

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Pedro & Sally Campos, 711 Barros Drive, Sacramento, CA 95835			
<b>OWNER</b>	Pedro & Sally Campos, 711 Barros Drive, Sacramento, CA 95835			
<b>PLANS BY</b>	Pedro & Sally Campos, 711 Barros Drive, Sacramento, CA 95835			
<b>FILING DATE</b>	3/22/89	<b>ENVIR. DET.</b>	Exempt 15305a	
<b>ASSESSOR'S PCL. NO.</b>	226-0031-014 & 015		<b>REPORT BY</b>	CL:kjr

**APPLICATION:** Lot Line Adjustment to relocate the common property line between two parcels on 1.8+ developed and undeveloped acres in the Standard Single Family (R-1) zone.

**LOCATION:** 701 & 711 Barros Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property line of two parcels.

**PROJECT INFORMATION:**

General Plan Designation: Rural Estates (1 du/.5-4 acres)  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant & Single Family Residential

**Surrounding Land Use and Zoning:**

North: Vacant; A  
South: Single Family Residential; R-1  
East: East Main Drainage Canal; F  
West: Single Family Residential; R-1

Property Dimensions: 247'+ x 330'+  
Property Area: 1.87+ 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 two lots totaling 1.8+ acres in the Standard Single Family Residential (R-1) zone. The General Plan designates the site Rural Estates (1 du/ .5-4 acres). The surrounding land use and zoning includes vacant, zoned A, to the north; single family residential, zoned R-1, to the south; East Main Drainage Canal, zoned F, to the east; and single family residential, zoned R-1, to the west.

B. Applicant's Proposal

The applicant is requesting that the common property line between two lots be relocated 24 feet to the east in order to better accommodate an existing residence. One lot contains the residence and the other lot is vacant.

C. Agency Comments

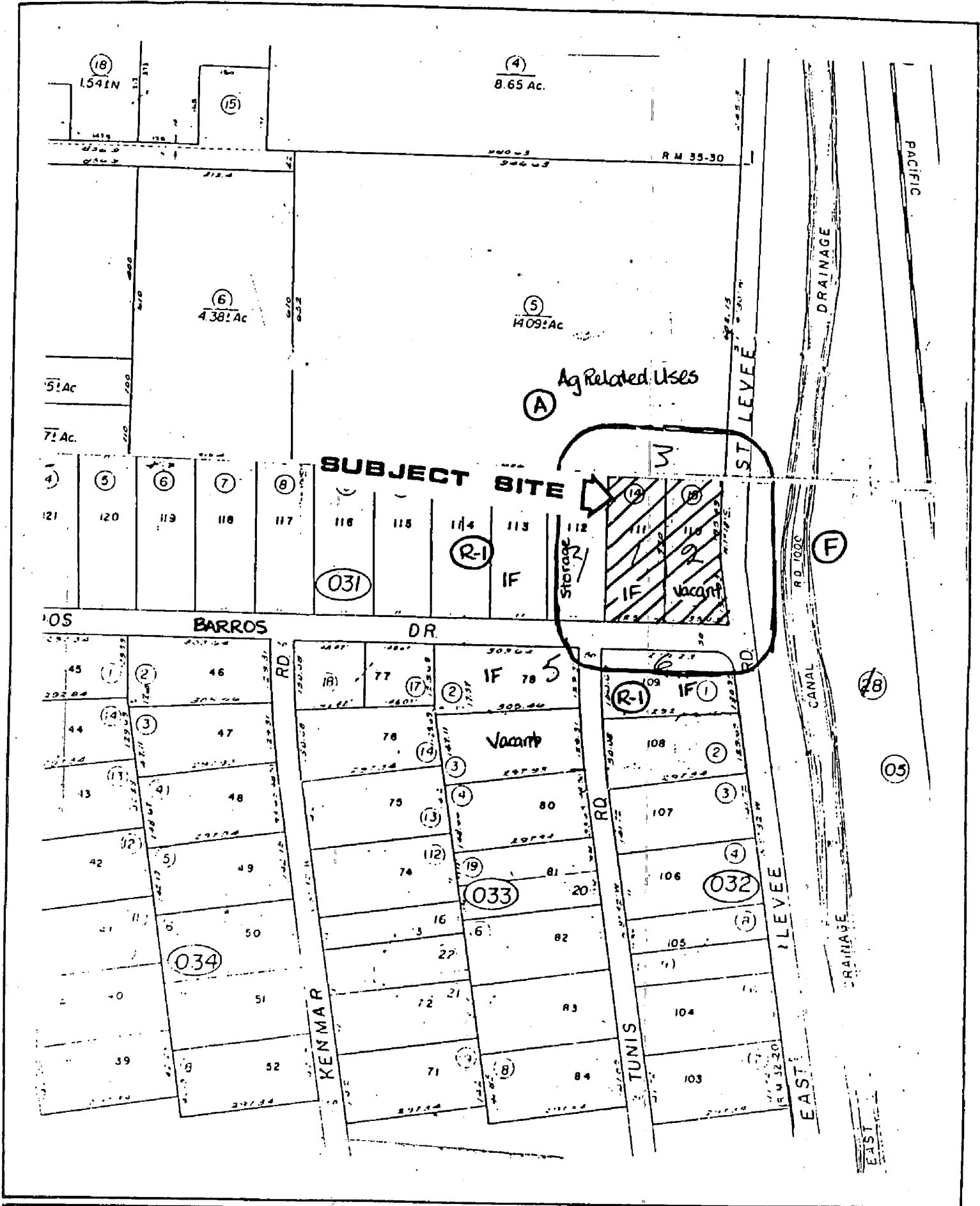
The proposed project was reviewed by City Traffic Engineering, City Engineering, City Water and Sewer, and City Real Estate. The following comments were received:

City Engineering

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
  - b. File a waiver of parcel map.
  - c. Pay off or segregate any existing assessments.
2. Currently no public water, sewer, or drainage available.

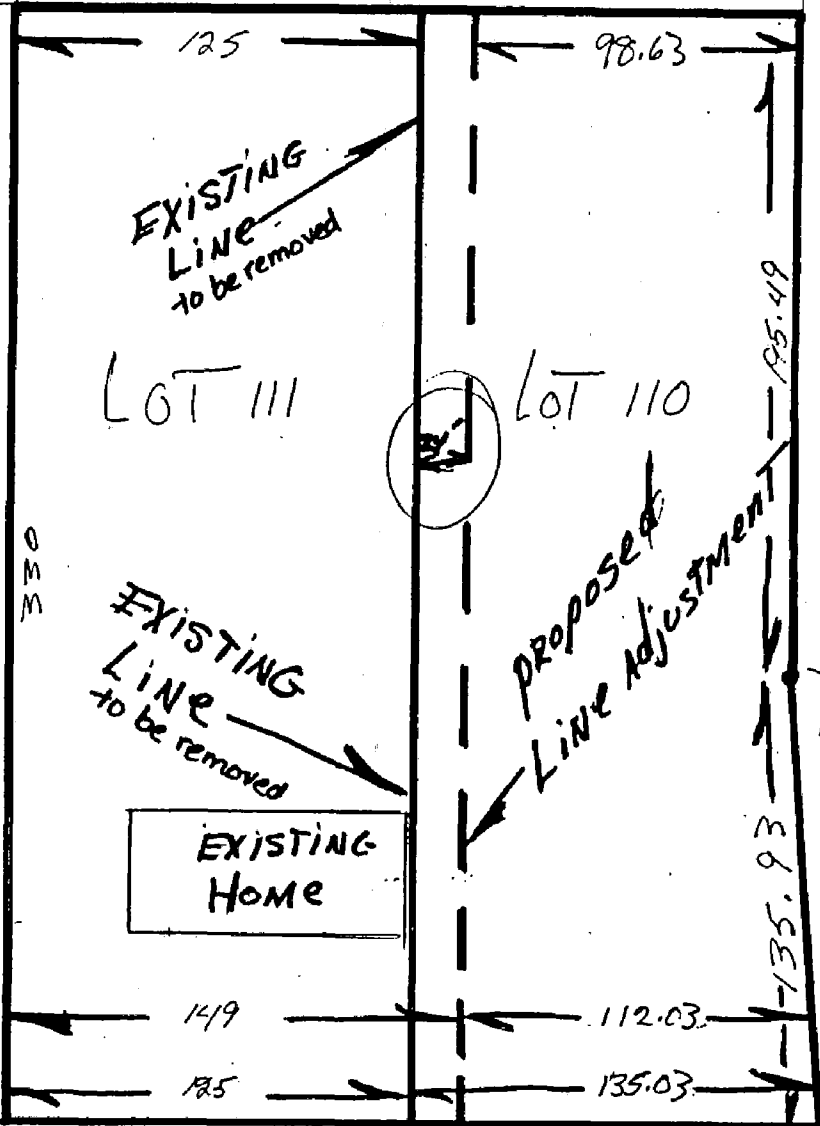
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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



# VICINITY - LAND USE - ZONING

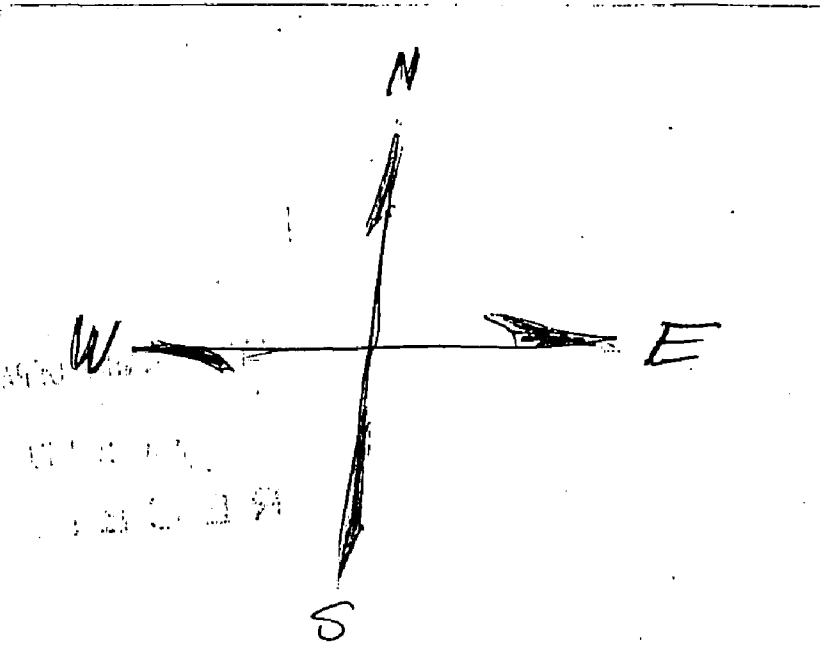
EXHIBIT A



BARROS DR.

EAST LEVEE RD.

TUNIS RD.



EXISTING PARCEL 'A'

Lot 111 as shown on the plat of "Valley View Acres", recorded in Book 32 of Maps, Map No. 20, records of Sacramento County.

  
STEVEN A. GARDNER, L.S. 5123



PROPOSED PARCEL 'B'

Lot 110 as shown on the plat of "Valley View Acres", recorded in Book 32 of Maps, Map No. 20, records of Sacramento County.

EXCEPTING THEREFROM the west 24.00 feet thereof.

  
STEVEN A. GARDNER, L.S. 5123

