

# CITY PLANNING COMMISSION

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

APPLICANT	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
OWNER	Mary L. Locke, 1301-55th Street, Sacramento, CA 95819		
PLANS BY	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
FILING DATE	2-16-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 008-292-01 and 22

APPLICATION: Lot Line Adjustment (Subdivision Map Act, Sec. 66499.20-3/4)

LOCATION: 1301-55th Street

PROPOSAL: The applicant is requesting a lot line adjustment to merge two parcels totaling .2± acres for an addition to an existing single family structure.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 East Sacramento Community  
Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Duplex; R-1  
South: Single Family Residential; R-1  
East: Single Family Residential; R-1  
West: Single Family Residential; R-1

Property Dimensions: 53' x 137'±  
Property Area: 7,261± square feet  
Square Footage of Existing  
Building: 1,568±  
Square Footage of Proposed  
Addition: 1,220±  
Total Proposed Square Footage: 2,788±  
Topography: Flat  
Street Improvements/Utilities: Existing

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

1. The subject site consists of two parcels in the Single Family (R-1) zone. On the northern 6,576± square foot parcel is located a 1,568± square foot single family residence. The southern 685± square foot parcel is vacant. The applicant proposes to merge the two parcels and construct a 1,220± square foot addition to the existing residence (Exhibit A).
2. The project was reviewed by the City Building and Engineering Divisions. They had no objections to nor comments on the proposed merger. 000282
3. Planning staff has no objections to the proposed lot line adjustment to merge the two parcels; however, the applicant should be aware that setback requirements for the single family (R-1) zone must be adhered to for the proposed building addition. The addition as shown in Exhibit A does not conform to Zoning Ordinance requirements.

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

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

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