

CITY PLANNING COMMISSION

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

APPLICANT	Richard Rhode, 6104-25th Street, Sacramento, CA 95822		
OWNER	Richard Rhode, 6104-25th Street, Sacramento, CA 95822		
PLANS BY	Richard Rhode, 6104-25th Street, Sacramento, CA 95822		
FILING DATE	5-17-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Exempt 15115	EIR	ASSESSOR'S PCL. NO. 036-022-03 & 04

APPLICATION: Lot Line Merger to combine two lots in the Single Family (R-1) zone

LOCATION: 6104-25th Street

PROPOSAL: The applicant is requesting the necessary entitlement to build a garage.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1965 Airport Community Plan
 Designation: Light Density Residential
 Existing Zoning of Site: R-1 (Single Family)
 Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Residential; R-1
 South: Residential; R-1
 East: Residential; R-1
 West: Residential; R-2-R

Parking Required: 1 space
 Parking Provided: 1 space
 Ratio Required: 1:dwelling unit
 Ratio Provided: 1:dwelling unit
 Property Dimensions: (A) 50' x 100' (B) 50' x 150'
 Property Area: 5,000 sq. ft. 7,500 sq. ft.; Total: 12,500 sq. ft.
 Density of Development: .3 du/ac.
 Square Footage of Proposed
 Garage: 430
 Height of Structure: 15 feet
 Topography: Flat
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Green
 Exterior Building Materials: Wood

STAFF EVALUATION: The staff has the following comments:

1. The subject site consists of two lots with a single family residence, including a garage, carport and covered patio on Lot A. Lot B is vacant, but has an approximately six-foot high wood fence encroaching into the required front yard setback. The fence comes out to the sidewalk. The fence should be in conformance with the required 25 foot setback prior to building permit issuance.
2. The project was reviewed by Engineering, Electrical Engineering and Water and Sewer Division. There were no objections to the project. Engineering requires a new deed description.

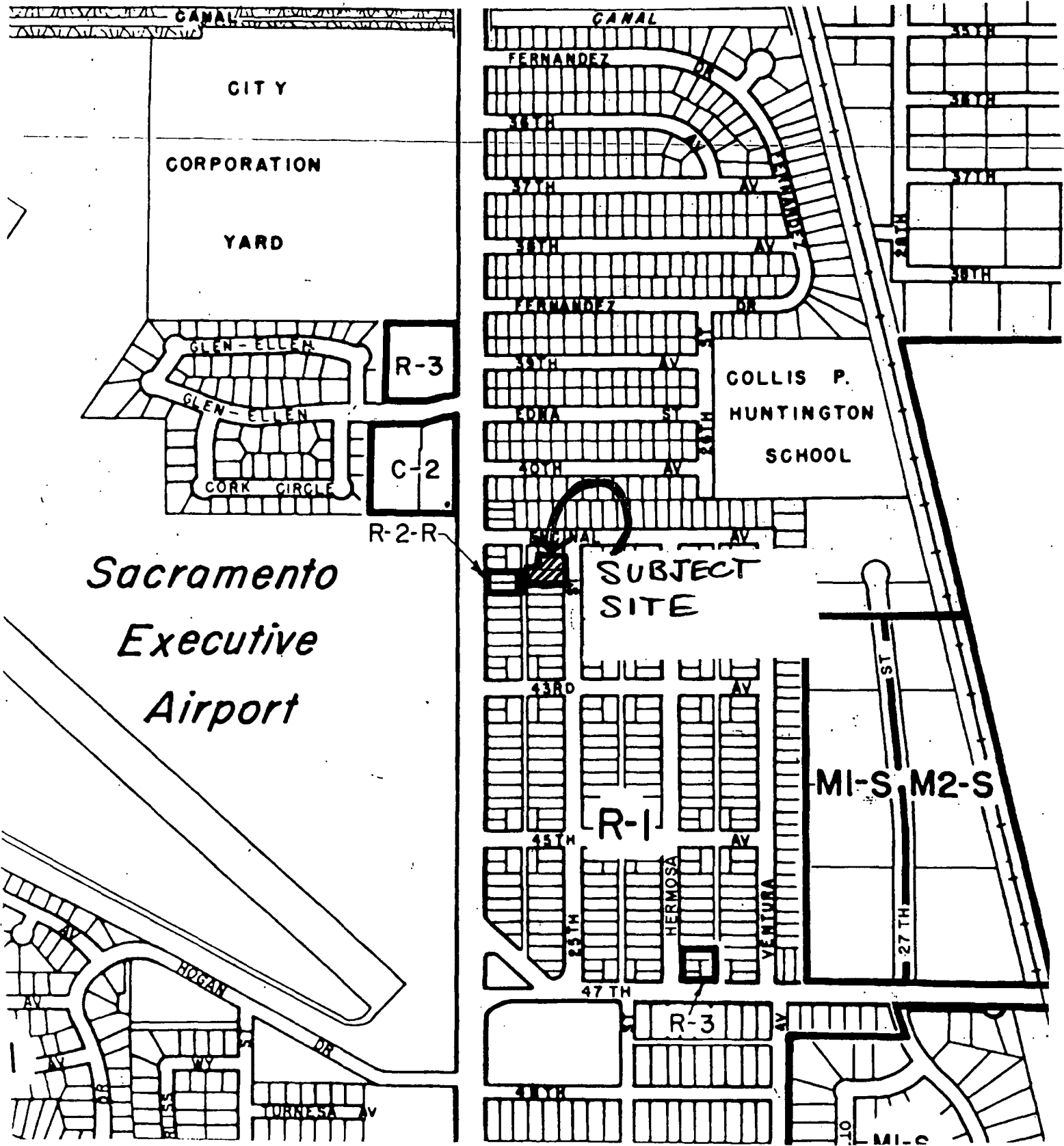
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APPLC. NO. P83-159MEETING DATE Junr 23, 1983CPC ITEM NO. 30

3. Staff is concerned that, since a garage and carport exist, attached to the residence, the proposed garage would be used for other activities. As this is an R-1 single family zone, the applicant should be aware that only one residence is allowed per parcel. Also, there are restrictions on the type of business that may be done under a home occupation permit. The proposed garage cannot be used as part of the home occupation or as a commercial business such as an auto repair garage.

ENVIRONMENTAL DETERMINATION. This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15115).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger by adopting the attached resolution. (*CPC amended resolution*)



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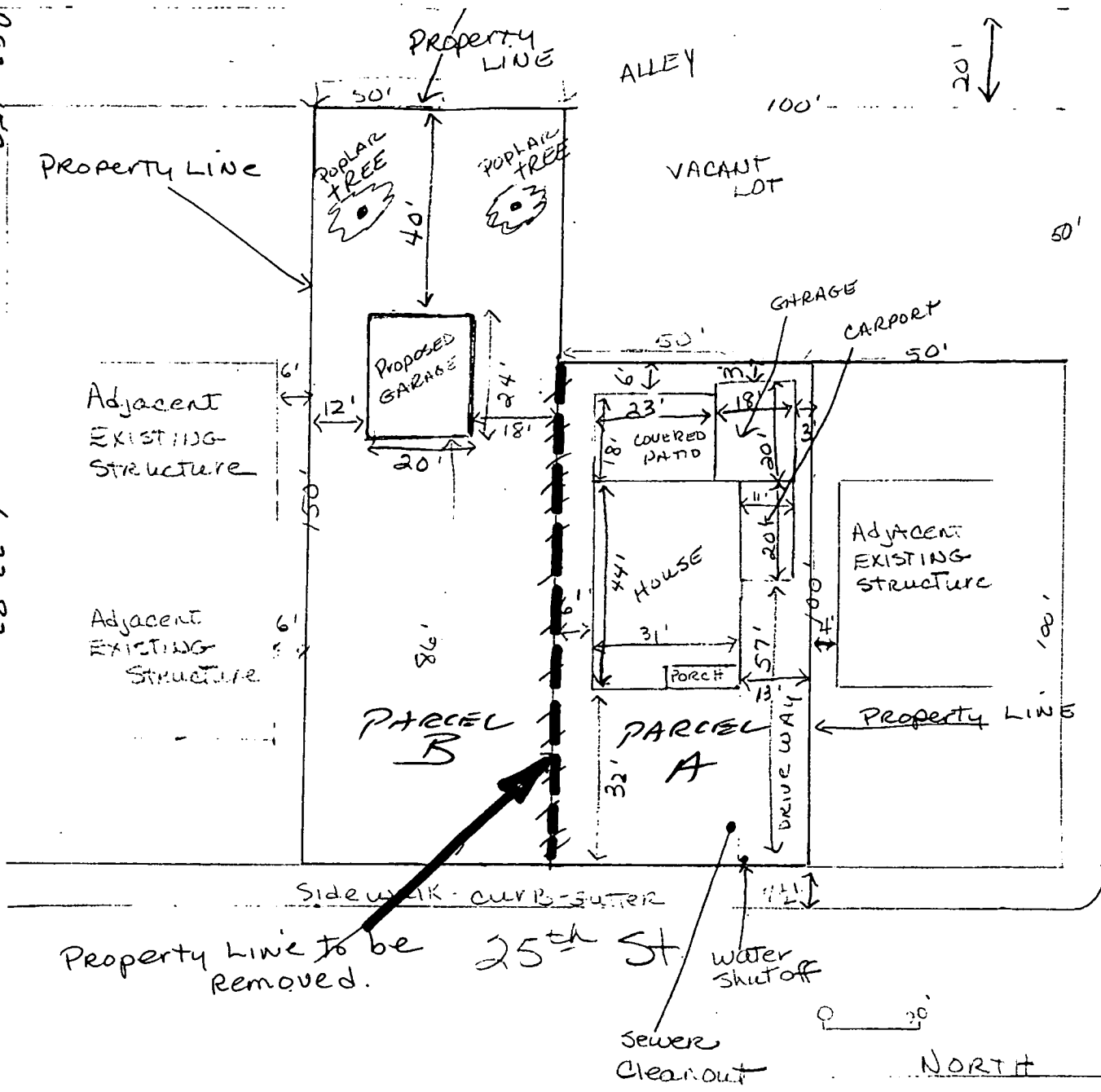
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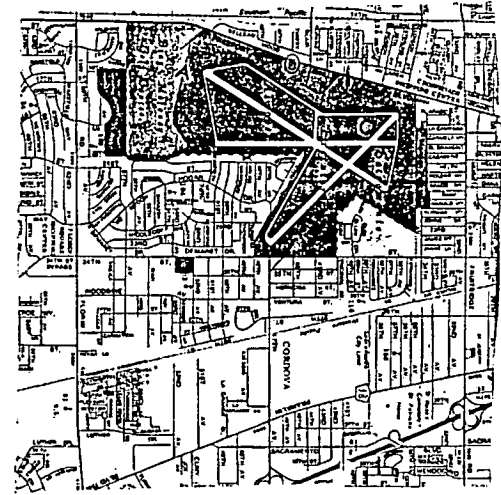
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ENCINAL AVE.



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EXHIBIT "A"

Lots #3 and #4, Parcel #036-022-03 and 04, Del Rio Junction, Assessor's map Bk. 36, Pg. 02, are being joined into one property.

Lot 254, Del Rio Junction 036-022-03
Lot 253 Del Rio Junction 036-022-04
OK Ed Flowers 5-16-83