

# CITY PLANNING COMMISSION

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

APPLICANT The Supreme Builders, 1710 Hall Street, Marysville, CA 95901  
OWNER Cleon W. Jordan, 3817 May Street, Sacramento, CA 95838  
PLANS BY The Supreme Builders, 1710 Hall Street, Marysville, CA 95901  
FILING DATE 1/13/89 ENVIR. DET. Ex 15305 (a) REPORT BY JC:vf  
ASSESSOR'S PCL. NO. 251-0061-008,009

APPLICATION: Lot Line Adjustment to merge two lots in the single family (R-1) zone.

LOCATION: 3817 and 3821 May Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots totaling .27± acres in the standard single family (R-1) zone.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/ac)  
1984 North Sacramento Del Paso Heights  
Redevelopment Area Plan Designation: Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single family/vacant

Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Single Family; R-1  
East: Single Family; and vacant; R-1  
West: Vacant (power line easement); R-1

Property Dimensions: 100' x 120'  
Property Area: .27± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of two lots totaling .27± acres in the single family (R-1) zone. Lot 17 is developed with a single family residence and attached garage. Lot 18 is vacant. The General Plan designates the site as residential (4-15 du/ac). The North Sacramento Plan designate the site as residential (4-8 du/ac). The site is also located in the Del Paso Heights Redevelopment Area which designates the site as residential. The surrounding land use and zone is single family (R-1) to the north, south and east and vacant (R-1) to the west.
- B. The applicant proposes to merge the two lots in order to building a work shop. The applicant first proposed to build the work shop on lot 18 which is vacant. The Zoning Ordinance does not allow accessory structures to be built on a single family (R-1) lot. Therefore, the applicant wishes to merge the two lots in order to construct the work shop.

C. The proposed lot line adjustment was reviewed by Engineering Division, Building Inspections, Water and Sewer Division and real Estate Division. The following comments were received.

1. File certificate of compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.
3. Building permit required for construction.
4. Design Review approval for workshop construction.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State ~~MR~~ Guidelines (CEQA Section 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 DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 17 AND 18 IN  
BLOCK 15 OF DEL PASO HEIGHTS (APN: 251-0061-008,009)

(P89-065)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3817 and 3821 May 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 General Plan and 1984 North Sacramento 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 3817 and 3821 May Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation, and
2. Pay off or combine any existing assessments.

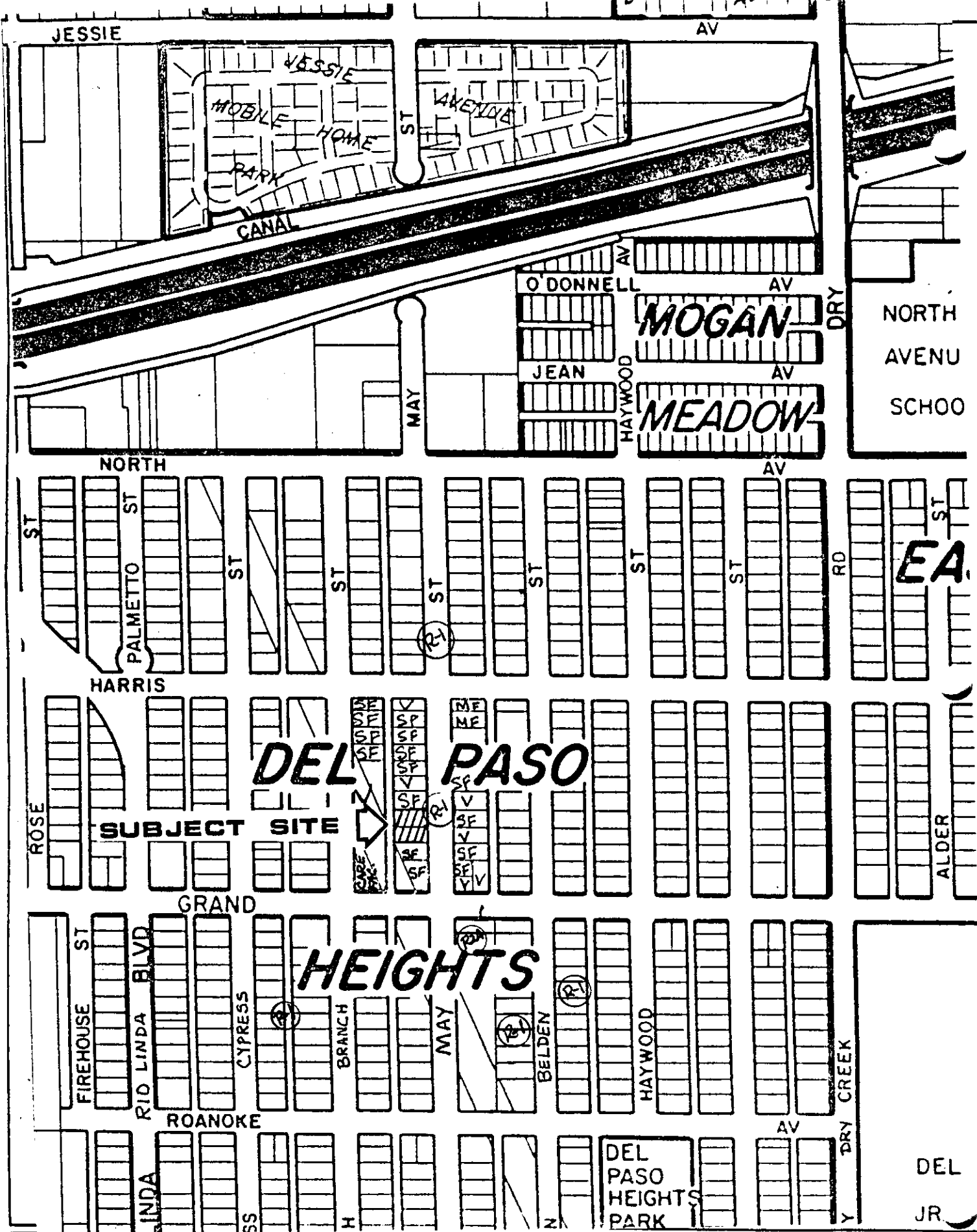
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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

P89-065

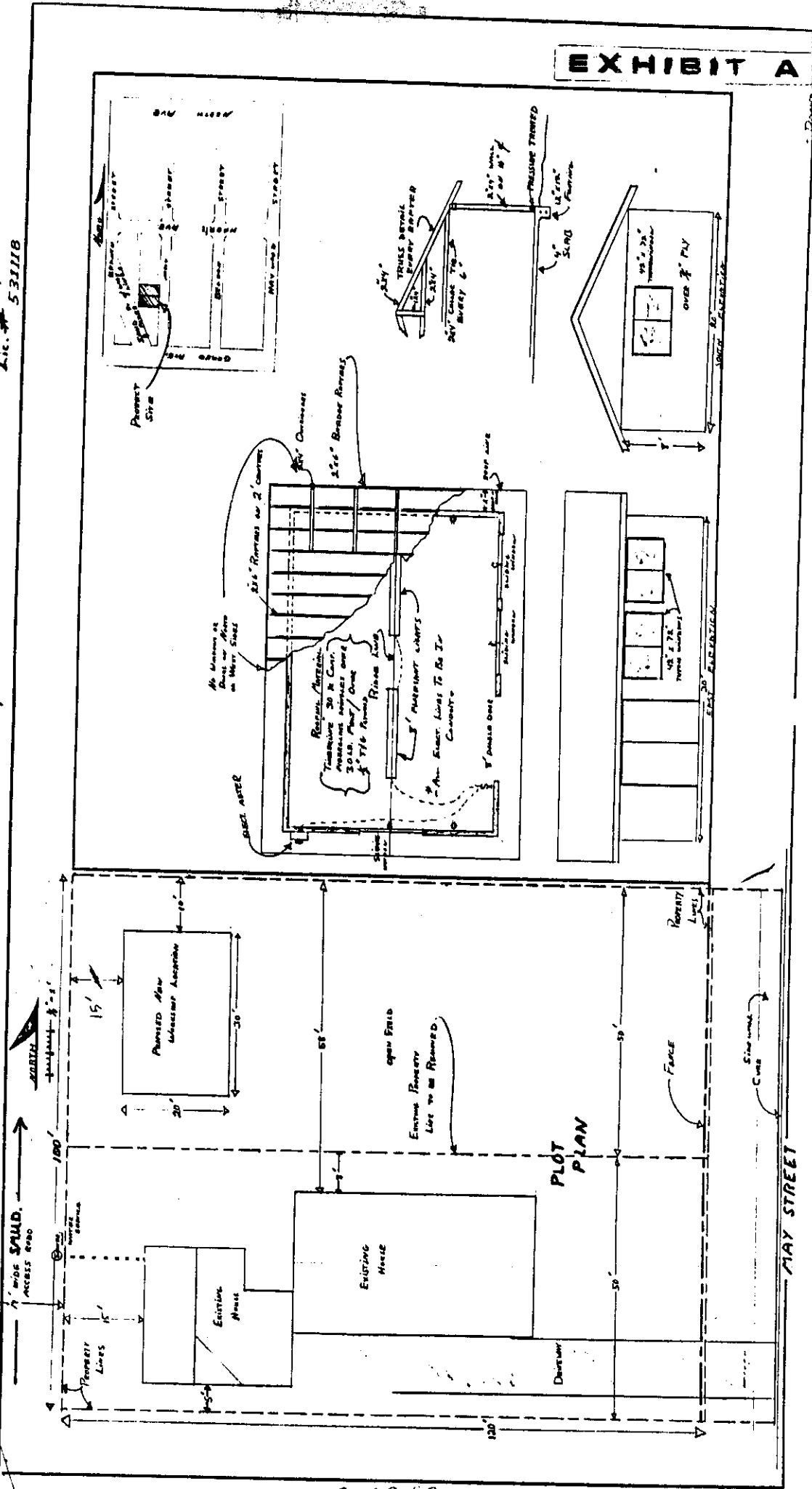
2-23-89

JK

EXHIBIT A

THE SUPREME BUILDERS  
6043 GARDEN HWY.  
SACRAMENTO, CA.  
Lic. # 53118

TOOL SHED FOR  
MR. CLEON JORDON  
3817 MAY STREET  
SACRAMENTO, CA.



P89-065

2-23-89

PROPOSED DESCRIPTION

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

LOTS 17 AND 18 IN BLOCK 15 AS SHOWN ON THE PLAT OF "DEL PASO HEIGHTS" FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA IN BOOK 12 OF MAPS, MAP NO. 1.

END DESCRIPTION

DESCRIPTION PREPARED BY:  
AREA WEST ENGINEERS, INC.  
7478 SANDALWOOD DRIVE  
CITRUS HEIGHTS, CA 95621  
(916)725-5551



*Richard Rozumowicz*  
1/13/89

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

<b>APPLICANT</b>	Huneidi & Company, 3050 Fite Circle, Suite #101, Sacramento, California 95827		
<b>OWNER</b>	Robert & Linda Zarzana, 1167 4th Avenue, Sacramento, California 95818		
<b>PLANS BY</b>	Huneidi & Company, 3050 Fite Circle, Suite #101, Sacramento, California 95827		
<b>FILING DATE</b>	1/3/89	<b>ENVIR. DET.</b>	Exempt 15305 a
<b>ASSESSOR'S PCL. NO.</b>	012-0112-003	<b>REPORT BY</b>	CL:vf

**APPLICATION:** Variance to reduce the required five foot interior side yard setback to 16 inches for a proposed 192+ square foot addition to an existing single family residence located on 0.18+ developed acres in the Standard Single Family (R-1) zone.

**LOCATION:** 1167 4th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 192 square foot addition to an existing single family residence.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residential

Surrounding Land Use and Zoning:

	Setbacks:	Required	Provided
North: Single Family Residential; R-1	Front:	25'	28'
South: Single Family Residential; R-1	Side(Int):	5'	10'
East: Single Family Residential; R-1	Side(Int):	5'	18" to 16"
West: Single Family Residential; R-1	Rear:	15'	76'

Property Dimensions:	55' x 140'
Property Area:	0.18+ acres
Density of Development:	6 d. u. per acre
Square Footage of Addition:	192 square feet
Height of Building:	23'
Topography:	Flat
Street improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Brick Masonry
Roof Material:	Composition

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of 0.18+ developed acres in the Standard Single Family Residential (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding zoning is R-1 and the surrounding land uses are single family residential.

B. Applicant's Proposal

The applicant is requesting a variance in order to construct a 6' x 32' (192 sq. ft.) addition to an existing single family residence. The addition is

proposed at the rear of the dwelling and enlarges the dining room and a bedroom. The height of the structure is 23 feet and may accommodate additional living space as a second story. The variance is necessary in order for the applicant to maintain the line of the existing structure at 16 to 18 inches.

C. Staff Comments

Staff has no objections to the variance request. The addition is on the west property line and maintains the existing line of the residence. The adjacent property to the west has a driveway and garage on the side nearest the addition so it will not be adversely affected. The addition will have no windows and a brick exterior wall that meets Building Code requirements for structures less than three feet from the property line. If the proposed addition were to be located to meet the five foot side yard setback requirement, it would destroy the function of the addition.

D. Other Agency Comments

The proposed addition was reviewed by City Engineering Division, City Building Inspections, City Water and Sewer Division, and City Real Estate. No comments were received.

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

RECOMMENDATION: Staff recommends the Planning Commission approve the variance to reduce the side yard setback to 18 to 16 inches subject to conditions and based upon findings of fact which follow:

Conditions

The location and size of the addition must conform to the submitted plans.

Findings of Fact

1. The project, as conditioned, does not constitute a special privilege granted to one property owner in that:
  - a. the present side yard setback is 18 inches; and
  - b. a variance would be granted to other property owners facing similar circumstances.
2. The project, as conditioned, will not be detrimental to the public health, safety and welfare in that:



(AMENDED BY STAFF 2/23/89)  
**CITY PLANNING COMMISSION**

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

APPLICANT	ALBERT A. ZAREK, 2860 Joseph Avenue, Sacramento, CA 95864				
OWNER	Albert A. Zarek, 2860 Joseph Avenue, Sacramento, CA 95864				
PLANS BY	Glen F. Williams Engineering, 6020 Rutland Drive, Suite 19, Carmichael, CA 95608				
FILING DATE	1/13/89	ENVIR. DET.	Exempt 15305 (a)	REPORT BY	DTH:vf
ASSESSOR'S PCL. NO.	064-0033-017 & 019				

APPLICATION: Lot Line Adjustment to merge two lots into one lot totaling 1.37+ vacant acres in the Light Industrial-Review (M-1{S}-R) zone.

LOCATION: 8908 Elder Creek Road

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
Existing Zoning of Site:	M-1-S(R)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-1 {S} R  
South: Vacant; M-1 {S} R  
East : Single Family and Warehouse; County  
West : Single Family and Warehouse; M-1 {S} R

Property Dimensions:	Irregular
Property Area:	1.37+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots which total approximately 1.37+ vacant acres and are located in the Light Industrial Review (M-1S{R}) zone. The lots are surrounded by single family residences and warehouses to the east and west and vacant land to the north and south.
- B. The subject parcels are being split off from other parcels by the Elk Grove-Florin Road Extension which is being rerouted through one of the subject parcels. The applicant is therefore requesting a lot line merger in order to create a lot which will be used for future development.
- C. The project has been reviewed by City Real Estate, Water and Sewer, Engineering and Traffic Engineering.

The following comments were received from Traffic Engineering:

- 1. File certificate of compliance and pay necessary fees.
- 2. File waiver of parcel map.

3. Pay off any existing assessments.

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

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

**\*AMENDED  
RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION**

**ON DATE**

**APPROVING A LOT LINE ADJUSTMENT TO REMOVE THE COMMON PROPERTY LINE  
BETWEEN ASSESSOR'S PARCEL NO. 064-0033-017 AND 019 (P89-066)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8908 Elder Creek Road; 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 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 8908 Elder Creek Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

- \*1. File certificate of compliance and pay necessary fees.
- \*2. File waiver of parcel map.
- \*3. Pay off any existing assessments.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

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

CITY PLANNING DEPARTMENT

FEB 21 1989

**Natomas Community Association** RECEIVED  
P. O. Box 340451, Sacramento, CA. 95834

February 18, 1989

Dan Hendricks  
City Planning Department  
1231 I Street 2nd Floor  
Sacramento, CA 95814

Subject: P89-061, Special Permit 521 Rimmer Avenue

Dear Dan,

The Natomas Community Association has not had an opportunity to review the special permit request for a beer and wine off sale consumption permit at 521 Rimmer Avenue. At this late date we would refer to our comments on a similar special permit request for the Exxon convenience market and gas station at Northgate Boulevard and San Juan Road (letter NCA to City Planning, 2-18-89).

In part that letter reads: "It is our recommendation, based on the number and concentration of retail liquor sales along Northgate Boulevard, that the City revise it's recommendation for a negative declaration and require an environmental impact report to assess the on-site and off-site neighborhood, street, community and social effects of adding another liquor convenience store in this area (see attached list of retail liquor sales).

"In addition, in consideration of the City of Sacramento's current effort to adopt a Northgate Boulevard Special Planning District it would seem prudent for the City to address land uses adjacent to the proposed district boundaries. One option for the City to take to help ensure a successful Northgate Boulevard SPD would be to suspend any controversial special permits or variances within or adjacent to the proposed SPD."

This retail outlet may be within the boundaries of the proposed Northgate Boulevard SPD and, if it is, the NCA recommends denial of this special permit until it can be reviewed in context of the SPD.

Please keep us informed of all correspondence and hearings concerning this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Tretheway". The signature is stylized with a large initial "R" and a long horizontal stroke.

Ray Tretheway  
Board Member, NCA

Liquor For Sale  
Northgate Blvd Garden Hwy to I-80

28  
addl over 1 mi

Liquor Stores (4)

Ace Liquor  
Leong's Liquor  
Northgate Liquor  
Liquor Video

Bars (4)

La Cabana  
Northgate Club  
American Spirit  
Pinto

Grocery Stores (6)

Mike's Market  
Lucky's  
7-11  
(K)  
Northgate Liquor & Food  
El Mercarito

Restaurants (12)

Keno Bob's  
Round Table  
Country Hearth  
Lamp Post Pizza  
Finegan's  
El Toreado  
Jimboy Tacos  
Saga Sushi - ?  
524 Mexican Foods  
Peter Piper Pizza  
Center Cafe  
Rico's

Gas Stations (2)

Beacons  
Shell

Applying for Licenses

Food Mart  
Exxon