

# CITY PLANNING COMMISSION

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

APPLICANT	Arthur Dart, 2931 Del Paso Boulevard, Sacramento, CA 95815		
OWNER	Arthur Dart, 2931 Del Paso Boulevard, Sacramento, CA 95815		
PLANS BY	Arthur Dart, 2931 Del Paso Boulevard, Sacramento, CA 95815		
FILING DATE	3-14-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 265-180-09 & 31

APPLICATION: Lot Line Adjustment (Subdivision Map Act, Sec. 66499.20 3/4)

LOCATION: 2931 Del Paso Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels to create one 13,685± square foot parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1966 Hagginwood Community Plan Designation:	Apartments
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/net ac.)
Existing Zoning of Site:	R-3
North Sacramento Community Plan Zoning:	R-1A
Existing Land Use of Site:	Single Family Residence
Surrounding Land Use and Current Zoning:	
North:	Single Family; R-1, R-3
South:	Single Family; R-3
East:	Single Family; R-1
West:	Single Family; R-3
Property Dimensions:	Irregular
Property Area:	13,685± square feet
Significant Feature of Site:	Adjacent to alley proposed for abandonment
Street Improvements/Utilities:	Existing

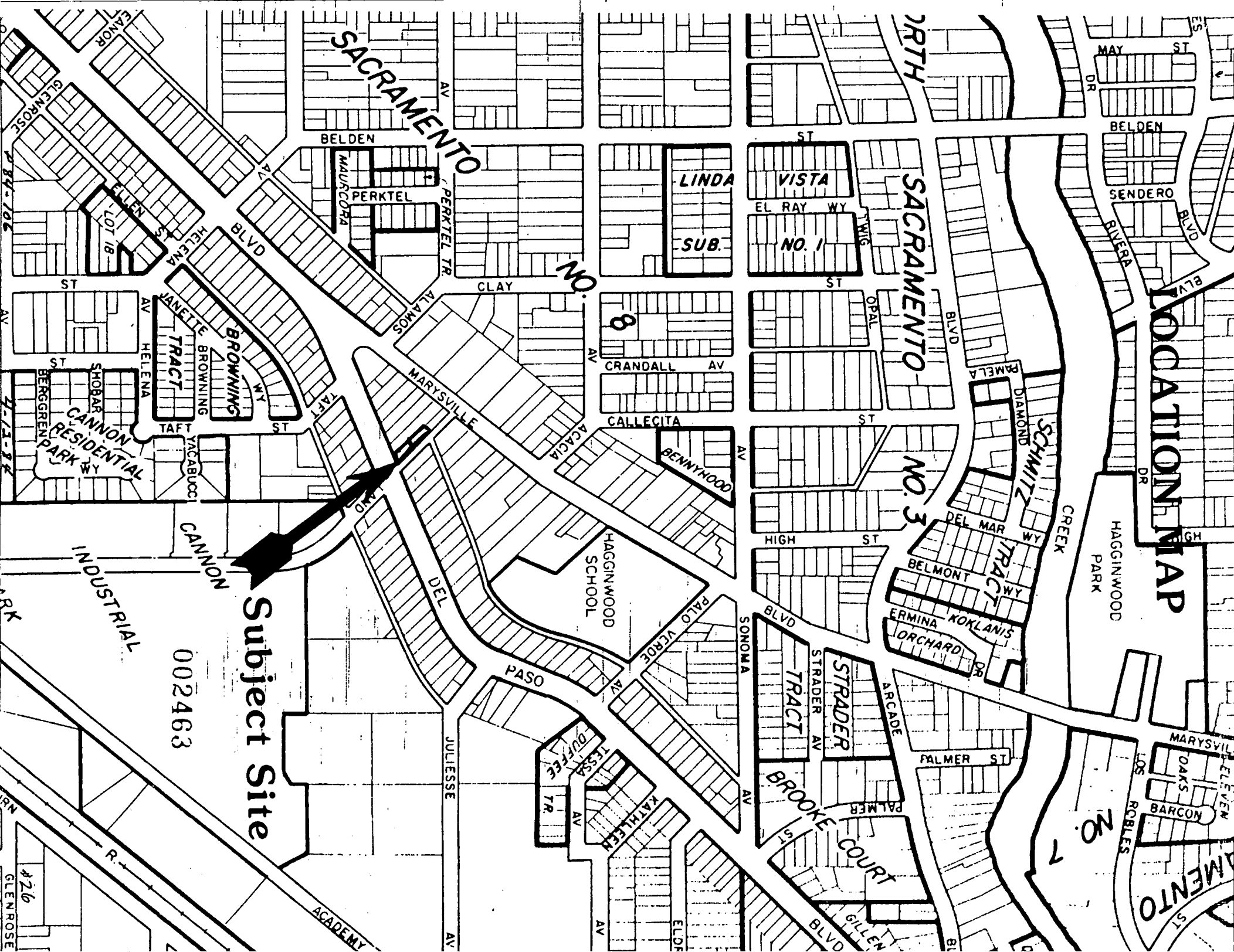
STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels totaling 13,685± square feet in the Light Density Multiple Family (R-3) zone. (The recently adopted North Sacramento Community Plan will change this zoning to R-1A). On the southeast parcel is located a single family dwelling. The northwest parcel is used as the rear yard area for the single family residence. A swimming pool and several accessory buildings are located on this parcel (Exhibit C). The applicant has requested that the public alley adjacent to these two parcels to the northeast be abandoned (M83-071). The applicant is also requesting that the two subject parcels be merged so that the northwest parcel does not become landlocked as a result of the alley abandonment.
2. The proposed lot line merger was reviewed by the City Real Estate, Engineering, Water and Sewer and Planning Divisions. There were no objections to, nor comments, regarding the proposal.

002461

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 the two parcels by adopting the attached resolution.



LOCATION MAP

Subject Site

002463

SACRAMENTO

SACRAMENTO

NO. 3

SCHMITZ

TRACT

STRADER TRACT

BROOKE COURT

LINDA VISTA SUB. NO. 1

CRANDALL AV. 8

BENNYHOOD

HAGGINWOOD SCHOOL

KATHLEEN

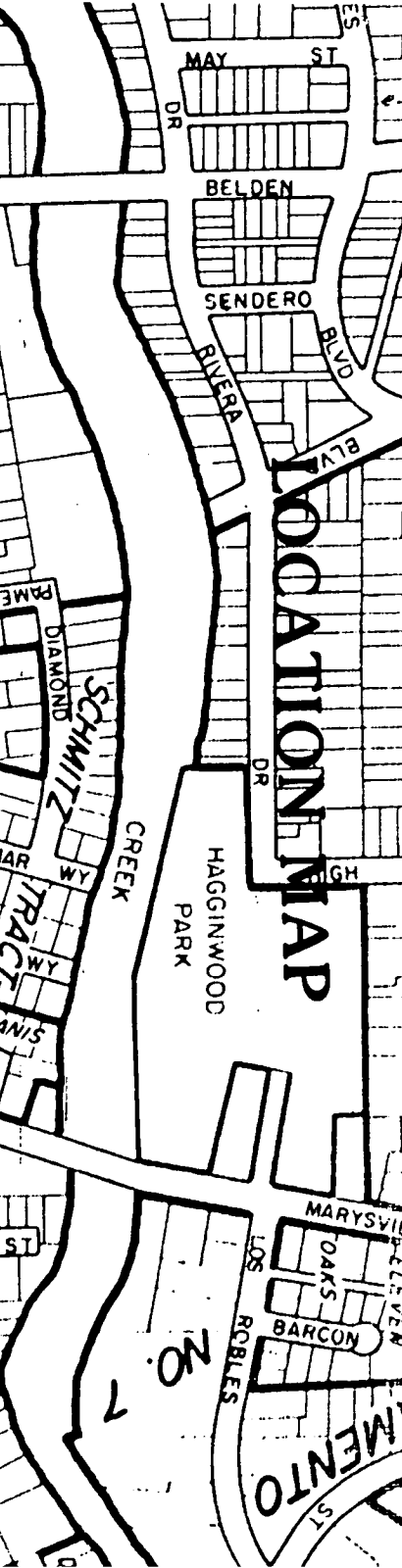
BROWNING TRACT

CANNON RESIDENTIAL PARK

INDUSTRIAL

ACADEMY

SACRAMENTO



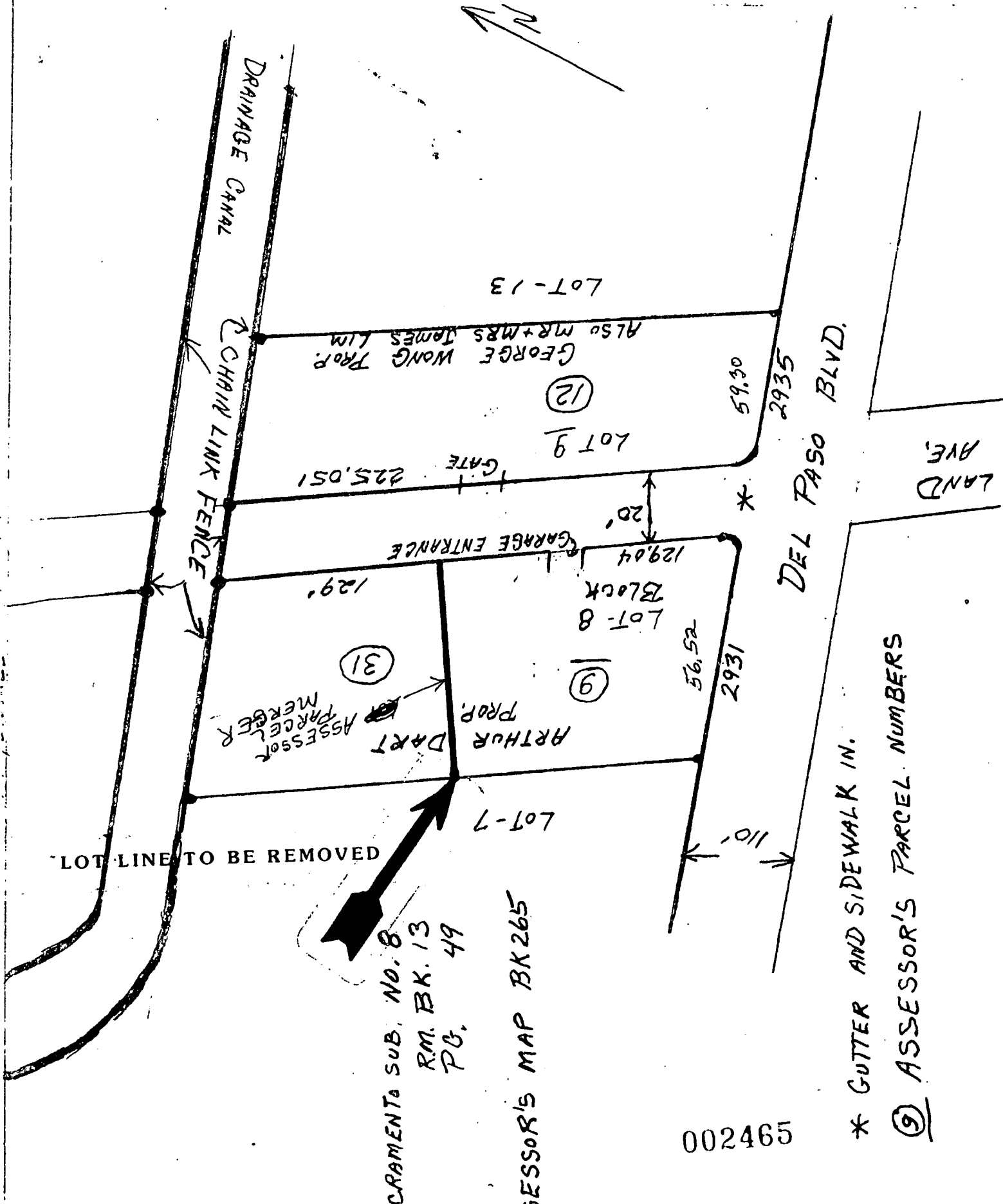
# EXHIBIT A

## L E G A L   D E S C R I P T I O N

Lot 8 in Block 34 of North Sacramento Subdivision Unit No. 8, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California on March 26, 1913, in Book 13 of Maps, Map No. 49.

EXCEPTING THEREFROM: the northwesterly 110.00 feet measured along the side lines of said Lot 8.

EXHIBIT B



SACRAMENTO SUB. NO. 8  
 RM. BK. 13  
 PG. 49  
 4-12-84  
 ASSESSOR'S MAP BK 265

002465

- \* GUTTER AND SIDEWALK IN.
- ⑨ ASSESSOR'S PARCEL NUMBERS

# EXHIBIT C

