

CITY PLANNING COMMISSION

1231 '1' STREET, SUITE 200, SACRAMEN , CA 95814

APPLICANT Mr. & Mrs. Richard Dana - 1723 Wentworth Avenue, Sacramento, CA 95822
OWNER Mr. & Mrs. Richard Dana - 1723 Wentworth Avenue, Sacramento, CA 95822
PLANS BY Joseph Wooten - 4610 Joaquin Way, Sacramento, CA
FILING DATE 7-23-86 ENVIR. DET. _____ REPORT BY DH:sg
ASSESSOR'S-PCL. NO. Cat. Ex. 15305(a)

APPLICATION: Lot Line Adjustment to merge three developed lots totaling 0.44+ acres in the Single Family (R-1) zone.

LOCATION: 1723 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into one lot.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Sutterville Heights
Community Plan Designation: Light Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family dwelling

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1	Front:	25'	25'
South: Single family; R-1	Side(Int):	5'	9'
East: Single family; R-1	Side(St):	5'	68'
West: Single family; R-1	Rear:	15'	30'

Parking Required: One space
Parking Provided: Two spaces
Property Dimensions: 150' x 128'
Property Area: 0.44+ acres
Density of Development: Two d.u. per acre
Square Footage of Building: 1,364 for residential addition
Height of Building: One story, 10'
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: None shown

PROJECT EVALUATION

- A. The subject site consists of three parcels totaling 0.44+ acres located at 1723 Wentworth Avenue in the Single Family (R-1) zone. Surrounding land uses are single family residential. The project is consistent with the 1974 General Plan and the 1965 Sutterville Heights Community Plan which both designate the site for residential uses.
- B. The applicant proposes the merger of three lots in order to allow a 1,364 square foot addition onto the existing single family dwelling. The site contains four detached accessory buildings and six to eight large trees of various types. A six foot high chainlink fence surrounds the property and runs along the property line.

APPLC. NO. P86-288 MEETING DATE August 28, 1986 ITEM NO 22

C. The City Traffic Engineer, Engineering and Real Estate Departments have reviewed the project with no adverse comments received.

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

RECOMMENDATION: Staff recommends approval of the merger by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
MERGE LOTS 19, 20 AND 21 OF MEAD
TRACT, RECORDED AT BOOK 9 OF MAPS,
MAP NO. 18 AT THE COUNTY RECORDER,
SACRAMENTO COUNTY (P86-288)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1723 Wentworth 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 1974 General Plan and 1965 Sutterville Heights 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 1974 General 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:

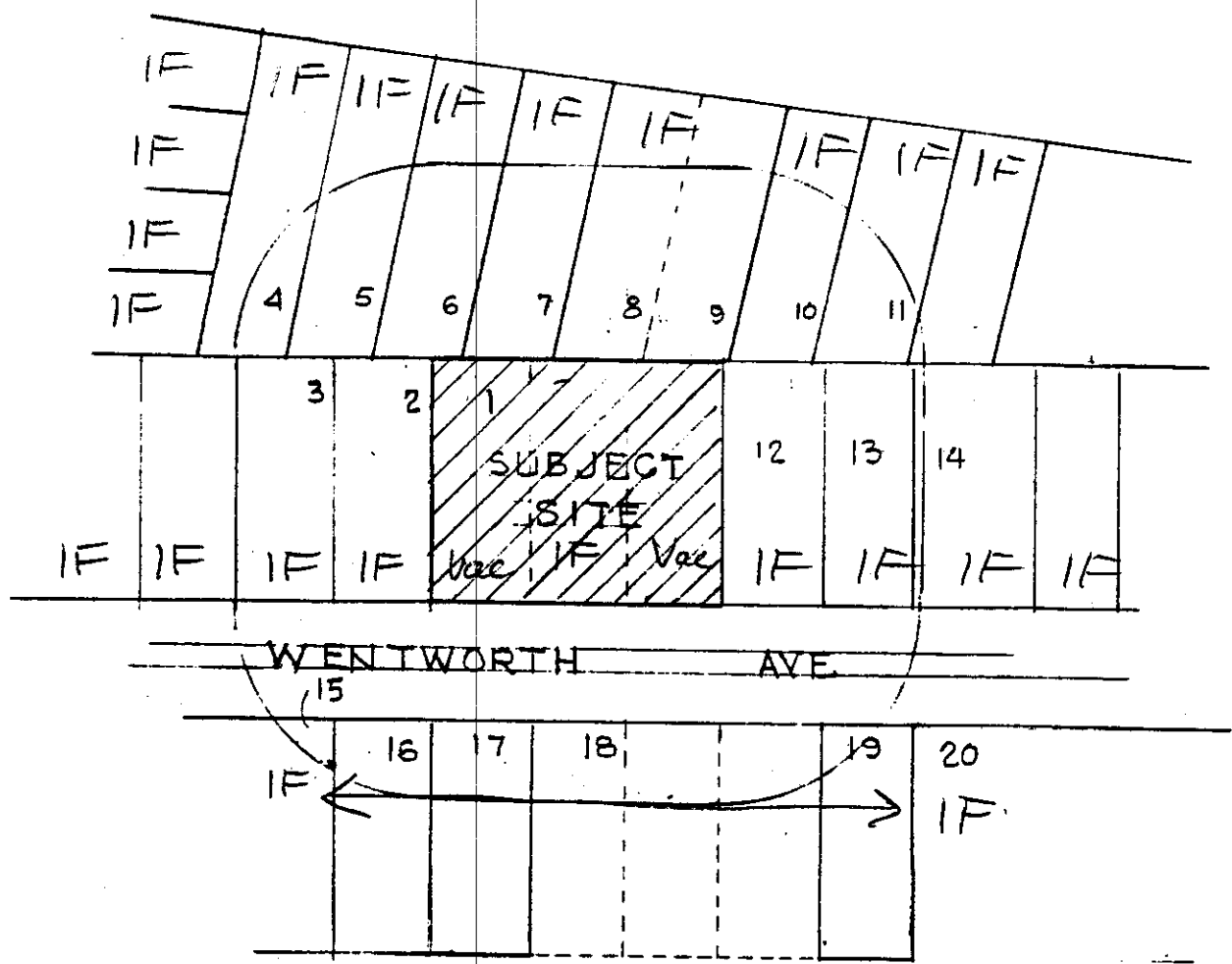
that the lot line adjustment for property located at 1723 Wentworth Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing assessments, if any.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



PROPERTY OWNERSHIP MAP

SCALE 1" = 100'

Zoning - R-1 Entire Page
 Land Use - Single family residential

N
 ↑
 Scale: 1" = 100'

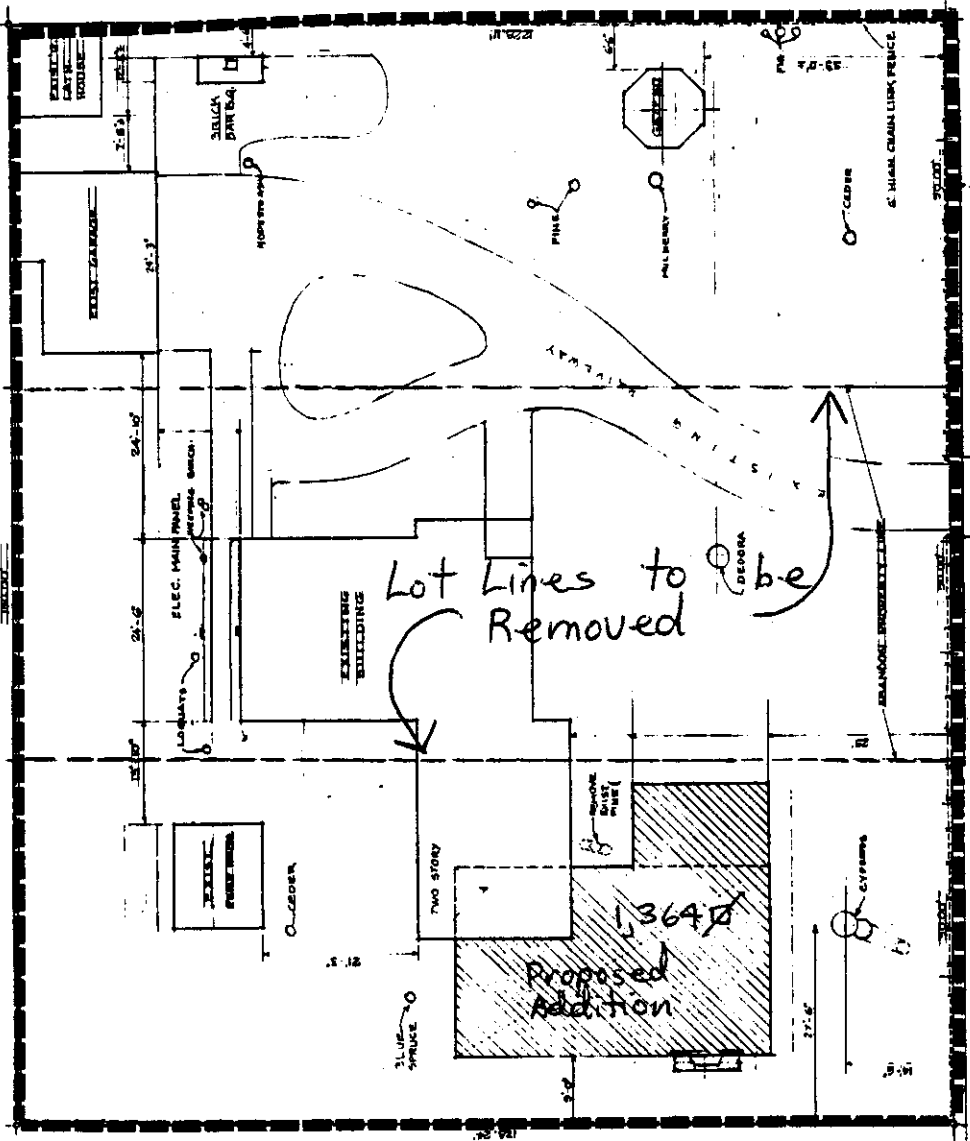
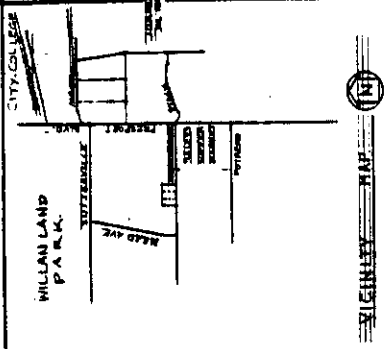
LAND USE & ZONING MAP

EXHIBIT A

JOSEPH B. WOOTE ARCHITECT
600 JOHNSON WAY
SACRAMENTO CALIFORNIA 95804
PHONE 484-1100



DATE: 8/28/86
PROJECT: 1222 WOODS DRIVE
SACRAMENTO, CALIFORNIA
SHEET NO. 1



SITE PLAN

LEGAL DESCRIPTION

Lots 19, 20, and 21 of Mead Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on October 14, 1908, in Book 9 of Maps, Map No. 18.