

CITY PLANNING COMMISSION

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

APPLICANT CITY OF SACRAMENTO - REAL ESTATE - 927 10th Street #200, Sac., CA 95814
OWNER CITY OF SACRAMENTO - REAL ESTATE, Japanese Baptist Church- 2900 24th Ave. Sac., CA 95820
PLANS BY CITY REAL ESTATE
FILING DATE 12/9/88 ENVIR. DET. Neg. Dec. REPORT BY DH:vf
ASSESSOR'S PCL. NO. 019-0221-035,036

- APPLICATION:
- A. Negative Declaration
 - B. Lot line adjustment to merge two lots into one lot of 0.9 developed acres in the R-1 (EA-4) zone.
 - C. Sale of surplus city well site (65402a) findings totaling 750+ sq. ft. in the R-1 (EA-4) zone.

LOCATION: 2900 - 29th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to sell a surplus city well site and merge it with the adjacent parcel.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)
Existing Zoning of Site: R-1 (EA-4)
Existing Land Use of Site: Church and former well site

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1-EA-4	Front:	25'	NA
South: Commercial; C-2-EA-4	Side(Int):	5'	
East : Single family; R-1, EA-4	Side(St):	12-1/2'	
West : Single family; R-1, EA-4	Rear:	15'	

Property Dimensions: Church - 144 ft. x 275 ft.
Well - 15 ft. x 50 ft.

Property Area: 0.9+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Project Description:

The request to sell the former well site located adjacent to 2900 29th Avenue is requested by the First Japanese Baptist Church in order to allow increased parking area (see letter of November 3, 1988-attached). The City Council is required to make findings regarding the consistency of sale of surplus city property with the General Plan as required by Section 65402(a) of the Government Code. The Planning Commission reports to the Council on the consistency issue prior to Council action. A lot line adjustment to merge the 750 sq. ft. well site with the 0.9+ acre church property is also requested.

B. Land Use and Zoning:

The subject site consists of two lots, one of 0.9+ acres containing the First Japanese Baptist Church buildings, parking lot area and landscaping and one lot of 750 sq. ft. formerly a city well site. The General Plan designates the site for Residential, Low Density 4-15 du/acres. Zoning is Standard Single Family - Executive Airport Overlay 4 (R-1{EA-4}) zone for both lots. Churches are allowed in residential zones subject to securing a special permit. The merger of the 750 sq. ft. lot with the church parcel does not require a special permit modification since no building plans are proposed. When the Church proposes expansions, the well site will be included in any future special permit actions by the Planning Commission.

The City Real Estate Division has required the Planning Commission declare the well site sale as consistent with the General Plan. Staff finds that the surplus city well site will be consistent with the General Plan designation of residential low density 4-15 units per acre when added to the Church property and subject to special permit requirements.

C. Agency Comments:

The City Real Estate Department will be responsible for bringing the sale up to the City Council. As a procedural requirement, the city will be preparing the certificate of compliance and parcel map waiver for the merger.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant impact on the environment and a Negative Declaration has been filed.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the lot merger by adopting the attached resolution subject to conditions;
- C. Find the sale of the surplus city well site consistent with the 1988 General Plan and approve the sale of the site.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE A FORMER
WELL SITE WITH PROPERTY AT 2900 - 29TH AVENUE

(APN: 019-0221-035,036)

(M89-006)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2900 29th Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and the proposed 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 2900 - 29th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

File Certificate of Compliance and waive parcel map after disposition by City council of the property.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

Church Parcel

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Beginning at the northeast corner of Lot 34 as shown on the "Plat of City Farms" as recorded in the office of the Recorder of Sacramento County on May 23, 1923, in Book 17 of Maps, Page No. 21., thence South 00 degree 06 minutes east 175.58 ft; thence south 89 degree 54 minutes west 15 ft.; thence south 00 degree 06 minutes east 50 ft; thence north 89 degree 54' east 15 ft.; thence south 89 degree 54 minutes west 144.92 ft.; thence north 00 degree 06 minutes west 275.58 ft.; thence north 89 degree 54' east 144.92 ft. to the point of beginning.

City Parcel

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particular described as follows:

Beginning at the northeast corner of lot 34 as shown on the "Plat of City Farms" as recorded in the office of the recorder of Sacramento County on May 23, 1923 Book 17 of Maps, page no. 21; thence south 00 degree 06 minutes east 175.58 ft. to the true point of beginning; thence south 89 degree 54 minutes west 15 ft.; thence south 00 degree 06 minutes east 50 ft.; thence north 89 degree 54 minutes east 15 ft.; thence north 00 degree 06 minutes west 50 ft. to the true point of beginning.

Combined Parcel

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

All of lot 34 as shown on the "Plat of City Farms" as recorded in the office of the Recorder of Sacramento County on May 23, 1923, in Book 17 of Maps, Page No. 21.

111-39-006

Timothy S. Train

Land
Surveyor

2604 21st Street
Sacramento, Ca 95818

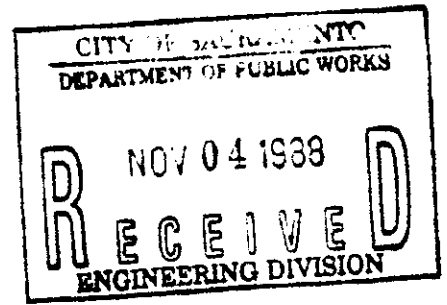
Bus 916/451-7793
Res 916/457-0425

November 3, 1988

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NOV. 20 1988

RECEIVED



City of Sacramento
927 - 10th Street
Sacramento CA
95814

Attention: Mr. Edward Flowers
Real Property Agent

Gentlemen:

Please refer to the attached sketch and photo.

The First Japanese Baptist Church is having plans prepared for paving the area in the rear of the Church building at 2900 - 29th Avenue to provide parking for its members. Work is proceeding on processing a Use Permit for this activity.

During the preparation of the Application it was found that the City of Sacramento owns the fee to a 15 feet by 50 feet parcel along the east property line of the Church and within the proposed parking area. This City-owned parcel is shown on the attached sketch. The limits of the parcel are also depicted in the accompanying photo - outlined by the two red sticks on the fence and the two traffic cones. The photo was taken looking north toward 29th Avenue.

As you can see, there is no visible structure on the parcel. The owner of the parcel east from the fence says that, at one time there was a water well (and pump and pressure tank?) on the parcel. He says that, upon abandonment of the well, the concrete pad was poured to cover it.

Looking at the photo, one can surmise that the portion of the concrete strip extending from the north line of the 15 feet by 50 feet parcel to 29th Avenue may be an access easement to the parcel.

If it is of no further use to the City, the Church would like to acquire this parcel, and if it exists, the access easement.

I have been authorized by the Church to offer the City the sum of Five Hundred Dollars (\$500.00) as purchase price for the above.

Your consideration of this offer will be greatly appreciated.

Sincerely,

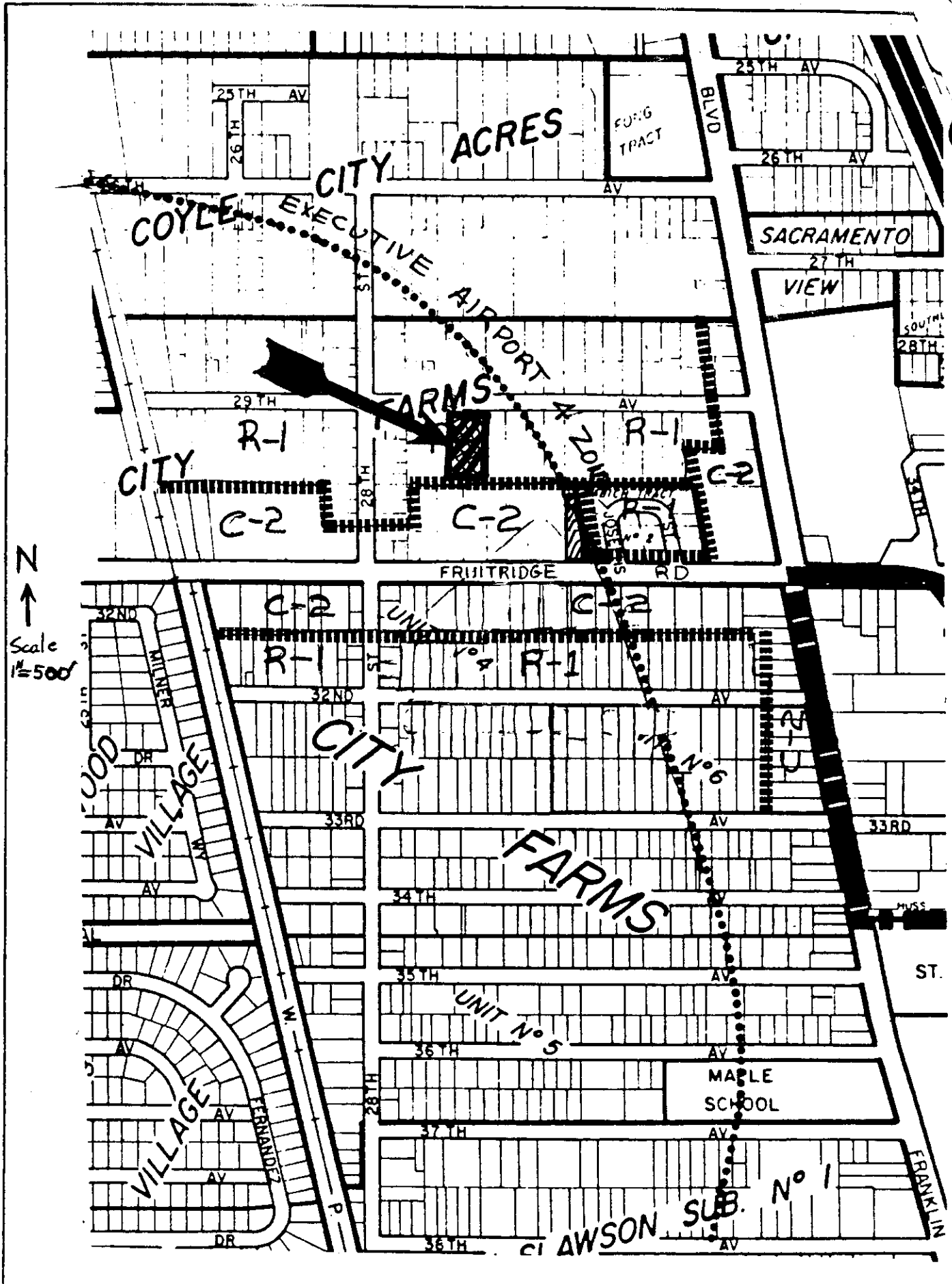
Timothy S. Train
Timothy S. Train

Attachments: sketch
photo

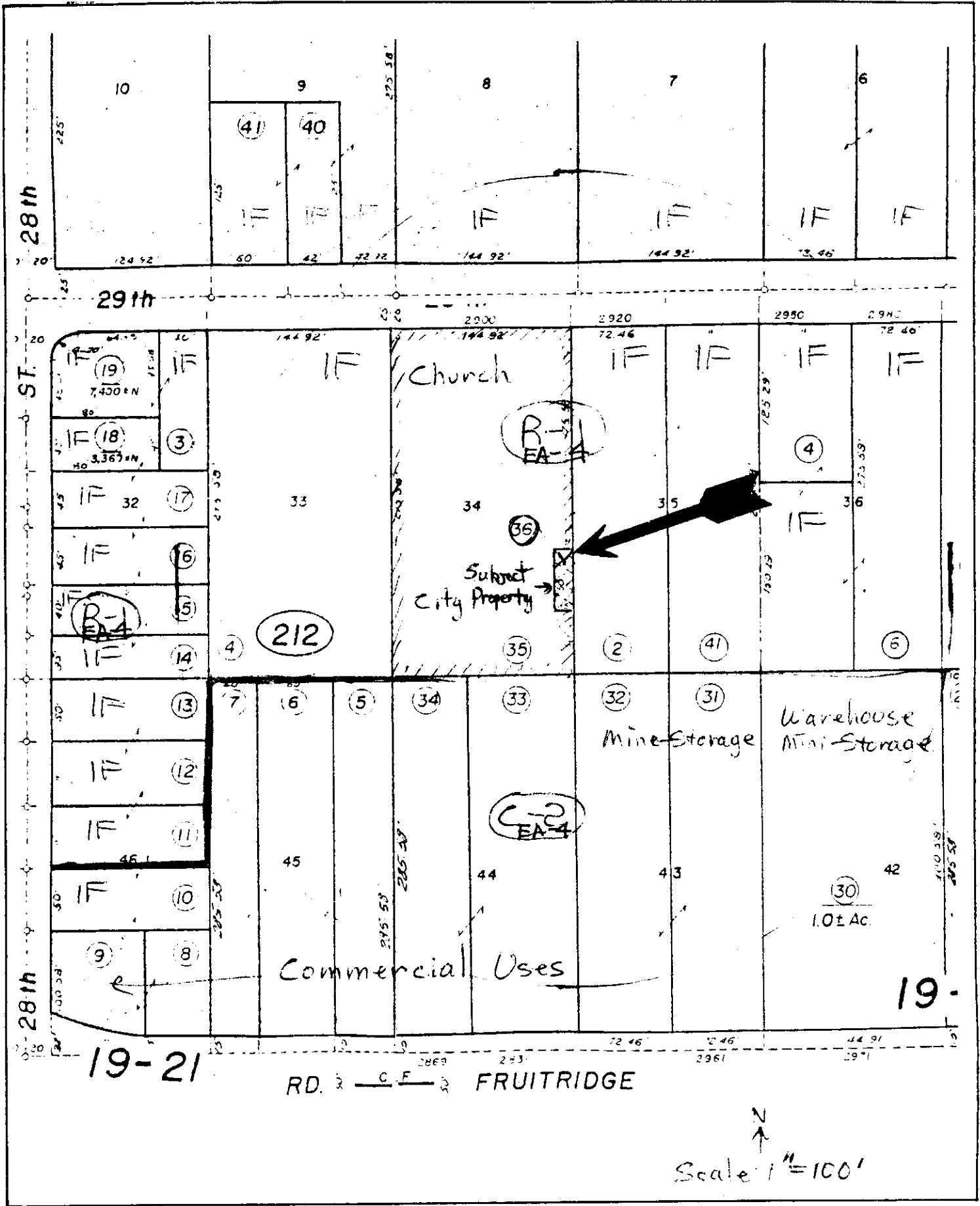
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VICINITY - ZONING



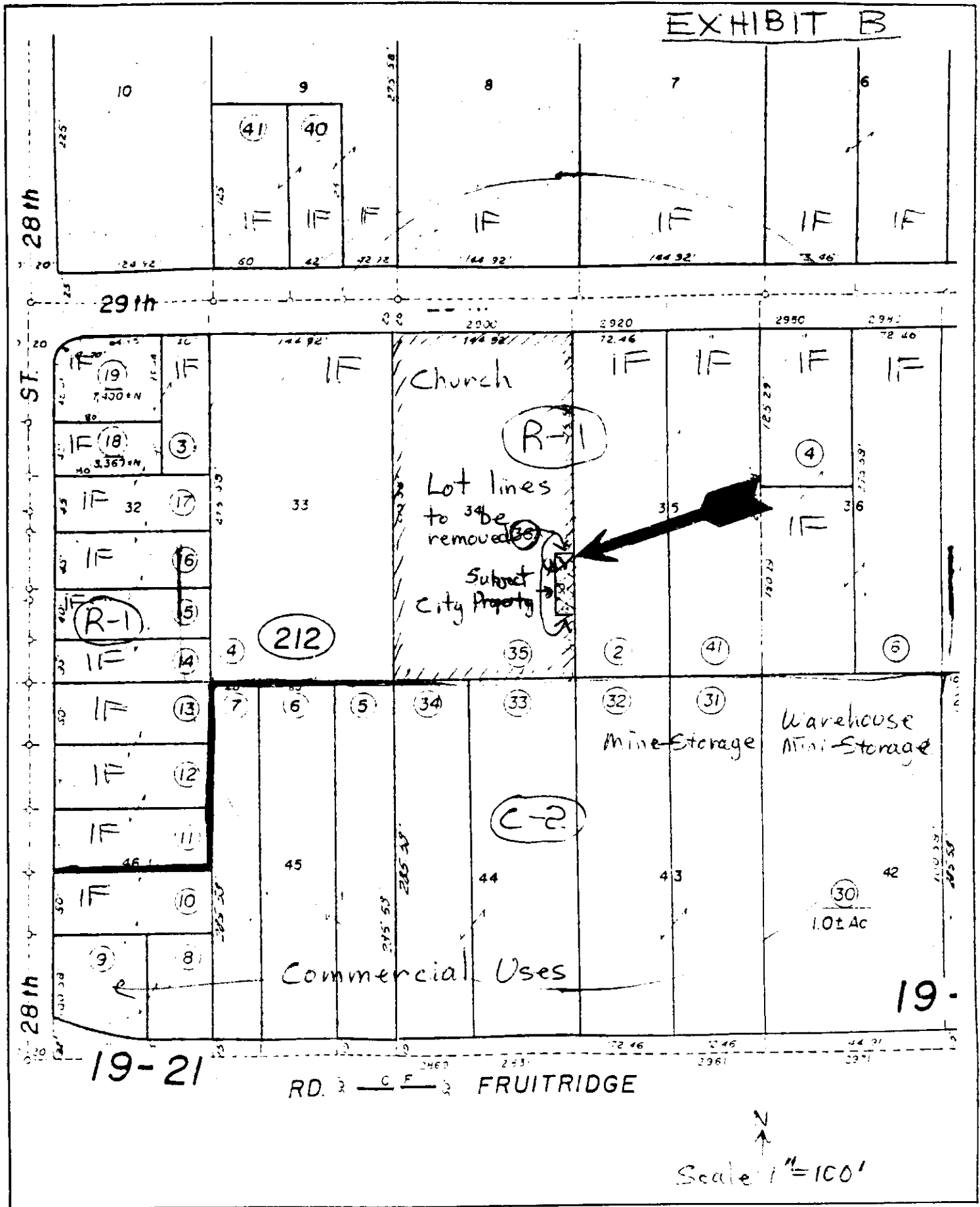
LAND USE & ZONING MAP

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EXHIBIT B



LAND USE & ZONING MAP

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