

# CITY PLANNING COMMISSION

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

APPLICANT Sacramento Neighborhood Housing Services, Inc., 4548 14th Ave., Sacto, CA 95820  
OWNER John J. Osier, 1391 San Juan Road, Sacramento, CA 95833  
PLANS BY Winncrest Homes  
FILING DATE 6/9/88 ENVIR. DET. Ex. 15305 (a) REPORT BY JC:pe  
ASSESSOR'S PCL. NO. 274-0152-025, 026

APPLICATION: Lot Line Adjustment to merge two lots totaling 0.146+  
in the Single Family Alternative (R1A) Zone.

LOCATION: Southwest corner of American Avenue and Harding Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots  
totaling 0.146+ acres in the single family alternative (R1A) zone to construct a 1705  
square foot single family home.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)  
proposed South Natomas  
Community Plan Designation: Low Density Residential (4-8 du/ac)  
Existing Zoning of Site: R1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1  
South: Single family; R-1  
East: Single family; R-1  
West: Single family; R-1/R1A

Property Dimensions: 59' x 108'  
Property Area: 0.146+ acres  
Density of Development: d.u. per acre  
Street Improvements: Existing  
Utilities: Existing

Project Evaluation: Staff has the following comments:

- A. The subject site consists of two vacant lots totaling 0.146+ acres in the single family alternative (R1A) zone. The General Plan and the proposed South Natomas Community Plan designates the site as low density residential. This site is also in a designated Infill Area. The surrounding land uses and zone are single family (R-1 and R1A) to the north, south, east and west.
- B. The applicant proposes to merge the two lots in order to construct a 1,705 square foot single family home on the site. In merging these two lots the lot that will be created will measure 57' x 108' which meets the requirements of a standard single family lot of 52' x 100'. When this single family home is

constructed the R-1 setbacks will be applied to this project; Harding Avenue requires a 25' setback, American Avenue requires a 12-1/2' setback, interior side yard 5' and rear yard 15'. Exhibit A shows a 20' setback which will need to be redesigned.

C. The proposed plans were reviewed by the Traffic Engineering Division, Engineering Division and Building Inspections. The following comments were received:

- o Pay off any existing bonds or assessments.
- o File Certificate of Compliance and waive parcel map prior to recordation.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sect. 15305(a)).

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 PARCELS B AND C OF PARCEL MAP  
ENTITLED "THE NORTH 108' OF LOT 67 PLAT OF GARDENLAND"  
(P88-263)

(APN: 274-0152-025, 026)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Southwest corner of American Avenue and Harding Avenue ; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a); and

WHEREAS, the lot line adjustment is consistent with the General Plan and proposed South Natomas 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 Southwest corner of American Avenue and Harding Avenue, City of Sacramento, be approved as shown and described in Exhibit A attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation, and;
2. Pay off any existing assessments or file necessary segregation request and pay fees, if any.
3. Submit new legal description prior to filing certificate of compliance.

---

CHAIRPERSON

ATTEST:

---

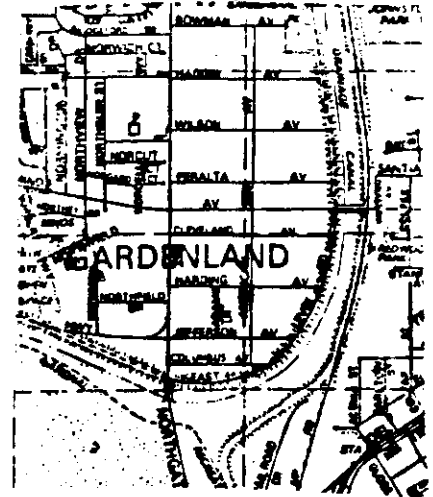
SECRETARY TO CITY PLANNING COMMISSION



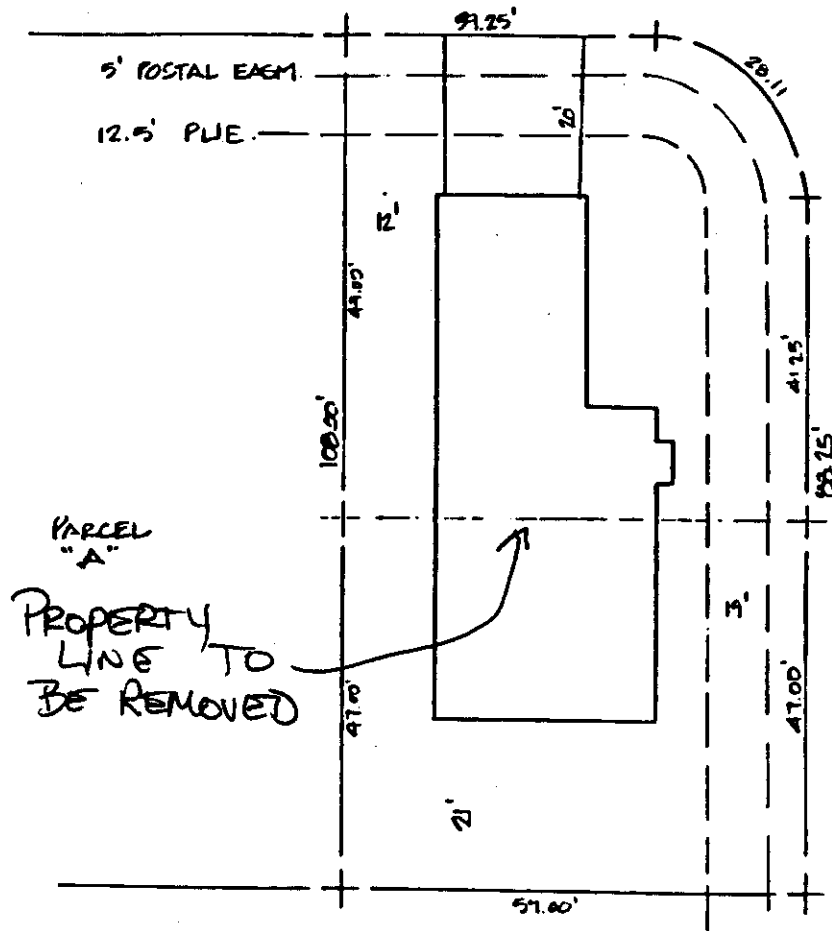
**EXHIBIT A**



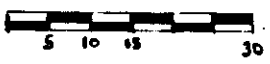
HARDING AVE.



VICINITY MAP  
NO SCALE



PARCEL "A"  
PROPERTY LINE TO BE REMOVED



<b>WINNCREST HOMES</b> <b>P88263</b>	7-28-88	PARCEL E & C	PLAN 1232
		ELEV. C	Item #35