

P94-026 - LAMPASAS PARCEL MERGER

- REQUEST: A. Parcel Merger to merge two parcels into one parcel totaling 0.44± developed acres in the Standard Single Family (R-1) zone.
- B. Subdivision Modification to create one lot greater than 160 feet deep.

LOCATION: 270 Lampasas Avenue  
Assessor's Pcl. No. 263-181-002, 023  
North Sacramento Community Plan Area  
North Sacramento Unified School District  
Council District 2

APPLICANT: Jerry Wymore, 393-8848  
6355 Riverside Boulevard, Sacramento, CA 95831

OWNER: Larry E. Pierce, 643-3259  
270 Lampasas Avenue, Sacramento, CA 95815

APPLICATION FILED: February 11, 1994

STAFF CONTACT: Sandra Yope, 264-7158

SUMMARY/RECOMMENDATION: The applicant is proposing to merge two parcels in order to construct a tool shed on the vacant parcel. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are the creation of a deep lot and a flag lot, and the compliance of the merger with the Subdivision Ordinance. Staff recommends approval of the project. This recommendation is based on the project's consistency with the General Plan, the South Sacramento Community Plan, and the Subdivision Ordinance regarding lot line mergers and the creation of a deep lot.

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PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)  
 Community Plan Designation: Residential (4-8 du/na)  
 Existing Land Use of Site: Single Family and Vacant  
 Existing Zoning of Site: R-1

Surrounding Land Use and Zoning:

North: Single Family, R-3  
 South: Vacant, R-1  
 East: Single Family, R-1  
 West: Single Family and Vacant, R-1

Property Dimensions: Irregular  
 Property Area: 0.44± acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 North Sacramento Community Plan designates the site as Residential (4-8 du/na). The proposed lot line merger is consistent with the land use designations. The proposed lot line merger is also consistent with the Subdivision and Zoning Ordinances.

The applicant is proposing to merge a parcel developed with a single family residence that fronts on Lampasas Avenue with the adjacent vacant landlocked parcel to the south. The southern parcel is a large square parcel so that merging the two parcels will create a flag lot and a lot greater than 160 feet in depth (deep lot). The Subdivision Ordinance requires that in order to create a flag lot the following findings be made:

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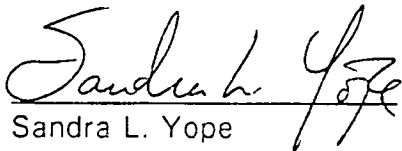
have been included as conditions in the attached resolution.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny them all. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

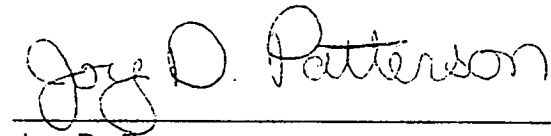
- A. Adopt the attached Resolution approving the Parcel Merger to merge two parcels into one parcel totaling 0.44 ± developed acres in the Standard Single Family (R-1) zone.
- B. Adopt the attached Resolution approving the Subdivision Modification to create one lot greater than 160 feet deep.

Report Prepared By,



Sandra L. Yope  
Assistant Planner

Report Reviewed By,



Joy D. Patterson  
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution for the Parcel Merger and Subdivision Modification
Exhibit C-1	Site Plan
Exhibit C-2	New Legal Description
Exhibit C-3	Site/Floor Plan

- 1) Either the flag lot is required by topographic conditions, or there is no alternative design for the development of the interior portions of excessively deep parcels; and
- 2) The flag lot will not be detrimental to public health, safety, or welfare.

The subject site is in a general area that is developed with predominantly detached single family residences. The large area to be merged is surrounded by developed land to the north and east. There is one large undeveloped landlocked parcel to the south and then further development. The lots exist as large landlocked parcels that were never developed. Merging the two parcels into a flag lot design will not create a detriment to the area as the area is already exists, the area is completely fenced, and setbacks will maintained.

The Subdivision Ordinance requires a Subdivision Modification to create a lot greater than 160 feet in depth. The required findings for the Subdivision Modification are similar to those required for the flag lot and are more directed to division of land. The findings are included in the attached resolution.

B. Site Plan Design/Zoning Requirements

The southern parcel is a large square landlocked lot and the northern parcel is developed with a single family residence. The applicant proposes to construct a tool shed on the southern parcel. The Zoning Ordinance does not permit accessory structures on vacant lots or lots not developed with a residence in the (R-1) zone; therefore, the applicant is requesting a parcel merger.

The southern parcel has an existing six foot chain link fence with three strands of barbed wire at the top. The Zoning Ordinance does not permit barbed wire fences on residential uses. Staff recommends the barbed wire be removed from the fence. A Special Permit would be required to add any additional residential units to the merged site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

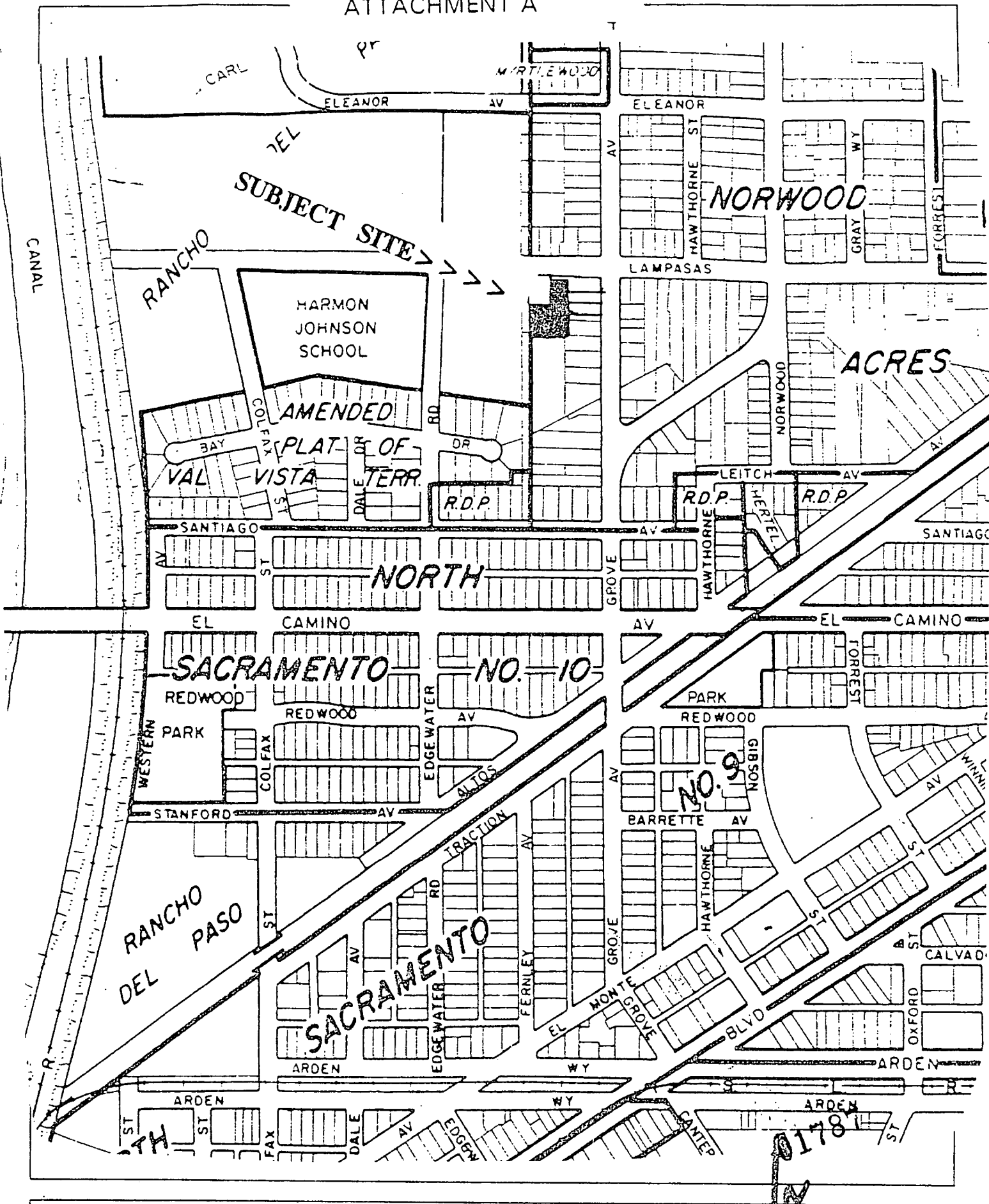
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(a)}.

B. Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utilities Division, and Engineering Development Services. The comments received

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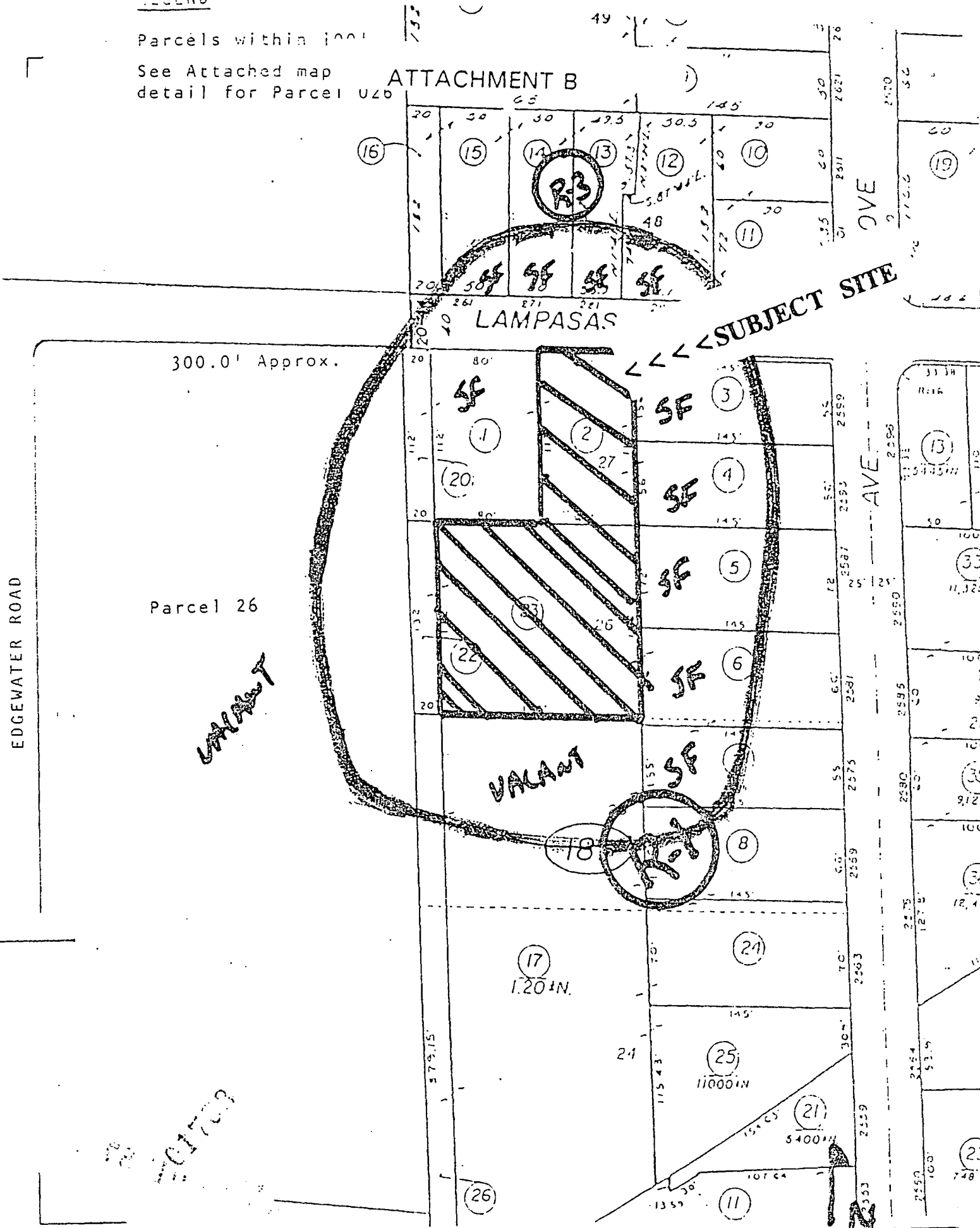
ATTACHMENT A



VICINITY MAP

Parcels within 1000'  
See Attached map  
detail for Parcel U26

# ATTACHMENT B



## LAND USE & ZONING MAP

residential uses.

2. The parcel merger for property located at 270 Lampasas Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
  - b. File a waiver of Parcel Map.
  - c. Bring southern parcel into conformance with the Zoning Ordinance by removing illegal barbed wire fencing.
  - d. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

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CHAIRPERSON

ATTEST:

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SECRETARY TO PLANNING COMMISSION

P94-026

# ATTACHMENT C

## RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MARCH 24, 1994

APPROVING A PARCEL MERGER AND SUBDIVISION MODIFICATION

(APN: 263-181-002, 023)

(P94-026)

WHEREAS, the City Planning Commission on March 24, 1994, held a public hearing concerning the parcel merger for property located at 270 Lampasas Avenue; and

WHEREAS, the parcel merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{a}); and

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the parcel merger is consistent with the General Plan and the North Sacramento Community Plan which designate the site for residential uses;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

1. In the matter of the hereby approved requested subdivision modification to create one lot greater than 160 feet deep:
  - a. The City Planning Commission determines that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of the subdivision ordinance in that the surrounding development, the size and location of the existing parcels, and the existing dwelling creates the deep lot after the merger.
  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
  - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the lot is currently fenced and adequate setbacks will be maintained.
  - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for



EXHIBIT C-1

PARCEL 263-181-002  
65' X 112'



PROPOSED SHED  
16' X 20'

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PARCEL 263-181-023

132' X 145'

EACH SQ. APPROX 6'

RECEIVED

FEB. 11 1951

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

*line to be removed*

294-014

026

11-21-51

MARCH 24, 1954

294-026

EXHIBIT C-2

RE: Order No. 254137

Description of property for merger, owned by Larry E. Pierce:

Lot 26 and the West 65.00 feet of the East 210.00 feet of Lot 27 of Norwood Acres, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on May 17, 1938, in Book 20 of Maps, Map No. 44.

EXCEPTING THEREFROM the following two (2) parcels:

- (a) The East 145.00 feet of said Lot 26.
- (b) The West 20.00 feet of said Lot 26.

x x x x x x

Present Assessor's Parcel numbers for the above are: 263-0181-002 & 263-0181-023.

FB 2-10-94

RECEIVED

FEB 11 1994

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

263-0181-023

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MARCH 24, 1994

ITEM 18

RECEIVED PARCEL 263-181-002

FEB 11 1994

SIZE 112' X 65'

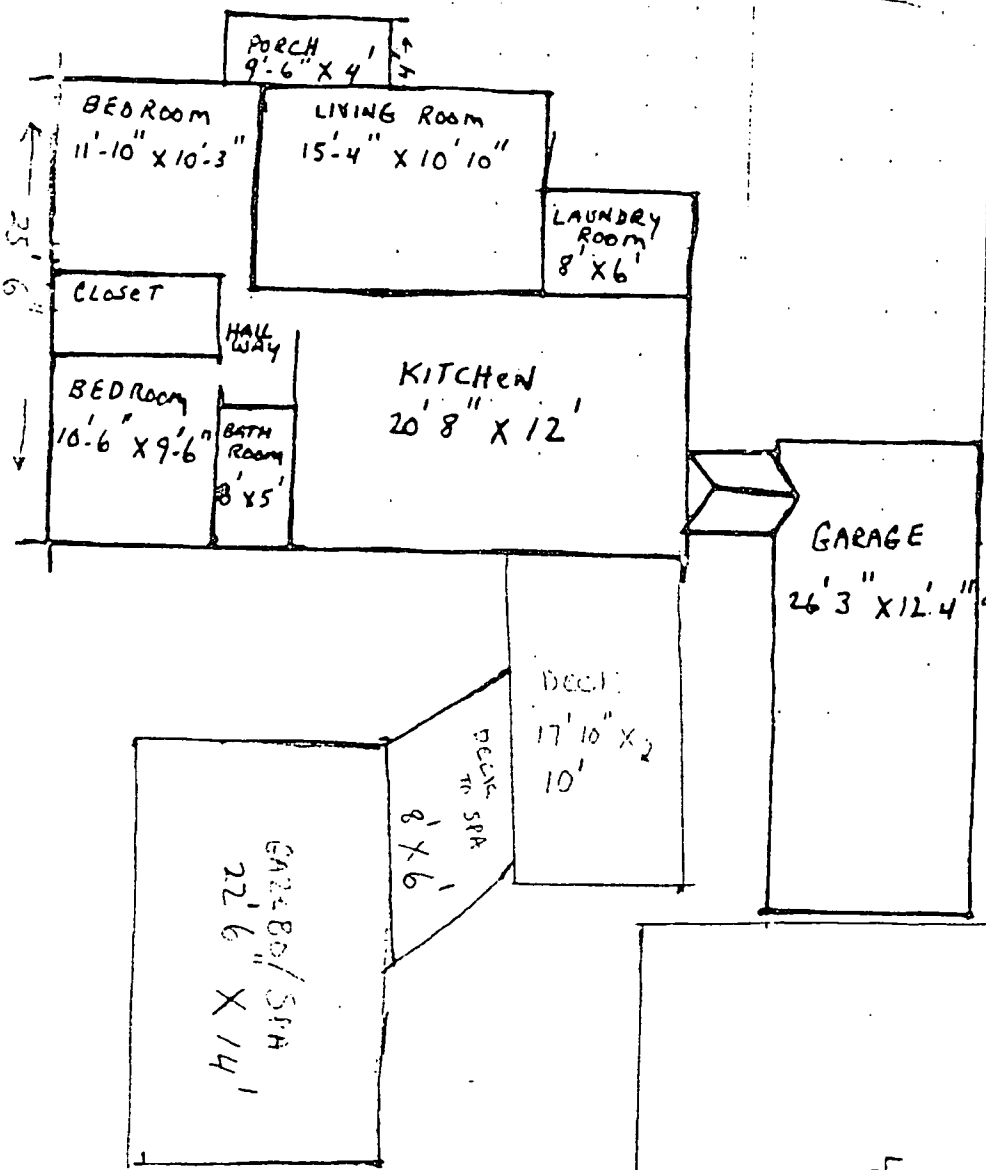
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CITY OF SACRAMENTO  
CITY PLANNING DIVISION  
4 EACH SQ APPROX. 2.8'

~~794-014~~

GARDEN  
42' X 25'  
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EXHIBIT C-3



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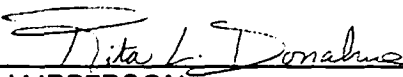
MARCH 24, 1994

ITEM 18

residential uses.

2. The parcel merger for property located at 270 Lampasas Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO PLANNING COMMISSION

P94-026

# ATTACHMENT C

## RESOLUTION NO. 1552

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MARCH 24, 1994

APPROVING A PARCEL MERGER AND SUBDIVISION MODIFICATION

(APN: 263-181-002, 023)

(P94-026)

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that:

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  - b. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification.
  - c. The modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the lot is currently fenced and adequate setbacks will be maintained.
  - d. That granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the property is designated for

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LETTER OF AGENCY

FORM B

If the applicant is not the owner of record of the subject site, a Letter of Agency (Form B) from the owner or the owner's authorized representative must be submitted which grants the applicant permission to make application for the requested entitlement.

Date: 1-14-94

City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 200  
Sacramento, CA 95814

Planning Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: JERRY WYMORE Phone: 393-8848

Applicant's address: 6355 Riverside Blvd. Suite A, Sacramento, Ca 95831

to apply for the following entitlement(s):

- |   |   |
|---|---|
| <input type="checkbox"/> Plan Amendment                 | <input type="checkbox"/> Subdivision Modification             |
| <input type="checkbox"/> Rezoning                       | <input type="checkbox"/> Special Permit                       |
| <input type="checkbox"/> PUD Designation                | <input type="checkbox"/> Variance                             |
| <input type="checkbox"/> Tentative Map                  | <input type="checkbox"/> "R" Review (Development Plan Review) |
| <input checked="" type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Other                                |
| Lot Merger  |   |

The subject property is located at 270 Lampasas Avenue

Assessor's Parcel Number 263-181-002 & 023

Larry E. Pierce  
Signature of owner of record (must be original)

LARRY E. PIERCE  
Name of owner of record

270 Lampasas Avenue      922-5359  
Address of owner of record      Phone

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Application Number \_\_\_\_\_

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