

CITY PLANNING COMMISSION

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

APPLICANT Som D. & Savitri Sharma; Kamlesh Sharma; Kajish Sharma, 6212 25th St, Sac. CA 95822
OWNER Same as Applicant
PLANS BY Timothy Train, 2604 21st Street, Sacramento, CA 95818
FILING DATE 3/8/89 ENVIR. DET. Ex 15305a REPORT BY JC:kjr
ASSESSOR'S PCL. NO. 036-0063-013, 014, 015

APPLICATION: Lot Line Adjustment to merge three vacant lots totaling .31± acres in the R-3 zone

LOCATION: Northeast Corner of 47th Avenue and Hermosa Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots in the R-3 zone.

PROJECT INFORMATION:

General Plan Designation: Residential 16-29 du/ac
Airport/Meadowview
Plan Designation: Residential 11-21 du/ac
Existing Zoning of Site: R-3
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1 (EA4)
South: Single Family Residential & Vacant; R-1 (EA4)
East: Vacant; R-3 (EA4)
West: Single Family Residential; R-1 (EA4)

Property Dimensions: 90' x 150'
Property Area: 0.31± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The site consists of .31± vacant acres in the multi-family (R-3) zone. The General Plan designates the site as residential 16-29 du/ac. The Airport Meadowview Community Plan designates the site as residential 11-21 du/ac. The surrounding land uses and zones are single family residential [R-1(EA4)] to the north and west; single family and vacant [R-1(EA-4)] to the south and vacant [R-3R(EA4)] to the east.

APPLC. NO. P89-126 MEETING DATE April 27, 1989 ITEM NO. 30

- B. The applicant proposes to merge the three lots in order to construct a multi-family complex. Once this site is merged, the property will support a maximum of nine units based on the zoning (R-3).
- C. The plans were reviewed by Traffic Engineering, Engineering, Real Estate, Water and Sewer Divisions. The following comments were received:
- * Potential flood provisions
 - * Lot Line should reflect rounded corner on 47th Avenue and Hermosa Street
 - * Bring assessment bonds current - including penalties
 - * Ensure County property taxes are paid current
 - * File Certificate of Compliance and waive parcel map prior to recordation; submit all required documents according to the submittal requirement checklist, and pay necessary fees (presently (\$500).
 - * Submit drawing showing location of existing sewer and water services. Abandon all water services in excess of one per lot.

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

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 THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 137, 138,
AND 139 OF DEL RIO JUNCTION OR WESTERN PACIFIC SUB #1

(APN: 036-0063-013, 014, 015) (P89-126)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Northeastern Corner of 47th Avenue and Hermosa St.; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan and Airport/Meadowview Community Plan; and the proposed lot line adjustment 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 the northeast corner of 47th Avenue and Hermosa Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions.

1. File Certificate of Compliance and waive parcel map prior to recordation; submit all required documents and pay necessary fee.
2. Bring assessment bonds current - including penalties
3. Abandon all water services in excess of one.
4. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989;

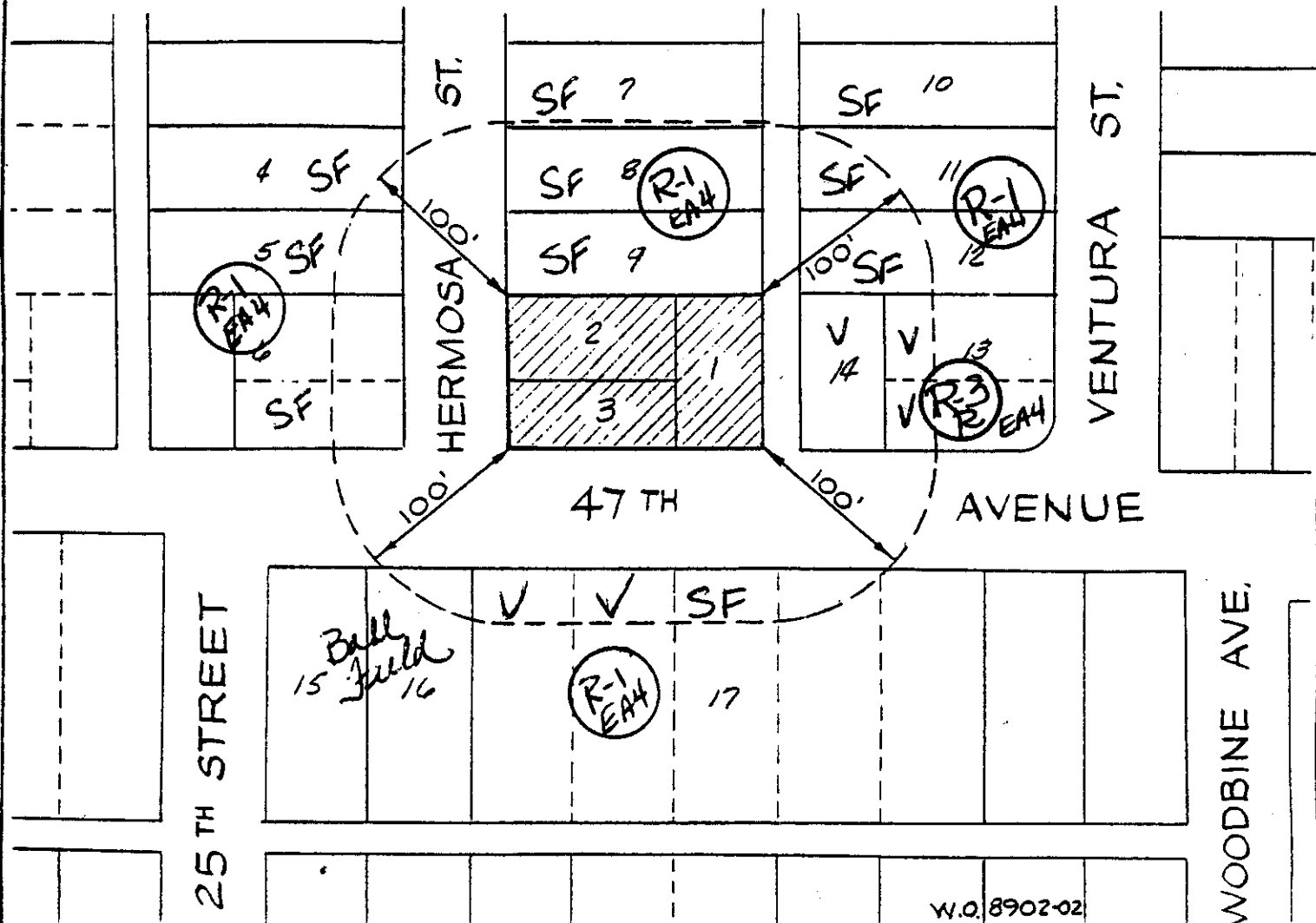
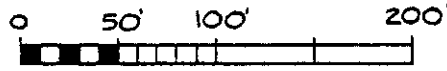
and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

APN 036-0063-13, 14 & 15



VICINITY - LAND USE - ZONING

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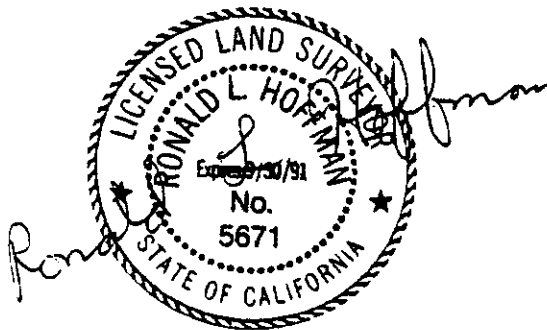
DESCRIPTION

PARCEL A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as one parcel of land as follows:

Lots 137, 138 and 139, as said lots are shown and so designated on the official "Plat of Del Rio Junction or Western Pacific Subdivision No. 1", filed in Book 8 of Maps, Map No. 38, Sacramento County Records.

TIMOTHY S. TRAIN
LAND SURVEYOR
2604 21st STREET
SACRAMENTO, CA 95818
(916) 451-7793



CITY PLANNING DEPARTMENT

MAR - 8 1989

RECEIVED

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SITE MAP OF

LOTS 137, 138 & 139
DEL RIO JUNCTION (B.M. 38)
WESTERN PACIFIC SUBDIVISION NO. 1
CITY OF SACRAMENTO, CALIFORNIA
MARCH, 1989

RECORD OWNER

SOM SAVITRE SHARMA
MANJESH SHARMA
4272 26TH STREET
SACRAMENTO, CA 95832
(916) 427-7344

SURVEYOR

TIMOTHY TRAIN, LAND SURVEYOR
2000 11th STREET
SACRAMENTO, CA 95818
(916) 451-7793

ASSESSORS PARCEL NUMBER

026-0063-013, 014 & 015

EXISTING ZONING & USE

ZONE R-3 & VACANT

PROPOSED ZONING & USE

ZONE R-3 & APARTMENTS 5-4-6 UNITS

PROPOSED SEWAGE DISPOSAL

EXISTING, COUNTY OF SACRAMENTO

PROPOSED DRAINAGE

EXISTING, CITY OF SACRAMENTO

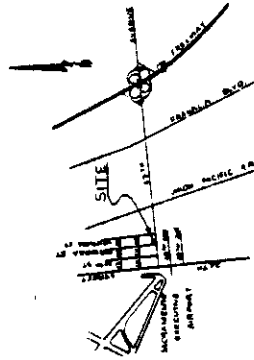
PROPOSED WATER SUPPLY

EXISTING, CITY OF SACRAMENTO

SCHOOL DISTRICT

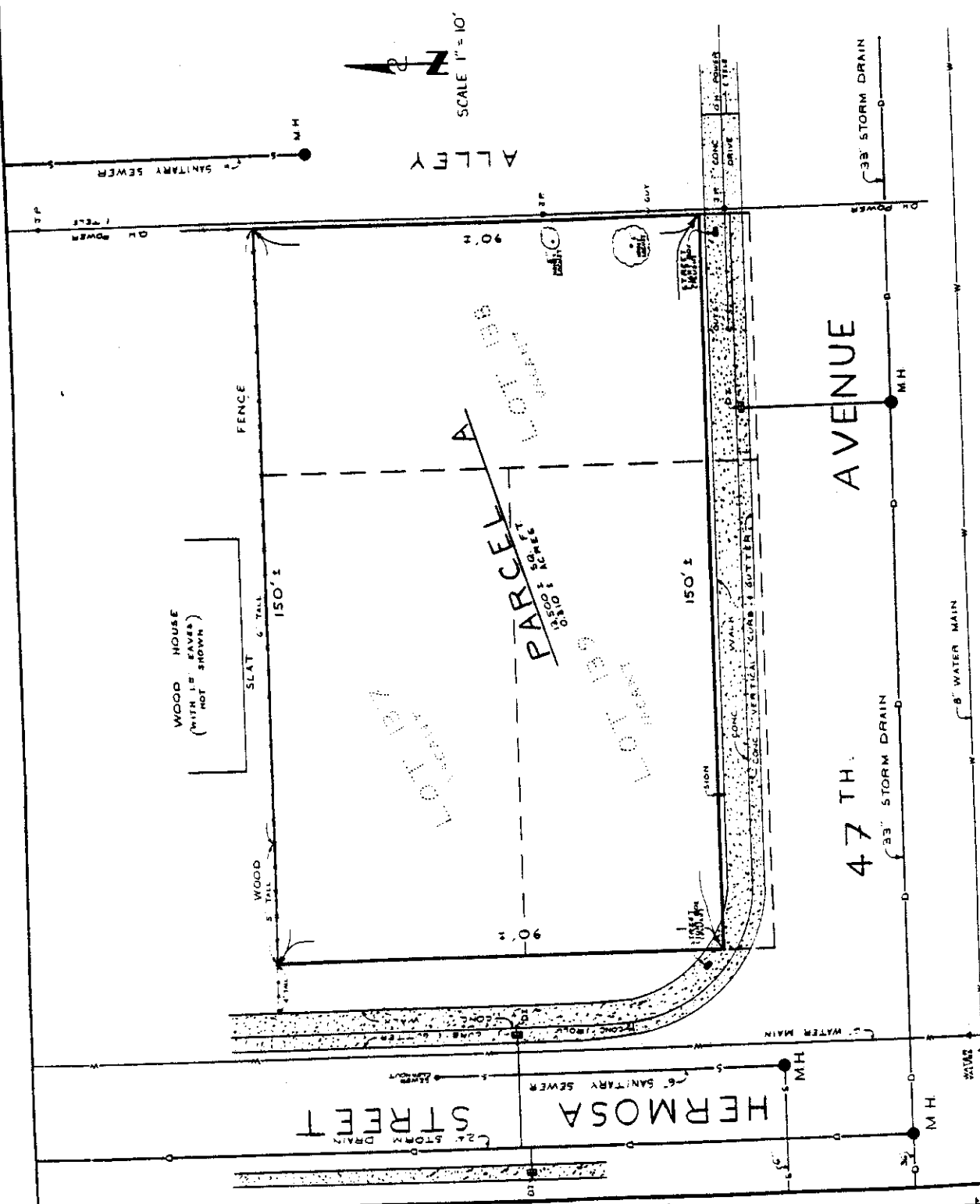
SACRAMENTO UNIFIED SCHOOL DISTRICT

EXHIBIT B



VICINITY MAP
NO SCALE

WG 8902-02
DR RLH 2/28/89



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