

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	South Land Park Montessori School, 29 Lake Vista Ct., Sacto. CA		
OWNER	A.L. and Mary Wymore, 5679 Freeport Blvd., Sacto. CA 95822		
PLANS BY	_____		
FILING DATE	5-20-82	50 DAY CPC ACTION DATE	_____
REPORT BY	DJ:kmh		
EXEMPT	_____		
NEGATIVE DEC.	-15105 a	EIR	_____
ASSESSOR'S PCL. NO.	029-010-03/029-021-35		

APPLICATION: Lot Line Adjustment to merge two parcels

PROPOSAL: Lot Line Adjustment to merge two parcels consisting of
- 0.4+ acres (APN: 029-010-03/029-021-35).

LOCATION: 6011 Riverside Boulevard

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 North Pocket Community Plan Designation:	Residential
Existing Zoning of Site:	R-1/R-3-R
Existing Land Use of Site:	Single-family dwelling

Surrounding Land Use and Zoning:

North:	Sacramento River; levee; F
South:	Vacant; R-3-R
East:	Apartment; R-3
West"	Single-family; R-3-R

Property Dimensions:	90.4' x 193'
Property Area:	17,447.2 square feet
Square Footage of Building:	1763 square feet in main building; and
Significant Features of Site:	1037 square feet in miscellaneous structures.

BACKGROUND INFORMATION: The applicant was granted a Special Permit (P-82-071) to convert an existing single-family dwelling into a Private school. One of the conditions of that approval was to file for a Lot Line Adjustment.

STAFF EVALUATION: The subject site consists of two separate parcels, one of which contains a single-family dwelling (parcel A), and the other is vacant (parcel B). The applicant proposes to merge these two lots by eliminating the existing east and south property lines of parcel A. As illustrated on the attached site plan. (Exhibit A).

The proposal was reviewed by the offices of the Water & Sewer Division, Building Inspection, Real Estate and Assessment, Fire, Planning and Engineering Departments. There were no objections to the request.

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

STAFF RECOMMENDATION: The staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.

APPLC. NO. 82-129

MEETING DATE 6-24-82

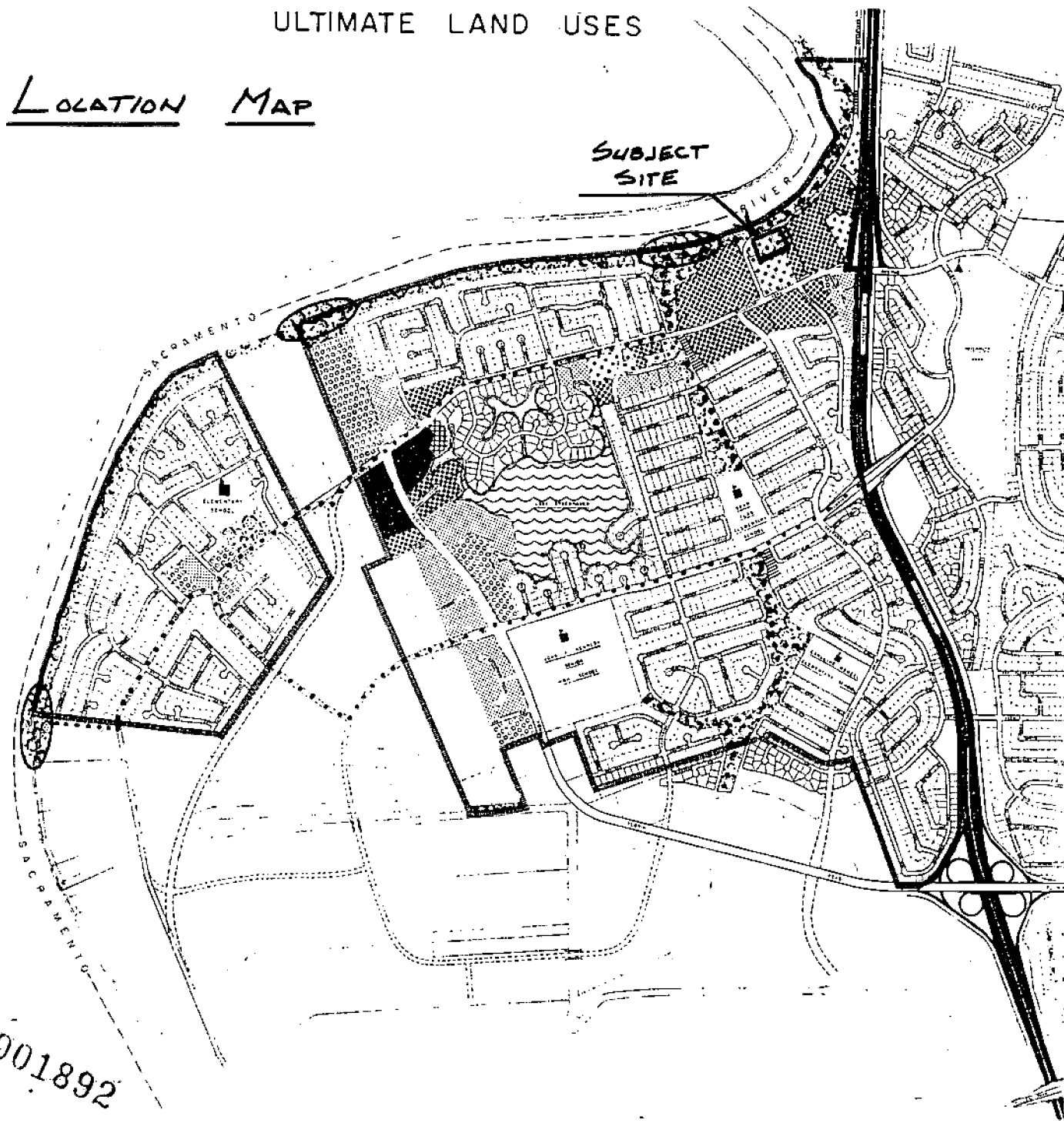
CPC ITEM NO. 15

001891

NORTH POCKET SPECIFIC PLAN

ULTIMATE LAND USES

LOCATION MAP



NORTH
 0' 400' 800' 1200' 1600' 2000'
 SCALE: 1" = 400'
 OCTOBER 1976
 SACRAMENTO CITY PLANNING COMMISSION

LEGEND:

- RESIDENTIAL 4-6 d.u./q.d.
- RESIDENTIAL 7-17 d.u./n.d.
- RESIDENTIAL 18-21 d.u./n.d.
- RESIDENTIAL 22-29 d.u./n.d.
- BUSINESS & PROFESSIONAL OFFICES
- COMMERCIAL USES
- INSTITUTIONAL USES
- PARKS AND OPEN SPACE
- WATER
- SCHOOLS
- CABANA CLUBS
- PARKWAY RECREATION NODE
- BIKEWAY ROUTE
- PLANNING AREA BOUNDARY

AMENDED:

CITY COUNCIL RESOLUTION NO.
 77-195 APRIL 12, 1977

CITY COUNCIL RESOLUTION NO.
 77-315 JUNE 21, 1977

001892

#15

6-24-82

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P82071

RIVERSIDE BLVD

EDGE OF PAVEMENT

EXIST FENCE

N 62° 53' 20" E
13.90'

76.50'
N 62° 53' 20" E

CPC FILE COPY

APPL. NO. P 82129

EXHIBIT NO.

MTG. DATE(S) 6/29/02

AGENDA NO.(S)

N 29° 23' 50" W
111.00'

136.00' S 29° 23' 50" E

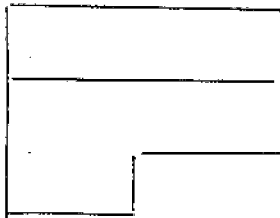
136' 00"

POINT OF BEGINNING

EXISTING PROPERTY LINES TO BE ABANDONED

Parcel "A"
APN 029-010-0300

N 29° 23' 50" W
82.00'



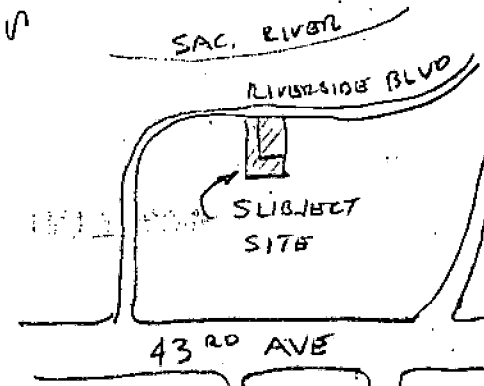
Parcel "B"
APN 029-010-3500

57.00'
S 24° 38' 19" E

90.40
S 62° 53' 20" W

001893

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VICINITY MAP

INTERSTATE 5