

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

APPLICANT: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>		
OWNER: <u>B. England Enterprises, P.O. Box 282431, San Francisco, CA 94128</u>		
PLANS BY: <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833</u>		
FILING DATE: <u>April 15, 1992</u>	ENVIR. DET.: <u>Exempt (Sec 15305)</u>	REPORT BY: <u>Doug Holmen</u>
ASSESSOR'S PCL. NO. <u>226-0171-001, 002</u>		

APPLICATION: Lot Line Adjustment to merge 3 partially developed lots consisting of 0.5+ acres into 2 lots in the Standard Single Family (R-1) zone.

LOCATION: 801 Park Road

PROPOSAL: The applicant is requesting the necessary entitlement to merge three lots into two lots for the purpose of rectifying present nonconforming situation of structures built over the property line and creating another lot suitable for building a single family dwelling.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4- 15 du/na)
North Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	Standard Single-Family (R-1)
Existing Land Use of Site:	Single family dwelling, three outbuildings
Surrounding Land Use and Zoning:	

North:	Single family residence, (R-1)
South:	Single family residence, (R-1)
East:	Single family residence, (R-1)
West:	Railroad track, bike trail, single family beyond Rio Linda Blvd. (R-1)

Property Dimensions:	150' x 150'
Property Area:	0.52+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

The subject site consists of 0.52+ partially developed acres in the R-1 zone. The North Sacramento Community Plan designates the site Residential 4-8 du/na and the General Plan designates the site Residential (4- 15 du/na). The applicant proposes to merge three lots into two lots in order to legalize a nonconforming situation of a building being built over a property line and to provide a buildable lot. One outbuilding is presently on the property line on the proposed parcel 2 (Exhibit A). It will need to be removed to conform with the zoning ordinance which prohibits accessory structures without a main dwelling unit to be placed on a lot .

The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development Division, Transportation Engineering Division, the Building Division, and the Planning Division. There were no objections to the proposed project. The following comments were received:

APPLC. NO. P92-100

Meeting Date: June 11, 1992

Item No. 12

000075

Engineering Development

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Place note on Certificate of Compliance: Sewer and water services to Parcel 2 shall be provided at time of obtaining building permits.
- D. Submit drawing showing location of existing sewer and water services to Parcel 1.
- E. Remove existing structure on Parcel 2 ~~to the satisfaction of Planning and Development Department~~ or enter into an agreement with the Planning Division to retain the structure as an accessory building to the residential unit to be constructed on the site. (Amended by Planning Commission 6/11/92)

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15305.

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF June 11, 1992

APPROVING A LOT LINE ADJUSTMENT TO MERGE
AND ADJUST THE LOT LINES IN THAT PORTION OF
BLOCK OR TRACT NO. 11, AS SHOWN ON THE "PLAT
OF ROBLA ACRES", RECORDED IN BOOK 14 OF
MAPS, MAP NO. 25, OF SACRAMENTO COUNTY
(APN 226-0171-001, 002)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 801 Park Road; and

WHEREAS, the Environmental Coordinator has determined that the lot line adjustment is exempt from Environmental Review; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located at 801 Park Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

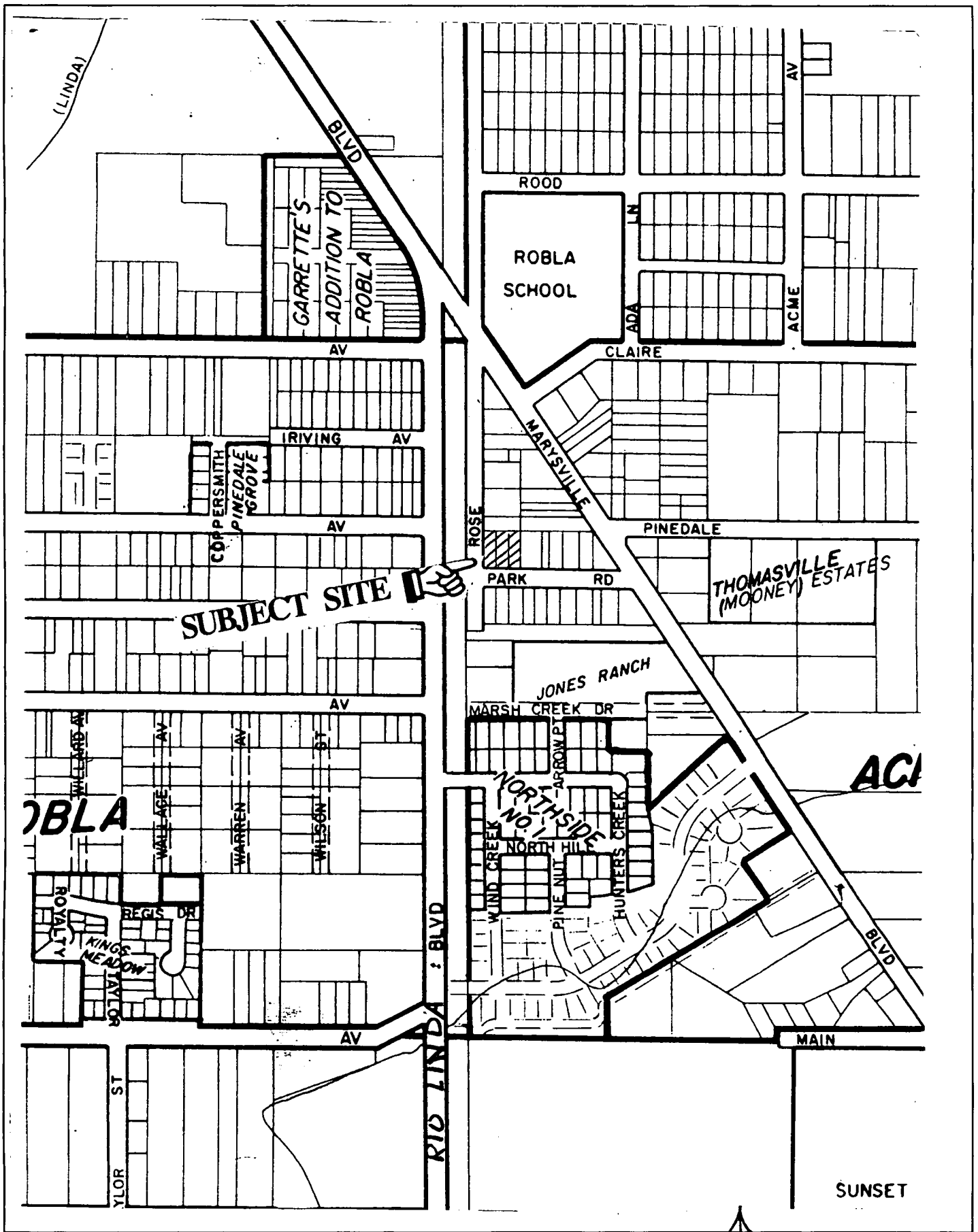
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Place note on Certificate of Compliance: Sewer and water services to Parcel 2 shall be provided at time of obtaining building permits.
- D. Submit drawing showing location of existing sewer and water services to Parcel 1.
- E. Remove existing structure on Parcel 2 ~~to the satisfaction of Planning and Development Department.~~ *or enter into an agreement with the Planning Division to retain the structure as an accessory building to the residential unit to be constructed on the site. (Amended by the Planning Commission 6/11/92)*

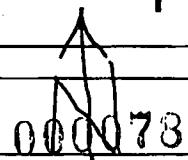
CHAIRPERSON

ATTEST:

SECRETARY TO THE CITY PLANNING COMMISSION



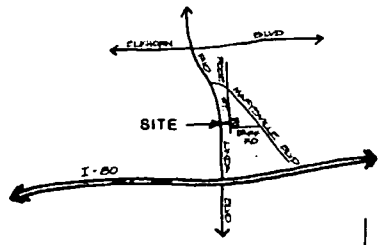
VICINITY MAP



P 92-100

6-11-92

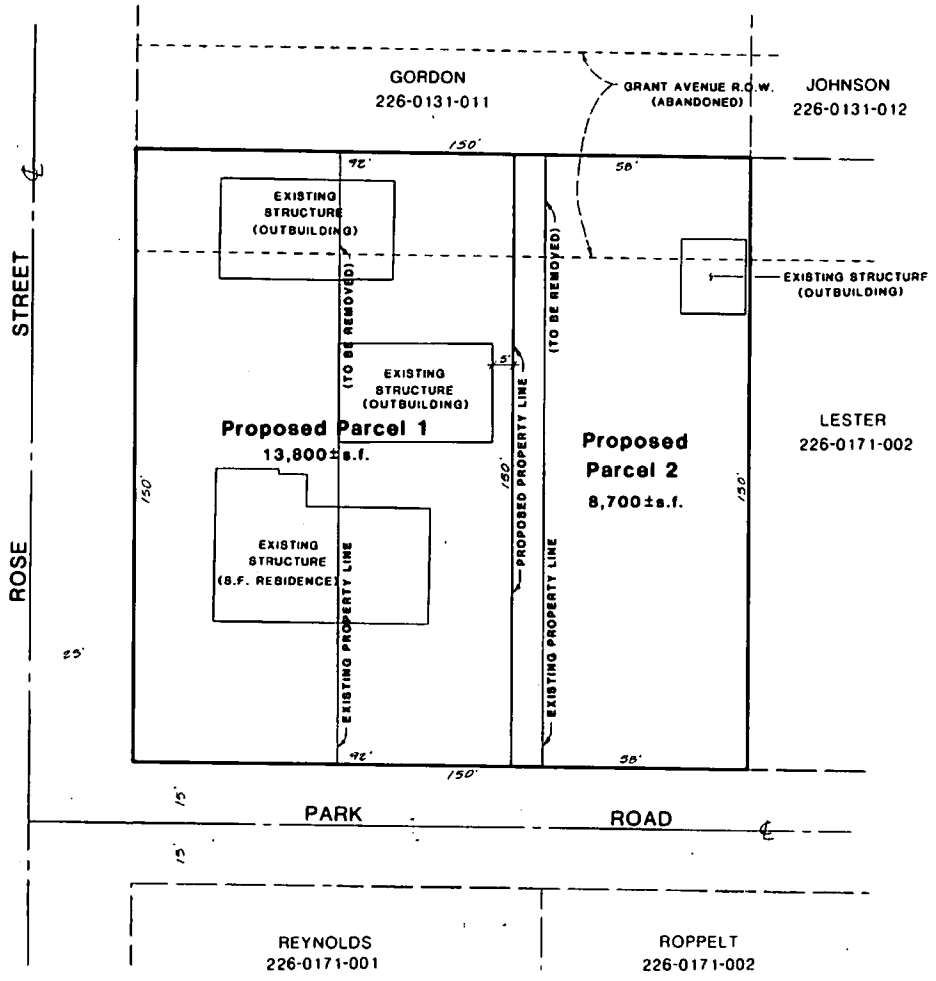
Item No. 12



Boundary Line Adjustment / Merger Exhibit

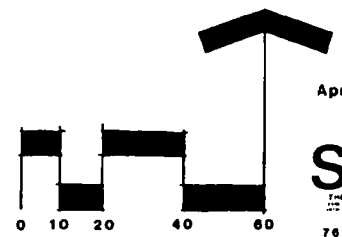
801 PARK ROAD

City of Sacramento, California



Note:
All existing structures to remain.

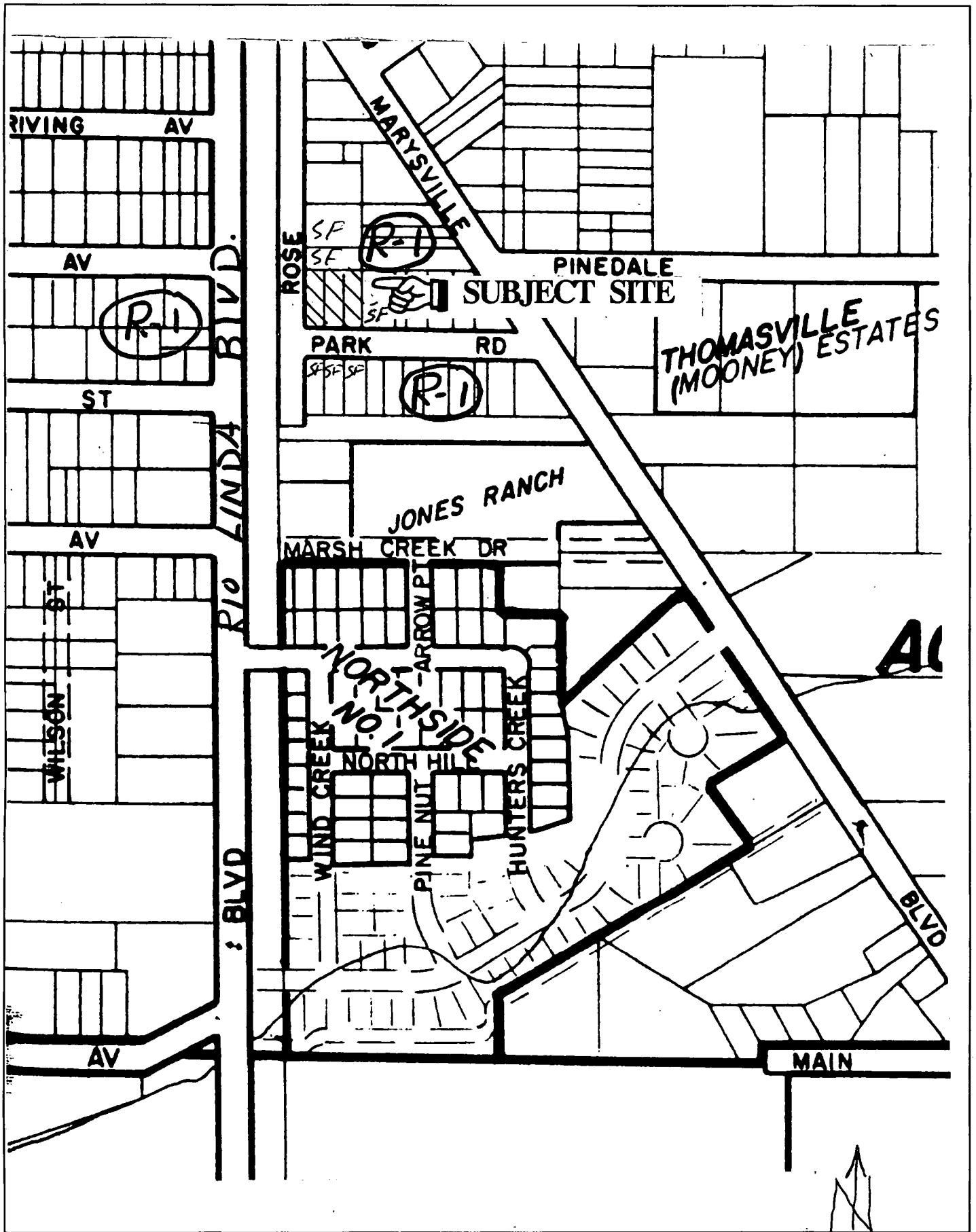
000079



April 13, 1992

Spink
 THE SPINK CORPORATION
 7694-008

EXHIBIT - A



LAND USE & ZONING MAP

000080

P 92-100

6-11-92

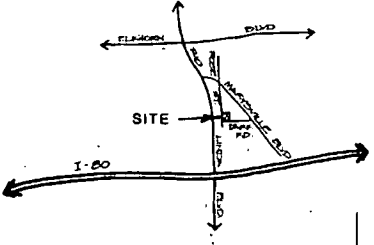
Item No.

Boundary Line Adjustment / Merger Exhibit

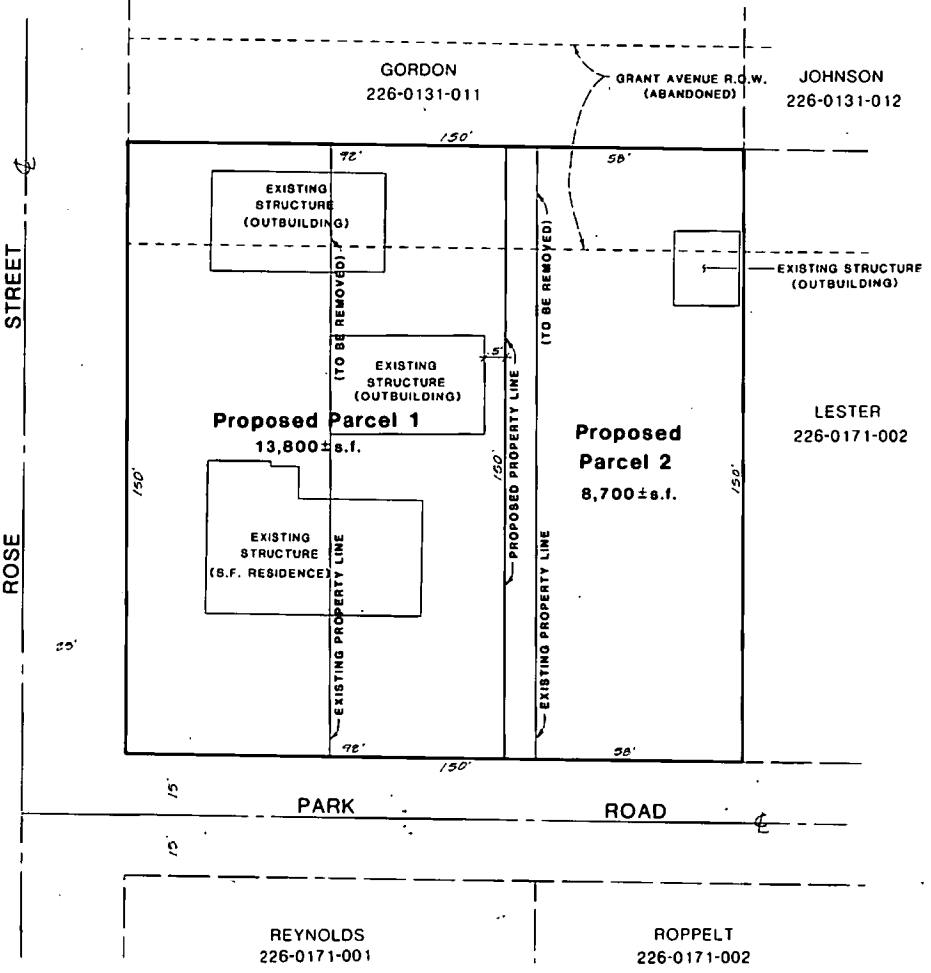
801 PARK ROAD

City of Sacramento,

California

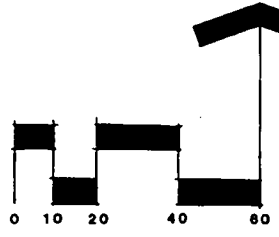


VICINITY MAP



Note: All existing structures to remain.

000081



April 13, 1992

Spink THE SPINK CORPORATION 7894-008

EXHIBIT - A

RECEIVED

APR 15 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

P 92 100