

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Gardner-Feusi Co., 1722 Professional Dr., Suite C, Sacto., CA 95825
OWNER Dorothy Goss, 4045 & 4049 Balsam Street, Sacto., CA 95825
PLANS BY Gardner-Feusi Co., 1722 Professional Dr., Suite C, Sacto., CA 95825
FILING DATE March 3, 1993 ENVIR DET. Exempt 15305a REPORT BY Lisa Cabodi
ASSESSOR'S PCL. NO. 237-0241-037, 237-0241-038, 237-0241-043

APPLICATION: Lot Line Adjustment to merge three parcels into two parcels totaling 0.65± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 4045 & 4049 Balsam Street
(Council District 2)

PROPOSAL: The applicant is requesting the necessary entitlements in order to merge three parcels into two parcels.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
1885 North Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North:	Interstate 80 Freeway; TC
South:	Church; R-1
East:	Interstate 80 Freeway
West:	Single Family Residential; R-1

Property Dimensions:	Irregular
Property Area:	0.65± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.65± acres in the Standard Single Family (R-1) zone. The site is developed with two single family residences. The General Plan designates the site Low Density

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Residential. The 1985 North Sacramento Community Plan designates the site Residential (4-8 du/ac). The surrounding land use and zoning include residential, zoned R-1, to the south and west, and highway/freeway to the north and east.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to merge three parcels into two parcels. The existing lot lines currently run through the existing garages. By adjusting the lot lines, and merging three parcels into two parcels, the two existing dwellings and their respective garages can be accommodated on separate parcels.

C. Policy Considerations

The General Plan designates the site Low Density Residential. The 1985 North Sacramento Community Plan designates the site Residential (4-8 du/ac). The existing development is consistent with the plan designations.

D. Staff Analysis

Staff has no objection to the applicant's request. There are two existing dwelling units and two existing garages located on the site. The lot line adjustments will allow the existing dwelling units and garages to be located on two different parcels, and not have lot lines running through the middle of the existing garages. The relocation of the lot line allows the structures adequate setbacks from the new lot lines.

E. Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utility Division, Utilities Division, and Engineering Development Services. The following comments have been received from Engineering Development Services:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Provide separate water and sewer services for each unit to the satisfaction of the Utilities Department.

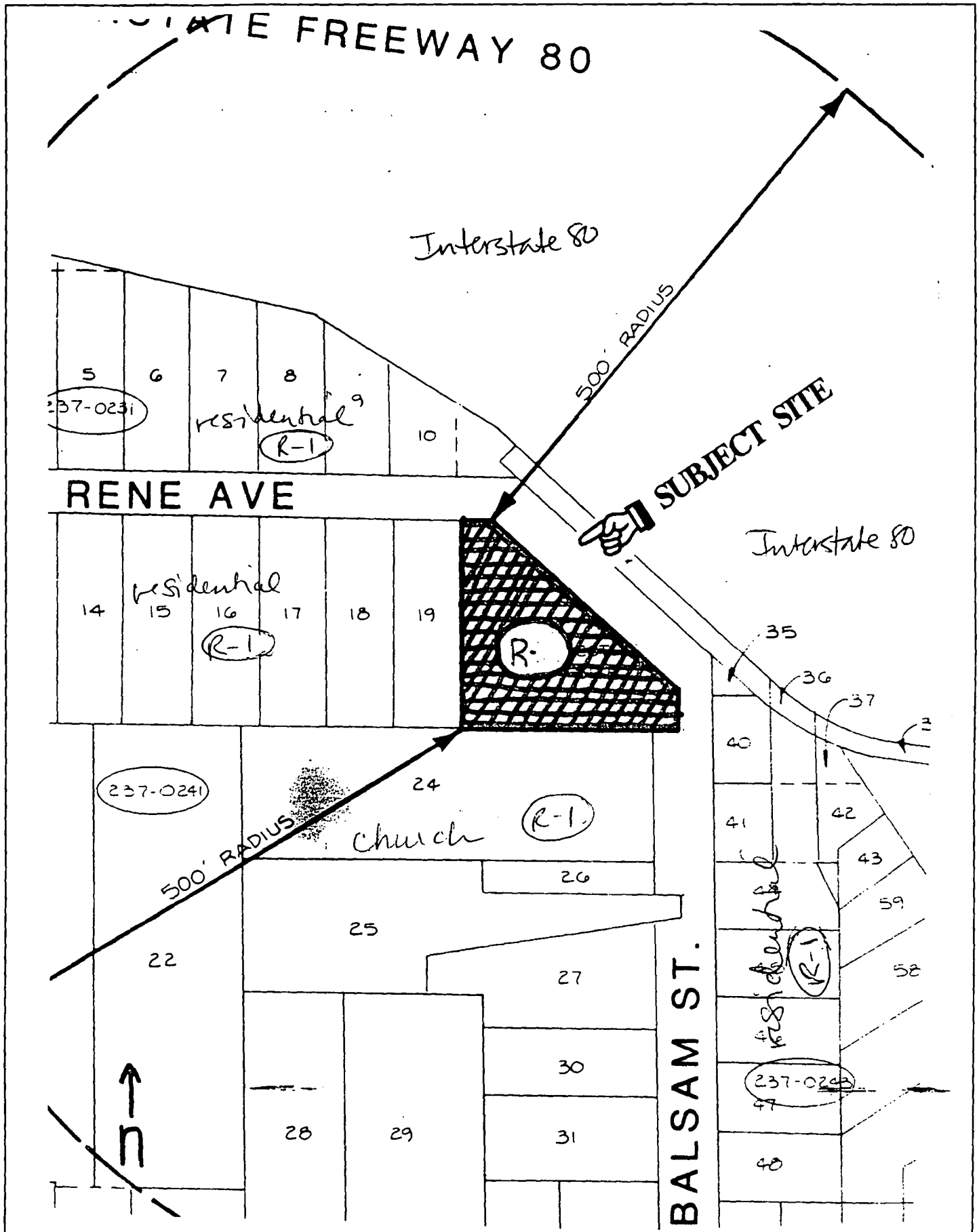
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment to merge three parcels into two parcels by adopting the attached resolution.

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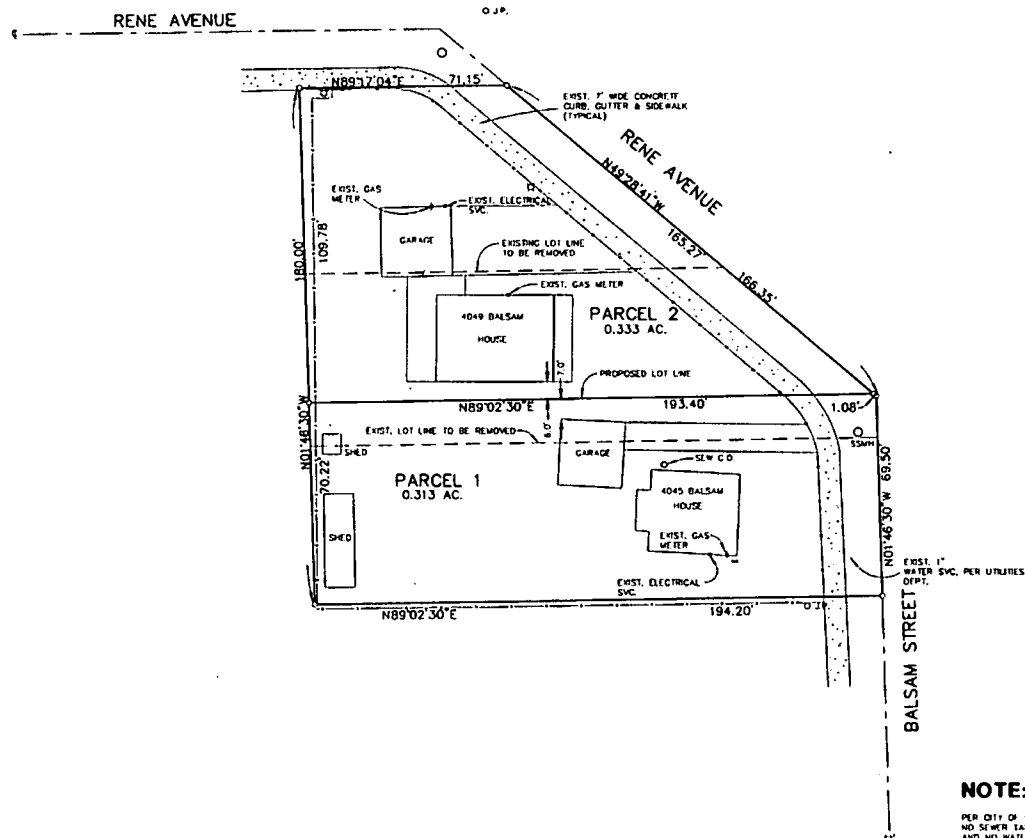
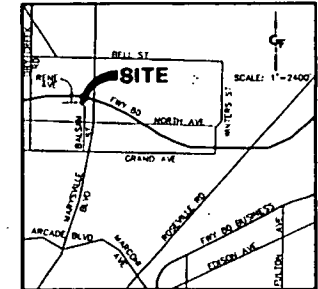
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VICINITY, LAND USE & ZONING MAP

**BOUNDARY LINE ADJUSTMENT
FOR
4045-4049 BALSAM STREET
SACRAMENTO, CA**

LOCATION MAP



LEGEND

FIRE HYDRANT	□
DRAIN INLET	○
STREET LIGHT	□
PLAT BOX	□
MANHOLE	○
TRAFFIC SIGN	+
WATER VALVE	+
WATER SERVICE	—
SEWER SERVICE	—
GAS VALVE	+
SEWER CLEAN OUT	+
TREE	⊗
TREE TO BE REMOVED	⊗
STORM DRAIN LINE	—
SANITARY SEWER LINE	—
WATER LINE	—
BLOW OFF VALVE	+
FENCE LINE	—
JOINT POLE	○ J.P.
POWER POLE	○ P.P.
WAB BOX	□
WATER METER	+
GAS METER	+
STREET NAME SIGN	+
RAMP FLOW PREVENTER	⊗
CABLE T.V. HSI/R	○ C.T.V.



PROJECT DATA

RECORD OWNER & SUBDIVIDER: DOROTHY GOSS
ADDRESS: C/O GARDNER-FELUS COMPANY
1722 PROFESSIONAL DRIVE, STE. C
SACRAMENTO, CA 95825
PHONE: (916) 482-5177

EXISTING ZONING: R1
PROPOSED ZONING: R1
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
PROPOSED IMPROVEMENTS: N/A
ADDRESS: 0.848 AC
PARCEL NUMBER: 237-0241-037, 038, 043
LEGAL DESCRIPTION: POP. SEC. 18, "RANCHO DEL PASO",
A.B.M. 94

NOTE:

PER CITY OF SACRAMENTO UTILITIES DEPARTMENT,
NO SEWER TAPS ON FILE FOR EITHER PARCEL,
AND NO WATER TAP ON FILE FOR 4049 BALSAM
STREET.

NO.	DESCRIPTION	APPROVED BY	DATE

BENCHMARK	ELEV. NO.
N/A	

HORIZ. SCALE: 1"=20'	DRAWN BY: A.F.
VERT. SCALE: N/A	DESIGNED BY: N/A
SURVEYED BY: A.F.	CHECKED BY: S.G.
FIELD BOOK NO: 238	DATE: JANUARY 1993
A.P.N.: 237-0241-037, 038, 043	

1722 PROFESSIONAL DRIVE
SUITE "C"
SACRAMENTO, CA 95825
(916) 482-5177

**GOSS
BOUNDARY LINE
ADJUSTMENT**

**4045-4049 BALSAM ST.
SACRAMENTO, CA**

SHEET	1	OF	1
SHEETS			
PLAN NO.			
93-01			

EXHIBIT - A

EXHIBIT - B

PROPOSED PARCEL 1

All that portion of the southeast one-quarter of the southwest one-quarter of Section 18 as shown on the "Map of Survey and Subdivision of Rancho Del Paso", recorded in the office of the County Recorder of Sacramento County, March 4, 1911, in Book A of Surveys, Map No. 94, described as follows:

BEGINNING at a point located N.1°46'30"W. 558.50 feet and N.89°02'30"E. 914.20 feet from the southwest corner of the southeast one-quarter of the southwest one-quarter of said Section 18; thence N.1°46'30"W. 69.50 feet; thence N.49°28'41"W. 1.08 feet; thence S.89°02'30"W. 193.40 feet; thence S.1°46'30"E. 70.22 feet; thence N.89°02'30" E. 194.20 feet to the point of beginning.

EXHIBIT - C

PROPOSED PARCEL 2

All that portion of the southeast one-quarter of the southwest one-quarter of Section 18 as shown on the "Map of Survey and Subdivision of Rancho Del Paso", recorded in the office of the County Recorder of Sacramento County, March 4, 1911, in Book A of Surveys, Map No. 94, described as follows:

BEGINNING at a point located N.1°46'30"W. 558.50 feet and N.89°02'30"E. 720 feet and N.1°46'30"W. 70.22 feet from the southwest corner of the southeast one-quarter of the southwest one-quarter of said Section 18; thence N.89°02'30"E. 193.40 feet; thence N.49°28'41"W. 165.27 feet to the northerly line of the property described in Volume 5291 at Page 432, Official Records of Sacramento County; thence along said northerly line S.89°17'04"W. 71.15 feet; thence S.1°46'30"E. 109.78 feet to the point of beginning.