

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

| | | | | | |
|----------------------------|---|------------------------|---------|------------------|-------|
| APPLICANT | Bobby J. MASK, 2266 Babette Way, Sacramento, CA 95832 | | | | |
| OWNER | Bobby J. Mask, 2266 Babette Way, Sacramento, California 95832 | | | | |
| PLANS BY | Laurence H. Turner, 6436 Sacramento Blvd., Sacramento, CA. | | | | |
| FILING DATE | 11/14/88 | ENVIR. DET. Ex. | 15305 a | REPORT BY | CL:vf |
| ASSESSOR'S PCL. NO. | 251-0155-003,004,005,006 and 251-0166-001 | | | | |

APPLICATION: Lot Line Adjustment to merge five undeveloped parcels into three parcels totaling 0.31+ acres in the single family (R-1) zone.

LOCATION: 1016, 1018, 1024 and 1032 Nogales Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge five lots into three lots in order to construct three single family homes.

PROJECT INFORMATION:

| | |
|---|--------------------------------------|
| General Plan Designation: | Low Density Residential (4-15 du/na) |
| 1984 North Sacramento Community 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: R-1; Vacant and Residential
South: R-1; Vacant and Residential
East : R-1; Vacant and Residential
West : R-1; Vacant and Residential

| | |
|----------------------|-------------|
| Property Dimensions: | 170' x 80' |
| Property Area: | 0.13+ acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of five parcels totaling 0.31+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The North Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding zoning is R-1 and the surrounding land uses are single family residential and vacant.

- B. The site is currently undeveloped. The applicant proposes to merge five lots into three 56+ x 80+ lots in order to construct three single family homes. The parcels are located within a design review area, so any plans for development must have Design Review/Preservation Board approval.

C. The proposed lot line adjustment was reviewed by City Transportation, Engineering, Water and Sewer, and Real Estate Divisions. The following comments have been received.

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments;
3. Show all existing easements;
4. Sewer and water services shall be obtained at time of building permits.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR 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 FIVE PARCELS
INTO THREE LOCATED AT 1016, 1018, 1024 AND 1032
NOGALES STREET. APN: 251-0155-003,004,005,006 AND
251-0166-001 (P89-001)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1016, 1018, 1024 and 1032 Nogales 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 1016, 1018, 1024 and 1032 Nogales Street, City of Sacramento, be approved as shown and described in Exhibits A, B-1, B-2 and B-3 attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments;
3. Show all easements;
4. Sewer and water services shall be obtained at time of building permits.

CHAIRPERSON

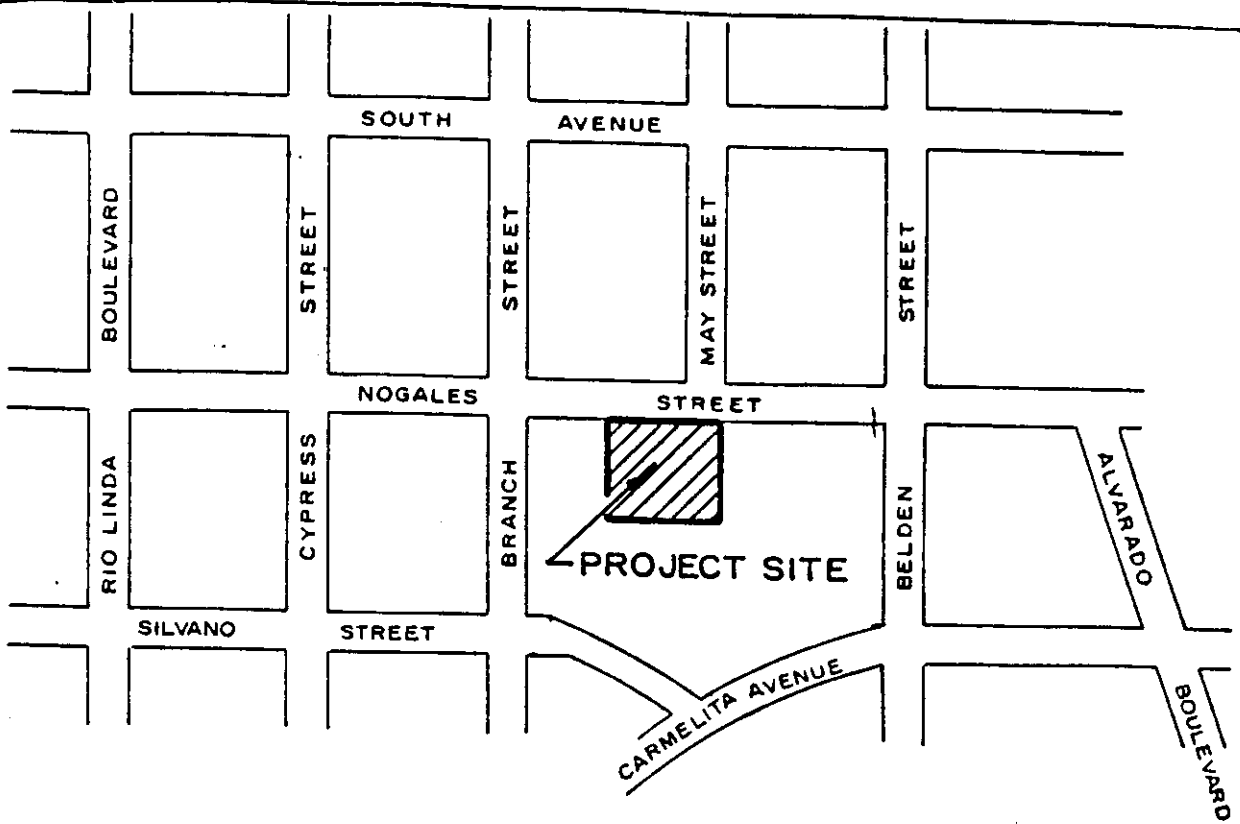
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

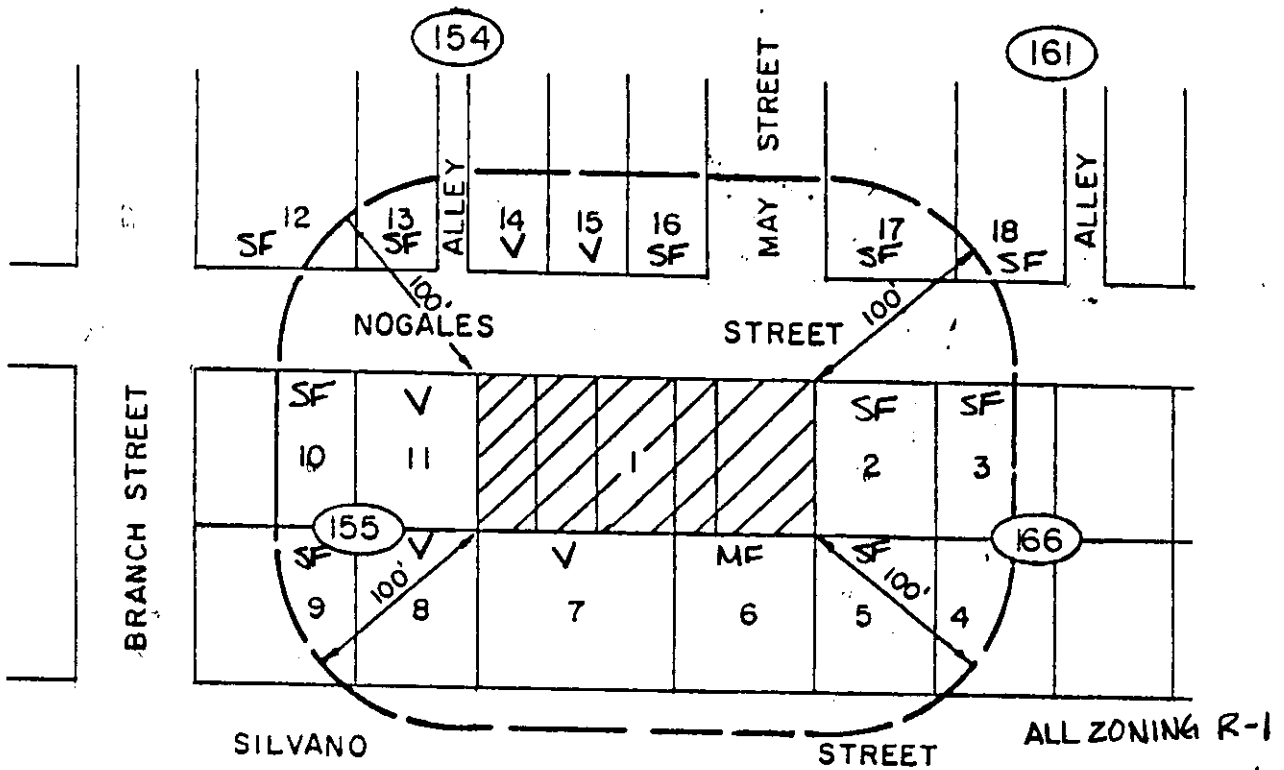
P89-001

January 12, 1989

Item # 23

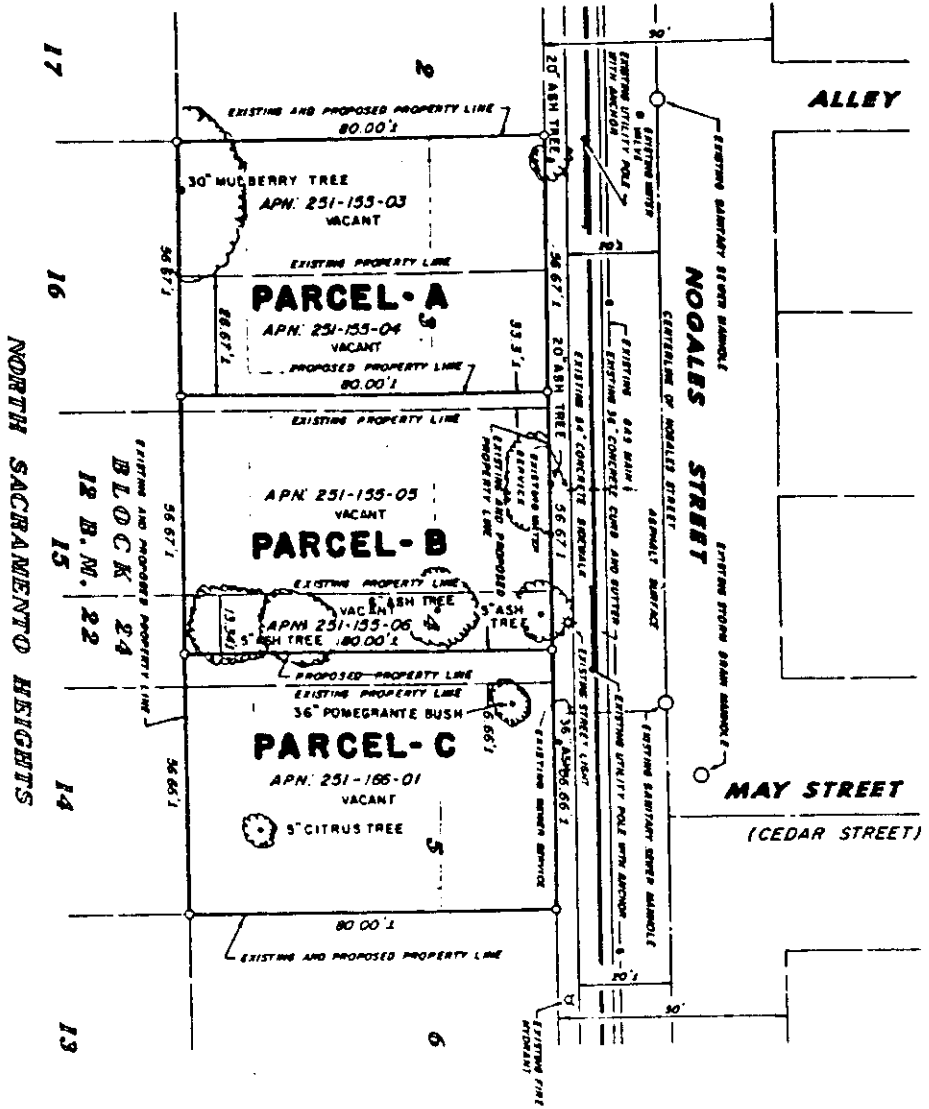


VICINITY MAP



LAND USE - ZONING MAP

VICINITY - LAND USE - ZONING

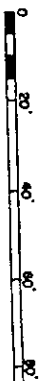


NORTH SACRAMENTO HEIGHTS

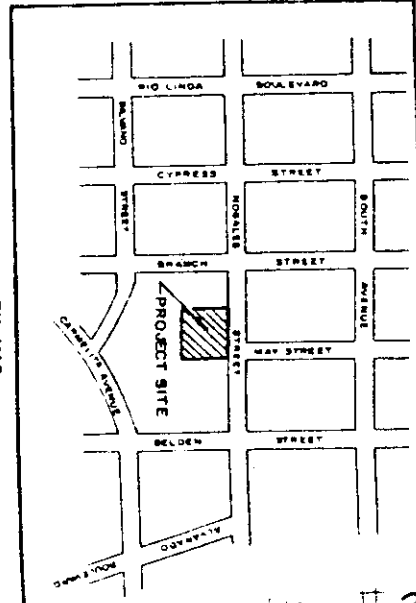
17 16 15 14 13

12 B.M. 24

EXHIBIT A



LOT LINE ADJUSTMENT
 APN 251-155-03, 04, 05, 06
 AND
 APN: 251-166-01
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST, 1988



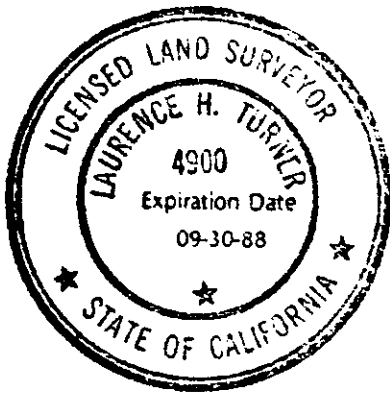
VICINITY MAP
 NOT TO SCALE
 EHT LAND SURVEYING
 Sacramento, California

EXHIBIT B-1

PARCEL A

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

THE WEST 56.67 FEET OF LOT 3, IN BLOCK 24, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO HEIGHTS", RECORDED IN BOOK 12 OF MAPS, MAP NO. 22, RECORDS OF SAID COUNTY.



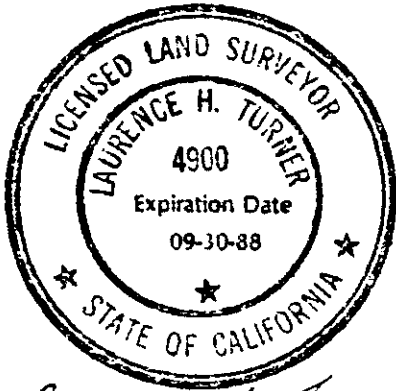
Laurence H. Turner
9-13-88

EXHIBIT B-2

PARCEL B

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

LOT 3 EXCEPTING THEREFROM THE WEST 56.67 FEET, AND THE WEST 53.34 FEET OF LOT 4, IN BLOCK 24, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO HEIGHTS", RECORDED IN BOOK 12 OF MAPS, MAP NO. 22, RECORDS OF SAID COUNTY.



Laurence H. Turner
9-13-88

PARCEL C

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

LOT 4 EXCEPTING THEREFROM THE WEST 53.34 FEET, AND LOT 5, IN BLOCK 24, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO HEIGHTS", RECORDED IN BOOK 12 OF MAPS, MAP NO. 22, RECORDS OF SAID COUNTY.



Laurence H. Turner
9-13-88