

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624				
OWNER	Ping Leong, 5708 Lonsdale Drive, Sac, CA 95822				
PLANS BY	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624				
FILING DATE	3/14/89	ENVIR. DET.	Cat Ex. 15305(a)	REPORT BY	DH:kjr
ASSESSOR'S PCL. NO.	266-281-011, 015, 017				

APPLICATION: Lot Line Adjustment to merge three lots into one vacant lot of 0.921+ acres in the Multiple Family Residential (R-2A) zone.

LOCATION: North Side Glenrose Avenue, 150 feet west of Albatross Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge three vacant lots for future duplex development.

PROJECT INFORMATION:

1988 General Plan Designation:	Medium Density Residential
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required
North: Vacant; R-2A	Front:	25'
South: Mini-Storage; M-1	Side(Int):	5'
East: Single Family; R-2A	Side(St):	12 1/2'
West: Single Family; R-2A	Rear:	15'

Property Dimensions:	Irregular 270 ft. x 150 ft.
Property Area:	0.921+ acres
Density of Development:	18 d.u. per acre
Square Footage of Building:	16 dwellings at 560 sq. ft. each
Height of Building:	Two Stories
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended
Exterior Building Materials:	None Provided
Roof Material:	None Provided

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant lots totaling 0.92+ acres in the Multiple Family Residential (R-2B) Zone. The site is bordered by a mini-storage facility to the south and single family dwellings to the north, east, and west. The General Plan designates the site for Medium Density Residential uses.

03371

B. Project Description

The applicant proposes to merge three lots under common ownership in order to construct 16 duplex units in 8 structures measuring 28 feet by 40 feet and two stories in height. In merging the three lots, a 15 foot strip of land from Albatross Way will provide access for emergency vehicles only. The site plan does not require planning review unless variances are requested from the minimum setback, lot coverage requirements, or parking requirements.

C. Agency Comments

The merger request was reviewed by the City Engineering, Water and Sewer, Traffic, Real Estate, and Building Inspections Divisions with the following comments received:

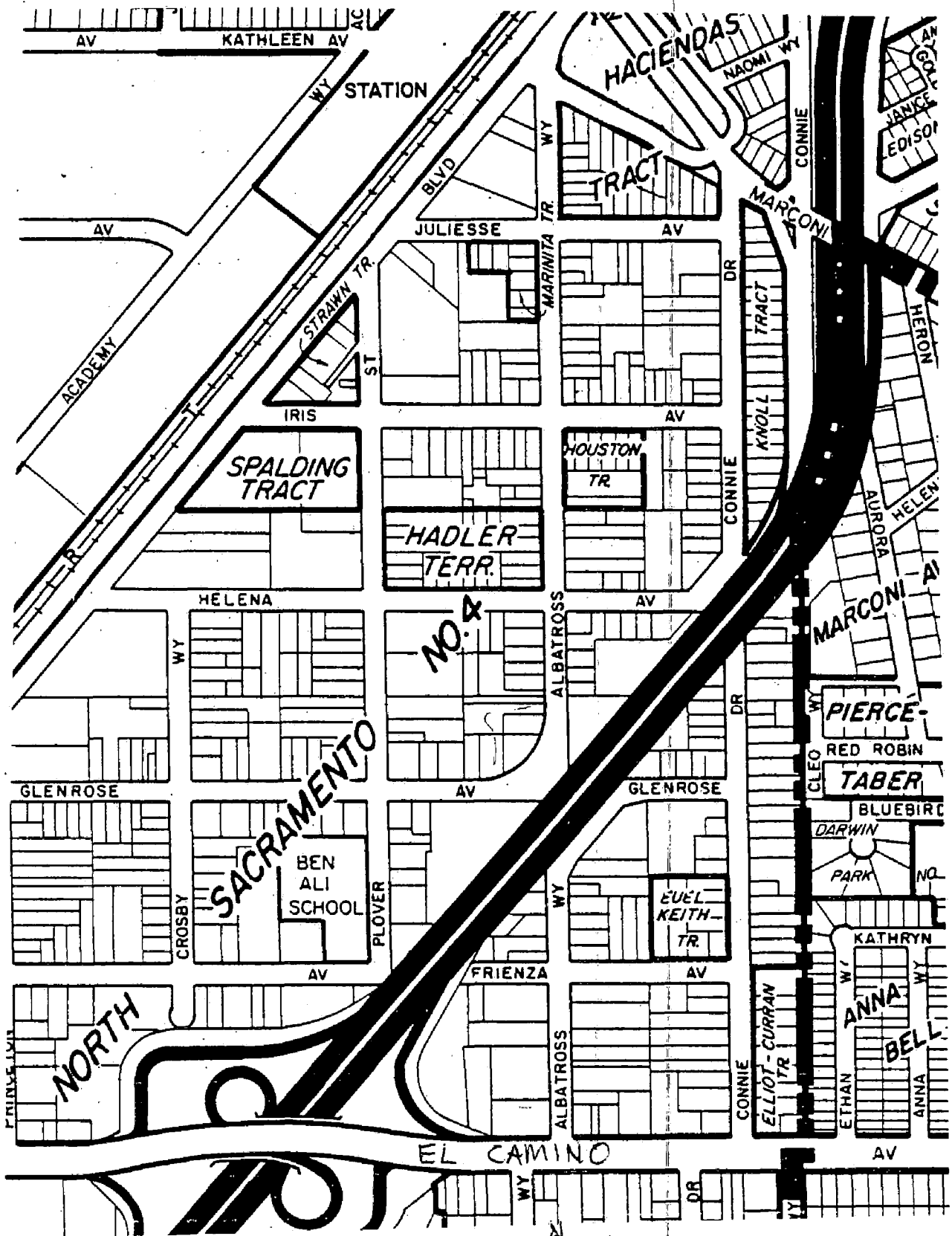
The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment/merger being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of parcel map.
3. Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305a).

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

03372



Scale: 1" = 500'

VICINITY MAP

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE PORTIONS OF LOT 4
BLOCK N AS SHOWN ON "ADDITION NO. 4, NORTH SACRAMENTO" FILED
AT BOOK 11 OF MAPS, MAP NO. 38 IN THE OFFICE OF RECORDER

(P89-143)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the north side of Glenrose Avenue, west of Albatross Way; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines [CEQA, Section 15301(a)]; and

WHEREAS, the lot line adjustment is consistent with the General Plan; and the 1984 North Sacramento Community Plan; and the proposed lot line merger conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

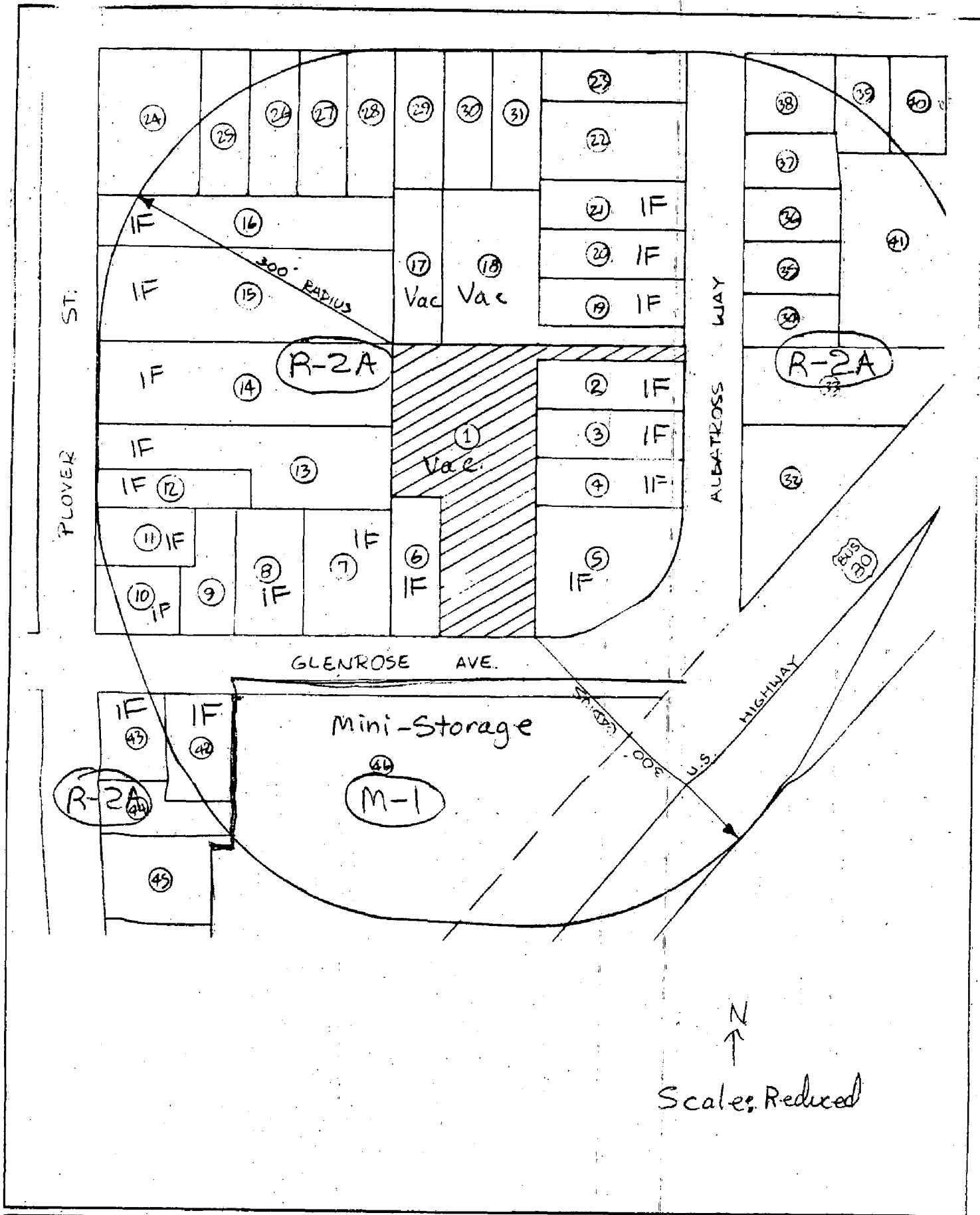
that the lot line adjustment for property located on the north side of Glenrose Avenue, west of Albatross Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off or segregate existing assessments.
2. Record Certificate of Compliance and waive parcel map.
3. Pay necessary fees (\$500) to Public Works for Certificate of Compliance.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP

TENTATIVE SITE MAP

ASSESSOR'S PARCEL NUMBER

266-281-11
266-281-15
266-281-17

OWNER/APPLICANT:

PING LEONG & MABEL Y LEONG
5708 LONSDALE DRIVE
SACRAMENTO, CA 95822

MAP PREPARED BY:

ROSE'S ENGINEERING -
GEOLOGY & SURVEYING, INC.
9070 ELK GROVE BOULEVARD
ELK GROVE, CALIFORNIA 95624
(916) 686-5445

PARCEL DESCRIPTION:

3899 ALBATROSS WAY, SACRTO, CA.
N 15' OF LOT #1700, W 1/2, S 1/2, S 1/4;
E 1/2, S 1/2, N 1/2, S 1/2, W 1/2 LOT #, BLOCK N
ALBATROSS #9, NORTH SACRAMENTO, CA.

EXISTING SIZE:

0.921 ACRES

ZONING:

R 2 A

PROPOSED SIZES:

SAME

PROPOSED USE:

MULTIPLE FAMILY

EXISTING IMPROVEMENTS:

NONE

WATER:

SACRAMENTO CITY

SEWAGE:

SACRAMENTO CITY

ROADS:

SACRAMENTO CITY

SPECIAL DISTRICTS:

- FIRE
- SCHOOL
- PARKS & RECREATION
- DRAINAGE

SACRAMENTO CITY

SACRAMENTO CITY

SACRAMENTO CITY

SACRAMENTO CITY

CONTOUR INTERVAL:

1'

SOURCE OF TOPO:

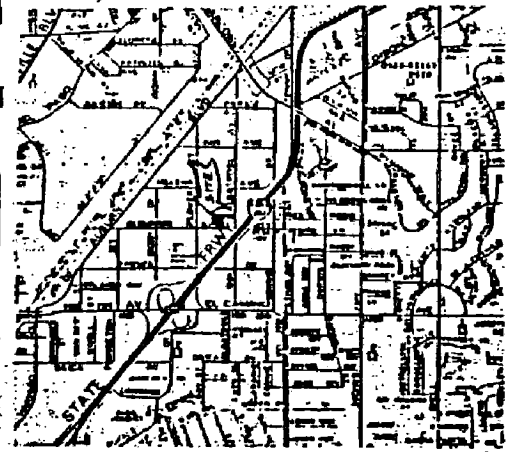
FIELD SURVEY

SCALE:

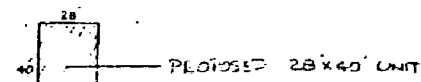
1" = 40'

DATE:

FEBRUARY, 1983



P-89-143
 APR 266-281-11-15-17
 BAUGHTON BOHAUS
 MARJORIS L
 APR 266-281-10
 COLWELL STANLEY B
 DOROTHY J
 APR 266-281-9
 LONELL STANLEY B
 DOROTHY J
 APR 266-281-8
 LEONG PING T/MABEL Y
 APR 266-281-18
 LOPEZ LOUIS G
 TYLOR SCOTT BAY/CHRISTINE J
 APR 266-281-20
 BOARD FENCE 102'
 APR 266-281-19
 ROSSI PETS SOLOMA ELIZABETH
 APR 266-281-14
 BREED S DWIGHT / GLENNAL
 APR 266-281-13
 SHING LEUK
 JAMES A / LORRENA
 APR 266-281-12
 MILA
 JAMES A / LORRENA
 APR 266-281-11
 MARKSON RYAN
 APR 266-281-10
 APR 266-281-9
 APR 266-281-8
 APR 266-281-7
 APR 266-281-6
 APR 266-281-5
 APR 266-281-4
 APR 266-281-3
 APR 266-281-2
 APR 266-281-1
 APR 266-281-0



5-11-89
 Jem
 21

EXHIBIT A

SHEET OF

TENTATIVE SITE MAP

ASSESSOR'S PARCEL NUMBER

266-281-11
266-281-15
266-281-17

OWNER/APPLICANT: PING LEONG & MABEL Y LEONG
5708 LONSDALE DRIVE
SACRAMENTO, CA 95822

MAP PREPARED BY: ROSE'S ENGINEERING -
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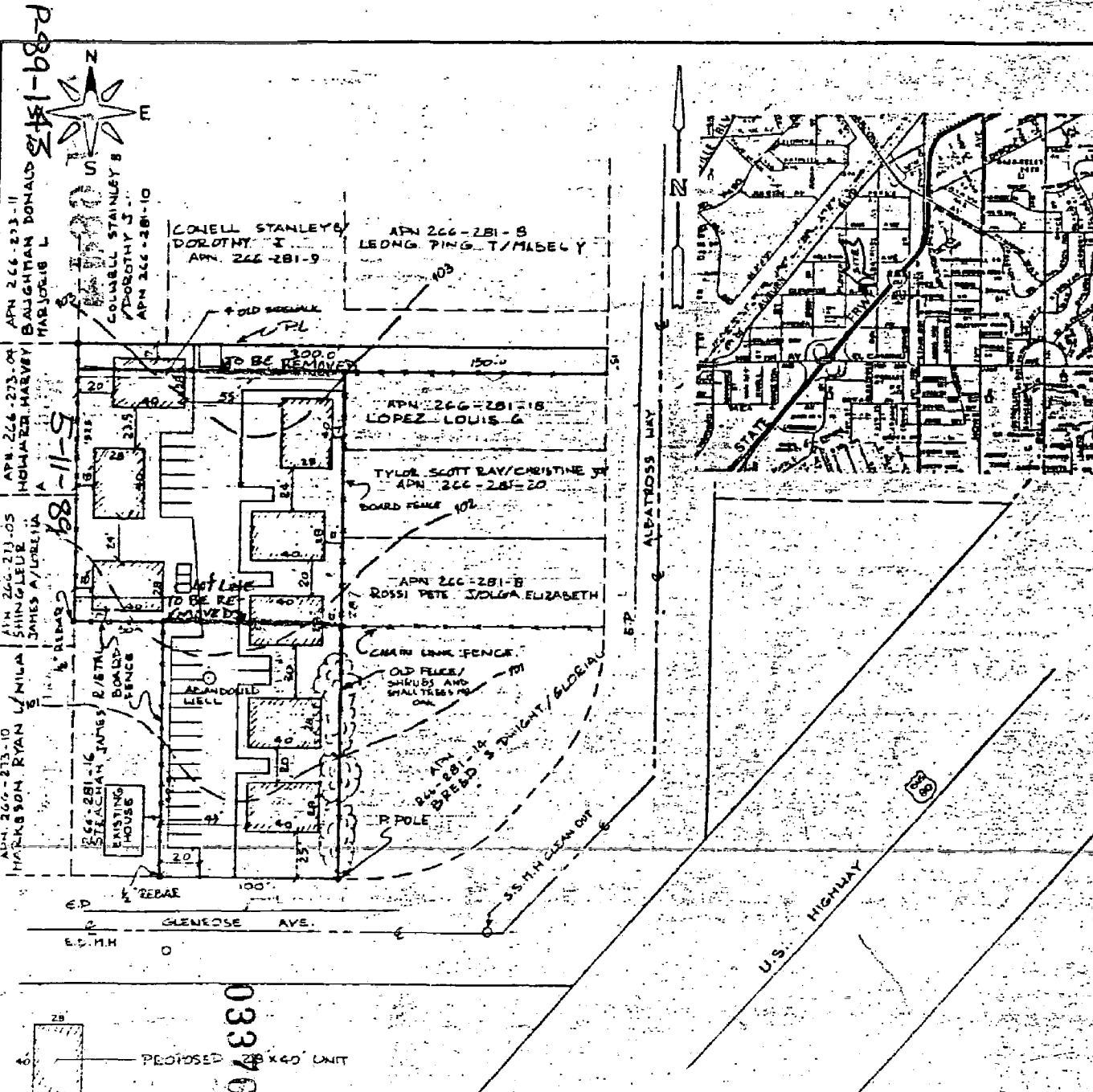
PARCEL DESCRIPTION: 5889 ALBATROSS WAY, SACO, CA.
N 15' OF LOT 4 E T100, W150, S162, S160,
S 162, N 152, W 150, L2 & ALICE N
ALUTION & NORTH SACRAMENTO, CA.

EXISTING SIZE: 10.921 ACRES
ZONING: R 2 A
PROPOSED SIZES: SAME
PROPOSED USE: MULTIPLE FAMILY
EXISTING IMPROVEMENTS: NONE

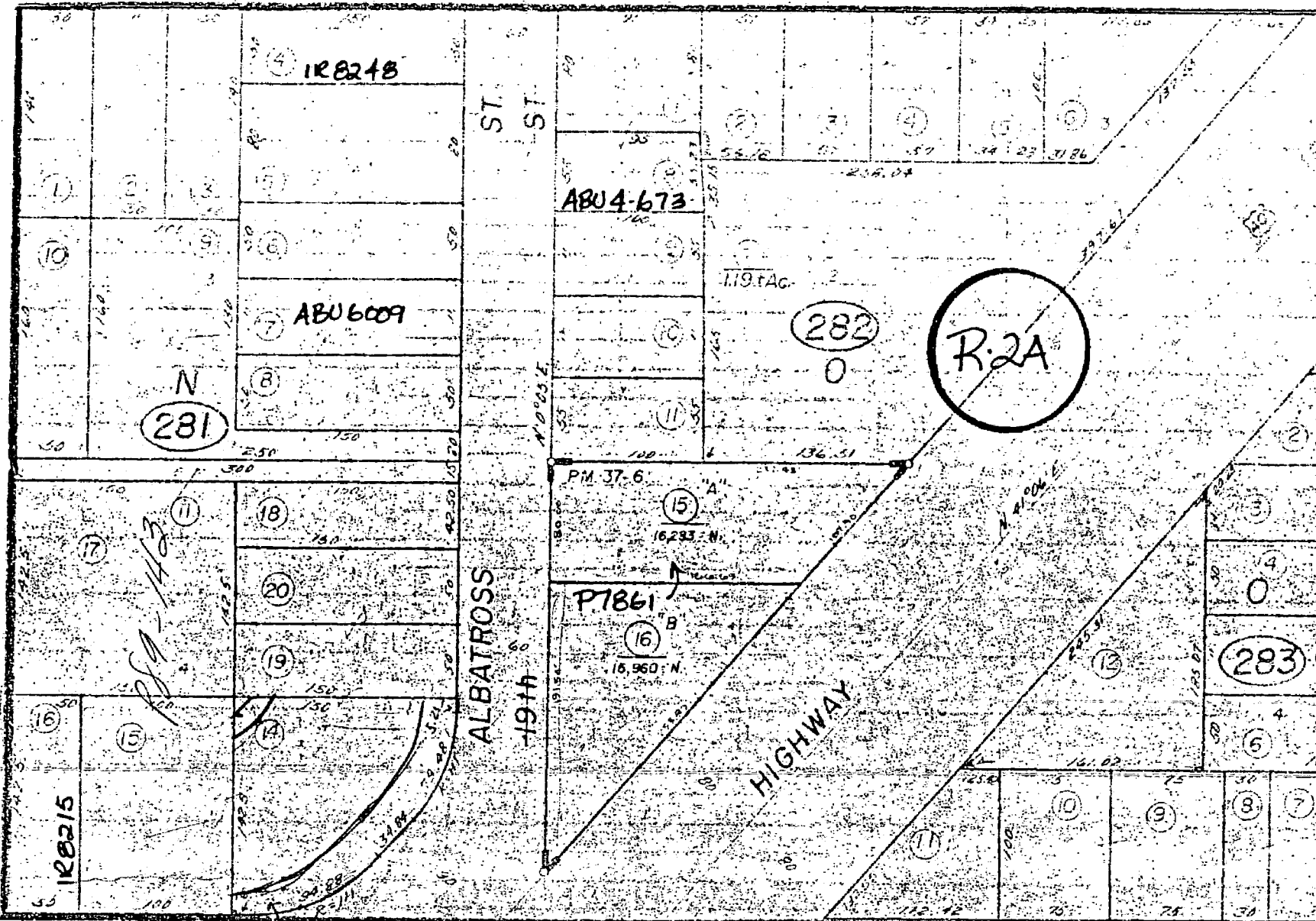
WATER: SACRAMENTO CITY
SEWAGE: SACRAMENTO CITY
ROADS: SACRAMENTO CITY
SPECIAL DISTRICTS:
FIRE: SACRAMENTO CITY
SCHOOL: SACRAMENTO CO.
PARKS & RECREATION: SACRAMENTO CITY
DRAINAGE: SACRAMENTO CITY

CONTOUR INTERVAL: 1'
SOURCE OF TOPO: FIELD SURVEY
SCALE: 1"=40'
DATE: FEBRUARY, 1989

EXHIBIT A



P89-1513
 APN 266-281-11 BAUGHTIAN DONALD MARJORIE L
 APN 266-281-10 CONNELL STANLEY S DOROTHY J
 APN 266-281-15 HOWLAND MAEVEY A
 APN 266-281-05 SHING GLEUR JAMES A / LINDA
 APN 266-281-10 HARKISSON RYAN L / NILA
 APN 266-281-10
 03396
 PROPOSED 28' x 40' UNIT
 Stem 21



03377

GLENROSE

front & rear setbacks
 determined 9/23/88
 by WLD
 U.S.

32

A