

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Intervest General Corp. - 7700 College Town Dr. #201, Sacramento, CA 95826				
OWNER	Mr. & Mrs. Foster - 7721 36th Avenue, Sacramento, CA 95824				
PLANS BY	Intervest General Corp. - 7700 College Town Dr. #201, Sacramento, CA 95826				
FILING DATE	9-10-82	50 DAY CPC ACTION DATE	10-14-82	REPORT BY:	SC:sg
NEGATIVE DEC.exempt	15105a	EIR		ASSESSOR'S PCL. NO.	027-082-29 & -30

APPLICATION: Lot line adjustment to merge 2 parcels into one totalling .23 acres in the R-1 single family zone.

LOCATION: 5707 79th Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one for the purpose of constructing a single family home.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Single Family Residential, R-1
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1

Property Dimensions:	83.5' x 120'
Property Area:	10,020 sq. ft.
Density of Development:	4.3 per ac.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION:

1. The subject site is located in the Colonial Community Plan area. The surrounding land use consists of single family dwelling units. As proposed, the lot line merger will provide for the development of a single family dwelling. This use is consistent with the existing single family residential zoning and the community plan designation for this area.
2. One of the parcels to be merged is located on a corner lot and could be developed with a duplex. The second parcel is located on 79th Street. The two parcels would allow for the development of three dwelling units. This proposal will reduce the density from 13 units per acre to a maximum of 8.7 units per acre. As proposed, the density of the site is to be 4.3 units per acre because the applicant proposes to develop the lot with one single family structure.

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3. The City Engineer has requested that the new lot lines be properly monumented and that closure calculations and deed descriptions be provided for approval by the Engineering Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the lot line merger by adopting the attached resolution with conditions.

LOWER STAND PRISCT BRADY ONTAR 7TH 8TH

C-2

8

FRUITRIDGE RD

C-2

R-3

C-1

32ND

33RD

34TH

MAX BAER PARK

35TH

36TH

37TH

38TH

39TH

40TH

AV

AV

ELDER CREEK SCHOOL

INDUSTRIAL PARKWAY  
CREEK

SIM PARK

43RD

43RD

AV

P92-218

Item 18

SUBJECT SITE

35TH AV

36TH AV

37TH AV

090855

WALLACE

WILKINSON

79TH

ST

