

CITY PLANNING COMMISSION

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

APPLICANT	Frank Anderson, 3558 C Street, Sacramento, CA 95816		
OWNER	Frank Anderson, 3558 C Street, Sacramento, CA 95816		
PLANS BY	Frank Anderson, 3558 C. Street, Sacramento, CA 95816		
FILING DATE	5/18/88	ENVIR. DET.	EX 15305
ASSESSOR'S-PCL. NO.	004-0171-032,033		REPORT BY SD/vf

APPLICATION: Lot Line Adjustment to relocate an existing lot line 30 ft. to the south.

LOCATION: 3550 - 3558 C Street

PROJECT INFORMATION:

General Plan Designation:	Residential 4-15 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	2 single family residences

Surrounding Land Use and Zoning:

North: Commercial; M-1
South: Residential; R-1
East : Residential; R-1
West : Residential; R-1

Property Dimensions:	80' x 120'
Property Area:	.2+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has made the following findings:

- A. The subject site is designated for 4 to 15 residential uses per net acre in the General Plan. There is no community plan for the area. The site is surrounded by residential uses on the east, south and west. The Old Continental Can complex is located to the north.
- B. The subject site consists of two residential lots. The northern parcel is 50 ft. wide x 80 ft. long and the southern parcel is 70 ft. wide x 80 ft. long. Both lots are developed with residences. The southern parcel is the larger of the two, 70 feet wide. There is a detached garage at the rear of that parcel.

The applicant proposes to enlarge the northern parcel by relocating the common property line 30 ft. to the south. This will provide enough room to construct a garage on the northern parcel.

Staff has no objection to the proposed lot line adjustment. The dimensions, if adjacent, create a situation in which overall lot coverage requirements are exceeded and rear yard lot coverage requirements are also exceeded. According to staff's calculations, the southern parcel must be 64 ft. wide to meet Zoning Ordinance requirements. Staff recommends that, prior to recording the lot line adjustment, the applicant shall submit an accurate site plan assuring compliance with Zoning Ordinance lot coverage requirements.

- C. Plans for the proposed project were routed to Traffic, Engineering and Building Inspections. To date, no comments have been received.

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

RECOMMENDATION: Staff recommends that the Planning Commission 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 PROPERTY LOCATED AT 3550-3558 C STREET

APN: 004-0171-032-033

(P88-236)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 3550 - 3558 C Street; and

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

WHEREAS, the lot line adjustment is consistent with the General Plan;

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

that the lot line adjustment for property located 3550 - 3558 C Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

the applicant shall submit an accurate site plan indicating compliance with Zoning Ordinance regulations prior to recordation of the lot line adjustment.

CHAIRPERSON

ATTEST:

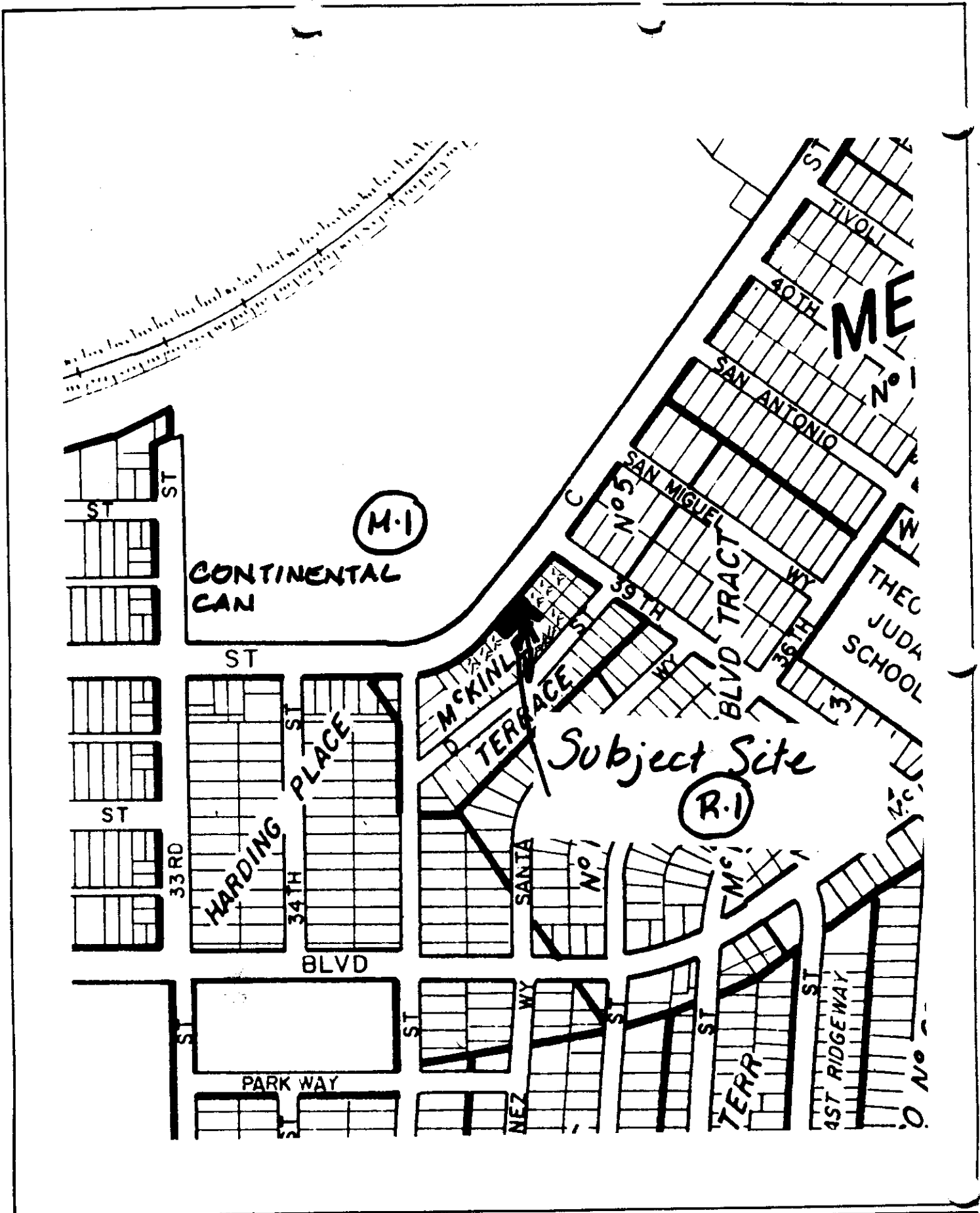
SECRETARY TO CITY PLANNING COMMISSION

SD:SG:vf

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June 23, 1988

Item # 27



VICINITY - LAND USE - ZONING

NEW LEGAL DESCRIPTION

PARCEL # 004-0171-032

NORTH 78' EAST 80'

SOUTH 78' WEST 80'

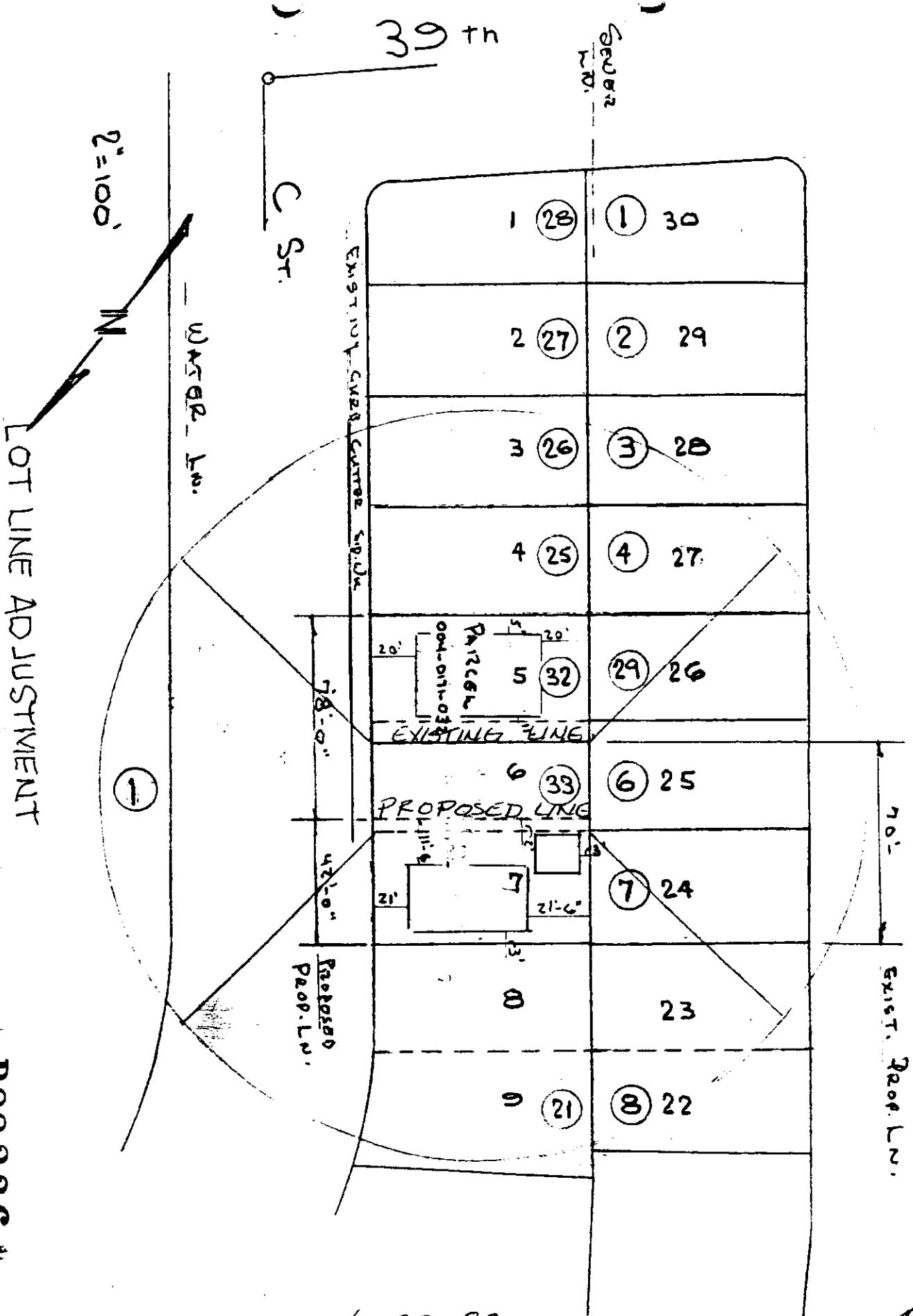
LOTS # 5 & 6 of MCKINLEY TERRACE

PARCEL # 004-0171-033

NORTH 42' EAST 80'

SOUTH 42' WEST 80'

LOT # 7 of MCKINLEY TERRACE



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