

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	R. B. Surveys, 3000 Franklin Boulevard, Sacramento, CA 95818		
OWNER	Frank Romano, 3961 Taylor, Sacramento, CA 95838		
PLANS BY	_____		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 215-280-68,70,71

APPLICATION: Lot Line Merger to create a 4.3± vacant acre lot in the Light Industrial-Review (M-1(S)-R) zone.

LOCATION: 4294 Dry Creek Road

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 North Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-1(S)-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-1(S)-R
South: Residence; M-1(S)-R
East: Residence; M-1(S)-R
West: Residence; R-1

Property Area: 4.26 acres
Topography: Flat

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of three parcels totaling 4.3± acres. On March 13, 1984 the City Council rezoned the subject site from R-1 to M-1(S)-R under the North Sacramento Community Plan update.

The applicant has relocated a single-family residence onto Parcel A (approved by Design Review/Preservation Board on January 18, 1984. The applicant proposes to reduce the depth of Lot A by approximately one-half and merge the eastern one-half of Lot A with Lot B. The common lot line separating Lots B and C is proposed to be relocated 20 feet to the north to provide access to Lot C for future development.

2. The project was reviewed by the offices of City Traffic Engineering, Building Inspections and Engineering. They had no objections to the lot line adjustment. The Engineering Department requested the following conditions:
 - a. Provide new deed descriptions;
 - b. Monument new lot lines

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT FOR
LOT 303 AS SHOWN ON THE "PLAT OF ACME
ACRES." (P84-144)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located in the vicinity of the southeast corner of Dry Creek Road and Santa Ana 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 1974 City General Plan and the 1984 North Sacramento Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located in the vicinity of the southeast corner of Dry Creek Road and Santa Ana Avenue,

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.
3. The applicant shall submit new legal descriptions

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

PARCEL "A"

DESCRIPTION

The West 330 feet of the South 50 feet of the North one-half of Lot 303, as shown on the "Plat of Acme Acres", recorded in Book 14 of Maps, Map No. 27, records of said County.

The subdivision of said Lot being made on the basis that the lot area includes one-half of the adjoining roads, as shown on said plat.

END OF DESCRIPTION

P 84144

EX. A-1

Parcel " B "

Description

The North 112. feet of the South one- half of lot 303,
as shown on the " Plat of Acme Acres " , recorded in book 14 of
Maps, Map no. 27, recorded in Sacramento county.

The subdivision of said lots being made on the basis that the lot
area includes one-half of the adjoining roads, as shown on said plat.

END OF DESCRIPTION

Parcel " 0 "

DESCRIPTION

The East one-half of the South 198 feet of the South one-half of lot 303 , as shown on the " Plat of Acme Acres" , recorded in Book 14 of Maps, Map no. 27, recorded in Sacramento county.

Together with the North 20 feet of the South 218 feet of said South one-half of said lot 303.

END OF DESCRIPTION

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AV

AV

CLAIRE

AV

BAILEY

CLAIR

AV

ACRES

SANTA

ANA

AV

SANTA

DRY CREEK RD

ACME

SUBJECT SITE

BLVD

IN AV

MAIN

SUNSET LAWN CEMETERY

RD

MAIN AVENUE SCHOOL

BLVD

GRACE

AV

GRACE

AV

AV

MARYSVILLE

RANCHO

ITEM #21

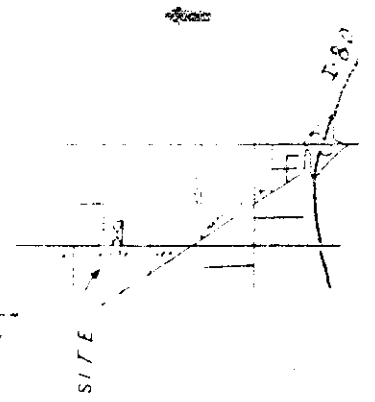
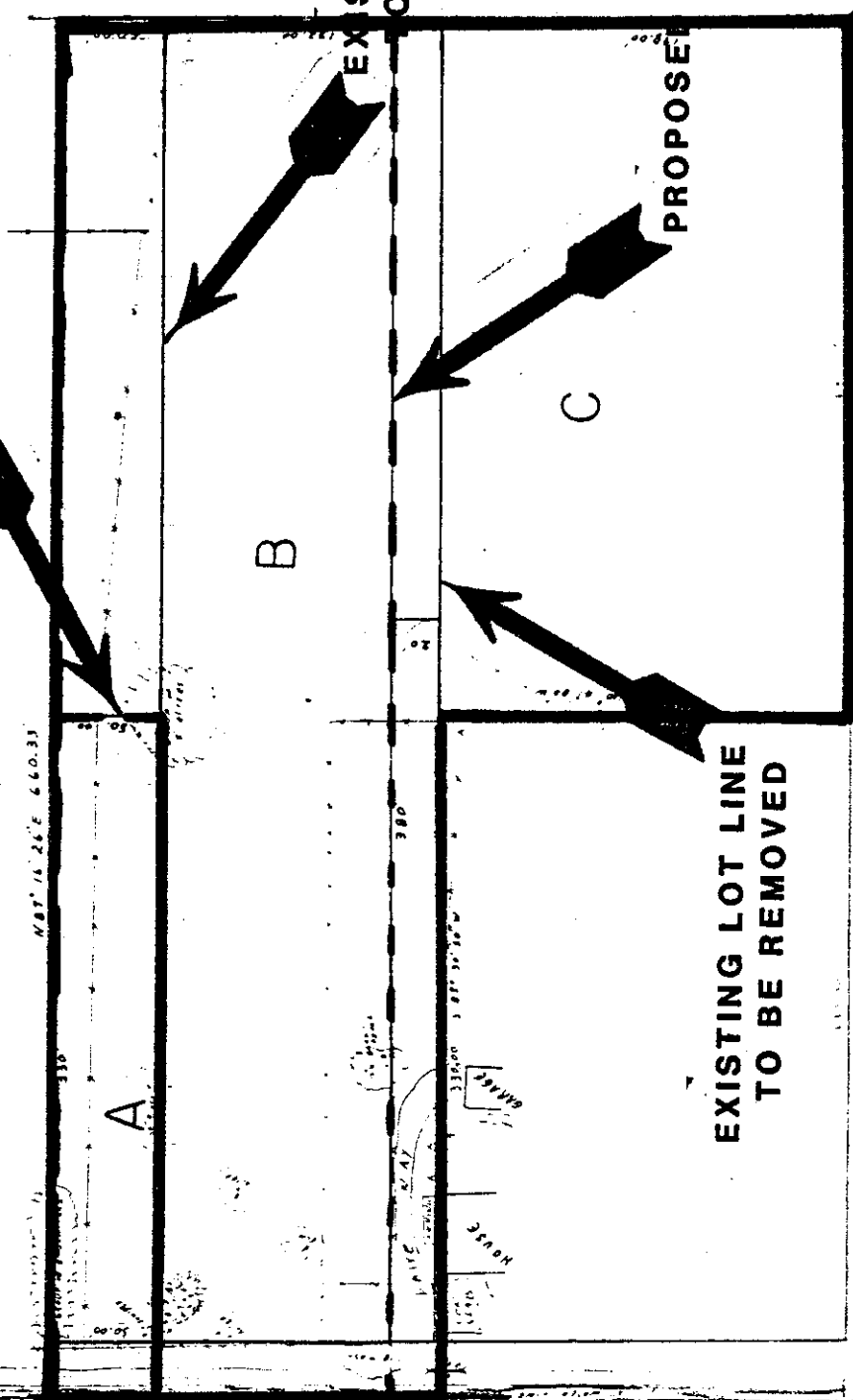
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VICINITY MAP

SANTA ANA
PORTION LOT 303 of "ACME ACRES" (14 AM 17)

R.B. SURVEYS
3000 FAYVILLE AVE
SACRAMENTO, CALIF. 95815
MARCH 1984

PROPOSED LOT LINE



NEW LOT LINES

SANTA ANA

LOT A

LOT B

LOT C

DRY CREEK ROAD

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5/24/84

EX. B-2

#21