

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

APPLICANT	Gardner-Feusi Company, 1722 Professional Dr., Ste. C, Sacramento, CA 95825			
OWNER	Sacramento Housing & Redevelopment Agency, 630 I Street, Sacramento, CA 95814			
PLANS BY	Gardner-Feusi Company, 1722 Professional Dr., Ste. C, Sacramento, CA 95825			
FILING DATE	September 3, 1992	ENVIR. DET. Exempt 15305(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	014-0123-016,017			

**APPLICATION:** Lot Line Adjustment to merge two parcels into one parcel totaling 0.31± vacant acres in the Standard Single Family (R-1) zone.

**LOCATION:** 4301 and 4311 4th Avenue  
(City Council District 5)

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

**PROJECT INFORMATION:**

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

**Surrounding Land Use and Zoning:**

North:	Vacant, R-1
South:	Single Family, R-1
East:	Single Family, R-1
West:	Single Family, R-1

Property Dimensions:	Irregular
Property Area:	0.31± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a small irregular shaped corner lot and a small irregular shaped interior lot totaling 0.31± acres in the Standard Single Family (R-1) zone (see Exhibit A). The subject site is vacant. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are vacant, zoned (R-1) to the north; single family residential, zoned (R-1) to the south, east, and west.

B. Applicant's Proposal

The applicant is proposing to merge two parcels into one parcel for a future single family residence (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line merger. The applicant is proposing to merge two small lots that are irregularly shaped, approximately 33 feet x 109 feet each, into one lot for future construction of one single family unit. The lot line merger will create one larger parcel that is better suited for development of a single family residence.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, and the Air Quality Management District. The following comments were received from Development Services:

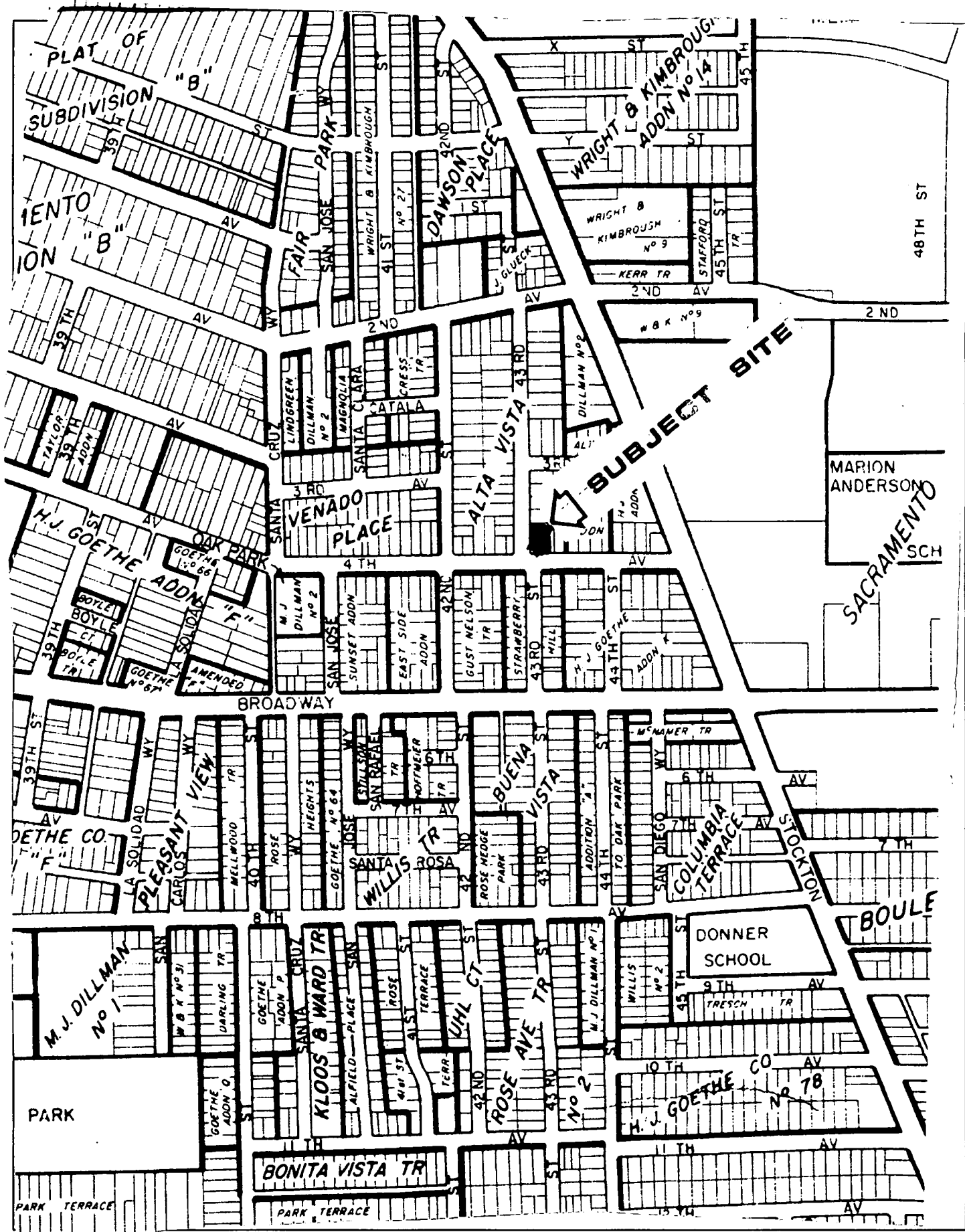
1. Engineering Departments staff comments:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Submit drawing showing location of existing sewer and water services.
- d. Properly abandon any excess water services to the satisfaction of the Utility Department. (One service per lot is permitted.)

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305{a}).

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.

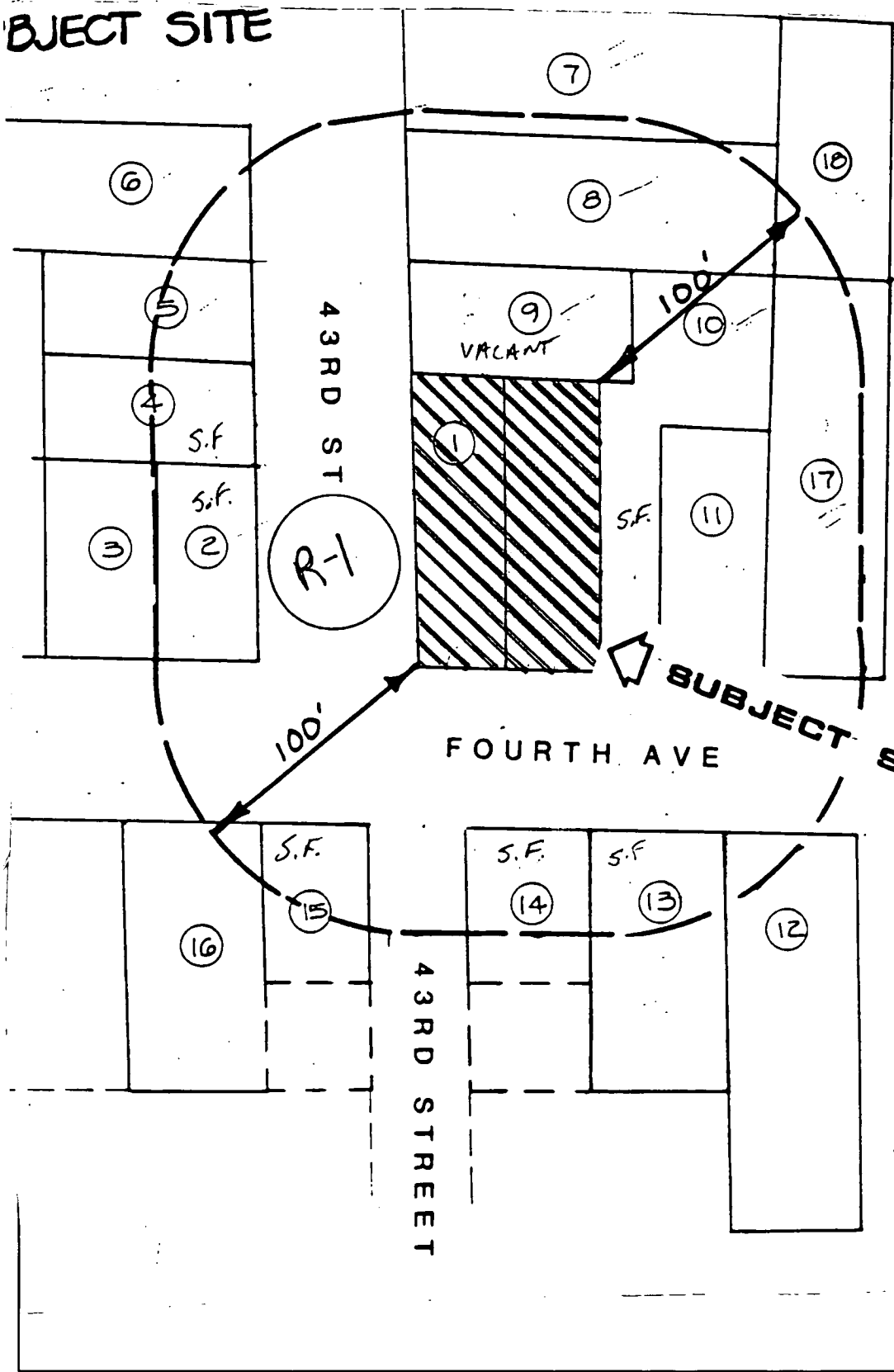


VICINITY MAP

0206



**SUBJECT SITE**



**LAND USE & ZONING MAP**

0207

P92-245

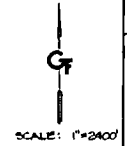
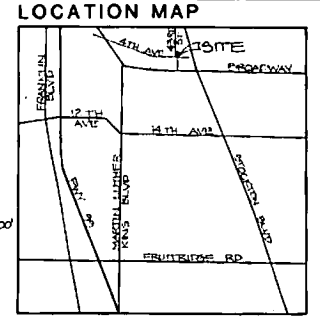
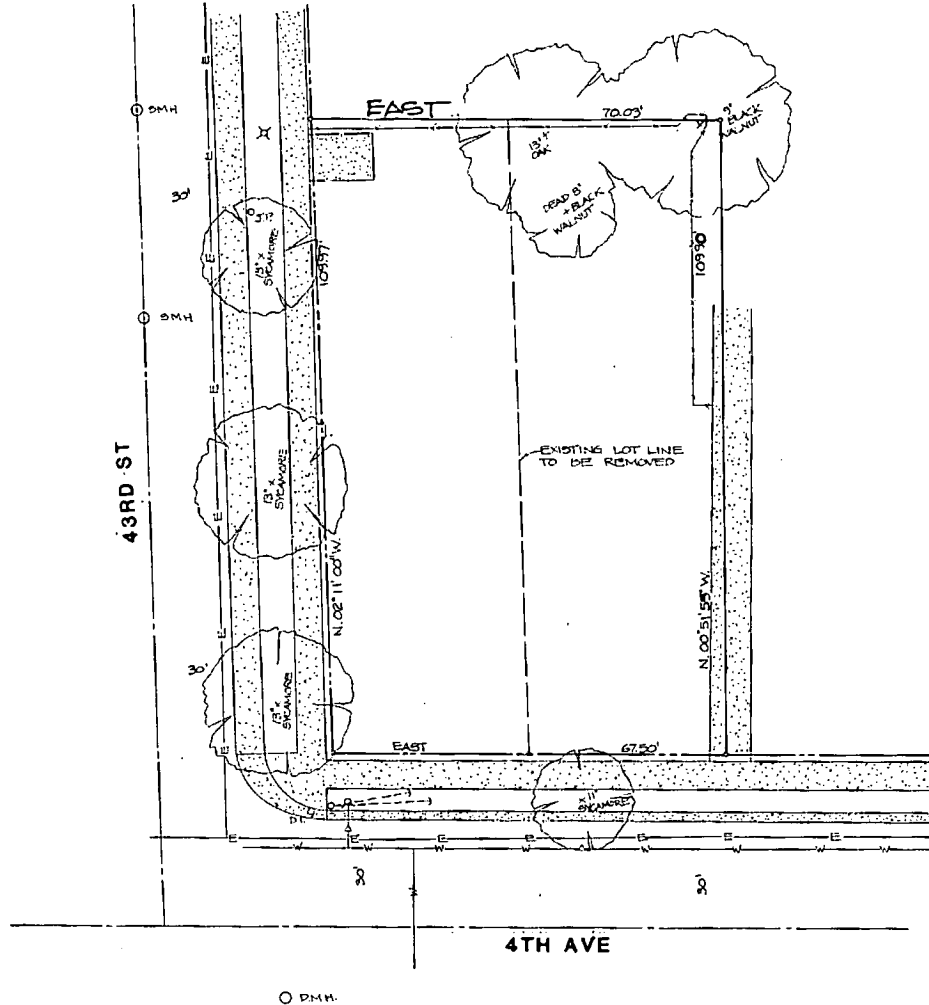
OCTOBER 22, 1992

0008

J.P. 1/2

# LOT LINE MERGER

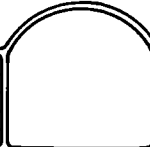
SACRAMENTO HOUSING & REDEVELOPMENT AGENCY



REVISIONS	DESCRIPTION	APPROVED DATE	COUNTY APPROVAL

BENCHMARK	ELEV
N/A	N/A

HORIZ SCALE: 1"=10'	DRAFTED BY: A.F.
VERT SCALE: N/A	DESIGNED BY: N/A
SURVEYED BY: M.D.	CHECKED BY: S.G.
FIELD BOOK NO 232	DATE: MAY 1992
AP NO: 014-0123-016, 017	



**ST** 1722 Professional Drive  
Suite "C"  
Sacramento, CA. 95826  
916-482-5177

**LOT LINE MERGER**  
FOR  
**4301 & 4311 4TH AVE**

SHEET	1 OF 1
PLAN NO	92-19

EXHIBIT A

P92 2405

RECEIVED

SEP 3 1992

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF OCTOBER 22, 1992

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 53 AND 54 AS SAID LOT ARE SHOWN ON THE MAP OF "PLAT OF ALTA VISTA," IN BOOK 6 OF MAPS, MAP NO. 17, RECORDS OF SACRAMENTO COUNTY  
(APN: 014-0123-016,017)  
(P92-245)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4301 and 4311 4th 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 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 4301 and 4311 4th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment 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.
3. Submit drawing showing location of existing sewer and water services.
4. Properly abandon any excess water services to the satisfaction of the Utility Department. (One service per lot is permitted.)



CHAIRPERSON

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION