

# CITY PLANNING COMMISSION

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

|               |  |                        |                  |
|---------------|--|------------------------|------------------|
| APPLICANT     | Essie Mae Jordan, 3029-42nd Street, Sacramento, CA 95817 |                        |                  |
| OWNER         | Essie Mae Jordan, 3029-42nd Street, Sacramento, CA 95817 |                        |                  |
| PLANS BY      | Essie Mae Jordan, 3029-42nd Street, Sacramento, CA 95817 |                        |                  |
| FILING DATE   | 11-23-83   | 50 DAY CPC ACTION DATE | REPORT BY: JP:bw |
| NEGATIVE DEC. | Exempt 15305(a) EIR                                      | ASSESSOR'S PCL. NO.    | 014-191-41 & 42  |

APPLICATION: Lot Line Adjustment to merge two parcels into one (Sec. 66499.20½, Subdivision Map Act)

LOCATION: 3029-42nd Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels in order to construct a detached garage on the site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 Oak Park Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Residential Structure and Vacant

Surrounding Land Use and Zoning:

North: Funeral Home; C-2  
South: Residential and Vacant; R-1  
East: Residential; R-1  
West: Residential; R-1

Property Dimensions: 80' x 120'  
Property Area: 9,600 square feet  
Square Footage of Proposed Garage: 672  
Street Improvements/Utilities: Existing

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

1. The subject site consists of two 40' x 120' interior lots in the Single Family (R-1) zone. A single family residence and a detached, single car garage in sub-standard condition, are located on the northern parcel. No structures are located on the southern parcel; however, it is being used for the storage of lumber, a car and other miscellaneous materials. The applicant proposes to remove the existing substandard garage, merge the two parcels, and construct a 672± square foot garage.
2. The proposal was reviewed by the City Public Works Department, City Building Division and the Oak Park Project Area Committee. They had the following comments:  
Engineering: Prepare a new legal description for the subject site.  
Oak Park PAC: The PAC has no objections to the proposed merger.  
Building Division: No comments.

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3. Staff had concerns regarding the storage of materials on the existing southern parcel. The applicant, when informed of these concerns, stated that before the new garage is constructed the existing lumber on the site will be removed and the car will be stored in the garage. The area to the south of the proposed garage will be used as a yard for the residence. Staff feels that the proposal will help to remove existing eyesores on the site and has no objections to the proposed merger.

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 to merge two parcels by adopting the attached resolution.

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M. J. DILLMAN  
No 1

H. J. GOETHE CO  
ADDN

AMERICAN  
LEGION  
SCHOOL

SOUTH  
SACRAMENTO

LOCATION MAP

SENIOR

HIGH SCHOOL

SACRAMENTO

MEDICAL

CENTRE

ROSE AVE TR  
W. J. DILLMAN No 7

WILLIS TR  
BUENA VISTA ST

GUST NELSON  
WILL ST

ALTA VISTA 43 RD  
DILLMAN No 2

DAWSON PLACE  
WRIGHT & KIMBROUGH

COLONIAL TERRACE  
SHERMAN

WILEY ST  
ADDN

WRIGHT & KIMBROUGH

DOWNNEY

WRIGHT & KIMBROUGH

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~~AMOUNT~~  
grass  
has a tree unit

10-36  
FOR OAK PARK & SOUTH SACR.

Ave

paved  
w/ parking  
Trucks, vans  
and cars

House  
for Cook  
sale  
443-6702  
O R Neuherry  
442-7550  
CASTRO

what  
is 17?

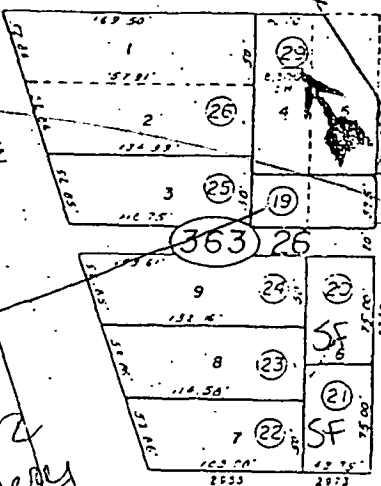
Bk. 13

Residential

2nd

FRANKLIN ST.

2nd AVE.



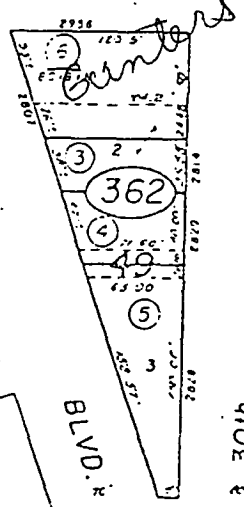
ST.

Trinity

single farm

3rd

Ave

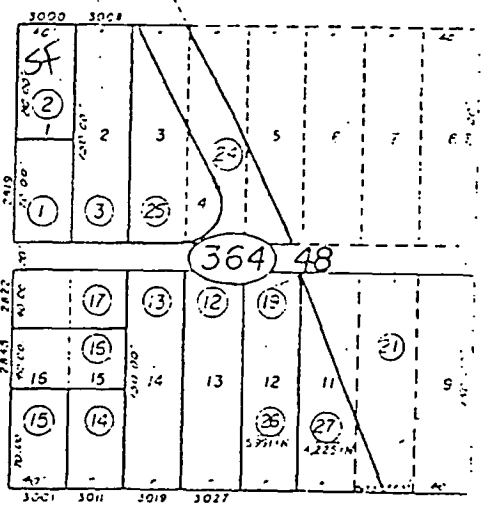


3rd AVE.

BLVD.

CPASS

30th



4th

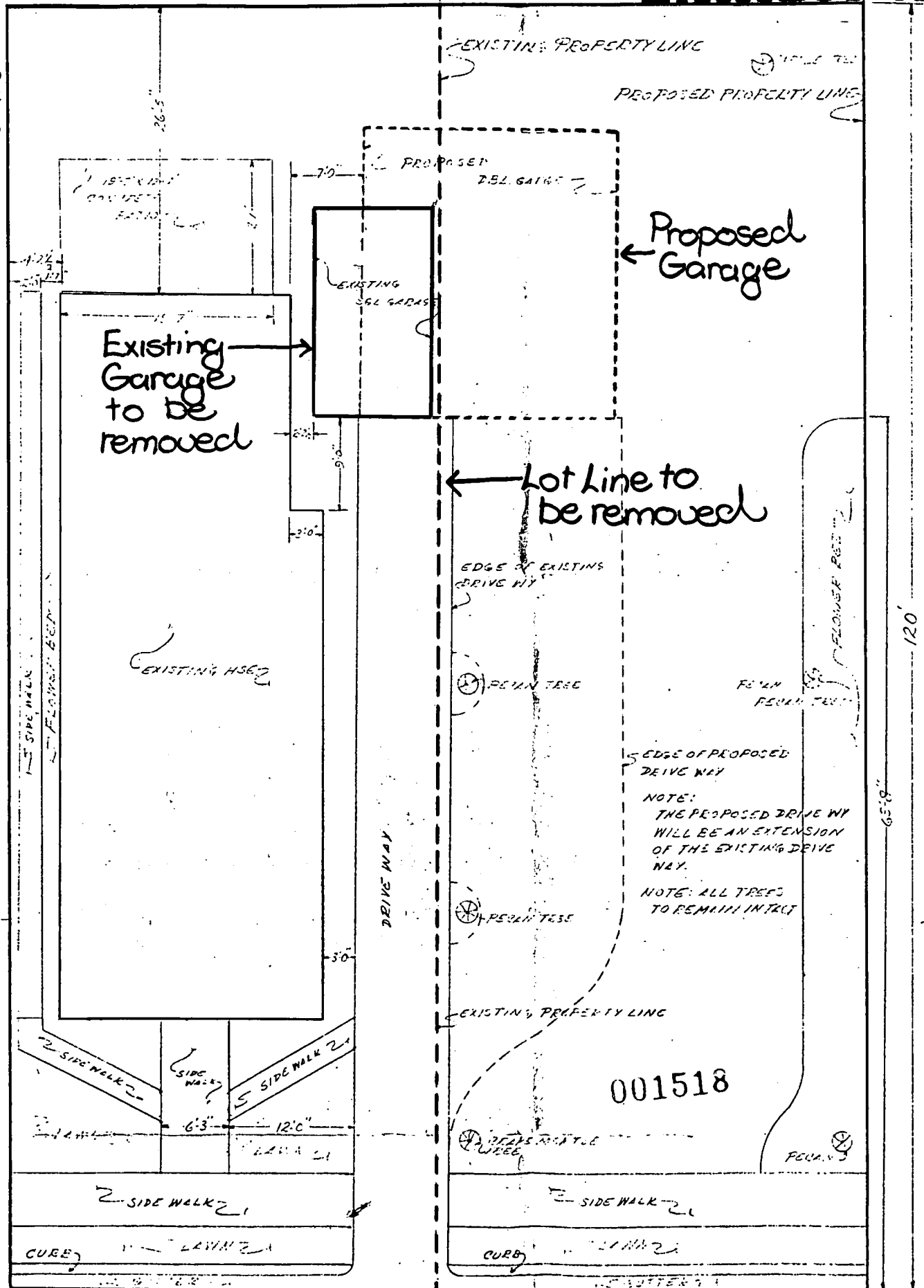
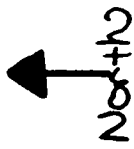
Ave

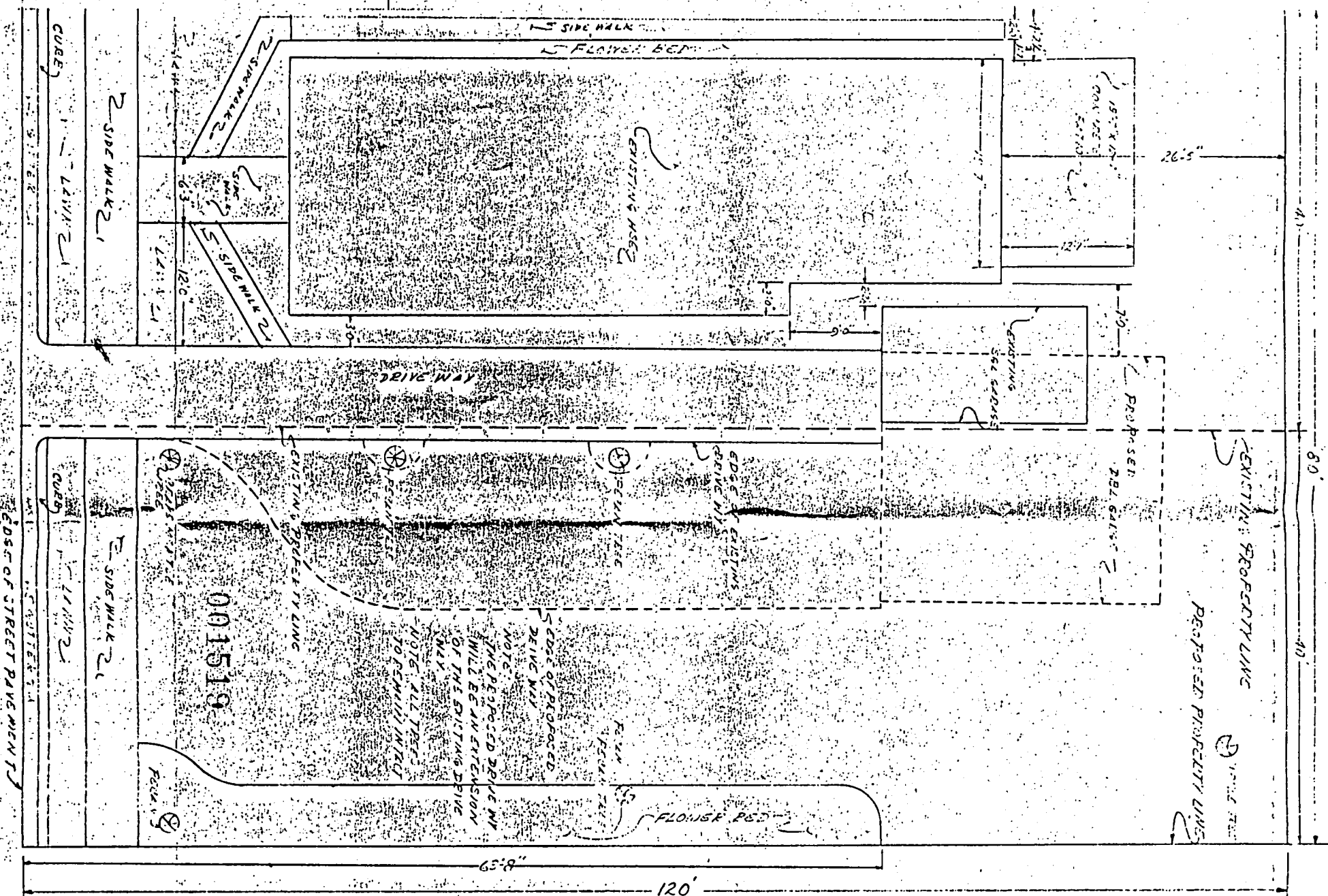
NOTE

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# EXHIBIT A

6123  
111





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NOTE: ALL TREE  
10' E.M.W. UNTRD

NOTE: THE PROPOSED DRIVEWAY  
WILL BE AN EXTENSION  
OF THE EXISTING DRIVE  
WAY.

NOTE: EDGE OF PROPOSED  
DRIVEWAY

120'

63'-8"

26'-5"

127'

41'-

80'-

40'-

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

PROPOSED 291 GARAGE

EXISTING 291 GARAGE

EXISTING PROPERTY LINE

CURB

CURB

2 SIDE WALK 2'

2 SIDE WALK 2'

EDGE OF STREET PAVEMENTS