

# CITY PLANNING COMMISSION

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

APPLICANT George Palermo, 2318 C Street, Sacramento, CA 95816  
OWNER Stanley Palermo, 126 E Ranch Road, Sacramento, CA 95825  
PLANS BY George Palermo, 2318 C Street, Sacramento, CA 95816  
FILING DATE 8/21/87 ENVIR. DET. EX 15305 a REPORT BY PW/vf  
ASSESSOR'S-PCL. NO. 003-0086-007,008

APPLICATION: Lot Line Adjustment to merge two lots totaling 0.14 developed acre in the Standard Single Family (R-1) zone.

LOCATION: 2318 C Street

PROPOSAL: The applicant is requesting to merge two lots to allow the construction of a residential garage to be used by the existing home.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	NA	NA
South: Residential; R-1	Side(Int):	5'	5'
East : Residential; R-1	Side(St):	NA	NA
West : Residential; R-1	Rear:	15'	20'

Parking Required: 1 space  
Parking Provided: 2 spaces  
Property Dimensions: 160' x 40'  
Property Area: 0.14+ acre  
Square Footage of Building: 840 sq. ft.  
Height of Building: 18 ft.  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Wood siding  
Roof Material: Composite shingles

PROJECT EVALUATION: Staff has made the following evaluation:

- A. The subject site consists of two lots totaling 0.14+ acre in the Standard Single Family (R-1) zone. The 1980 Central City Community Plan designates the site for low density residential use. The surrounding land uses are residential with R-1 zoning. The applicant is requesting a lot line adjustment to merge two lots in order to construct a residential garage to be used by the existing home Planning staff has no objections to this request.

- B. The proposed lot line adjustment was reviewed by the City Engineering, Traffic Engineering, Building and Real Estate Divisions. They had no objections to the proposed merger.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines ( CEQA Section 15305 a).

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE

NORTH ONE-HALF AND THE WEST ONE-HALF OF LOT C IN THE BLOCK BOUNDED BY C AND D AND 23RD AND 24TH STREETS OF THE CITY OF SACRAMENTO ACCORDING TO THE OFFICIAL PLAT THEREOF. (APN: 003-0086-007 AND 008)

(P87-370)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2318 C Street; 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 1974 General Plan and 1980 Central City Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential use by the 1980 Central City 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:

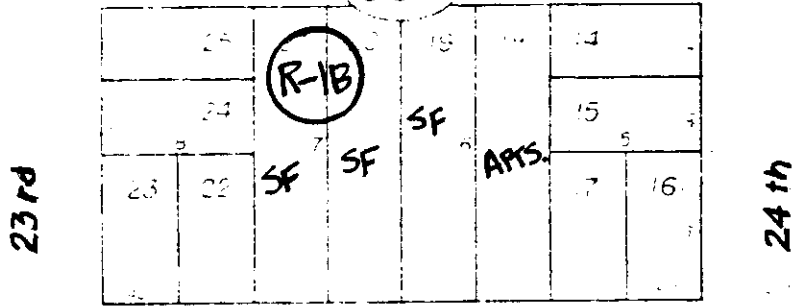
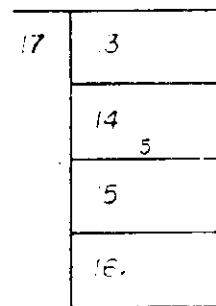
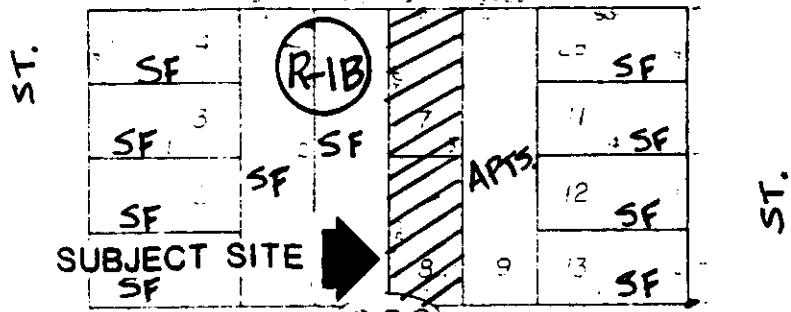
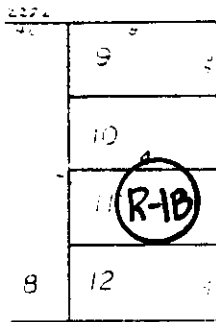
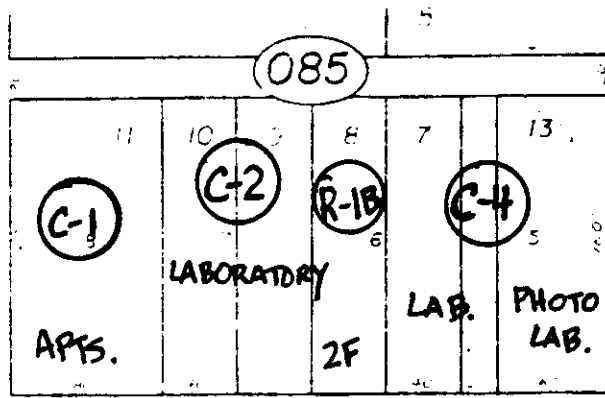
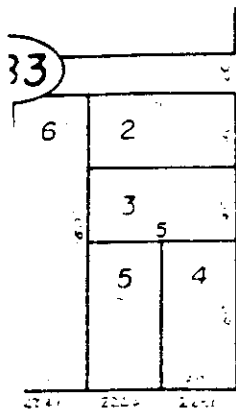
that the lot line adjustment for property located at 2318 C Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

\_\_\_\_\_  
DATE

ATTEST:

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

\_\_\_\_\_  
DATE



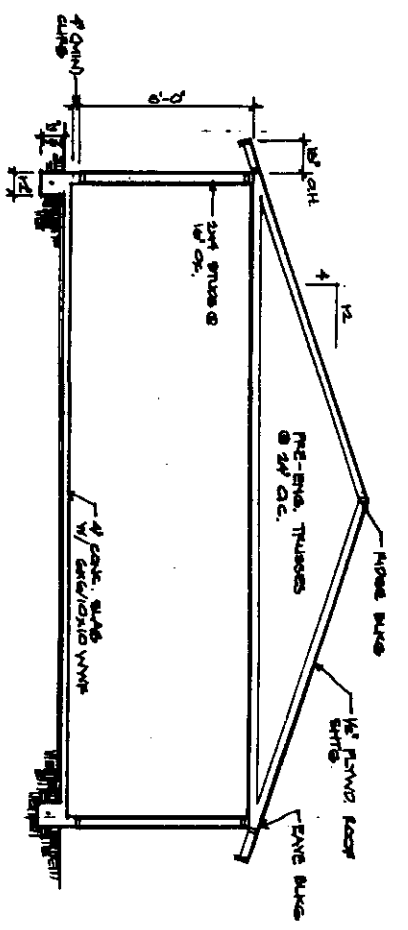
C ST.  
 ST.  
 23rd ST.  
 D ST.  
 24th ST.



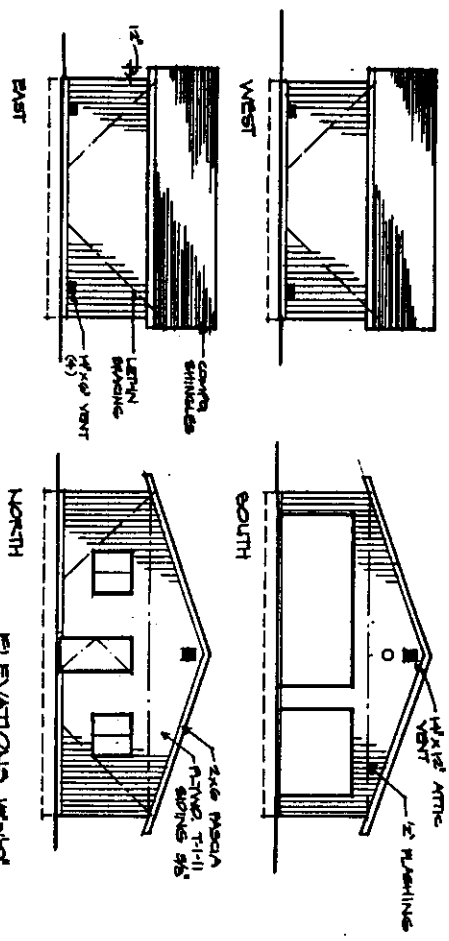
VICINITY - LAND USE - ZONING

# EXHIBIT A

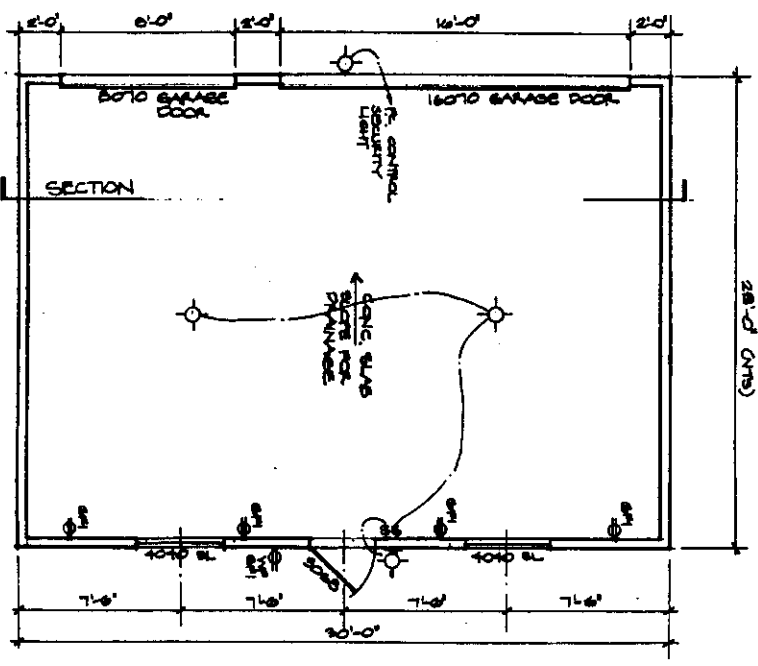
BUILDING SECTION



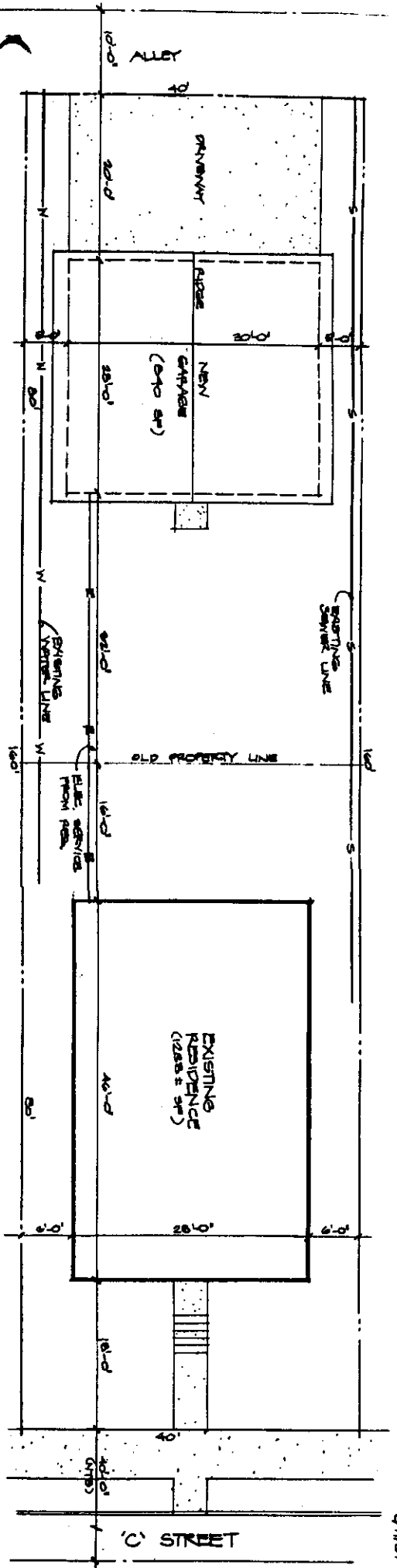
ELEVATIONS



FLOOR PLAN



SITE PLAN 1/8"=1'-0"



	<p><b>GARAGE ADDITION</b>                  for RESIDENCE OF GEORGE PALERMO                  A.P.N. 9-08-086-07408                  2310 'C' STREET                  SACRAMENTO, CA</p>
	<p>DATE: 9/1/87                  JOB: P-2370                  SHEET: 1</p>
	<p>P87.370</p>

9/24/87

Item Da 28

RECORDING REQUESTED BY

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To

NAME Stanley J. Palermo and Janet W. Palermo  
ADDRESS P.O. Box 257  
CITY Corning, Calif. 96021

Title Order No. \_\_\_\_\_ Survey No. \_\_\_\_\_

OFFICIAL RECORDS

107 APR 29 PM 1:10

County Clerk-Recorder

EXHIBIT B

126465

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 72.05  
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED  
AS COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES EXISTING AT TIME OF SALE  
So declared by the undersigned  
Signature of Notary or Agent depositing the Same Herein

FEE \$5 B

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, HOLLEY L. BUCKIUS, a widow

hereby GRANT(S) to

Stanley J. Palermo and Janet W. Palermo, husband and wife as Joint Tenants

the following described real property in the City of Sacramento county of Sacramento, state of California:

The West one-half of Lot 3 in the Block bounded by C and D and 23rd and 24th Streets of the City of Sacramento according to the Official Plat thereof.

APN: 003-0086-007 and 003-0086-008



Dated \_\_\_\_\_  
STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_ } SS.

Holley L. Buckius  
Holley L. Buckius

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

Charlotte N. Rueppel  
Charlotte N. Rueppel, witness

STATE OF CALIFORNIA  
COUNTY OF Sacramento } SS.

On April 8, 1987 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charlotte N. Rueppel personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument (or proved to be such by the oath of a credible witness who is personally known to me), as a subscribing Witness thereto, who being by me duly sworn, deposes and says:

That she resides in Sacramento County and that she was present and saw Holley L. Buckius personally known to her to be the same person described in and whose name is subscribed to the within and annexed instruments as her Part thereto, execute and deliver the same, and she acknowledged to said affiant that she executed the same, and that said affiant subscribed her name thereto as a Witness.

Signature Theodore R. McGregor  
Name (Typed or Printed) Theodore R. McGregor  
Notary Public in and for said County and State



P87370

CHICAGO TITLE INSURANCE COMPANY  
WITNESS

P87-370

9-24-87

FOR NOTARY SEAL OR STAMP

Item No. 28