

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Charles & Laura Link, 2051 36th Street, Sacramento, CA 95817				
OWNER	Charles & Laura Link, 2051 36th Street, Sacramento, CA 95817				
PLANS BY	Charles & Laura Link, 2051 36th Street, Sacramento, CA 95817				
FILING DATE	April 3, 1992	ENVIR. DET.	Exempt 15301(e), 15305(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	010-0143-007,008				

APPLICATION: Lot Line Adjustment to merge two parcels into one parcel totaling 0.18± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 2051 36th Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family house and vacant

Surrounding Land Use and Zoning:	Setbacks:	Required:	Provided:
North: Residential, R-1	Front:	25'	32' EXISTING
South: Residential, R-1	Side(North):	5'	8'
East: Residential, R-1	Side (South):	5'	2'
West: Residential, R-1	Rear:	15'	38'

Property Dimensions: 41.11 feet by 127.55 feet and 20.55 feet by 127.55 feet
Property Area: 0.18± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two interior lots lot totaling 0.18± acres in the Standard Single Family (R-1) zone (see Exhibit A). The subject site is developed with a 1,650 square foot single family residence on the north parcel and the south parcel is vacant. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land use and zoning for the subject site are residential, zoned (R-1) to the north, south, east, and west.

B. Applicant's Proposal

The applicant is proposing a lot line adjustment to merge two parcels into one parcel in order to build an addition onto the existing house which will cross the existing property line. The lot line adjustment will delete the common property line that separates the two parcels from each other. (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line merger. The existing 1,650 square foot single family residence has an existing two foot side setback along the south property line. The remaining setbacks meet standard setback requirements. The applicant is proposing to add a room at a later date to the existing residence. A part of this addition would cross the common property line which requires a lot line merger to bring the site into conformance with the Zoning Ordinance and Building Codes. The Zoning Ordinance and the Building Code does not permit structures to cross property lines. The lot line merger will create a larger single 61.5 foot by 127.5 foot parcel totaling 0.18± acres.

D. Agency Comments

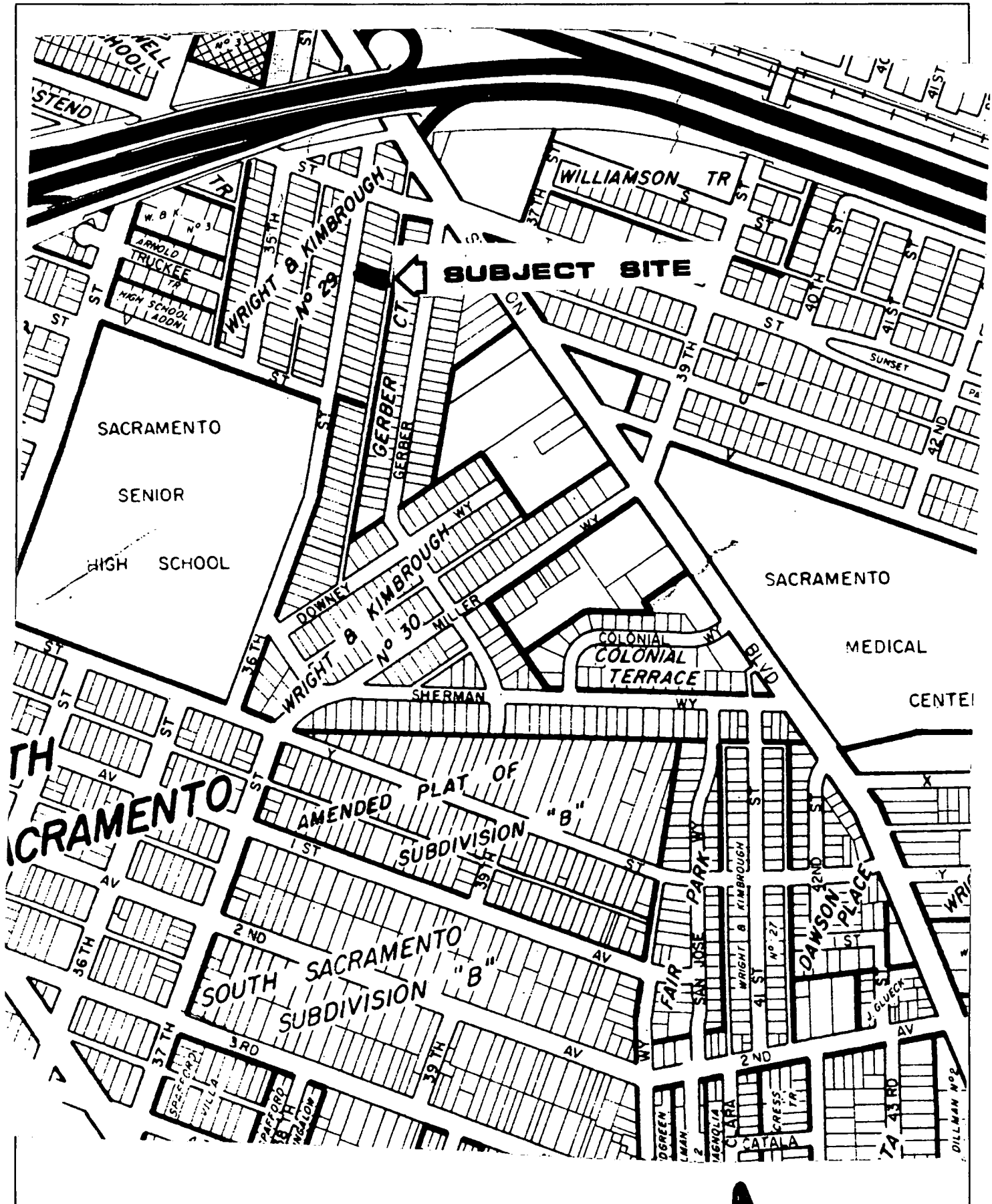
The proposed project was reviewed by City Traffic Engineering, Engineering Departments, the Building Department, and the Fire Department. The following comments were received:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

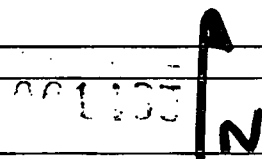
- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Submit drawing showing location of existing sewer and water services.
- d. Properly abandon any excess water services to the satisfaction of the Water Division. (One service per lot is permitted.)

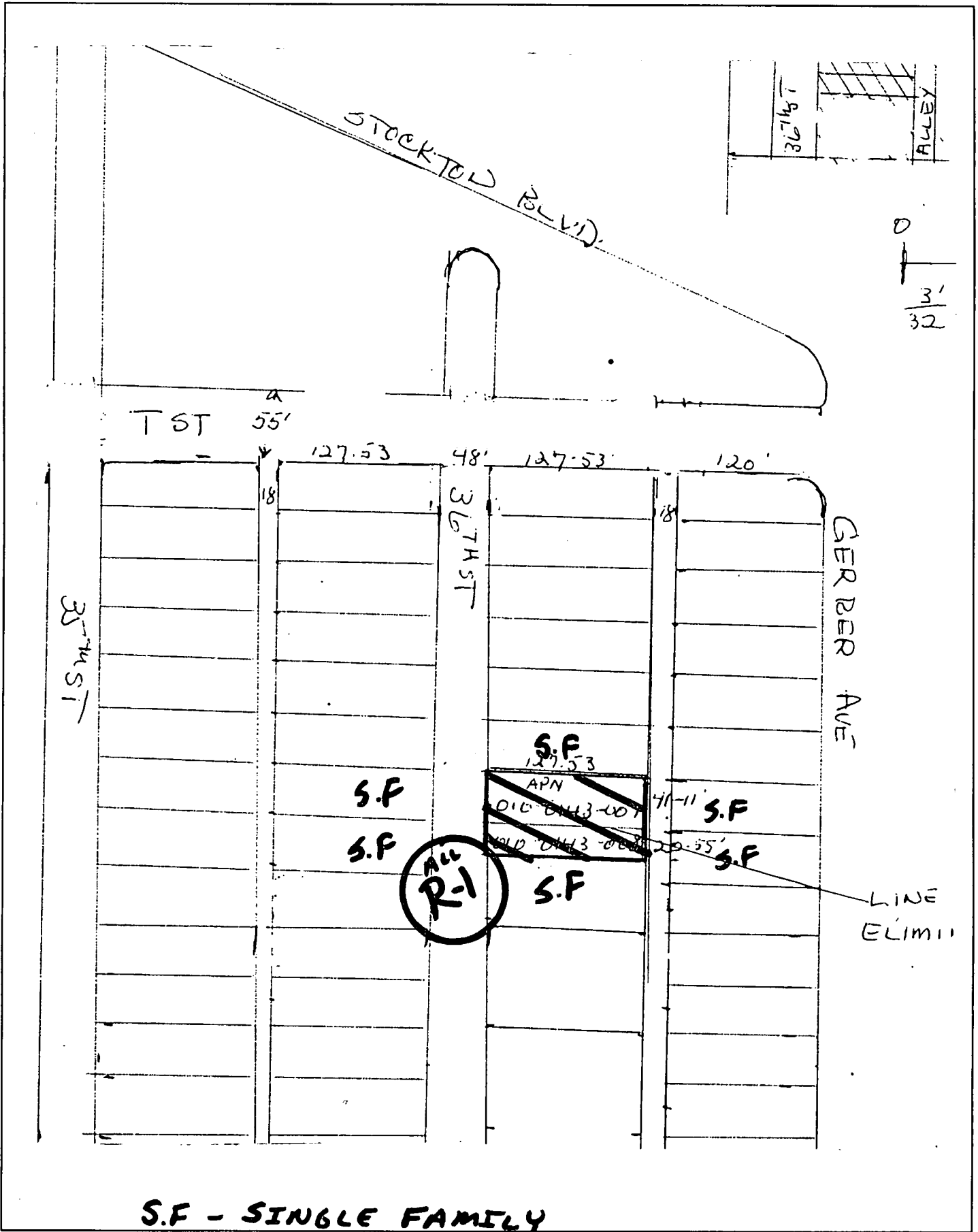
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15301{e} and 15305{a}).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.



VICINITY MAP

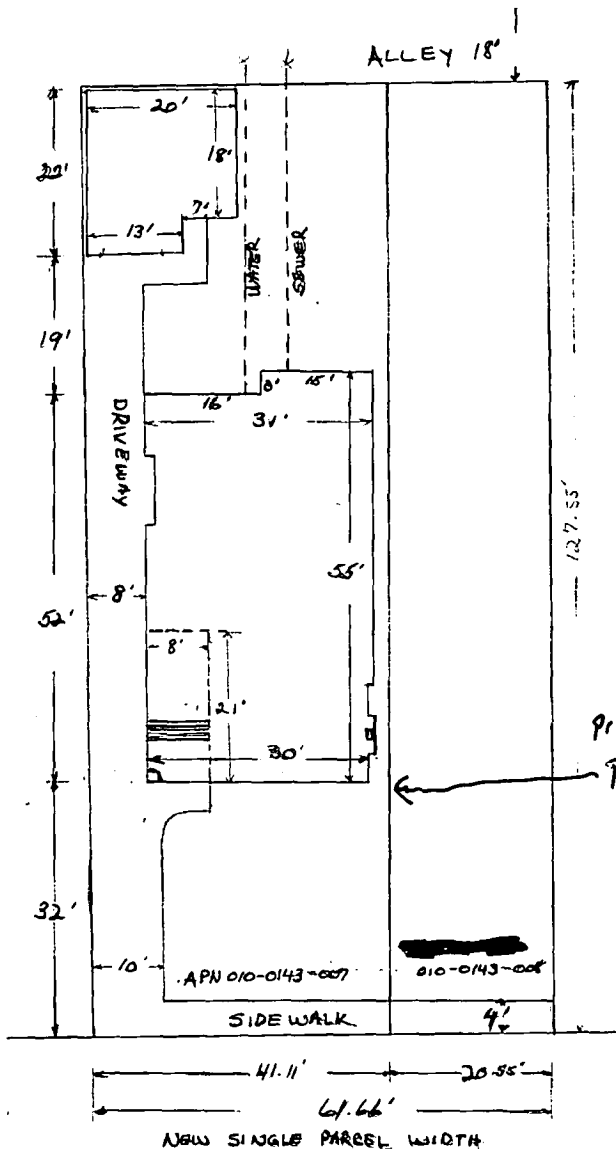




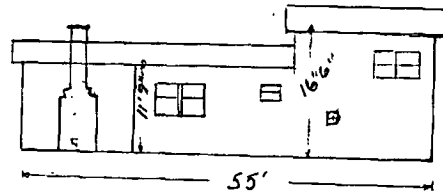
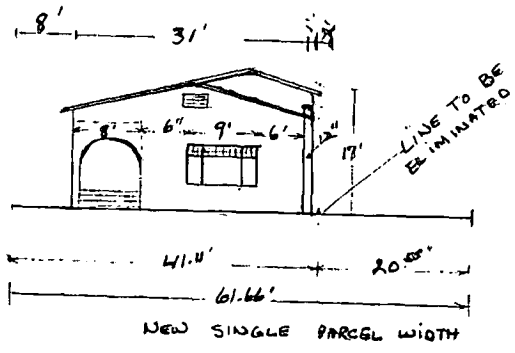
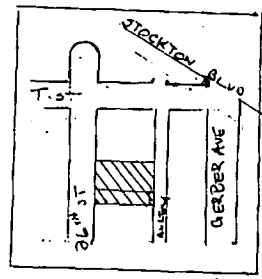
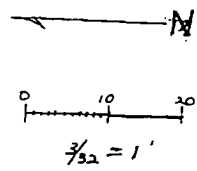
LAND USE & ZONING MAP



EXHIBIT - A



Property line
To
be deleted



LOT LINE ADJUSTMENT AND MERGER OF EXISTING PARCELS		
SCALE: 3/32" = 1'	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
PARCEL 010-0143-007 & N 1/2 OF PARCEL 010-0143-008.		
		DRAWING NUMBER:

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EXHIBIT B

PROPOSED NEW

Legal description of project.

Street address. 2051-36th St Sacramento, CA 95817

Lot 1387, and the north one-half of lot 1388, as shown on the official plat of Wright & Kingrough Tract No. 29, filed in the office of the County Recorder of Sacramento County, California, in book 14 of maps, Map No. 3.

Assessors Parcel No.: C10-0143 007 & C10-0143-008

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