

CITY PLANNING COMMISSION

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

APPLICANT	George Palermo, 2318 C Street, Sacramento, CA 95816				
OWNER	Stanley Palermo, 126 E Ranch Road, Sacramento, CA 95825				
PLANS BY	George Palermo, 2318 C Street, Sacramento, CA 95816				
FILING DATE	8/21/87	ENVIR. DET.	EX 15305 a	REPORT BY	PW/vf
ASSESSOR'S-PCL. NO.	003-0086-007,008				

APPLICATION: Lot Line Adjustment to merge two lots totaling 0.14 developed acre in the Standard Single Family (R-1) zone.

LOCATION: 2318 C Street

PROPOSAL: The applicant is requesting to merge two lots to allow the construction of a residential garage to be used by the existing home.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	NA	NA
South: Residential; R-1	Side(Int):	5'	5'
East : Residential; R-1	Side(St):	NA	NA
West : Residential; R-1	Rear:	15'	20'

Parking Required: 1 space
Parking Provided: 2 spaces
Property Dimensions: 160' x 40'
Property Area: 0.14+ acre
Square Footage of Building: 840 sq. ft.
Height of Building: 18 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Wood siding
Roof Material: Composite shingles

PROJECT EVALUATION: Staff has made the following evaluation:

- A. The subject site consists of two lots totaling 0.14+ acre in the Standard Single Family (R-1) zone. The 1980 Central City Community Plan designates the site for low density residential use. The surrounding land uses are residential with R-1 zoning. The applicant is requesting a lot line adjustment to merge two lots in order to construct a residential garage to be used by the existing home Planning staff has no objections to this request.

APPLC. NO. P87-370 MEETING DATE 9/24/87 ITEM NO. 28

002795

- B. The proposed lot line adjustment was reviewed by the City Engineering, Traffic Engineering, Building and Real Estate Divisions. They had no objections to the proposed merger.

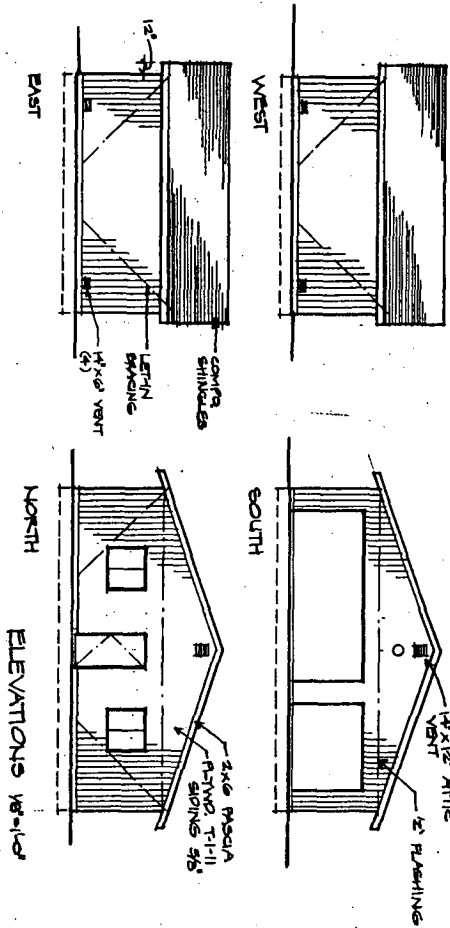
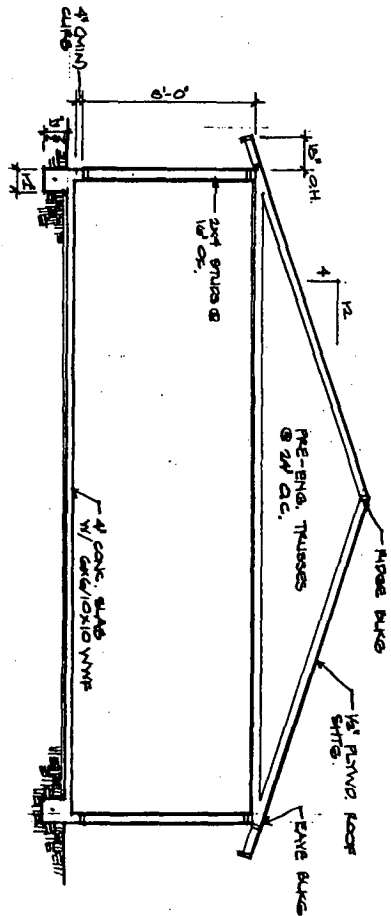
ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 a).

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

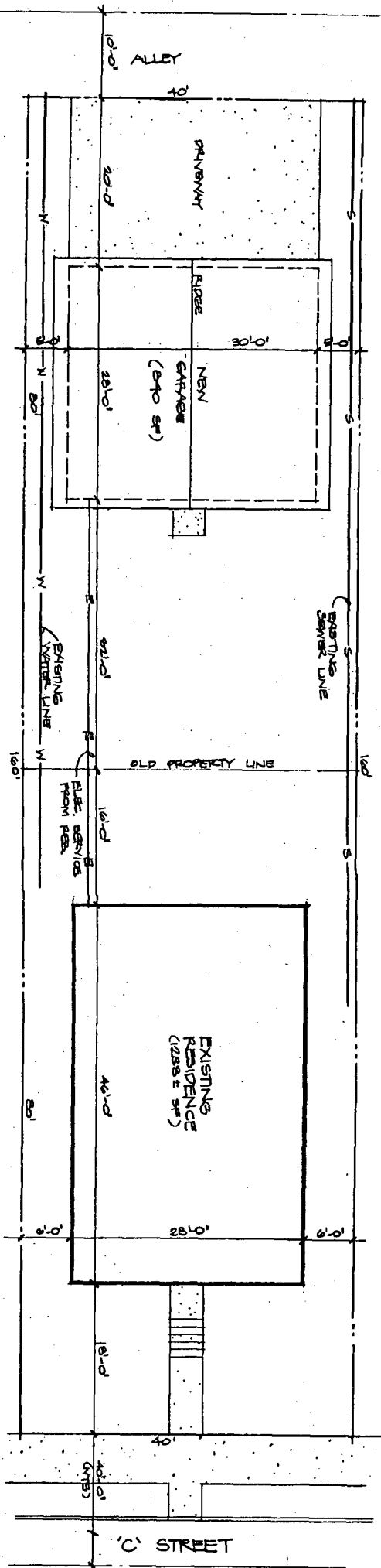
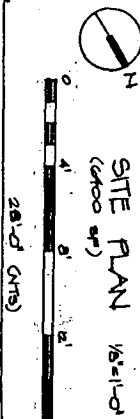
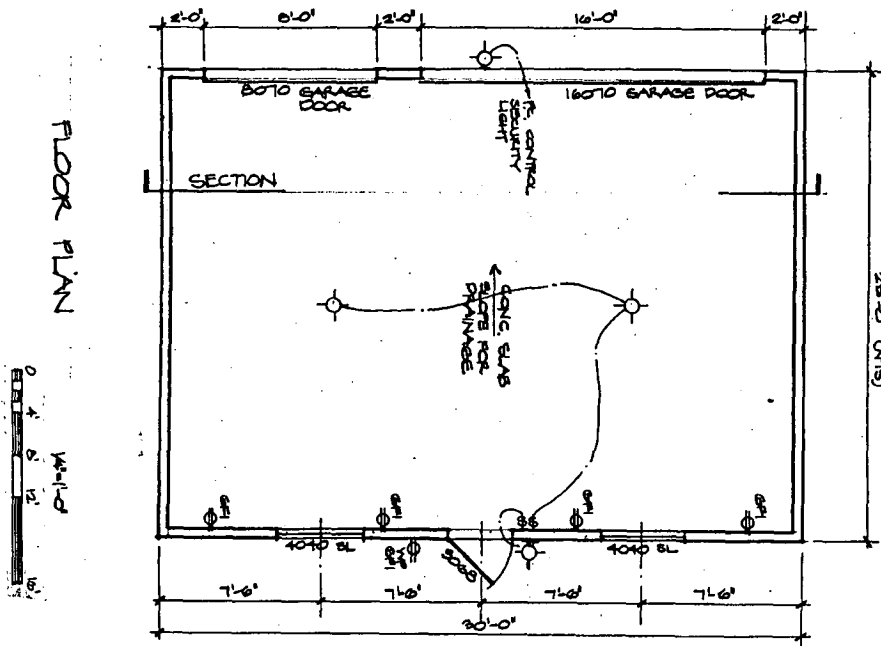
EXHIBIT A

002798

BUILDING SECTION W-1-D



FLOOR PLAN



REDUCTION



AUG 3, 1987
JOB: P-201
SHEET

GARAGE ADDITION
FOR RESIDENCE OF GEORGE PALERMO
A.P.N. 8-08-086-07408
2318 'C' STREET
SACRAMENTO, CA

P87-370

9/24/87

Item No 28

87 04 29 2217

RECORDING REQUESTED BY

And When Recorded Mail This Deed and, Unless Otherwise Shown Below, Mail Tax Statements To:

NAME Stanley J. Palermo and Janet W. Palermo
STREET ADDRESS P.O. Box 257
CITY, STATE, ZIP Corning, Calif. 96021

Title Order No. _____ Escrow No. _____

OFFICIAL RECORDS

1987 APR 29 PM 1:10

Josephine Smith
COUNTY CLERK-RECORDER

EXHIBIT B

126465

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 72.05
TAX COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
OR COMPUTED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE,
so declared by the undersigned

FEE
\$5
B

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
HOLLEY L. BUCKIUS, a widow

hereby GRANT(S) to

Stanley J. Palermo and Janet W. Palermo, husband and wife as Joint Tenants

the following described real property in the City of Sacramento
county of Sacramento, state of California:

The West one-half of Lot 3 in the Block bounded by C and D and
23rd and 24th Streets of the City of Sacramento according to
the Official Plat thereof.

APN: 003-0086-007 and 003-0086-008



Dated _____
STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

On _____ before me, the under-
signed, a Notary Public in and for said County and State,
personally appeared _____

Holley L. Buckius
Holley L. Buckius

Charlotte N. Rueppel
Charlotte N. Rueppel, witness

STATE OF CALIFORNIA }
COUNTY OF Sacramento } ss.

On April 8, 1987, before me,
the undersigned, a Notary Public in and for said County and State, per-
sonally appeared Charlotte N. Rueppel
personally known to me (or proved to me on the basis of satisfactory
evidence) to be the person whose name is subscribed to the within
Instrument (or proved to be such by the oath of a credible witness who
is personally known to me), as a subscribing Witness thereto, who
being by me duly sworn, deposes and says:

That she resides in Sacramento County
and that she was present and saw
Holley L. Buckius, personally known to
her to be the same person described in
and whose name is subscribed to the within and annexed
Instruments as her Part thereto,
execute and deliver the same, and she acknowledged to
said affiant that she executed the same; and that said
affiant subscribed her name thereto as a Witness.

Signature *Theodore R. McGregor*

Theodore R. McGregor
Name (Typed or Printed)
Notary Public in and for said County and State



P87370

CERTIFIED TO BE A TRUE COPY
Chicago Title Insurance Company
BY *[Signature]*

CHICAGO TITLE INSURANCE COMPANY
WITNESS

P87-370

9-24-87

FOR NOTARY SEAL OR STAMP

Item No. 28