

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Allied Engineering, P.O. Box 2077, Citrus Heights, Ca. 95611		
OWNER	Del Mar Lorenzen, 8108 Holly Drive, Citrus Heights, Ca. 95611		
PLANS BY	Allied Engineering		
FILING DATE	8/13/82	50 DAY CPC ACTION DATE	9/23/82
		REPORT BY:	SC:mmm
NEGATIVE DEC.	151052	EIR	ASSESSOR'S PCL. NO. 263-183-15,16,17

APPLICATION: 1. Environmental Determination
2. Lot Line Adjustment and merger to create 2 lots out of 3 existing lots on 2.9 acres of land in the R-1 zone (P82-194)

LOCATION: 320 Norwood Bypass

PROPOSAL: The applicant is requesting a lot line adjustment to merge three parcels into two and to eliminate a landlock parcel located at the rear of the subject site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake Noralto Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant & Single Family dwelling unit
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:	140 x 90 irregular
Property Area:	12,444
Density of Development:	7 per ac.
Significant Features of Site:	Existing single family unit
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

The site is located at the intersection of Norwood Bypass and Grove Avenue. At the present time the site is divided into three separate parcels with an existing single family structure located on the proposed lot 'A'. The rear portion of the site contains a landlocked parcel which is undevelopable in its present form. In addition the small parcel on the south end of the site is substandard in size for residential use. The proposed lot line adjustment and merger will combine these parcels and allow for the future development of a single family structure.

002123

STAFF EVALUATION:

1. The Woodlake Noralto Community Plan designates the site for light density residential use and the proposed lot line merger will allow the site to be developed for this purpose.
2. The site is located at the intersection of two streets, however, the radius of this corner is in excess of the zoning code definition of a corner lot so that a two-family dwelling unit will not be permitted on the site.
3. The City Engineer has requested that the new lot lines be properly monumented and that closure calculations and deed description be provided for approval by the Engineering Department.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

STAFF RECOMMENDATIONS: Staff recommends the Planning Commission approve the lot line adjustment and merger by adopting the attached resolution with conditions.



R-1

002125

R-3

C-1

SUBJECT SITE

R-1

R-3

R-4

C-1

C-2

R-4

M-1

R-1

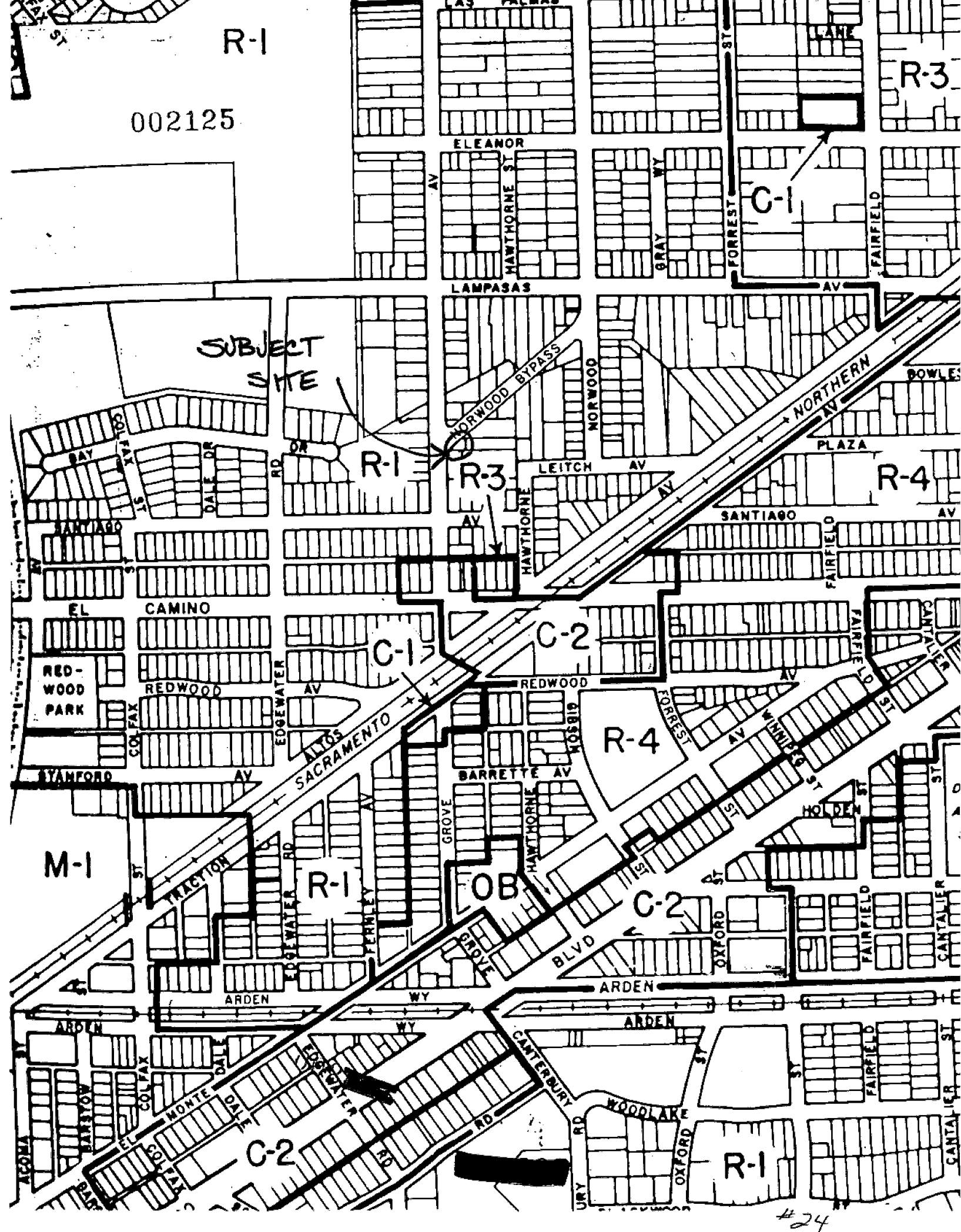
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C-2

C-2

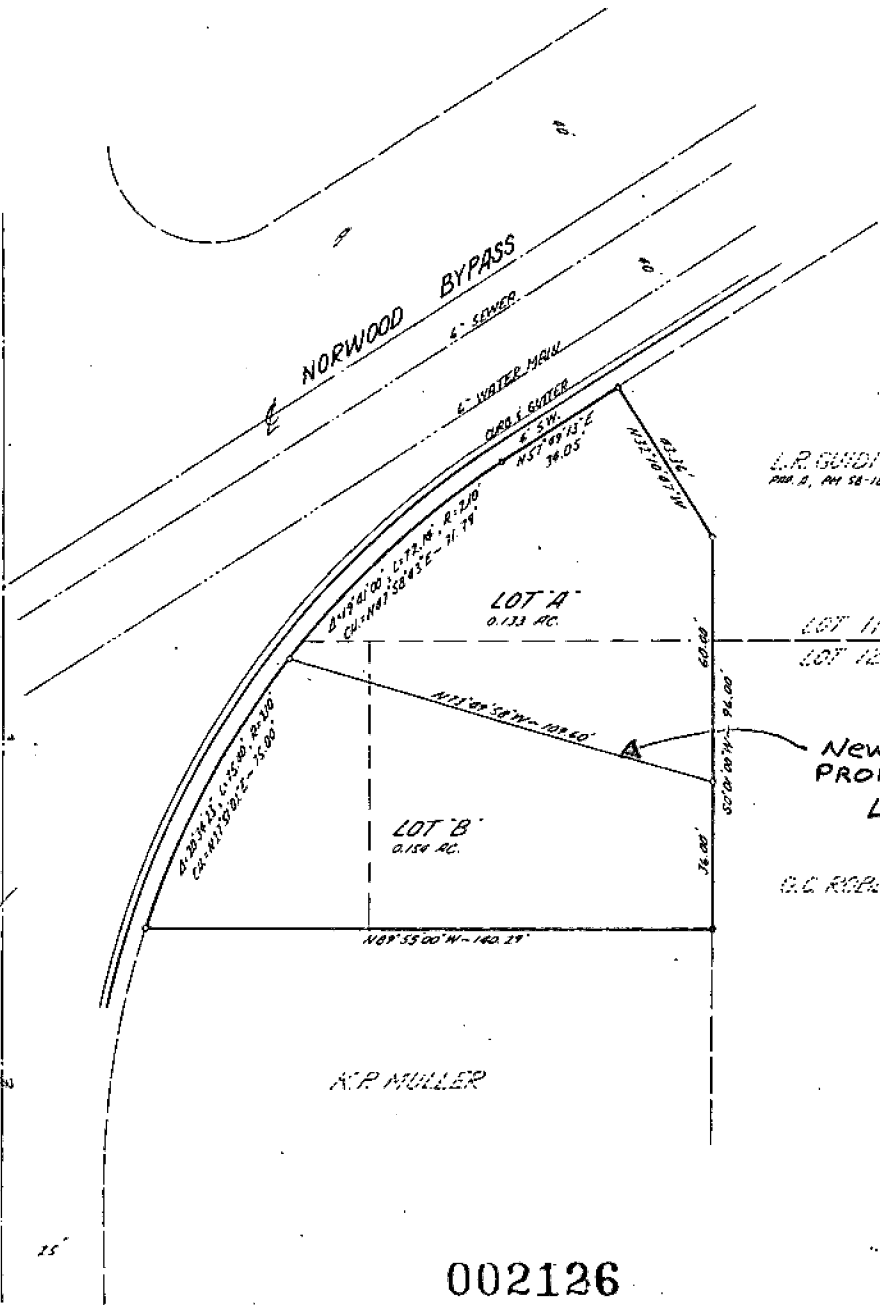
R-1

#24



P 82194

GROVE AVE.

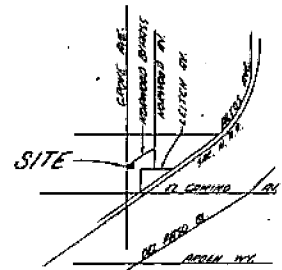


L.P. GUNDI
PROP. D, PM 58-18

G.C. ROBERTS

A.P. MULLER

002126



VICINITY MAP

OWNER: DEL MAR LORENTZEN
8108 HOLLY DR. 716-9111
CITRUS HEIGHTS, CA. 95610

ENGINEER: ALLIED ENGINEERING, SURVEYING & PLANNING
8421 RUBY RD., SUITE 140 949-7533
CITRUS HEIGHTS, CA. 95610

ASSESSORS # 243-183-15, 14 & 17

ZONING: R-1

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

PRESENT USE: VACANT

PROPOSED USE: TWO RESIDENTIAL LOTS



PLAT FOR LOT LINE ADJUSTMENT & MERGER

A PORTION OF LOTS 11 & 12, "MAP OF NORWOOD
ACRES," 20 BM 44, CITY OF SACRAMENTO, CA.

AUGUST, 1982

SCALE: 1" = 20'

ALLIED ENGINEERING, SURVEYING & PLANNING
RUBY RD. CITRUS HEIGHTS

24

9.23-82

982-194