

CITY PLANNING COMMISSION

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

APPLICANT	Timothy S. Train - 2604 21st Street, Sacramento, CA 95818			
OWNER	Dallas & Margaret Dodge - 1425 Wentworth Avenue, Sacramento, CA 95822			
PLANS BY	Timothy S. Train - ²¹⁰⁴ 2604 21st Street, Sacramento, CA 95818			
FILING DATE	11-12-82	50 DAY CPC ACTION DATE		REPORT BY: SD:sg
NEGATIVE DEC. Ex. 15105(a) EIR		ASSESSOR'S PCL. NO.	017-152-21 & 24	

APPLICATION: Lot Line Adjustment

LOCATION: 1425 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a lot line between two parcels consisting of 2,200± square feet located in the R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence & Accessory Structure

Surrounding Land Use and Zoning:

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

Property Dimensions:	20 x 155 & 91 x 94
Property Area:	22,300 sq. ft., .5 ac.
Density of Development:	4 du/ac.
Significant Features of Site:	Existing long narrow lot, 20 x 155
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

STAFF EVALUATION: Staff has the following comments:

1. The subject site is located in an area developed with single family residences. The site consists of two parcels totalling .5± acres. One parcel is 91' x 195' and is developed with the single family residence and an accessory structure. The second parcel, 20' x 155', can only be used as an access to the rear of the first parcel. The applicant is requesting to relocate the lot line to create a useable lot out of the rear of the larger parcel which will have a 20' wide access to Del Rio Road. The applicant proposes to convert the existing shop into a residence. A building permit to convert this structure to a residence must be obtained or the accessory structure removed prior to issuance of a Certificate of Compliance.
2. The resulting parcels will each be larger than 5,200 square feet so there will be adequate area for development. Proposed parcel B will have 20 feet of street frontage as required by the Zoning Ordinance in order to obtain a building permit (Sec. 2-H-3). Density of development will be four units per acre which is well within the limits of the R-1 zoning category and light density designation of the community plan.

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APPLC. NO. P82-270

MEETING DATE January 13, 1983

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3. The Subdivision Ordinance states that flag-shaped lots shall be approved only where there is no alternative for the development of an excessively deep parcel (Sec. 40.325). Staff believes that present circumstances warrant approval of the request. The outer configuration of the parcels exists. The request will allow for individual ownership of the two units rather than deep lot development.
4. The proposal was reviewed by City Engineering, Traffic Engineering, the City Fire Marshall, Building Inspection and the City Real Estate Department. The Engineering Department requested the following:
 - a. Locate existing sewer and water service to parcels. Provide separate water and sewer service to new parcels.
 - b. Drainage study required - may necessitate regrading, etc.
 - c. Monument new lot line.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State E.I.R. Guidelines, Sec. 15105(a).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the request by adopting the attached resolution as conditioned.

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City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: Lot Line Adjustment

LOCATION: 1425 Wentworth Avenue

BACKGROUND INFORMATION

This item was considered by the Planning Commission on January 13, 1983. Neighbors who appeared at that meeting had concerns that the applicant was using the accessory building as a commercial shop. Concerns were also expressed relative to the noise from the shop and the ability of the neighbor to provide a garage with adequate vehicle maneuvering area. The Commission therefore requested the applicant to prepare elevations and floor plans of the proposed dwelling and meet with the neighbors to indicate his intentions to remodel the accessory structure. The Commission continued this item to allow the applicant time to prepare detailed plans for the proposed dwelling and return to the Commission for final review.

STAFF COMMENT

Staff transmitted copies of the elevations, floor plan and site plan to the neighbors for their review. Their comments will be presented at the meeting.

The submitted plans indicate a one-bedroom dwelling with a two-car garage and a smaller hobby shop. The living area and garage contain approximately 816 square feet and the shop contains 261 square feet. The original hobby shop contained 1,000± square feet. The site plan indicates adequate maneuvering space behind the garage.

The County Environmental Health Department was requested to inspect the site to determine if there is a noise problem and if the noise exceeds the standards of the Noise Ordinance. Also, the City Fire Marshal was requested to inspect the shop for possible odors and fire hazards in the hobby shop. Comments from both these departments will be presented at the Commission meeting.

Staff has no objection to the submitted floor plans and elevations of the proposed dwelling. The structure is compatible to surrounding properties, and the lot line adjustment would create a usable lot and allow individual ownership. The applicant, however, should be aware that commercial businesses or repair shops are not allowed in the Single Family (R-1) zone.

The original staff report is attached for the Commission's review.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the Lot Line Adjustment by adopting the Resolution in the original staff report.

Respectfully submitted,
Wilfred Weitman
Wilfred Weitman
Senior Planner

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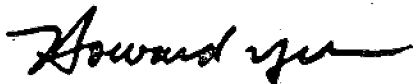
City Planning Commission
Sacramento, California

Members in Session:

Subject: 1425 Wentworth Avenue

The applicant requests this item be continued to the
February 10, 1983 Commission meeting.

Respectfully submitted.

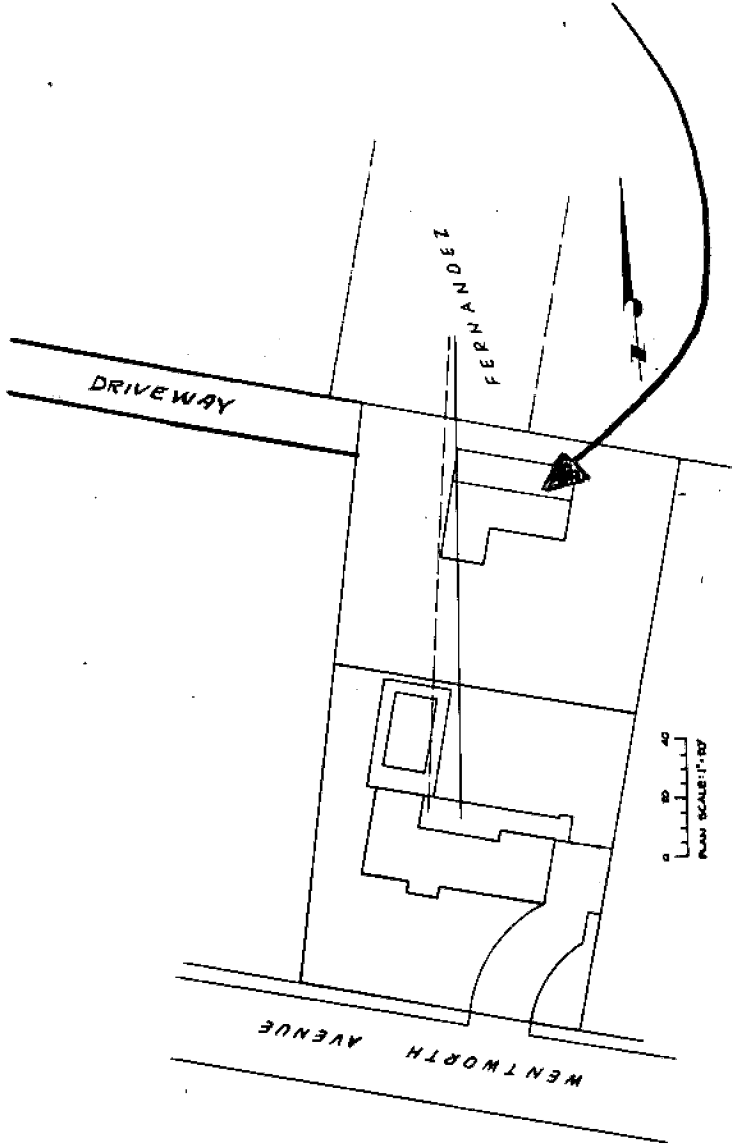


Howard Yee,
Principal Planner

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SUBJECT
STRUCTURE



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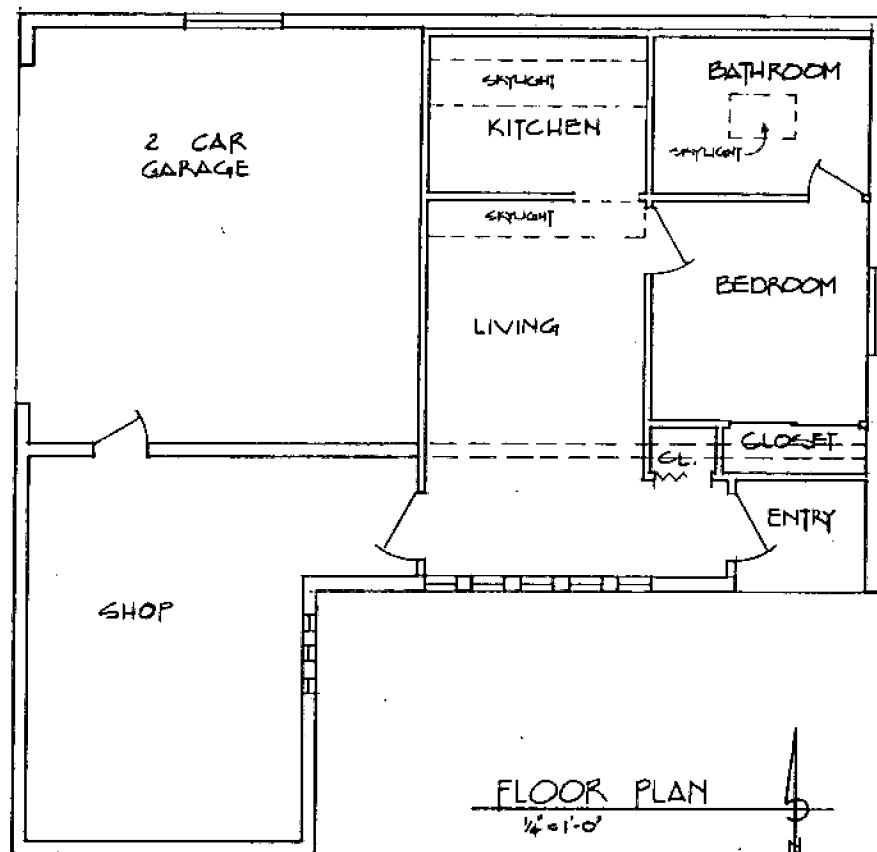
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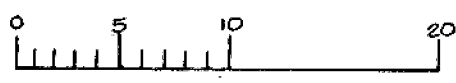
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FLOOR PLAN
1/4" = 1'-0"



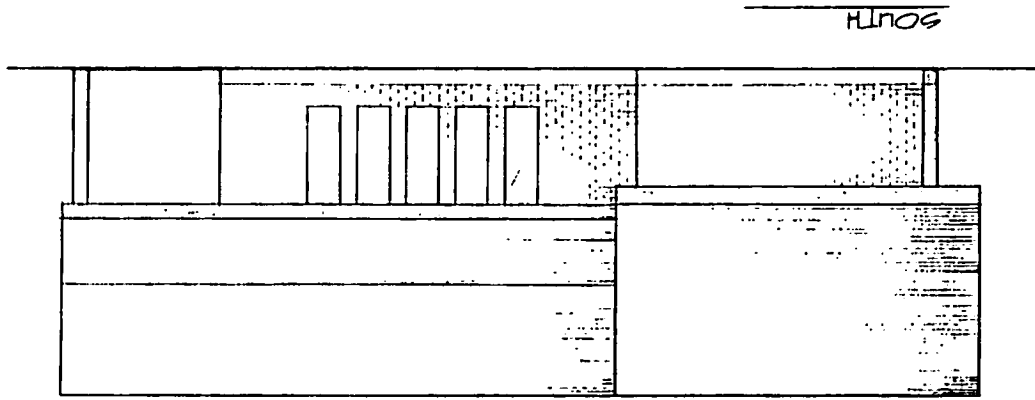
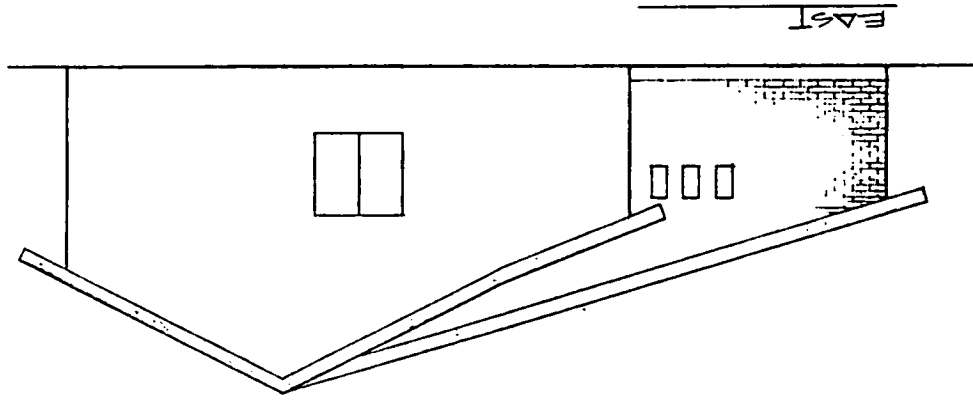
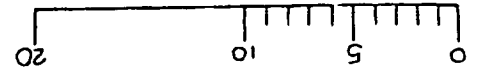
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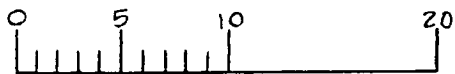
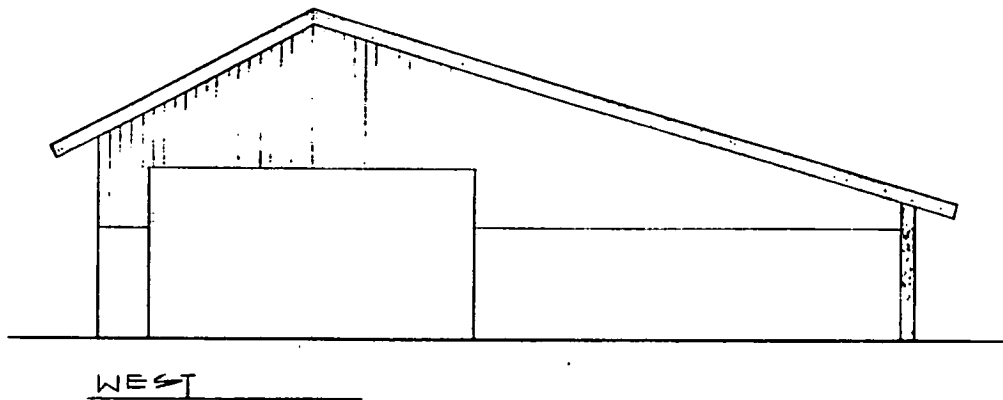
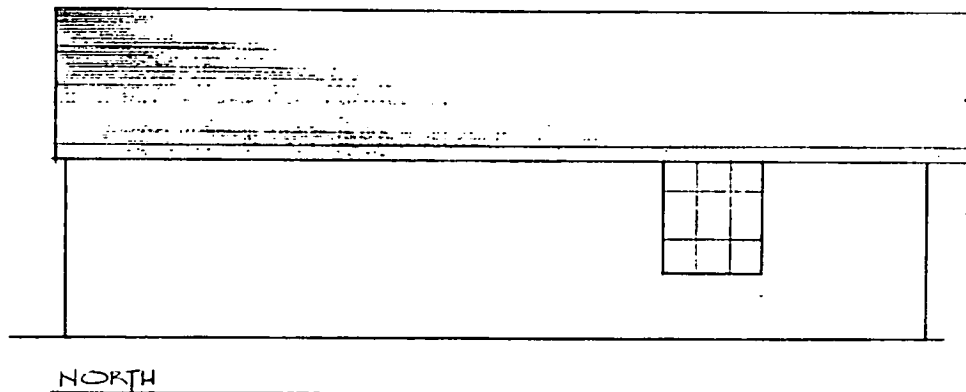
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