

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT J.L. Vanciel 1100 Las Palmas Ave. Sacto. CA 95815		
OWNER John Armstrong 1030 Las Palmas Ave. Sacto. CA 95815		
PLANS BY J.L. Vanciel 1100 Las Palmas Ave. Sacto. CA 95815		
FILING DATE 3-19-92	ENVIR. DET. Exempt 15305(a)	REPORT BY B Williams
ASSESSOR'S PCL. NO. 265-0210-009		

APPLICATION: Lot Line Adjustment to merge three lots into two lots on 3.17± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 1030 Las Palmas Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to readjust the property line between three lots and merging the lots into two lots.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Parking Lot; R-1
 East: Residential; R-1
 West: Residential; R-1

Property Dimensions:	Irregular
Property Area:	3.17±
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of three partially developed parcels on 3.17± acres in the Standard Single Family (R-1) zone. A church, parking lot and a dwelling is currently located on two of the subject parcels. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land use and zoning includes residential to the north, east and west, in the R-1 zone; and a parking lot to the south in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to merge three lots into two by realigning existing property lines between three parcels and creating two lots (see Exhibit A). The merger will allow for a more defined area servicing the church site. The applicant has also indicated to staff that the merger will allow more efficient space for a future playground area and parking layout. There is also existing fencing dividing the existing lots which will be removed for easier weed abatement.

C. Staff Analysis

Staff has no objection to the proposed lot line merger. The merger will involve three lots merged into two lots for additional usable yard area for the church grounds. The two new lots created will consist of Lot A and Lot B reflected on the Exhibit A. As previously mentioned, the merger will create a better shaped lot for a future playground and parking lot. It is recommended that the church site obtain a Special Permit Modification from the Planning Department prior to establishing a playground and/or a parking lot.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Water and Sewer Division and City Real Estate. The following comments were received:

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.
- b. File a waiver of Parcel Map.

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

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

PROPOSED PARCEL 'A'

All that real property situate in the City of Sacramento, State of California, described as follows:

That portion of Lots 2, 3, 4, 5 and 6 of Block 21 of North Sacramento Subdivision No. 8 as shown on the official plat thereof in the Office of the Recorder of Sacramento County, March 26, 1913, in Book 13 of Maps, Map No. 49, described as follows:

BEGINNING at a point in the southerly line of said Lot 6 from which the southwest corner thereof bears N.89°55'W. 141.00 feet; thence from said point of beginning parallel with the westerly line of said Lot 6 N.00°05'E. 77.50 feet to a point in the northerly line of said Lot 6; thence along said northerly line, S.89°55'E. 41.00 feet to the southwest corner of the east 52.00 feet of said Lot 2; thence along the westerly line of said east 52.00 feet N.00°05'E. 150.00 feet to the northwest corner of the south one-half of said east 52.00 feet; thence along the northerly line of the south one-half of said Lots 2, 3 and 4 S.89°55'E. 239.00 feet to a point 55.00 feet easterly of, at right angles from the westerly line of said Lot 4; thence parallel with said westerly line N.00°05'E. 150.00 feet to a point in the northerly line of said Lot 4; thence along northerly line of said Lots 4 and 5 S.89°55'E. 196.60 feet and S.44°55'E. 119.26 feet; thence S.42°13'15"W. 130.16 feet; thence S.44°55'E. 53.50 feet to a point in the southeasterly line of said Lot 5; thence along the southeasterly line of said Lots 5 and 6 S.45°05'W. 224.60 feet to the southeasterly corner of said Lot 6; thence along the southerly line thereof N.89°55'W. 352.62 feet to the point of beginning, containing an area of 3.048 acres, more or less.

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Item 15

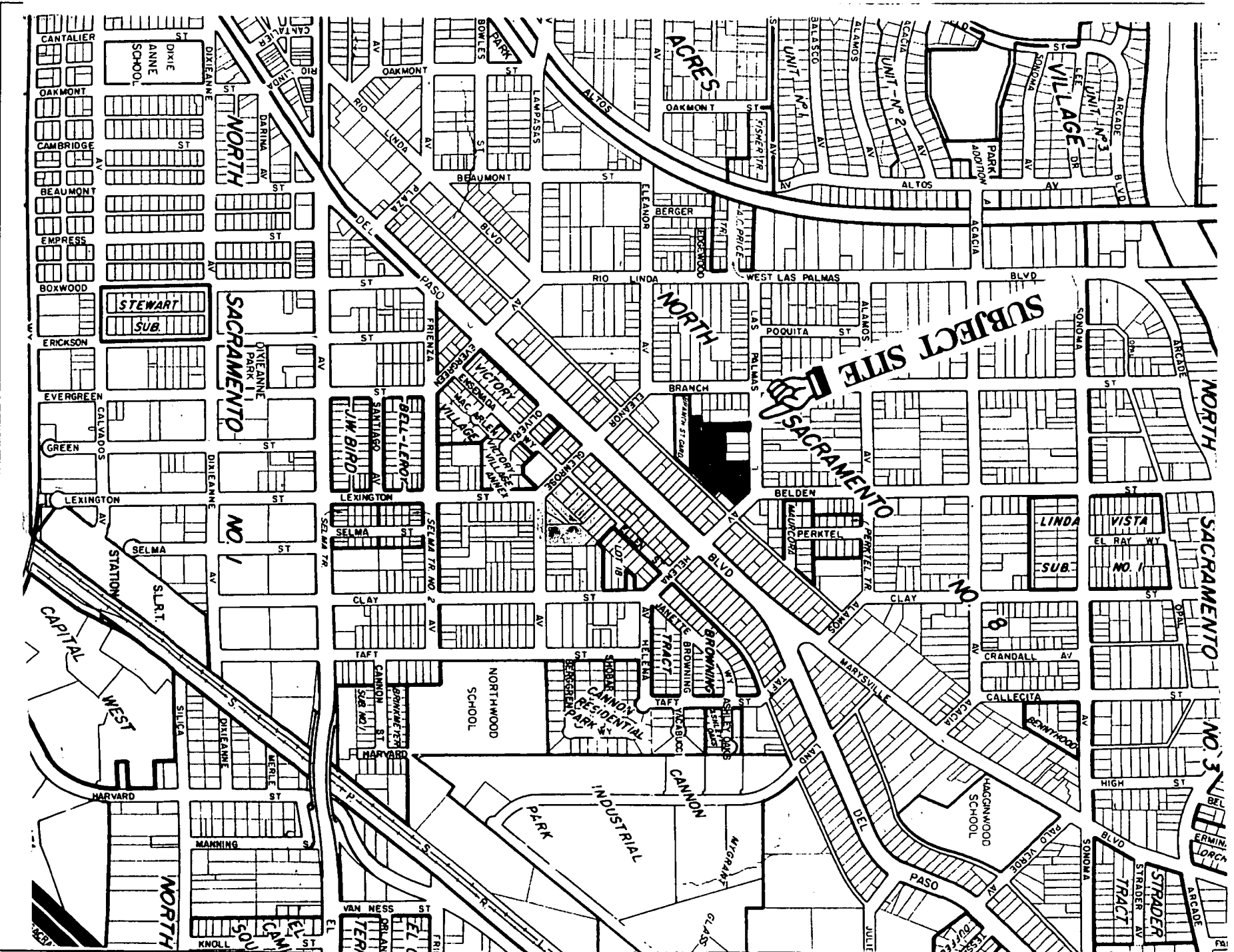
PROPOSED PARCEL 'B'

The north one-half of the east 52 feet of Lot 2, in Block 21, as shown on the "Plat of North Sacramento Subdivision No. 8", recorded March 26, 1913, in Book 13 of Maps, Map No. 49, Records of Sacramento County.

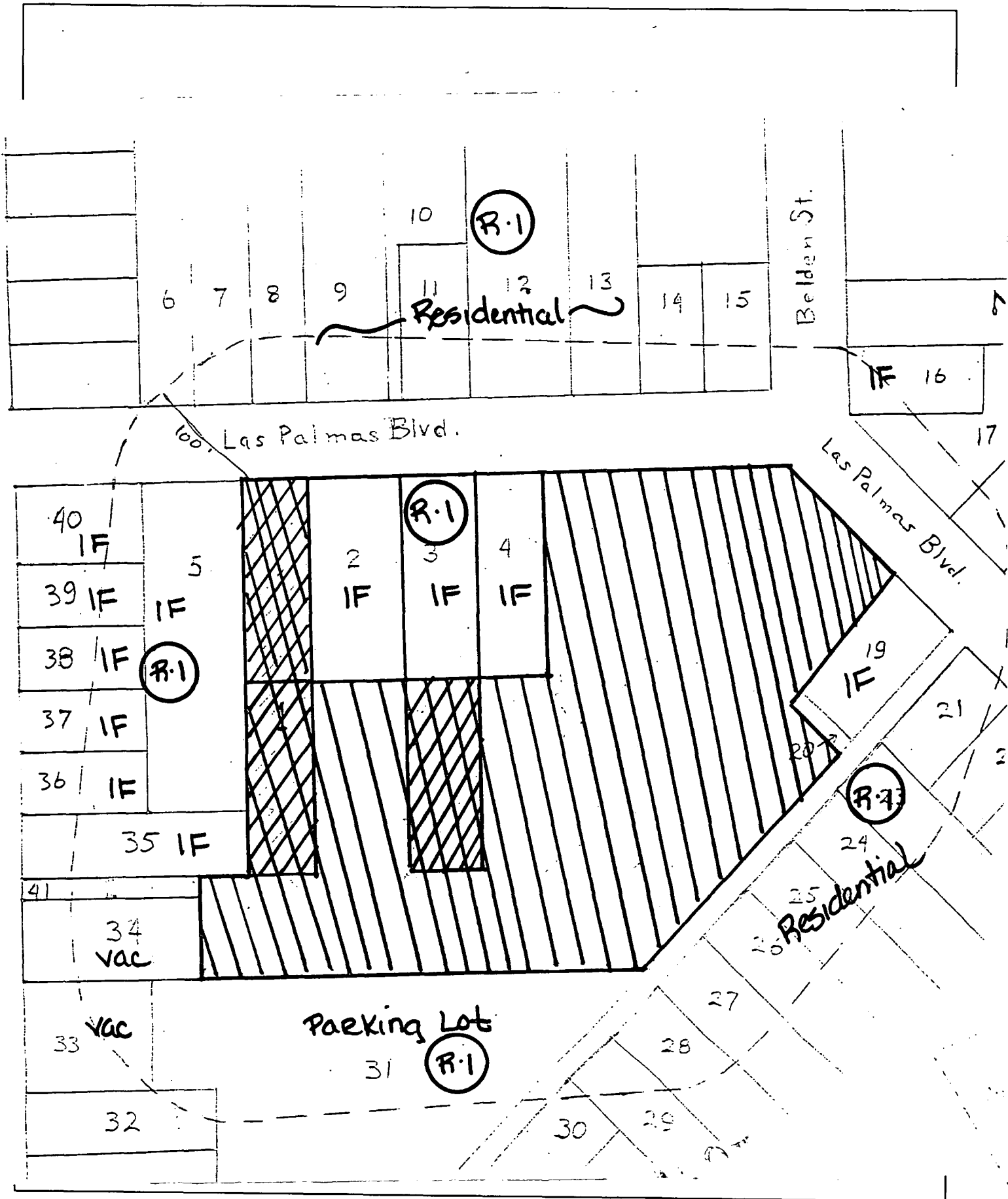
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P 92 064
Item 15



VICINITY MAP



LAND USE & ZONING MAP

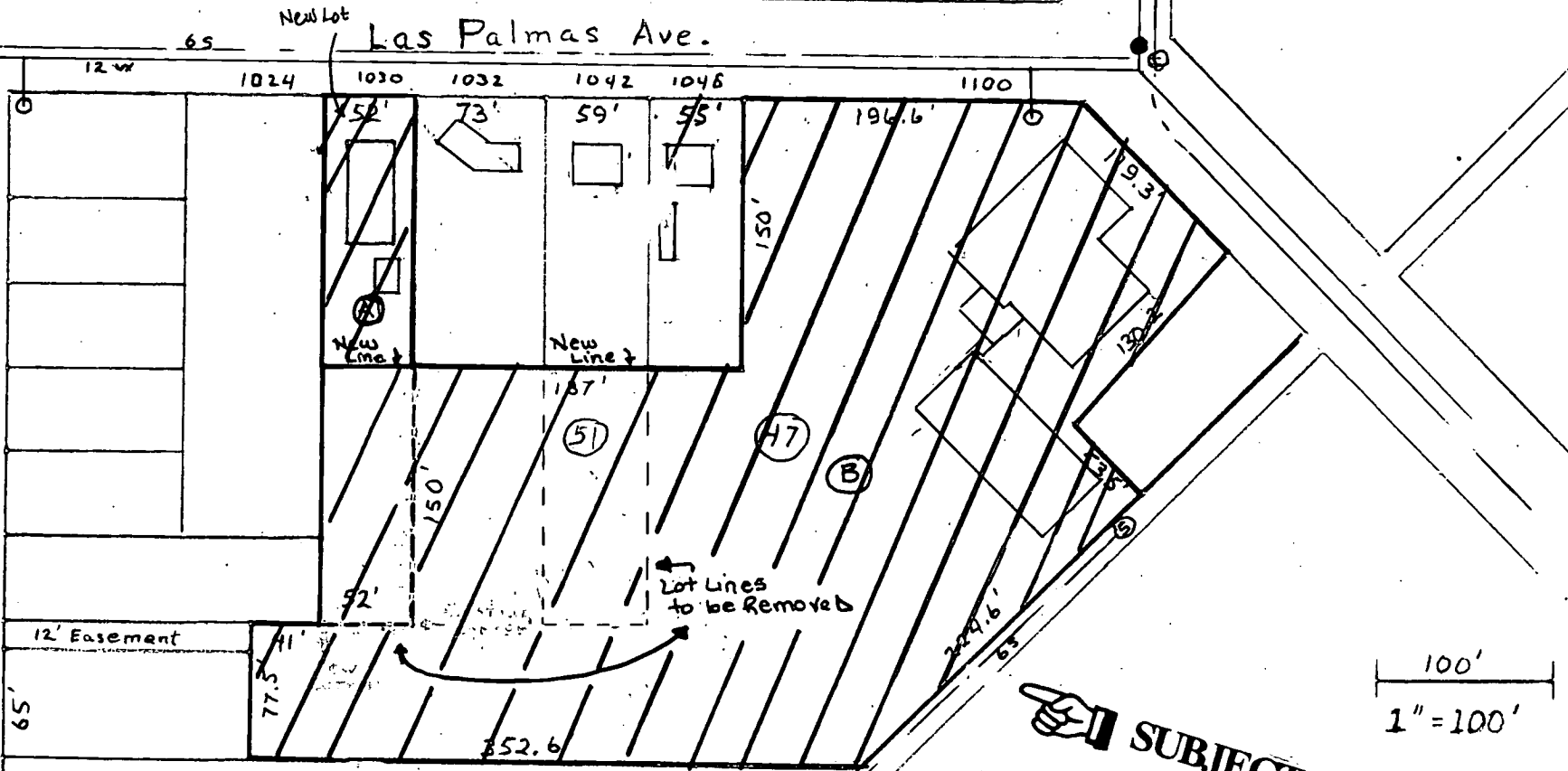
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Item 15

Branch St. 213



100'
1"=100'

Proposed Lot Line Adjustment
Include South 150' of 1030 Las Palmas (APN-265-0210-009)
With North Church of The NAZARENE Lot 1100 Las Palmas (APN-265-0210-047)
Dashed lines To be removed
Merge Parcel 51 with 47

SUBJECT SITE
EXISTING
3-11-92

Exhibit A

RECEIVED

MAR 19 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P 92 064