

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Tom O. Morrow, Inc., 1420 Merkley Ave., No. 3, West Sacramento, CA 95691		
OWNER	Herbert Cortez, 2400 Glendale Lane, Sacramento, CA 95825		
PLANS BY	Tom O. Morrow, Inc., 1420 Merkley Ave., No. 3, West Sacramento, CA 95691		
FILING DATE	7/26/84	50 DAY CPC ACTION DATE	REPORT BY: JF:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 019-010-24

APPLICATION: Lot Line Adjustment to merge two lots into one totaling 12,200+ square feet.

LOCATION: 2821-21st Avenue

PROPOSAL: Applicant requests the necessary entitlements to merge two lots into one lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Residential
Existing Zoning of Site:	Residential; R-1
Existing Land Use of Site:	Residential; R-1

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Property Dimensions:	244' x 50'
Square Footage of Lot:	12,200
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments regarding this request:

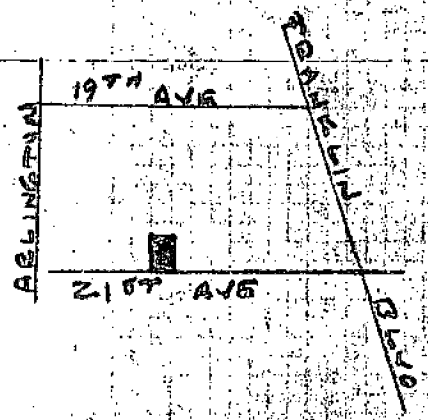
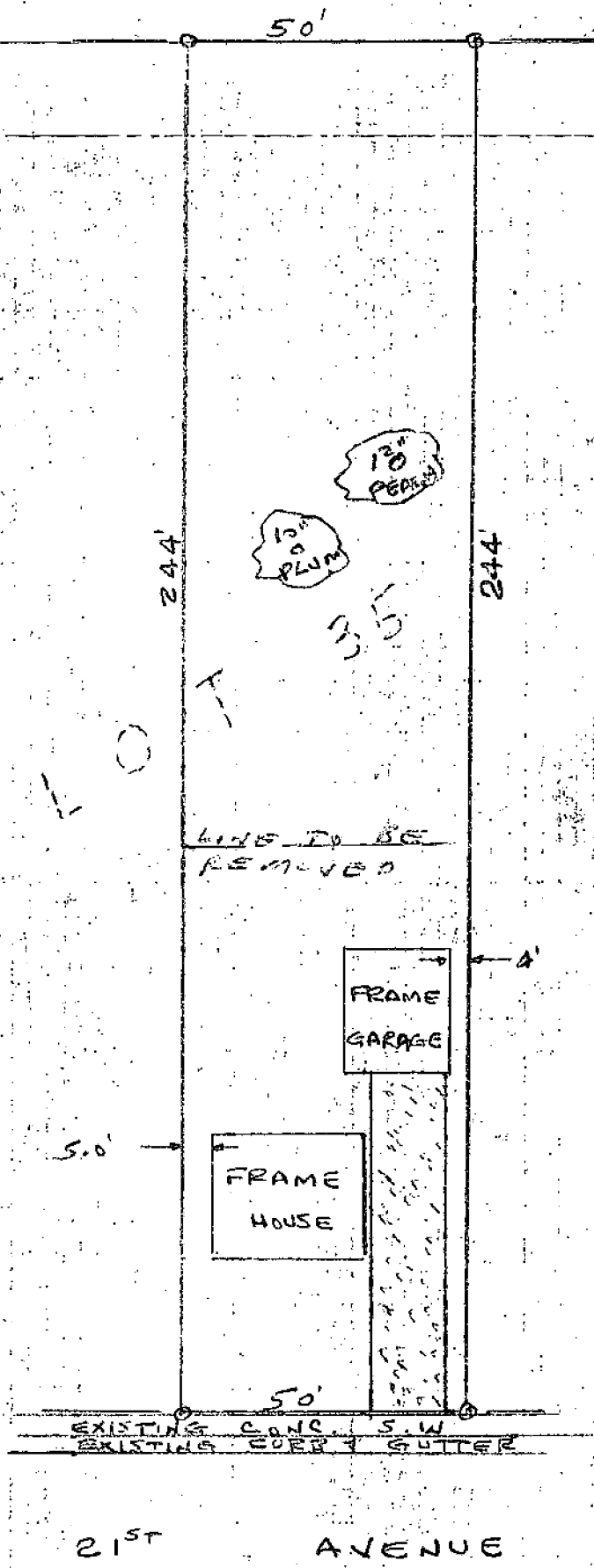
1. The applicant is requesting this merger to eliminate a land-locked parcel and allow for future development.
2. The proposed lot line merger was reviewed by the City Engineering, Real Estate and Water/Sewer Departments. There were no objections to this request. Real Estate states that the owner needs to pay off existing assessments for this site.

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review, pursuant to State EIR Guidelines (CEQA Sec. 15305(a)).

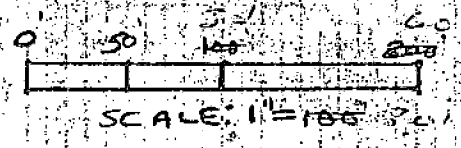
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.



EXHIBIT A



VICINITY MAP
NO SCALE



PORTION OF LOT
35 EDWARD COYLE
SUBDIVISION

21ST AVENUE

P 84289

TOM O. MORROW, INC.
1420 MERKLEY AVENUE, #3
WEST SACRAMENTO, CALIFORNIA 95691
(916) 372-8124

LEGAL DESCRIPTION OF
HERB CORTEZ PROPERTY

THE EAST 50 FEET OF LOT 35, AS SHOWN ON THE PLAT OF EDWARD
COYLE SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY
RECORDER OF SACRAMENTO COUNTY, SEPTEMBER 26, 1924, IN BOOK
18 OF MAPS, MAP NO. 13, SAID DIMENSIONS MEASURED TO THE CENTER
OF THE ROAD ADJOINING ON THE SOUTH.

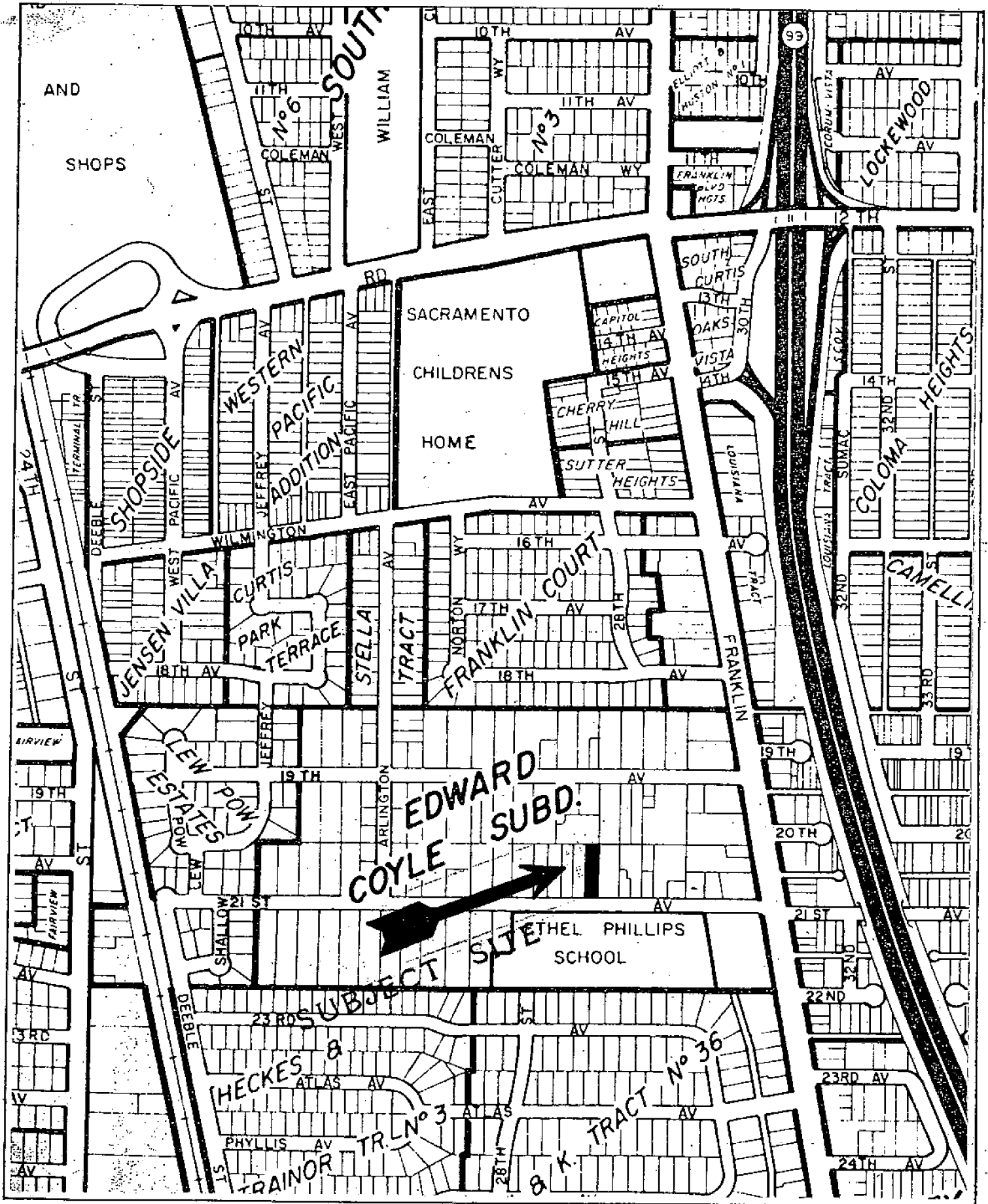
EXHIBIT B

P 84289

002805

9-13-84

No. 27



VICINITY MAP