

CITY PLANNING COMMISSION

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

APPLICANT	Ramon Dangerfield, 3265-11th Avenue, Sacramento, CA 95817				
OWNER	Ramon Dangerfield, 3265-11th Avenue, Sacramento, CA 95817				
PLANS BY	Ramon Dangerfield, 3265-11th Avenue, Sacramento, CA 95817				
FILING DATE	8/5/83	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Exempt 15105	EIR		ASSESSOR'S PCL. NO.	027-142-15,18

APPLICATION: Lot Line Merger (Sec. 66499 20½ State Subdivision Map Act) (P83-261)

LOCATION: 5717 - 5725 Wallace Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to combine two single-family residential parcels into one residential site.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	120' x 357'
Property Area:	.99± acre
Density of Development:	1 du/ac.
Topography:	Flat
Street Improvements:	Existing
Utilities:	To be provided

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in an area of primarily larger residential lots developed with residential uses consisting of single family and deep lot development. The subject site consists of two, one-half acre parcels 60 feet wide by 357 feet long. Both parcels are vacant and zoned Single Family (R-1). The applicant proposes to combine the parcels to create a one-acre home site for future development.
2. The proposal was reviewed by the City Engineering and Real Estate Departments. There were no objections to the request.
3. The staff has no objection to the proposed merger which is conformance with the surrounding land uses and plan designations. Staff suggests the home be situated so that there is a minimum of 42.5 feet from either the north or south property. This suggestion anticipates future development of the rear of the site. The width would provide for a 20-foot driveway, a 12.5 foot setback from the driveway, and a 10 foot setback from the driveway to the property line (see staff's Exhibit 'C').

APPLC. NO. P83-261

MEETING DATE September 8, 1983

CPC ITEM NO. 16

000759

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

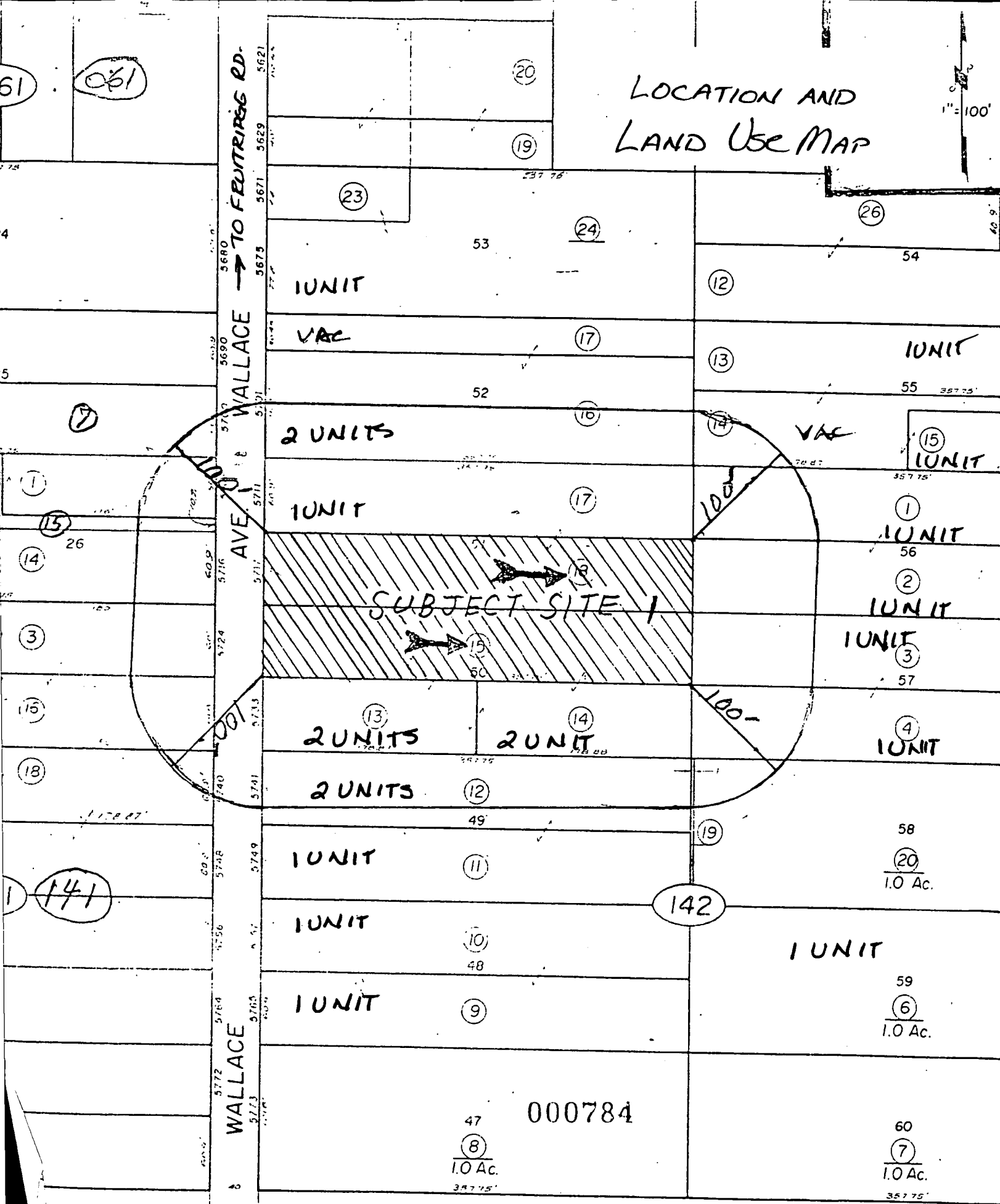
STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line merger by adopting the attached resolution.

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51 061

LOCATION AND LAND USE MAP

1" = 100'



TO FEUTRIRSG RD.
 WALLACE AVE
 WALLACE AVE

5621
5629
5671
5673
5680
5690
5700
5710
5716
5724
5733
5741
5749
5756
5764
5772
5783
5792

23
53
1 UNIT
VAC
52
2 UNITS
1 UNIT
SUBJECT SITE 1
2 UNITS
2 UNITS
1 UNIT
1 UNIT
1 UNIT
47
1.0 Ac.

20
19
24
17
16
17
18
13
14
12
11
10
9
8

26
54
12
13
14
15
1 UNIT
VAC
1 UNIT
2
1 UNIT
3
1 UNIT
4
1 UNIT
58
20
1.0 Ac.
59
6
1.0 Ac.
60
7
1.0 Ac.

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027-142-15, 18
No. 16

LOCATION MAP

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SUBJECT SITE

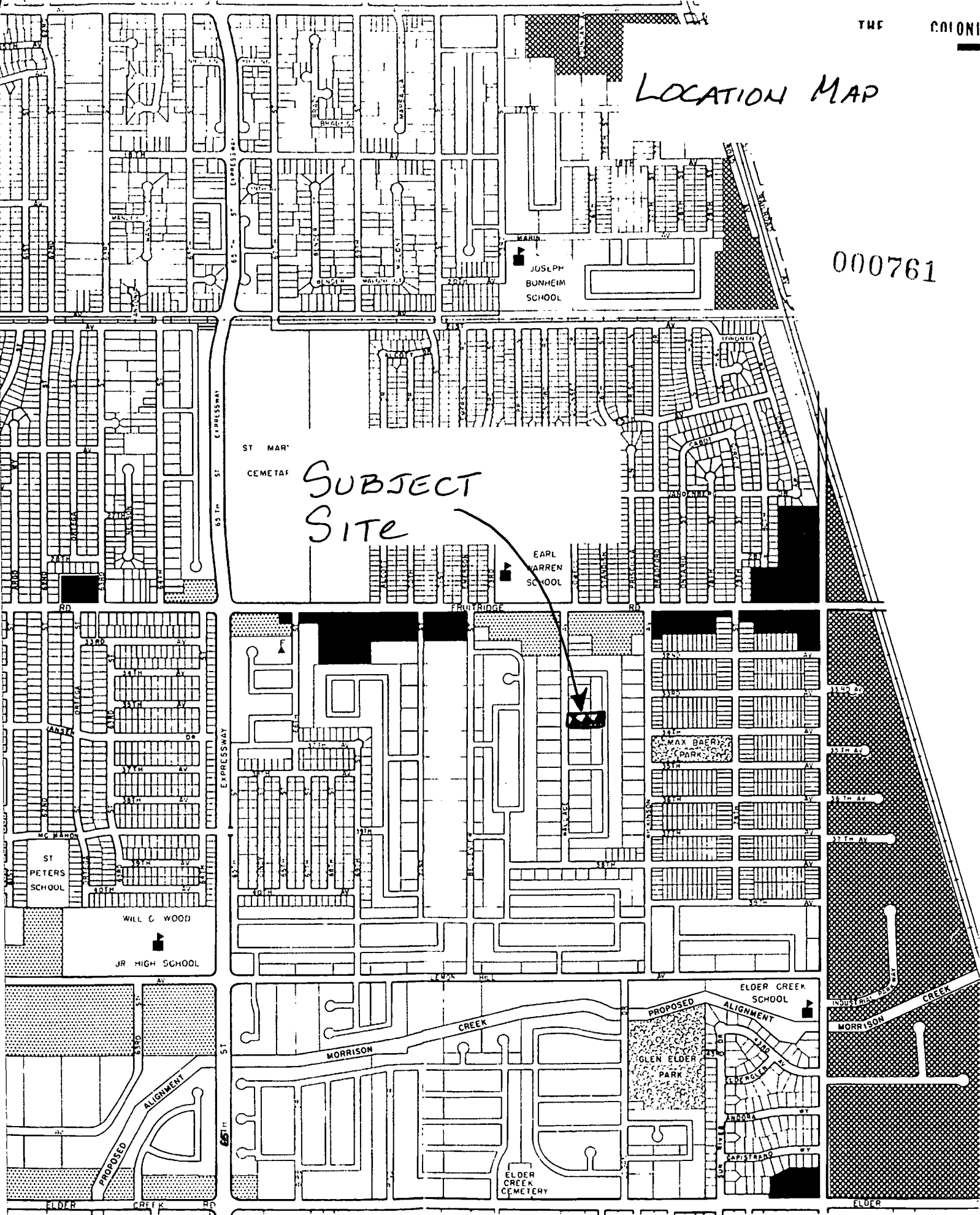


EXHIBIT "B"

LEGAL DESCRIPTION

The North 1/2 of Lot 50 and the South 1/2 of lot 51 of Home Garden Acres,
according to the official plat thereof, filed in the office of the
Recorder of Sacramento County, California on November 4, 1925, in Book
18 of Maps, Map No. 54.

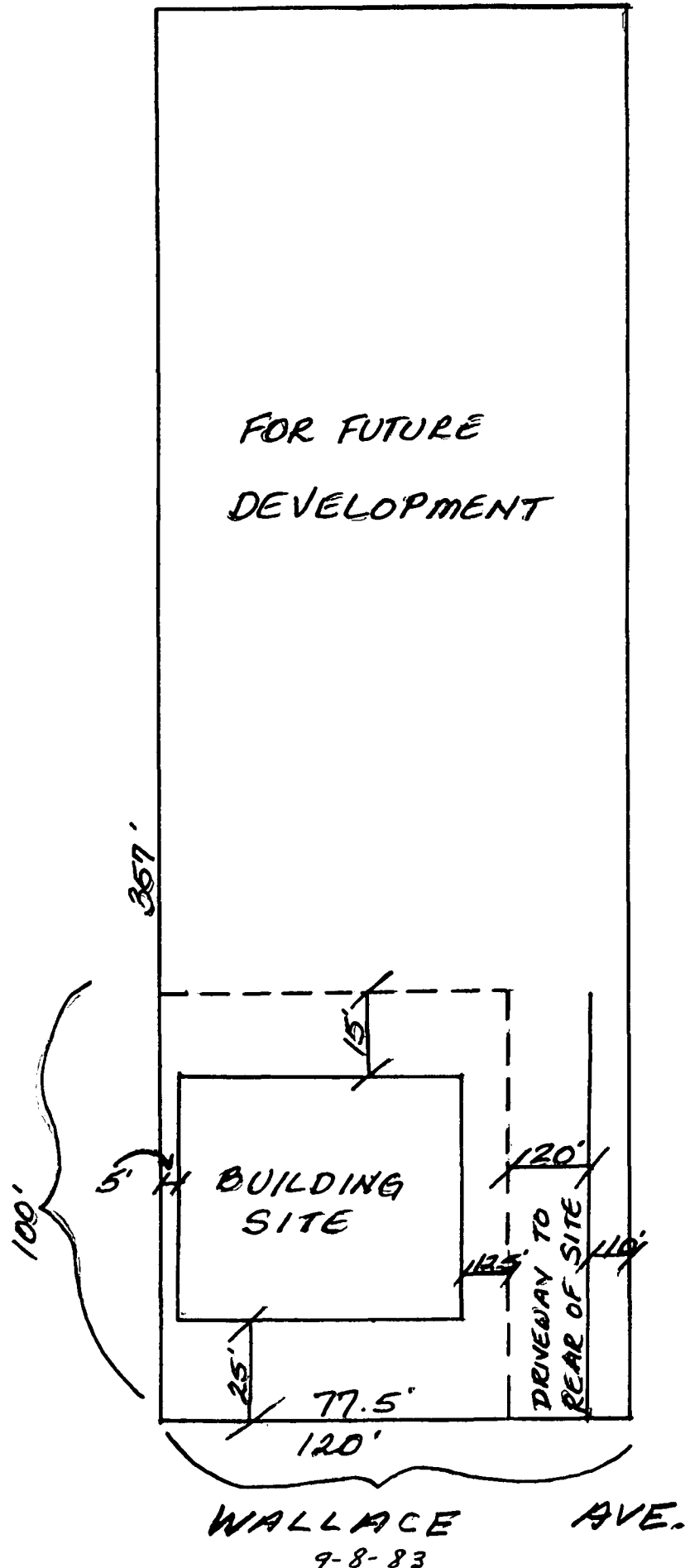
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STAFF'S
EXHIBIT 'C'



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