

CITY PLANNING COMMISSION

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

APPLICANT	Harry D. & Dorothy H. Rose, 4971 Michele Lane, Sacramento, CA 95822		
OWNER	Harry D. & Dorothy H. Rose, 4971 Michele Lane, Sacramento, CA 95822		
PLANS BY	_____		
FILING DATE	5-28-82	50 DAY CPC ACTION DATE	_____
REPORT BY:	GM:bw		
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL NO	017-162-13; 017-201-05

APPLICATION: Lot Line Merger

LOCATION: 4971 Michele Lane

PROPOSAL: The applicant is requesting a Lot Line Adjustment to merge two parcels totaling .7± acres developed with an existing single-family residence. APN: 017-201-05/017-102-13.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Dwelling

Surrounding Land Use and Zoning:

North:	Single Family Dwelling:	R-1
South:	Single Family Dwelling:	R-1
East:	Single Family Dwelling:	R-1
West:	Elementary School:	R-1

Property Dimensions:	Irregular
Property Area:	30,000 square feet

STAFF EVALUATION: The subject site consists of two separate parcels, one of which contains a single family dwelling (APN: 017-162-1300) and the other contains an existing storage shed and garage (APN: 017-102-13). The applicant proposes to merge these two lots to form a .7± acre irregularly shaped lot (APN: 017-162-43) as illustrated on the attached site plan (Exhibit A).

The proposal was reviewed by the offices of Water/Sewers, Building Inspections, Real Estate and Assessment and Fire. There were no objections to the request. However, the Engineering Department requests a new legal description and closure calculations as conditions of approval.

ENVIRONMENTAL DETERMINATION: The project is exempt from Environmental Review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

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

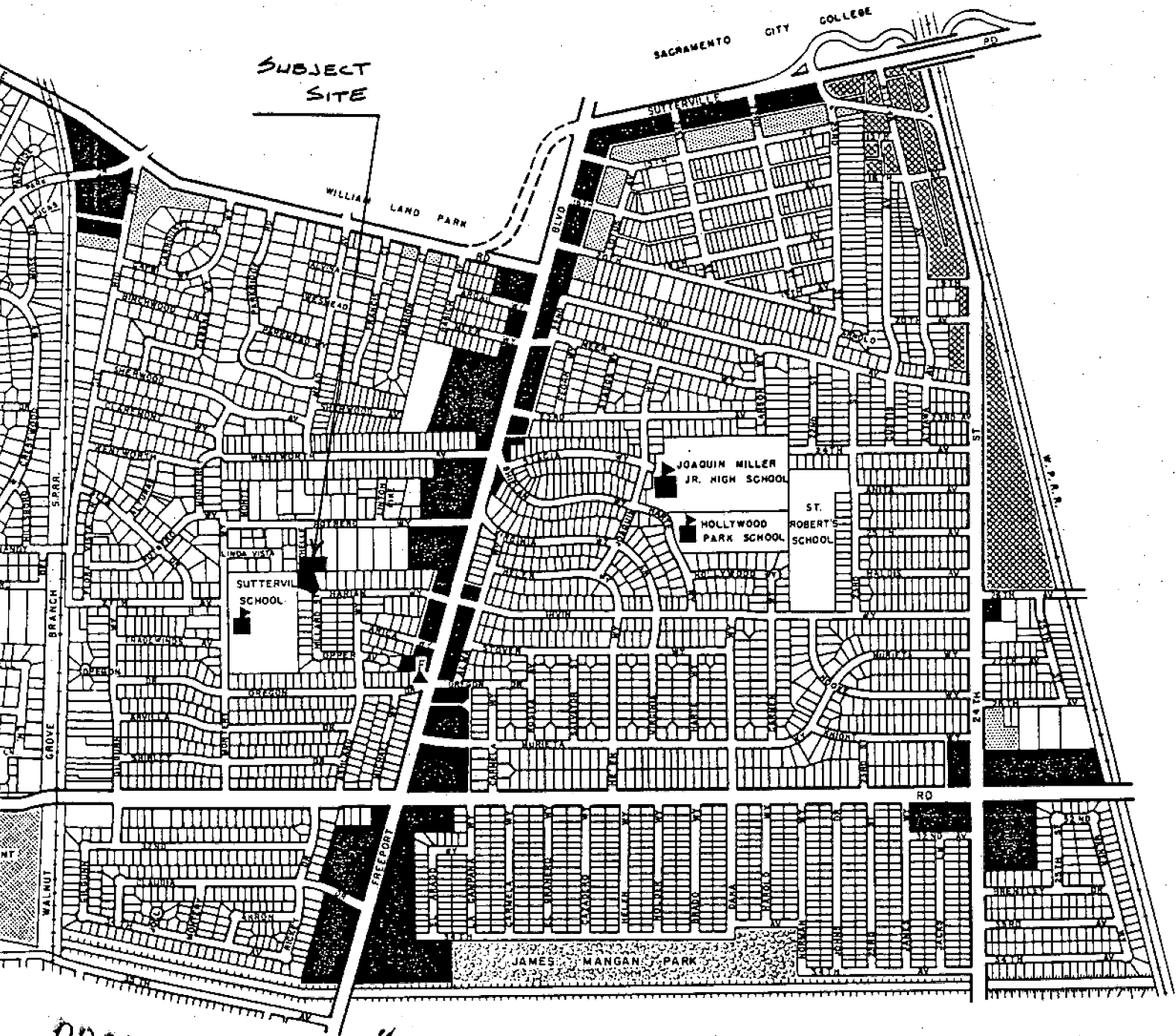
002909

APPLC. NO. P82-139

MEETING DATE July 8, 1982

CPC ITEM NO. 17

SUTTERVILLE HEIGHTS COMMUNITY PLAN



002911

SERVICE FACILITY

COMMERCIAL OR INDUSTRIAL

ATION

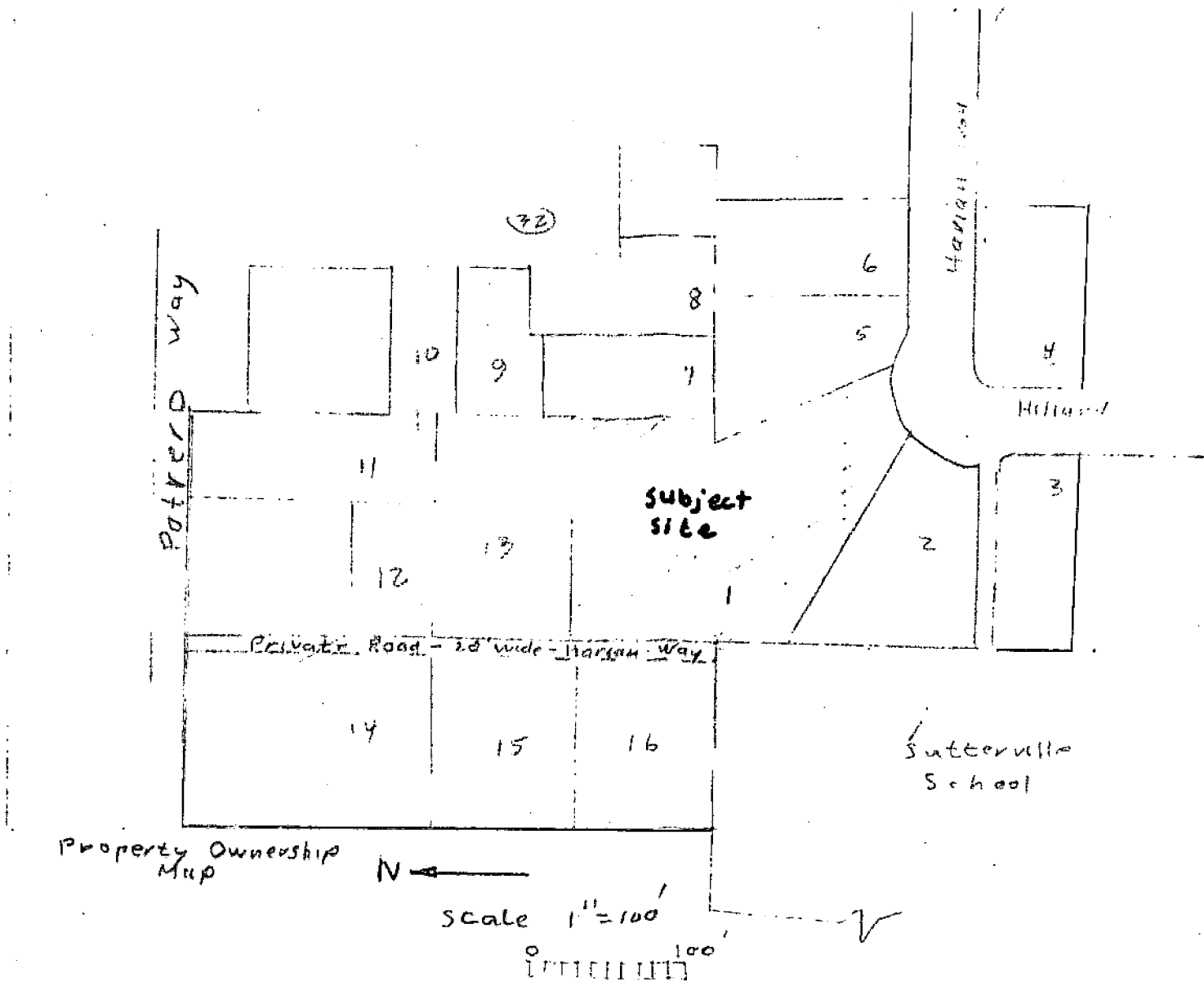


RECREATION OR OPEN SPACE



SCHOOL

002912



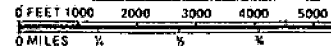
Property Ownership Map

N

Scale 1" = 100'

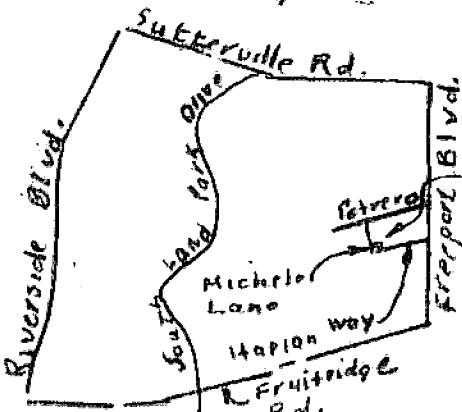
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002913



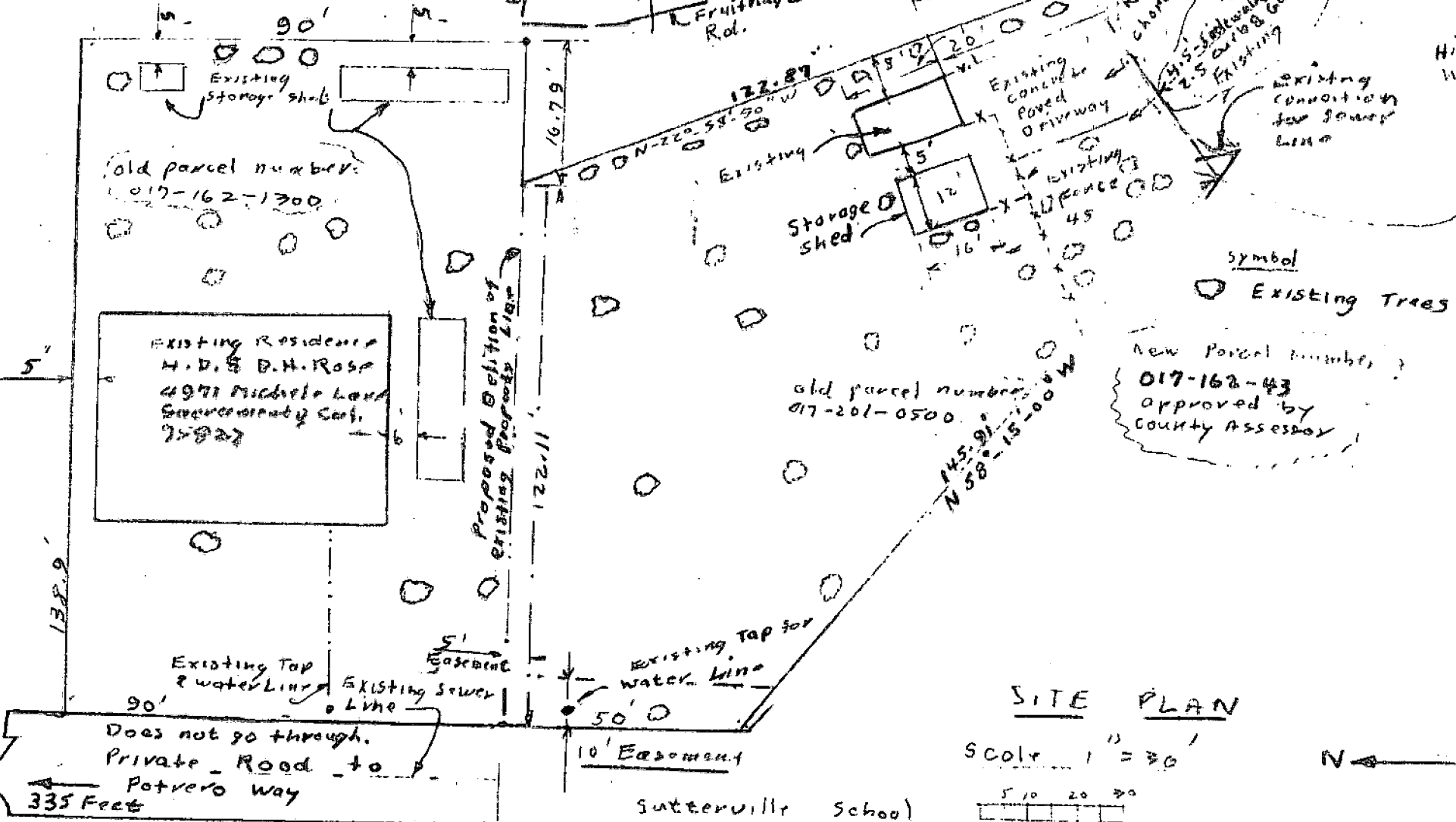
VICINITY MAP

Location of site



Horton way

Hilland way



SITE PLAN

Scale 1" = 30'

