

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Linn Malkin/Dave Trimble, 3042 - 5th Avenue, Sacramento, CA 95818		
OWNER	Linn Malkin/Dave Trimble, 3042 - 5th Avenue, Sacramento, CA 95818		
PLANS BY	Linn Malkin/Dave Trimble, 3042 - 5th Avenue, Sacramento, CA 95818		
FILING DATE	9-19-86	ENVIR. DET.	Ex. 15305(a) REPORT BY FG:ds
ASSESSOR'S-PCL. NO.	019-141-32,33		

APPLICATION: Lot Line Adjustment to merge two lots.

LOCATION: 2621 - 26th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Low Density
Existing Zoning of Site:	R-1 (EA-3)
Existing Land Use of Site:	House under construction

Surrounding Land Use and Zoning:

North:	R-1
South:	R-1 (EA-3,EA-4)
East:	R-1
West:	R-1 (EA-3)

Property Dimensions:	Irregular
Property Area:	1.6 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totaling 1.6 ± acres which are zoned single family (R-1) with the southerly portion of the site being in the Executive Airport Overlay Zone 3 (EA-3). The site is designated for residential and low density residential by the 1974 General Plan and the 1965 Fruitridge Community Plan, respectively. Surrounding uses are predominately residential.
- B. The applicant is proposing to merge the two lots to permit the construction of a single family residence. The two lots may have been illegally divided some time ago and a lot merger is now required to remedy the situation and to allow the applicant to obtain a building permit. The project has been reviewed by Real Estate, Traffic and Public Works. No comments were received.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305a).

RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

APPLC. NO. P86-360 MEETING DATE October 23, 1986 ITEM NO 24

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE

LOTS 32 & 33 OF COYLE CITY ACRES

(P86-360)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2621 - 26th Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1965 Fruitridge Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General 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 at 2621 - 26th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A

LOTS 32 & 33 OF COYLE CITY ACRES

(P86-360)

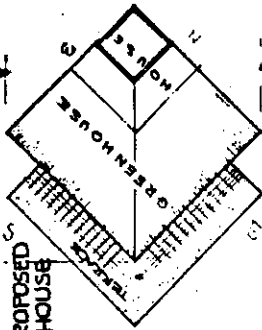
LOT NO. 32

04 FIRE HYDRANT
EXIST FENCE

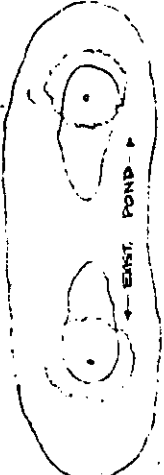
04 TEL. MANHOLE

EXIST. SAGES

FUTURE GARAGE



PROPOSED HOUSE



EXIST. POND

EXIST. FENCE

EXIST. A/C PAVEMENT

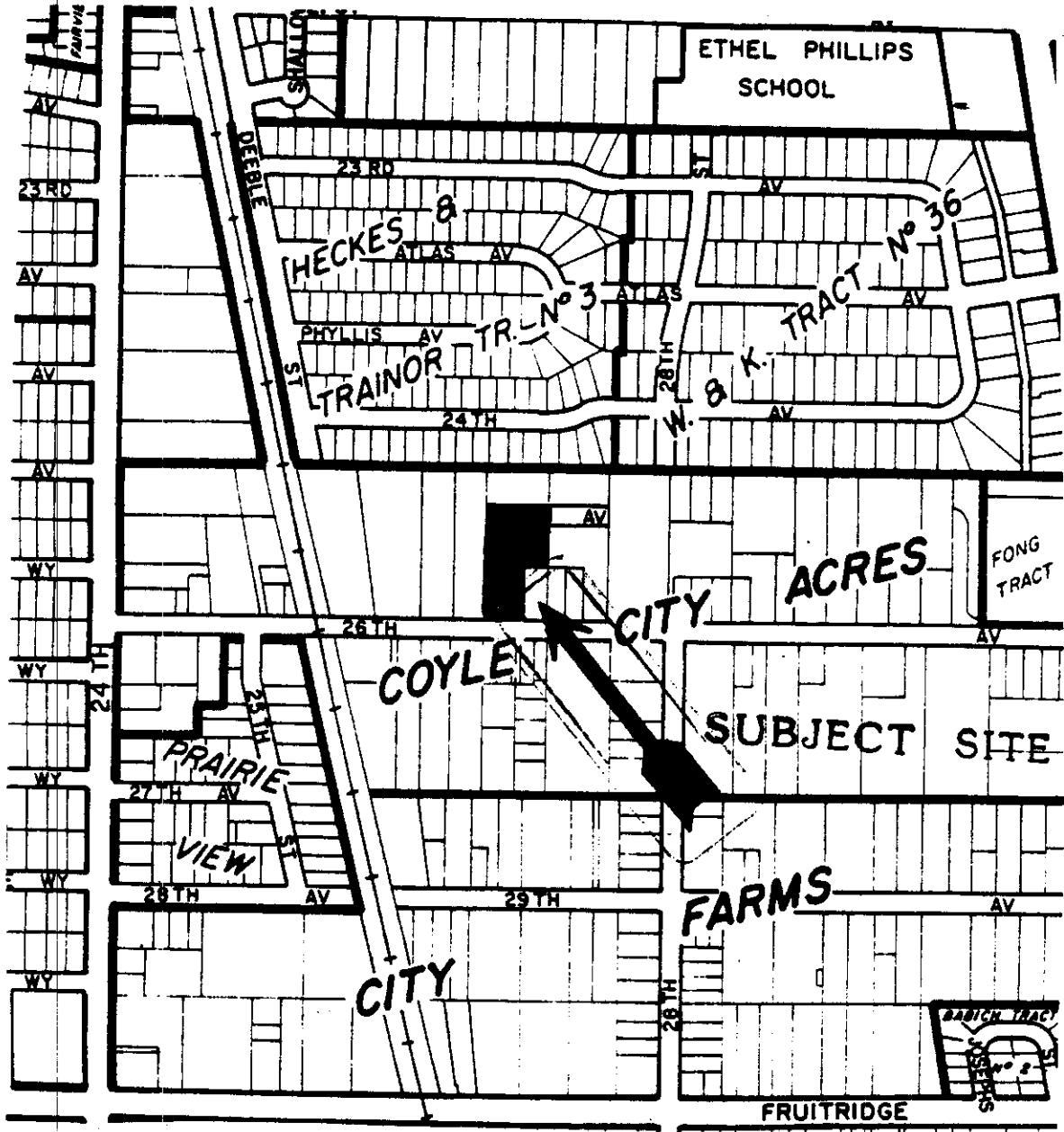
LOT NO. 3.3

EXISTING GARAGE

NEW PROPOSED PROPERTY LINE

EXISTING PROPERTY LINE

Lot line to be removed.

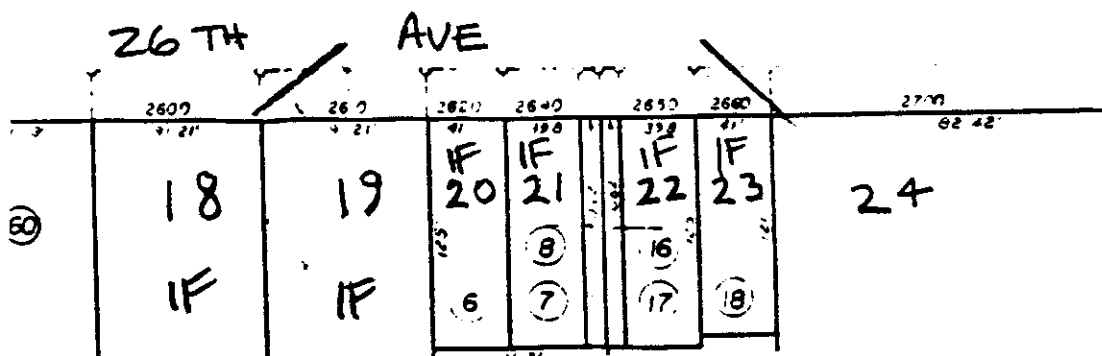
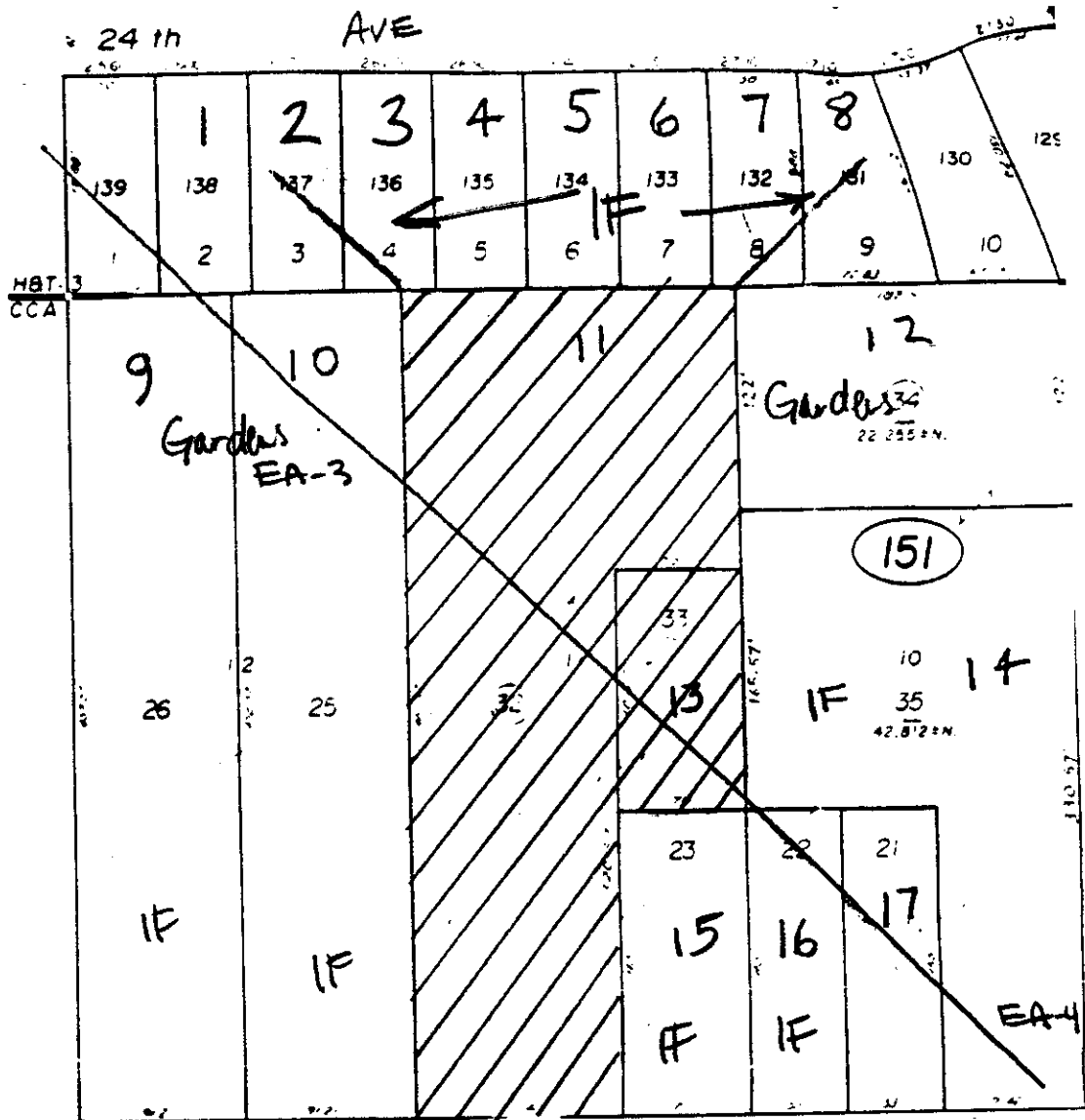


VICINITY MAP

786-360

10-23-16

Item 24



All lots zoned R-1

LAND USE & ZONING MAP