

# CITY PLANNING COMMISSION

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

APPLICANT Wong and Associates, 1211 H Street, Suite #F, Sacramento, CA 95814  
OWNER John & Virginia Agee, 3980 Bartley Drive, Sacramento, CA 95822  
PLANS BY Wong and Associates, 1211 H Street, Suite #F, Sacramento, CA 95814  
FILING DATE 8/21/87 ENVIR. DET. EX. 15305 a REPORT BY DJH:vf  
ASSESSOR'S-PCL. NO. 017-0061-022 and 023

APPLICATION: Lot Line Merger

LOCATION: 3980 Bartley Drive

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one to allow for a future expansion of the existing residence.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 Riverside/Land Park 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: Single Family Residential; R-1  
South: School Site; R-1  
East : Park Site; R-1  
West : Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	.48+ acre
Topography:	Flat
Street Improvements & Utilities:	Existing

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

- A. The subject site consists of two lot totaling .48+ developed acre in the Standard Single Family (R-1) zone. The lots are designated for residential use in both the General Plan and the 1963 Riverside - Land Park Community Plan. Surrounding land uses include single family residences and a private school. The westerly lot contains an existing single family residence.
- B. The applicant is proposing to merge the two lots in order to allow for a future expansion of the existing residence. Staff has no objections to the lot line merger.
- C. The project has been reviewed by City Real Estate, Engineering and Traffic Engineering Divisions. There were no objections to the proposed merger.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO

MERGE PARCELS A AND B, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "LOTS 42, 43, AND 44 AND WEST LAND PARK DRIVE, LAND PARK TRACT NO. 3," RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 7 OF MAPS, MAP NO. 6.  
(APN: 017-0061-022 AND 023)  
(P87-374)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3980 Bartley Drive; 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; 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 1974 General 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 3980 Bartley Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

File a Certificate of Compliance and waive parcel map with Public Works prior to recordation.

\_\_\_\_\_

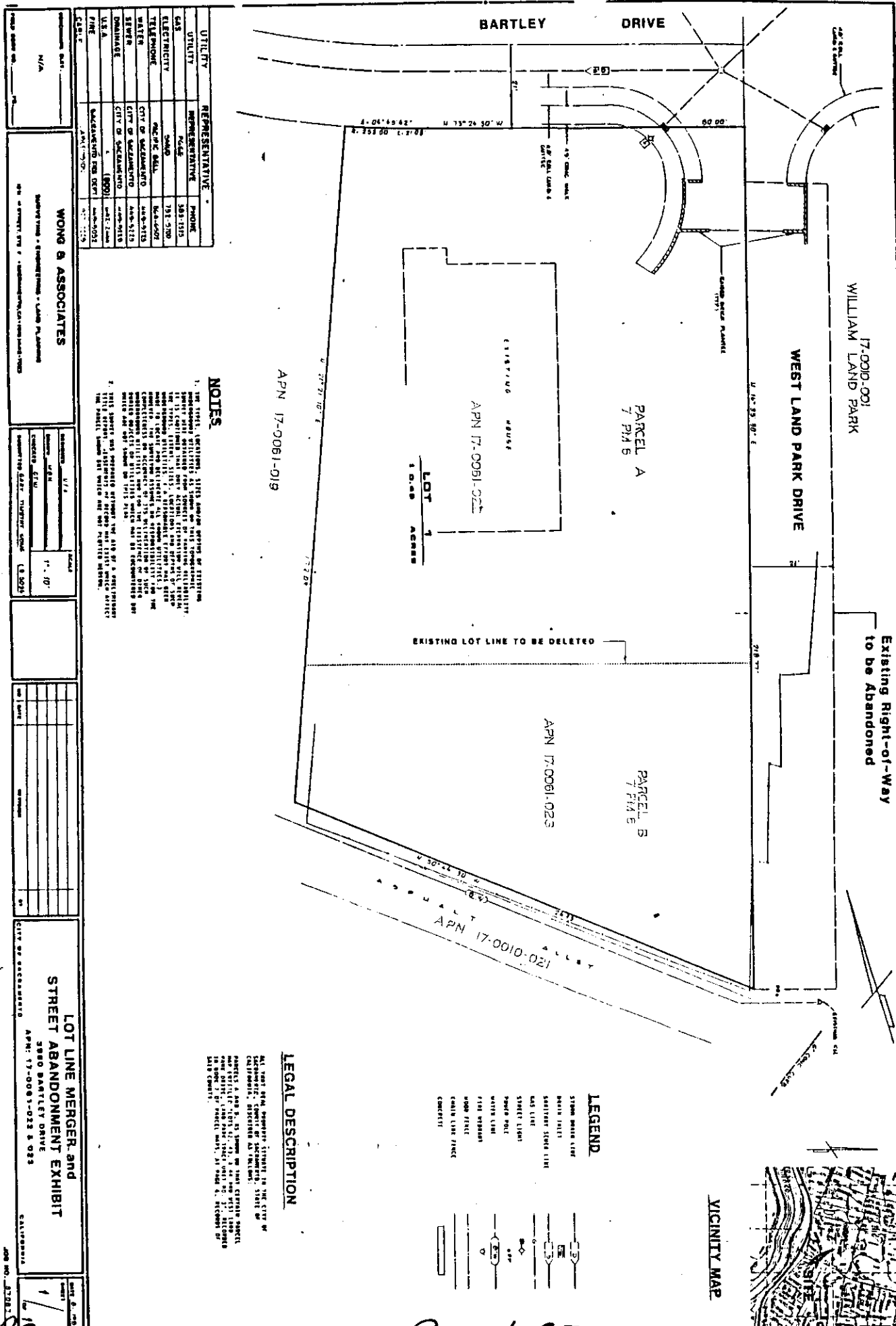
\_\_\_\_\_  
DATE

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE

# EXHIBIT A



APN 17-0061-D19

### NOTES

1. THE TITLE, ADDRESS, CITY AND STATE OF THE PROPERTY HEREIN IS SHOWN ON THIS COMPREHENSIVE MAP. THE PROPERTY HEREIN IS SHOWN ON THIS COMPREHENSIVE MAP AS BEING PART OF THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA. THE PROPERTY HEREIN IS SHOWN ON THIS COMPREHENSIVE MAP AS BEING PART OF THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA. THE PROPERTY HEREIN IS SHOWN ON THIS COMPREHENSIVE MAP AS BEING PART OF THE CITY AND COUNTY OF SACRAMENTO, CALIFORNIA.
2. THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

### LEGAL DESCRIPTION

ALL THAT ARE SHOWN HEREIN TO BE PART OF THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 PARCELS A AND B, AS SHOWN ON THIS COMPREHENSIVE MAP AND THIS MAP, AND ARE TO BE ABANDONED TO THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	581-1315
ELECTRICITY	PG&E	791-5200
TELEPHONE	PG&E	581-1315
WATER	CITY OF SACRAMENTO	581-5123
SEWER	CITY OF SACRAMENTO	581-5123
DRAINAGE	CITY OF SACRAMENTO	581-5123
U.S.A.	U.S.A.	581-5123
STATE	STATE	581-5123
FIRE	FIRE	581-5123

**WONG & ASSOCIATES**  
 3880 BARTLEY DRIVE  
 SACRAMENTO, CALIFORNIA 95821  
 (916) 486-1111

**LOT LINE MERGER and STREET ABANDONMENT EXHIBIT**  
 APN: 17-0061-D19 & 023  
 CALIFORNIA

DATE	BY	REVISION

187-374

9-24-87

15m # 29