

CITY PLANNING COMMISSION

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

APPLICANT	Clarence & Virginia Glaspar, 5701 Wallace Avenue, Sacramento, CA 95824		
OWNER	Applicant & Bill & Iva Morgan, 5711 Wallace Avenue, Sacramento, CA 95824		
PLANS BY	German Engineering, 3000 Franklin Boulevard, Sacramento, CA 95818		
FILING DATE	3-23-84	50 DAY CPC ACTION DATE	REPORT BY:JP:bw
NEGATIVE DEC.	Ex. 15305(a) EIR	ASSESSOR'S PCL. NO.	027-142-17; 027-062-16

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

LOCATION: 5701 and 5711 Wallace Avenue

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions: 151' x 358'±
Property Area: 1.2± acres
Topography: Flat
Street Improvements/Utilities: Existing

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

1. The subject site consists of two parcels totaling 1.2± acres in the Single Family (R-1) zone. A single family residence is located on each parcel. The applicant is requesting a lot line adjustment to expand the rear yard area of Parcel A (Exhibit A).
2. The proposal was reviewed by the City Real Estate and Building Divisions. There were no objections to the proposed lot line adjustment from these divisions. The following comments were received from Real Estate:
 - a. The applicant shall pay off any existing assessment or file the necessary segregation request and fees;
 - b. New deed descriptions for both parcels shall be provided;
 - c. The new lot lines shall be monumented.
3. Staff inspection of the subject site revealed that Parcel A is used for the storage of several large semi-trucks. The storage and repair of trucks is allowed only in the Heavy Commercial and Industrial (C-4, M-1, M-2) zones and not in the Single Family (R-1) zone. Staff suggests that this use be eliminated before the lot line adjustment between Parcels A and B be recorded.

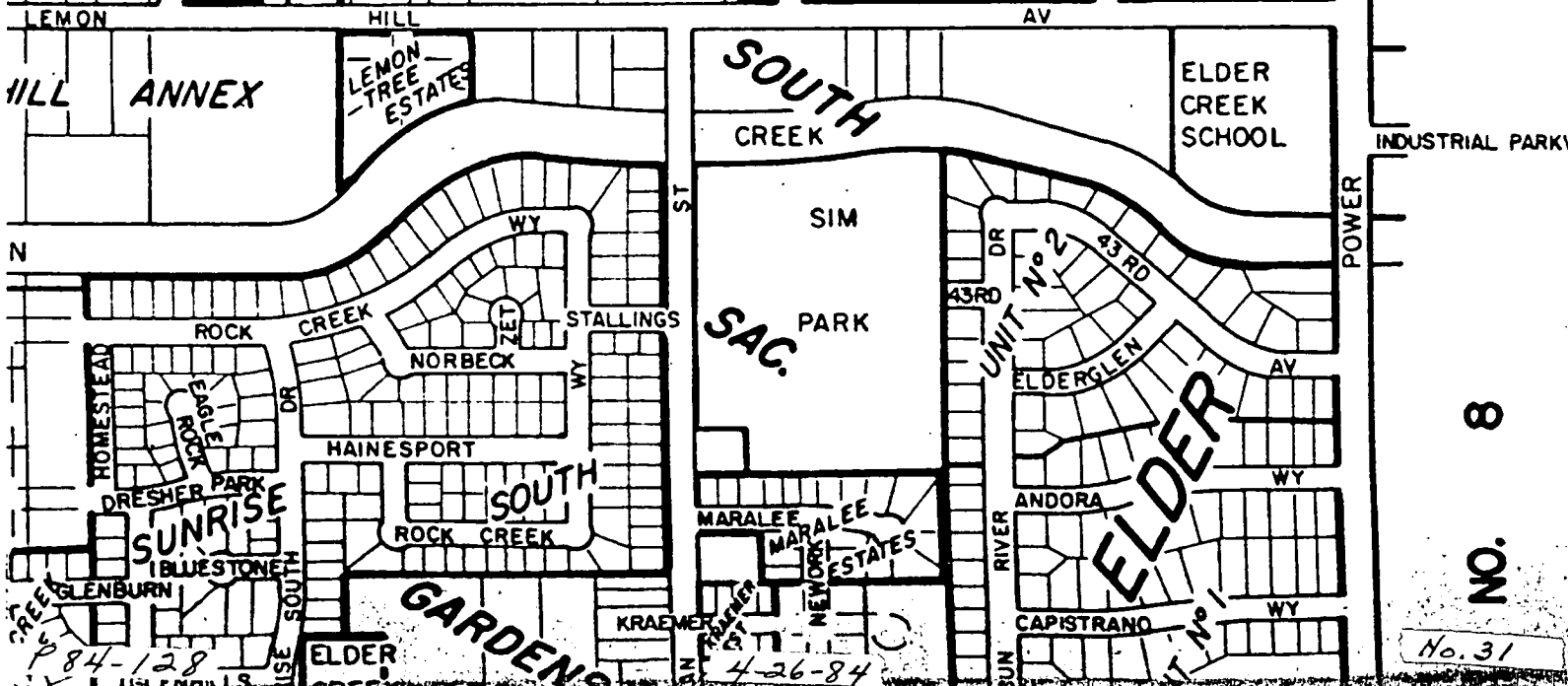
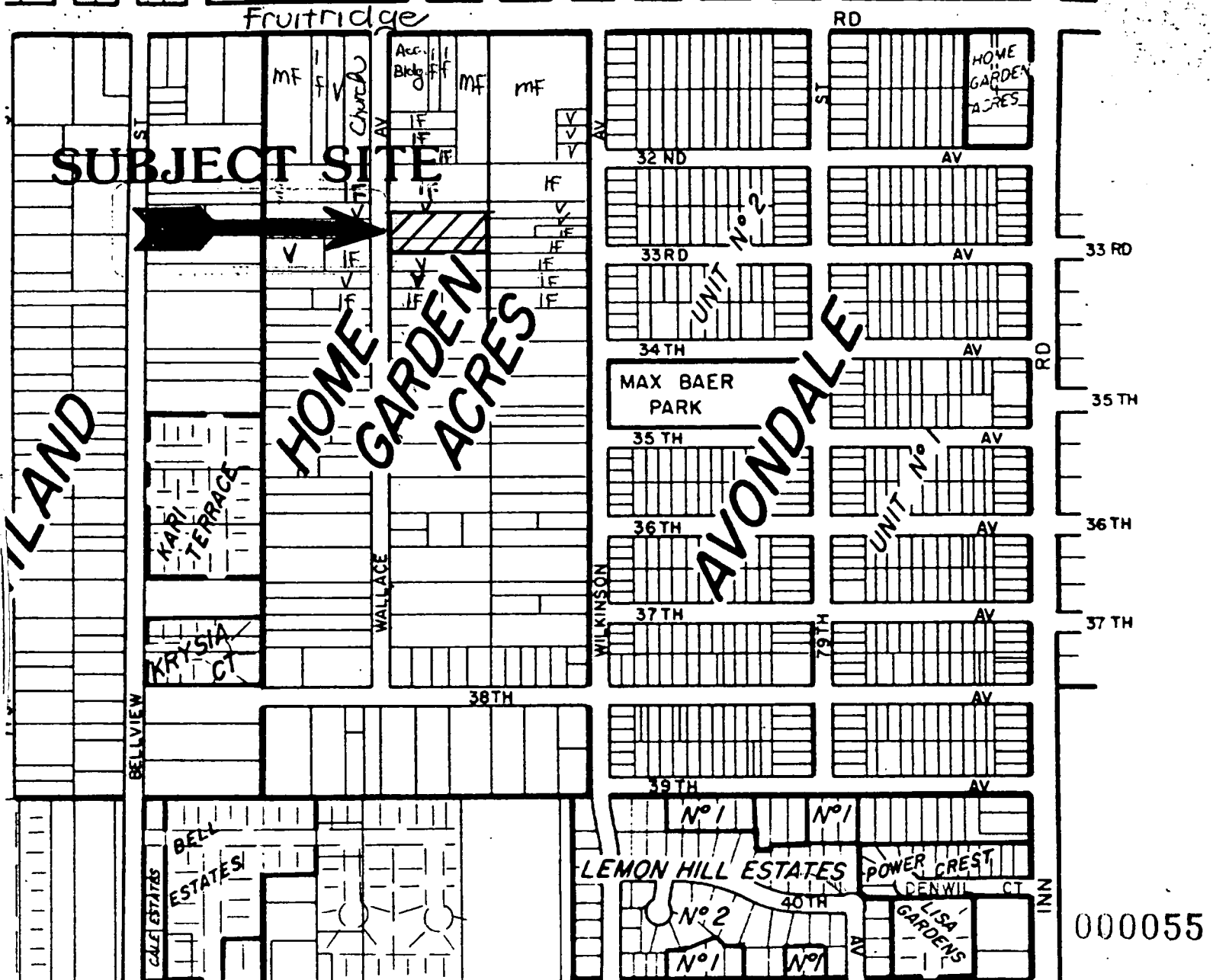
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ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

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

LOCATION MAP

71 ST EMERS 73 RD LOWEL STANDI PRISCIL BRADFC ONTARIK 79 TH



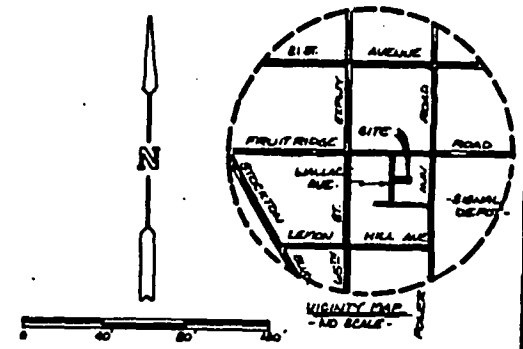
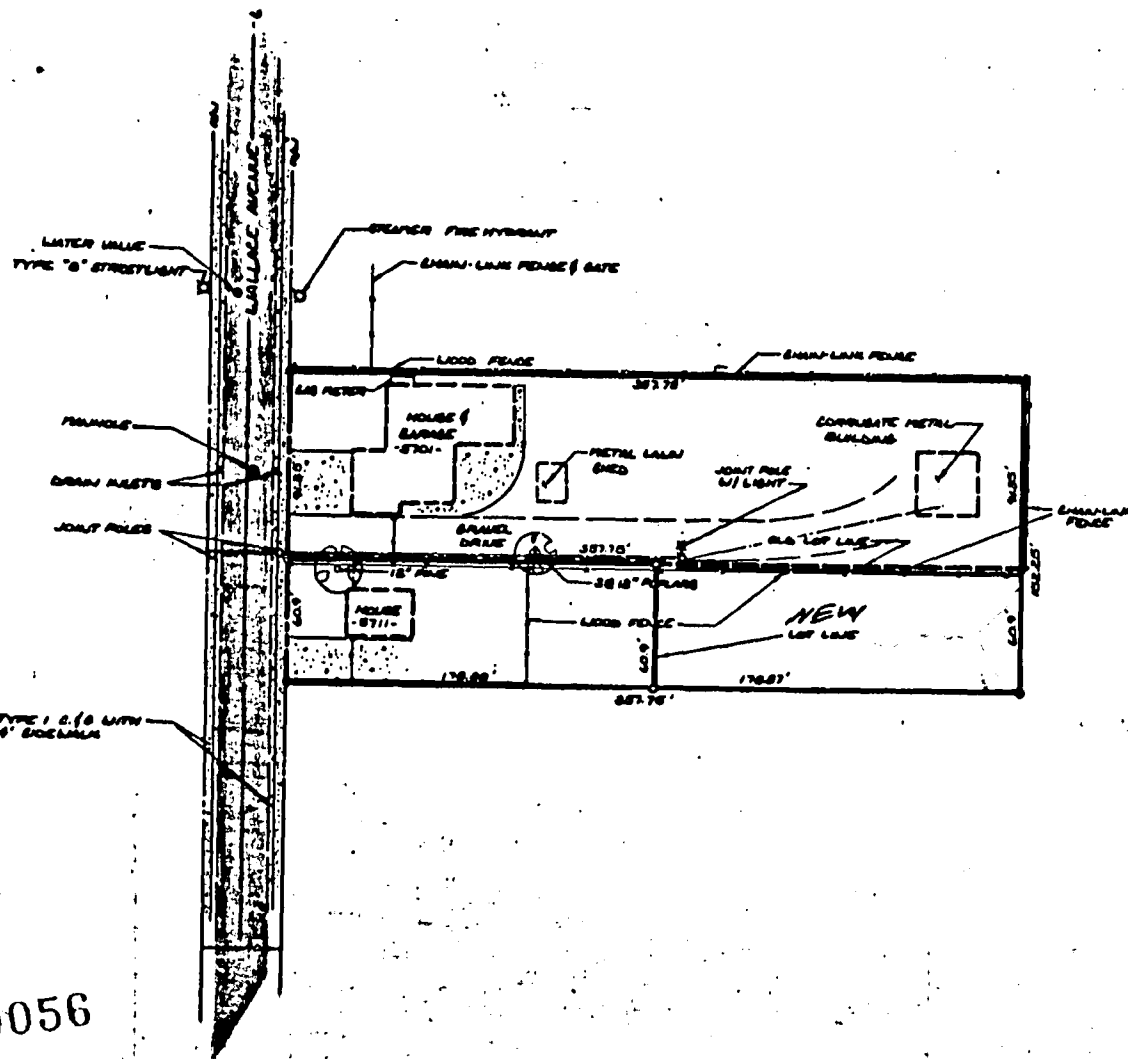
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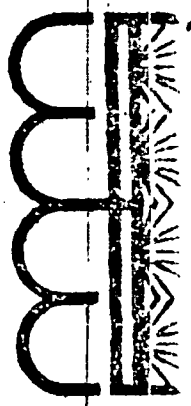
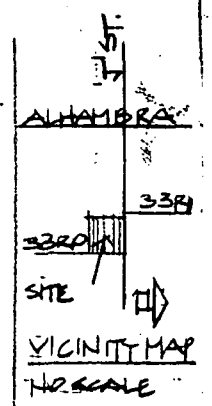
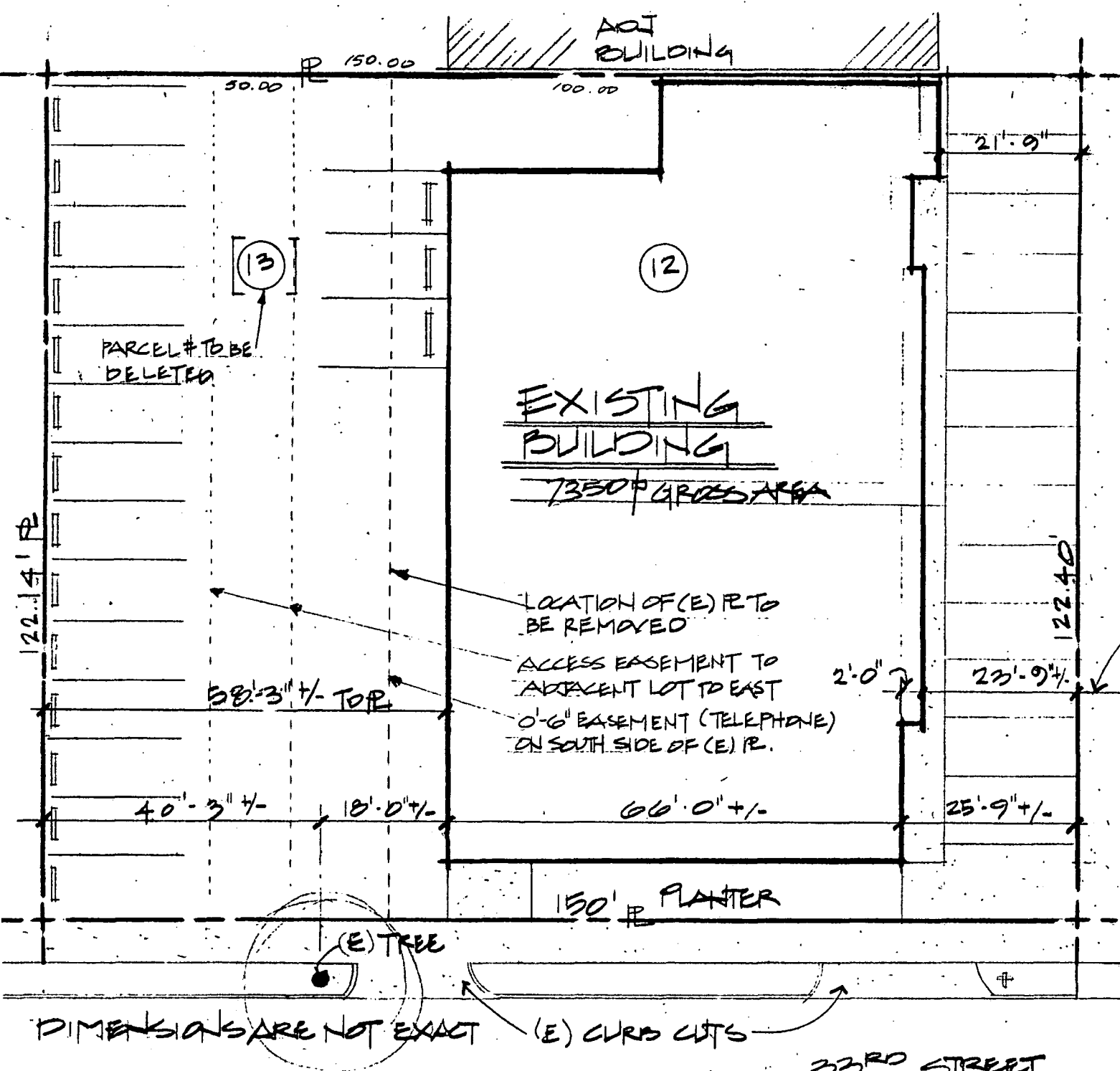
SITE PLAN
5701 LALLACE AVENUE



P 84128

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GERMAN ENGINEERING
3000 FRANKLIN BLVD.
SACRAMENTO, CALIFORNIA 95848
916 / 455-3000



A.P. No.'s
007-23-12,13

7'-0" +/- (E) SIDEW
8'-7" +/- (E) CONC

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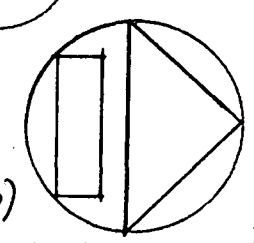
DIMENSIONS ARE NOT EXACT (E) CURB CUTS

SITE PLAN EXISTING CONDITIONS

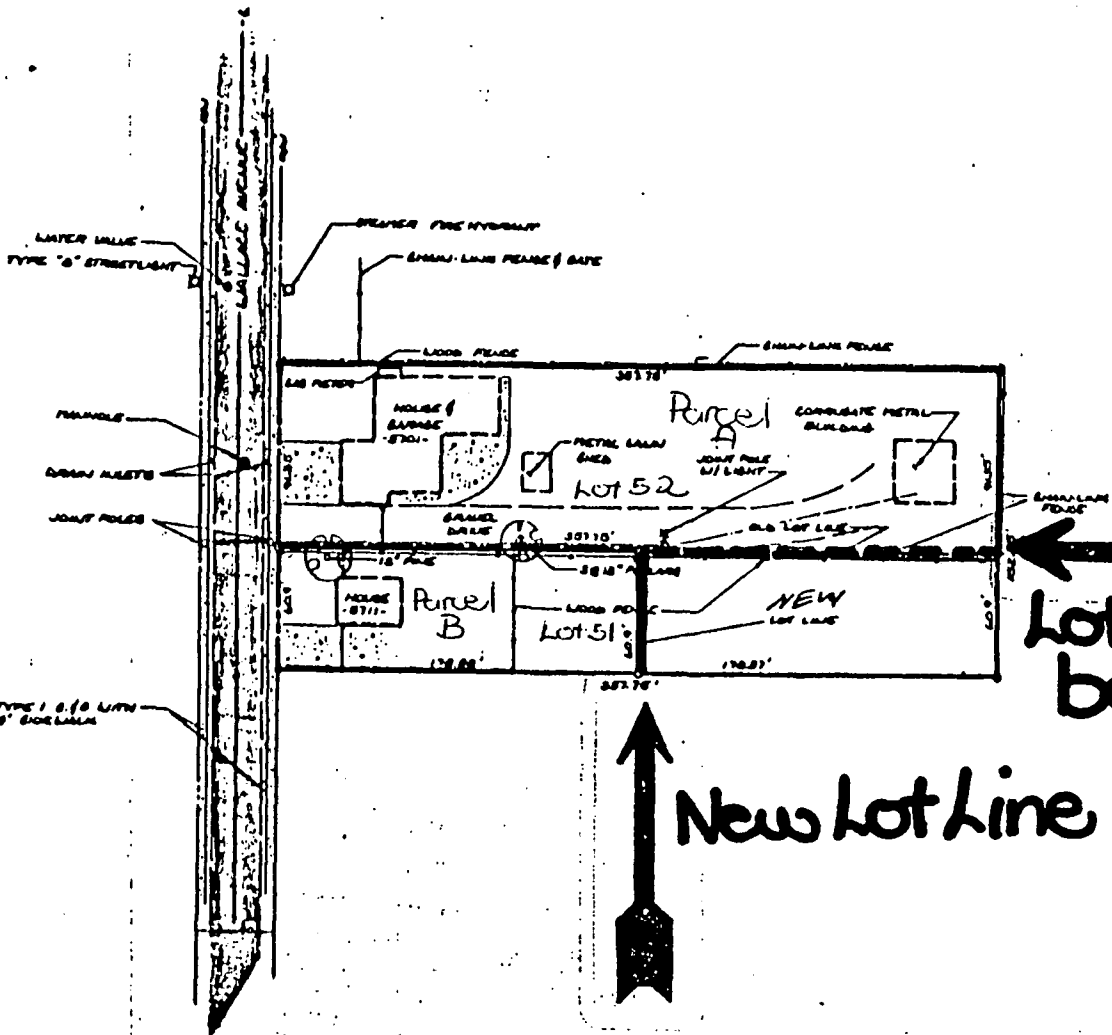
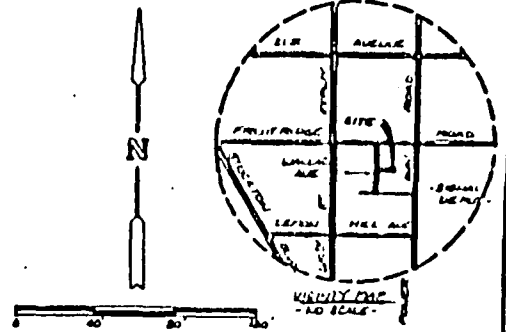
SCALE 1" = 20'-0"

33RD STREET

(E)(30)



SITE PLAN
5701 LALLAGE AVENUE



Lot line to be removed

New lot line

EXHIBIT A

4-26-84

P 84128

No. 31

000057



GERMAN ENGINEERING
3025 PROSPECTOR BLVD.
SACRAMENTO, CALIFORNIA 95833
916 / 455-2000

EXHIBIT B

LEGAL DESCRIPTION

PARCEL A: THE SOUTH 91.35 FEET OF LOT 52 AND
THE EAST 178.87 FEET OF THE NORTH ONE-HALF OF
LOT 51 AS SHOWN ON THE "PLAT OF HOME GARDEN
ACRES"

PARCEL B: THE NORTH ONE-HALF OF LOT 51 EXCEPTING
THEREFROM THE EAST 178.87 FEET AS SHOWN ON THE
"PLAT OF HOME GARDEN ACRES"

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