggests that the applicant pave that portion of the alley from the east at 33rd Street to the driveway entrance to ensure viability of the proposed apartment development. Alley improvements should comply with requirements of the City Engineer.

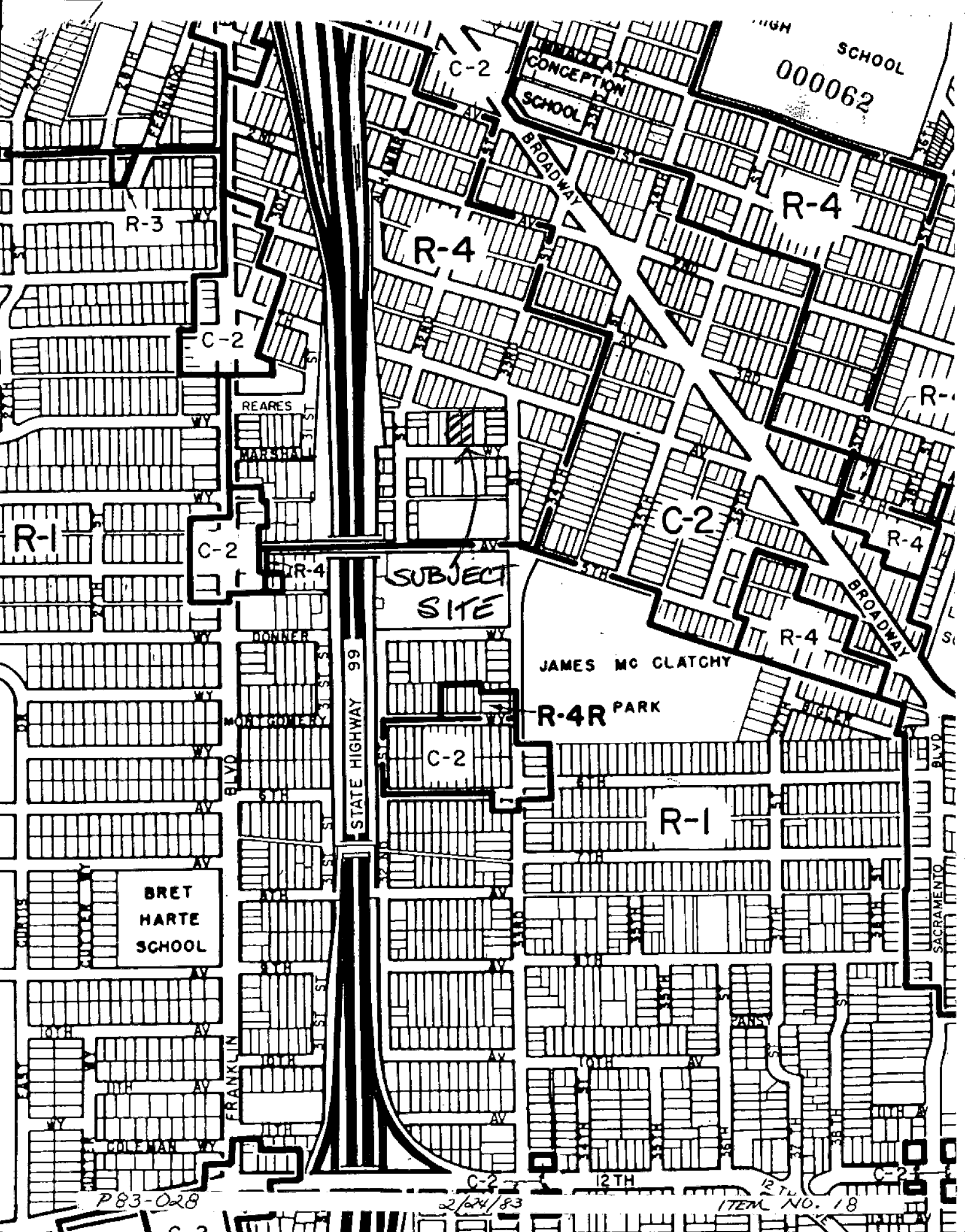
MEETING DATE February 24, 1983

CPC ITEM NO. 18

3. The proposed lot merger was reviewed by the City Engineer and there were no objections to the request, subject to the condition that a deed description be provided for the new parcel boundary.

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

✓ STAFF RECOMMENDATION: The staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.



HIGH SCHOOL
000062

CONCEPTION SCHOOL

R-3

R-4

R-4

C-2

REARES

MARSHAL

R-1

C-2

R-4

SUBJECT SITE

C-2

R-4

R-4

JAMES MC CLATCHY

R-4R PARK

C-2

R-1

BRET HARTE SCHOOL

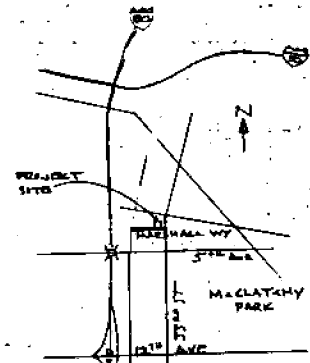
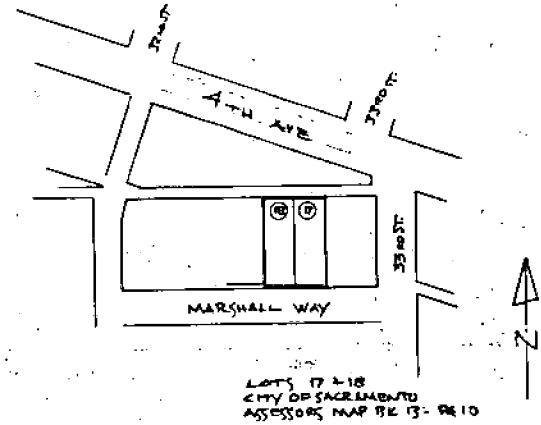
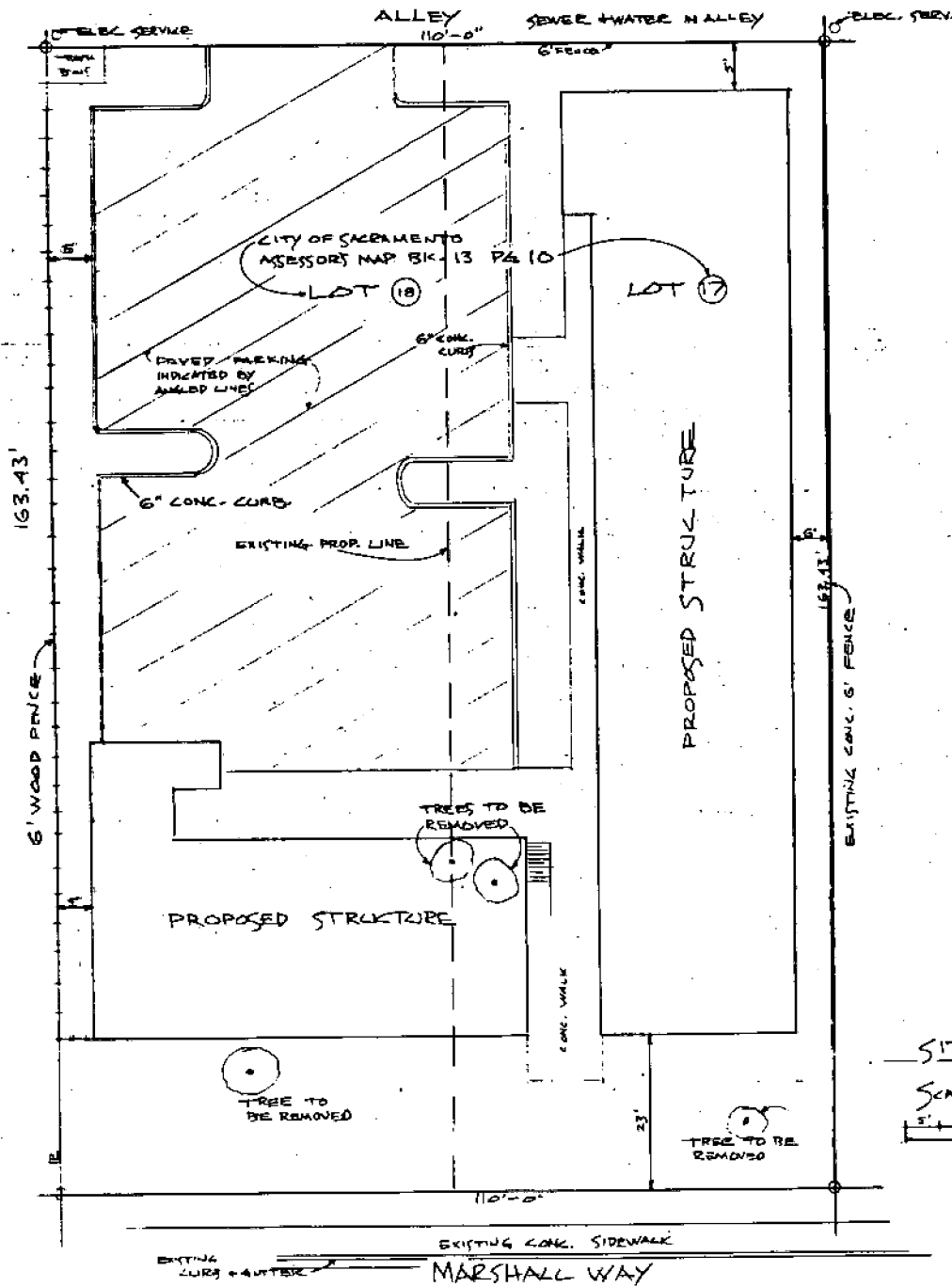
STATE HIGHWAY 99

SACRAMENTO BLVD

P83-028

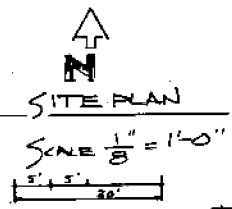
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APPL NO P-83028
 EXHIBIT _____
 MTG. DATE _____
 AGENDA NO.(S) _____



MARSHALL APTS. UNIT NO. 1
 SITE PLAN + Vicinity Map.
 Bill Brewster 1/6/03

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EXHIBIT A

LEGAL DESCRIPTION :

The West $\frac{1}{2}$ of Lot 6 and the East 8.045 feet of Lot 5, as shown on the "Plat of Oak Grove Tract", Recorded in Book 2 of Maps, Map No. 24, records of said County.

OK
JEM

P 83028

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