

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

APPLICANT <u>EDB and Associates, Inc., 3233 Monier Circle, Rancho Cordova, CA 95742</u>		
OWNER <u>Redevelopment Agency City of Sacramento, 630 I Street, Sacramento, CA 95814</u>		
PLANS BY <u>EDB and Associates, Inc., 3233 Monier Circle, Rancho Cordova, CA 95742</u>		
FILING DATE <u>07-23-92</u>	ENVIR DET <u>Exempt 15305(a)</u>	REPORT BY <u>Jeanne Corcoran</u>
ASSESSOR'S PCL. NO. <u>020-0203-027, 028 &amp; 029</u>		

APPLICATION: Lot Line Adjustment to merge three lots into two lots totaling 0.2± vacant acres in the Standard Single Family (R-1) zone.

LOCATION: 3303 20th Ave.  
(District 5)

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into two lots in order to create two larger lots in which two single family homes will be constructed.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Residential & Vacant; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential & Vacant; R-1

Property Dimensions: 75' X 120'  
Property Area: 0.20± acres (9,000 sq. ft.)  
School District: Sacramento City Unified School District  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

APPLC. NO. P92-205

MEETING DATE September 24, 1992

ITEM NO. 12

1124

**Project Evaluation:** Staff has the following comments:

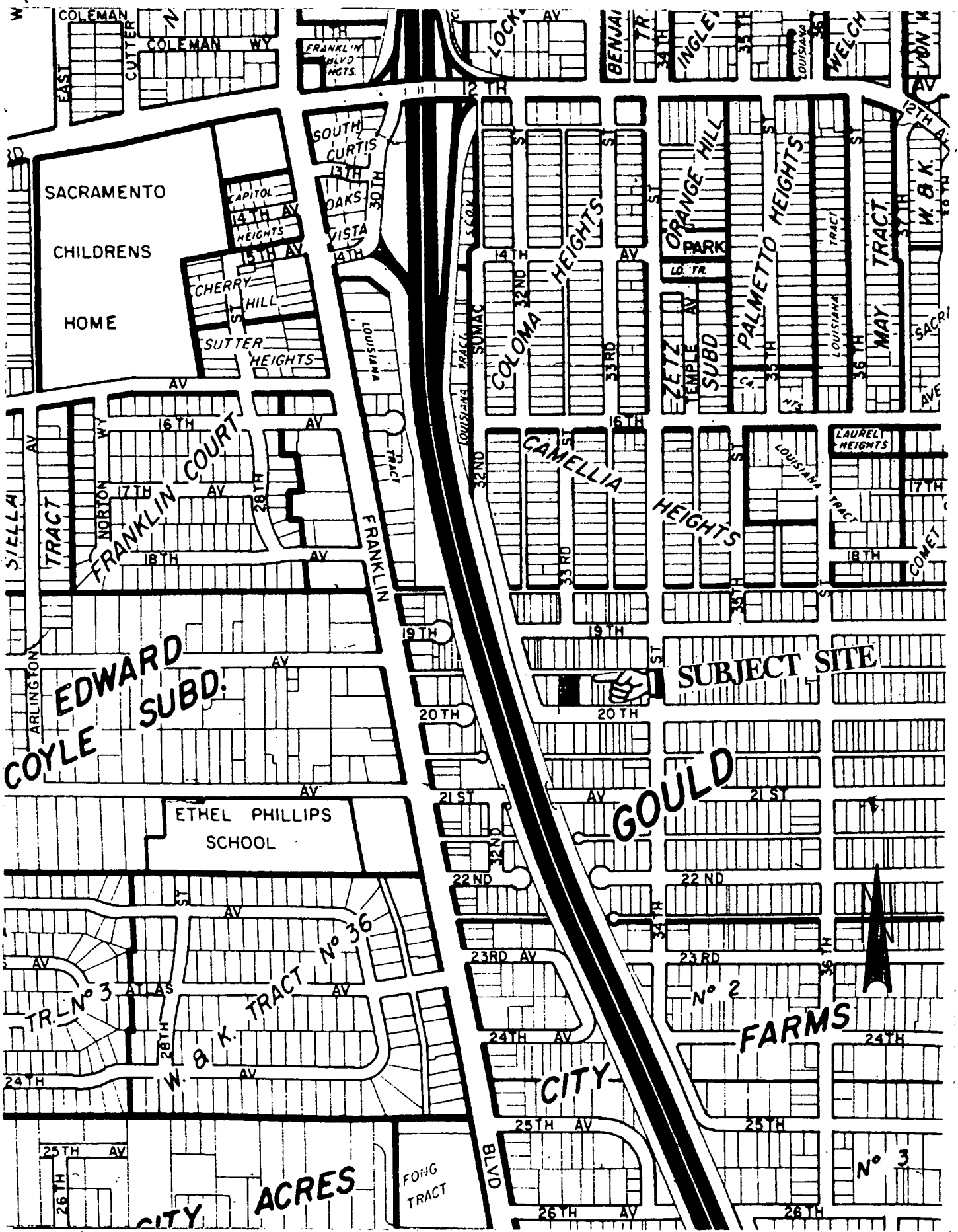
- A. The subject site consists of three lots totaling 0.2 $\pm$  acres in the Standard Single Family (R-1) zone. Each lot measures 25' X 120' (3,000 $\pm$  square feet of area). The General Plan designates the site as Low Density Residential (4-15 du/ac). The surrounding land uses and zones are vacant and single family residential, R-1 to the north, south, east and west.
- B. The applicant proposes to merge three existing parcels, each 25 feet in width, into two parcels each measuring 35 feet in width. The merger will create two larger lots for the construction of two single family homes. The site is located in the Oak Park Design Review Area and requires Design Review approval prior to issuance of building permits. Planning staff has no objections to this request as the lot line adjustment creates two larger lots (37.5' X 120').
- C. The lot line adjustment was reviewed by the Traffic Engineering Division, Engineering Division - Development Services Section, Flood Control & Sewer Division and Real Estate Division. The following comments were received:

The applicant shall complete the following at the Public Works Department, Development Services, prior to a lot line merger being recorded:

- 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.

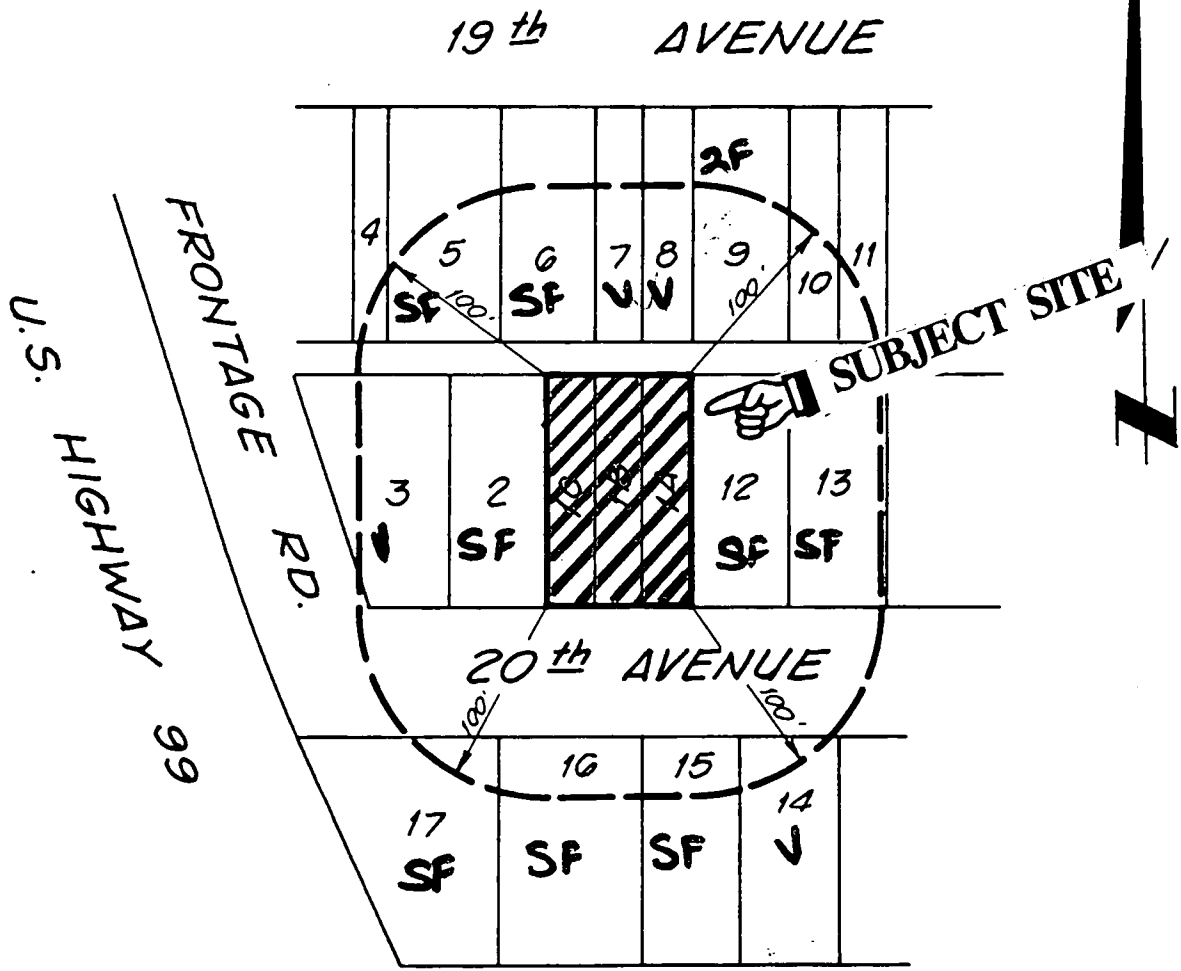
**Environmental Determination:** This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

**Recommendation:** Staff recommends the Planning Commission approve the lot line merger by adopting the attached resolution.



VICINITY MAP

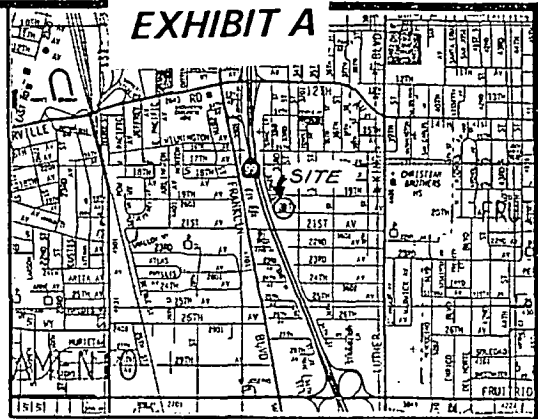
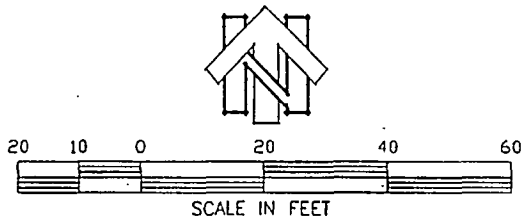
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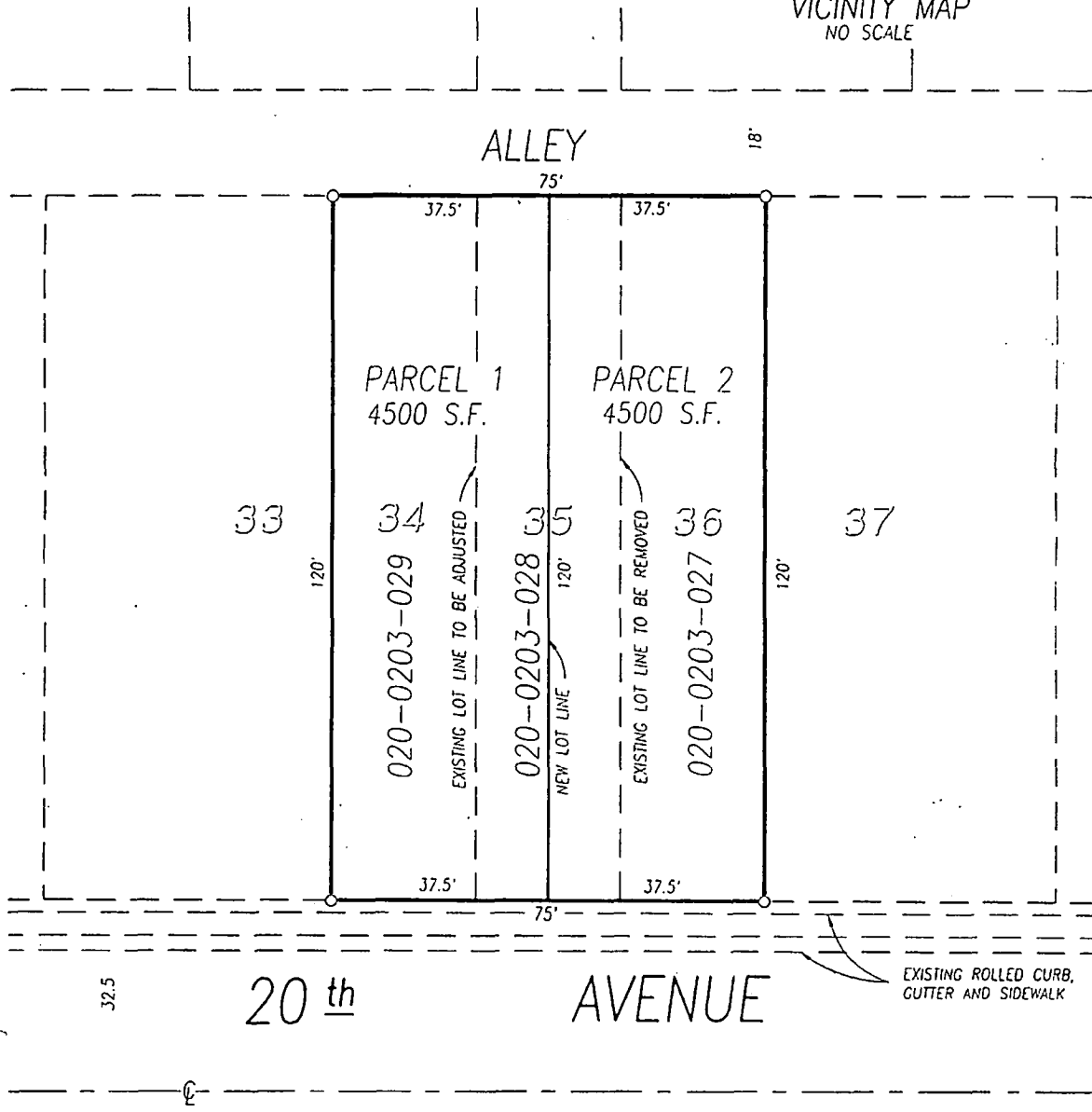
LAND USE AND ZONING MAP

1127

**EXHIBIT A**



VICINITY MAP  
NO SCALE



**NOTE:**

THERE IS NO RECORD OF WATER OR SEWER SERVICES ON FILE WITH THE CITY OF SACRAMENTO SEWER & WATER DEPARTMENT FOR THE SUBJECT PARCELS.

**EDB & ASSOCIATES INC.**  
Civil Engineering & Land Surveying  
2233 Monier Circle, Suite 1  
Rancho Cordova, CA 95742  
(916) 633-0322  
FAX 633-1179



**EXHIBIT MAP**  
LOT MERGER & LOT LINE ADJUSTMENT  
LOTS 34, 35 & 36 OF GOULD SUBDIVISION  
8 / M / 46  
CITY OF SACRAMENTO CALIFORNIA

DATE: JUNE, '92  
SCALE: 1"=20'  
DR.: S.M. CHK: E.B.  
JOB NO. 92121

P92-205

9-24-92

1123

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CITY OF SACRAMENTO  
CITY PLANNING DIVISION

JUL 23 1992

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