

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

APPLICANT	City Real Estate, 927 10th Street, Ste 200, Sacramento, CA 95814
OWNER	City Real Estate, 927 10th Street, Ste 200, Sacramento, CA 95814
PLANS BY	City Real Estate, 927 10th Street, Ste 200, Sacramento, CA 95814
FILING DATE	12/9/88
ENVIR. DET.	Negative Declaration
REPORT BY	CL:pe
ASSESSOR'S PCL. NO.	014-0294-011, 012

- APPLICATION:**
- A. Negative Declaration
 - B. Sale of surplus City property. (65402(a) review)
 - C. Lot Line Adjustment to merge two lots into one lot totaling 0.15+ acres in the Standard Single Family (R-1) Zone.

LOCATION: North side of 14th Avenue, 190 feet west of Stockton Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one lot in order sell surplus City property.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Oak Park Redevelopment	
Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	C-2; retail commercial
South:	County; single family residential
East :	R-1 & C-2; single family & retail
West :	R-1; single family

Property Dimensions:	40' x 160'
Property Area:	0.15+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROPERTY EVALUATION: Staff has the following comments:

- A. The subject site consists of two vacant parcels totaling 0.15+ acres in the Standard Single Family (R-1) Zone. The General Plan designates the site Low Density Residential (4-15 du/na). The Oak Park Redevelopment Plan designates the site Residential (4-18 du/na). The surrounding zoning and land uses are C-2, retail commercial to the north; County, single family residential to the south; R-1 single family residential to the west; and R-1 and C-2, single family and retail commercial to the east.

- B. The applicant proposes to merge two lots into one. The land locked (Parcel 2) site is currently owned by the City and is undeveloped. The purpose of this lot line adjustment is to allow the sale of surplus City property. (Parcel 2) and merge their lot with Parcel 12.
- C. Section 65402(a) of the California Government Code requires the City Planning Commission to determine whether the proposed sale of City-owned property is consistent with the City's adopted General and Community Plans. Staff has reviewed the applicant's request and has determined that the proposed sale of the subject property is consistent with the City's General Plan and the Oak Park Redevelopment Plan.
- D. The project was reviewed by City Engineering, Water and Sewer, and Real Estate Divisions. The following comments were received:
1. File Certificate of Compliance and waive parcel map prior to recordation;
 2. Pay off or segregate any existing assessments; and
 3. Show all existing easements.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Approve the sale of surplus City property and find the proposed sale in conformance with the General Plan and Oak Park Redevelopment Plan as required by Section 65402(a) of the Government Code; and
- C. Approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 7717 AS SHOWN ON THE "PLAT OF h.j. GOETHE SUBDIVISION NO. 77" AS FILED WITH THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 17 OF MAPS, PAGE NO. 19

(M89-004)

APN: 014-0294-011, 012

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the north side of 14th Avenue, 190 feet west of Stockton Boulevard; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and Oak Park Redevelopment Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento;

that the lot line adjustment for property located on the northside of 14th Avenue, and 190 feet west of Stockton Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all existing easements.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

M89-004

January 26, 1989

item No. 41

Exhibit B

118-004

City Parcel #1

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

The south 105 feet of Lot 7717 as shown on the "Plat of H. J. Goethe Subdivision No. 77" as filed with the office of the Recorder of Sacramento County in Book 17 of Maps, Page No. 19.

City Parcel #2

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

The North 55 feet of Lot 7717 as shown on the "Plat of H. J. Goethe Subdivision No. 77" as filed in the office of the Recorder of Sacramento County in Book 17 of Maps, Page No. 19.

Exhibit B

187004

City Parcel #1

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

The south 105 feet of Lot 7717 as shown on the "Plat of H. J. Goethe Subdivision No. 77" as filed with the office of the Recorder of Sacramento County in Book 17 of Maps, Page No. 19.

City Parcel #2

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

The North 55 feet of Lot 7717 as shown on the "Plat of H. J. Goethe Subdivision No. 77" as filed in the office of the Recorder of Sacramento County in Book 17 of Maps, Page No. 19.

Exhibit B

Combined Parcels

All that certain real property located in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

All of Lot 7717 as shown on the "Plat of H.J. Goethe Subdivision No. 77," as filed with the office of the Recorder of Sacramento County in Book 17 of Maps, Page No. 19.