

CITY PLANNING COMMISSION

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

History

APPLICANT Tim Train, 2604 21st. Street, Sacramento, CA 95818
OWNER Dallas and Margaret Dodge, 1425 Wentworth Avenue, Sacramento, CA 95818
PLANS BY Tim Train, 2604 21st. Street, Sacramento, CA 95818
FILING DATE 7/21/88 ENVIR. DET. Cat. Ex. 15305(a) REPORT BY DH:pe
ASSESSOR'S PCL. NO. 017-152-21 and 24

APPLICATION: Lot Line Adjustment

LOCATION: 1425 Wentworth Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common lot line between two parcels on 0.5+ acres in the Standard Single Family (R-1) Zone.

PROJECT INFORMATION:

General Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family dwelling and 1088 sq. ft. accessory structure.

Surrounding Land Use and Zoning:

North: Single Family; R-1
South: Single Family; R-1
East: Single Family; R-1
West: Single Family; R-1

Parking Required: one per unit
Parking Provided: two
Property Dimensions: 99' x 195'; 20' x 155'
Property Area: 0.5+ acres
Density of Development: 4 d.u. per acre
Square Footage of Building: Existing dwelling 1,352 sq. ft.; Accessory Bldg. 1088 sq. ft.
Height of Building: One Story
Topography: Flat
Street Improvements: To be provided
Utilities: To be extended

BACKGROUND INFORMATION: The applicant submitted the identical request in 1982 and received Planning Commission denial for the lot line adjustment on February 10, 1983. (P82-270). The applicant appealed the decision of the Commission to the City Council. The applicant subsequently withdrew the appeal prior to action by the City Council. This action let stand the Planning Commission's denial. Staff recommended approval of the original request to the Commission.

APPLC. NO. P88-321 MEETING DATE September 8, 1988 ITEM NO. 25

0376

History

- c. Provide a grading plan to assure that Parcel "B" will drain property. The intent is that each lot drain independently to the public right-of-way, however, a private drainage easement across Parcel "A" may be necessary.
- d. Locate existing sewer and water service to parcels. Provide separate water and sewer service to new parcels.
- e. Drainage study required - may necessitate regarding, etc.
- f. Monument new lot line.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State E.I.R. Guidelines, Sec. 15105(a).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the request by adopting the attached resolution as conditioned.