

CITY PLANNING COMMISSION

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

APPLICANT Timothy S. Train, 2604 21st Street, Sacramento, CA 95818
OWNER Michael Kabakov
PLANS BY Applicant
FILING DATE 1-5-87 ENVIR. DET. EX 15305(a) REPORT BY CV:SC
ASSESSOR'S-PCL. NO. 010-0363-23,24

- APPLICATION:
- A: Lot Line Adjustment to relocate the common property line.
 - B: Variance to create a lot less than 5200 square feet (withdrawn by Staff).
 - C: Subdivision Modification to create a lot less than 5,200 square feet. (withdrawn by Staff).

LOCATION: East Side of Franklin Blvd., between 2nd and 3rd Avenues.

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line in order to develop a multiple family project.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Existing Zoning of Site: R-4
Existing Land Use of Site: Single Family Residence

Surrounding Land Use and Zoning:

North: Single Family Residential; R-4
South: Office/Retail; R-4
East: Single Family Residential; R-4
West: Single Family Residential; R-1

Property Dimensions: 100' x 136'
Property Area: 0.31+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning:

The subject site is zoned Medium Density Multiple Family (R-4) Zone and is developed with a house. Surrounding land uses include single family residential to the north, east and west. Office and retail uses are located to the south.

B. Proposal:

The applicant proposes to relocate the common property line between parcels 23 and 24 in order to provide additional area for a future multiple family residential development. Parcel 23 is vacant, while parcel 24 is developed with a single family residence, covered patio and wood garage. Relocating the common property line will provide adequate lot area for the single family residence.

APPLC. NO. P87-038 MEETING DATE February 26, 1987 ITEM NO. 3

C. Interdepartmental Review:

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering and Real Estate and the following comments were received:

Engineering:

1. Locate existing sewer and water services.
2. Sewer and water services to be purchased and installed at time of obtaining building permits.

ENVIRONMENTAL REVIEW: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF -

APPROVING A LOT LINE ADJUSTMENT TO
RELOCATE THE COMMON PROPERTY LINE
(APN 010-0363-23,24). SEE ATTACHED
LEGAL DESCRIPTION. (P87-038)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the east side of Franklin Boulevard, between 2nd and 3rd Streets; and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General Plan and the proposed lot line adjustment conforms with the plan designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

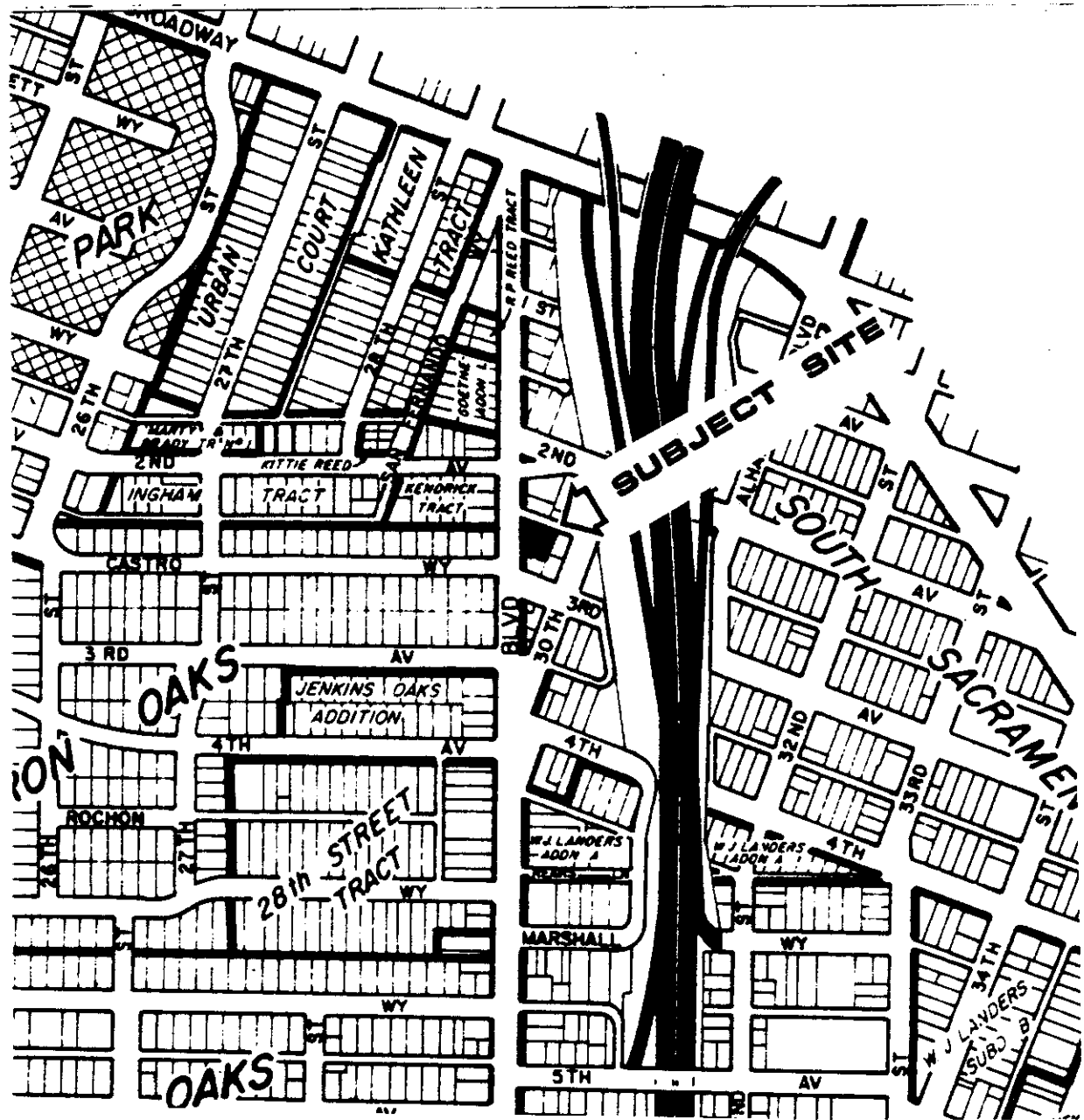
that the lot line adjustment for property located at the east side of Franklin Boulevard, between 2nd and 3rd Streets, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Locate existing water and sewer services.
2. Sewer and water services to be purchased and installed at time of obtaining building permit.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

SITE PLAN

MAP TO ACCOMPANY APPLICATION FOR
BOUNDARY LINE ADJUSTMENT
LOT 8 & 9, BLOCK 26,
OAK PARK AND SOUTH SACRAMENTO
(2 BM 26)
CITY OF SACRAMENTO, CALIFORNIA
OCTOBER 1986
REVISED FEB. 4, 1987

RECORD OWNER
MICHAEL KABAKOV & VINCENT LERA
4361 FORDHAM WAY
SACRAMENTO, CA 95816
(916) 421-7800



SURVEYOR
TIMOTHY S. TRAMM, L.S. 2457
1000 S. CAPITOL BLVD., SUITE 100
SACRAMENTO, CA 95818
(916) 451-7775

ASSESSORS' PARCEL NUMBERS
010-0363-023 & 010-0363-024

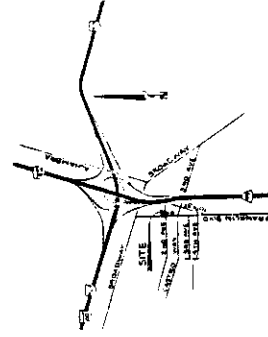
EXISTING ZONING & USE
ZONED R-4, CURRENTLY VACANT, APN 010-0363-023, LOT 8
ZONED R-4, CURRENTLY SINGLE FAMILY, APN 010-0363-024, LOT 9

PROPOSED ZONING & USE
ZONE R-4, SINGLE FAMILY & APARTMENTS

PROPOSED SEWAGE DISPOSAL & DRAINAGE
EXISTING, CITY OF SACRAMENTO

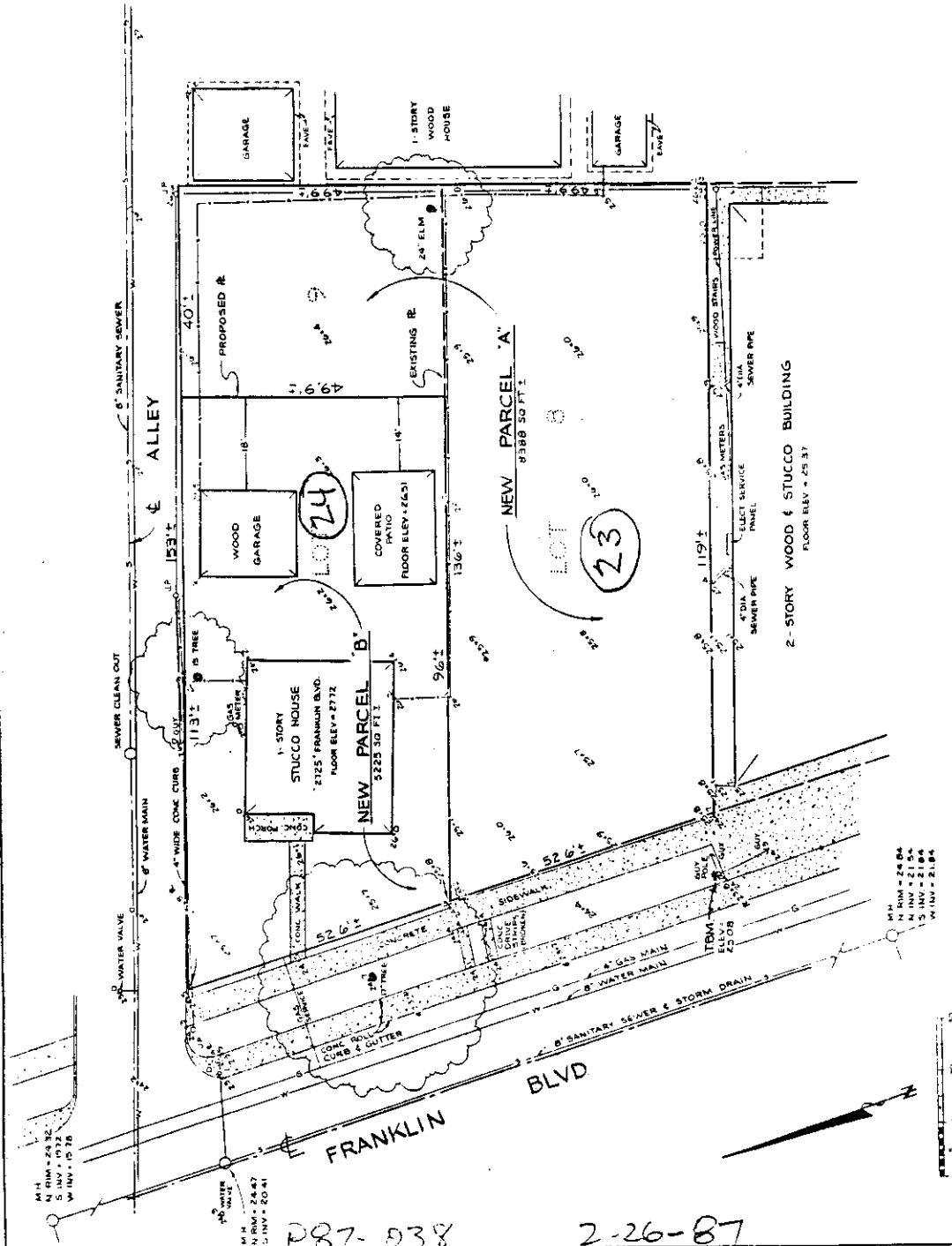
PROPOSED WATER SUPPLY
EXISTING, CITY OF SACRAMENTO

SCHOOL DISTRICT
SACRAMENTO UNIFIED SCHOOL DISTRICT



VICINITY MAP
NO SCALE

DATE: 02/03/87
DRAWN BY: J.C.



LEGAL DESCRIPTION

NEW PARCEL "A"

That certain parcel of land situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 8 and the easterly 40 feet of Lot 9 as said Lots are shown on the official Map of Oak Park and South Sacramento filed in the office of the County Recorder of Sacramento County June 18, 1889 in Book 2 of Maps, Map No. 26.

Prepared by:



L.E. Luke Wilson
Licensed Surveyor No. 5206

December 29, 1986



LEGAL DESCRIPTION

NEW PARCEL "B"

That certain parcel of land situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 9, as said Lot is shown on the official Map of Oak Park and South Sacramento filed in the office of the County Recorder of Sacramento County June 18, 1889 in Book 2 of Maps, Map No. 26; excepting therefrom the easterly 40 feet thereof.

Prepared by:

L. E. Luke Wilson

L.E. Luke Wilson
Licensed Surveyor No. 5206

December 29, 1986

