

P94-010 - Property Transfer and Lot Line Adjustment - Portion of
APN:263-0121-001

- REQUEST:
- A. Section 65402(a) Review for the transfer of ownership of surplus City Property.
 - B. Lot Line Adjustment to merge two parcels totalling 0.45 acres into one parcel.

LOCATION: Grove Avenue at Las Palmas Avenue
AP#263-0121-001
North Sacramento Community Plan Area
Noralto Neighborhood
Grant Joint Union School District
Council District 2

APPLICANT:	City of Sacramento Department of Public Works Engineering Division, Real Property Section 927 10th Street Room 200 Sacramento, CA 95814
OWNER:	City of Sacramento
APPLICATION FILED:	February 3, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

SUMMARY/RECOMMENDATION:

The City of Sacramento Department of Public Works, Engineering Division, Real Property Section is proposing to sell the subject parcel to the owner of the adjoining parcel.

Staff recommends approval of the project. Staff recommends the Planning Commission find the proposed project consistent with the General Plan and 1984 North Sacramento Community Plan as required by Section 65402(a) of the Government Code.

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PROJECT INFORMATION:

General Plan Designation:	Medium Density Residential (16-29 dwelling units per net acre)
Community Plan Designation:	Residential (11-21 dwelling units per net acre)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	R-1
 Surrounding Land Use and Zoning:	
North:	Multiple Family Residential; R-3
South:	Single Family Residential; R-1
East:	Single Family Residential; R-1
West:	Single Family Residential; R-1
 Property Dimensions:	
Property Area:	67' X 289.98' .45± gross acres .45± net acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services

BACKGROUND INFORMATION:

The subject site is excess City property that was, at one time, intended as parking for Johnston Park. However, the property has not been maintained, and collects litter. The owner of the adjacent property will use the subject property as additional parking for the existing apartment complex (APN:263-011-018/IR2702 & ABUP5416). It is the intention of the adjacent property owner to fence the parking area, maintain the area, and provide improved lighting.

STAFF EVALUATION:A. Policy Considerations

The General Plan designates the subject site as Medium Density Residential (16-29

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dwelling units per net acre) and the North Sacramento Community Plan designates the site as Residential (11-21 dwelling units per net acre). The subject site is excess right-of-way that is not needed by the City. There is adequate parking provided for Johnston Park. The proposed transfer of ownership of City owned property is consistent with the City's General Plan and Community Plan.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15312(a) and 15312(b)(1)).

PROJECT APPROVAL PROCESS:

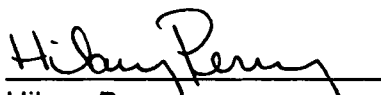
The Planning Commission has the authority to find the proposed action as consistent or inconsistent with General Plan and Community Plan policy and to approve or deny the Lot Line Adjustment. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:


Staff recommends the Planning Commission take the following actions:

- Adopt the attached Resolution which finds the proposed project in conformance with the General Plan and 1984 North Sacramento Community Plan as required by Section 65402(a) of the Government Code.
- Adopt the attached Resolution approving the Lot Line Adjustment to merge two parcels into 1 parcel.

Report Prepared By,


Hilary Perry
Assistant Planner

Report Reviewed By,


Scot Mende
Senior Planner

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Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolutions
Exhibit C-1	Site Plan

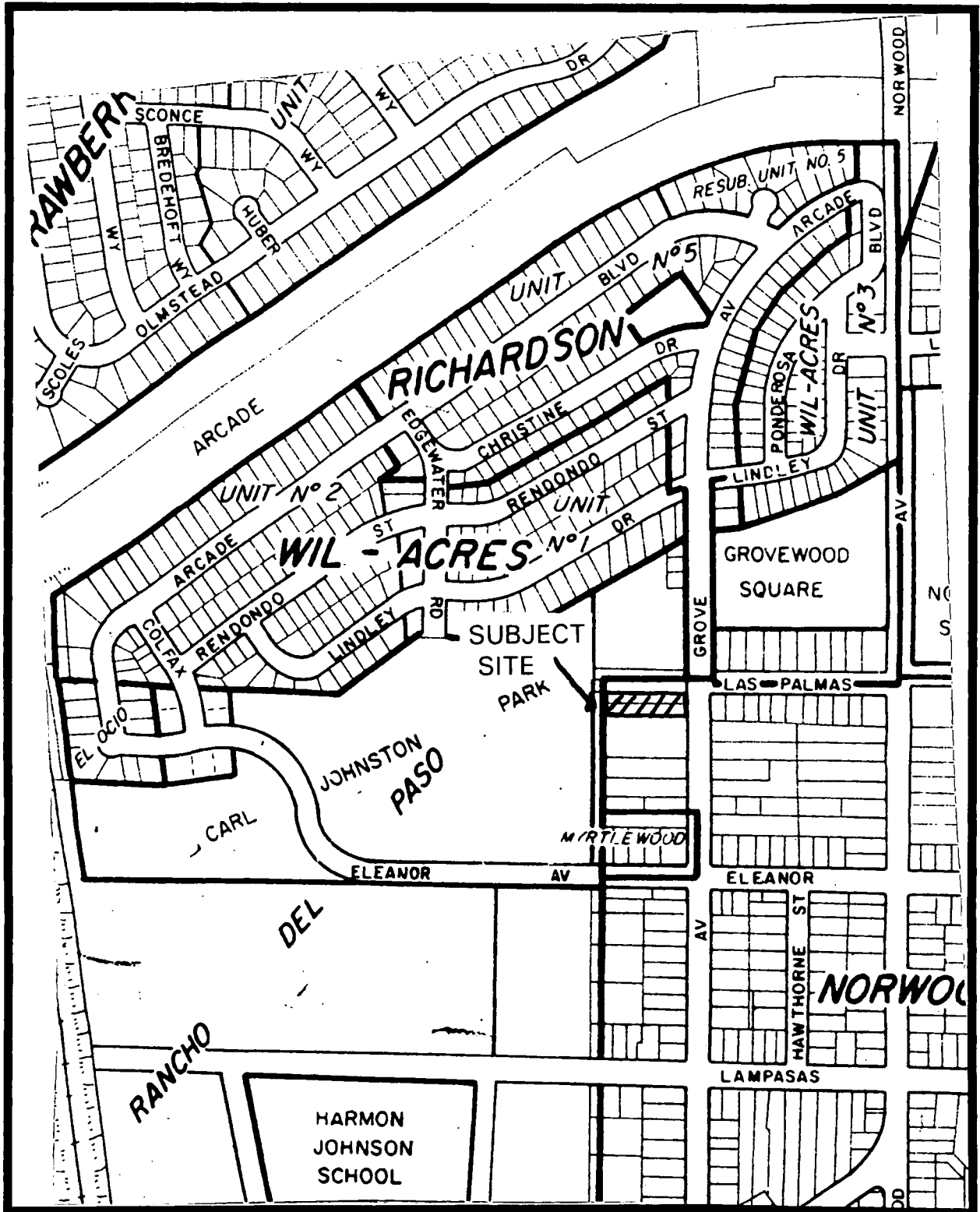
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ATTACHMENT A

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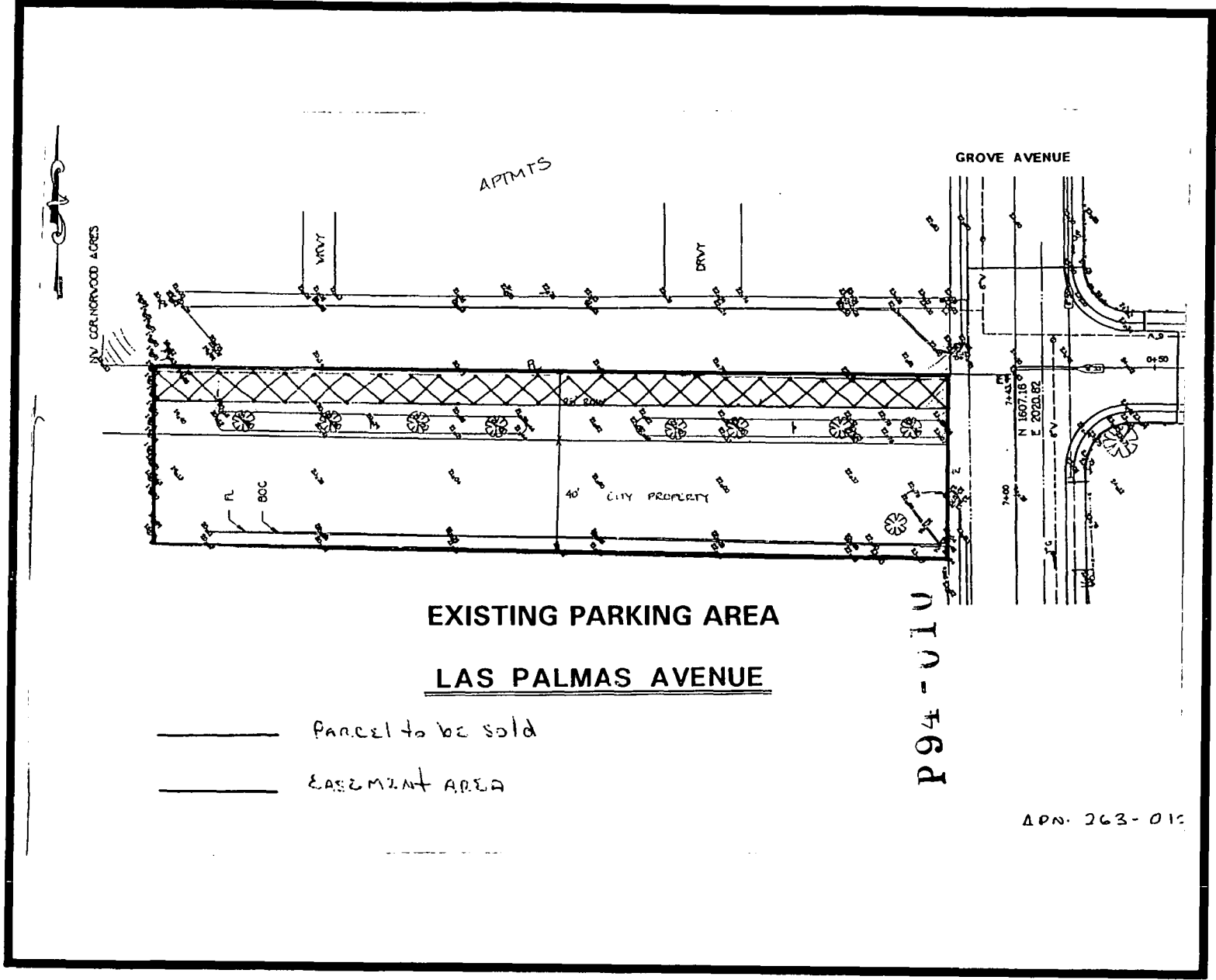
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VICINITY MAP

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ATTACHMENT A

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