

# CITY PLANNING COMMISSION

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

APPLICANT	Siri Gian Singh Khalsa, 1900 22nd Street, Sac., CA 95816		
OWNER	Siri Gian Singh Khalsa, 1900 22nd Street, Sac., CA 95816		
PLANS BY	Siri Gian Singh Khalsa, 1900 22nd Street, Sac., CA 95816		
FILING DATE	Nov. 1, 1988	ENVIR. DET.	Exempt 15305 a
ASSESSOR'S PCL. NO.	010-0032-006,007	REPORT BY	CL:vf

APPLICATION: Lot Line Adjustment to merge two lots into one totaling 0.1 $\frac{1}{2}$  developed acres in the Multi-Family (R-3A) zone to accommodate an existing single family residence and a proposed living unit in the basement.

LOCATION: 1900 and 1904 22nd Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one totaling 0.1 $\frac{1}{2}$  developed acres in the Multi-Family (R-3A) zone.

### PROJECT INFORMATION:

General Plan Designation:	High Density Residential (30+ du/na)
1980 Central City Community Plan Designation:	Multiple Family Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Single Family Residence

### Surrounding Land Use and Zoning:

North: C-4: Offices  
South: R-3A: Single Family Residence  
East: R-3A: Parking Lot  
West: R-3A: Apartments

Property Dimensions:	73' x 80'
Property Area:	0.1 $\frac{1}{2}$ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

- The subject site consists of two parcels totaling 0.1 $\frac{1}{2}$  developed acres in the Multi-Family (R-3A) zone. The General Plan designation for the site is High Density Residential (30+ du/na). The 1980 Central City Community Plan designates the site Multiple Family Residential. Surrounding land uses and zoning include offices to the north, zoned C-4; single family residences to the south, zoned R-3A; a parking lot to the east, zoned R-3A; and apartments to the west, also zoned R-3A.
- Currently a two story single family home is constructed on the property line. The applicant is requesting these two parcels be merged, forming one parcel for his existing residence and allowing the construction of an additional unit in the basement.

APPLC. NO. P88-460 MEETING DATE January 12, 1989 ITEM NO. 32 <sup>16</sup>

C. The proposed lot line adjustment was reviewed by other city agencies. The following comments were received:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all existing easements.

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

RECOMMENDATION: Staff recommends Planning Commission approval of the lot line adjustment by adopting the attached resolution.

1/20/89  
~~January 12, 1989~~

RESOLUTION NO.

ADOPTING BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS  
INTO ONE LOT LOCATED AT 1900 AND 1904 22ND STREET  
(APN: 010-0032-006,007)  
(P88-460)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1900 and 1904 22nd Street; 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 General Plan and 1980 Central City 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 1900 and 1904 22nd Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all existing easements.

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CHAIRPERSON

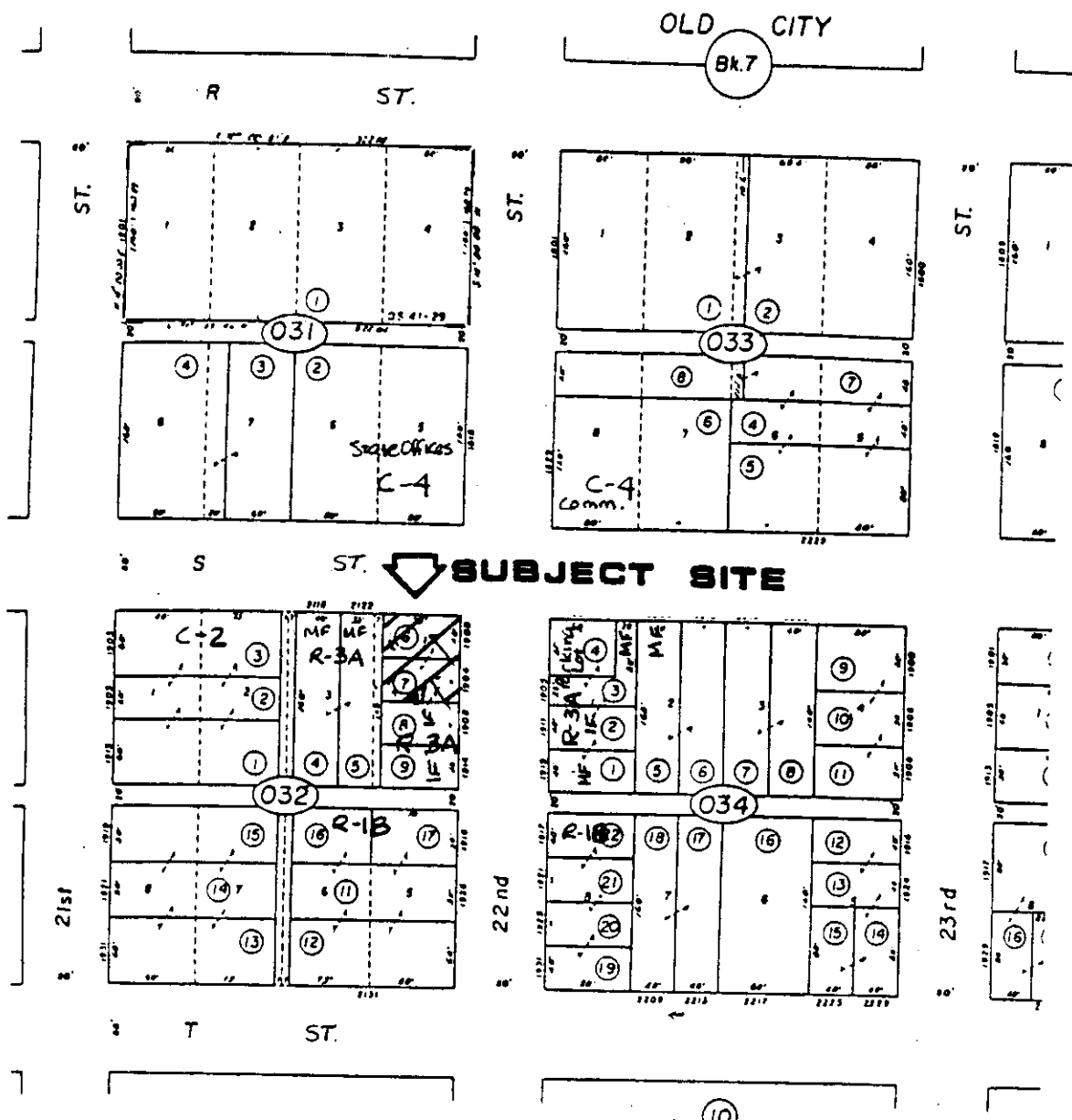
ATTEST:

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

P88-460

*1/20/89*  
~~January 12, 1989~~

Item <sup>16</sup> 38



O.S. Bk. 41, Pg. 29 (11-6-86)

NOTE - Assessor's Block Numbers Show  
Assessor's Parcel Numbers Show

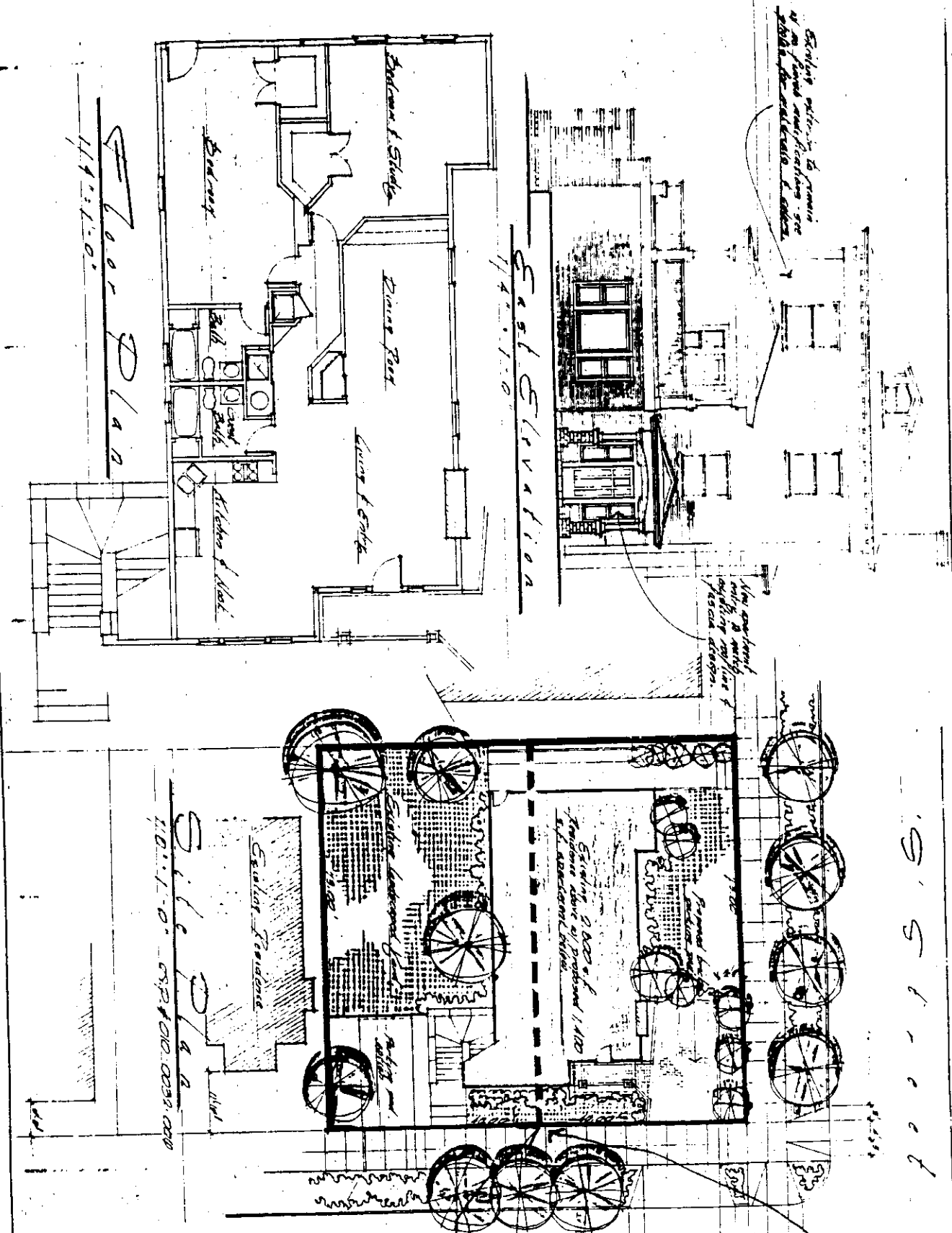


**VICINITY - LAND USE - ZONING**

P88-460

1-12-89 1/30/89

ITEM # 16



**EXHIBIT A**

22nd St.

P88-460

+12-89 1/20/89

ITEM #16

1/1	1/2	1/3	1/4	1/5	1/6	1/7	1/8	1/9	1/10
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Department Renovation in  
 Dr. Gini Gian G. Thales, 900 22nd St. CA  
 Site Plan, Floor Plan, East Elevation

**STUDIO FOUR**  
 Architects AIA  
 500 University Avenue, Suite 400, Sacramento, CA 95825  
 (916) 920-1199



Scale: 1/8" = 1'-0"

EXISTING LEGAL DESCRIPTION

1900 22nd Street  
Sacramento, CA 95816  
Lot Merger

APN: 010-0032-006 (1) The East 7.3 ft. of the north 1/4 of Lot 4

APN: 010-0032-007 (1) The East 7.3 ft. of the south 1/4 of the North 1/2 of Lot 4

**NEW LEGAL DESCRIPTION:**

THE EAST 73 FEET OF THE NORTH ONE-HALF OF LOT 4 IN  
THE BLOCK BOUNDED BY S AND T. 21ST AND 22ND STREETS  
OF THE CITY OF SACRAMENTO ACCORDING TO THE MAP OR  
PLAN THEREOF.

**EXHIBIT B**

P88-460

~~1-12-89~~

1/20/89

ITEM # 16