

CITY PLANNING COMMISSION

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

APPLICANT	Abraham & Mary Ann Low, 528 Woodlake Dr., Sacramento, CA 95815				
OWNER	Abraham & Mary Ann Low, 528 Woodlake Dr., Sacramento, CA 95815				
PLANS BY	Glenn F. Williams Engineering, 6020 Rutland Dr., #19, Carmichael, CA 95608				
FILING DATE	3/17/89	ENVIR. DET.	Exempt 15305a	REPORT BY	DTH:kjr
ASSESSOR'S PCL. NO.	275-0183-002 and 003				

APPLICATION: Lot Line Adjustment to merge two parcels into one.

LOCATION: 528 Woodlake Drive

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots totaling .34+ acres in the Single Family Residential (R-1) zone into one large lot.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family

Surrounding Land Use and Zoning:

North: Woodlake Park; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Property Dimensions:	60'+ x 164'+ and 27.5'+ x 164'+
Property Area:	.34+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

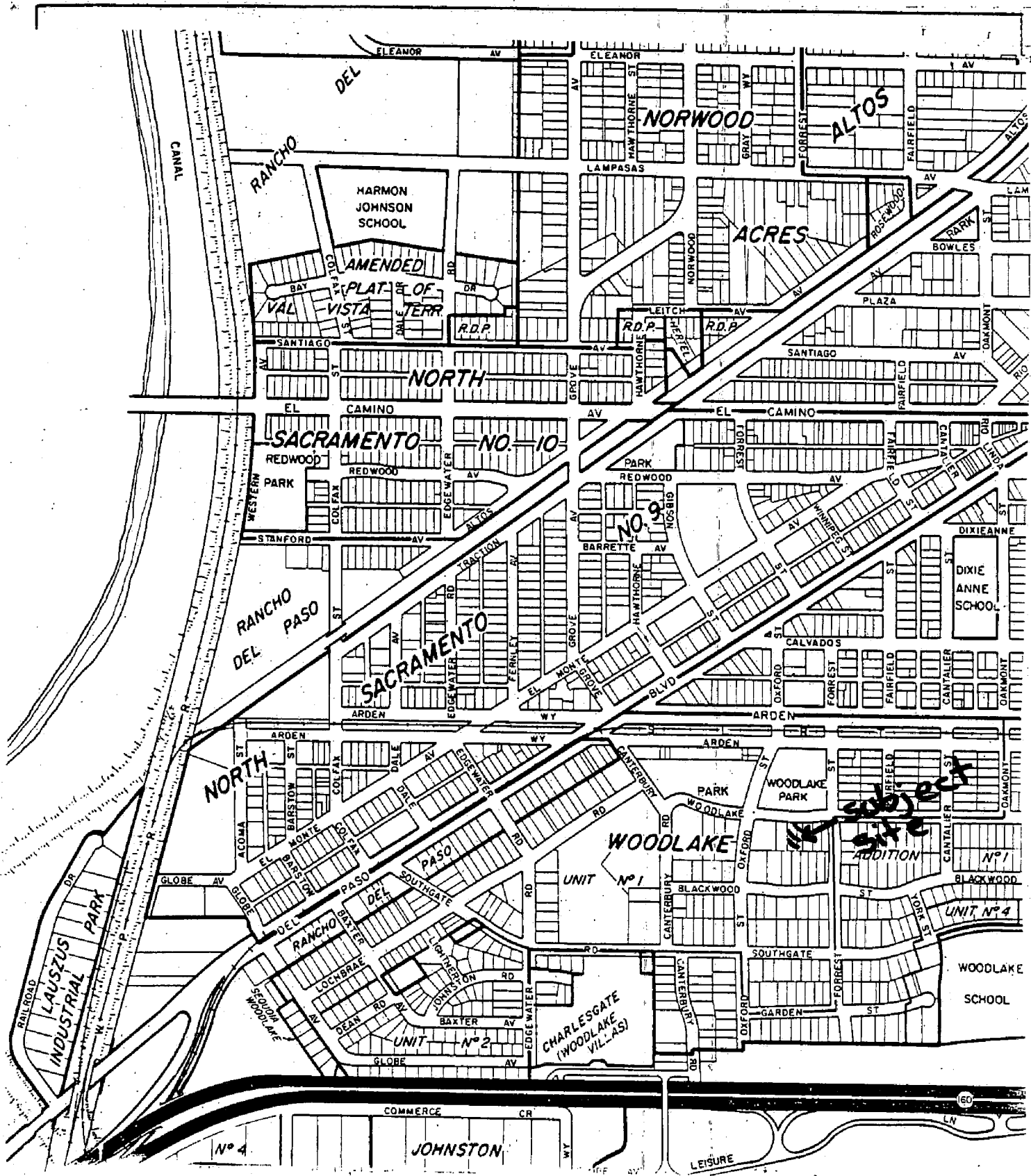
- A. The subject site consists of two lots totaling .34+ acres in the Single Family Residential (R-1) zone. The General Plan designates the site as Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site as Residential (4-8 du/na). The subject site is surrounded by single family residences to the south, east, and west, and by Woodlake Park to the north.
- B. The subject site consists of a developed 60'+ x 164'+ lot and a partially developed 27.5'+ x 164'+ lot. The applicant is proposing to merge "Lot 5 of Woodlake R.M.," which is developed with a single family residence and the eastern half of "Lot 6 of Woodlake R.M.," which is developed with a storage shed and a driveway which is used for the residence on Lot 5 (see Exhibit A). The applicant is eliminating a lot which would require variances in order to develop it as a single family residence due to the narrowness of the site.

C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from Engineering:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded.
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
 - b. File a waiver of Parcel Map.
 - c. Pay off or segregate any existing assessments.

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

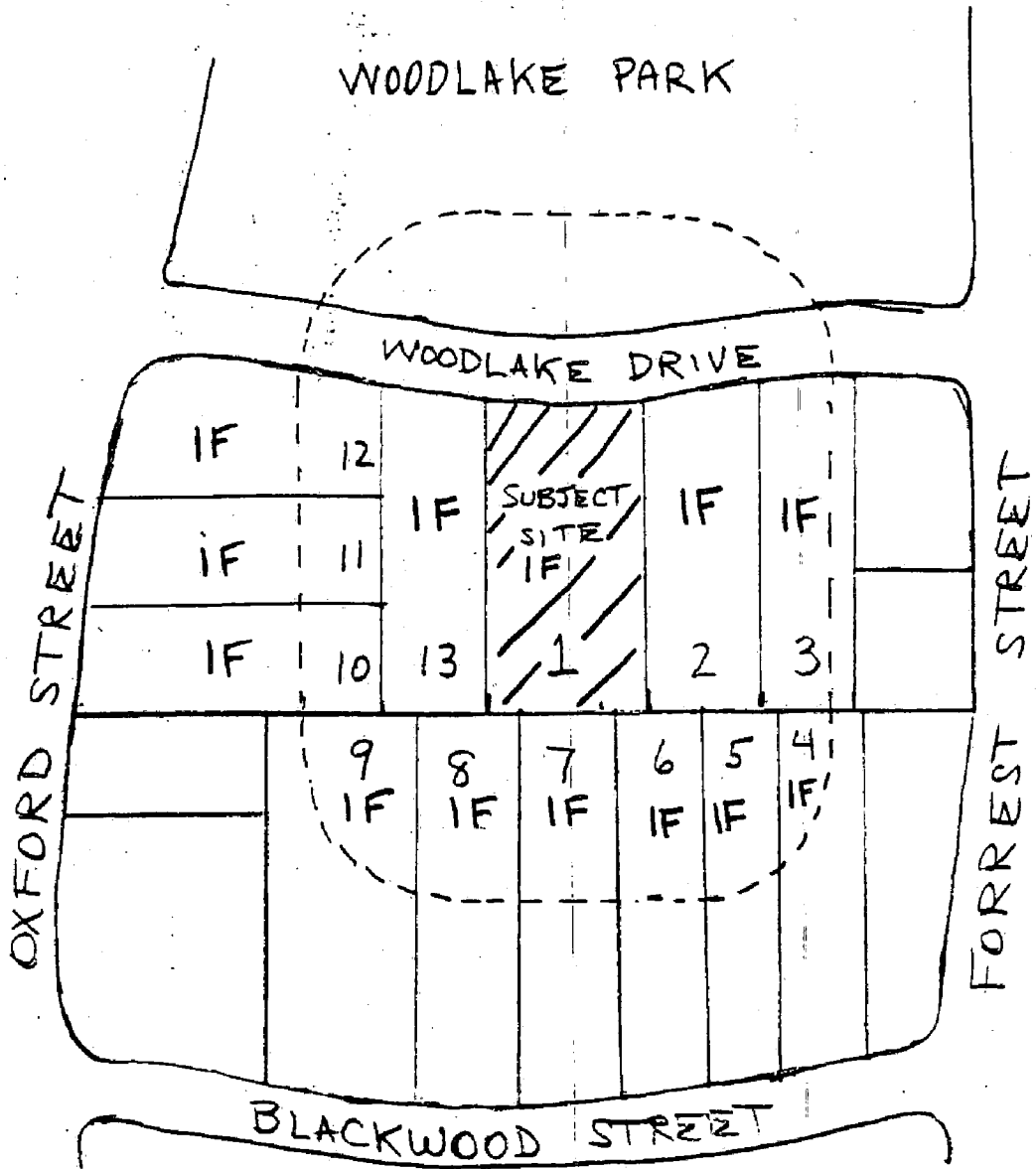
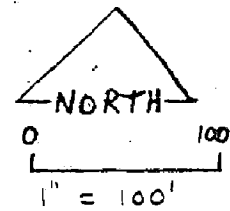
RECOMMENDATION: Staff recommends Planning Commission approval of the proposed lot line adjustment by adopting the attached resolution.



VICINITY MAP

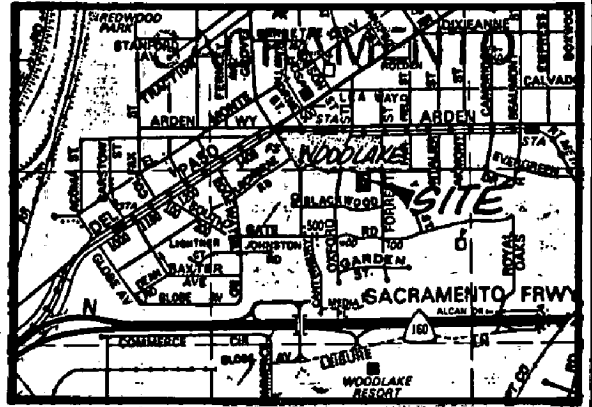
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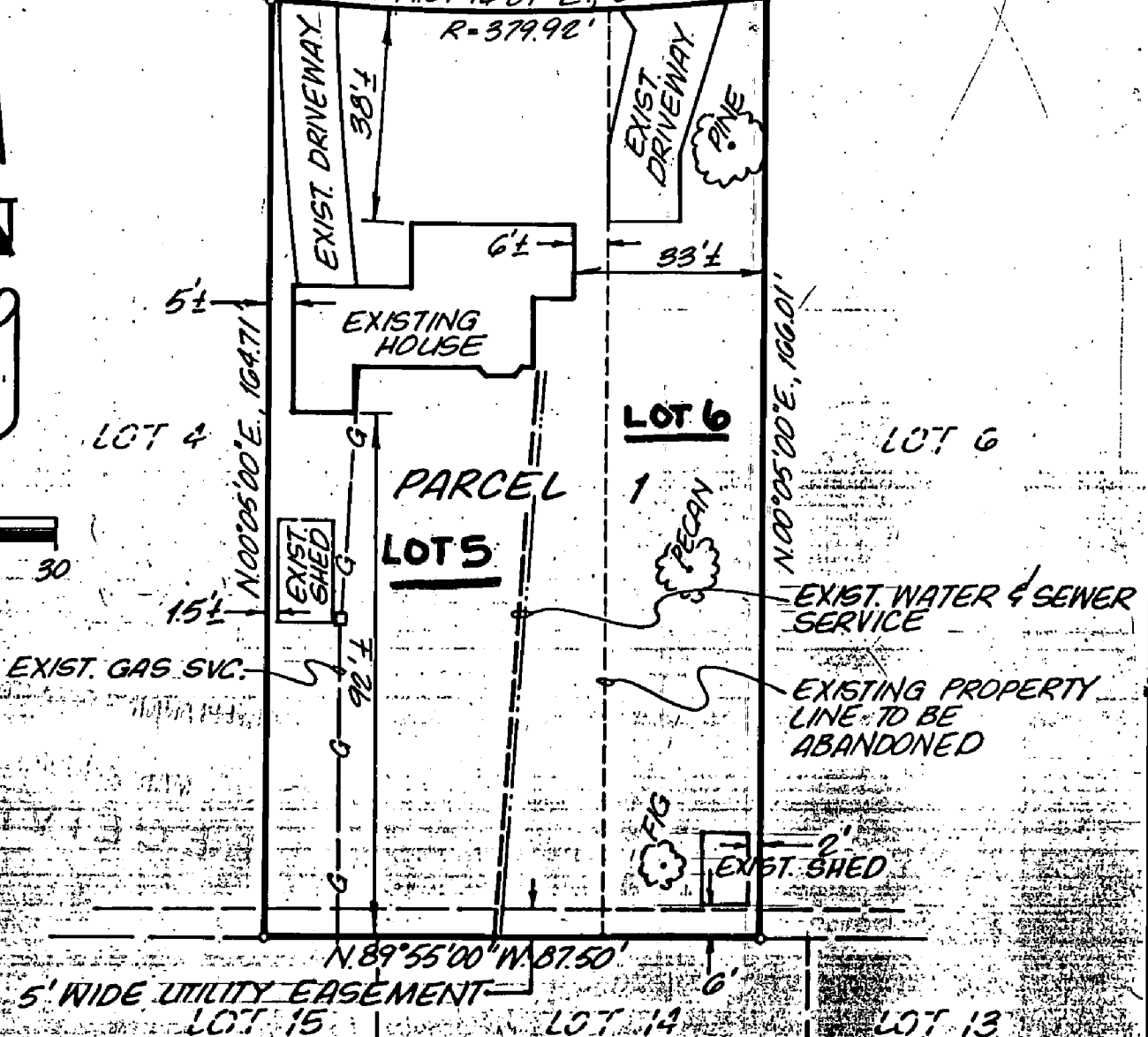
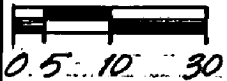
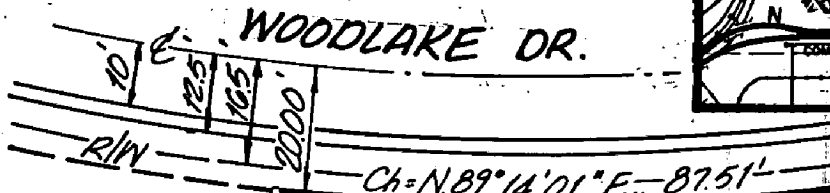


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LAND USE & ZONING MAP



VICINITY MAP
NO SCALE



GLENN WILLIAMS CIVIL ENGINEERING & SURVEYING
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LOT 5 AND
 A PORTION OF LOT 6, BLOCK 20
 BOOK 17 OF MAPS, PAGE 8

Proposed

LEGAL DESCRIPTION

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, being Lot 5 and a portion of Lot 6, Block 20, as shown on that certain subdivision map entitled "Woodlake", filed in the office of the Recorder of Sacramento County in Book 17 of Maps, Map No. 8. More particularly described as follows:

BEGINNING at the Southwest corner of said Lot 5, thence along the West line of said Lot 5, North 00° 05' 00" East, 164.71 feet, more or less, to the South right of way line of Woodlake Drive, a forty foot wide street as shown on said map. Thence along said South right of way line, along the arc of a non-tangent 379.92 foot radius curve to the left, said curve being subtended by a chord which bears North 89° 14' 01" East, 87.51 feet; thence leaving said right of way line, South 00° 05' 00" West, 166.01 feet, more or less, to the South line of said Lot 5 and Lot 6; thence along said South line, North 89° 55' 00" West, 87.50 feet to the point of beginning.