

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	John & Shirley Amaro, 6301 66th Av., Sac, CA 95823		
<b>OWNER</b>	John & Shirley Amaro, 6301 66th Av., Sac, CA 95823		
<b>PLANS BY</b>	John & Shirley Amaro, 6301 66th Av., Sac, CA 95823		
<b>FILING DATE</b>	2/27/89	<b>ENVIR. DET.</b>	Exempt 15305a
<b>ASSESSOR'S PCL. NO.</b>	020-0203-013 and 014		<b>REPORT BY</b> DTH:kj

**APPLICATION:** Lot Line Adjustment to merge two lots into one

**LOCATION:** 3306 19th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two existing 25' x 120' lots in order to construct a single family residence with a garage.

**PROJECT INFORMATION:**

General Plan Designation:	Residential (4-15 du/na)
Oak Park Redevelopment	
Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Vacant and Single Family Residential; R-1
South:	Vacant; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Property Dimensions:	50' x 120'
Property Area:	.14+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

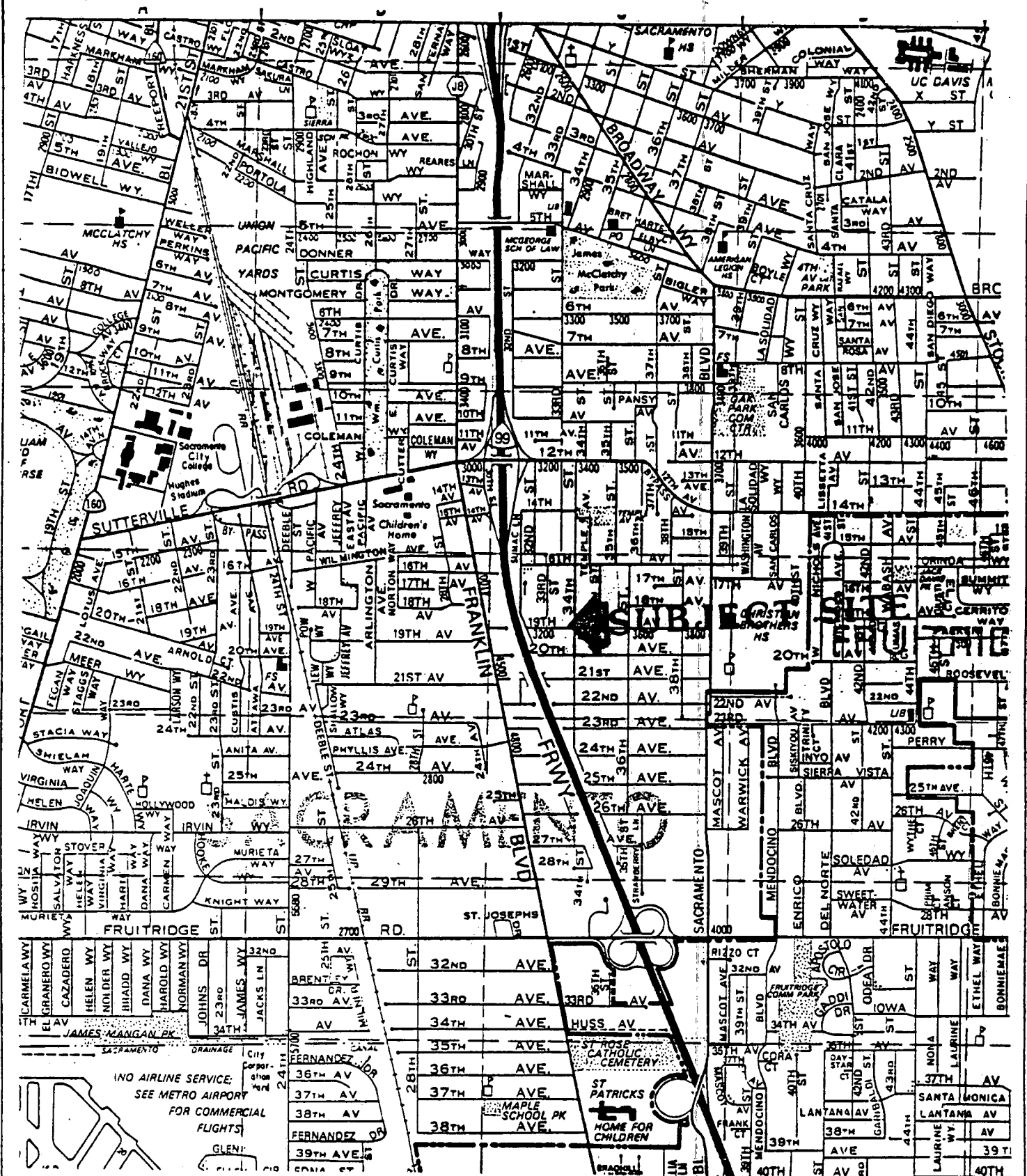
A. The subject site consists of two vacant lots totaling .14+ acres in the Single Family (R-1) zone. The General Plan designates the site as Residential (4-15 du/na) and the Oak Park Redevelopment Plan designates the site as Residential (4-8 du/na). The subject site is surrounded by single family lots to the east and west, vacant lots to the south, and vacant and single family lots to the north.

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- B. The subject site consists of two vacant 25' wide x 120' deep lots. The applicant is proposing to eliminate the existing common property line between lots 17 and 18 in order to create one lot. In doing so, the applicant is creating a lot large enough to accommodate a single family residence with a garage. The new lot will be 6,000 square feet which will now meet our minimum size requirement for a single family lot.
- C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from Engineering:
1. 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 (presently \$500).
    - b. File a waiver of Parcel Map.
    - c. Pay off any existing assessments.

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

RECOMMENDATION: Staff recommends Planning Commission approval of the proposed lot line adjustment by adopting the attached resolution.



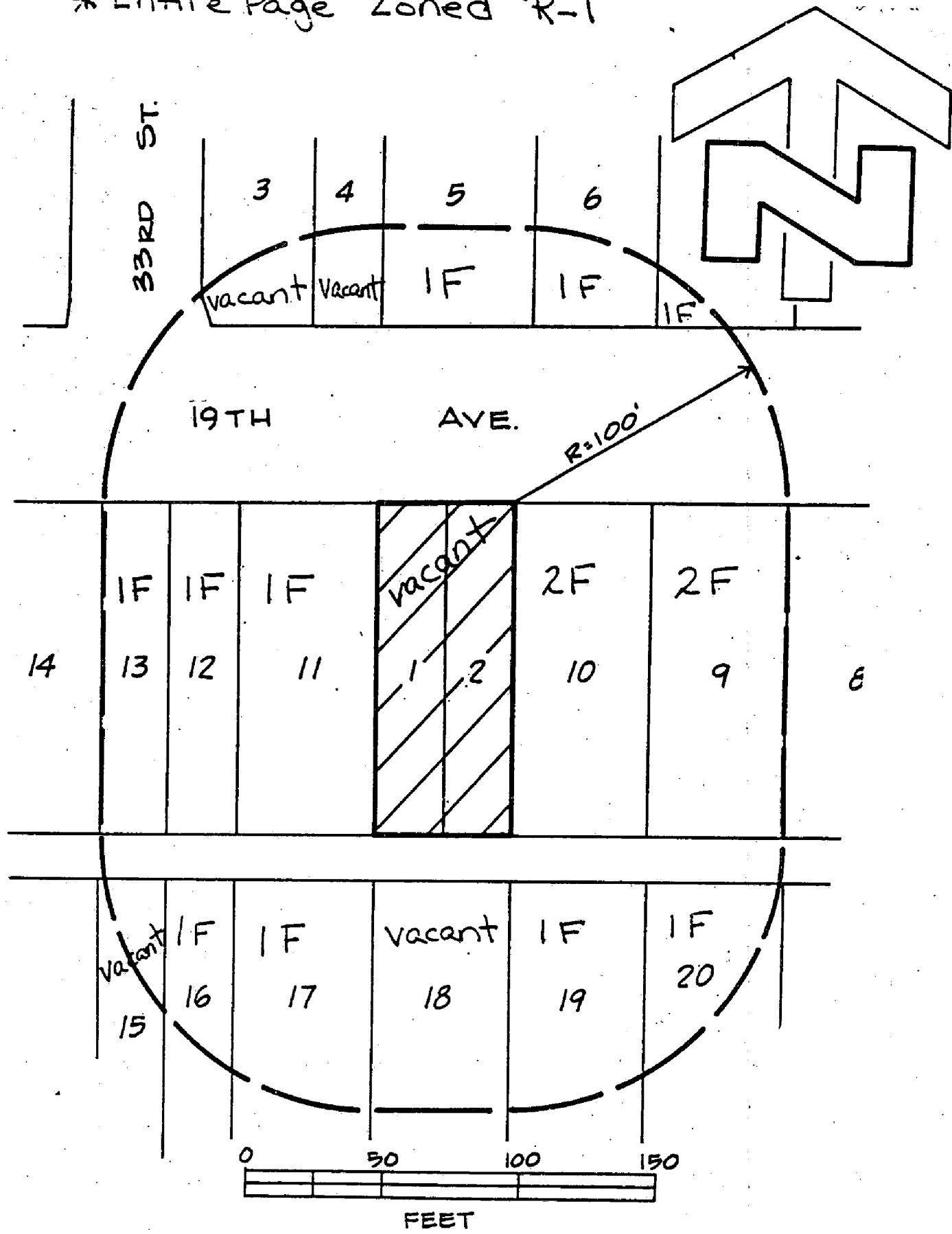
# VICINITY MAP

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# LAND USE & ZONING MAP

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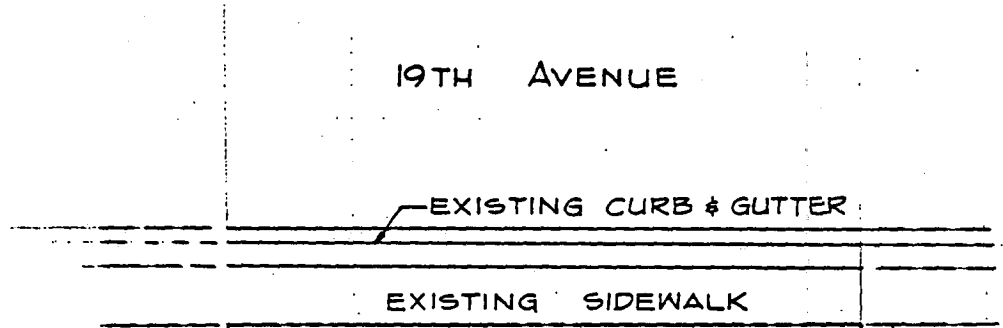
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# EXHIBIT A

19TH AVENUE

EXISTING CURB & GUTTER

EXISTING SIDEWALK



*EXHIBIT B*

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

All of Lots 17 and 18 as shown on that certain plat of Gould Subdivision as recorded in the Office of the Recorder of Sacramento County in

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