

CITY PLANNING COMMISSION

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

APPLICANT	Timothy S. Train, 2604 21st Street, Sacramento, CA 95818		
OWNER	John R. and Carl Britton, 2700 Yreka Avenue, Sacramento, CA 95822		
PLANS BY	Timothy S. Train, 2604 21st Street, Sacramento, CA 95818		
FILING DATE	6/9/89	ENVIR. DET.	Exempt 15305a
ASSESSOR'S PCL. NO.	036-0155-005, 006		
		REPORT BY	JC:kjr

APPLICATION: Lot Line Adjustment to relocate the common property line between two vacant lots totaling 0.48+ acres

LOCATION: NW Corner of Edinger Avenue and projection of 30th Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two vacant lots totaling 0.48+ acres

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 Airport/Meadowview 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; R-1/EA4
South: Single family; R-1/EA4
East: Railroad tracks; R-1/EA 4, County
West: Single family; R-1 EA4

Property Dimensions:	170' x 125.36'
Property Area:	0.48+ acres
Topography:	Flat
Street Improvements:	Existing on Edinger Avenue
Utilities:	Existing

BACKGROUND INFORMATION: On March 30, 1989, a tentative map application was filed to split this site into three lots, 52' x 125' interior lots and 66' x 125' on the corner lot. This request was subsequently withdrawn due to the sound wall and street improvements requirements (P89-166).

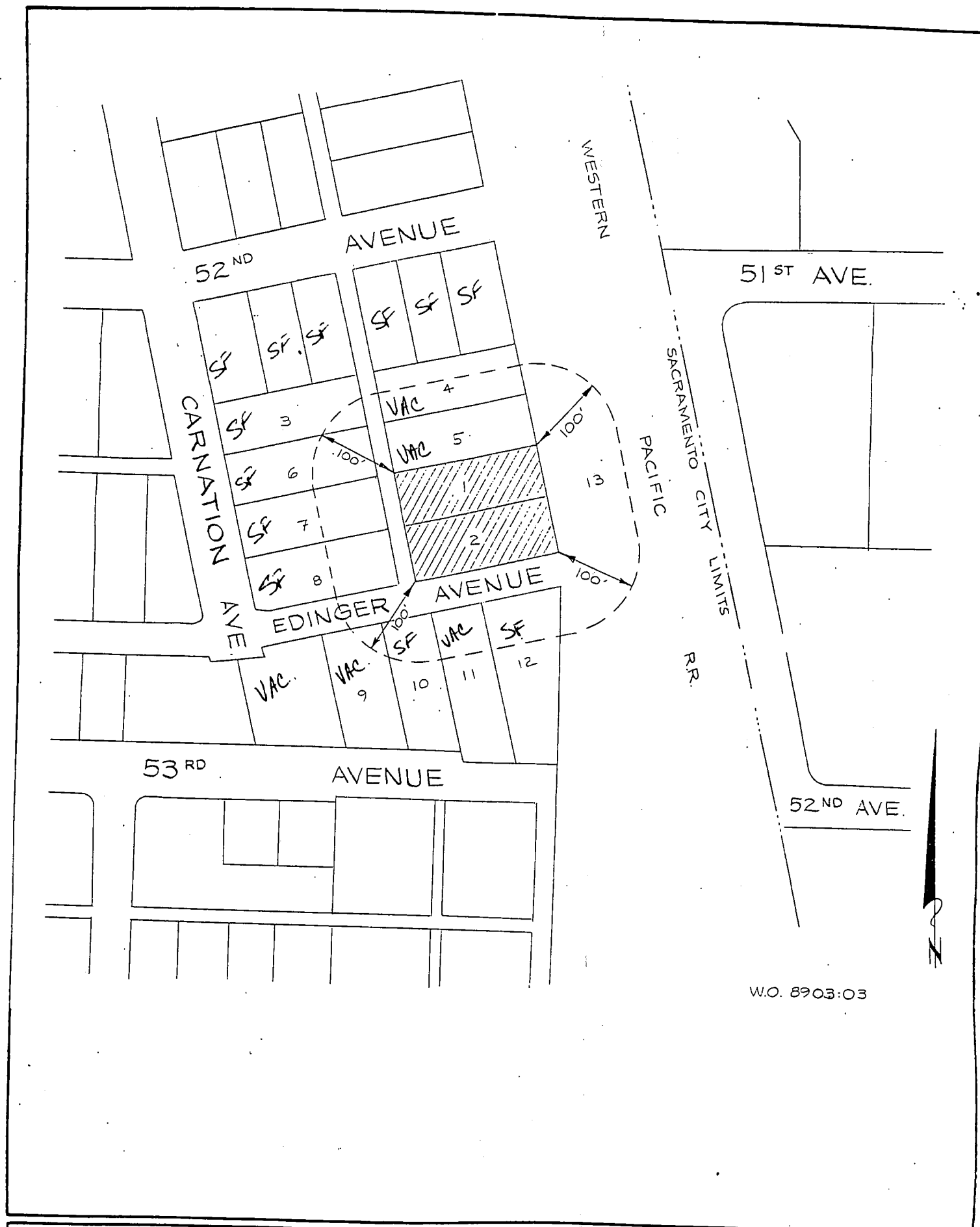
PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two vacant lots totaling 0.48+ acres in the Standard Single Family, Executive Airport Overlay [R1(EA4)] zone. The General Plan designates the site as low density residential (4-15 du/ac). The 1984 Airport-Meadowview Community Plan designates the site as residential (4-8 du/ac). The surrounding land uses and zones are single family and vacant in the R-1 zone to the north, south, and west, and the Western Pacific Railroad and the City limits to the east.

02606

- B. The applicant proposes to relocate the common property line between two lots in order to provide street access to Lot 34. Currently Lot 34 has no public street access since 30th Street is an unimproved street.
- C. The plans were reviewed by Engineering Division, Building Inspections, Water and Sewer Division, and Real Estate. The following comments were received:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:



W.O. 8903:03

VICINITY - LAND USE - ZONING

SITE MAP
LOTS 34 & 35
CORDOVA TOWNSITE
 CITY OF SACRAMENTO, CALIFORNIA
 MARCH 1989

RECORD OWNERS
 JOHN R. & CARL R. BRITTON
 2700 YREKA AVE
 SACRAMENTO, CA 95822
 (916) 992-2105

SURVEYOR
 TIMOTHY S. TRAIN, LAND SURVEYOR
 2404 - 2131 STREET
 SACRAMENTO, CA 95818
 (916) 451-7793

ASSESSOR'S PARCEL NUMBERS
 APN 36-0155-005 & 006

EXISTING ZONING & USE
 ZONE R-1 & VACANT

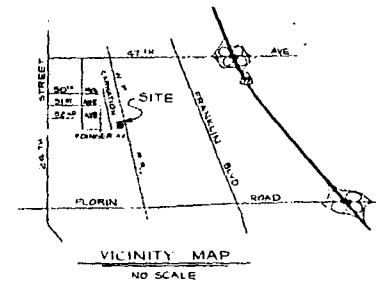
PROPOSED ZONING & USE
 ZONE R-1

PROPOSED SEWAGE DISPOSAL
 EXISTING, COUNTY OF SACRAMENTO

PROPOSED DRAINAGE
 EXISTING, CITY OF SACRAMENTO

PROPOSED WATER SUPPLY
 EXISTING, CITY OF SACRAMENTO

SCHOOL DISTRICT
 SACRAMENTO CITY UNIFIED SCHOOL DISTRICT.



SCALE: 1"=10'

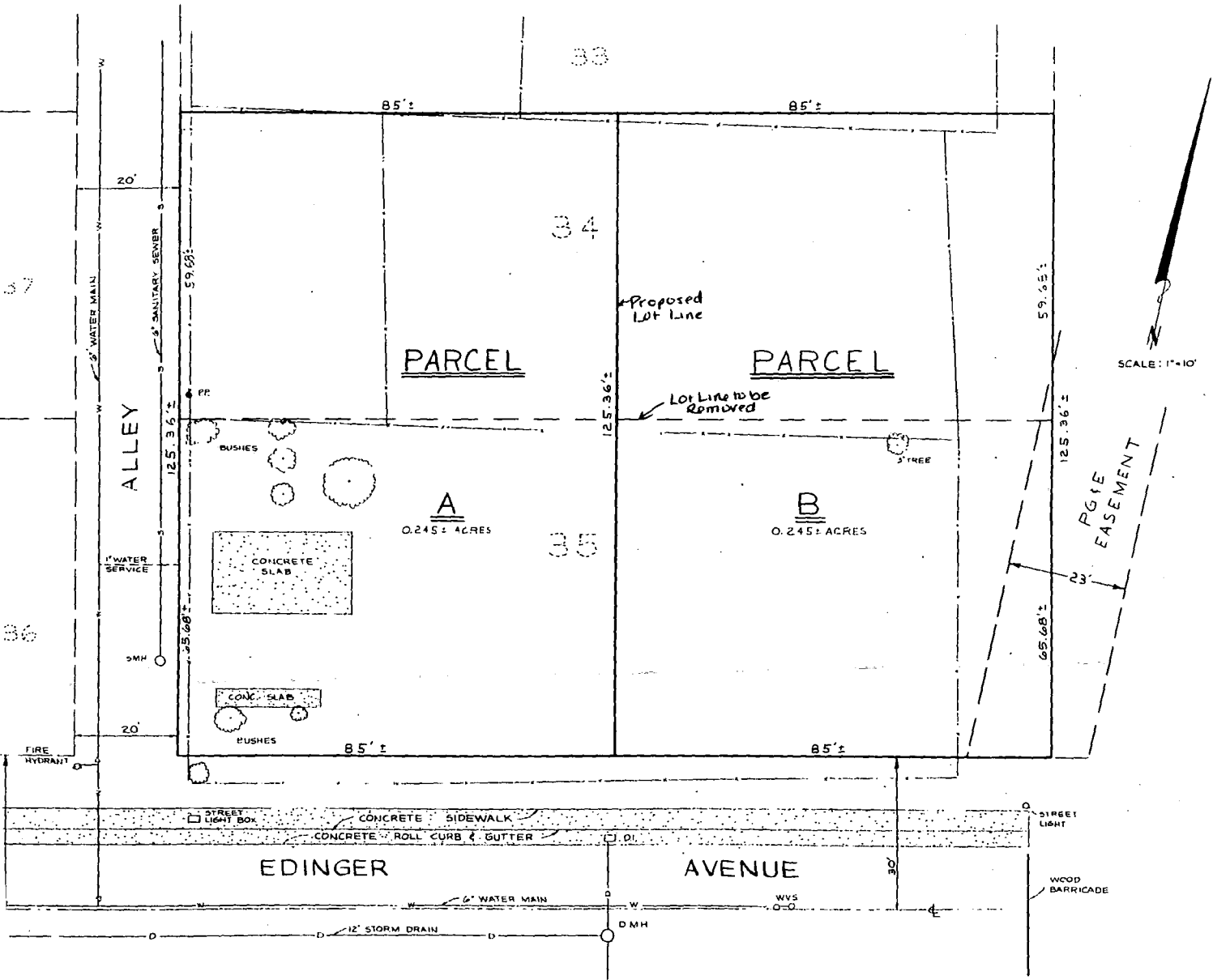


EXHIBIT A

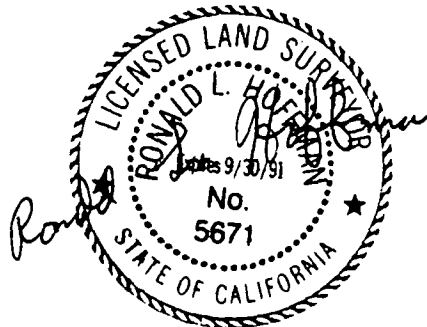
PARCEL A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 34 and 35, as said lots are shown and so designated on the official "Plat of Cordova Townsite", filed in Book 8 of Maps, Map No. 28, Sacramento County Records.

EXCEPTING therefrom all that portion of said lots lying easterly from the following described line:

Beginning at a point in the southerly line of said Lot 35 located 85.00 feet westerly from the southeast corner of said Lot 35; thence, northerly, 125.36 feet, more or less, to a point in the northerly line of said Lot 34, at a point located 85.00 feet westerly from the northeast corner of said Lot 34.



P 891321

PARCEL B

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

That portion of Lots 34 and 35, as said lots are shown and so designated on the official "Plat of Cordova Townsite", filed in Book 8 of Maps, Map No. 28, Sacramento County Records, lying easterly from a line described as follows:

Beginning at a point in the southerly line of said Lot 35 located 85.00 feet westerly from the southeast corner of said Lot 35; thence, northerly, 125.36 feet, more or less, to a point in the northerly line of said Lot 34, at a point located 85.00 feet westerly from the northeast corner of said Lot 34.

