

CITY PLANNING COMMISSION

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

APPLICANT	Sacramento Municipal Utility District, P.O. Box 15830, Sacramento, CA		
OWNER	SMUD & Howard Belon, 1717-37th Street, Sacramento, CA 95816		
PLANS BY	SMUD, P.O. Box 15830, Sacramento, CA		
FILING DATE	7-1-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	008-451-14,15

APPLICATION: Lot Line Adjustment (P83-218)

LOCATION: 1717-37th Street

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common lot line in a Single Family (R-1) zone five feet to the south.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 East Sacramento Community Plan Designation: Light Density Residential
Existing Zoning: R-1 (Single Family)
Existing Land Use: Residential (Parcel A); SMUD substation (Parcel B)

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1
South: Southern Pacific Railroad tracks; R-1
East: Single Family Residential; R-1
West: Single Family Residential; R-1
Heavy Commercial (Ice Co.); C-4

Property Dimensions: Parcel A - 160' x 50' Parcel B -varies
Property Area: Parcel A - 8,000 sq. ft., Parcel B - 41,976 sq. ft.
Street Improvements/Utilities: Existing

STAFF EVALUATION: The site consists of a SMUD substation and a single family residence with a common lot line. The applicant is proposing to relocate the common property line five feet south to accommodate improvements made by the residential property owner over his south property line.

The proposal was reviewed by Engineering, Electrical and Water Divisions. There were no objections to the proposal. The following comments were received:

- Engineering: 1) Monument new lot line
2) provide quit claim deed from SMUD
- Electrical: 1) street lights should be installed when they are installed in the neighborhood.

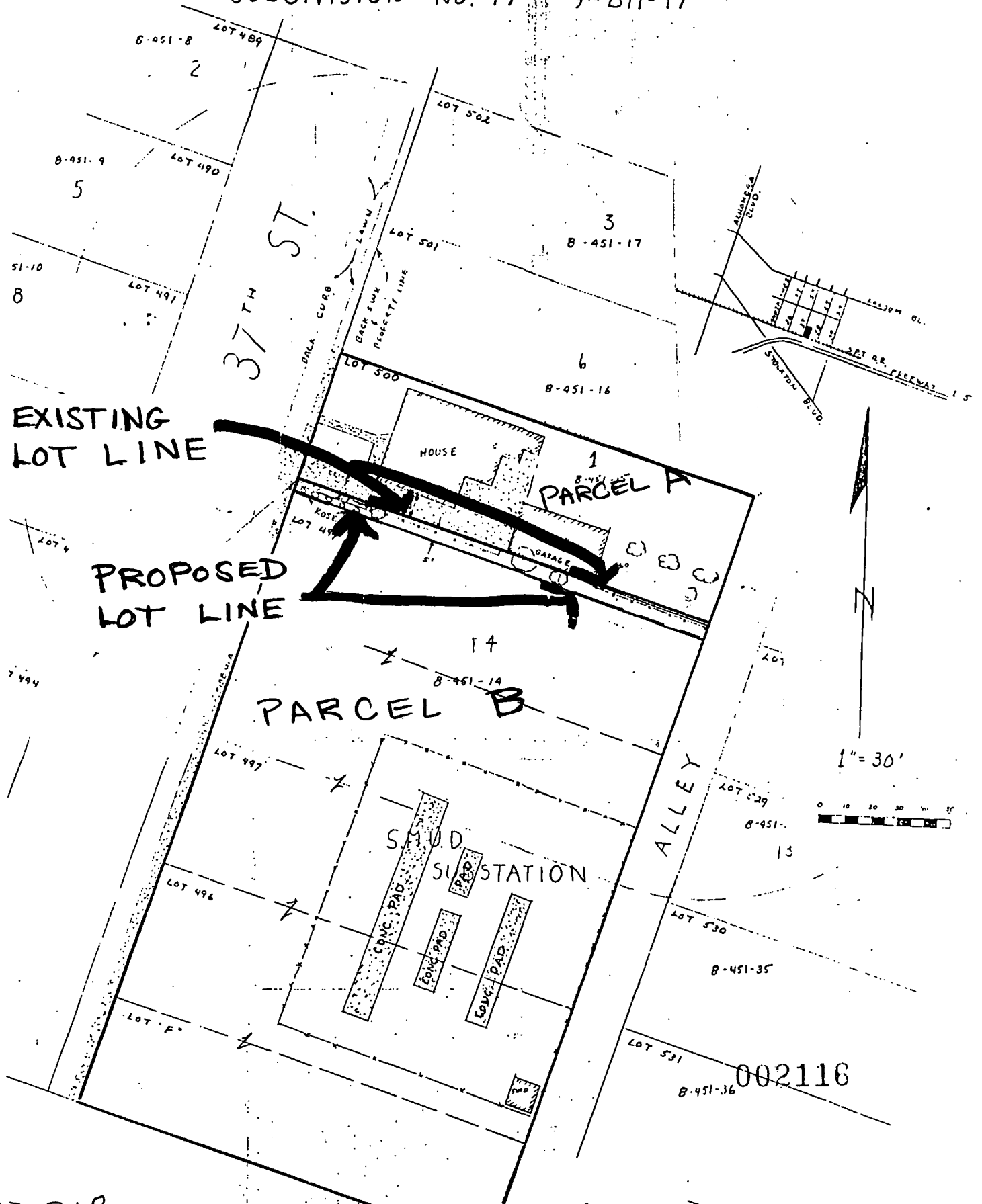
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.

002115

LOT LINE ADJUSTMENT

BETWEEN LOTS 499-500 OF WRIGHT & KIMBROUGH
SUBDIVISION NO. 19 9-BM-17



283-218

11 AUG 1983

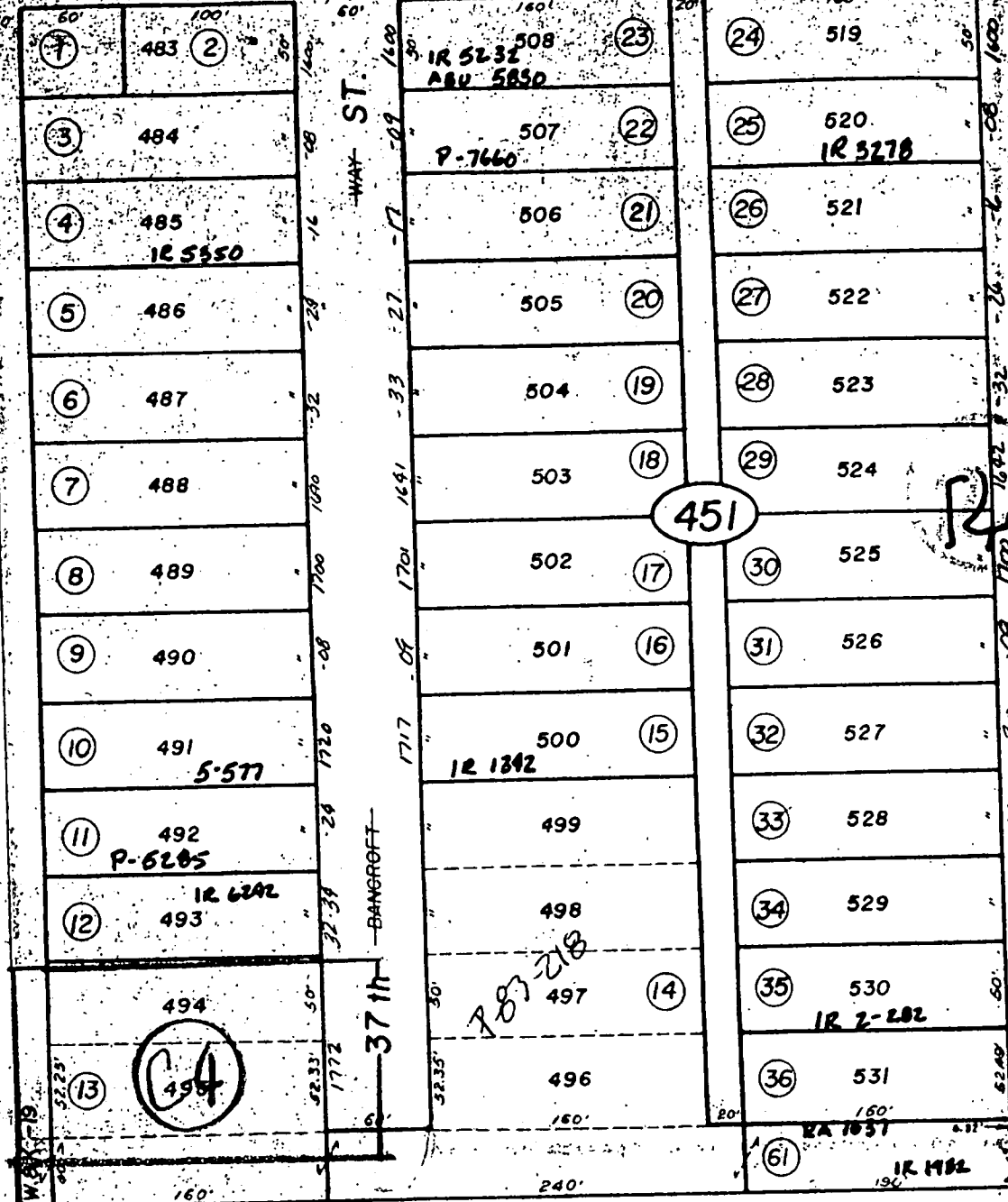
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S O U T H E R N

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NOTE-As:
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