

7

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Steven C. and Melanie Seither, 915 52nd Street, Sacramento, CA 95819</u>		
OWNER <u>Steven C. and Melanie Seither, 915 52nd Street, Sacramento, CA 95819</u>		
PLANS BY <u>Steven C. and Melanie Seither, 915 52nd Street, Sacramento, CA 95819</u>		
FILING DATE <u>March 19, 1992</u>	ENVIR. DET. <u>Exempt 15305(a)</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>008-0111-006,007</u>		

APPLICATION: Lot Line Adjustment to merge two parcels into one parcel totaling 0.38± partially developed acres in the Standard Single Family, R-1 zone.

LOCATION: 915 52nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family house and vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Residential, R-1	Front:	25'	20' Existing
South: Residential, R-1	Side(North):	5'	5'
East: Adult School, R-1	Side (South):	5'	18'
West: Residential, R-1	Rear:	15'	16'

Property Dimensions: 42.4 feet by 130.4 feet and 84.8 feet by 131 feet
Property Area: 0.39± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two interior lots lot totaling 0.39± acres in the Standard Single Family, R-1 zone (see Exhibit A). The subject site is developed with a 2,900 square foot single family residence on the north parcel and the south parcel is vacant. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are residential, zoned R-1 to the north, south, and west; and an adult school, zoned R-1 to the east.

APPLC. NO. P92-065

MEETING DATE May 14, 1992

ITEM NO. 16

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B. Applicant's Proposal

The applicant is proposing a lot line adjustment to merge two parcels into one parcel in order to build an addition onto the existing house which will cross the existing property line. The lot line adjustment will delete the common property line that separates the two parcels from each other. (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line merger. The existing 2,900 square foot single family residence meets all setback requirements. The applicant is proposing to add an additional 1,700 square feet of living space to the existing house. A part of this addition would cross the common property line which requires a lot line merger to bring the site into conformance with the Zoning Ordinance and Building Codes. The Zoning Ordinance and the Building Code does not permit structures to cross property lines. The lot line merger will create a larger single 127 foot by 131 foot parcel totaling 0.39 \pm acres.

D. Agency Comments

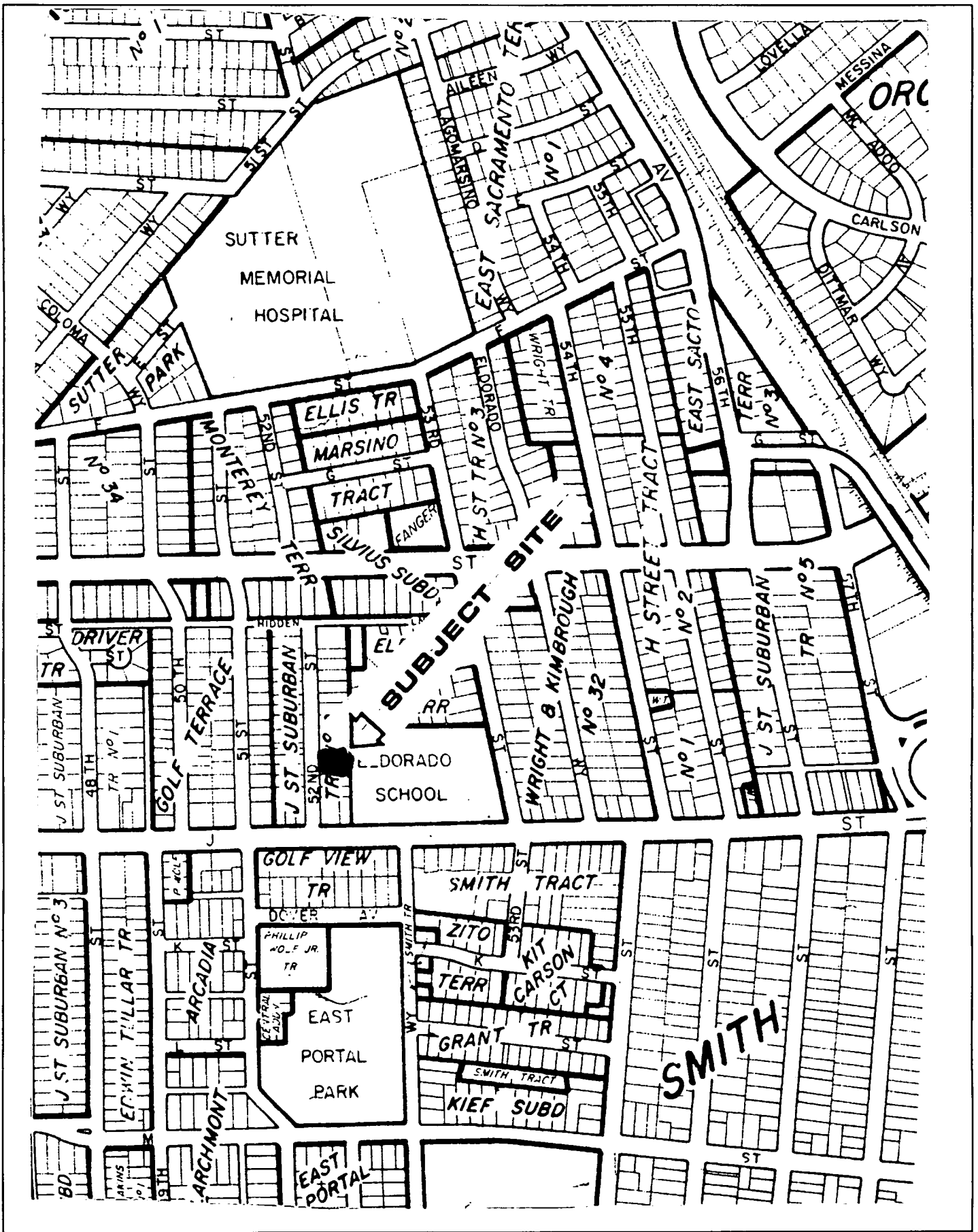
The proposed project was reviewed by City Traffic Engineering, Engineering Departments, the Building Department, and the Fire Department. The following comments were received:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Submit drawing showing location of existing sewer and water services.
- d. Properly abandon any excess water services to the satisfaction of the Water Division. (One service per lot is permitted.)

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305{a}).

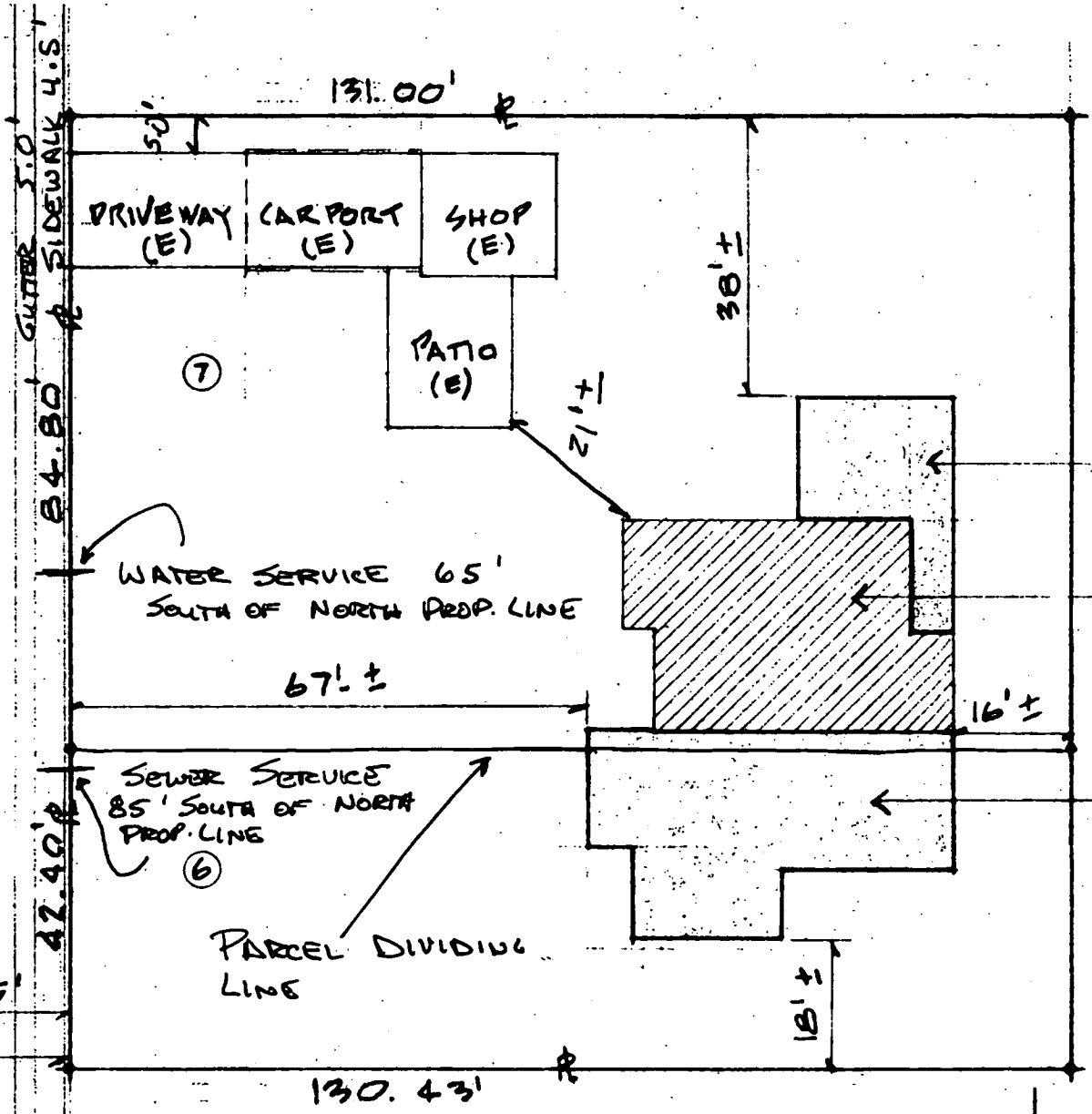
RECOMMENDATION: Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.



VICINITY MAP

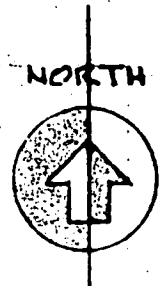
EXHIBIT A

52ND ST.



PLOT PLAN

1" = 20'



ADDITION 000283
 EXIST. DWELLING

ADDITION

222 065

ITEM 16

MAY 14, 1992

P92-065

EXHIBIT B

PROPOSED LEGAL DESCRIPTION OF MERGED PARCEL

RE: 915 52nd Street, Sacramento, California 95819.

The North one-half of Lot 14 together with all of lot 15 of J Street Suburban Tract No. 2 according to the official map or plat thereof filed in the office of the County Recorder of Sacramento County, California on June 19, 1905 in Book 6 of Maps Map No. 14.

P92-065

MAY 14, 1992

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ITEM 16