

# CITY PLANNING COMMISSION

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

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



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.

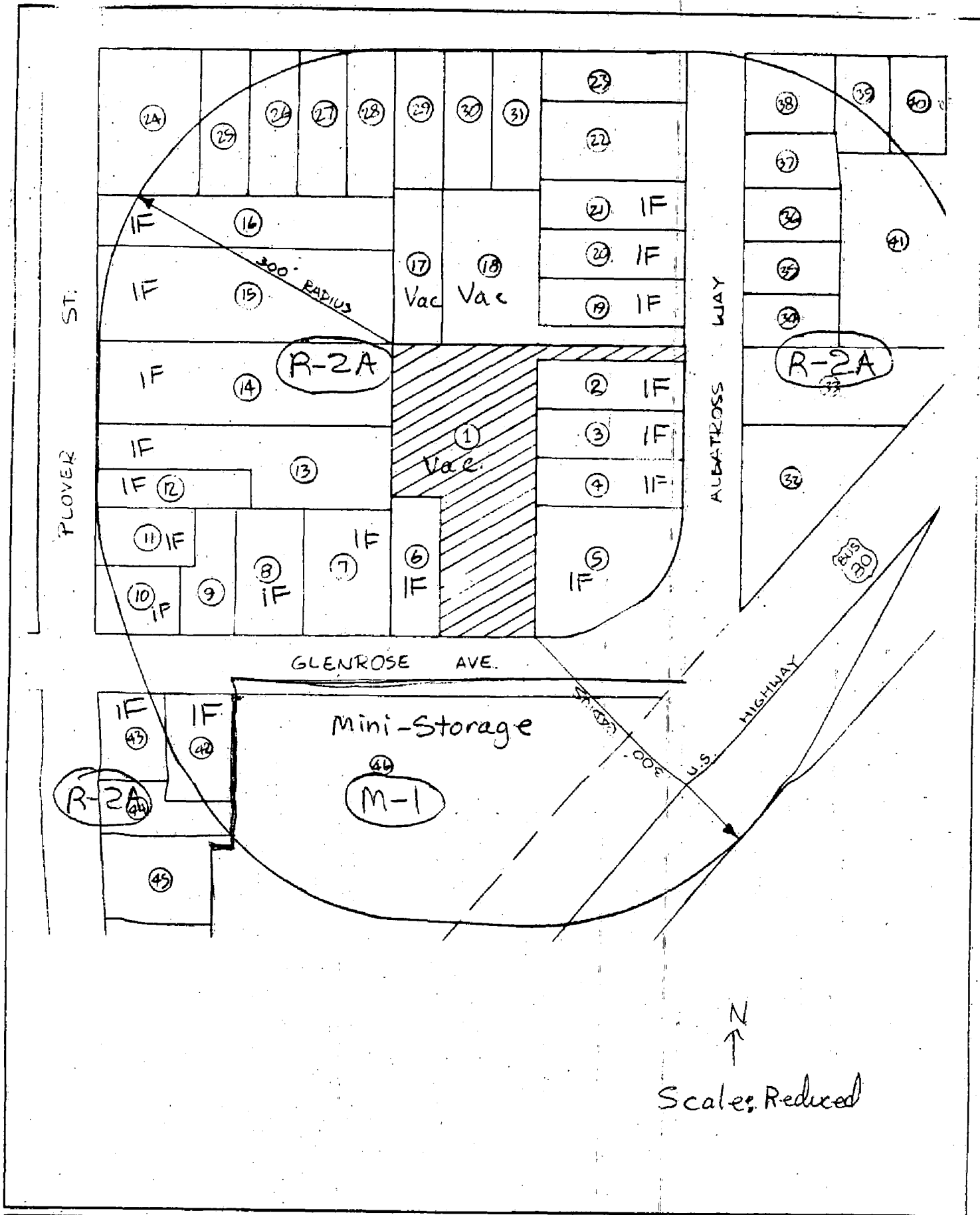
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CHAIRPERSON

ATTEST:

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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:

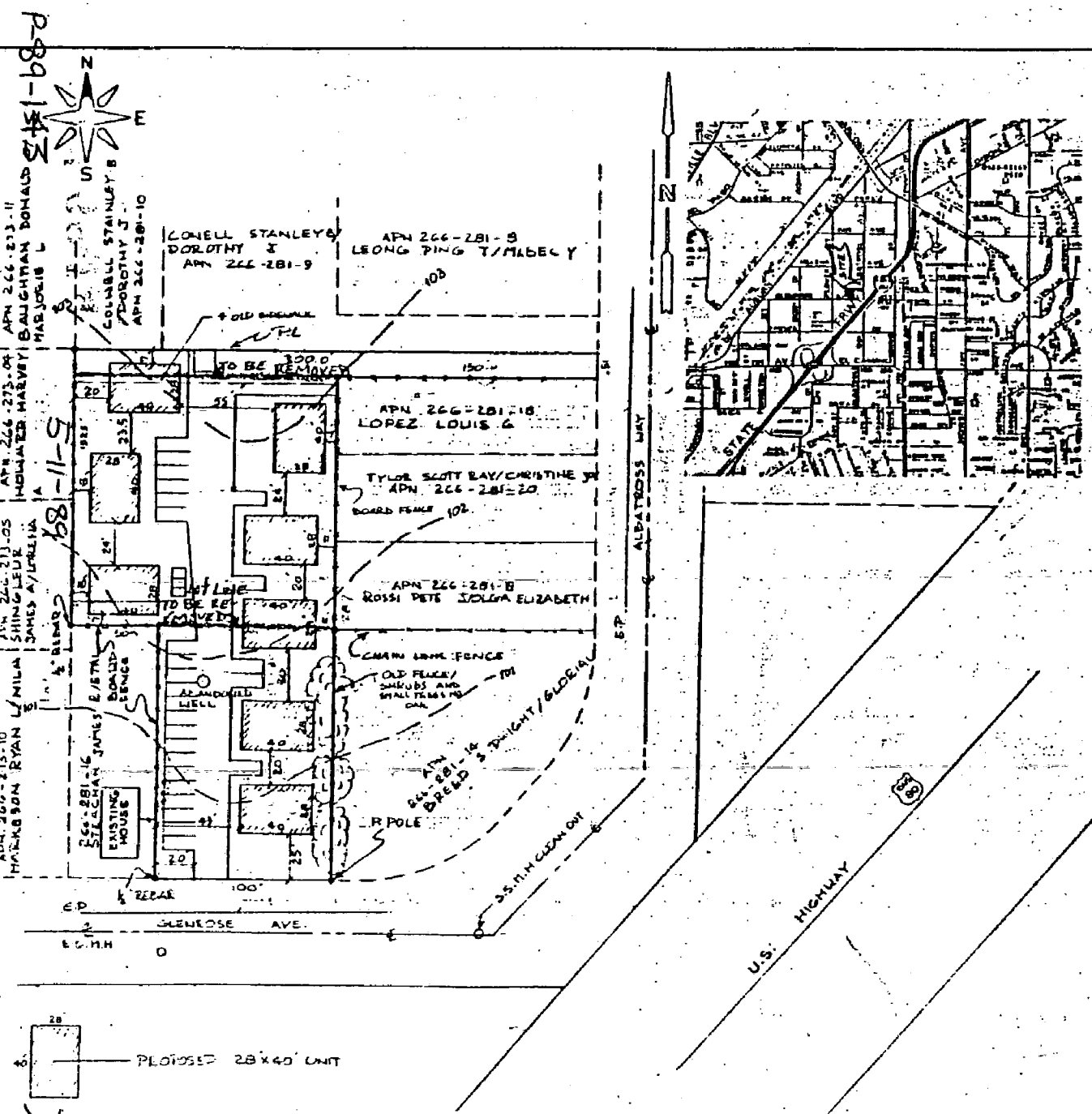
1" = 40'

## DATE:

FEBRUARY, 1983

EXHIBIT A

SHEET  
OF



P-89-143

APN 266-281-11 - F. J. BAUGHTIAN, MARJORIE L.

APN 266-281-15 - HARVEY MARVY

APN 266-281-17 - SHING LEUK, JAMES A / LORNA

APN 266-281-18 - MIRA JAMES RYAN

APN 266-281-19 - MARKSON RYAN

APN 266-281-20 - LONELL STANLEY & DOROTHY J.

APN 266-281-21 - TAYLOR SCOTT BAY / CHRISTINE JAY

APN 266-281-22 - ROSSI PETER & OLGA ELIZABETH

APN 266-281-23 - BREAD & DWIGHT / GLORIANA

5-11-89

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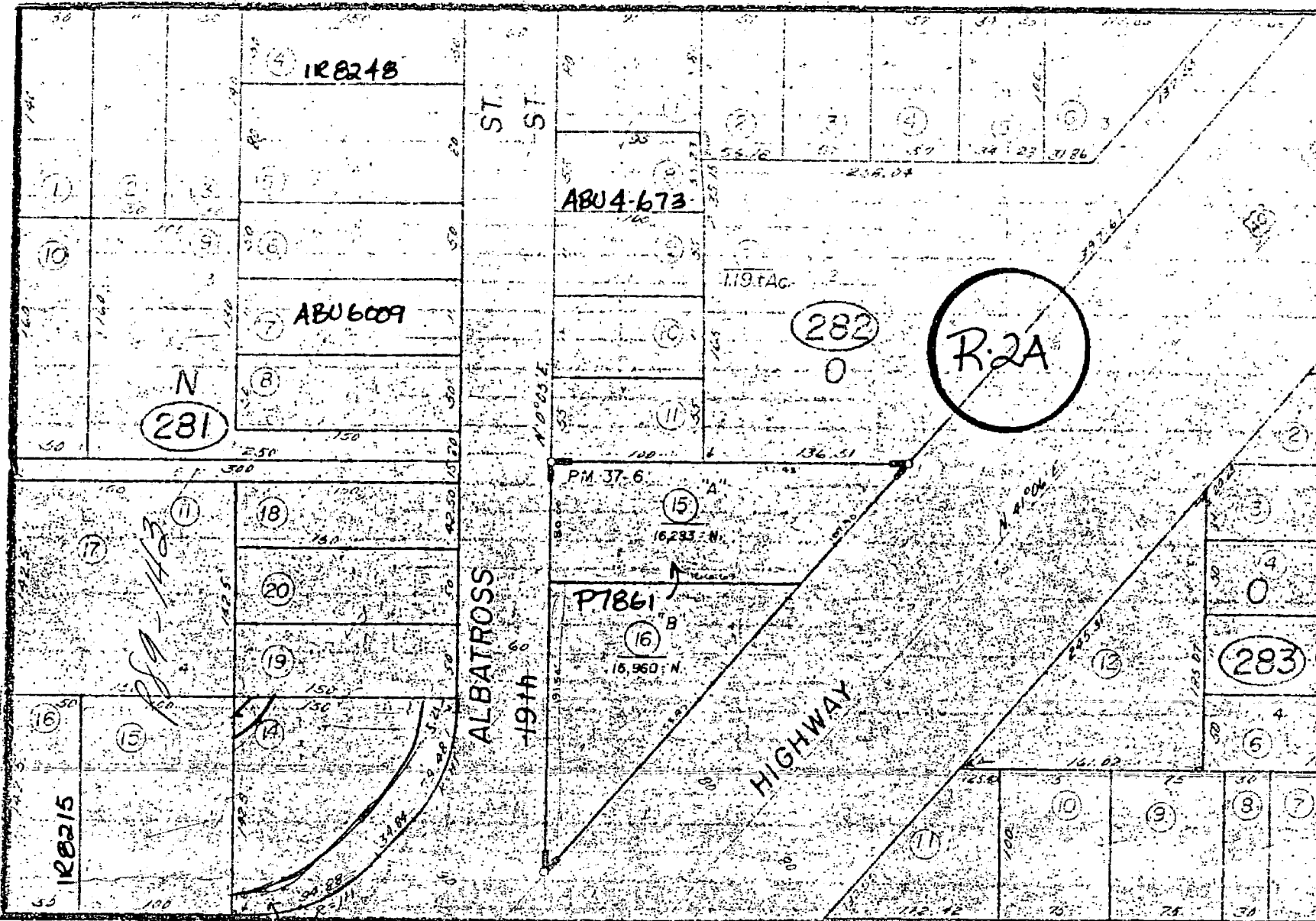
PROPOSED 28x40 UNIT

John









03377

GLENROSE

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

32

A