

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Great Valley Investment Corp. - 3721 Garden Hwy., Sacramento, CA 95834		
OWNER	Great Valley Investment Corp. - 3721 Garden Hwy., Sacramento, CA 95834		
PLANS BY	Great Valley Investment Corp. - 3721 Garden Hwy., Sacramento, CA 95834		
FILING DATE	10-27-83	50 DAY CPC ACTION DATE	REPORT BY: PB:sg
NEGATIVE DEC	Ex. 15105a	EIR	ASSESSOR'S PCL. NO. 274-142-11;274-161-15

APPLICATION: Lot Line Merger of two parcels totaling 1.7± vacant acres in R-2A Garden Apartment Zone (P83-363) (Subdivision Ordinance Section 40.107)

LOCATION: 250 Cleveland Avenue; 245 Harding Avenue

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

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1973 Natomas Community Plan

Designation: Residential 4-21 du/ac.; 7 du/ac. min.

Existing Zoning of Site: R-2A

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential (1F); R-2A

South: Residential (1F)/Vacant; R-2A

East: Vacant/Residential; Ag./FW

West: Residential (1F); R-2A

Property Dimensions: Irregular

Property Area: 1.7 acres

Significant Features of Site: Portion of site next to levee

Street Improvements: Lacking curb, gutter, sidewalk

Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this request:

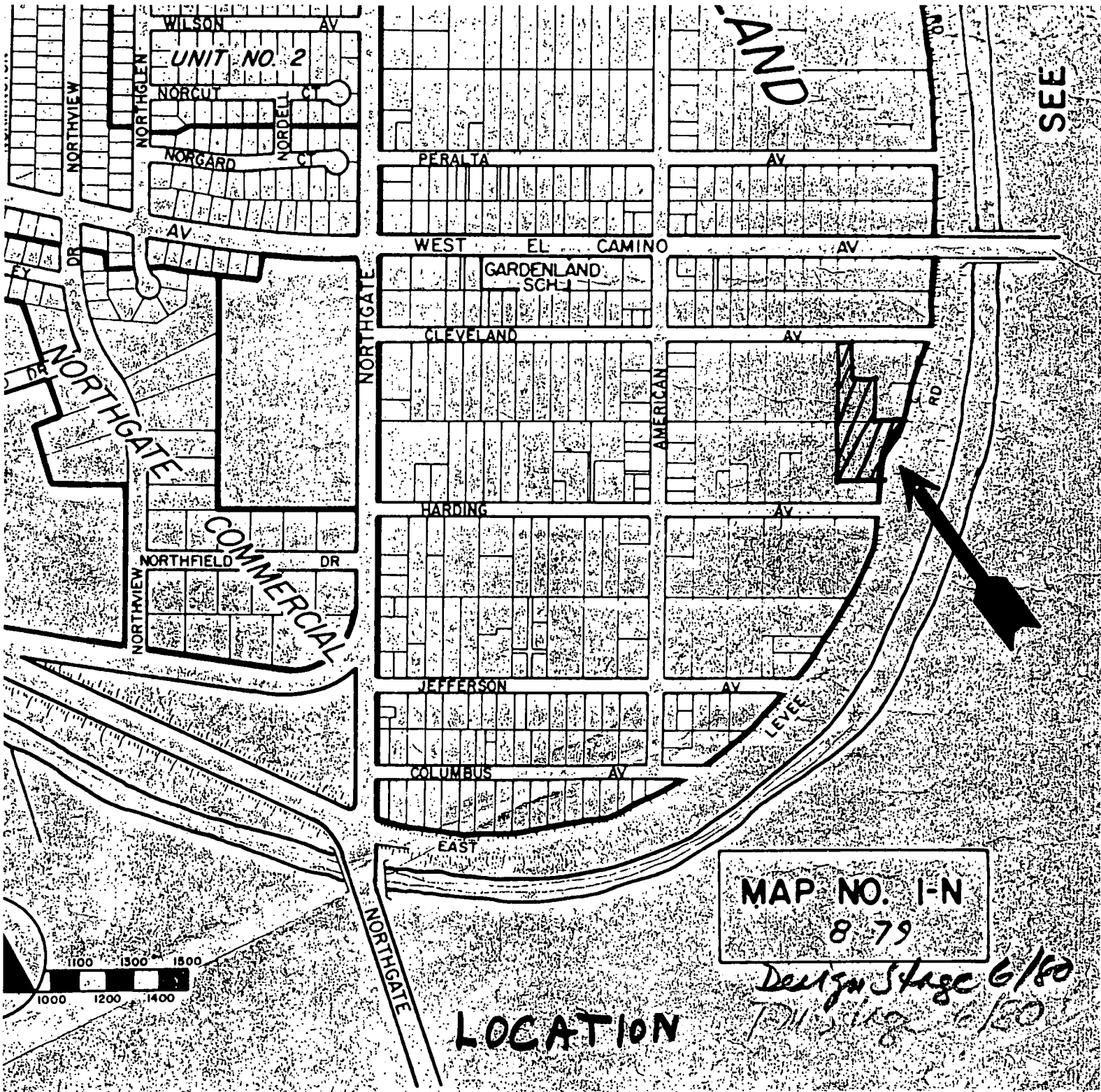
1. The subject site is located in a developed area (Gardenland) with relatively few vacant parcels. A portion of the site is adjacent to the East Main Drain levee. The requested lot line merger is necessary to allow future development of a land-locked parcel. There is a recorded, 20 foot, non-exclusive easement to Harding Avenue across property to the south (see Exhibit C) although the applicant expects access to be from Cleveland Avenue at the time the property is developed. Staff has no objection to this request in that the land-locked parcel would be less difficult to develop.
2. The proposed lot line adjustment was reviewed by City Traffic Engineer and City Engineering. There were no objections to the request, however Engineering requires a new deed description for the parcel being formed.

002804

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15105a).

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

002805



MAP NO. I-N
8-79

Design Stage 6/80
7/11/80

LOCATION

SEE

PARCEL NO. 1

All that portion of Lot 74, as shown on the "Plat of Gardenland", recorded in Book 18 of Maps, Map No. 55, records of said County, described as follows:

BEGINNING at a point on the West line of said Lot 74, located North 0°08' East 88.18 feet from the Southwest corner of said Lot 74, said Southwest corner being located on the North line of Lincoln Avenue, a 40 foot road as shown on said plat; thence from said point of beginning, South 89°08' East 169.53 feet to a point on the East line of said Lot 74, said point being located North 06°07' East 88.54 feet from the Southeast corner of said Lot 74; thence North 06°07' East along said East line 86.56 feet; thence continuing along said East line North 26°34' East 111.8 feet, and North 17° East 36.00 feet to the Northeast corner of said Lot 74; thence along the North line of said Lot 74, North 89°08' West 238.8 feet to the Northwest corner of said Lot; thence along the West line of said Lot, South 00°08' West 221.82 feet to the point of beginning.

Legal ok
M A Shumway
10-27-83

PARCEL NO. 20

Lot 101, as shown on the "Plat of Gardenland", recorded in Book 18 of Maps, Map No. 55, records of said County.

EXCEPTING THEREFROM the East 88 feet of the North 145 feet.

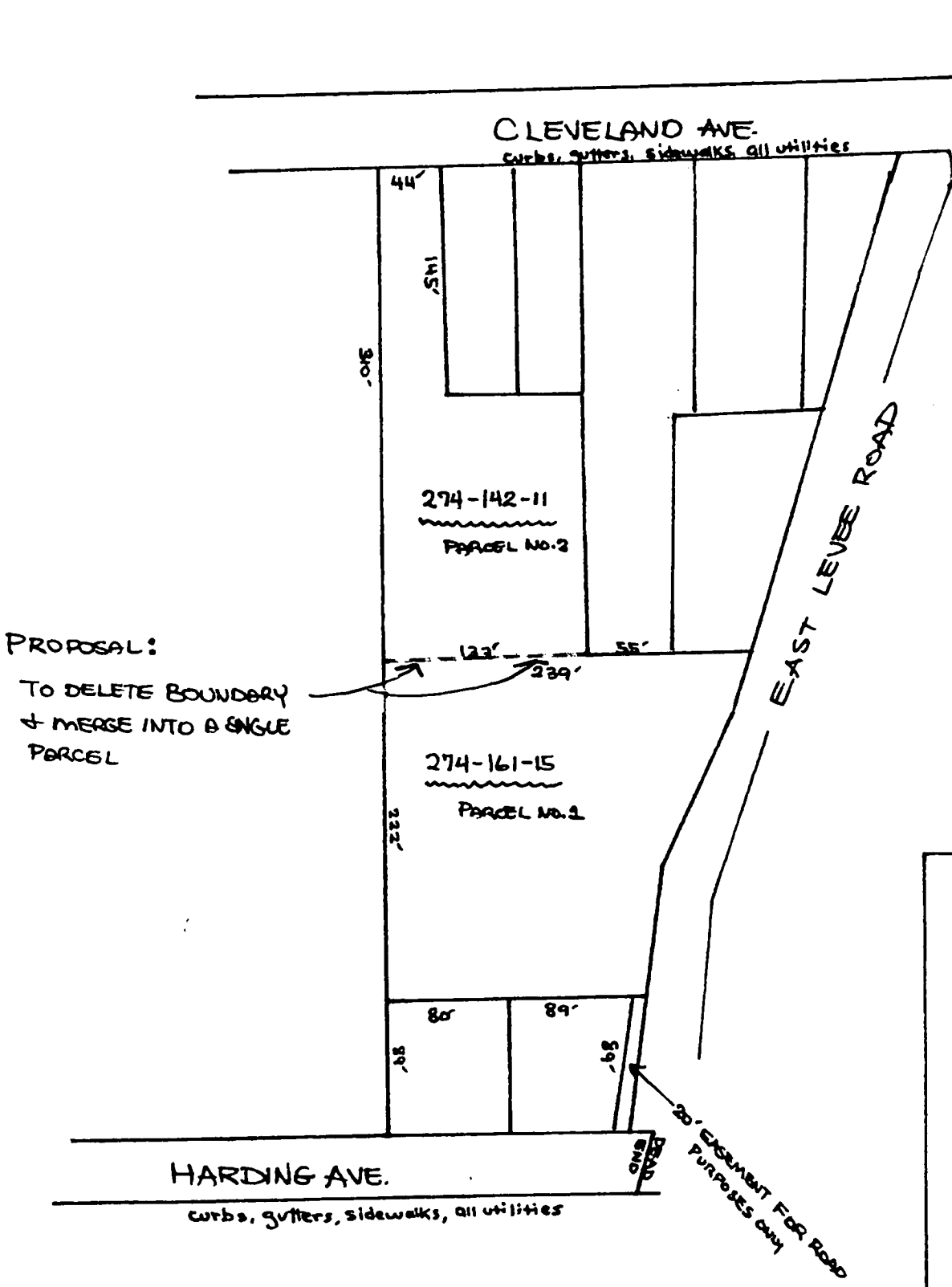
Legal ok
M A Shumway
10-27-83

002800

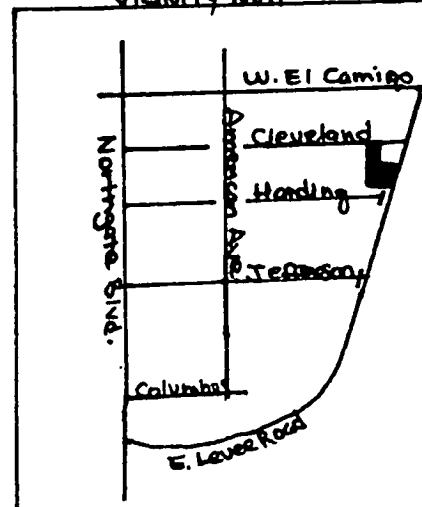
P 83333

12-15-83

No. 36



VICINITY MAP



002807

P 83363

15 DEC 83

1" = 100'

No. 36

8001218

FOUR
TITLE
...
2000
...
...

PARCEL NO. 1: EXHIBIT "A" 8001-218
All that portion of Lot 74, as shown on the "Plat of Gardenland",
recorded in Book 18 of Maps, Map No. 55, records of said County,
described as follows:

BEGINNING at a point on the West line of said Lot 74, located
North 0° 08' East 88.18 feet from the Southwest corner of said
Lot 74, said Southwest corner being located on the North line of
Lincoln Avenue, a 40 foot road as shown on said plat; thence from
said point of beginning, South 89° 08' East 169.53 feet to a point
on the East line of said Lot 74, said point being located North
06° 07' East 88.54 feet from the Southeast corner of said Lot 74;
thence North 06° 07' East along said East line 86.56 feet; thence
continuing along said East line North 26° 34' East 111.8 feet, and
North 17° East 36.00 feet to the Northeast corner of said Lot 74;
thence along the North line of said Lot 74, North 89° 08' West
238.8 feet to the Northwest corner of said Lot; thence along the
West line of said Lot, South 00° 08' West 221.82 feet to the point
of beginning.

TOGETHER WITH a non-exclusive easement for road purposes over the
East 20 feet of said Lot 74, EXCEPTING THEREFROM that portion
lying within the above-described property. Said East 20 feet
being measured at right angles to the East line of said Lot 74.

P - 83363

002801