

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A COMMON PROPERTY LINE BETWEEN TWO PARCELS AS SHOWN ON THE MAP ENTITLED "A PORTION OF LOT 7, AS SAID LOT IS SHOWN AND IS SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "NEW GLENDALE" FILED IN BOOK 13 OF MAPS AT PAGE 48 (APN: 022-0031-008 and 009) (P91-018)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located on the west side of Mascot Avenue between 23rd Avenue and 26th Avenue; and,

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

WHEREAS, the lot line merger is consistent with the General 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 on the west side of Mascot Ave between 23rd Avenue and 26th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger approval of this lot line adjustment:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- 2) File a waiver of Parcel Map;
- 3) Pay off or segregate any existing assessments;
- 4) Place a note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits;

ATTEST:

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

P91-018

April 11, 1991

Item No. 18

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

APPLICANT Johnson and Topper, 926 J Street Ste # 1208, Sacramento, CA 95814  
OWNER DSD Properties, P.O.Box 245568, Sacramento, CA 95824  
PLANS BY Johnson and Topper  
FILING DATE 1/28/91 ENVIR. DET. Categorical Exemption (15305(a)) REPORT BY DCS  
ASSESSOR'S PCL. NO. 022-0031-008 and 009

**APPLICATION:** Lot Line Adjustment to merge the common property line between two parcels totaling .075± vacant acres in the Standard Single Family (R-1) zone.

**LOCATION:** West side of Mascot Avenue between 23rd Avenue and 26th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to delete the existing common property line between two parcels in order create one larger parcel.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Single Family Residence; R-1  
South: Single Family Residence; R-1  
East: Single Family Residence; R-1  
West: Single Family Residence; R-1

Property Dimensions: 50' X 66'  
Property Area: .075± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site is .075± vacant acres located in the Single Family Residential (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na). The site is surrounded by single family residential uses zoned Single Family Residential (R-1).

B. Applicant's Proposal

The applicant is requesting a lot line merger that would eliminate the existing common property line between two parcels. By relocating the existing property line the applicant will create a larger parcel that may be easier to develop.

C. Staff Analysis

Even though the parcel will be larger (50' X 66'), it will still be smaller than the standard 52' X 100' R-1 lot. The applicant is aware that further development of the small site will likely require the approval of variances for reduced building setbacks and lot coverage. The 25 foot front yard setback and 15 foot rear setback would only allow a ten foot deep building on the site. Lot coverage in the R-1 zone allows a maximum coverage of 40 percent. The 40 percent lot coverage would allow a building foot print of approximately 1320 square feet. A garage would also be required within that 1320 square foot area.

Staff feels that approval of the merger creates a better situation in some ways. The two existing 33<sup>+</sup>' X 50' parcels are unusable. By combining the two, building plans could be developed for the site. It is likely, however, that any plans would require variances for setbacks and lot coverage.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building, and Fire Divisions. The following comments have been received from the Engineering Development Division:

We request that the following conditions and comments be made a condition for approval of this lot line merger:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- 2) File a waiver of Parcel Map;
- 3) Pay off or segregate any existing assessments;
- 4) Place a note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits;

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line adjustment by adopting the attached resolution.

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ATTEST:

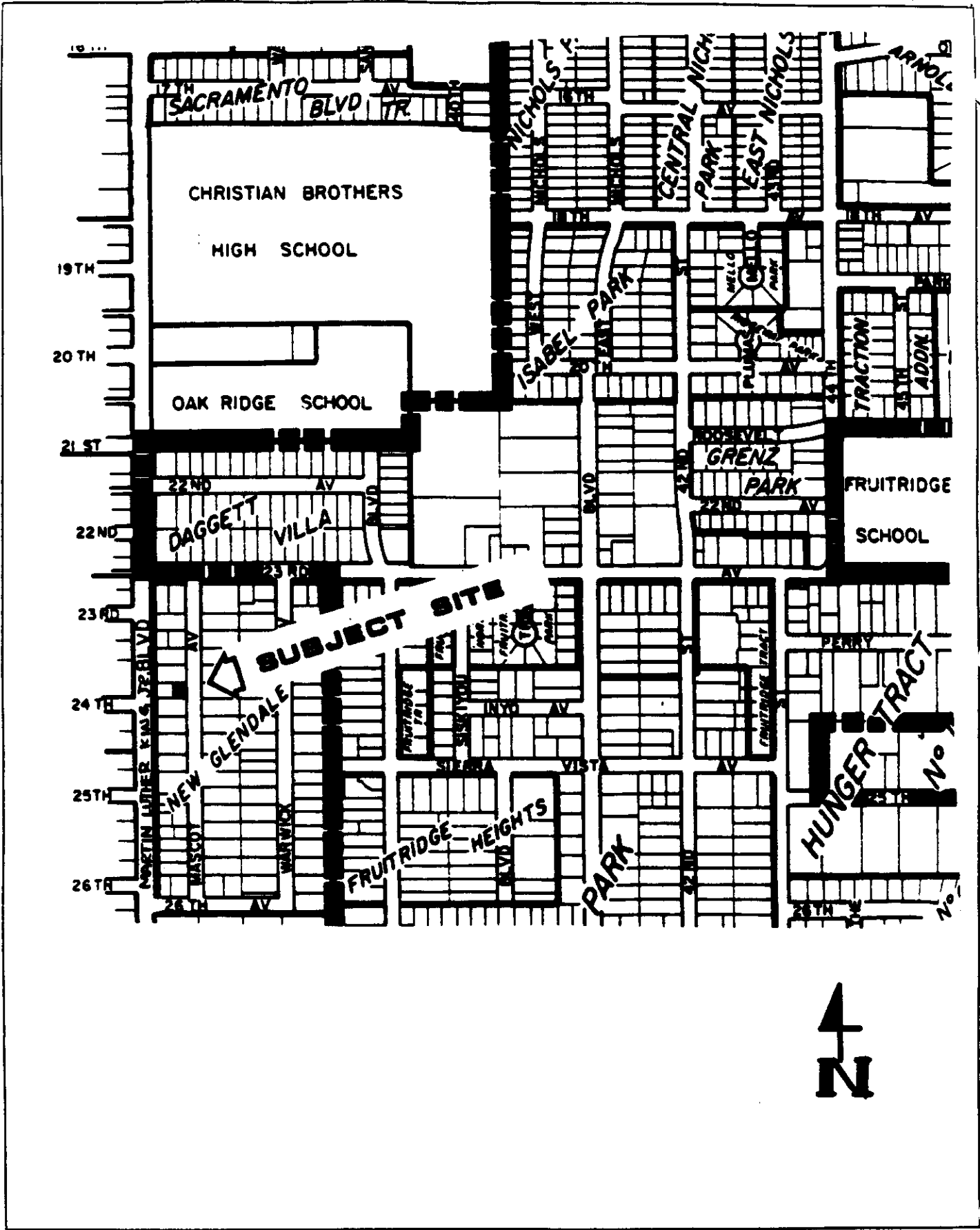
\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

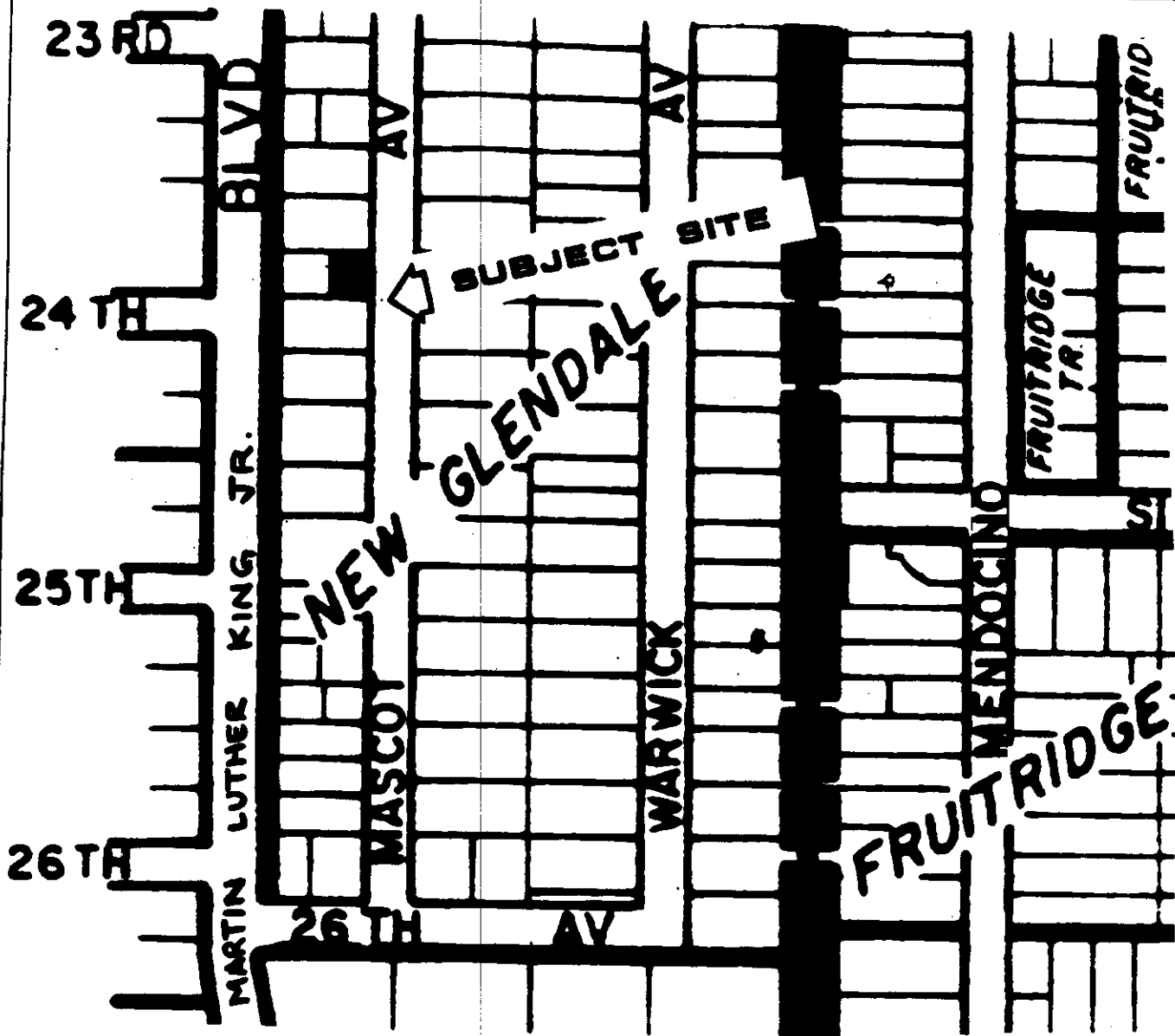
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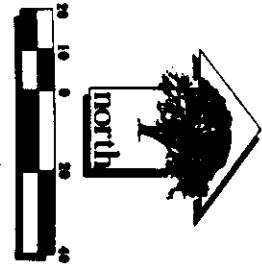


**VICINITY MAP**

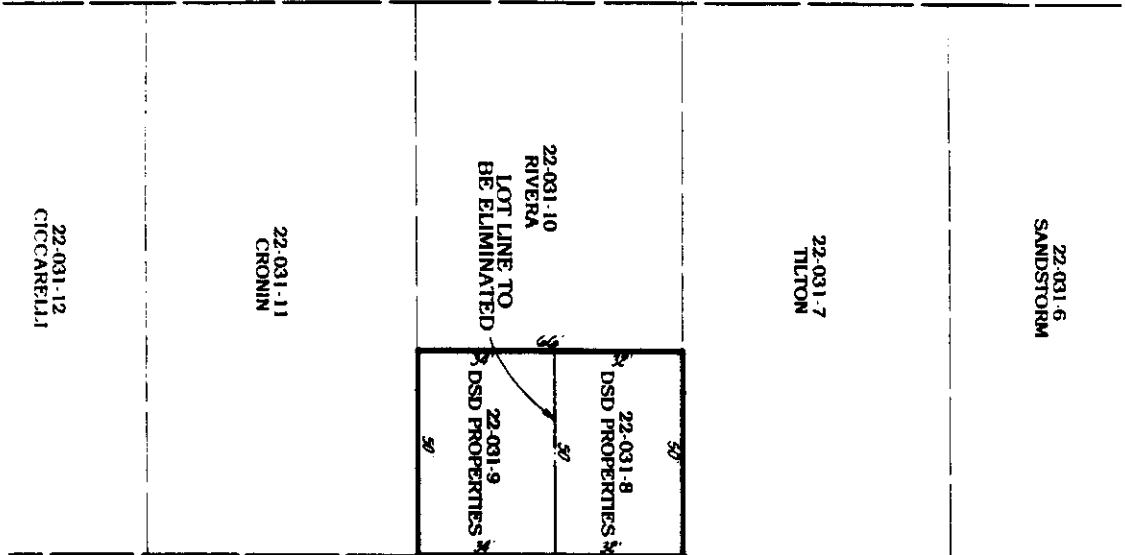


**LAND USE & ZONING MAP**

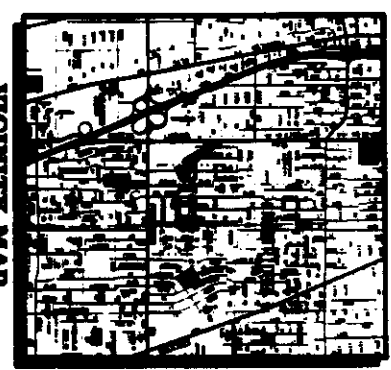
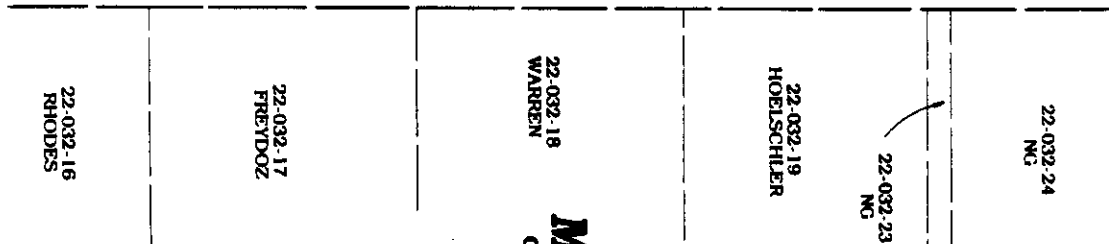
# EXHIBIT A



MARTIN LUTHER KING BLVD.



MASCOT AVENUE



VICINITY MAP  
NO SCALE

**LOT LINE MERGER**  
FOR  
**MICHELLE WONG**  
CITY OF SACRAMENTO, JANUARY 1991



# EXHIBIT B

DESCRIPTION  
MERGER OF APN 22-03-08 & 09  
(GROSS)

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 7, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "NEW GLENDALE" FILED IN BOOK 13 OF MAPS AT PAGE 48, OFFICIAL RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 NORTH 89'45'00" WEST 75.00 FEET; THENCE NORTH 66.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE ALONG THE NORTH AND EAST LINES OF SAID LOT 7 SOUTH 89'45'00"EAST 75.00 FEET AND SOUTH 66.00 FEET TO THE POINT OF BEGINNING.



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