

# CITY PLANNING COMMISSION

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

APPLICANT Som D. & Savitri Sharma; Kamlesh Sharma; Kajish Sharma, 6212 25th St, Sac. CA 95822  
OWNER Same as Applicant  
PLANS BY Timothy Train, 2604 21st Street, Sacramento, CA 95818  
FILING DATE 3/8/89 ENVIR. DET. Ex 15305a REPORT BY JC:kjr  
ASSESSOR'S PCL. NO. 036-0063-013, 014, 015

**APPLICATION:** Lot Line Adjustment to merge three vacant lots totaling .31± acres in the R-3 zone

**LOCATION:** Northeast Corner of 47th Avenue and Hermosa Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge three lots in the R-3 zone.

**PROJECT INFORMATION:**

General Plan Designation: Residential 16-29 du/ac  
Airport/Meadowview  
Plan Designation: Residential 11-21 du/ac  
Existing Zoning of Site: R-3  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1 (EA4)  
South: Single Family Residential & Vacant; R-1 (EA4)  
East: Vacant; R-3 (EA4)  
West: Single Family Residential; R-1 (EA4)

Property Dimensions: 90' x 150'  
Property Area: 0.31± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

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

- A. The site consists of .31± vacant acres in the multi-family (R-3) zone. The General Plan designates the site as residential 16-29 du/ac. The Airport Meadowview Community Plan designates the site as residential 11-21 du/ac. The surrounding land uses and zones are single family residential [R-1(EA4)] to the north and west; single family and vacant [R-1(EA-4)] to the south and vacant [R-3R(EA4)] to the east.

01264

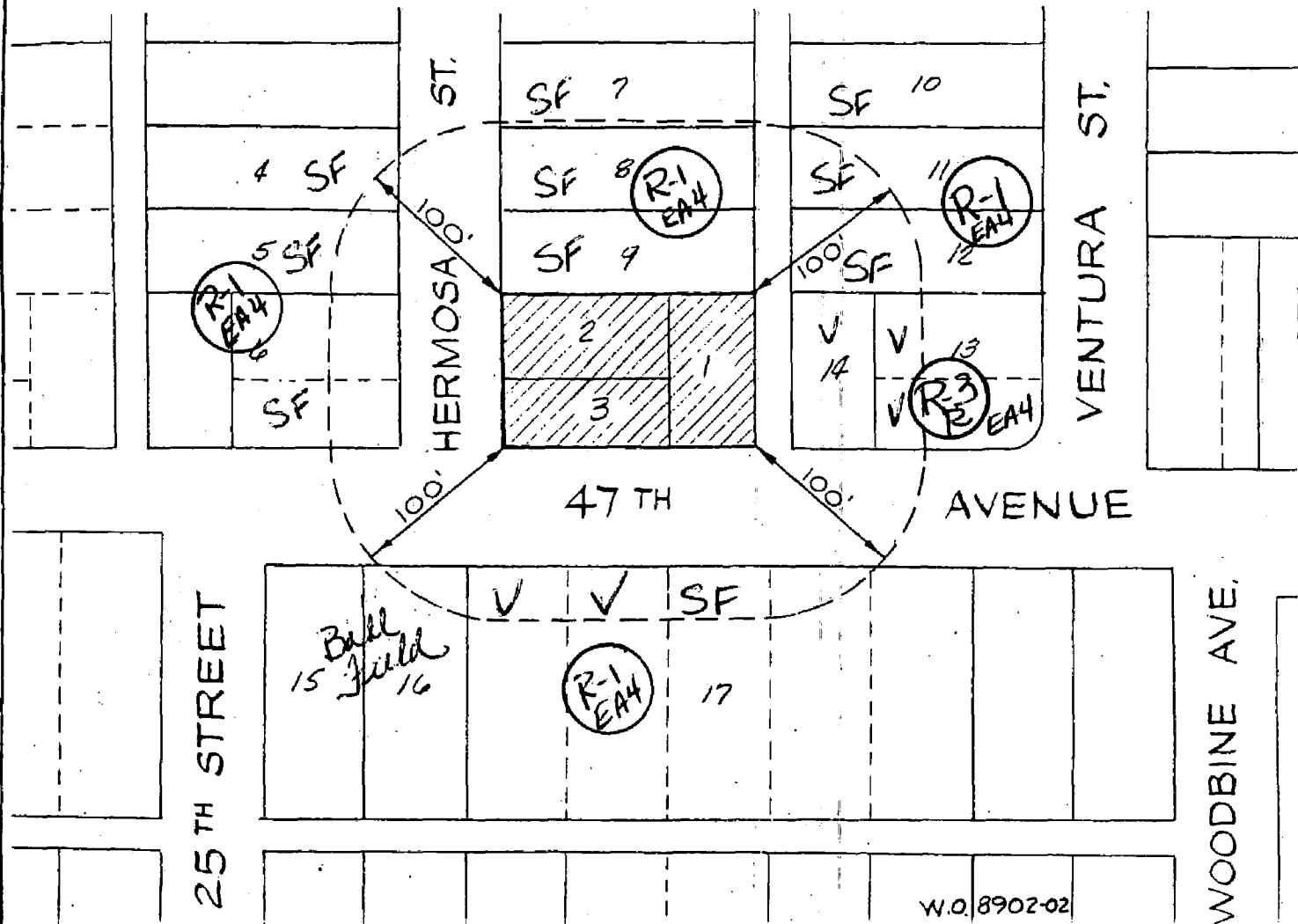
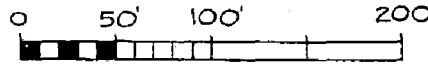
- B. The applicant proposes to merge the three lots in order to construct a multi-family complex. Once this site is merged, the property will support a maximum of nine units based on the zoning (R-3).
- C. The plans were reviewed by Traffic Engineering, Engineering, Real Estate, Water and Sewer Divisions. The following comments were received:
- \* Potential flood provisions
  - \* Lot Line should reflect rounded corner on 47th Avenue and Hermosa Street
  - \* Bring assessment bonds current - including penalties
  - \* Ensure County property taxes are paid current
  - \* File Certificate of Compliance and waive parcel map prior to recordation; submit all required documents according to the submittal requirement checklist, and pay necessary fees (presently (\$500)).
  - \* Submit drawing showing location of existing sewer and water services. Abandon all water services in excess of one per lot.

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

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

01265

APN 036-0063-13, 14 & 15



W.O. 8902-02

VICINITY - LAND USE - ZONING

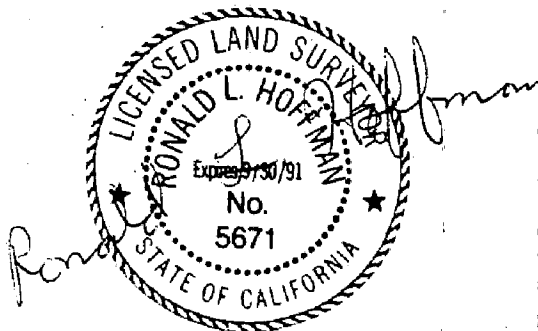
DESCRIPTION

PARCEL A

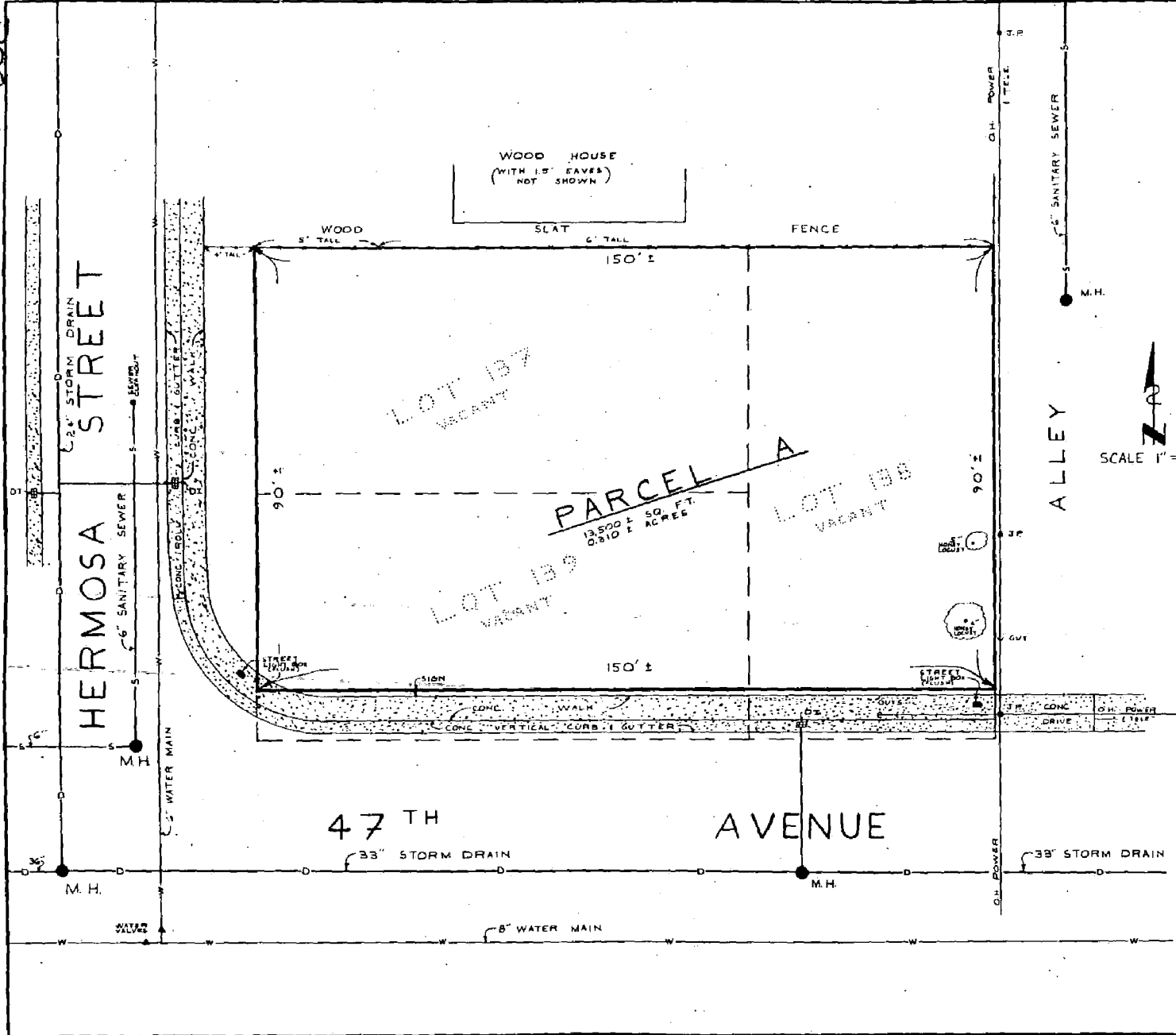
All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as one parcel of land as follows:

Lots 137, 138 and 139, as said lots are shown and so designated on the official "Plat of Del Rio Junction or Western Pacific Subdivision No. 1", filed in Book 8 of Maps, Map No. 38, Sacramento County Records.

TIMOTHY S. TRAIN  
LAND SURVEYOR  
2604 21st STREET  
SACRAMENTO, CA 95818  
(916) 451-7793



NOT RECORDED  
MAR - 8 1990  
RECORDED



**SITE MAP OF**  
**LOTS 137, 138 & 139**  
**DEL RIO JUNCTION (8 B.M. 38)**  
**OR WESTERN PACIFIC SUBDIVISION NO. 1**  
**CITY OF SACRAMENTO, CALIFORNIA**  
**MARCH, 1989**

**RECORD OWNER**  
 SONI SAVITRI SHARMA  
 KANLESH SHARMA  
 RATESH SHARMA  
 #212 26TH STREET  
 SACRAMENTO, CA 95822  
 (916) 427-7744

**SURVEYOR**  
 TIMOTHY S. TRAIN, LAND SURVEYOR  
 2404 - 21ST STREET  
 SACRAMENTO, CA 95818  
 (916) 451-7793

**ASSESSORS PARCEL NUMBER**  
 036 - 0063 - 013, 014 & 015

**EXISTING ZONING & USE**  
 ZONE R-3 & VACANT

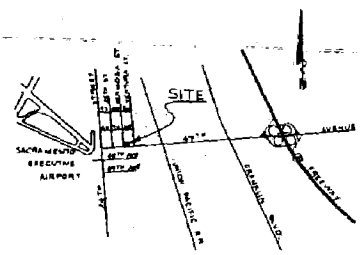
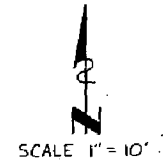
**PROPOSED ZONING & USE**  
 ZONE R-3 & APARTMENTS 5 OR 6 UNITS

**PROPOSED SEWAGE DISPOSAL**  
 EXISTING, COUNTY OF SACRAMENTO

**PROPOSED DRAINAGE**  
 EXISTING, CITY OF SACRAMENTO

**PROPOSED WATER SUPPLY**  
 EXISTING, CITY OF SACRAMENTO

**SCHOOL DISTRICT**  
 SACRAMENTO UNIFIED SCHOOL DISTRICT



**VICINITY MAP**  
 NO SCALE

**EXHIBIT B**