

RESOLUTION NO. 1396

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF JANUARY 14, 1993

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS: 078-0145-001 & 078-0154-010. (P92-292)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the Lot Line Adjustment for property located at 2945 Loyola Street; and

WHEREAS, the Environmental Services Manager has found the project to qualify for a categorical exemption pursuant to State EIR Guidelines (CEQA Sections 15305(a)); and

WHEREAS, the Lot Line Adjustment is consistent with General Plan policies.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the Lot Line Adjustment for the property located at 2945 Loyola Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

- A) The 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.
 - c) Properly abandon the existing Public Utilities Easement located adjacent to the lot line being removed.
 - d) Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.
- B) The applicant shall attach the garage or, if detached, not locate the garage closer than six feet to the house or within required setbacks.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION