

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Morton & Pitalo, Inc., 1788 Tribute Rd, Suite, 200, Sacramento, CA 95815</u>		
OWNER: <u>Redevelopment Agency, 630 I Street, Sacramento, CA 95814</u>		
PLANS BY: <u>Morton & Pitalo, Inc.</u>		
FILING DATE: <u>2/3/92</u>	ENVIR. DET.: <u>Cat. Ex. (15315)</u>	REPORT BY: <u>Mike Dale</u>
ASSESSOR'S PCL. NO.: <u>020-0071-031 and 020-0071-032</u>		

APPLICATION: Lot Line Adjustment to merge two lots totaling 0.1 ± vacant acres in the Standard Single Family (R-1) zone.

LOCATION: SW Corner of 39th Street and 14th Avenue
(City Council District #5)

PROPOSAL: The applicant is requesting the necessary entitlements to delete the common property line dividing lots 020-0071-031 and 020-0071-032.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	14th Avenue; Single Family Residence (R-1)
South:	Residential - Duplex/Two Separate Units (R-1)
East:	39th Street; Vacant Lot (R-1)
West:	Alley; Residential (R-1)

Property Dimensions:	Approx. 60' x 90'
Property Area:	0.1 ± total acres
Topography:	Flat w/grass and trees
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

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A. Land Use and Zoning

The subject site is 0.1 ± vacant acres located on the south-west corner of 39th Street and 14th Avenue. The site is surrounded by single-family residential land uses. The site is located in the Standard Single Family (R-1) zone and is designated as Low Density Residential (4-15 du/na) and Residential (4-8 du/na) according to the 1986-2006

Sacramento General Plan Update and Oak Park Redevelopment Plan, respectively. The site is located within the Oak Park Redevelopment Target Area.

B. Applicant's Proposal

The applicant is requesting a lot line merger that would eliminate the property line dividing the two adjacent parcels. The applicant has indicated, on behalf of the Sacramento Housing and Redevelopment Agency (SHRA), that the lot would probably be developed as a residential use.

C. Agency Comments

The proposed lot line adjustment was reviewed by the City's Traffic Engineering and Engineering Development Sections and the City's Advance Planning Section.

The following comments were received from the City's Engineering Development Services Division:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger approval of the lot line adjustment:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees; and
- 2) File a waiver of Parcel Map.

The City's Advance Planning Section had the following comments:

The proposed Lot Line Adjustment is consistent with the General Plan. Merging the two lots will provide SHRA with one lot that is better suited to future residential development.

The following adopted General Plan policies support this project:

- "It is the policy of the City to promote the reuse and rehabilitation of existing urban development as a means to meet projected growth." (SGPU, pp.1-34)
- "Maintain an adequate reserve of land for housing to suppress inflation which is exacerbated by limited supply." (SGPU, Housing Element, pp.3-49).

D. Staff Analysis

The proposed project will result in a parcel that is better suited for residential development. The project is consistent with Sacramento General Plan Update goals and

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policies. The project has been reviewed by the City's Public Works Department and no major concerns were identified. Staff therefore has not objection to the request for the Lot Line Adjustment.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is categorically exempt from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line adjustment by adopting the attached resolution.

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MARCH 26, 1992

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE COMMON PROPERTY LINES
BETWEEN TWO PARCELS IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS:
020-0071-031 AND 020-0071-032.
(P92-026)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the south-west corner of 39th Street and 14th Avenue; and,

WHEREAS, the lot line adjustment is exempt from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines; and

WHEREAS, the lot line adjustment is consistent with General Plan policies and conforms with the Community Plan designation;

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

that the lot line adjustment for the property located at on the south-west corner of 39th Street and 14th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger approval of the lot line adjustment:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees; and
- 2) File a waiver of Parcel Map.

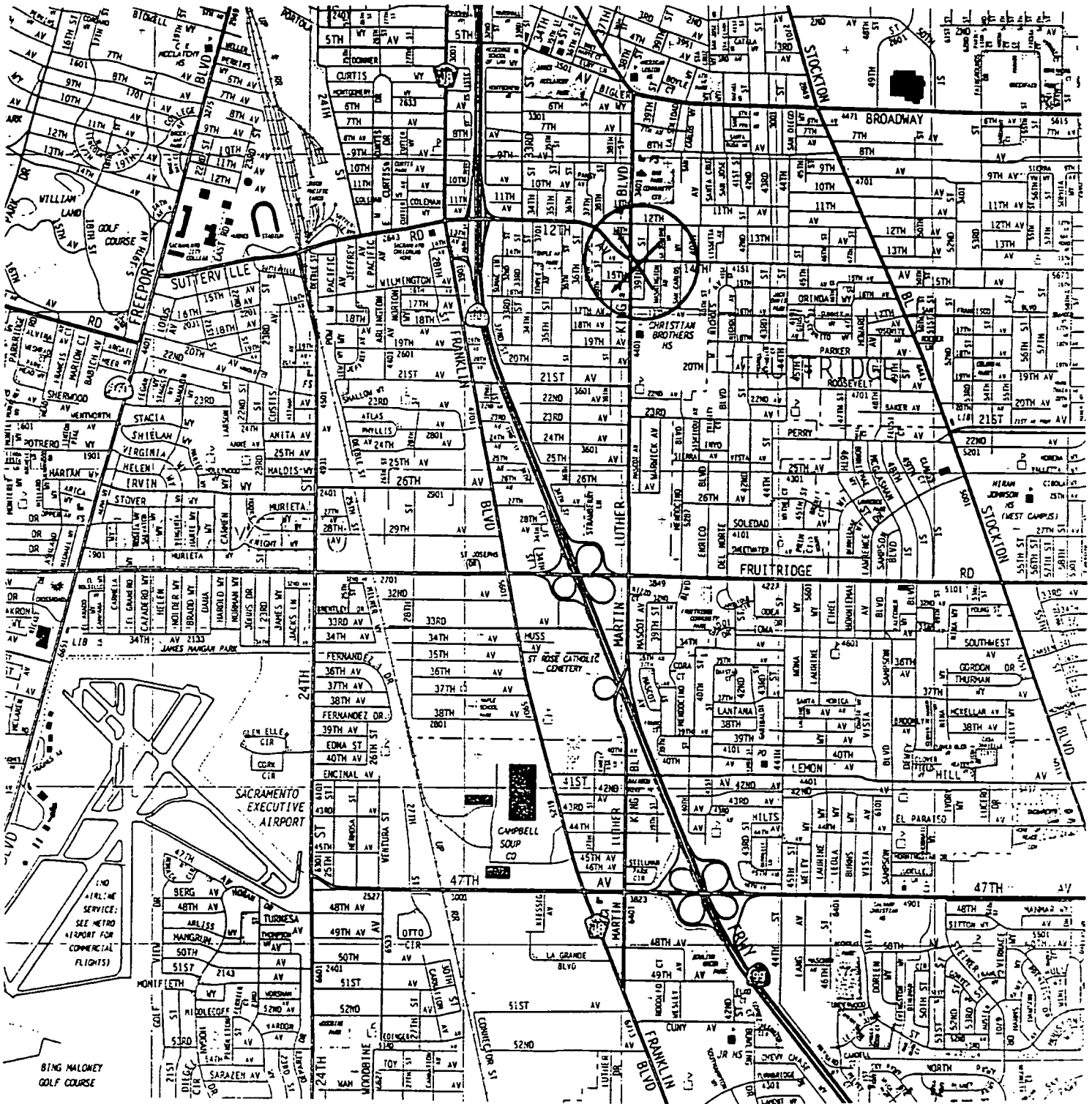
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

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VICINITY MAP
P92-026

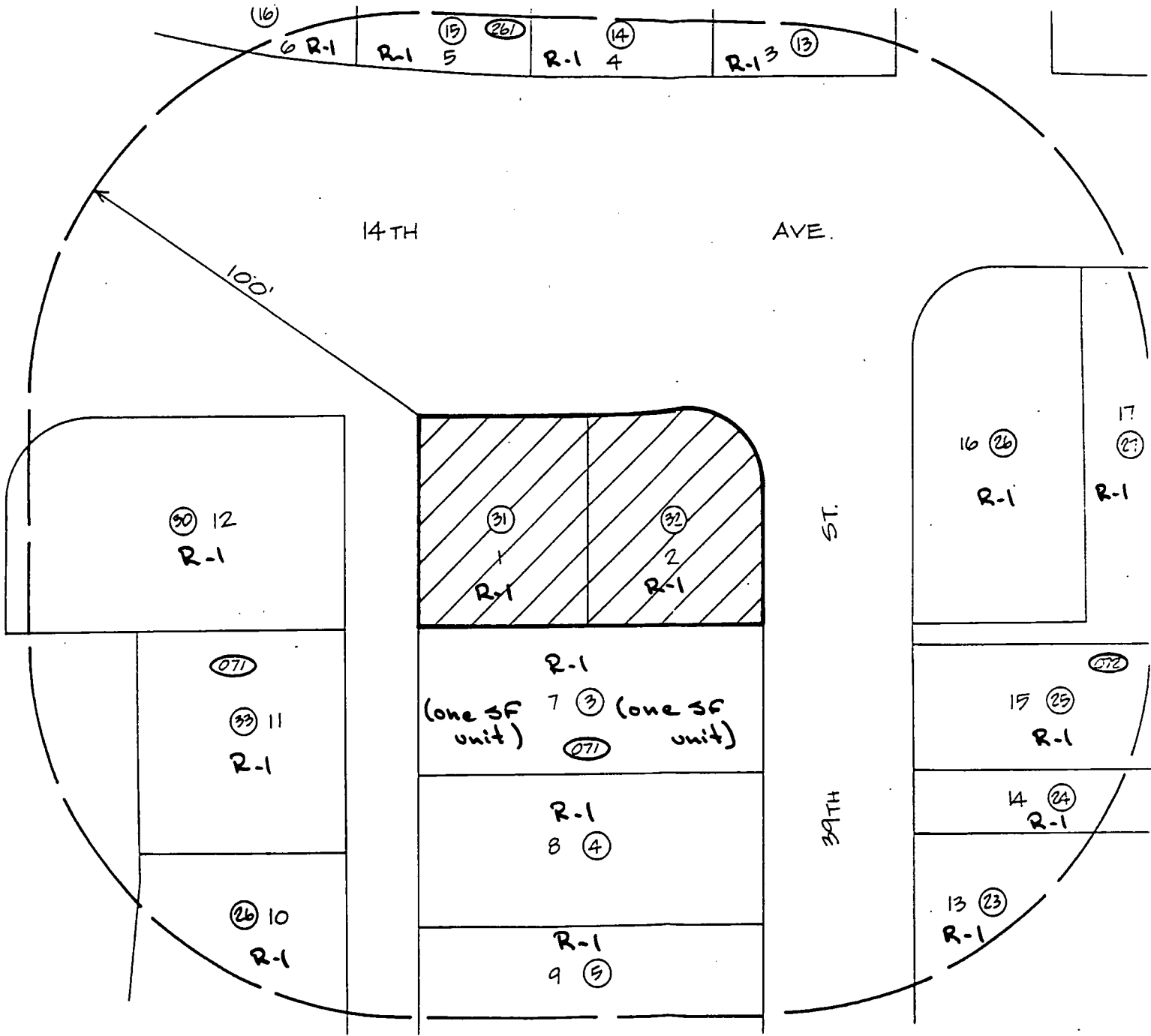


APPL. NO: P92-026

March 26, 1992

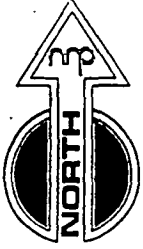
000648 Item No. 14

LAND USE & ZONING MAP
P92-026

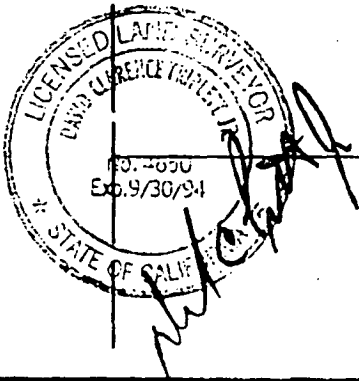
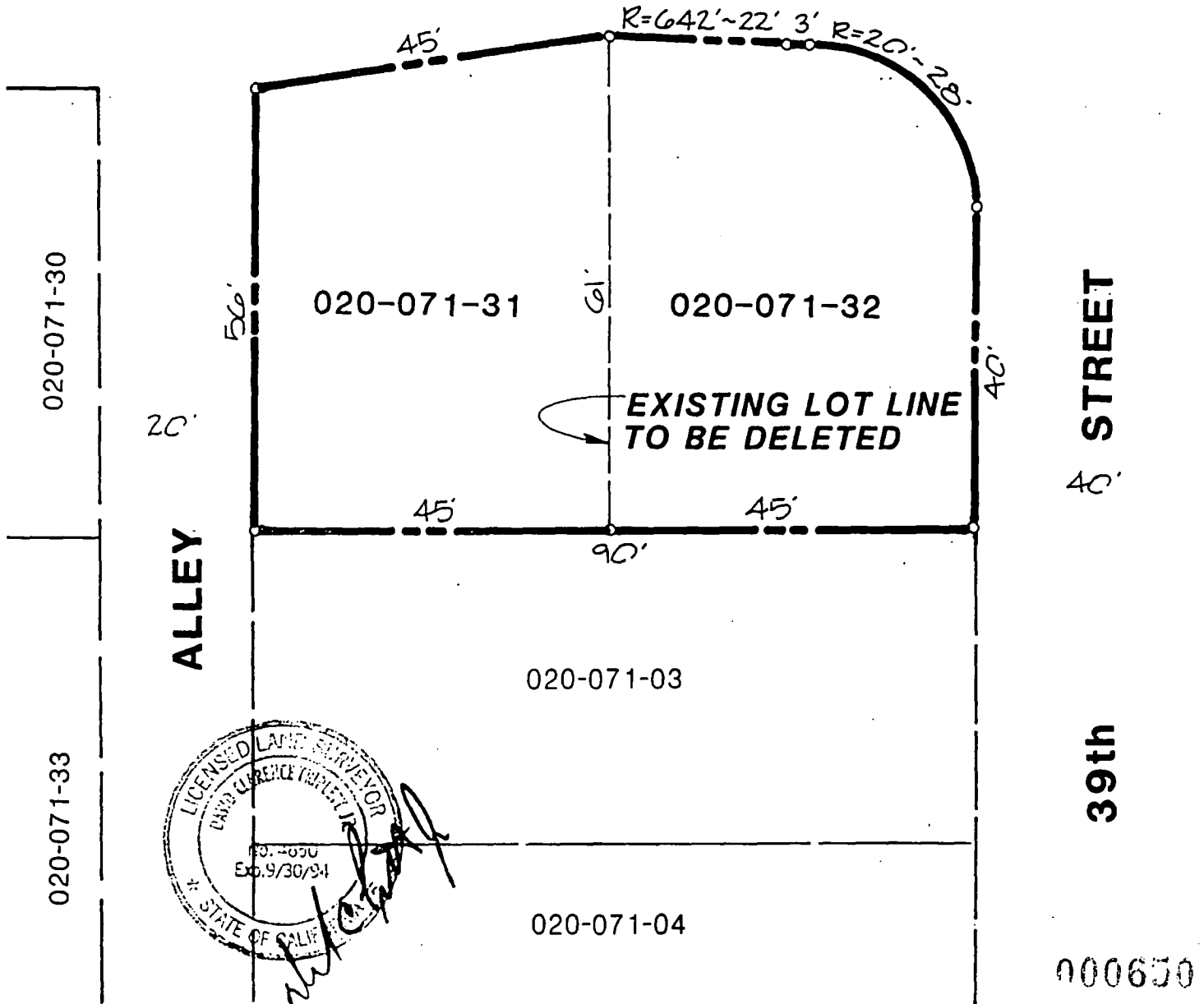


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EXHIBIT A
SITE PLAN
P92-026



14th AVENUE



MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

LOT MERGER
14th AVE. @ 39th ST.

DATE: NOV. 1991 JOB NO: 910201
SCALE: 1" = 20' DRAWN/ENGR: MSC

SHEET
OF

CITY OF SACRAMENTO

EXHIBIT B
NEW LEGAL DESCRIPTION
P92-026



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1788 Tribute Road, Suite 200
Sacramento, CA 95815
916/927-2400
Fax 916/567-0120

November 20, 1991
91-0201

NEW LEGAL DESCRIPTION

All that real property situated in the State of California, County of Sacramento, City of Sacramento, more particularly described as follows:

Lot 28 and Lot 29 as shown on the "Plat of Hill Park" recorded in Book 18 of Maps, Map No. 59, Sacramento County Recorder's Office, excepting therefrom all that real property lying north of the following described line:

BEGINNING at a point on the West line of said Lot 28 from which the Northwest corner of said Lot 28 bears North 00°52'22" West 41.91 feet; thence, from said point of beginning, North 83°14'45" East 45.22 feet; thence, Southeasterly along the arc of a curve to the left, with a radius of 642.00 feet and a chord that bears South 89°36'02" East 22.35 feet; thence, North 89°24'08" East 2.76 feet; thence, along the arc of a curve to the right, with a radius of 20.00 feet and a chord that bears South 45°44'07" East 28.22 feet to the East line of said Lot 29 and the end of said line.

APPL. NO: P92-026

March 26, 1992

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Item No. 14