

# CITY PLANNING COMMISSION

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

APPLICANT STEVE ANDERSON, CITY REAL ESTATE DIVISION, 927 10th Street, Sac., CA 95814  
OWNER City of Sacramento, Real Estate Division, 927 10th Street, Sac., CA  
PLANS BY Steve Anderson, City Real Estate Division, 927 10th Street, Sac., CA 95814  
FILING DATE 12/9/88 ENVIR. DET. Neg. Dec. REPORT BY DEE:vf  
ASSESSOR'S PCL. NO. 025-0166-020,021

- APPLICATION:
- A. Negative Declaration
  - B. Sale of city owned property (65402 (a) Review
  - C. Lot Line Adjustment to merge an abandoned well site with an adjacent parcel to create a lot of 0.43+ acres.

LOCATION: 2870 34th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to sell and merge City owned property with an adjacent parcel.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)  
1986 South Sacramento Community  
Plan Designation: Residential (4-8 du/na)  
Existing Zoning of Site: R-1 (EA-4)  
Existing Land Use of Site: Well Site

Surrounding Land Use and Zoning:

North: Single Family; R-1 (EA-4)  
South: Single Family; R-1 (EA-4)  
East : Single Family; R-1 (EA-4)  
West : Single Family; R-1 (EA-4)

Property Dimensions: 119' x 155'  
Property Area: 0.43+ acres

PROPERTY EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is designated low density residential (4-15 du/na) in the City's General Plan and residential (4-8 du/na) in the City's 1986 South Sacramento Community Plan. The site is zoned Standard Single Family Residential-Executive Airport Overlay 4(R-1-EA-4) and is a pre-existing City well site. Surrounding land uses and zones are Standard Single Family Residential (R-1-EA-4) on all sides.

APPLC. NO. M89-005 MEETING DATE January 26, 1989 ITEM NO. 42

B. Applicant's Proposal:

The applicant (City of Sacramento Real Estate Division) proposes to abandon and sell City owned property and merge it with adjoining private parcels. Staff has no objections with the applicant's request.

C. General and Community Plan Consistency:

Section 65402(a) of the California Government Code requires the City Planning Commission to determine whether the proposed sale of City owned property is consistent with the City's Adopted General and Community Plan. Staff has reviewed the applicant's request and has determined that the proposed sale of the subject well site is consistent with the City's General Plan and 1986 South Sacramento Community Plan.

D. Other Agency Comments:

The project description was sent to the City Water Division, Engineering, City Attorney, and Real Estate Divisions for review and comment. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project would have less than a significant impact on the environment and has filed a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) guidelines.

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

- A. Ratify the Negative Declaration; and
- B. Find the proposed sale of City property is consistent with the City's General and 1986 South Sacramento Community Plan; and
- C. Approve the lot line merger by adopting the attached resolution subject to conditions.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO REMOVE THE COMMON  
PROPERTY LINE BETWEEN 2870 34TH AVENUE AND THE  
ADJACENT ABANDONED CITY WELL SITE (M89-005)

(APN: 025-0166-020,021)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2870 34th Avenue and adjacent well site; 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 1986 South Sacramento Community 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:

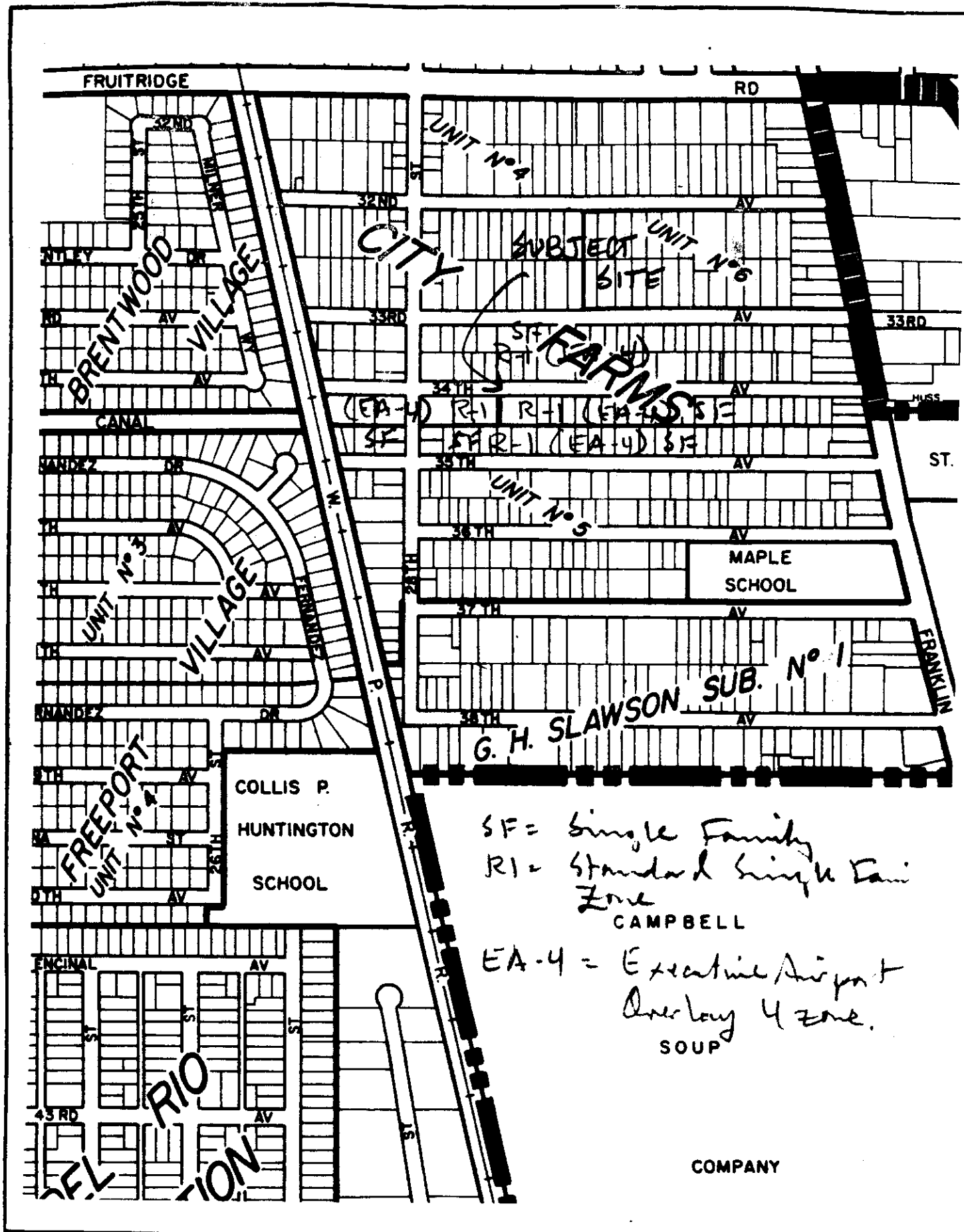
that the lot line adjustment for property located at 2870 34th Avenue and adjacent City well site, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments, if any;
2. File Certificate of Compliance and parcel map waiver.

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CHAIRPERSON

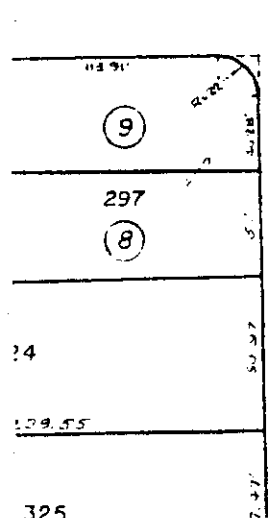
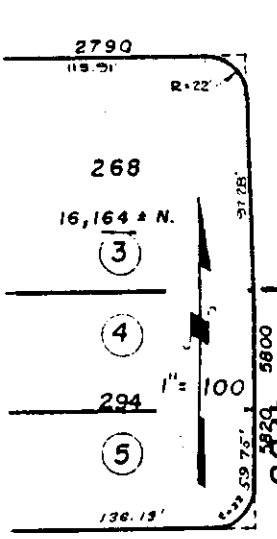
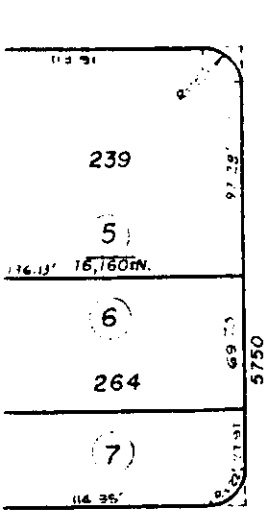
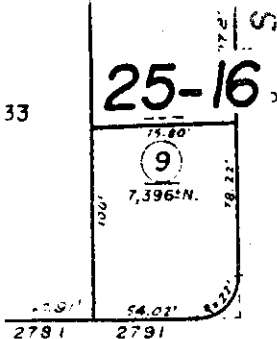
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



SF = Single Family  
 R-1 = Standard Single Fam  
 Zone  
 CAMPBELL  
 EA-4 = Executive Airport  
 Overlay 4 Zone.  
 SOUP

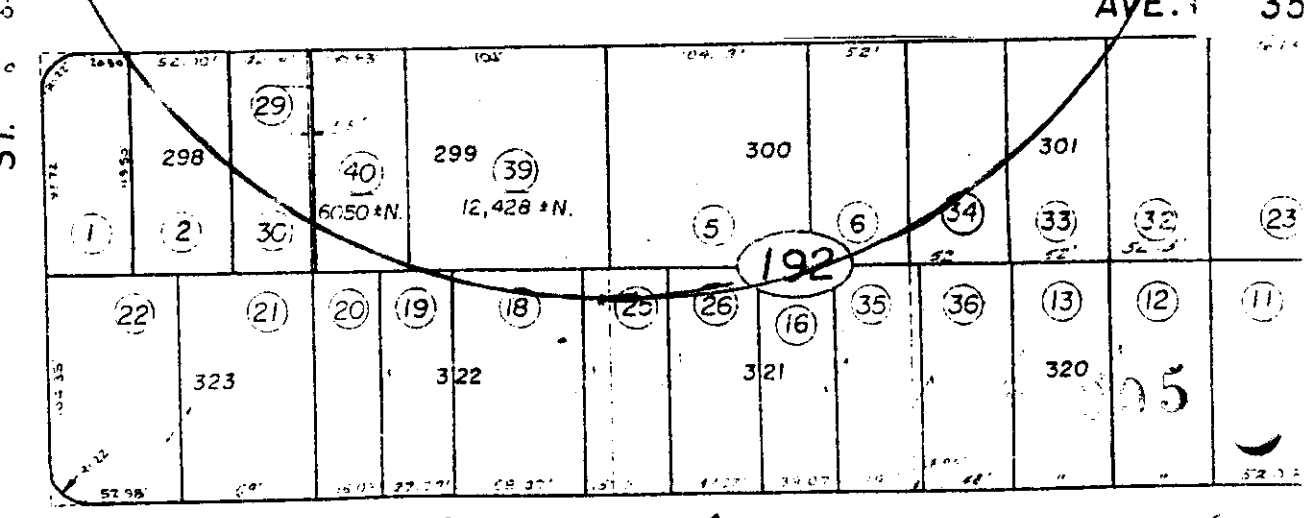
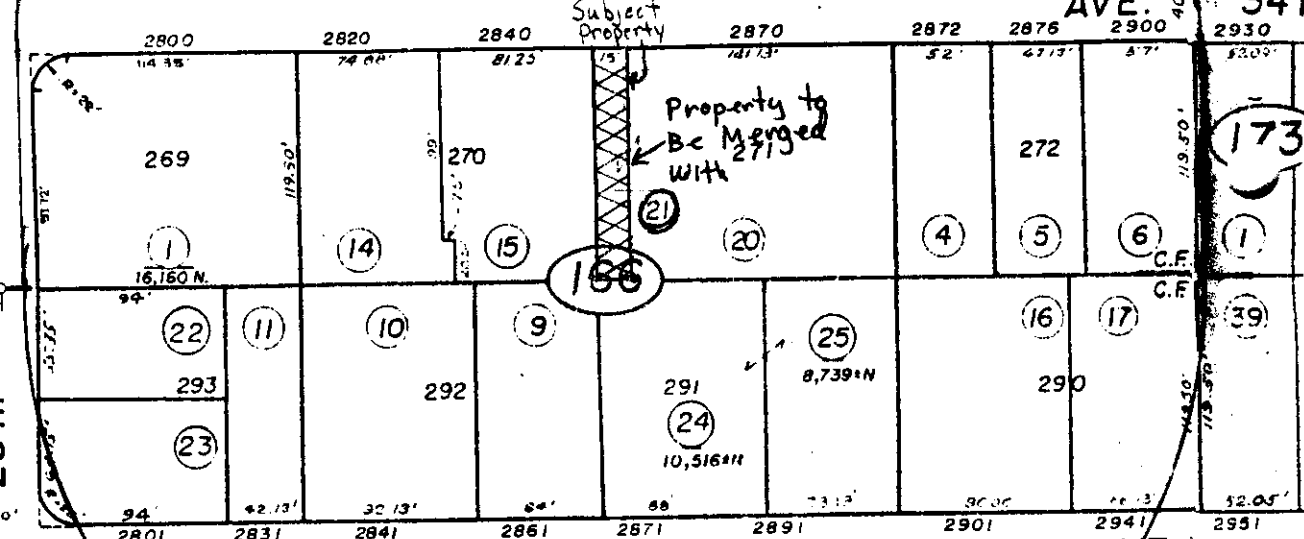
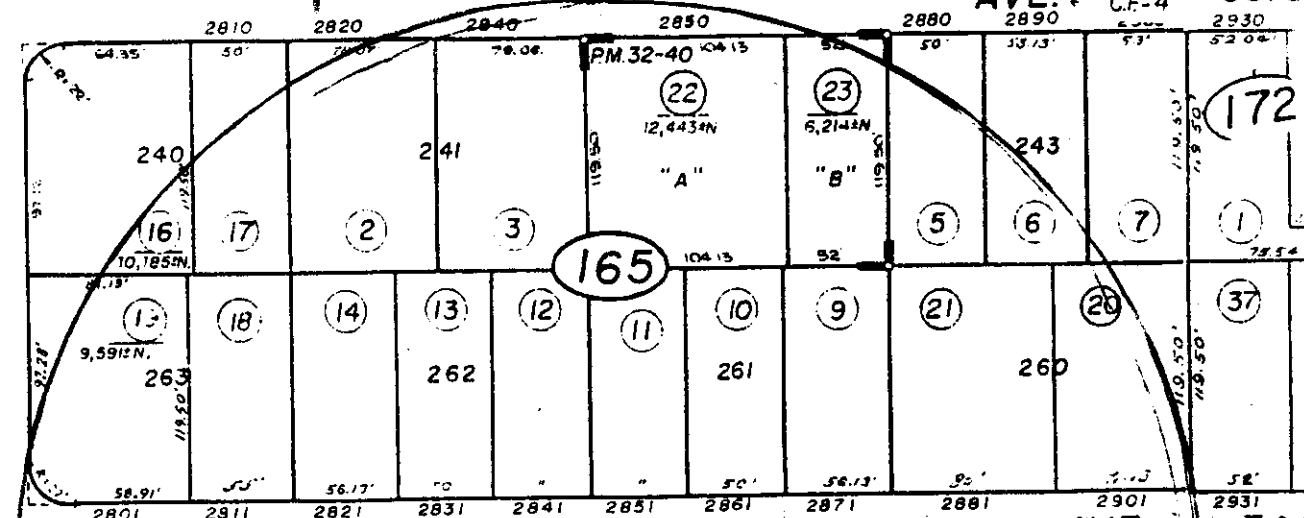
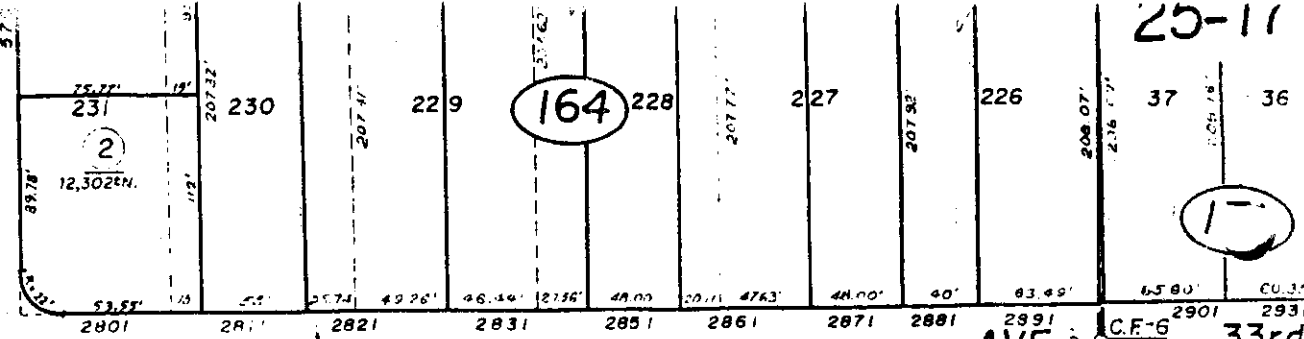
**VICINITY - LAND USE - ZONING**



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91 25-19

m89-005

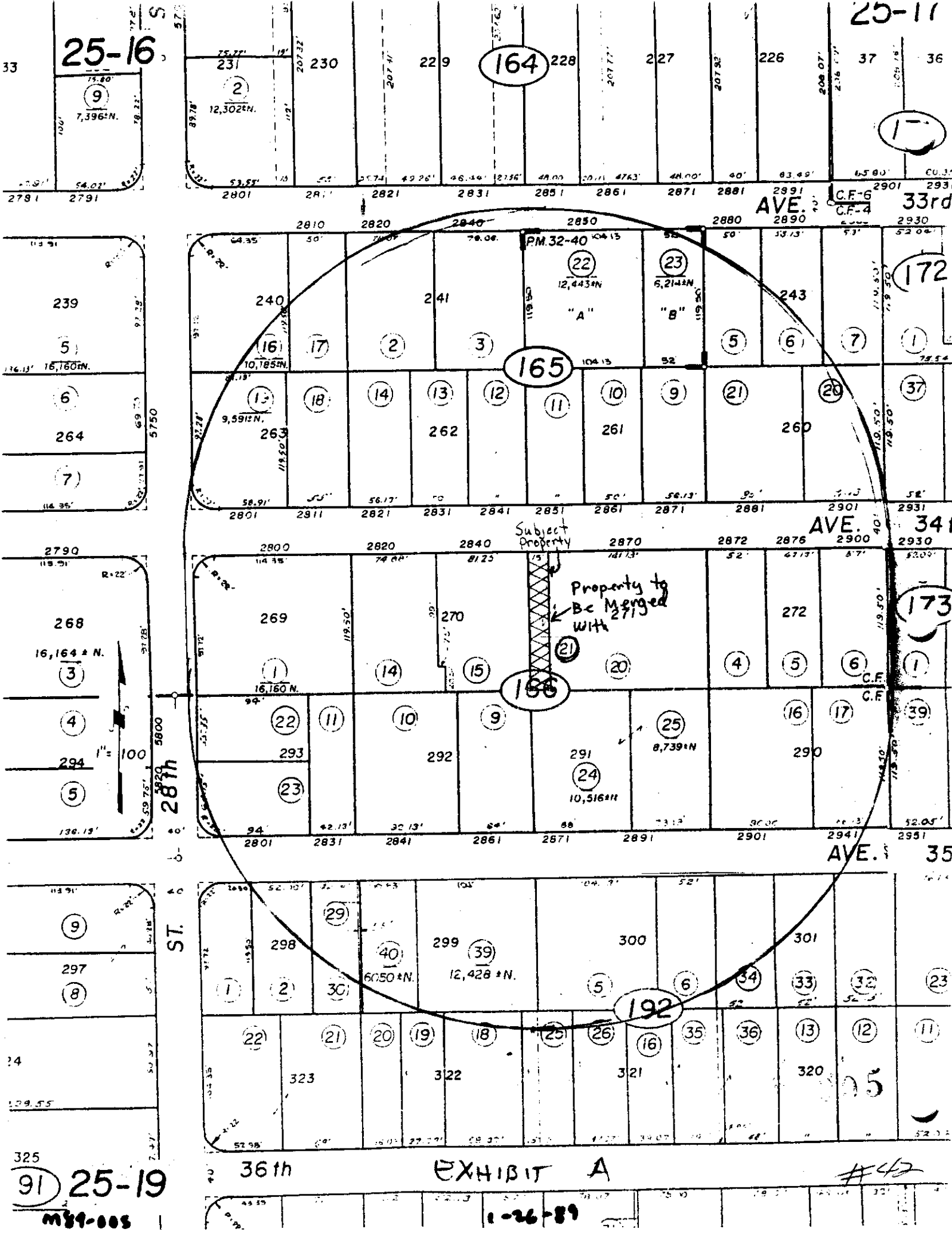


36th

EXHIBIT A

#42

1-26-89



CITY 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 NORTHWEST CORNER OF LOT 271 AS SHOWN ON THE "PLAT OF CITY FARMS UNIT NO. 4" AS FILED WITH THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MARCH 6, 1926 IN BOOK 18 OF MAPS, PAGE NO. 60; THENCE NORTH 89 MINUTES, 43 FEET EAST 15 FEET; THENCE SOUTH 00 MINUTES 17 FEET EAST 119.50 FEET; THENCE SOUTH 89 MINUTES 43 FEET WEST 15 FEET; THENCE NORTH 00 MINUTES 17 FEET WEST 119.50 FEET TO THE POINT OF BEGINNING.

ADJOINING 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 271 AS SHOWN ON THE "PLAT OF CITY FARMS UNIT NO. 4", AS FILED WITH THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MARCH 6, 1926 IN BOOK 18 OF MAPS, PAGE NO. 60; THENCE SOUTH 89 MINUTES 43 FEET WEST 141.13 FEET; THENCE SOUTH 00 MINUTES 17 FEET EAST 119.50 FEET; THENCE NORTH 89 MINUTES 43 FEET EAST 141.13 FEET; THENCE NORTH 00 MINUTES 17 FEET WEST 119.50 FEET TO THE POINT OF BEGINNING.

COMBINED PARCELS

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 271 AS SHOWN ON THE "PLAT OF CITY FARMS UNIT NO. 4," AS FILED WITH THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MARCH 6, 1926 IN BOOK 18 OF MAPS, PAGE NO. 60.