

resides in the home on Parcel 22. The intent of the owner's proposal is to sell a portion of Parcel 18 (west) to the current renter and retain the eastern portion of Parcel 18 to use as a garden and driveway access onto Parcel 22 (See Exhibit A). After the adjustment, Parcel 22 will become enlarged (85' x 108') and Parcel 18 will decrease (115' x 54'). The applicant has indicated to staff that there will be no change in land use as a result of the lot line adjustment. The garden will remain and continue to be used by the current owner. In addition, both affected lots will be of a more equal size after the lot line adjustment.

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

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.

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

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

New Legal Description

December, 1988

APN: 008-0104-022

The Easterly 85.00 feet of Lots 11 and 12, as shown on the "J Street Suburban Tract No.1," recorded in the Office of the County Recorder of Sacramento County, June/July 1904, in Book No.5 of Maps, Map No.48. The Westerly line of said 85.00 foot parcel is parallel to the Westerly line of 49th Street.

APN: 008-0104-018

The Westerly 115.00 feet of Lot 11, as shown on the "J Street Suburban Tract No.1," recorded in the Office of the County Recorder of Sacramento County, July 1, 1904, in Book No.5 of Maps, Map No. 48. The Easterly line of said 115.00 foot parcel is parallel to the Westerly line of 49th Street.



CITY PLANNING COMMISSION

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

APPLICANT Bob Turk, 907 48th Street, Sacramento, CA 95819
OWNER Ferdinand and Mary Pelzel, 864 49th Street, Sacramento, CA 95819
PLANS BY Mark S. Capik
FILING DATE 12/7/88 ENVIR. DET. Exempt 15305a REPORT BY BW:pe
ASSESSOR'S PCL. NO. 008-0104-022 & 008-0104-018

APPLICATION: Lot Line Adjustment to relocate a common property line of two developed parcels totaling 0.35+ acres in the Standard Single Family (R-1) zone.

LOCATION: 907 48th Street and 864 49th Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line to split one parcel into two

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4-15 du/na)
Community

Existing Zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

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

Property Dimensions: Existing: Parcel 18--54' x 200' and Parcel 22--85' x 54'
Property Area: 0.35 Adjustment: Parcel 18--54' x 115' and Parcel 22--85' x 108'
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two developed lots totaling 0.35+ acres in the Standard Single Family (R-1) zone. The General Plan designates the site as Low Density-Residential (4-15 du/na). The surrounding land uses and zoning are residential to the north, south, east and west, zoned R-1.
- B. The applicant proposes to relocate a common property line of two developed parcels to create two standard size lots (200x54) with a single family home on the west end and a garden plot on its east end separated by a wooden fence. Parcel 22 has a single family home and the resident is currently using the garden plot existing on Parcel 18. Both parcels to be affected are owned by one person. The existing owner

resides in the home on Parcel 22. The intent of the owner's proposal is to sell a portion of Parcel 18 (west) to the current renter and retain the eastern portion of Parcel 18 to use as a garden and driveway access onto Parcel 22 (See Exhibit A). After the adjustment, Parcel 22 will become enlarged (85' x 108') and Parcel 18 will decrease (115' x 54'). The applicant has indicated to staff that there will be no change in land use as a result of the lot line adjustment. The garden will remain and continue to be used by the current owner. In addition, both affected lots will be of a more equal size after the lot line adjustment.

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

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.

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

RECOMMENDATION: Staff recommends the Planning Commission approve 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 A COMMON PROPERTY LINE OF LOTS 11 AND 12 OF "J" STREET SUBDIVISION TRACT NO. 1.

(P89-019)

(APN: 008-0104-022 & 008-0104-018)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 907 48th Street and 864 49th Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 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:

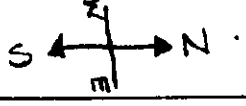
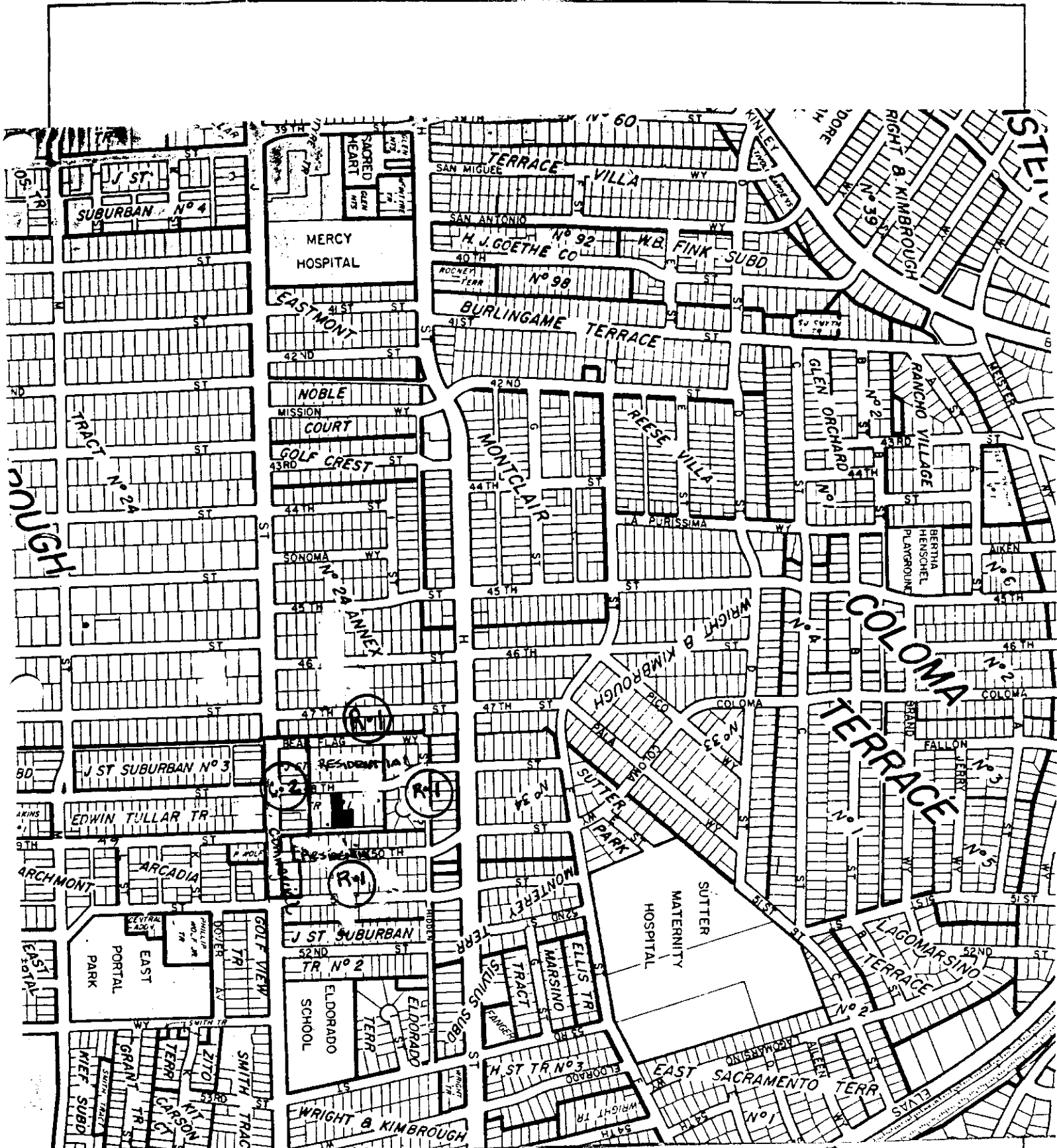
that the lot line adjustment for property located at 907 48th Street and 864 49th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

P89-019

1-26-89

Handwritten signature or initials

New Legal Description

December, 1988

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