

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Oscar Benavidez, 2631 Cheryl Way, Sacramento, CA 95832		
OWNER	Oscar Benavidez, 2631 Cheryl Way, Sacramento, CA 95832		
PLANS BY	Oscar Benavidez, 2631 Cheryl Way, Sacramento, CA 95832		
FILING DATE	5-19-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15115	EIR	ASSESSOR'S PCL. NO. 021-022-12 & 13

APPLICATION: Lot Line Adjustment to move common rear yard property line approximately 35 feet south in the R-1 Single Family zone

LOCATION: 5141-15th Avenue and 5140-14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to allow a "buffer area" between residential buildings.

### PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1965 Colonial Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1 (Single Family)  
Existing Land Use and Zoning: Residential

#### Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Residential; R-1  
East: Residential; R-1  
West: Residential; R-1

Property Dimensions:	133' x 40'	136' x 40'	Total: 269' x 40'
Property Area:	5,320 sq. ft.	5440 sq. ft.	Total: 10,760 sq.ft.
Density of Development:	4 du/ac.		
Street Improvements:	Existing (except lights)		
Utilities:	Existing		

STAFF EVALUATION: The staff has the following comments:

1. The subject site consists of two properties totaling approximately one-fourth acre, with existing residential units on each. The application is to relocate the common rear property line 35 feet south in order to provide an adequate buffer area for buildings on the north property. The applicant indicates that the north property has been vandalized several times by south property tenants. The north property owner hopes this additional buffer will reduce damage to his property. Staff has no objection to the proposed lot line adjustment.

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2. The proposal was reviewed by Engineering, Electrical and Water Divisions. There were no objections to the project. Engineering is requiring new deed descriptions and monumenting of new lot lines. Electrical Engineering is requiring street lights to be installed when they are installed in the neighborhood.

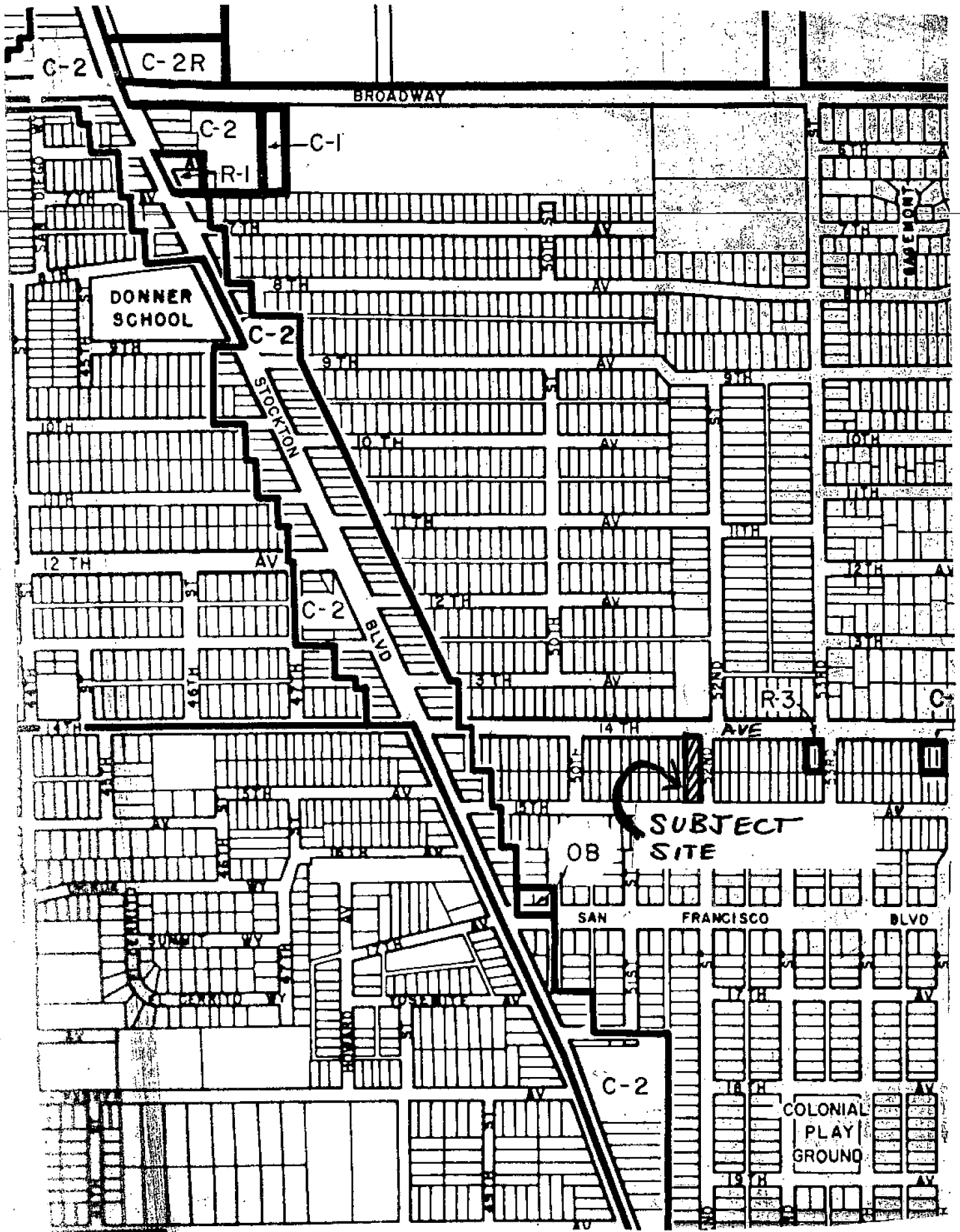
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA Section 15115).

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

APPLC. NO. P83-163

MEETING DATE June 23, 1983

CPC ITEM NO. 31



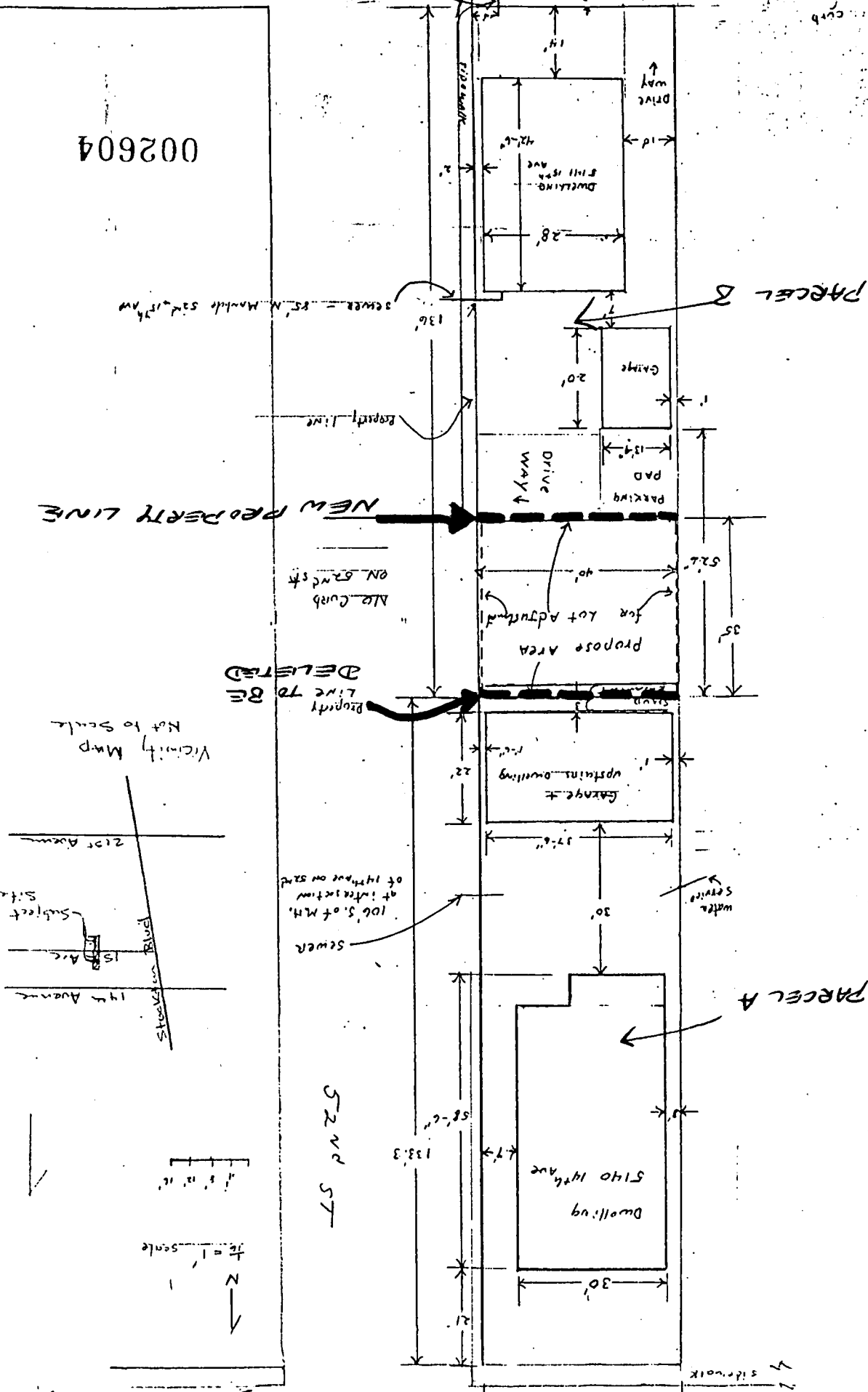
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DELETED LINE TO BE

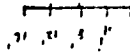
NEW PROPERTY LINE

PARCEL A

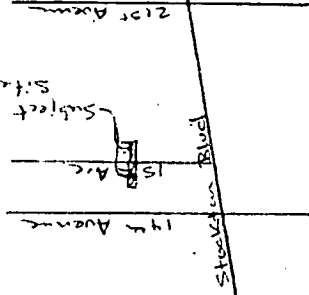
PARCEL B

EXHIBIT A

1" = 10' scale



Vicinity Map Not to Scale



106' S. of M.H. at intersection of 14th Ave on 52nd

Propose Area for Lot Adjustment

DRIVE WAY

PARKING PAD

Game

Dwelling 5111 15th Ave

DRIVE WAY

SEWER

WATER SERVICE

52nd ST

14th Ave

SEWER

WATER SERVICE

52nd ST

14th Ave

SEWER

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