

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b> Neal Andrews, 4726 Knapp Way, Carmichael, CA
<b>OWNER</b> Jeff Bird, 3804 May Street, Sacramento, CA
<b>PLANS BY</b> J. E. Ross & Sons Engineering
<b>FILING DATE</b> 5/13/87 <b>ENVIR. DET.</b> Ex 15305 (a) <b>REPORT BY</b> CV/vf
<b>ASSESSOR'S PCL. NO.</b> 251-063-12,13,14

**APPLICATION:** Lot line adjustment to relocate the common property line and lot line merger to merge parcel 12 with parcels 13 and 14.

**LOCATION:** Northeast corner of May Street and Grand Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to accommodate future single family development.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential 4-8 du/na
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Single Family Residential  
South: Apartments  
East : Single Family Residential  
West : Single Family Residential

Property Dimensions:	100' x 120'
Property Area:	0.13+ acres
Topography:	Flat
Street Improvements & Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use/Zoning**

The subject site is vacant and is zoned Single Family Residential (R-1). Surrounding land uses include single family residential to the north, east and west and apartments to the south.

**B. Proposal**

The applicant proposes to relocate the common property line and merge parcel 12 with parcels 13 and 14. This will accommodate future single family residential development on parcels 13 and 14. The front of parcels 13 and 14 would be located on May Street, permitting easy access to the existing utilities located in the adjacent alley (see Exhibit A).

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C. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Real Estate and the following comments were received:

Engineering

1. File certificate of Compliance.
2. Grade lots to drain to street
3. Pay off existing assessments or file necessary segregation request and pay fees.

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

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