

CITY PLANNING COMMISSION

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

APPLICANT	J. T. S. Engineering, 811 J Street, Sacramento, CA 95814				
OWNER	1. Goldie Garrett, 4585 Norwood Avenue, Sacramento, CA 95864 2. Sacramento Valley Bank, 1609 Watt Avenue, Sacramento, CA 95864				
PLANS BY	J. T. S. Engineering, 811 J Street, Sacramento, CA 95814				
FILING DATE	10/31/86	ENVIR. DET.	Cat Ex. 15305(a)	REPORT BY	JH/vf
ASSESSOR'S PCL. NO.	237-380-11,12,13,19,20,21,22,23				

APPLICATION: Lot line adjustment to merge 6 partially developed parcels in the Townhouse (R-1A) and Garden Apartment (R-2A) zone on 10+ acres to establish 2 parcels.

LOCATION: 4525, 4553, 4585, 4595 Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge 6 lots into 2 lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential; 7 to 15 du/acre
Existing Zoning of Site:	R-1A and R-2A
Existing Land Use of Site:	Vacant & Single Family Residential

Surrounding Land Use and zoning:

North:	Vacant; AG
South:	Single Family Residential; R-1
East :	Vacant; R-1A
West :	Single Family; R-1

Property Dimensions:	660 Ft. x 660 Ft.
Property Area:	10+ acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

BACKGROUND INFORMATION:

On June 12, 1980, the Planning commission recommended approval of rezoning of the north two lots from Agriculture to Townhouse and Single Family Residential (R-1A and R-1). The City Council approved the rezoning on July 15, 1980.(P-9015) The south four parcels are zoned Garden Apartment (R-2A) zone and were rezoned as part of the 1984 North Sacramento Rezoning from R-3.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of six parcels, under two separate ownerships. The north two will be combined into Parcel C and the south four will create Parcel D. Both proposed parcels are approximately four and one-half acres in area. The two lots identified as Parcels A and B are not affected by the lot merger, however, they are under the same ownership as Parcel D.

The site is designated for residential 7 to 15 dwelling units per acre on the 1984 North Sacramento Community Plan. Proposed Lot C is zoned Townhouse (R-1A) and proposed Lot D is zoned Garden Apartment (R-2A) zone. Several single family dwellings with horse corrals exist on the subject site with the remaining acreage vacant. Adjacent land uses include vacant to the north and east and single family to the south and west.

- B. The applicant is proposing the consolidation of the six parcels into two parcels for future development. No specific development plans are proposed at this time. The project has been reviewed by the City Traffic Engineer, Engineer, Water Division and Real Estate Division with the following comments received:

Real Estate:

1. pay off existing assessments, if any;
2. monument new corners.

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

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE SIX PARCELS INTO TWO

PARCELS AT 4525 AND 4553 NORWOOD AVENUE

(P86-433)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 4525 and 4553 Norwood Avenue;

and

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

WHEREAS, the lot line merger is consistent with the 1974 General Plan and 1984 North Sacramento 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 1984 North Sacramento Community Plan and the proposed lot line merger conforms with the Plan designation;

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

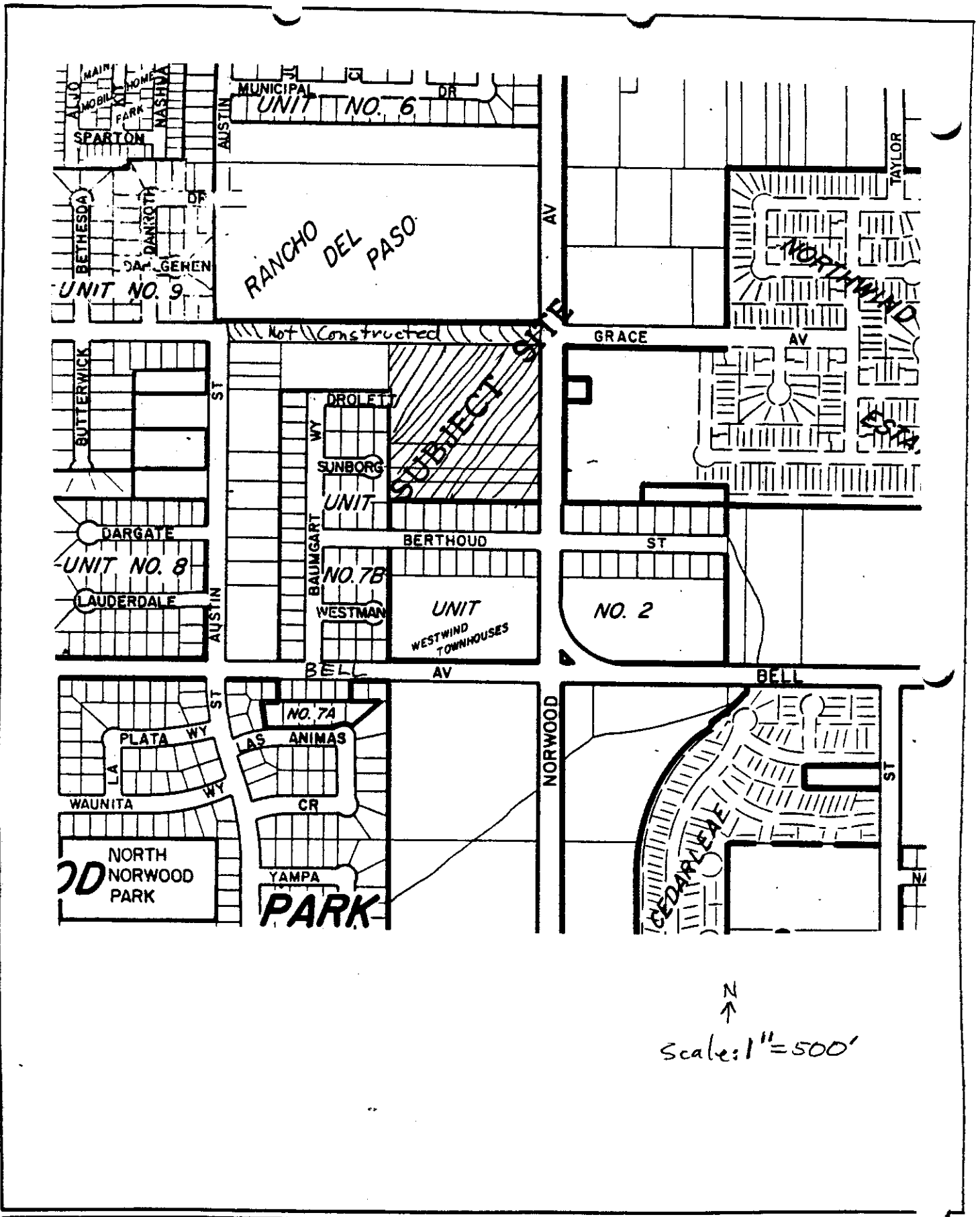
that the lot line merger for property located at 4525 and 4553 Norwood Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. pay off existing assessments;
2. monument new corners.

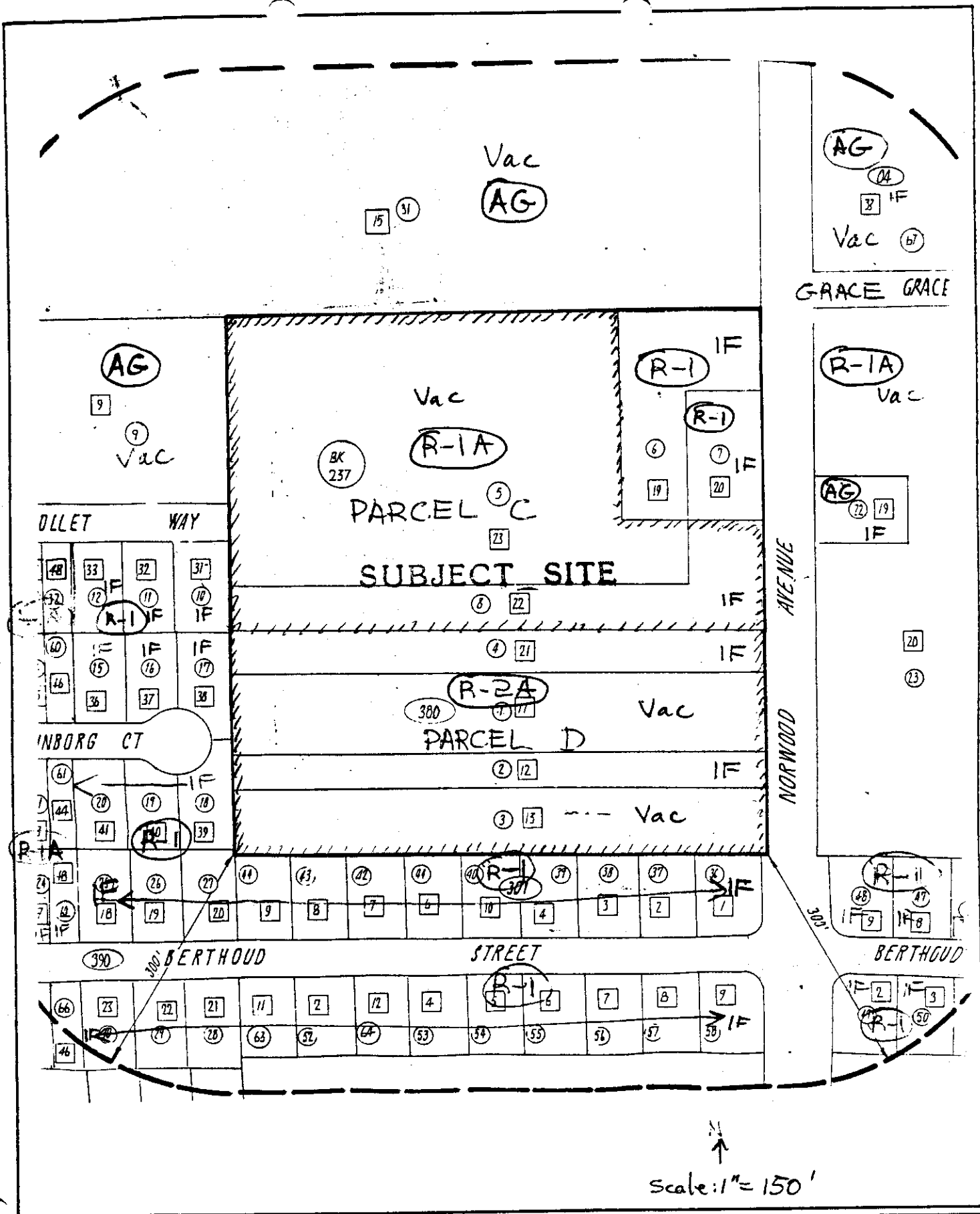
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A

AFTER LOT MERGER LEGAL DESCRIPTION

A PORTION OF LOT 6, AS SHOWN ON THE PLAT OF RIO LINDA SUBDIVISION NO. 8, RECORDED IN BOOK 18 OF MAPS, MAP NO. 2, IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A - Zoned R-1

SOUTHERLY 160 FEET OF THE EAST 120 FEET OF THE NORTH 255 FEET OF LOT 6 AS SHOWN ON 18BM02; THE ACREAGE AND DIMENSIONS OF LOT 6 OF RIO LINDA SUBDIVISION NO. 8 ARE COMPUTED TO THE CENTER LINE OF A 60 FOOT ROAD ON THE EAST OF SAID LOT 6 AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.

PARCEL B Zoned R-1

EASTERLY 200 FEET OF THE NORTHERLY 255 FEET OF LOT 6 OF 18BM02, EXCLUDING THEREFROM THE SOUTHERLY 160 FEET OF THE EASTERLY 120 FEET OF LOT 6; THE ACREAGE AND DIMENSIONS OF LOT 6 OF RIO LINDA SUBDIVISION NO. 8 ARE COMPUTED TO THE CENTER LINE OF A 60 FOOT ROAD ON THE EAST OF SAID LOT 6 AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.

PARCEL C Zoned R-1A

THE NORTH 383 FEET OF SAID LOT 6, EXCEPTING THEREFROM THE NORTH 255 FEET OF THE EAST 200 FEET; THE ACREAGE AND DIMENSIONS OF LOT 6 OF RIO LINDA SUBDIVISION NO. 8 ARE COMPUTED TO THE CENTER LINE OF A 60 FOOT ROAD ON THE EAST OF SAID LOT 6 AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.

PARCEL D Zoned R-2A

ALL OF LOT 6 AND EXCLUDING THEREFROM THE NORTH 383 FEET; THE ACREAGE AND DIMENSIONS OF LOT 6 OF RIO LINDA SUBDIVISION NO. 8 ARE COMPUTED TO THE CENTER LINE OF A 60 FOOT ROAD ON THE EAST OF SAID LOT 6 AS SHOWN ON THE OFFICIAL PLAT OF SAID SUBDIVISION.

