

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

<b>APPLICANT</b>	John & Shirley Amaro, 6301 66th Av., Sac, CA 95823				
<b>OWNER</b>	John & Shirley Amaro, 6301 66th Av., Sac, CA 95823				
<b>PLANS BY</b>	John & Shirley Amaro, 6301 66th Av., Sac, CA 95823				
<b>FILING DATE</b>	2/27/89	<b>ENVIR. DET.</b>	Exempt 15305a	<b>REPORT BY</b>	DTH:kjr
<b>ASSESSOR'S PCL. NO.</b>	020-0203-013 and 014				

**APPLICATION:** Lot Line Adjustment to merge two lots into one

**LOCATION:** 3306 19th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two existing 25' x 120' lots in order to construct a single family residence with a garage.

**PROJECT INFORMATION:**

General Plan Designation:	Residential (4-15 du/na)
Oak Park Redevelopment	
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:	Vacant and Single Family Residential; R-1
South:	Vacant; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Property Dimensions:	50' x 120'
Property Area:	.14± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

A. The subject site consists of two vacant lots totaling .14± acres in the Single Family (R-1) zone. The General Plan designates the site as Residential (4-15 du/na) and the Oak Park Redevelopment Plan designates the site as Residential (4-8 du/na). The subject site is surrounded by single family lots to the east and west, vacant lots to the south, and vacant and single family lots to the north.

- B. The subject site consists of two vacant 25' wide x 120' deep lots. The applicant is proposing to eliminate the existing common property line between lots 17 and 18 in order to create one lot. In doing so, the applicant is creating a lot large enough to accommodate a single family residence with a garage. The new lot will be 6,000 square feet which will now meet our minimum size requirement for a single family lot.
- C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from Engineering:
1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
    - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
    - b. File a waiver of Parcel Map.
    - c. Pay off any existing assessments.

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

RECOMMENDATION: Staff recommends Planning Commission approval of the proposed lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO  
MERGE TWO LOTS INTO ONE

(APN: 020-0203-013 & 014)

(P89-123)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3306 19th 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 Oak Park Redevelopment 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 3306 19th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
  - b. File a waiver of Parcel Map.
  - c. Pay off any existing assessments.

NOTE: Approval subject to the following notice:

The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

---

CHAIRPERSON

ATTEST:

---

SECRETARY TO CITY PLANNING COMMISSION

# EXHIBIT A

19TH AVENUE

EXISTING CURB + GUTTER

EXISTING SIDEWALK

16

17

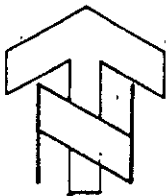
18

19

EXISTING USE:  
VACANT

*← line to be merged.*

120'-0"



1"=10'

P89123

90'-0"

P89-123

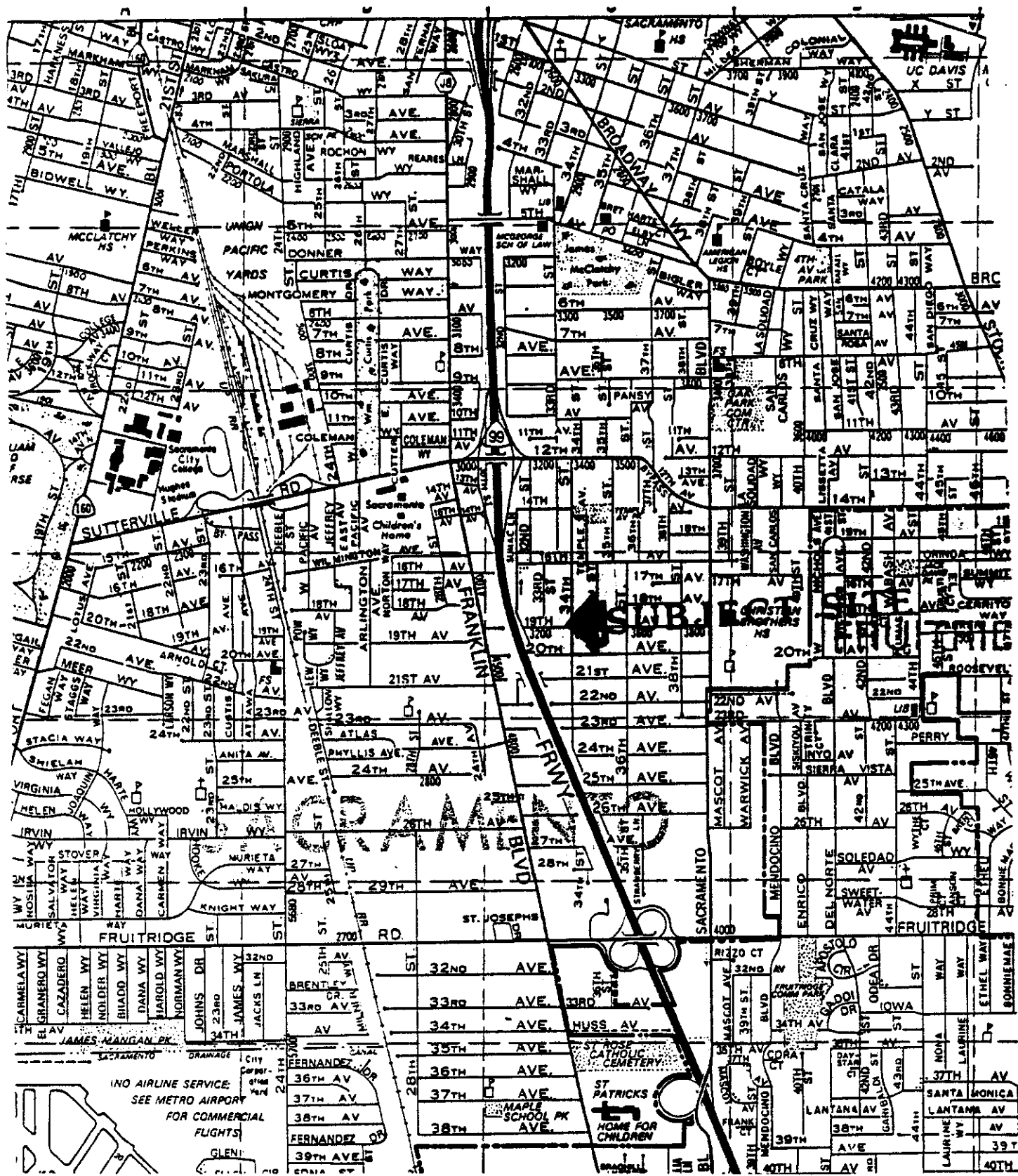
4-27-89

Item# 28

All that certain real property situate in the County of Sacramento, State of California, described as follows:

All of Lots 17 and 18 as shown on that certain plat of Gould Subdivision as recorded in the Office of the Recorder of Sacramento County in Book 08 of Maps, Page No. 46. Containing 6,000 square feet more or less.

P 89 123



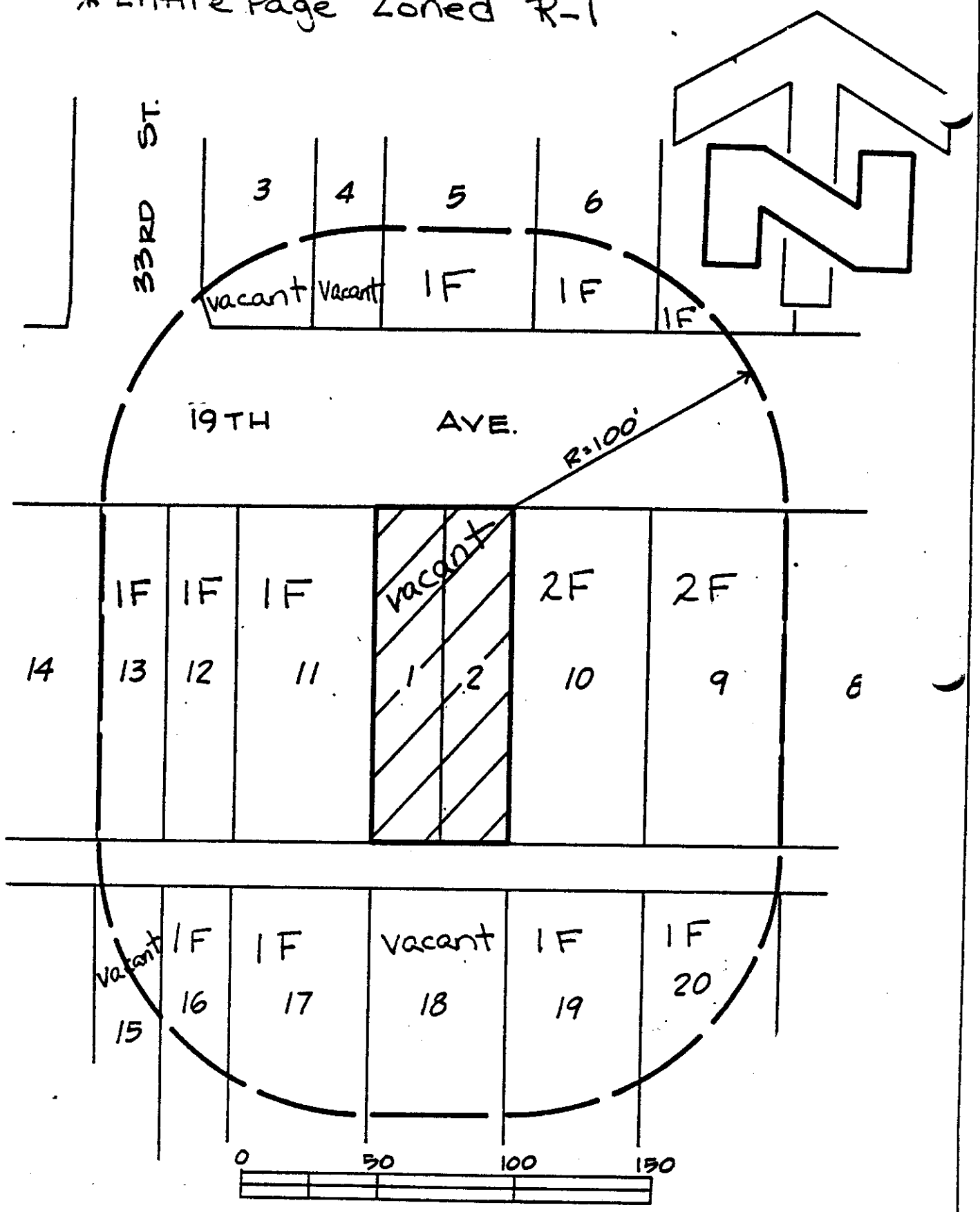
# VICINITY MAP

P89-123

4-27-89

Item# 28

\* Entire Page Zoned R-1



APN 020-203-13 + 14

# LAND USE & ZONING MAP