

CITY PLANNING COMMISSION

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

APPLICANT Stephen Bradeen, 330 Pinedale Avenue, Sacramento, CA 95838
OWNER Stephen, Glória, & Anne Bradeen, 3330 Pinedale Avenue, Sacramento, CA 95838
PLANS BY Dean Engineering and Surveying
FILING DATE 2/10/89 **ENVIR. DET.** Exempt 15305a **REPORT BY** CL:pe
ASSESSOR'S PCL. NO. 226-0070-036, 038, 042, 042

APPLICATION: Lot Line Adjustment to merge four lots into two lots totaling 2.4+ acres in the Standard Single Family (R-1) zone.

LOCATION: 330 Pinedale Avenue and 5017 Sully Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots into two.

PROJECT INFORMATION:

1974 General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Three residential dwellings

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1
South:	Single Family Residential; A
East:	Single Family Residential; R-1
West:	Open field; R-1

Property Dimensions:	Irregular
Property Area:	2.4+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

001214

PROJECT EVALUATION: Staff has the following comments:

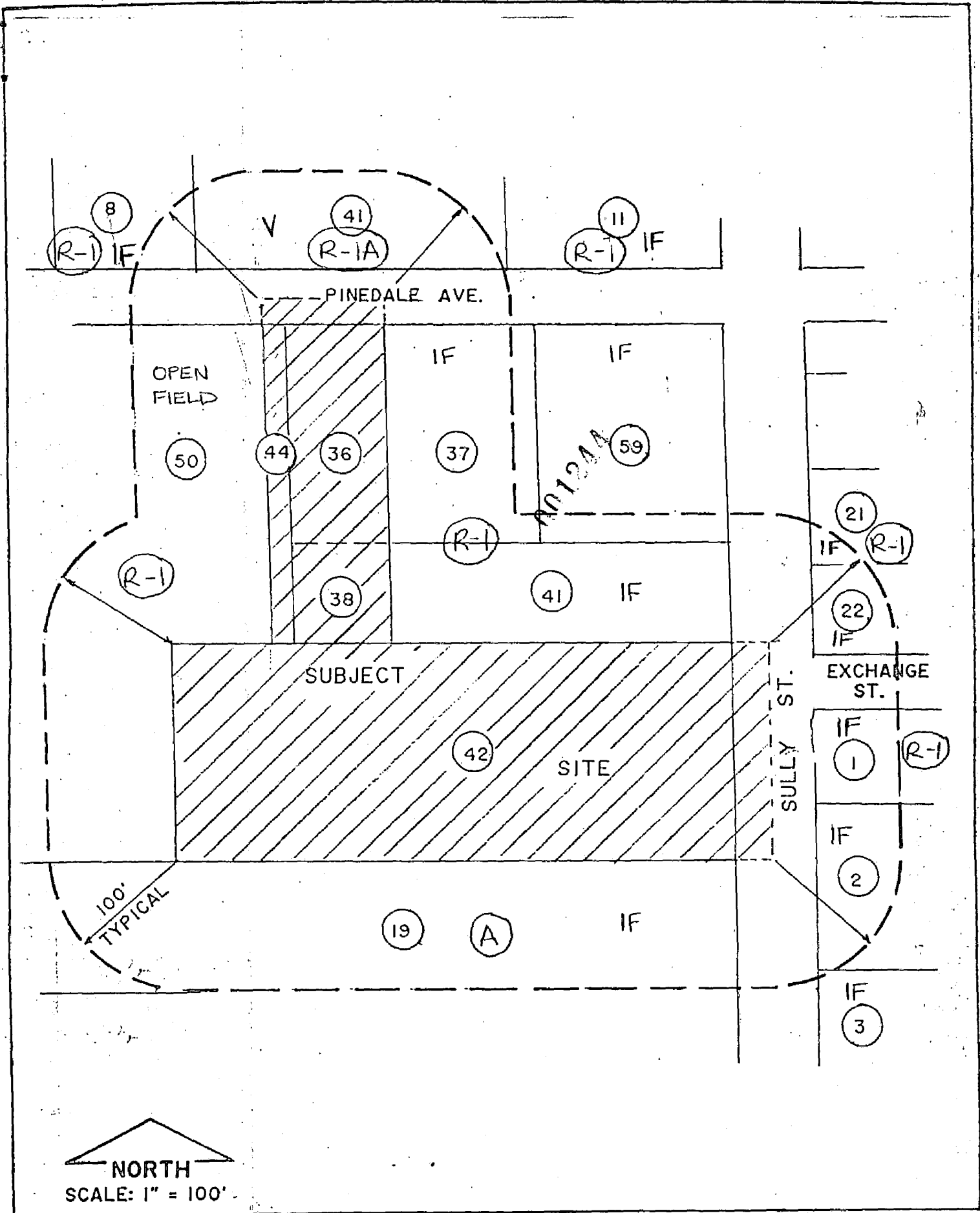
- A. The subject site consists of four lots totaling 2.4+ acres in the Single Family Residential (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding zoning is R-1 to the north, east and west. The zoning to the south is A. The surrounding land uses are Single Family Residential except for an open field to the west.

- B. The subject site contains three dwelling units located on two of the lots. The applicant proposes to merge four lots into two lots for the purpose of making a 20 foot wide lot useable by merging it with other parcels and creating larger lots.
- C. The proposed Lot Line Adjustment was reviewed by City Traffic Engineering, Engineering, Water and Sewer, and Real Estate Divisions. The following comments were received:
1. File Certificate of Compliance and waive parcel map prior to recordation;
 2. Pay off or segregate any existing assessments; and
 3. Show all existing easements.

ENVIRONMENTAL DETERMINATION: The proposed Lot Line Adjustment 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.

001215



LAND USE & ZONING MAP

LEGAL DESCRIPTION

PARCEL 'A'

All that portion of Lot 40, as shown on the "Plat of Rio Linda Subdivision No. 8" recorded in the office of the County Recorder of Sacramento County on June 16, 1924, in Book 18 of Maps, Map No. 2, the subdivision of said Lot 40 being made on the basis that the lot area and dimensions include one-half of the adjoining roads, and more particularly described as follows:

The East 180 feet of the North 170 feet of the South 270 feet of said Lot 40.

AND the West 115.5 feet of the East 295.50 feet of said Lot 40.

EXCEPTING therefrom the following two parcels:

- (1) The South 100 feet of said Lot 40.
- (2) The West 45.5 feet of the East 295.5 feet of the North 268.9 feet of said Lot 40.

AND EXCEPTING therefrom all land North of and including the following parcel:

The North 80 feet of the South 350 feet of the West 70 feet of the East 250 feet of said Lot 40.

Containing 1.153 acres more or less.

PARCEL 'B'

All that portion of Lot 40, as shown on the "Plat of Rio Linda Subdivision No. 8" recorded in the office of the County Recorder of Sacramento County on June 16, 1924, in Book 18 of Maps, Map No. 2, the subdivision of said Lot 40 being made on the basis that the lot area and dimensions include one-half of the adjoining roads, and more particularly described as follows:

The West 95 feet of the North 268.90 feet of the East 390.50 feet of said Lot 40.

AND the West 215.5 feet of the East 465.50 feet of said Lot 40.

EXCEPTING therefrom the following three parcels:

- (1) The South 100 feet of said Lot 40.
- (2) The West 75 feet of the North 268.9 feet of the East 465.50 feet of said Lot 40.
- (3) Any portion thereof as may lie within the West 240 feet of said Lot 40.

Containing 1.250 acres more or less.