

CITY PLANNING COMMISSION

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

APPLICANT	Joseph B. Wooten, 3360 'H' Street, No. 13, Sacramento, CA 95816		
OWNER	Joseph B. Wooten, 3360 'H' Street, No. 13, Sacramento, CA 95816		
PLANS BY	Joseph B. Wooten, 3360 'H' Street, No. 13, Sacramento, CA 95816		
FILING DATE	9-12-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC	Exempt 15105	EIR	ASSESSOR'S PCL NO. 010-324-09,10

- APPLICATION:
1. Environmental Determination
 2. Lot Line Adjustment to merge two parcels into one parcel totaling 12,000 square feet (Sec. 66499.20 $\frac{1}{2}$ Sub. Map Act) (P83-307)

LOCATION: 3654 & 3660-1st Avenue

PROPOSAL: Lot Line Merger of two parcels in order to develop a three-story apartment building. Existing single family dwellings to be relocated.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Oak Park Community Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-4
Existing Land Use of Site: Single family dwelling on each parcel

Surrounding Land Use and Zoning:

North: Single Family; R-4
South: Apartments; R-4
East: Single Family; R-1
West: Single Family; R-4

Property Dimensions: 80' x 150'
Property Area: 12,000 square feet
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site is comprised of two 40' x 150' parcels totaling 12,000 square feet. The applicant indicates an intent to develop a three-story, 16-unit apartment building. Such use is consistent with the zoning and community plan.
2. Subsequent to the Commission action on the requested merger, Planning staff review of plans will occur at the time of building permit application only and will include review of setbacks, parking and shading plans, etc.
3. The City Engineer requests that new deed description be provided for the parcel being formed.
4. The Community Services Department has no objection to the proposed removal of two date palms located in the First Avenue setback area. The applicant does not intend to remove the 42-inch Elm tree (60 years+) located at the rear of the site. The applicant should be aware, however, that the retaining of the Elm tree would make one parking space inadequate in depth.
5. The Oak Park PAC has reviewed this request and has not responded at this time.

APPLC. NO. P83-307

002912

MEETING DATE October 13, 1983

12-15-83

CPC ITEM NO. 282

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed Lot Line Merger by adopting the attached resolution and its conditions.

002913

POR. OAK PARK & SOUTH SACRAMENTO

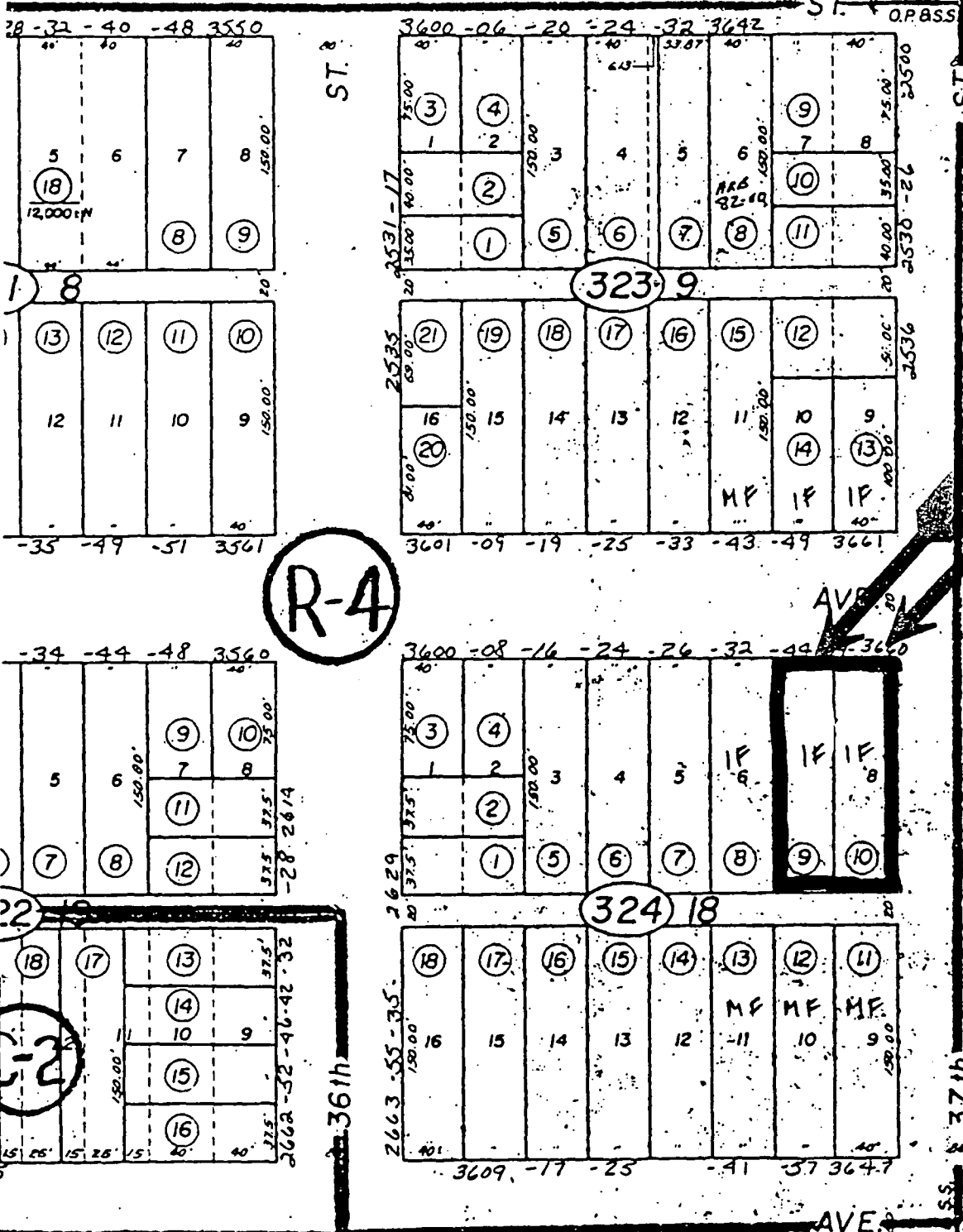
Tax Area Code

01

36th ST.

Bk.14

MILLER WAY



R-4

R-1

Bk.14

ZONING & LAND USE

NOTE-Assessor's Block Numbers Shown in Ellipses.

CITY OF SACR Assessor's Map B1 County of Sacram

CITY PLANNING REG FEB

P83-307

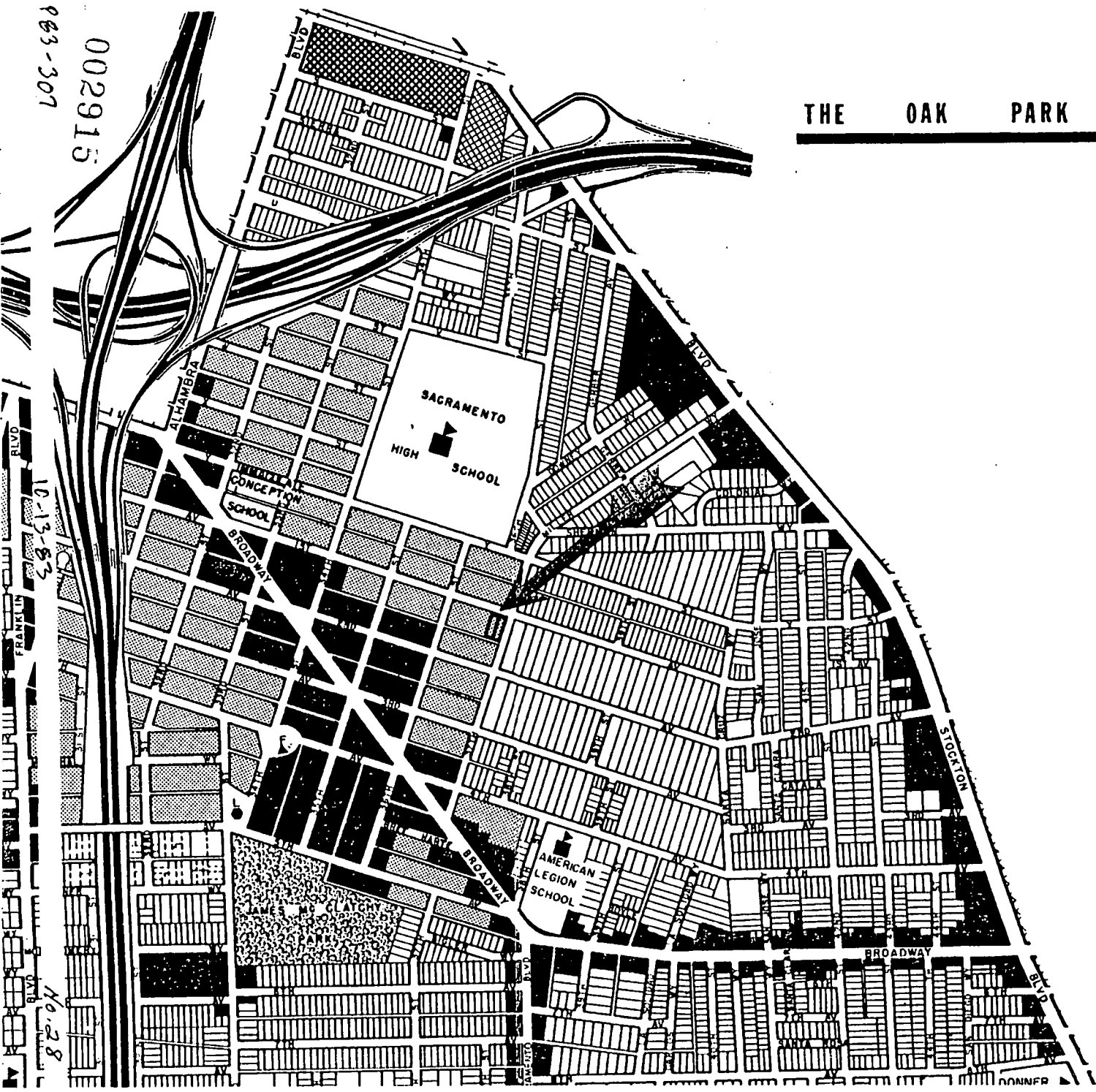
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








10-13-83 11-10-83

ITEM No 28

002915
P83-307

THE OAK PARK COMMUNITY PLAN



-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FAMILY
-  MEDIUM DENSITY MULTIPLE FAMILY
-  STATE OF CALIFORNIA
-  SHOPPING OR COMMERCIAL
-  HEAVY COMMERCIAL OR INDUSTRIAL
-  PARK OR RECREATION FACILITY
-  SCHOOL
-  FIRE STATION
-  LIBRARY

10-13-83

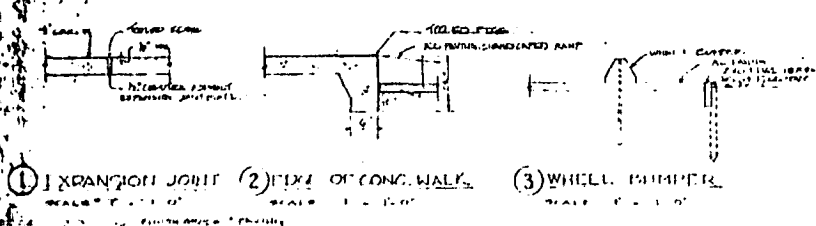
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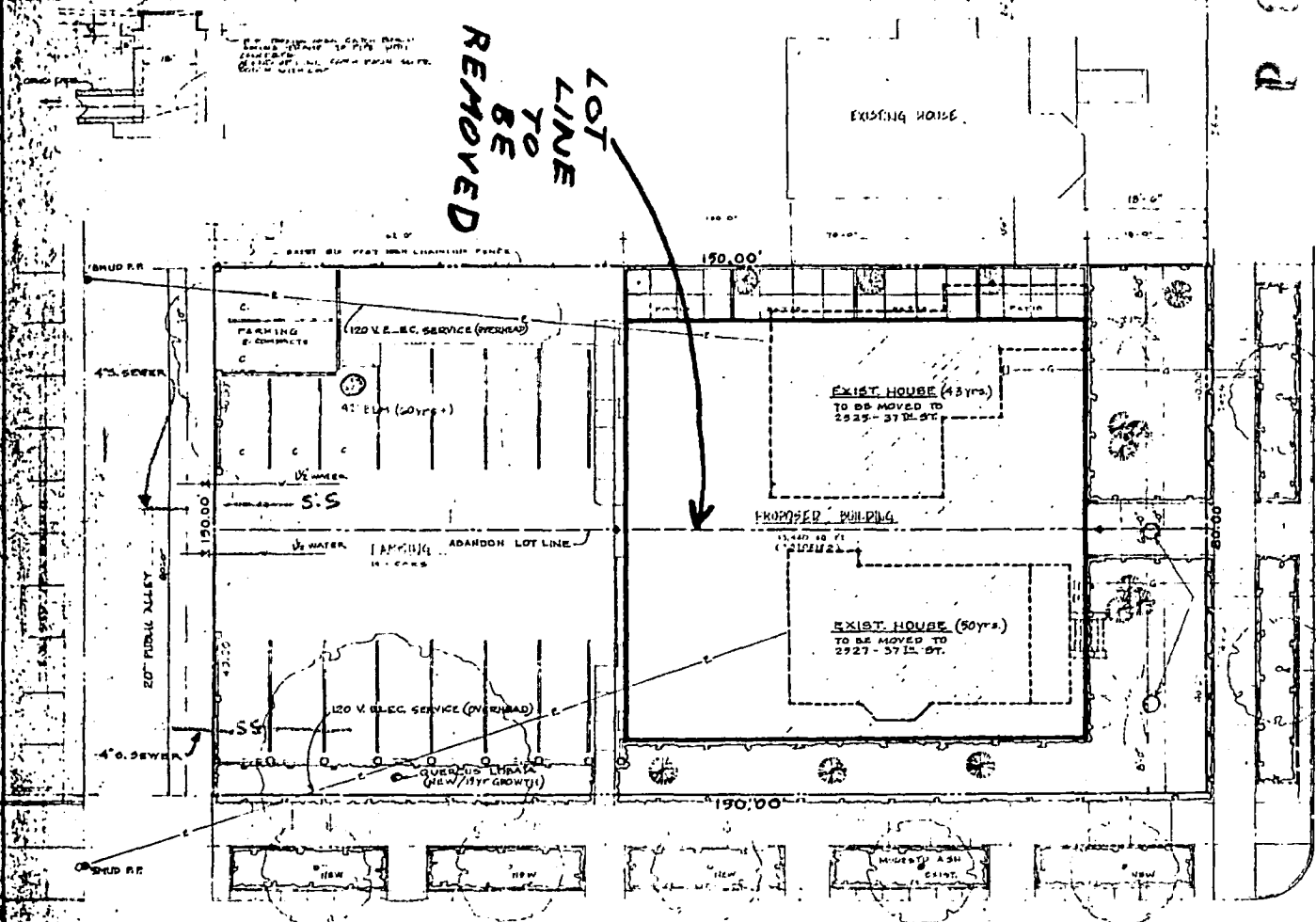
183-307

10-13-83
11-18-83

HEM 28 S



LOT LINE TO BE REMOVED

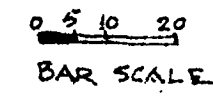


PLOT PLAN TRUE NORTH 37th STREET

20000 D

SHEET SCHEDULE	
NO.	TITLE
1	
2	
3	
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7	
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9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

MODISTO ASH (EXIST.)
 TWO DATE PALMS (37' Hl. 60 yrs+)
 TO BE REMOVED
 MODISTO ASH (EXIST.)



SCALE AS NOTED
 ARCHITECTURAL DRAWING A OF ONE OF ONE

EXHIBIT A

JOSEPH B. WOOTEN ARCHITECT
 1000 W. 10th St.
 ANCHORAGE, ALASKA 99501



JANERICK ADAMS APARTMENTS
 3200 37th AVENUE
 ANCHORAGE, ALASKA 99503
 PROJECT NO. 183-307
 SHEET NO. 1

FRED M. KENDALL
H. E. NIEDERBERGER
R. W. CHAMBERS

EXHIBIT A

DAVIS
WEST SACRAMENTO
WOODLAND

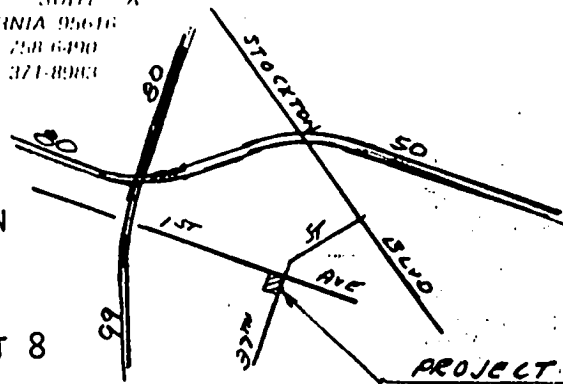
NK

ENGINEERING AND SURVEYING CO., INC.

1777 OAK AVENUE SUITE "A"
DAVIS, CALIFORNIA 95618
PHONE: (916) 758-6490
(916) 371-8903

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 18, AS SAME APPEARS OF RECORD ON THE MAP OF OAK PARK AND SOUTH SACRAMENTO FILED FOR RECORD IN MAP BOOK 2, PAGE 26, SACRAMENTO COUNTY RECORDS; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7 AND LOT 8 OF SAID SUBDIVISION, 80.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 8, 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 7 AND 8, 80.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 7, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12,000 SQUARE FEET OF LAND.

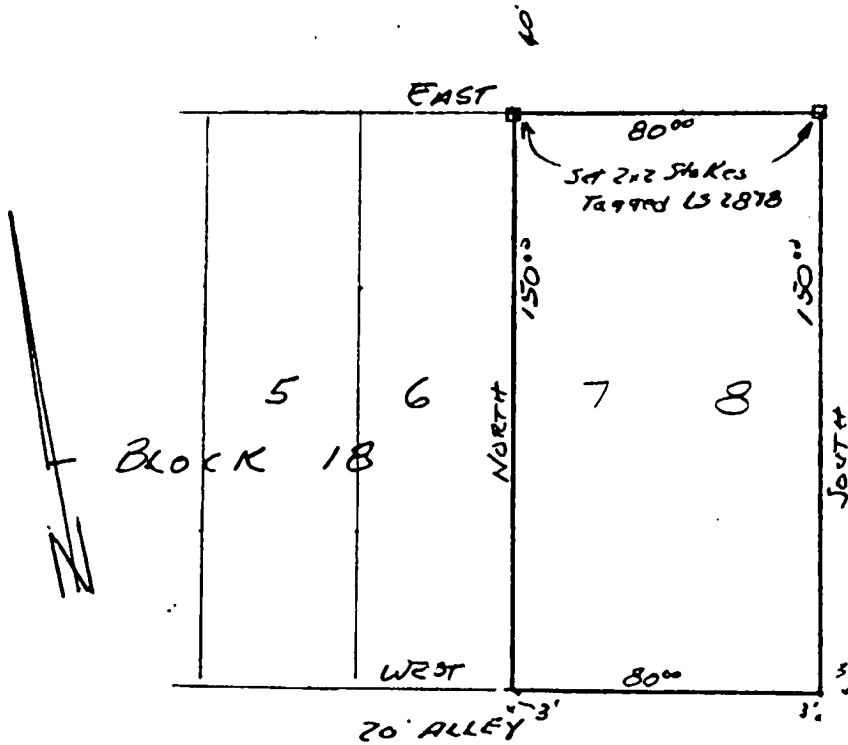


VICINITY SKETCH

APN: 010-324-09,10

1ST AVE.

Ed. Spike @ 1st Ave & 37th St



40'00"
150'00"
37th St

MAP TO ACCOMPANY LOT LINE ADJUSTMENT

SURVEY OF LOTS 7 & 8 BLOCK 18
OAK PARK & SOUTH SACRAMENTO SUB
MAP BOOK 2 PAGE 26

002906

MARCH 12, 1984

H. E. Niederberger LS 2878

Ed. Nail @ 37th St & 2nd Ave

EXHIBIT B

LEGAL DESCRIPTION

LOTS 7 AND LOT 8 OF OAK PARK AND SOUTH SACRAMENTO SUBDIVISION

P83-307

~~October 13, 1983~~
12-15-83

Item No. ~~28-2~~

002905