

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Keith DeVore, 2424 Hurley Way, #52, Sacramento CA 95825	440-6851	
OWNER	Jon & Jo Anne Marquardt, 4330 24th St., Sacramento CA 95822	739-1237	
PLANS BY	Keith DeVore		
FILING DATE	11-18-82	50 DAY CPC ACTION DATE	REPORT BY: SD:cp
NEGATIVE DEC	Ex. 15105(a)	EIR	ASSESSOR'S PCL. NO. 018-053-01, 02, 17-26, 31, 32, 34, 35

APPLICATION: Lot Line Adjustment to merge 12 parcels into 6.

LOCATION: Southeast corner of 16th Avenue and 24th Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge 12 parcels totaling 2.1+ acres into 6 parcels located in the R-1, C-4 and C-4-R zones.

### PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Sutterville Heights Community Plan Designation:	Heavy Commercial/Industrial
Existing Zoning of Site:	C-4, C-4-R, R-1
Existing Land Use of Site:	Light Industrial, Manufacturing
Surrounding Land Use and Zoning:	
North:	Auto Repair Shop, Vacant; C-4, C-2-R
South:	Lumber Mill; C-4
East :	W.P.R.R.; C-2
West :	Residential; R-1
Property Dimensions:	Irregular
Property Area:	2.1+ ac.
Significant Features of Site:	Already developed with existing lot lines passing through structures.
Topography:	Flat
Street Improvements:	Existing and to be provided.
Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of 12 lots originally subdivided in 1910 or before. Relotting has occurred since that time, however, some of the parcels are 25' x 125' in size. Over the years, development has occurred which spans property lines. The applicant is now proposing to relocate lot lines to coincide with existing development.
2. The proposal was reviewed by City Engineering, Traffic Engineering, the City Fire Marshall, Building Inspection and City Real Estate. The City Engineer requested the following:  

**000634**

  - a. New legal descriptions of each parcel;
  - b. Field survey notes be submitted with closure calculations and legal description;
  - c. New lines shall be monumented to the satisfaction of the City Engineer.

APPLC. NO. P82-271

MEETING DATE January 13, 1983

CPC ITEM NO. 37

3. The applicant must satisfy Building Inspection requirements prior to recordation of a Certificate of Compliance. These requirements could include fire walls and sprinkler systems. The applicant should check with Building Inspection for exact requirements.
4. The intent of the request is to eliminate lot lines that bisect structures. To assure that the new lot lines do not pass through structures, the City Engineer has requested the applicant to submit survey notes with closure calculations and the legal descriptions.
5. Parcel 6, at the northwest corner of Attawa Avenue and 16th Avenue, exists in the configuration shown. Since it is owned by the applicant, it was included in the request, although no changes are proposed for the piece.
6. The map indicates an alley passing down the middle of the block. This has been abandoned.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines, Section 15105(a).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Merger by adopting the attached resolution with conditions.

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SACRAMENTO CITY COLLEGE

SHOPS

LOCATION MAP

C-IR

R-3

SUTTERVILLE RD

C-4

R-3

C-4

R-2

C-4-R

R-1

C-4

SUBJECT SITE

ETHEL SCH

JOAQUIN-MILLER JR. HIGH SCH

ST. ROBERT'S SCHOOL

HOLLYWOOD PARK SCH.

M-1

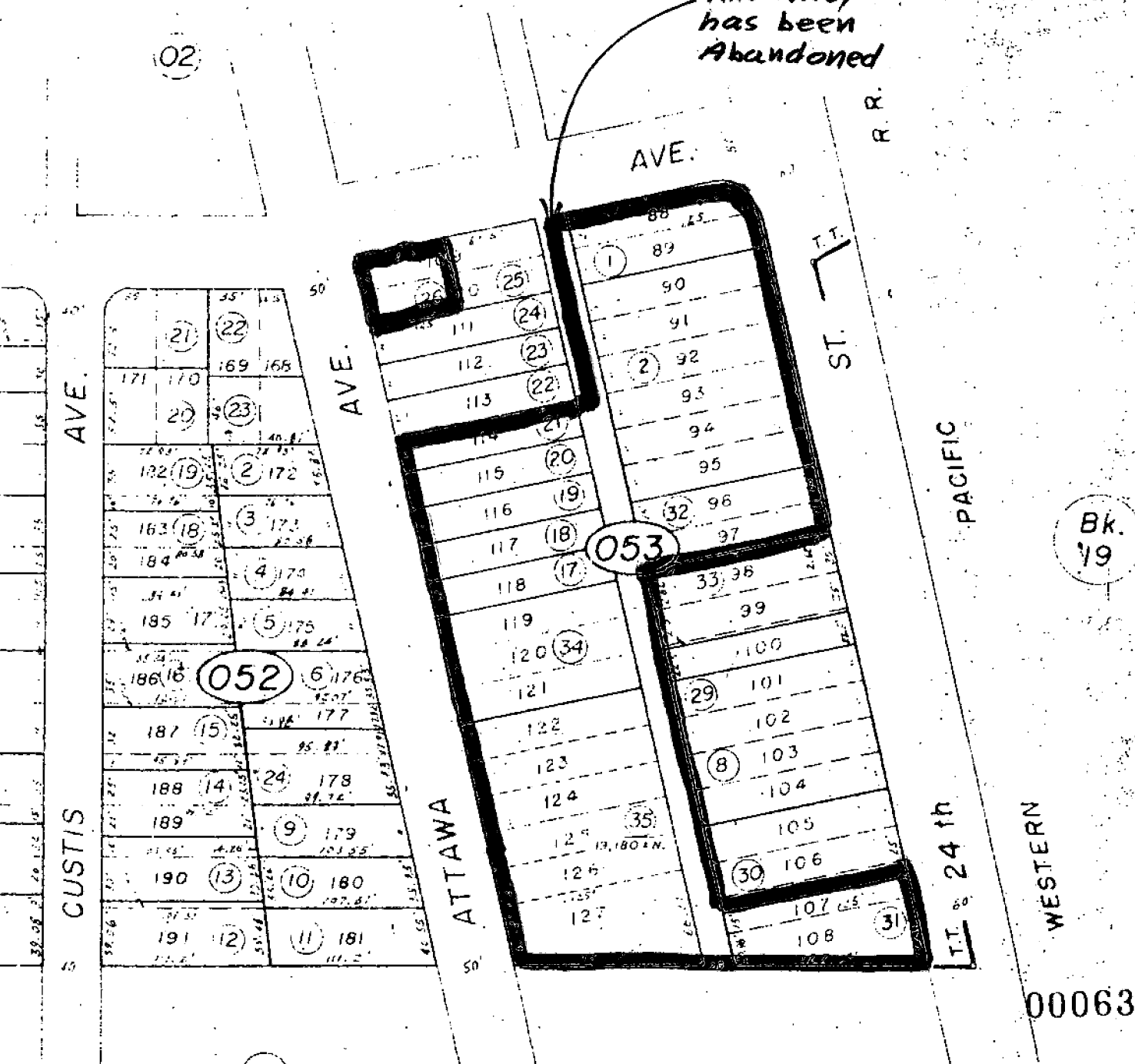
C-2

R-1

CARLETON & TERMINAL TRACT

018-

Note:  
This Alley  
has been  
Abandoned



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CITY PLANNING COMMISSION

MAR 5 1919

RECEIVED

EXISTING PARCELS

P82-271

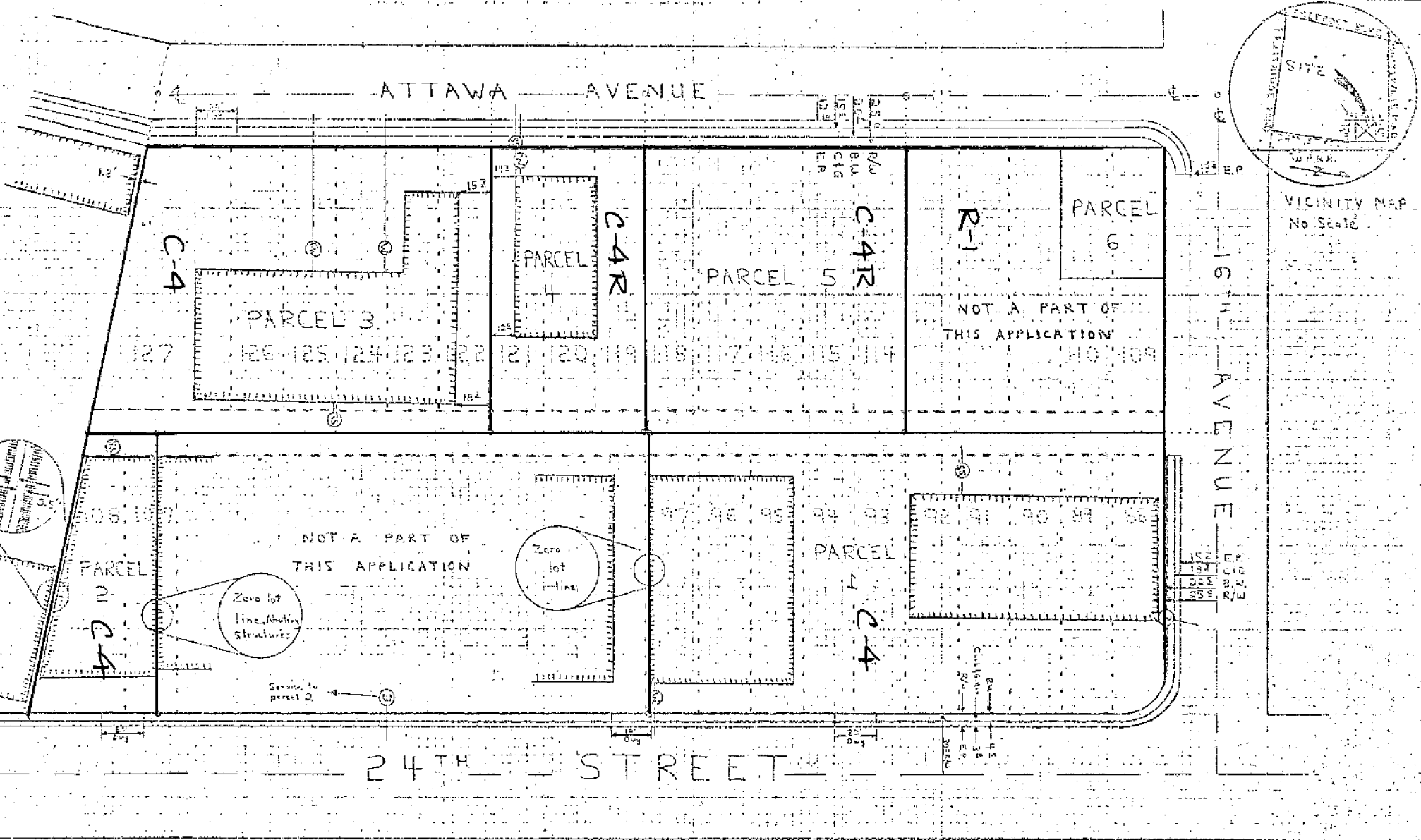
January 13, 1913

Item 37

P. 82271

JAN. 13, 1983

Item 37



# LOT LINE ADJUSTMENT AND MERGER

FOR LOTS 88 THRU 97, 107 THRU 110, and 114 THRU 127

OF TERMINAL TRACT

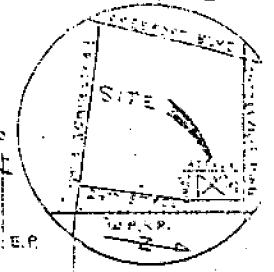
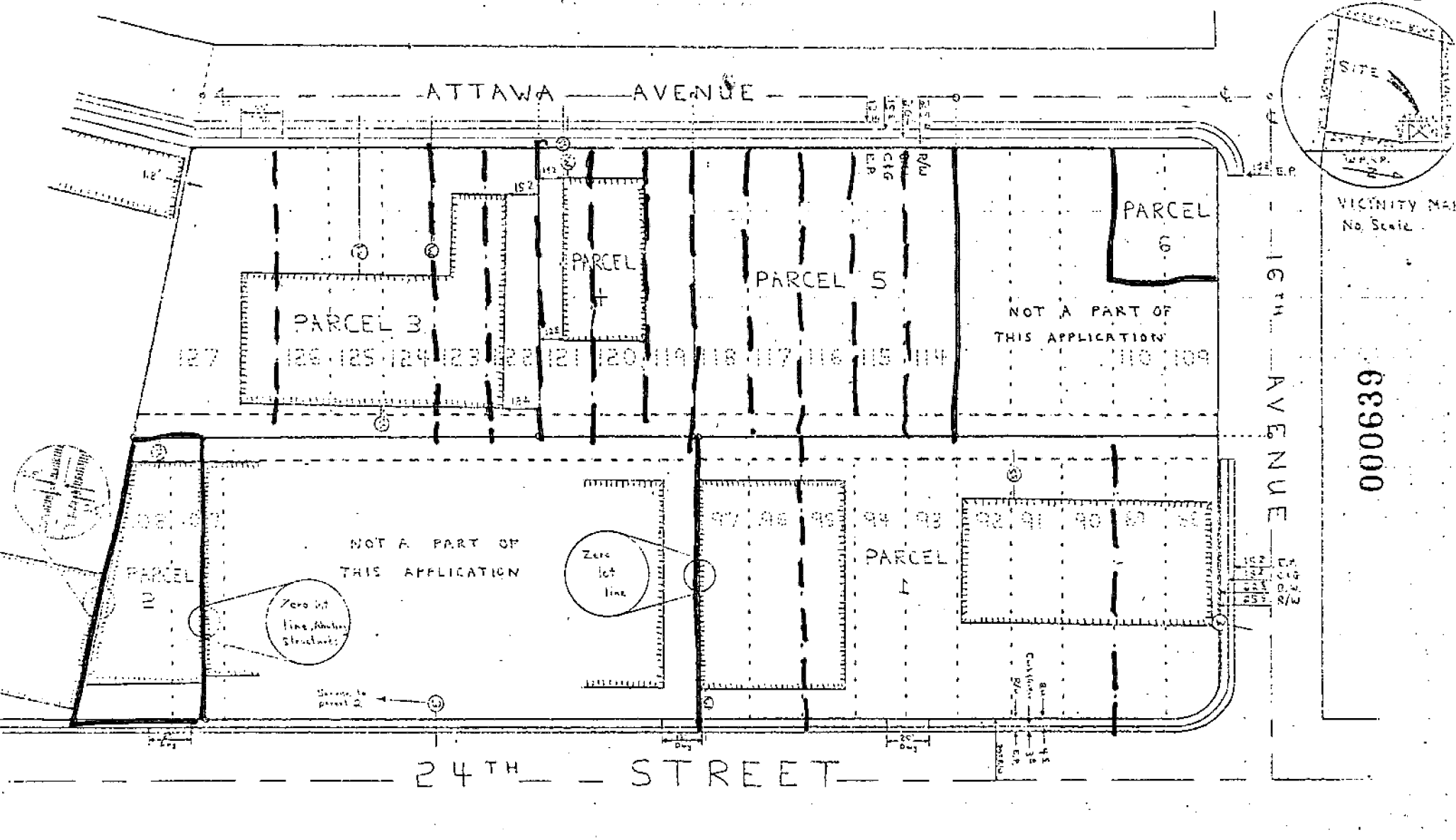
OWNER: JON T. and JO ANNE MARQUARDT  
4330 TWENTY-FOURTH STREET  
SACRAMENTO, CA 95822

APPLICANT: KEITH DEVORE  
R.C.E. 30358  
JOHN HUBER  
L.S. 4703

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EXHIBIT 'A'



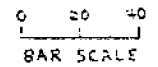
VICINITY MAP  
No. Scale

000639

LOT LINE ADJUSTMENT AND MERGER  
FOR LOTS 88 THRU 97, 107 THRU 110, and 114 THRU 127  
OF TERMINAL TRACT

OWNER: JON T. & JO ANNE MARGUARDT  
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