

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Marci Merril/Nanci Gilbert, 8125 Sunset Avenue #188, Fair Oaks, CA 95628		
OWNER	Nanci Gilbert/Marci Merril, 8125 Sunset Avenue #188, Fair Oaks, CA 95628		
PLANS BY	Nanci Gilbert, 8125 Sunset Avenue #188, Fair Oaks, CA 95628		
FILING DATE	12/8/1983	50 DAY CPC ACTION DATE	--
		REPORT BY:	PB:hi
NEGATIVE DEC.	Ex 15305	EIR	--
		ASSESSOR'S PCL. NO.	020-273-25, 26

APPLICATION: Lot Line Adjustment to merge 2 vacant parcels in the (R-1) Single Family Zone.

LOCATION: 3641 22nd Avenue, Sacramento, CA

PROPOSAL: The applicant is requesting the necessary entitlement(s) to build a small, low cost single family house.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
Existing Zoning:	R-1 Single Family Residential
Existing Land Use:	Vacant
Surrounding Land Use and Zoning:	
North:	Residential R-1
South:	Residential R-1
East:	Residential R-1
West:	Residential R-1
Property Dimensions:	40'x 130'
Property Area:	5200 Sq. ft.
Density of Development:	8.3 du/ac.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

1. The subject site is located in an area of small lots and small homes, in the R-1 single family zone. The requested lot merger is necessary to create a 40 ft. wide lot from 2 - 20' wide lots, in order to construct a single family dwelling. The merged lot will conform to other nearby 40 ft. wide lots, therefore staff has no objections to the proposed merger.
2. The proposed lot merger was reviewed by Real Estate, Engineering, Water and Sewer. No objections to the project were received.
3. The property owner has a series of adjacent lots including the subject site. Foundations have been poured for two of the other sites. It appears there is no garage space. It should be noted that the majority of surrounding dwelling units have garages and that any structure must have an enclosed garage and driveway to conform to Zoning Ordinance requirements (Sec. 2-E-26).

002330

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15305).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the project by adopting the attached resolution.

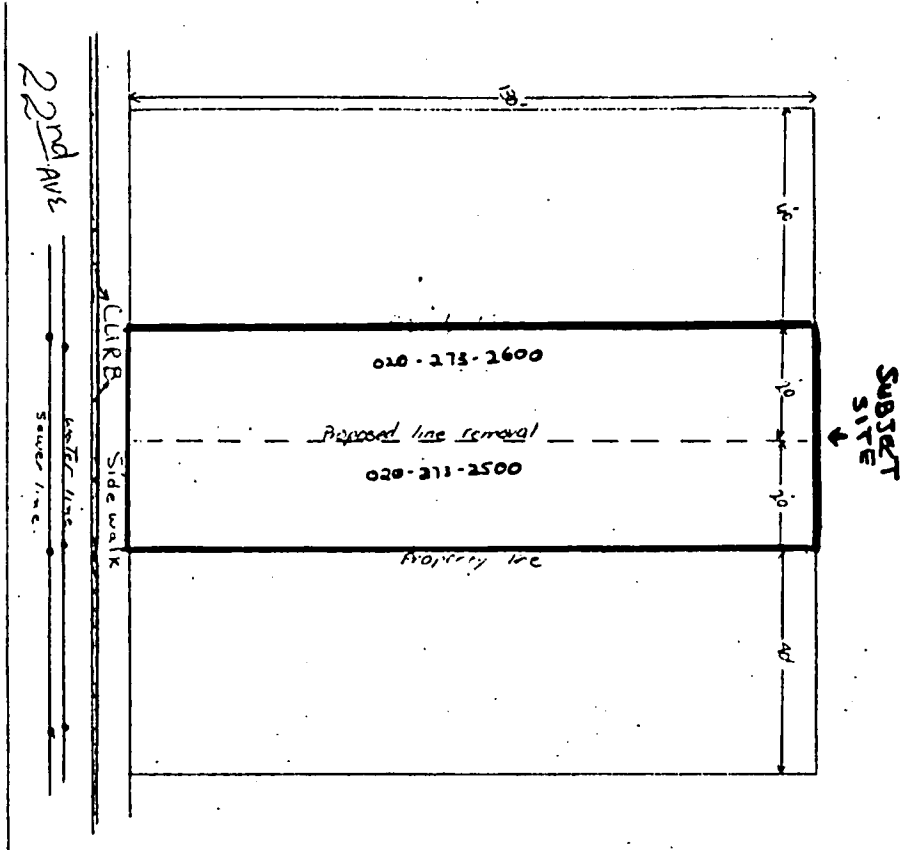
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Appl. No. P83-407

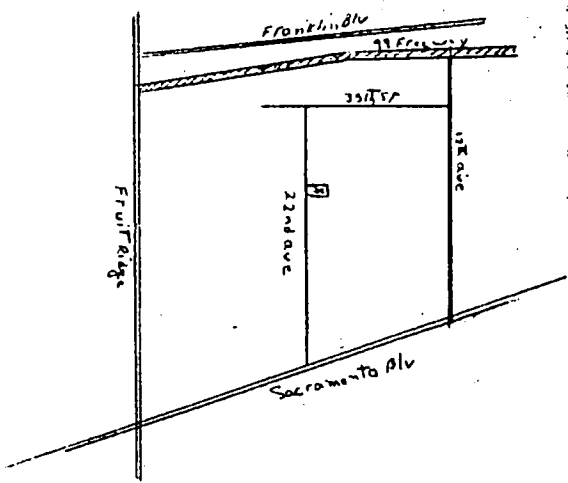
January 12, 1984

CPC Item No. 34



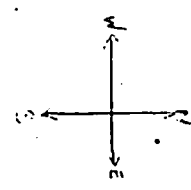


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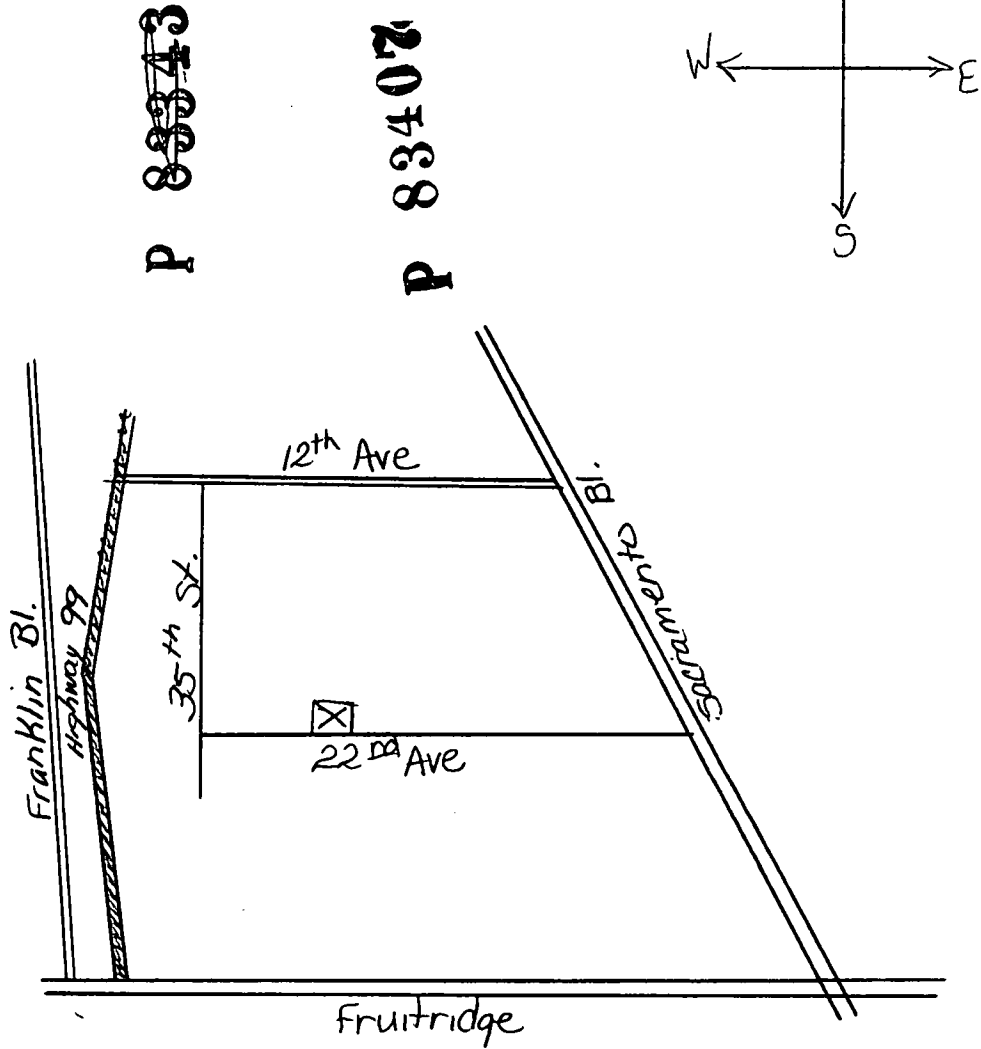
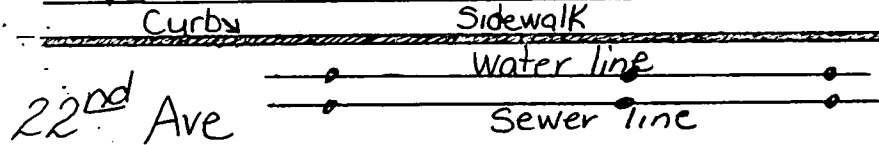
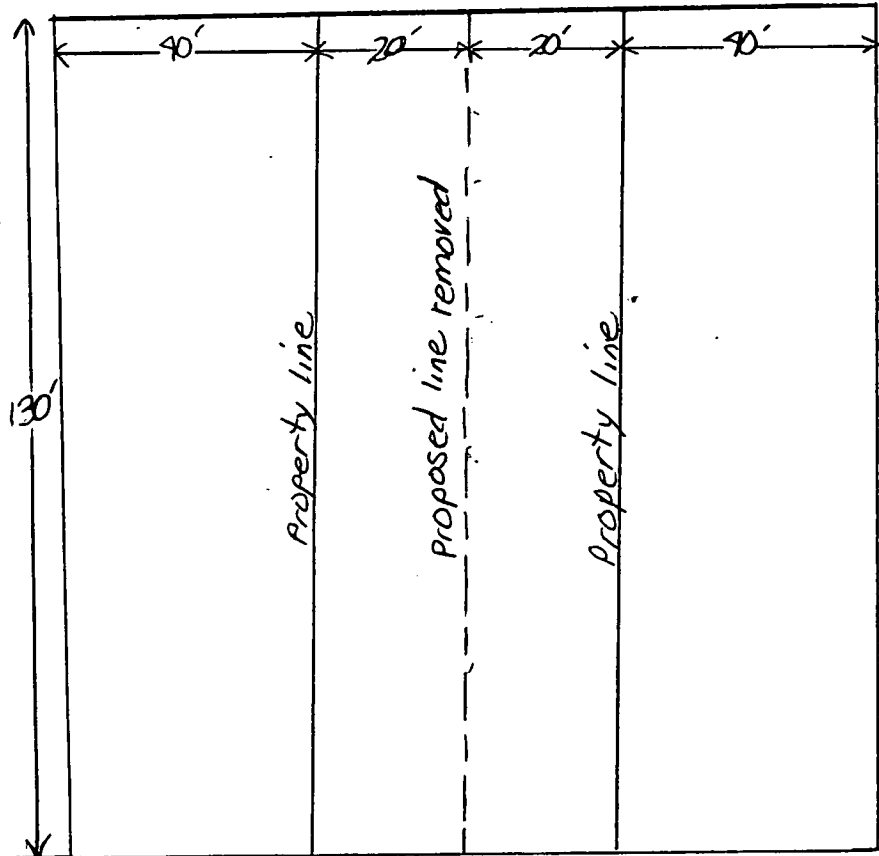


1/16" = 1' 22/25/25
 020-273-2600

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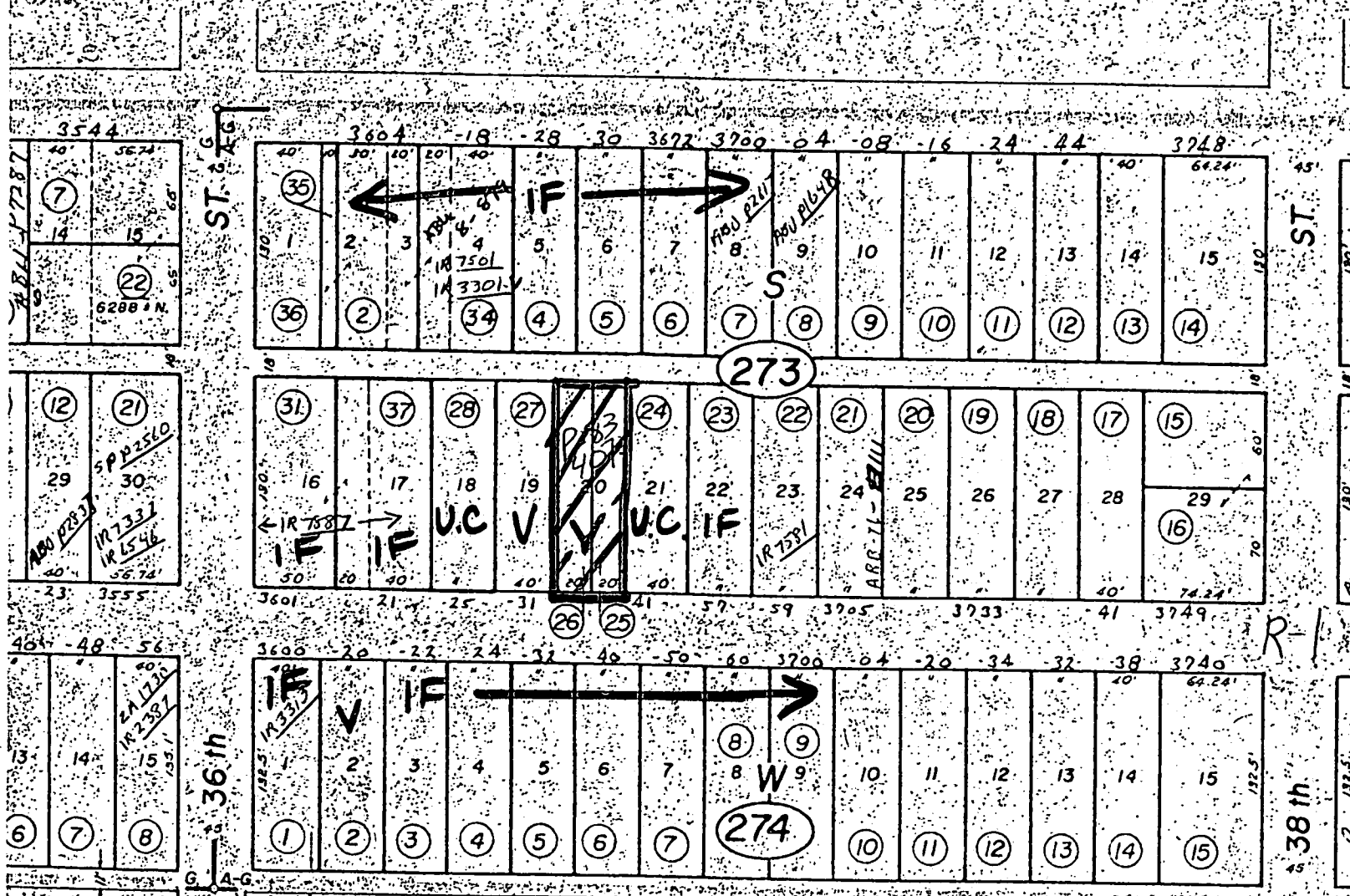
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22nd Ave
020-273-25,26

AMD PLAT OF GOULD & POR. GOULD



LAND USE

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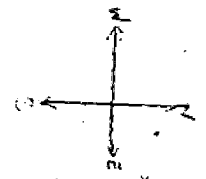
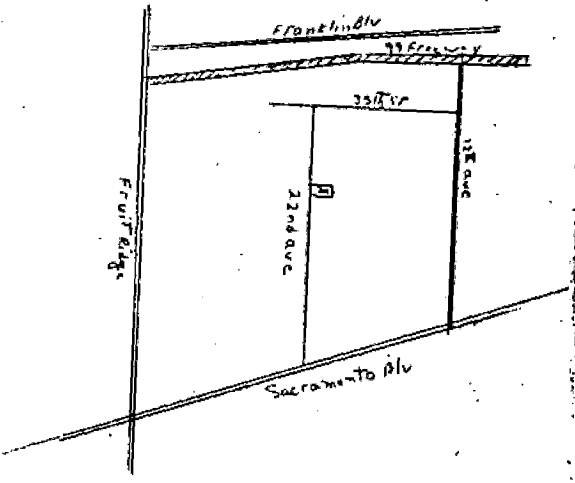
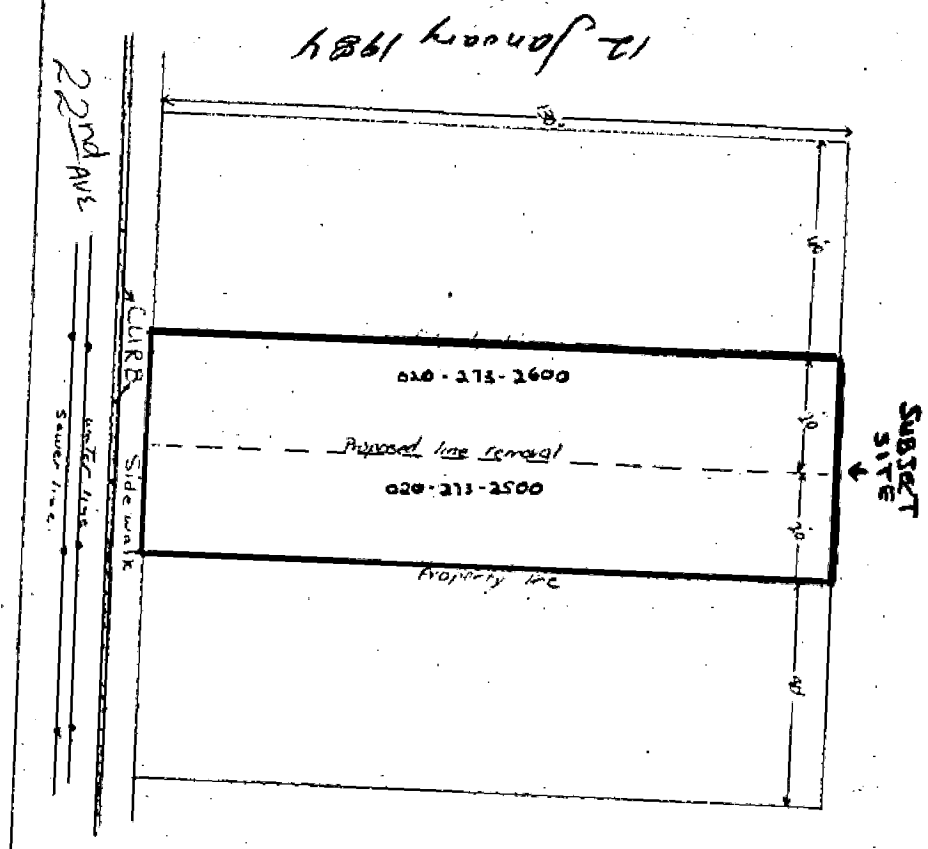
12 JAN '84

Also known as Brooke Realty Co's Sub. No. 115
 ** Also known as Brooke Realty Co's Sub. No. 112 No. 34
 NOTE—Assessor's Block Numbers Shown in Ellipses

Bk 22

12 January 1984

No. 34



1/10/84
22nd Ave
020-213-2600

EXHIBIT 'A'