

# CITY PLANNING COMMISSION

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

APPLICANT	Stanley Remme, 8232 Cedar Crest Way, Sacramento, CA 95826		
OWNER	Stanley Remme, 8232 Cedar Crest Way, Sacramento, CA 95826		
PLANS BY	Stanley Remme, 8232 Cedar Crest Way, Sacramento, CA 95826		
FILING DATE	9-18-86	ENVIR. DET.	Ex. 15305(a) REPORT BY FG:ds
ASSESSOR'S-PCL. NO.	027-341-17.40		

**APPLICATION:** Lot line adjustment to merge two lots.

**LOCATION:** 5936 & 5940 Power Inn Road

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

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Single Family; R-1  
South: Single Family; R-1  
East: Commercial; M-25  
West: Single Family; R-1

Property Dimensions:	80 feet by 122 feet
Property Area:	0.23 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of two vacant lots totaling 0.23 ± acres which are zoned single family (R-1). The 1974 General Plan and the 1986 South Sacramento Community Plan designate the site for residential and residential (4-8 du/na), respectively. Surrounding uses on the west side of Power Inn Road are single family with commercial uses on the east side of Power Inn Road.
- B. The applicant is proposing to merge the two lots to enable future single family construction. The project has been reviewed by Real Estate, Traffic and Public Works. No comments were received.

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

**RECOMMENDATION:** Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE

LOTS 4 AND 5 OF AVONDALE SUBDIVISION NO.1

(P86-357)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5936 & 5940 Power Inn Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1986 South Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1986 South Sacramento Community Plan and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 5936 & 5940 Power Inn Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

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CHAIR

ATTEST:

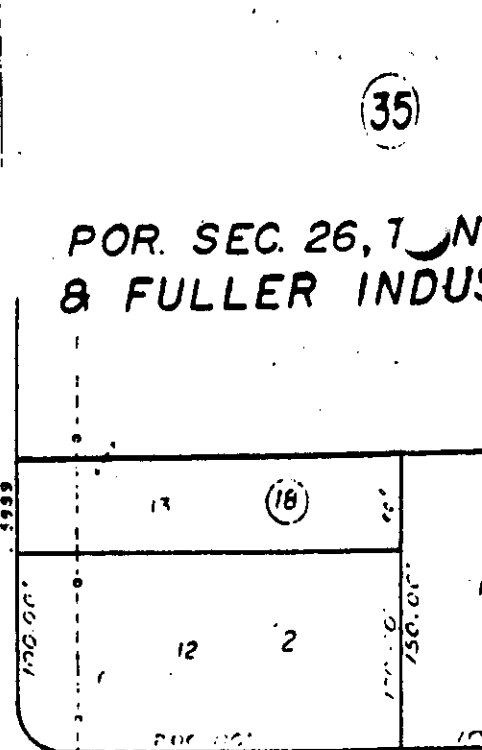
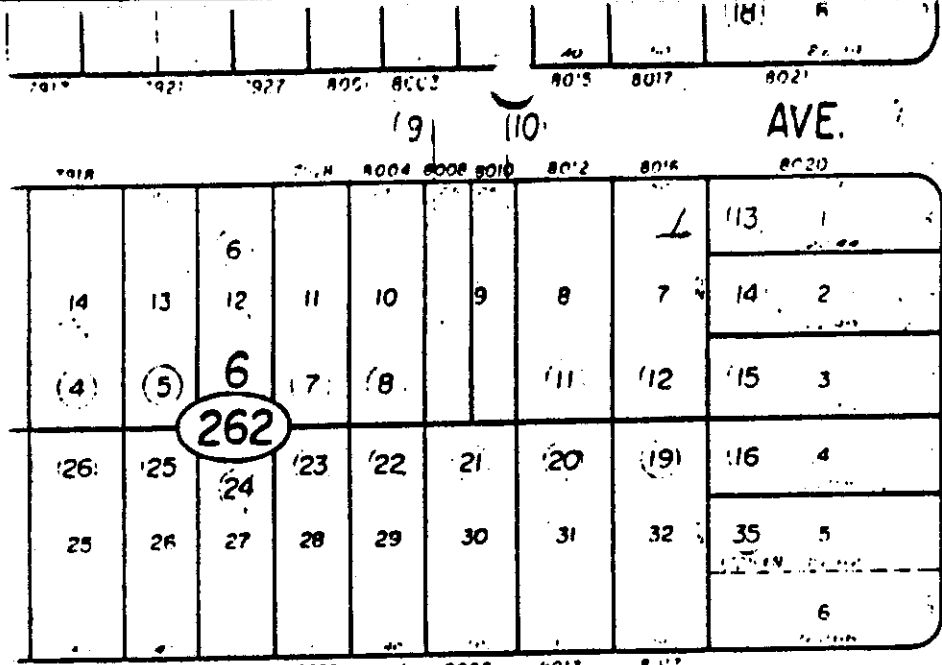
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SECRETARY TO CITY PLANNING COMMISSION

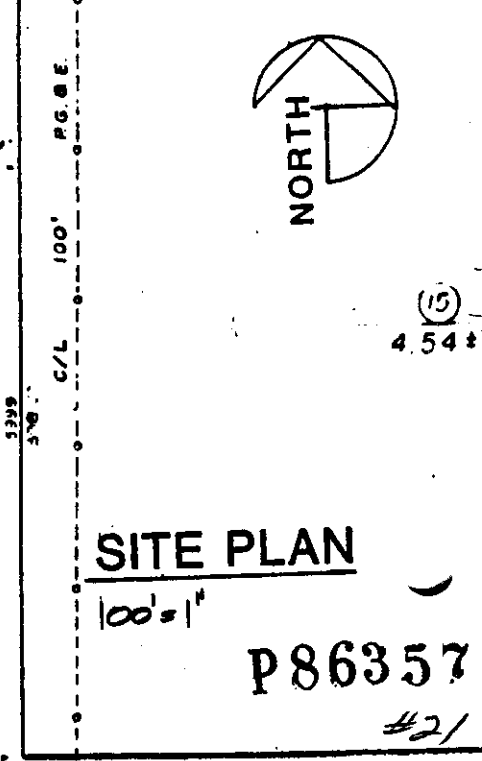
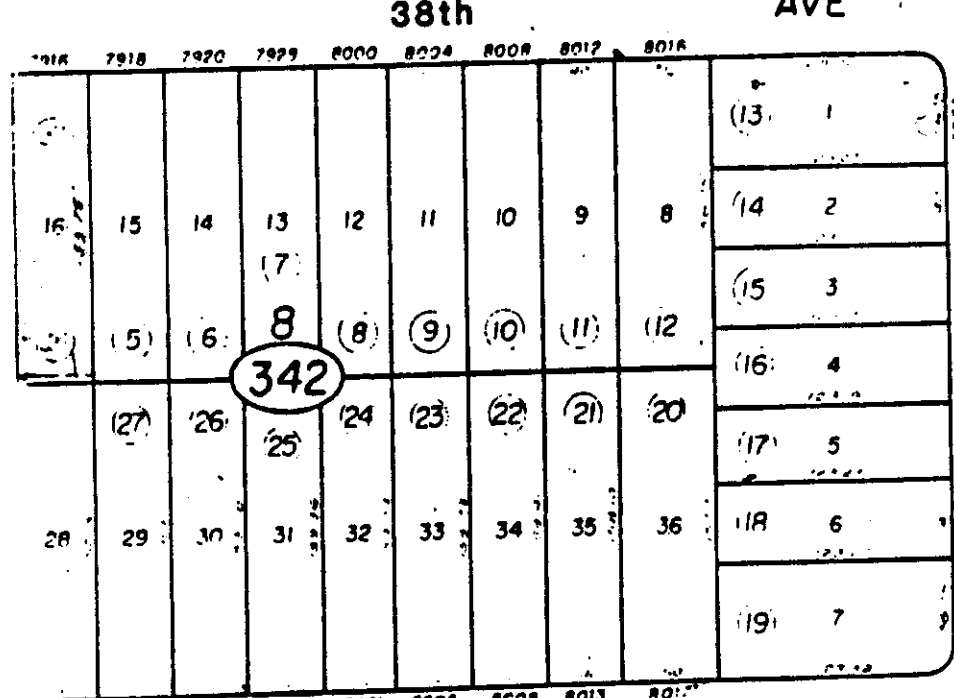
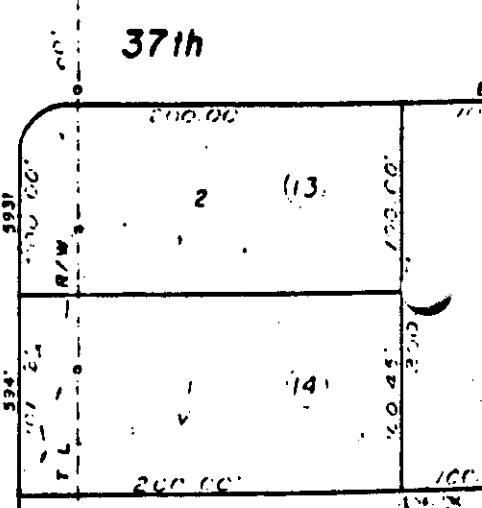
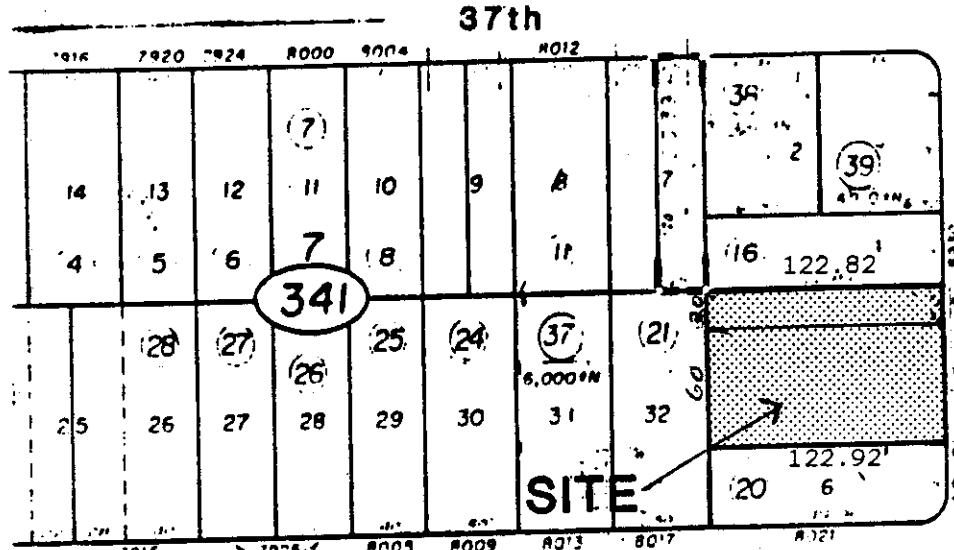
EXHIBIT A

LEGAL DESCRIPTION

LOTS 4 AND 5 OF AVONDALE SUBDIVISION NO. 1



POR. SEC. 26, T 1 N  
& FULLER INDUS



SITE PLAN

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EXHIBIT B



PROPERTY OWNERSHIP MAP

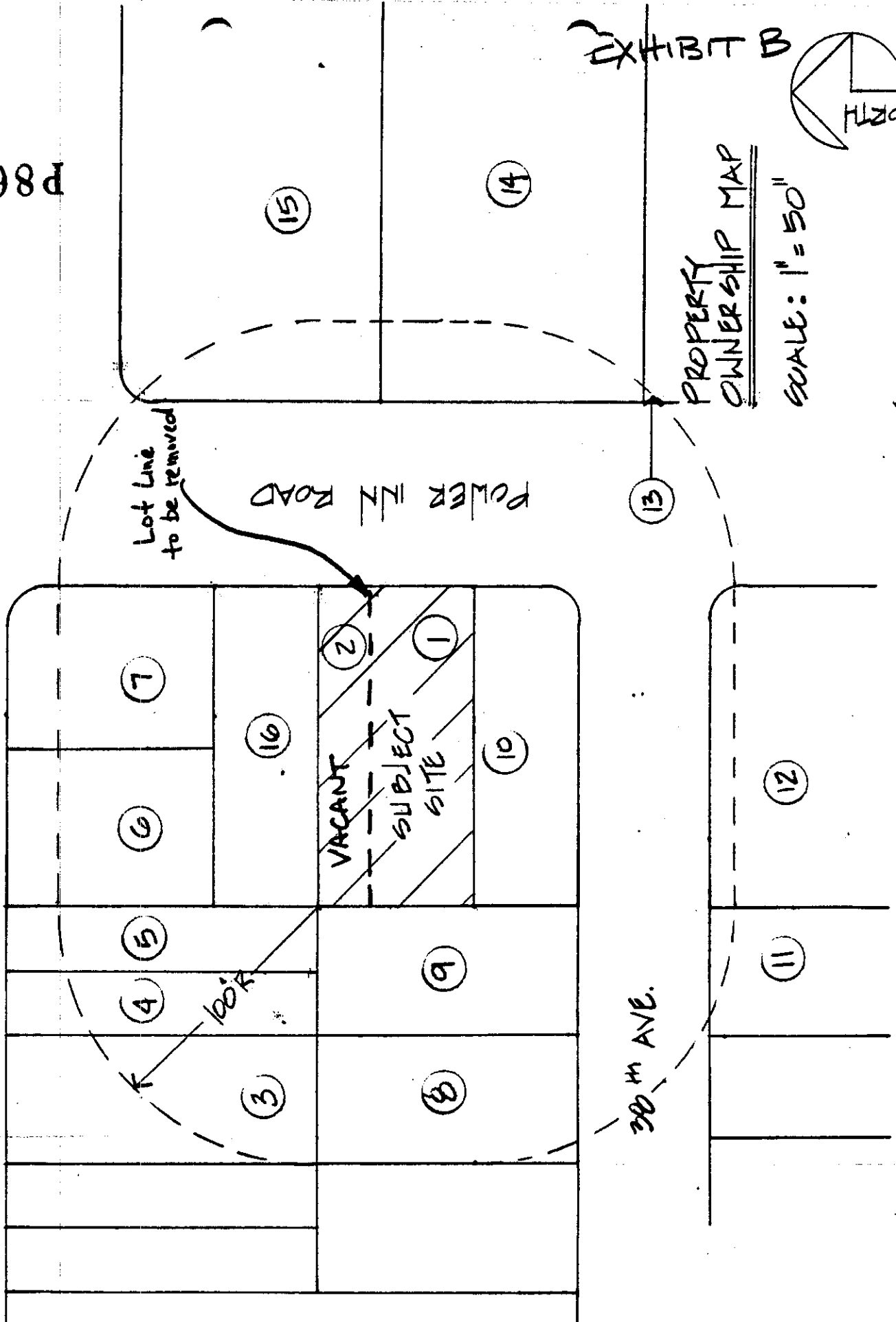
SCALE: 1" = 50'

POWER IN ROAD

Lot Line to be removed

37th AVE.

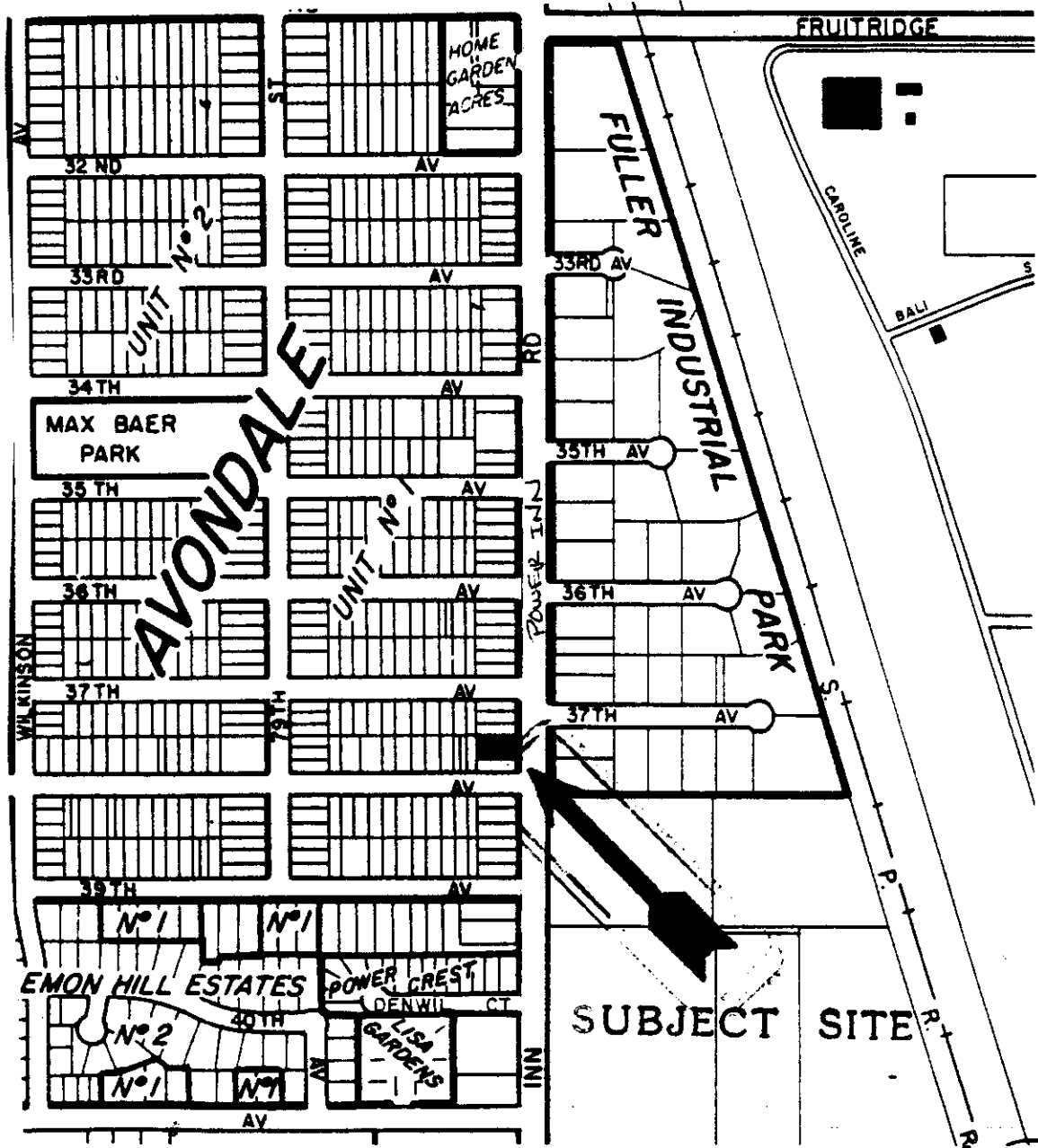
30th AVE.



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Item 2/



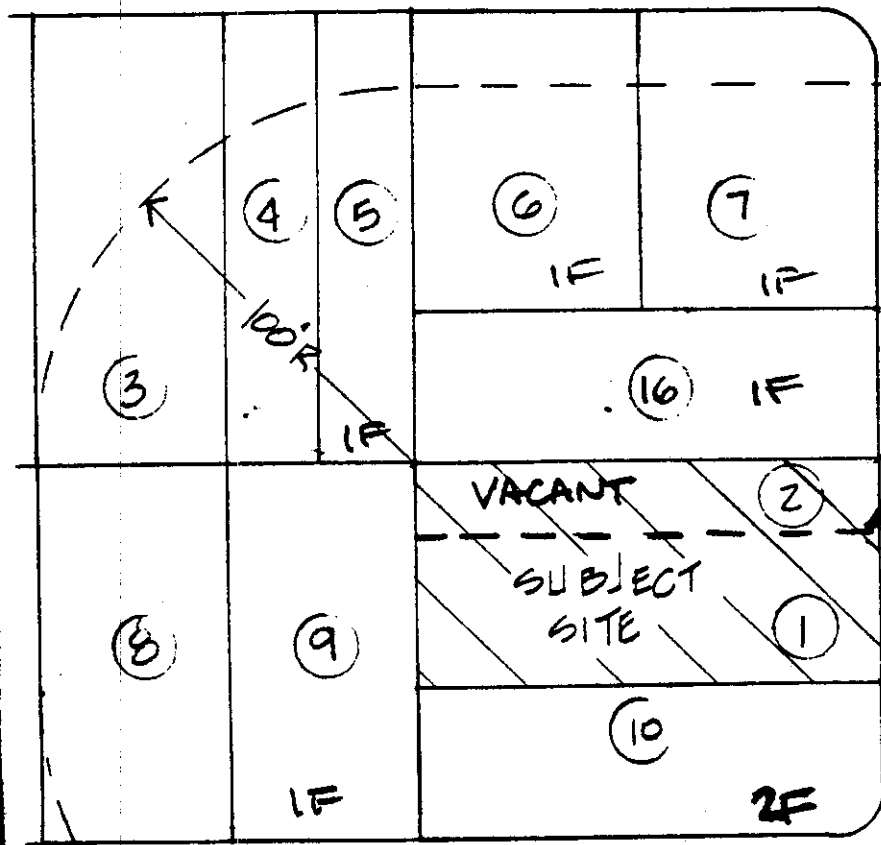
# VICINITY MAP

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10-23-86

Item 21

37<sup>th</sup> AVE.



Lot Line to be removed

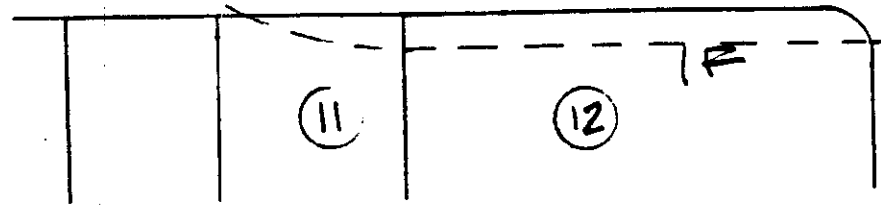
POWER IN ROAD

Comm

M-2 S

Comm

38<sup>th</sup> AVE.



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PROPERTY OWNERS

SCALE: 1

All zoned R-1 except as noted

# LAND USE & ZONING MAP

