

# CITY PLANNING COMMISSION

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

APPLICANT	Frank Palmer, 5230 Riverside Blvd., #5, Sacramento, CA 95822				
OWNER	Frank Palmer, 5230 Riverside Blvd., #5, Sacramento, CA 95822				
PLANS BY	Frank Palmer, 5230 Riverside Blvd., #5, Sacramento, CA 95822				
FILING DATE	7-24-86	ENVIR. DET.	Ex. 15305(a)	REPORT BY	FG:ldc
ASSESSOR'S-PCL. NO.	010-0293-010,011				

APPLICATION: Lot Line Adjustment to merge two lots

LOCATION: 2676 & 2686 Franklin Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots.

### PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Oak Park Community Plan Designation:	Medium Density Multiple Family
Existing Zoning of Site:	R-4
Existing Land Use of Site:	Vacant

### Surrounding Land Use and Zoning:

North: Single family; R-4  
South: Single family; R-1  
East: Single family and vacant; R-4  
West: Single family and multiple dwelling; R-4

Property Dimensions:	Irregular
Property Area:	0.2+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

### PROJECT EVALUATION: Staff has the following comments:

- The subject site consists of two vacant lots totaling 0.2+ acres which are zoned Medium Density Multiple Family (R-4). The site is designated for residential use in the 1974 General Plan and medium density residential use in the 1963 Oak Park Community Plan. Surrounding uses include both single and multiple family uses.
- The applicant is proposing to merge two lots to allow for future development of a multiple family dwelling.
- The project was reviewed by the Traffic Engineer, City Engineer and Real Estate Divisions. No comments were received.

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

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE  
LOTS 15 & 16 OF KENDRICK TRACT

APN: 010-0293-010, 011

(P86-294)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2676 & 2686 Franklin Boulevard; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and the 1963 Oak Park Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General 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 at 2676 & 2686 Franklin Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

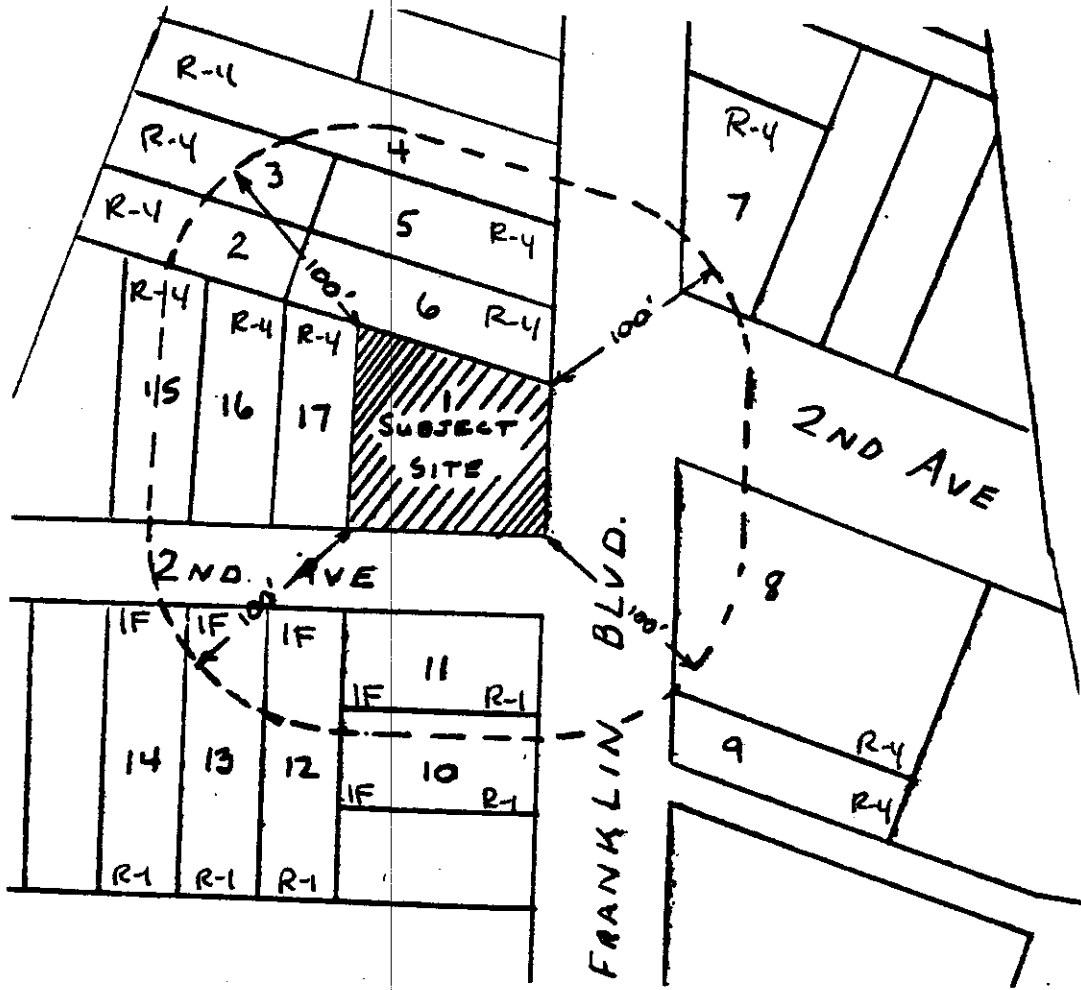


VICINITY MAP

P86-294

8-28-86

Item



# LAND USE & ZONING MAP

all that real property situate in the County of Sacramento

Exhibit 'A'

County of Sacramento

, State of California, described as follows:

Lots 15 and 16 of Kendrick Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on March 29, 1887, in Book 3 of Maps, Map No. 28.

OK SE 71

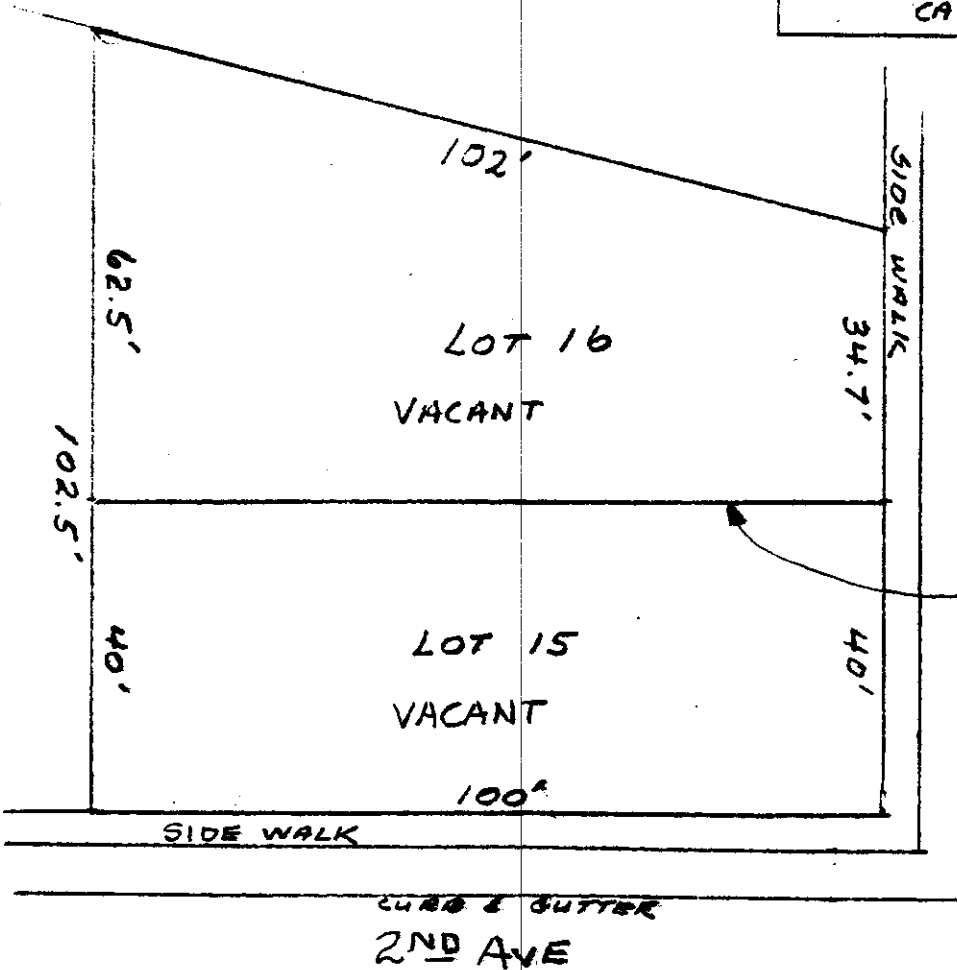
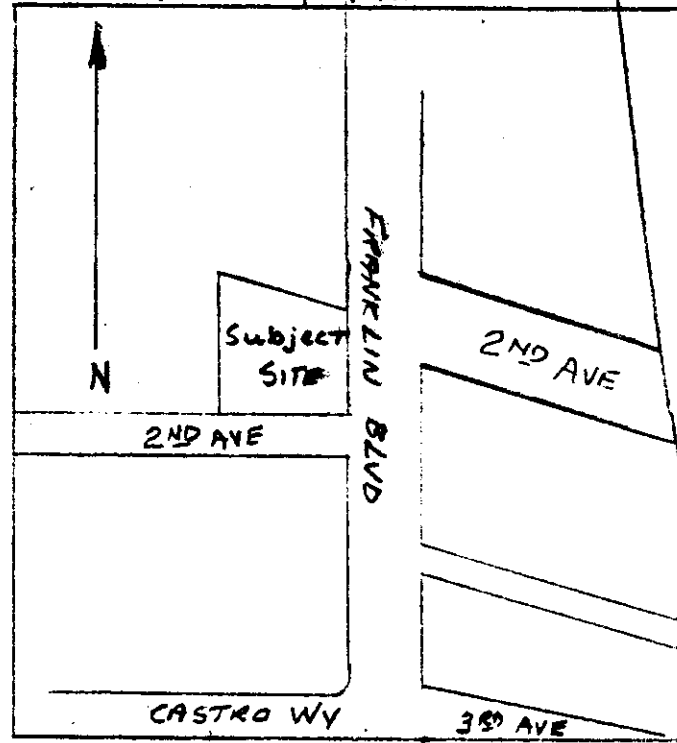


SITE PLAN

VICINITY MAP



LOTS 15 & 16  
KENDRICK TRACT  
CITY OF SACRAMENTO



PROPOSE TO REMOVE CENTER PROPERTY LINE

1" = 25'

