

CITY PLANNING COMMISSION

927 Tenth Street, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Gardner Land Planners, 2532 Garfield Avenue, Carmichael, Ca.		
OWNER	Fred Gatten, Steve Cosby, Pamela Jacobs, Donald Stockton, c/o Gardner Land Planners		
PLANS BY	Gardner Land Planners, 2532 Garfield Avenue, Carmichael, Ca.		Planners
FILING DATE	5/14/82	50 DAY CPC ACTION DATE	REPORT BY: PB:mm
NEGATIVE DEC.	ex. 15105a	EIR	ASSESSOR'S PCL. NO. 263-184-11, 14-18

APPLICATION: Lot Line Adjustment to extend the depth of 4 parcels and merge two parcels into one.

LOCATION: 2576 to 2590 Grove Avenue and 320 Lampasas Avenue

PROPOSAL: Lot Line Adjustment to merge two parcels fronting on Grove Avenue and extend 4 parcels fronting on Grove Avenue by 50-feet in R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Woodlake Noralto Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site	Residential
Surrounding Land Use and Zoning	
North:	Residential R-1
South:	Drainage Canal/Residential R-1
East:	Residential R-1
West:	Residential R-1
Property Dimensions:	Varies
Property Area:	Approx. 1.1 ac.
Density of Development:	5 per ac.
Topography:	Flat with drainage channel
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION: The subject site consists of six parcels of which 5 contain single family dwelling units. The applicant proposes to: 1) Merge Assessor parcels 14 and 15 which contain one house built across the existing parcel line and a garage. 2) Extend those lots fronting on Grove Avenue from 100' to 150' deep. These extensions would reduce the length of Assessor parcel 11 (Parcel A on the site plan) fronting on Lampasas Avenue, from an average of 348' to 135' as illustrated on attached Exhibit A.

The proposal was reviewed by the offices of City Engineer, Traffic Engineering, Water and Sewer, Fire, Building Inspections, Police, Community Services. There were no objections. Engineering requested the following be made a condition: 1) Real Estate requests review and approval of deeds granting property to each owner and proof of

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APPLC. NO. 82-128

MEETING DATE July 8, 1982

CPC ITEM NO. 15

acceptance by the owner(s). 2) Dimensions of the map should agree with the deed description(s).

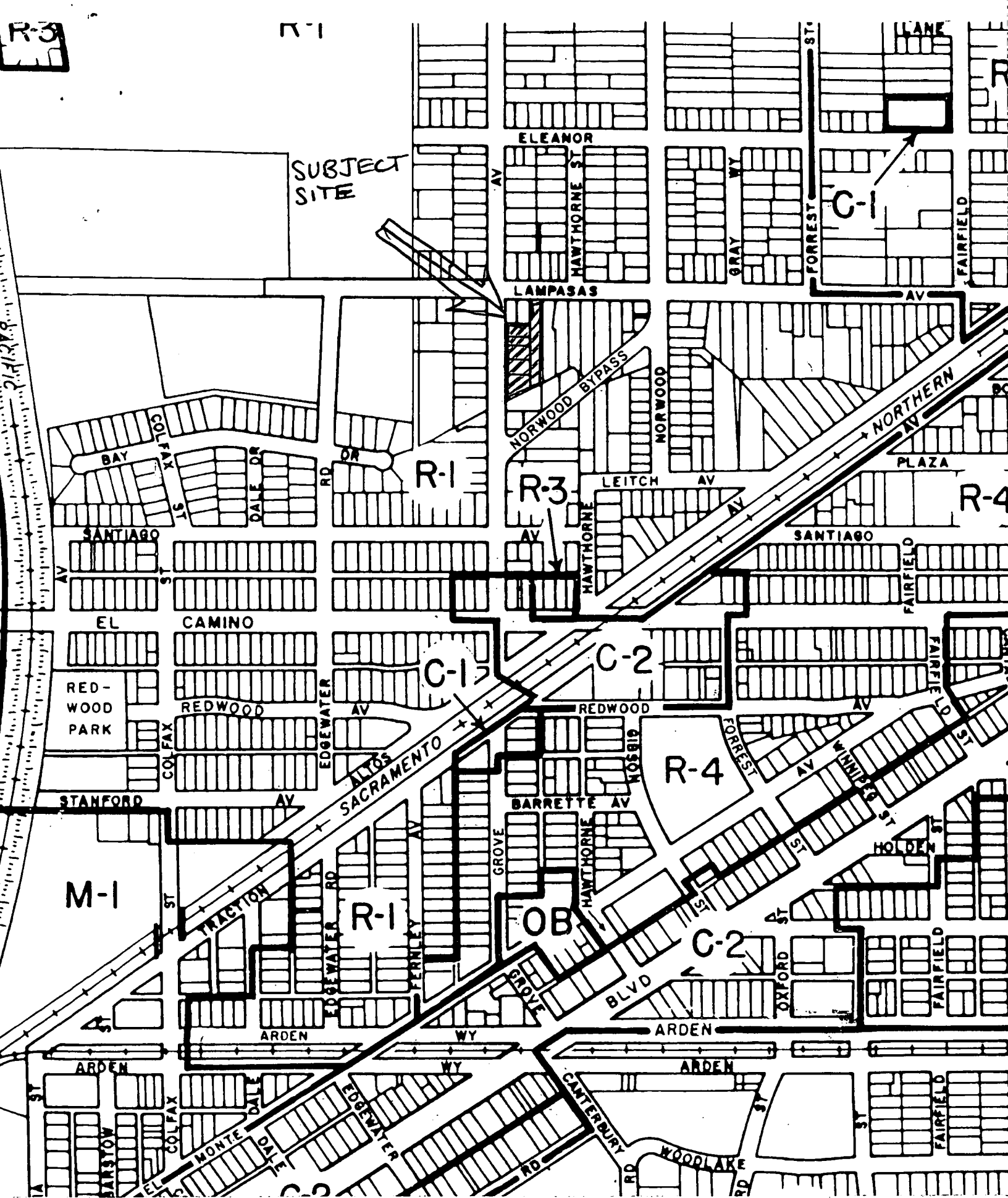
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines. (CEQA Section 15105(a)).

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

R-3

R-1

SUBJECT SITE



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B2-128

7-8-92

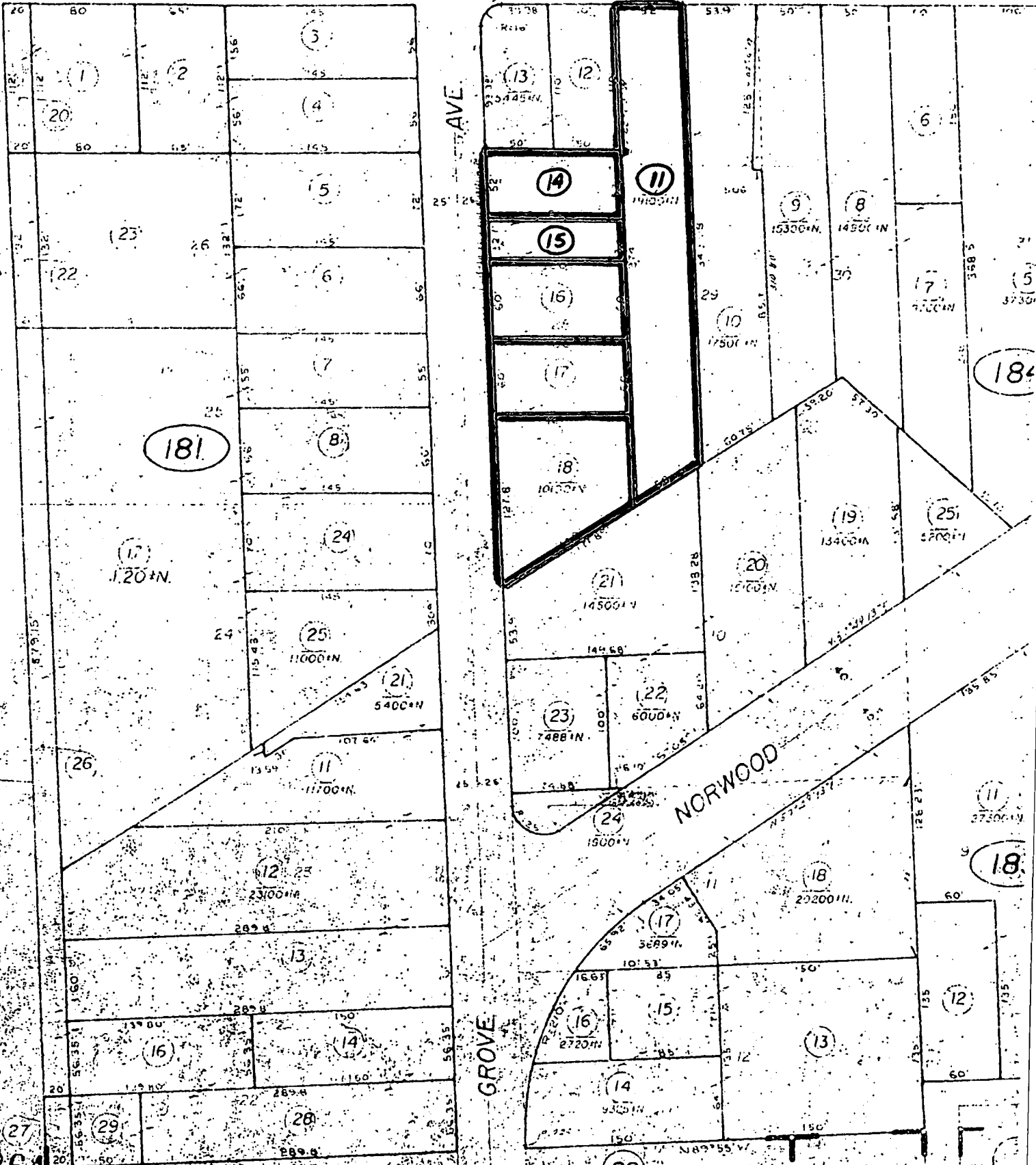
#15

EXISTING LOT LINES

(15)

H.A.V. ST. E.

LAMPASAS



(11)

(181)

(22)

001864

Norwood Acres, R.M. Bk 20, Pg 44

7-8-82

#15

BOUNDARY LINE ADJUSTMENT

FOR
 A POR. OF LOTS 28 & 29 OF NORWOOD ACRES, 20 R.M. 44
 SACRAMENTO CITY, CALIFORNIA
 FEBRUARY, 1982, SCALE: 1"=30'

LEGEND:

- PROPERTY LINE TO BE REMOVED
- PROPERTY LINE TO BE CREATED
- PROPERTY LINE TO REMAIN THE SAME
- o DIMENSION POINT



NOTE:

NO CONTOURS ARE SHOWN ON THIS FLOT PLAN, THIS IS RELATIVELY FLAT W/ 1% SLOPES TO THE STREETS AND/OR DITCH

RECORD OWNERS:

FREDRICK & JOSEPHINE GATTEN
 STEVEN & MARIANN COODY
 PAMELA JACOBS
 DONALD STOCKTON

ADDRESSES:

NORWOOD ACRES ASSOCIATION
 C/O GARDNER LAND PLANNERS INC
 2822 GARFIELD AVE
 CARMICHAEL, CA. 95608
 ATTN: JERRY AFLAND
 1-916-482-5177

PROPOSED USE:

RESIDENTIAL

EXIST. USE:

RESIDENTIAL

SEWAGE DISPOSAL:

CITY OF SACRAMENTO

WATER SUPPLY:

CITY OF SACRAMENTO

PROPOSED IMPROVEMENTS:

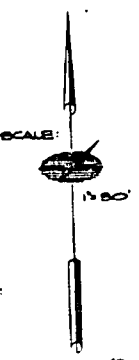
NONE

ACRES:

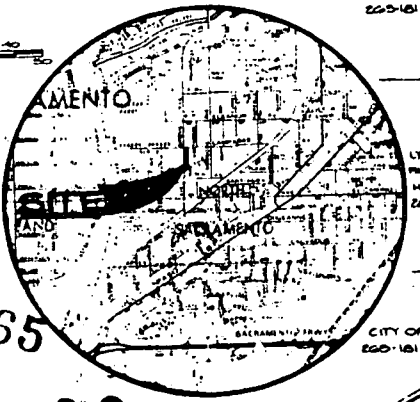
1.11 ACRES

ADJACENT PARCEL NO.:

EGS-184-11, 14, 15, 16, 17, & 18



LOCATION MAP
 SCALE 1"=200'



ROBERT BATES
 EGS-181-08

LILLIAN BENEDICT
 EGS-181-09

CATHERINE REDRANG
 EGS-181-07

WALTER & WILHELM
 M'CORNICK
 EGS-181-06

MARIE LEFOR
 EGS-181-04

CARLOTTA ANTONIA
 REDINA
 EGS-181-05

EGS-184-11

EGS-184-12

EGS-184-13

EGS-184-14

EGS-184-15

EGS-184-16

EGS-184-17

EGS-184-18

EGS-184-19

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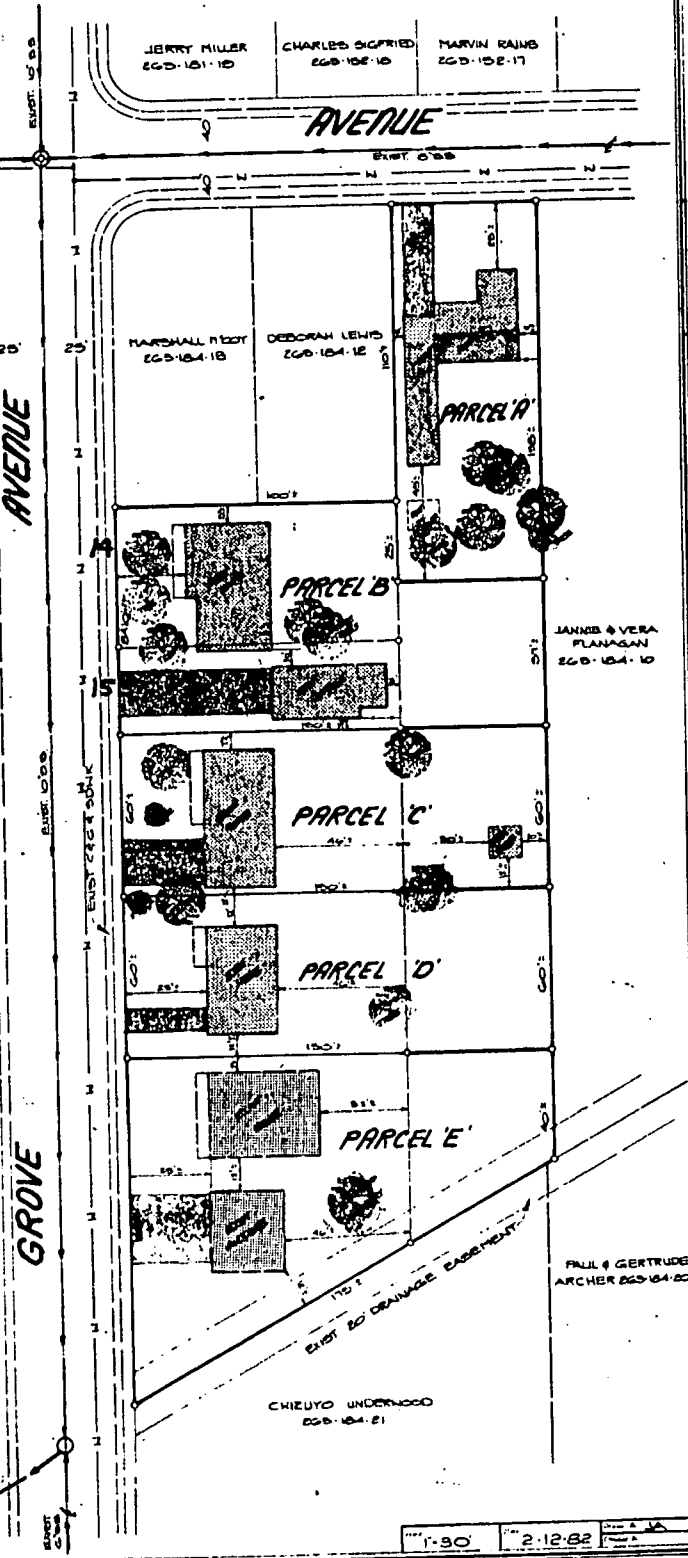
EGS-184-96

EGS-184-97

EGS-184-98

EGS-184-99

EGS-184-100



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1"=30' 2-12-82

7-8-82

#15