

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	BOBBY J. MASK, 2266 Babette Way, Sacramento, CA 95832		
OWNER	Bobby J. Mask, 2266 Babette Way, Sacramento, California 95832		
PLANS BY	Laurence H. Turner, 6436 Sacramento Blvd., Sacramento, CA.		
FILING DATE	11/14/88	ENVIR. DET. Ex. 15305 a	REPORT BY CL:vf
ASSESSOR'S PCL. NO.	251-0155-003,004,005,006 and 251-0166-001		

APPLICATION: Lot Line Adjustment to merge five undeveloped parcels into three parcels totaling 0.31± acres in the single family (R-1) zone.

LOCATION: 1016, 1018, 1024 and 1032 Nogales Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge five lots into three lots in order to construct three single family homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: R-1; Vacant and Residential
South: R-1; Vacant and Residential
East : R-1; Vacant and Residential
West : R-1; Vacant and Residential

Property Dimensions:	170' x 80'
Property Area:	0.13± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of five parcels totaling 0.31± acres in the Standard Single Family (R-1) zone. The General Plan designates the site Low Density Residential (4-15 du/na). The North Sacramento Community Plan designates the site Residential (4-8 du/na). The surrounding zoning is R-1 and the surrounding land uses are single family residential and vacant.
- B. The site is currently undeveloped. The applicant proposes to merge five lots into three 56±' x 80±' lots in order to construct three single family homes. The parcels are located within a design review area, so any plans for development must have Design Review/Preservation Board approval.

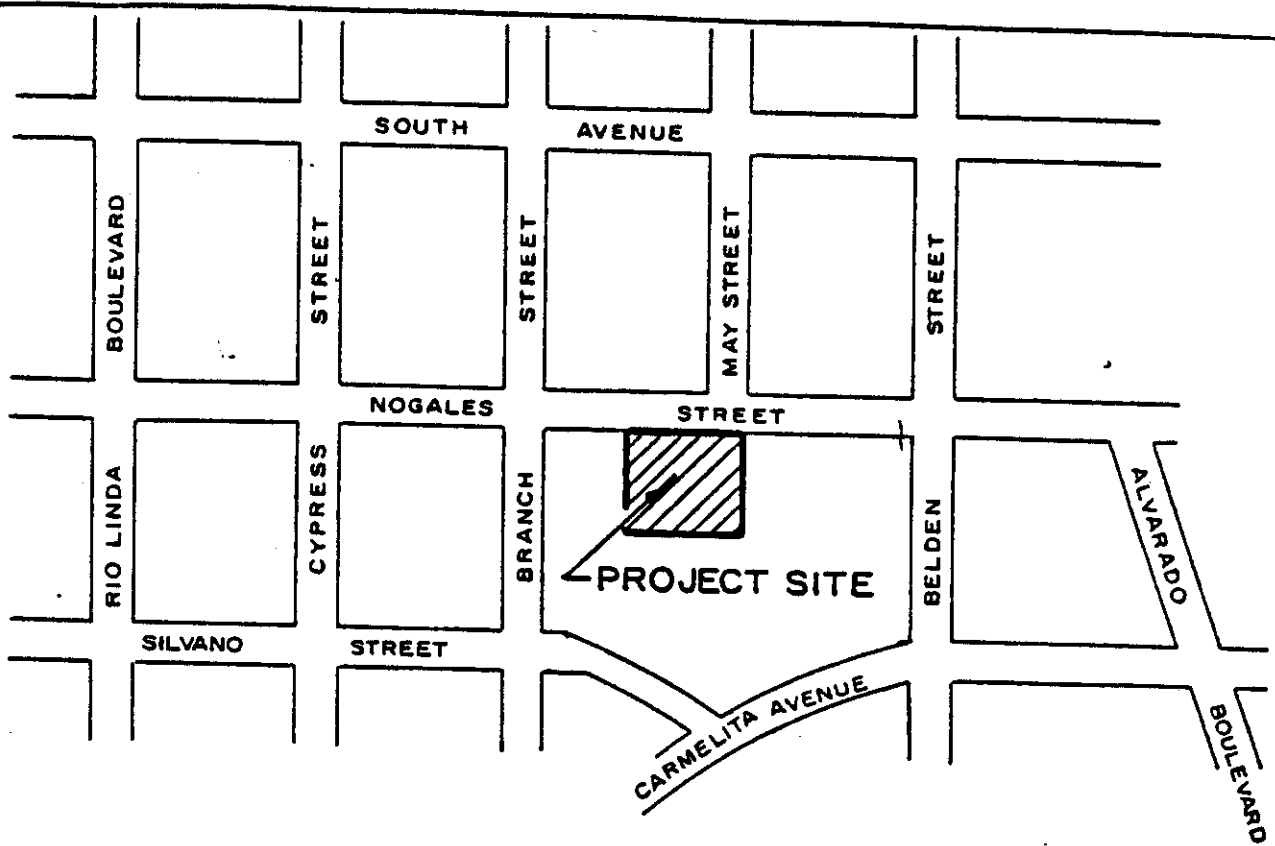
1/26/89

C. The proposed lot line adjustment was reviewed by City Transportation, Engineering, Water and Sewer, and Real Estate Divisions. The following comments have been received.

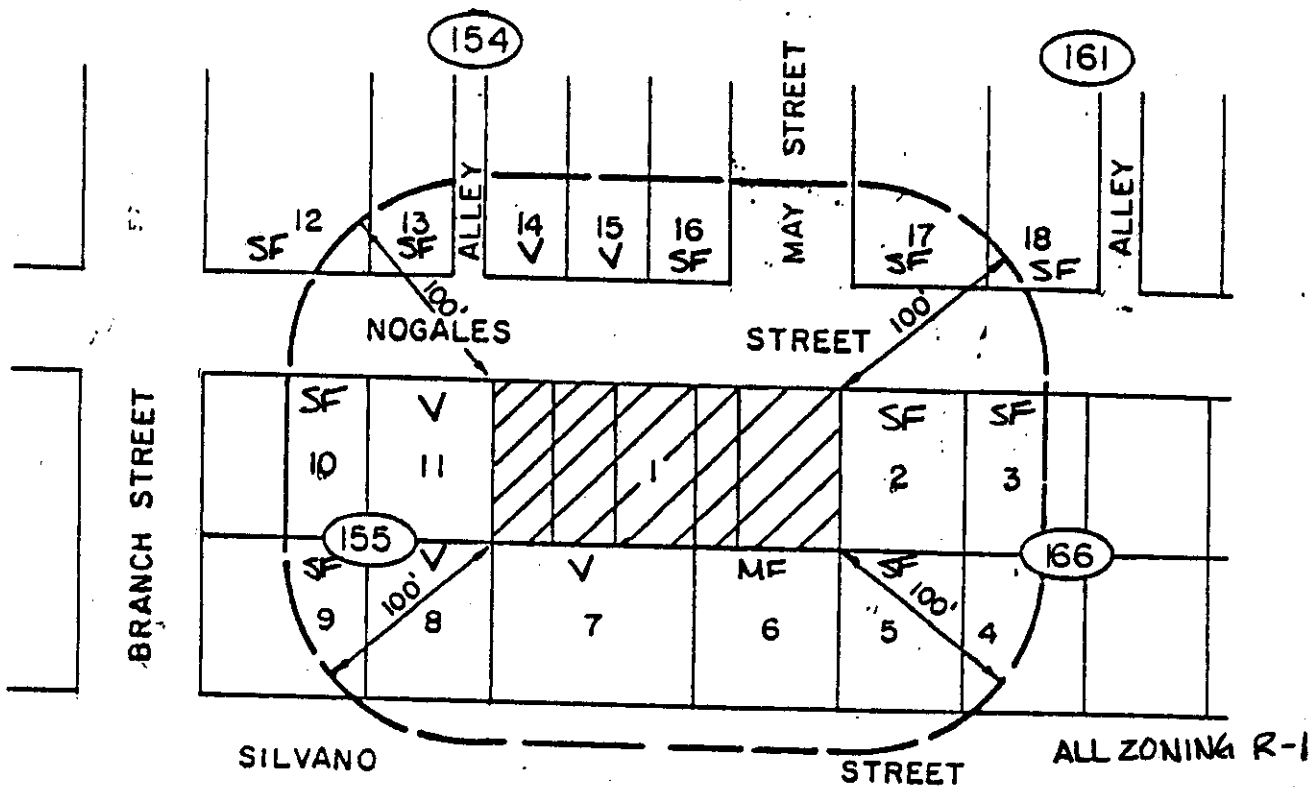
1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments;
3. Show all existing easements;
4. Sewer and water services shall be obtained at time of building permits.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 a).

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

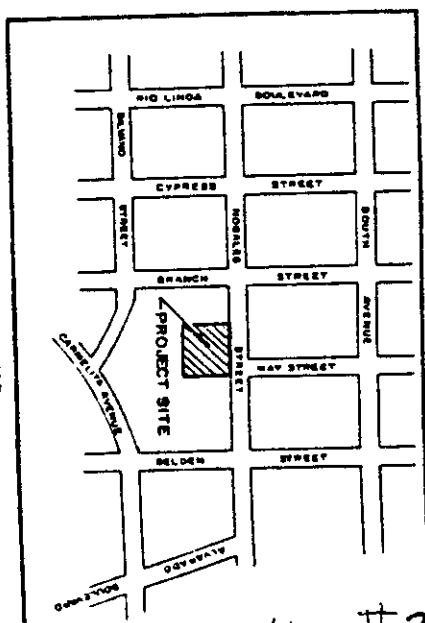
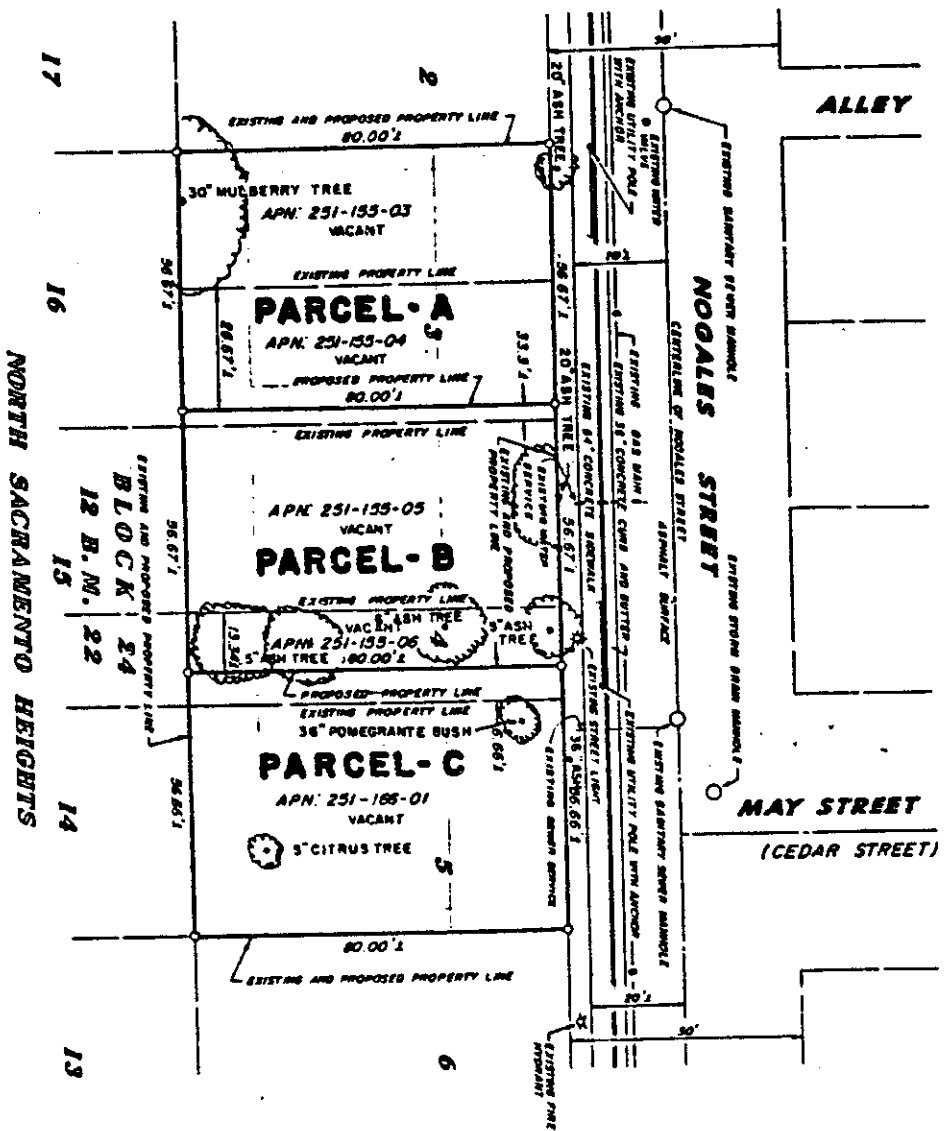


VICINITY MAP

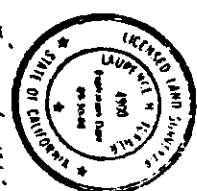


LAND USE - ZONING MAP

VICINITY - LAND USE - ZONING



VICINITY MAP
NOT TO SCALE
LHT LAND SURVEYING
Sacramento, California



1/20/89
+ 12-89

EXHIBIT A

LOT LINE ADJUSTMENT

APN: 251-155-03, 04, 05, 06
AND
APN: 251-166-01
CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 1988

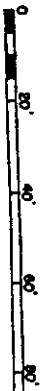
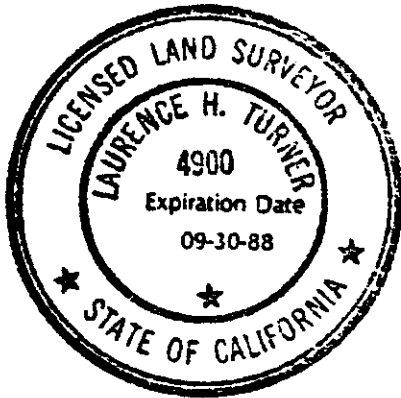


EXHIBIT B-1

PARCEL A

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 56.67 FEET OF LOT 3, IN BLOCK 24, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO HEIGHTS", RECORDED IN BOOK 12 OF MAPS, MAP NO. 22, RECORDS OF SAID COUNTY.



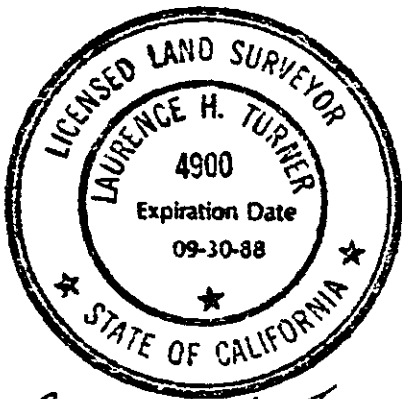
Laurence H. Turner
9-13-88

EXHIBIT B-2

PARCEL B

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 EXCEPTING THEREFROM THE WEST 56.67 FEET, AND THE WEST 53.34 FEET OF LOT 4, IN BLOCK 24, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO HEIGHTS", RECORDED IN BOOK 12 OF MAPS, MAP NO. 22, RECORDS OF SAID COUNTY.



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9-13-88

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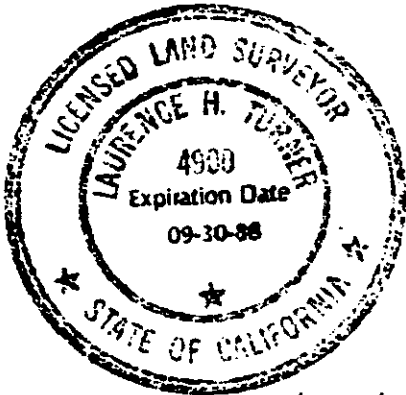
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Item #23

PARCEL C

ALL THAT REAL PROPERTY SITUATE IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, MORE PARTICULARY DESCRIBED AS FOLLOWS:

LOT 4 EXCEPTING THEREFROM THE WEST 53.34 FEET, AND LOT 5, IN BLOCK 24, AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO HEIGHTS", RECORDED IN BOOK 12 OF MAPS, MAP NO. 22, RECORDS OF SAID COUNTY.



Laurence H. Turner
9-13-88

