

CITY PLANNING COMMISSION

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

APPLICANT	Thomas A. DeCicco, 3228 Northstead Dr., Sacramento, CA 95833		
OWNER	North Sacramento Moose Lodge #2022, 2531 Rio Linda Blvd., Sacramento, CA 95815		
PLANS BY	Thomas A. DeCicco/North Sacramento Moose Lodge #2022		
FILING DATE	10-26-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex 15305(a)	EIR	ASSESSOR'S PCL NO. 265-291-07,08,09,10

APPLICATION: Lot Line Adjustment (Subdivision Ordinance 40.107)

LOCATION: 2531 Rio Linda Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to merge four parcels and create one .7± acre parcel for an existing private social club.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 North Sacramento Community
Plan Designation: Residential (11-21 du/na)
Existing Zoning of Site: R-2B
Existing Land Use of Site: Moose Lodge facilities and parking

Surrounding Land Use and Zoning:

North: Single and Multiple Family; R-2B
South: General Commercial; C-2
East: General Commercial; C-2
West: Single and Multiple Family; R-2B

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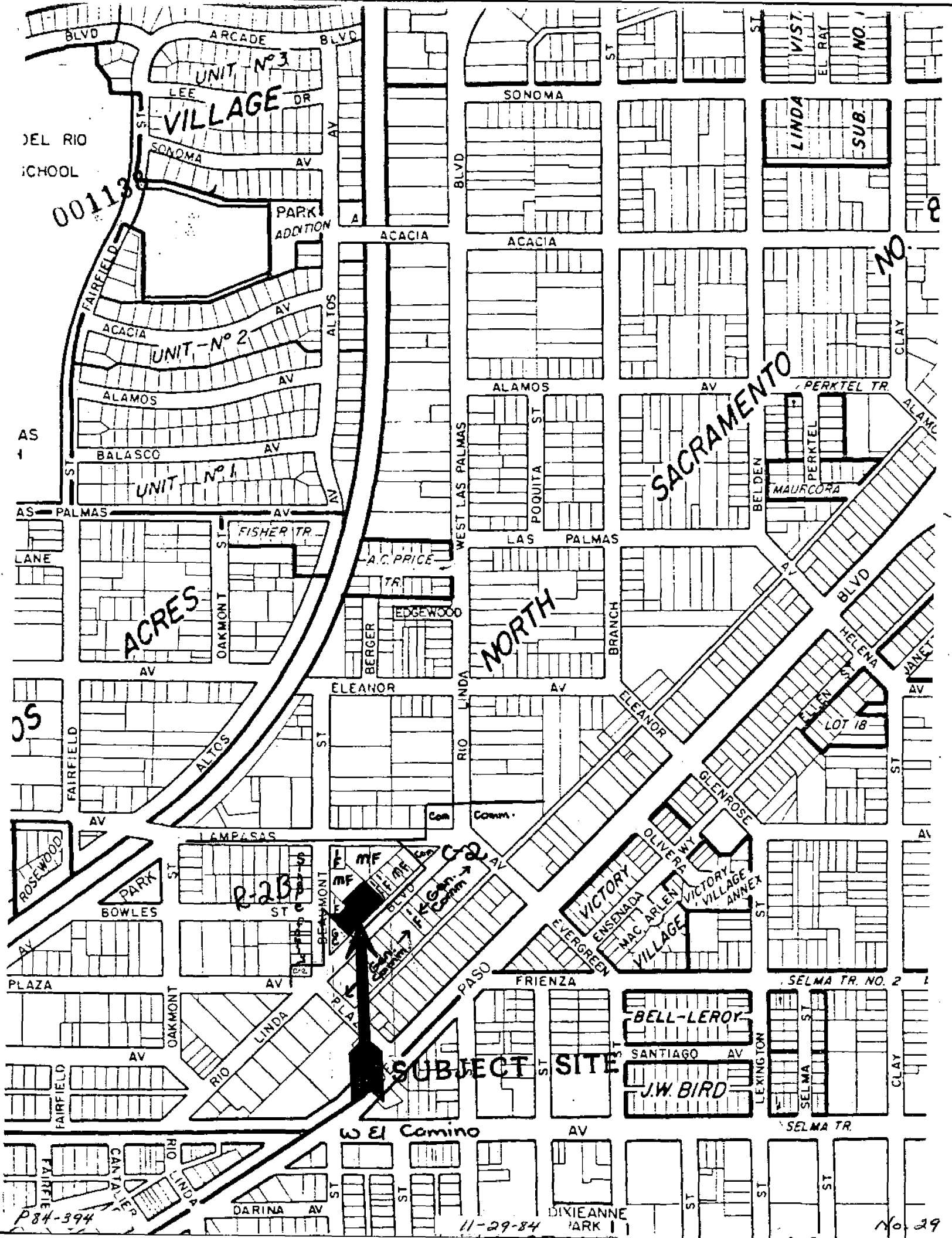
Property Dimensions: Irregular
Property Area: 32,500± sq. ft. (.7 ac.)
Square Footage of Building: Lodge: 5,862±; Residence: 1,441
Street Improvements/Utilities: Existing

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

- A. The subject site consists of four parcels located in the Garden Apartment (R-2B) zone. An existing 5,862± square foot private social club, the North Sacramento Moose Lodge, a 1,441± square foot accessory residential structure used by the lodge, and a 67 space parking lot are located on the site. The applicant is requesting a lot line merger so that all lodge facilities and parking areas are contained on one parcel. Planning staff has no objections to this request.
- B. The proposal was reviewed by the City Building, Engineering, Real Estate and Water and Sewer Divisions. They had no objections to the proposed lot line adjustment.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment 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 to merge the subject parcels by adopting the attached resolution.



UNIT No 3
VILLAGE

UNIT No 2

UNIT No 1

ACRES

NORTH

SACRAMENTO

SUBJECT SITE

BELL-LEROY

J.W. BIRD

W El Camino

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P-237

11-29-84

No. 29

DEL RIO
SCHOOL

AS
1

AS - PALMAS

LANE

OS

PLAZA

P84-394

LINDA
SUB.

NO. 1

NO.

NO.

LOT 18

SELMA TR. NO. 2

SELMA TR.

PERKTEL TR.

MAURCORA

HELENA

ELLEN

GLENROSE

OLIVERA WY.

VICTORY

ENSIGNADA

MAC ARLEN

VILLAGE

EVERGREEN

FRIENZA

SANTIAGO AV

LEXINGTON

DIXIEANNE

PARK

1

A.C. PRICE

EDGEWOOD

BERGER

ELEANOR

RIO LINDA

Comm.

MF

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BLVD

WEST LAS PALMAS

RIO LINDA

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VIST.

EL RAY

NO. 1

CLAY

ALAMO

BLVD

HELENA

ELLEN

GLENROSE

OLIVERA WY.

VICTORY

VILLAGE ANNEX

ST

NO. 1

SUB.

NO.

CLAY

ALAMO

BLVD

HELENA

ELLEN

GLENROSE

OLIVERA WY.

VICTORY

VILLAGE ANNEX

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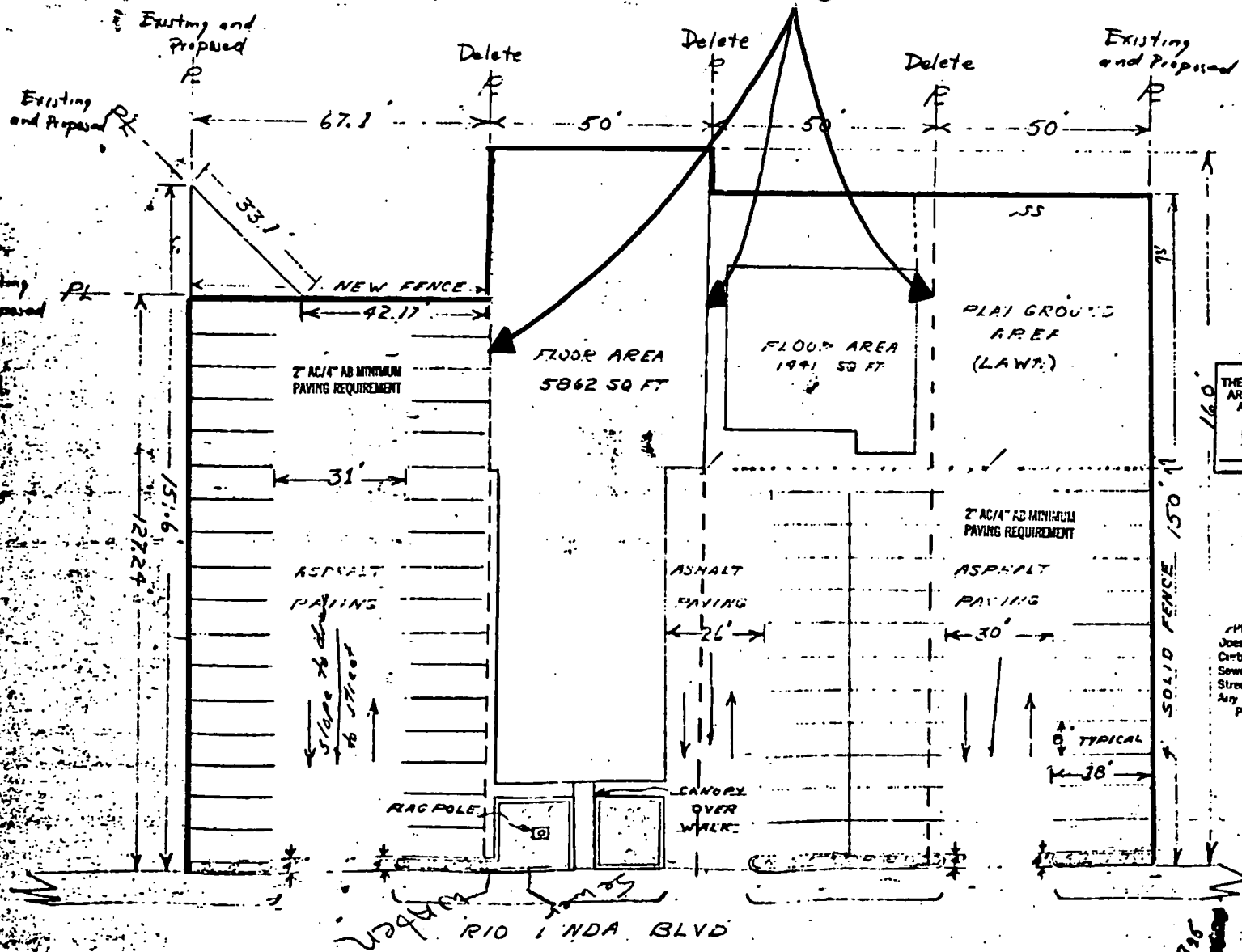
11-29-84

No. 29

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LOT LINES TO BE REMOVED

EXHIBIT A



THE REQUIREMENTS OF ORD. No. 2550 ONLY ARE COMPLIED WITH FOR THOSE DETAILS AS ARE SHOWN ON THESE DRAWINGS.

Planning Commission approval does not include the additional approval required from other City Departments.

CITY PLANNING COMMISSION

THESE PLANS CONFORM TO THE CITY PLANNING COMMISSION ACTION OF May 23, 1984 BY: [Signature]

APPROVED FOR PAVING AND DRAINAGE

Does NOT approve:

- Curb Cuts or Driveways
- Sewer or Water Connections
- Street Tree Removal
- Any Permanent Construction on Public Property

CITY ENGINEER

[Signature]

SITE AND PARKING LOT PLAN

MOOSE LODGE #202

2551 RIO LINDA BLVD

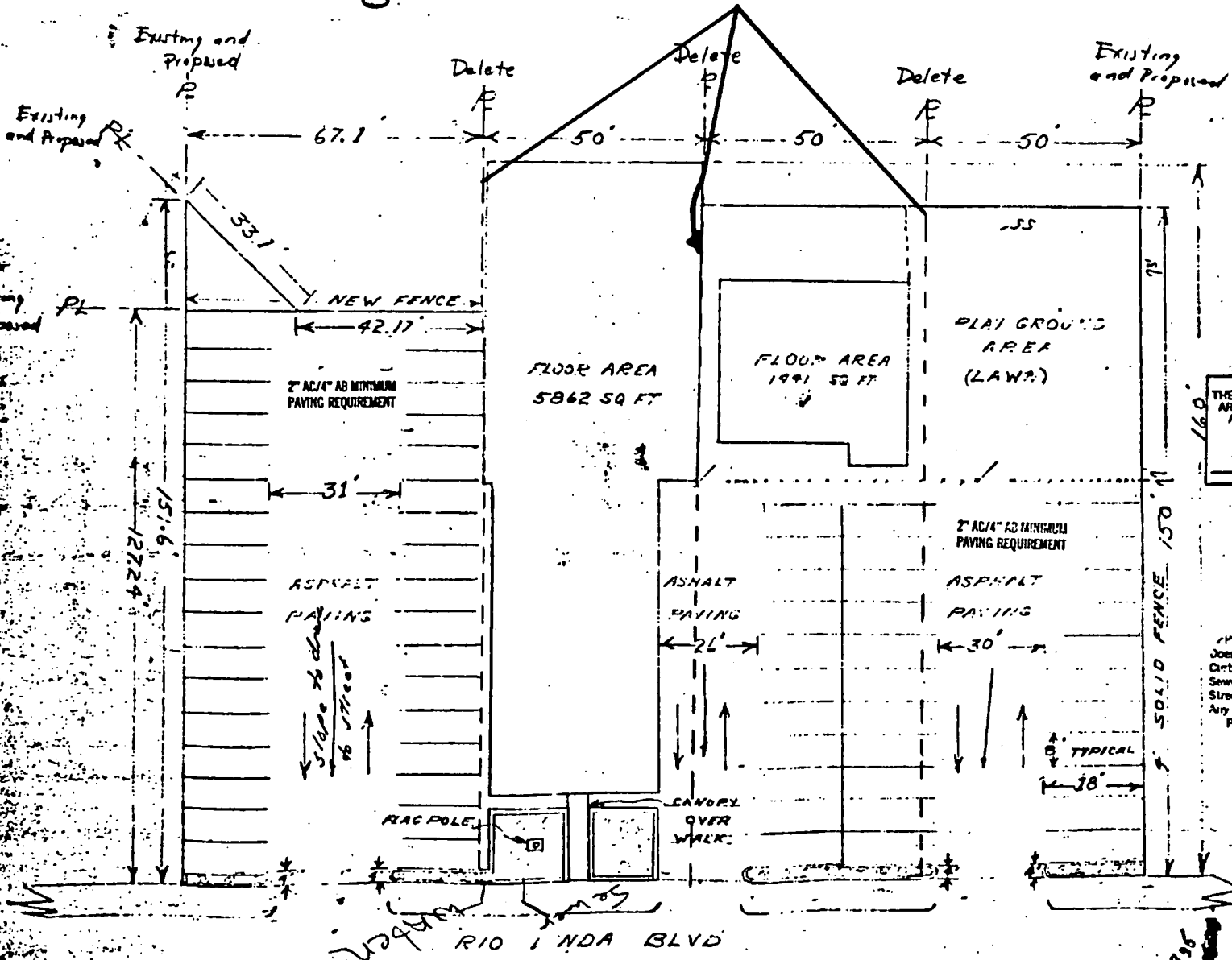
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RIO LINDA BLVD

905

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THE REQUIREMENTS OF ORD. No. 2550 ONLY ARE COMPLIED WITH FOR THOSE DETAILS AS ARE SHOWN ON THESE DRAWINGS.
 Planning Commission approval does not include the additional approval required from other City Departments.
 CITY PLANNING COMMISSION

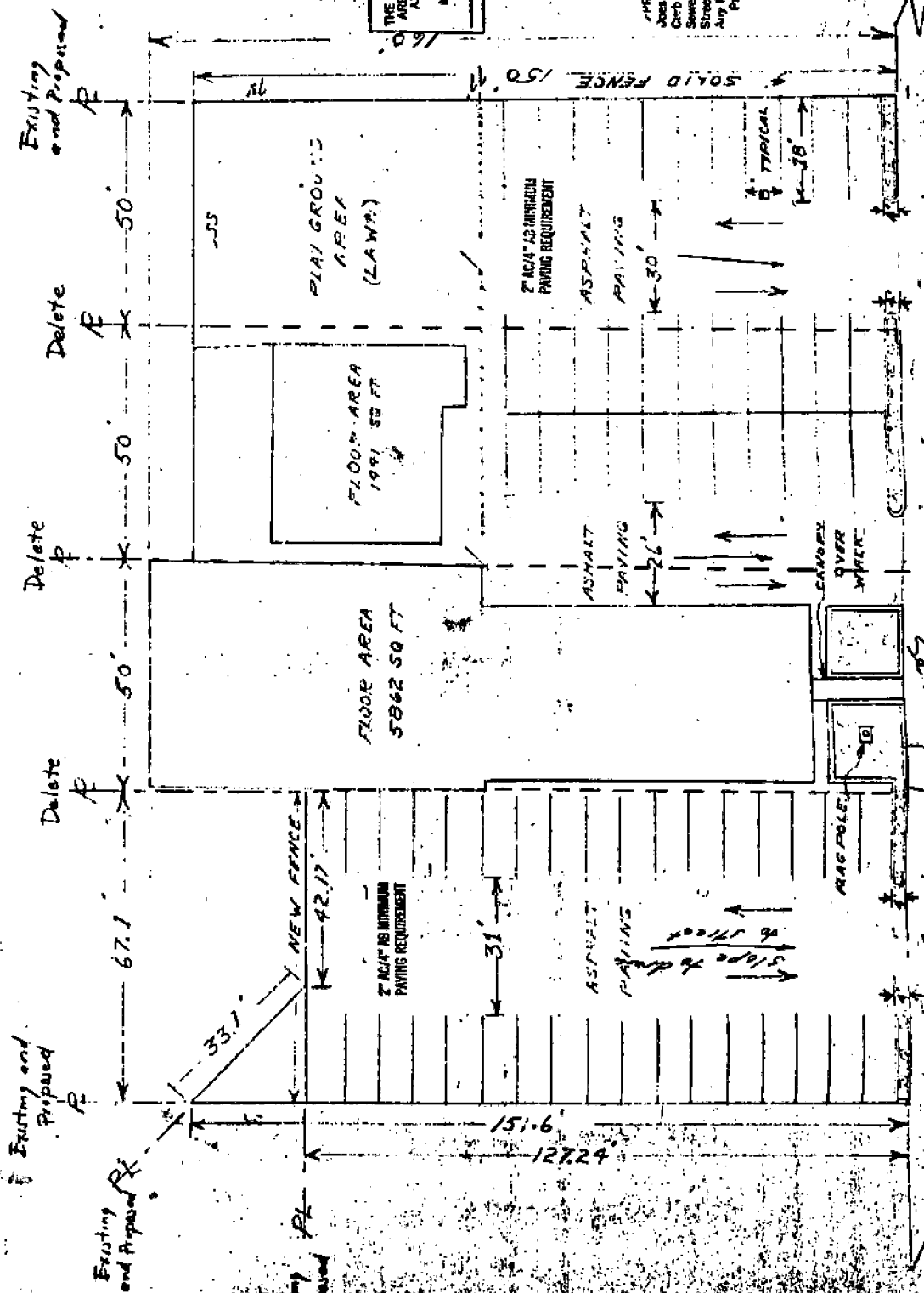
THESE PLANS CONFORM TO THE CITY PLANNING COMMISSION ACTION OF May 22, 1988 BY: [Signature]

APPROVED FOR PAVING AND DRAINAGE
 Does NOT approve:
 Curb Cuts or Driveways
 Sewer or Water Connections
 Street Tree Removal
 Any Permanent Construction on Public Property
 CITY ENGINEER
 [Signature]

SITE AND PARKING LOT PLAN
 MOOSE LODGE #2022
 2551 RIO LINDA BLVD
 SCALE: 1/4" = 1'-0" DRAWN: [Signature]

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THE REQUIREMENTS OF ORD. No. 2550 ONLY ARE COMPLIED WITH FOR THESE DETAILS. AS ARE SHOWN ON THESE DRAWINGS. The City Commission approved these drawings for other City Departments.

CITY PLANNING COMMISSION

THESE PLANS CONFORM TO THE CITY PLANNING COMMISSION ACTION OF MAY 13, 1938

APPROVED FOR PAVING AND DRAINAGE. Does NOT approve: Curb Cuts or Driveways, Sewer or Water Connections, Street Tree Removal, Any Permanent Construction on Public Property.

CITY ENGINEER
Ray E. Ebberts

MOOSE LODGE
2022
2551 RIO ENCHONA
CITY OF DENVER

MOOSE LODGE
2022
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CITY OF DENVER

MOOSE LODGE
2022
2551 RIO ENCHONA
CITY OF DENVER