

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

<b>APPLICANT</b> <u>Morton &amp; Pitalo, Inc., 1788 Tribute Road, Suite 200, Sacramento, California 95815</u>
<b>OWNER</b> <u>Sac. Housing &amp; Redevelopment Agency, P.O. Box 1834, Sacramento, California 95809</u>
<b>PLANS BY</b> <u>Morton &amp; Pitalo, Inc., 1788 Tribute Road, Suite 200, Sacramento, California 95815</u>
<b>FILING DATE</b> <u>August 24, 1992</u> <b>ENVIR. DET.</b> <u>Exempt 15305a</u> <b>REPORT BY</b> <u>Cindy Gnos</u>
<b>ASSESSOR'S PCL. NO.</b> <u>020-0213-019 &amp; 020</u>

**APPLICATION:** Lot Line Adjustment to merge two parcels into one parcel totaling 0.13± vacant acres in the Standard Single Family (R-1) zone.

**LOCATION:** North side of 20th Avenue, 75 feet west of 38th Street (Council District 5)

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two parcels into one.

**PROJECT INFORMATION:**

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

**Surrounding Land Use and Zoning:**

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

Property Dimensions:	50' x 120'
Property Area:	0.13± acres
Street Improvements:	Existing
Topography:	Flat
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels containing 0.13± acres in the Standard Single Family (R-1) zone. The site is currently vacant. The General Plan designates the site Low Density Residential (4-15 du/na). The site is also located within the Oak Park Redevelopment Area. The surrounding land use consists of all single family residences, and the surrounding zoning is all R-1.

APPLC. NO. P92-234

MEETING DATE October 8, 1992

ITEM NO. 15

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to merge the two parcels into one. The property currently consists of two vacant parcels that are only 25 feet wide each. The lot line merger allows the parcel to become 50 feet wide which is more easily developed.

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment to merge the two properties. The existing 25 foot wide parcels cannot be developed without requiring variances. The merger allows the lot to be closer in size to a standard size parcel, allowing development without variances. The proposal is also consistent with the General Plan designation.

The site is located within the Oak Park Redevelopment Area. The building of a residence on the parcel requires review and approval of the Design Review staff prior to the issuance of Building Permits.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, and Utilities. The following comments were received from Engineering Development Services:

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

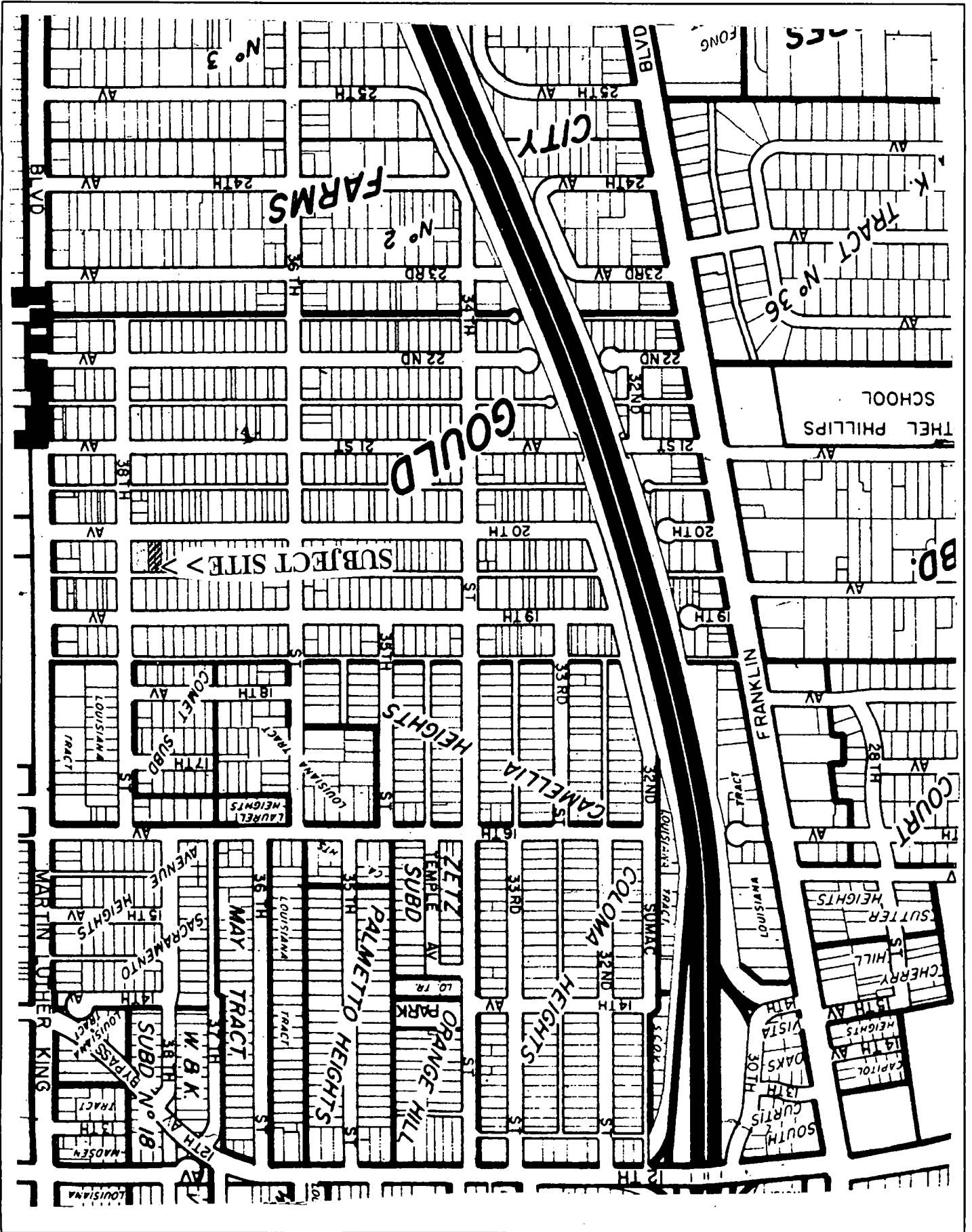
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Submit drawing showing location of existing sewer and water services.
4. Properly abandon any excess water services to the satisfaction of the Utility Department (One service per lot is permitted.)

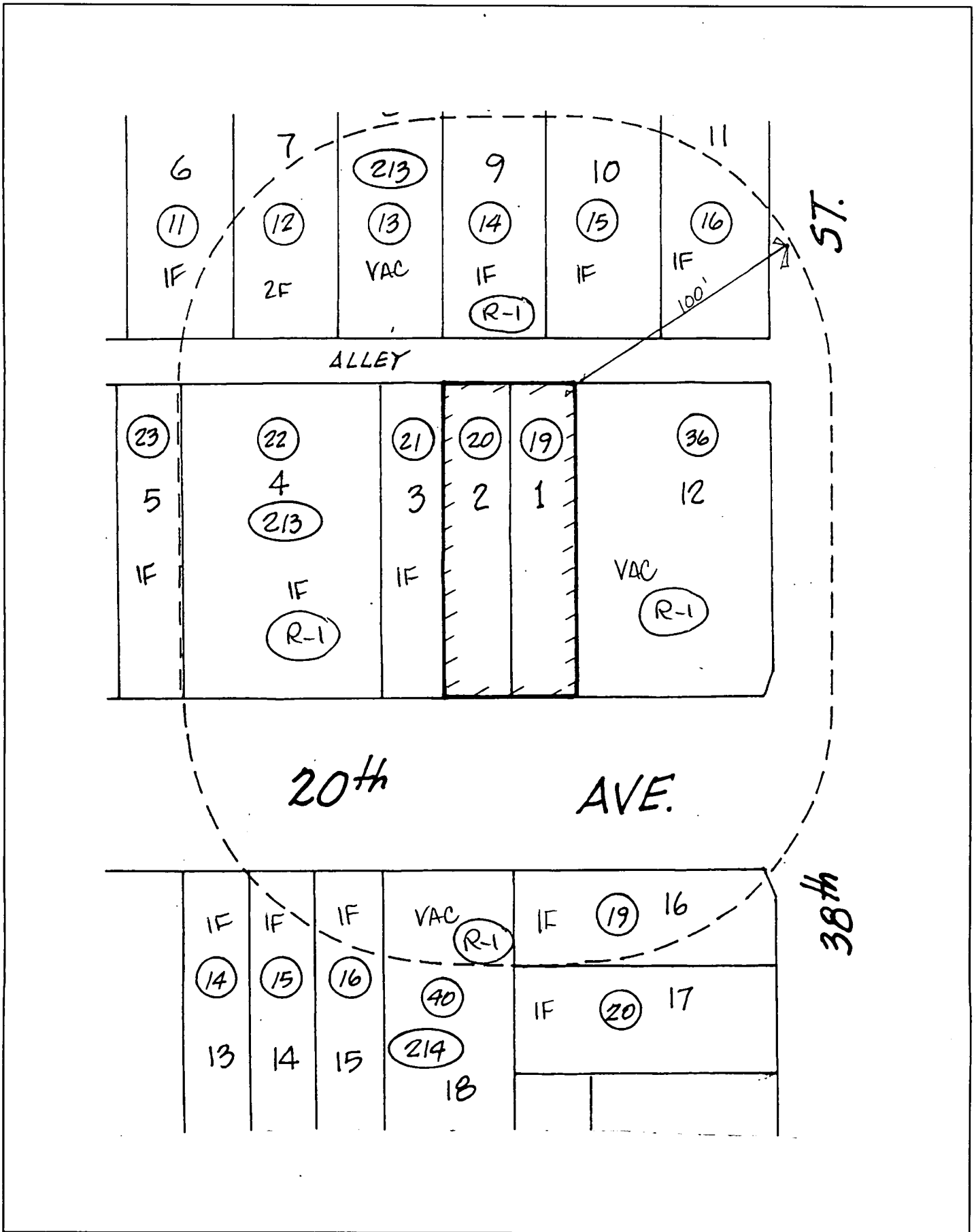
**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined the project as proposed is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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

VICINITY MAP

2150



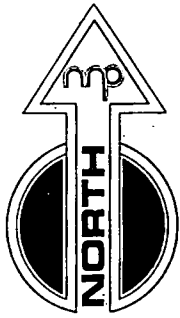


LAND USE & ZONING MAP

2157

# EXHIBIT - A

## ALLEY



LOT 35

LOT 36

LOT 37

LOT 38

SIINO

020-213-21

120'

REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO  
020-213-20

120'

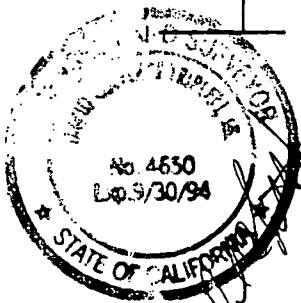
REDEVELOPMENT AGENCY  
CITY OF SACRAMENTO  
020-213-19

120'

MUNIZICH  
020-213-36

EXISTING LOT LINE  
TO BE DELETED

## 20th AVENUE



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Mem # 15



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

LOT MERGER

**S.H.R.A., 20th AVE.**

2158

DATE: APRIL 1992 JOB NO: 910171

SHEET  
1 OF 1

SCALE: 1" = 20' DRAWN/ENGR: NBC/PCT

CITY OF

SACRAMENTO

**EXHIBIT - B**

**LEGAL DESCRIPTION**

**Parcel 1**

Lot 36 and Lot 37 as shown on the "Plat of Gould Subdivision" recorded in Book 8 of Maps, Map 46, in the Office of the Recorder of Sacramento County.

RECEIVED

AUG 27<sup>th</sup> 1992

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

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PROPERTY DESCRIPTION FOR APN 020-0213-019&020

ALL OF LOTS 36 AND 37 AS SHOWN ON  
THE "PLAT OF GOULD SUBDIVISION"  
RECORDED IN BOOK 8 OF MAPS, MAP 46  
IN THE OFFICE OF THE RECORDER OF  
SACRAMENTO COUNTY.

CONTAINING 6000 SQ FT. ±

RECEIVED

AUG 27 1992

CITY OF SACRAMENTO  
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2151

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