

# CITY PLANNING COMMISSION

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

APPLICANT The Supreme Builders, 1710 Hall Street, Marysville, CA 95901  
OWNER Cleon W. Jordan, 3817 May Street, Sacramento, CA 95838  
PLANS BY The Supreme Builders, 1710 Hall Street, Marysville, CA 95901  
FILING DATE 1/13/89 ENVIR. DET. Ex 15305 (a) REPORT BY JC:vf  
ASSESSOR'S PCL. NO. 251-0061-008,009

APPLICATION: Lot Line Adjustment to merge two lots in the single family (R-1) zone.

LOCATION: 3817 and 3821 May Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots totaling .27+ acres in the standard single family (R-1) zone.

## PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/ac)
1984 North Sacramento Del Paso Heights	
Redevelopment Area Plan Designation:	Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family/vacant

## Surrounding Land Use and Zoning:

North: Single Family; R-1  
South: Single Family; R-1  
East: Single Family; and vacant; R-1  
West: Vacant (power line easement); R-1

Property Dimensions:	100' x 120'
Property Area:	.27+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

## PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of two lots totaling .27+ acres in the single family (R-1) zone. Lot 17 is developed with a single family residence and attached garage. Lot 18 is vacant. The General Plan designates the site as residential (4-15 du/ac). The North Sacramento Plan designate the site as residential (4-8 du/ac). The site is also located in the Del Paso Heights Redevelopment Area which designates the site as residential. The surrounding land use and zone is single family (R-1) to the north, south and east and vacant (R-1) to the west.
- B. The applicant proposes to merge the two lots in order to building a work shop. The applicant first proposed to build the work shop on lot 18 which is vacant. The Zoning Ordinance does not allow accessory structures to be built on a single family (R-1) lot. Therefore, the applicant wishes to merge the two lots in order to construct the work shop.

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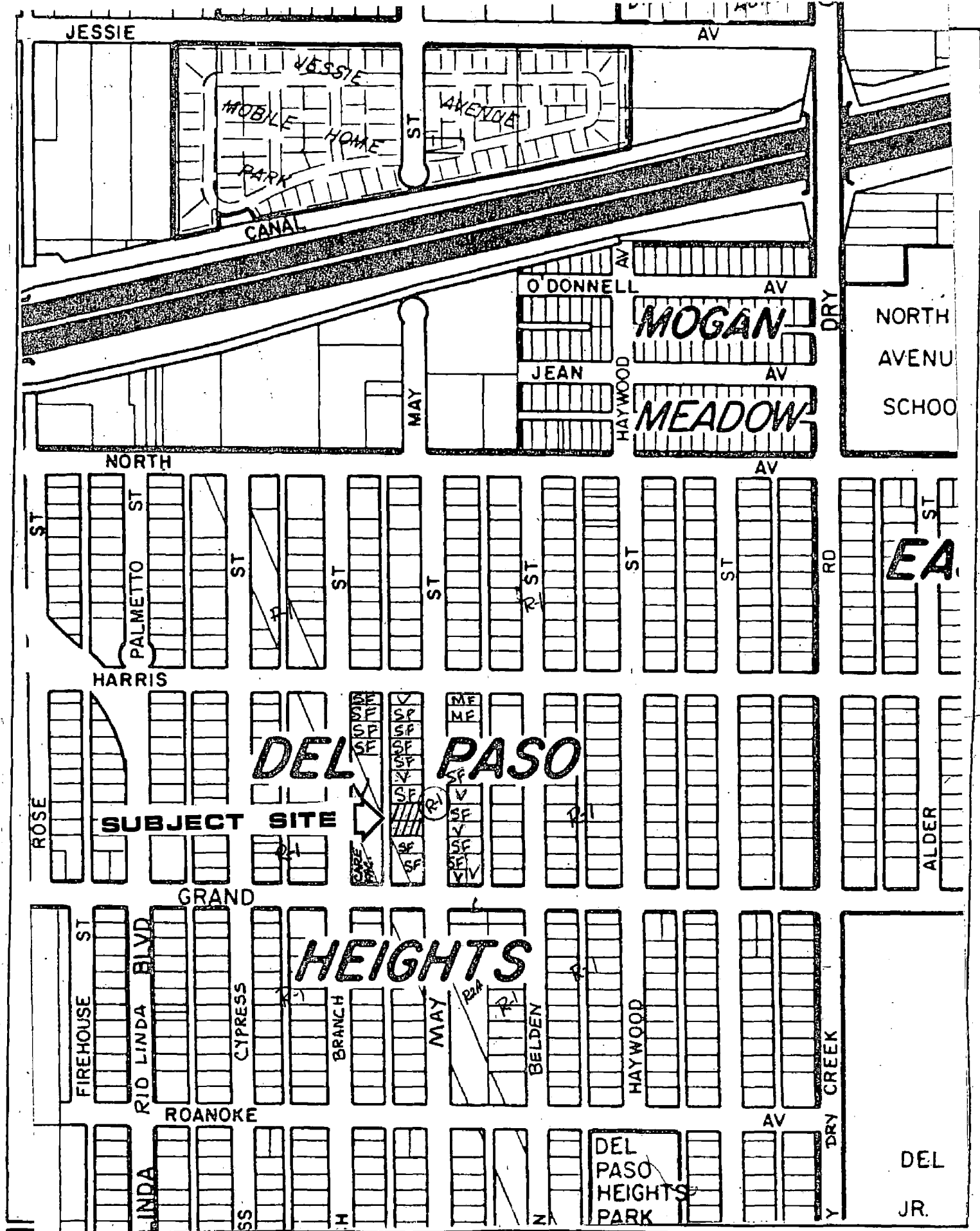
C. The proposed lot line adjustment was reviewed by Engineering Division, Building Inspections, Water and Sewer Division and real Estate Division. The following comments were received.

1. File certificate of compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.
3. Building permit required for construction.
4. Design Review approval for workshop construction.

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

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

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VICINITY - LAND USE - ZONING

MR. CLEON JORDON  
3817 MAY STREET,  
SACRAMENTO, CA.

THE SUPREME BUILDERS  
6041 GARDEN HWY.  
SACRAMENTO, CA.  
Lic. # 531118



- Done

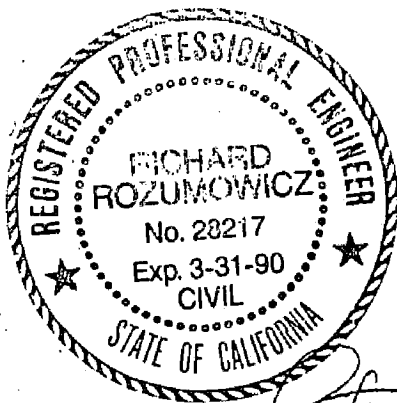
## PROPOSED DESCRIPTION

THAT REAL PROPERTY IN THE CITY OF SACRAMENTO, COUNTY OF  
SACRAMENTO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

LOTS 17 AND 18 IN BLOCK 15 AS SHOWN ON THE PLAT OF "DEL PASO  
HEIGHTS" FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF  
SACRAMENTO, STATE OF CALIFORNIA IN BOOK 12 OF MAPS, MAP NO. 1.

## END DESCRIPTION

DESCRIPTION PREPARED BY:  
AREA WEST ENGINEERS, INC.  
7478 SANDALWOOD DRIVE  
CITRUS HEIGHTS, CA 95621  
(916)725-5551



*Richard Rozumowicz*  
1/13/89

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