

CITY PLANNING COMMISSION

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

APPLICANT	Folsom Engineers, P.O. Box 126, Folsom, CA 95630				
OWNER	City of Sacramento and O.J. Hensley, P.O. Box 565, Rio Linda, CA 95673				
PLANS BY	Folsom Engineers, P.O. Box 126, Folsom, CA 95630				
FILING DATE	6-5-87	ENVIR. DET.	Cat Ex. 15305(a)	REPORT BY	D.J.H.sc
ASSESSOR'S-PCL. NO.	226-131-02,03				

- APPLICATION:**
- A. Lot Line Adjustment to relocate the common property line between two lots on 0.32 vacant acres in the Single Family (R-1) zone.
 - B. Section 65402(a) General Plan consistency findings for the sale and exchange of City Property.

LOCATION: Southwest corner of Claire Avenue and Marysville Boulevard, 5133 and 5137 Marysville Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to readjust common property line between two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1984 North Sacramento Community Plan Designation:	Residential 4-8 du/acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & School, R-1	Front:	25'	To
South: Single Family; R-1	Side(Int):	5'	be
East: Single Family; R-1	Side(St):	12.5'	shown
West: Bike Trail; R-1	Rear:	15'	
Property Dimensions:	Irregular		
Property Area:	0.24+ acre		
Density of Development:	7 du per acre		
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	To be provided		

PROJECT BACKGROUND: The applicant previously requested a tentative map to divide 0.2+ acre into two lots. Due to the substandard lot area dimensions, staff recommended denial of the variances and tentative map. The applicant withdrew the request at the April 23, 1987 Planning Commission meeting (P87-102).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use:

The subject site consists of two parcels totaling 0.24+ acres in the Single Family (R-1) zone. The site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1984 North Sacramento Community Plan. The site

is bordered to the north by vacant lots, to the south and east are single family residences and to the west the bike trail which follows the Sacramento Interurban track right-of-way. Surrounding property is zoned R-1.

B. Public Services:

As indicated in the previous application, in order to provide public drainage facilities, the applicant will need to extend drain lines over 3,000 feet from Main Avenue up Marysville Boulevard. The City Engineer estimated that the cost of improvements would exceed the yield from the sale of the proposed lots. The applicant would be required to meet all Health Department and Public Works Department construction standards of off-site and on-site utilities and street improvements.

C. Project Description:

The applicant proposes to adjust the common property line between two lots, one of which is owned by the City of Sacramento. Exhibit B presents the resultant parcels identified as Lots A and B which would be created by the City realignment of Claire Avenue with Rose Street. Mr. Hensley would become the owner of two buildable lots with the realignment of Claire Avenue. The northern property owned by Mrs. Jackson, APN 226-131-001, would also be affected by the realignment of Claire Avenue as depicted on Exhibit C. Following is a summary of the transactions necessary for the project to proceed (refer to Exhibit C).

- Lot A- Lot A is owned by the City and would be acquired for a price by Mr. Hensley. A total of 5,261 square feet is contained in Lot A.
- Lot B- Lot B is owned by Mr. Hensley and would be acquired by the City for future Claire Avenue extension. A total of 442 square feet is contained in Lot B.
- Lot C- Lot C is owned by the City and would be added to Mrs. Jackson's property to the north in exchange for Lot D. Lot C contains 1,247 square feet of area.
- Lot D- Lot D is owned by Mrs. Jackson and would be acquired by the City in exchange for Lot C for future Claire Avenue right-of-way.

Staff has letters of support from all affected property owners and recommends approval of the proposed exchange and sale of City Property.

D. Section 65402(a) Findings

The 1984 North Sacramento Community Plan does not show Claire Avenue extending into Rose Street. However, the following general transportation goal relates to the project:

"Reduce the impacts of through traffic within residential areas and adjacent to elementary school sites." (Page 52 - 1984 North Sacramento Plan).

By providing a future extension of Clair Avenue, traffic may be reduced in the Robla School area. Therefore, the proposed sale and exchange of City property is found to be consistent with the 1984 North Sacramento Community Plan.

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

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

- A. Approve the lot line adjustment by adopting the attached resolution.
- B. Find the proposed sale and exchange of City property in conformance with the City's Discretionary Interim Land Use Policy for the 1974 General Plan and the 1984 North Sacramento Community Plan as required by Section 65402(a) of the Government Code.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE
COMMON PROPERTY LINES FOR 5133 AND 5137 MARYSVILLE
BOULEVARD. APN: 226-131-02,03 (P87-270)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5133 and 5137 Marysville Boulevard; 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 1974 General Plan and 1984 North Sacramento Community 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 1984 North Sacramento Community 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:

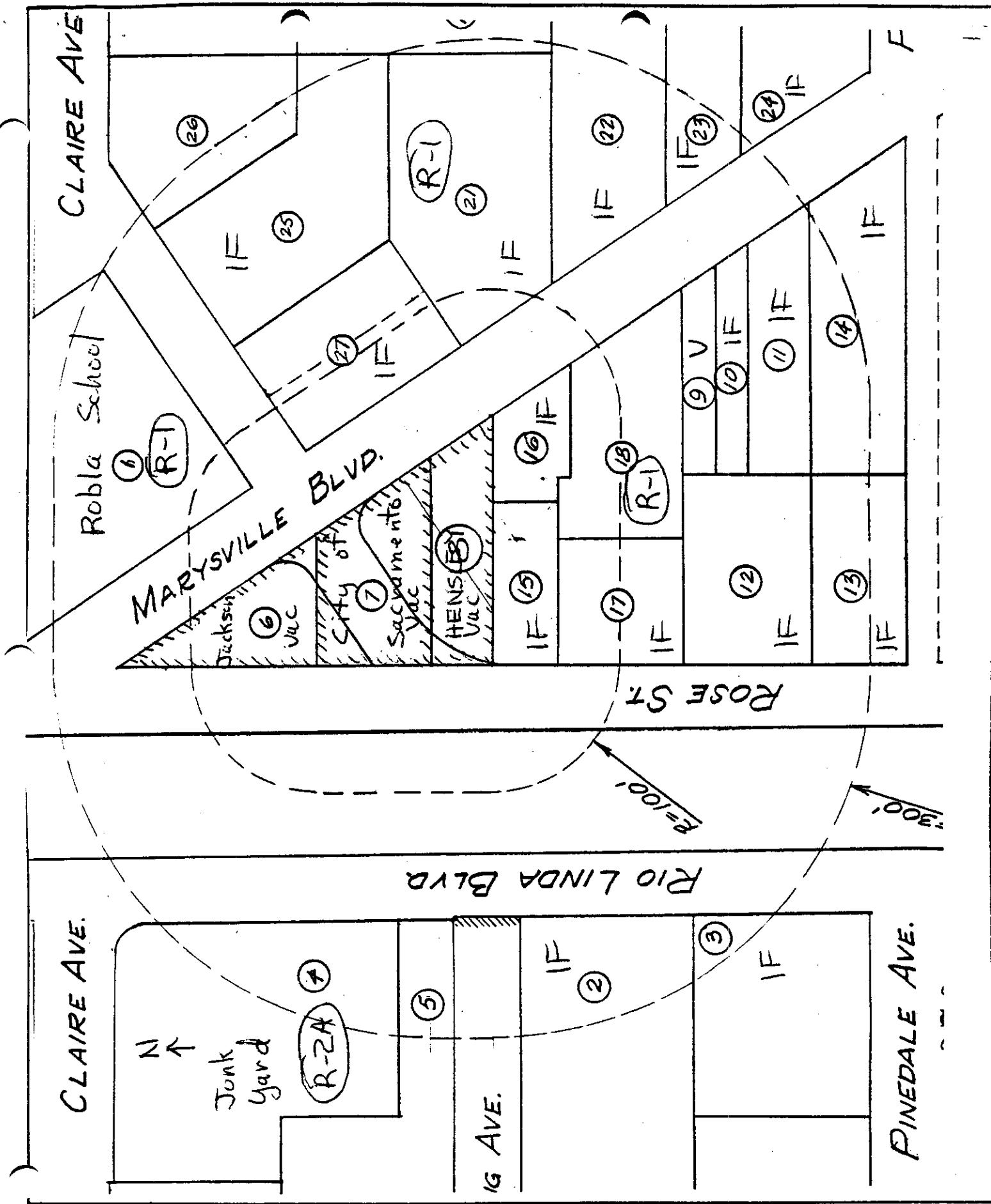
that the lot line adjustment for property located at 5133 and 5137 Marysville Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Monument new property lines.

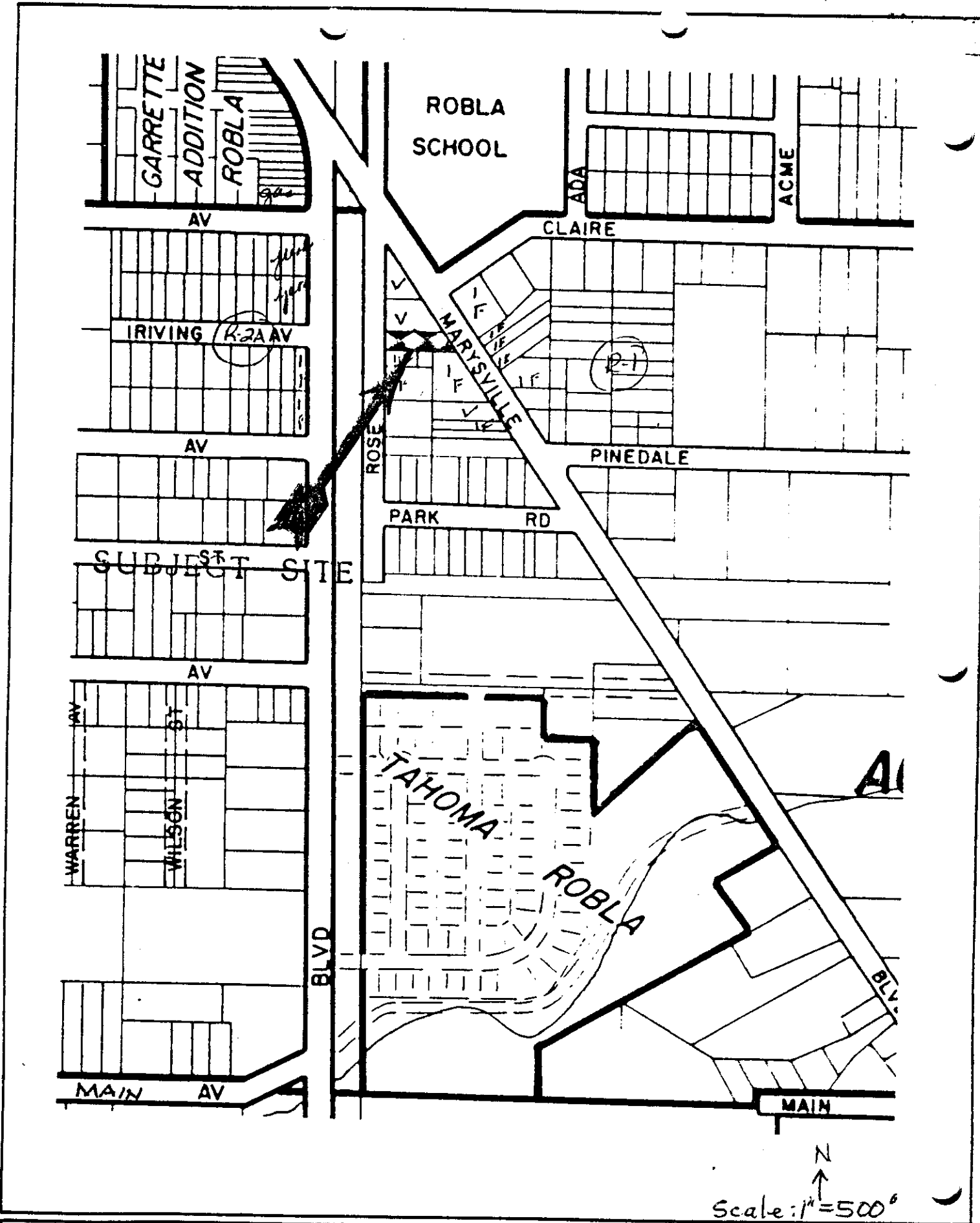
CHAIRPERSON

ATTEST

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP



VICINITY MAP

P87-270

EXHIBIT A

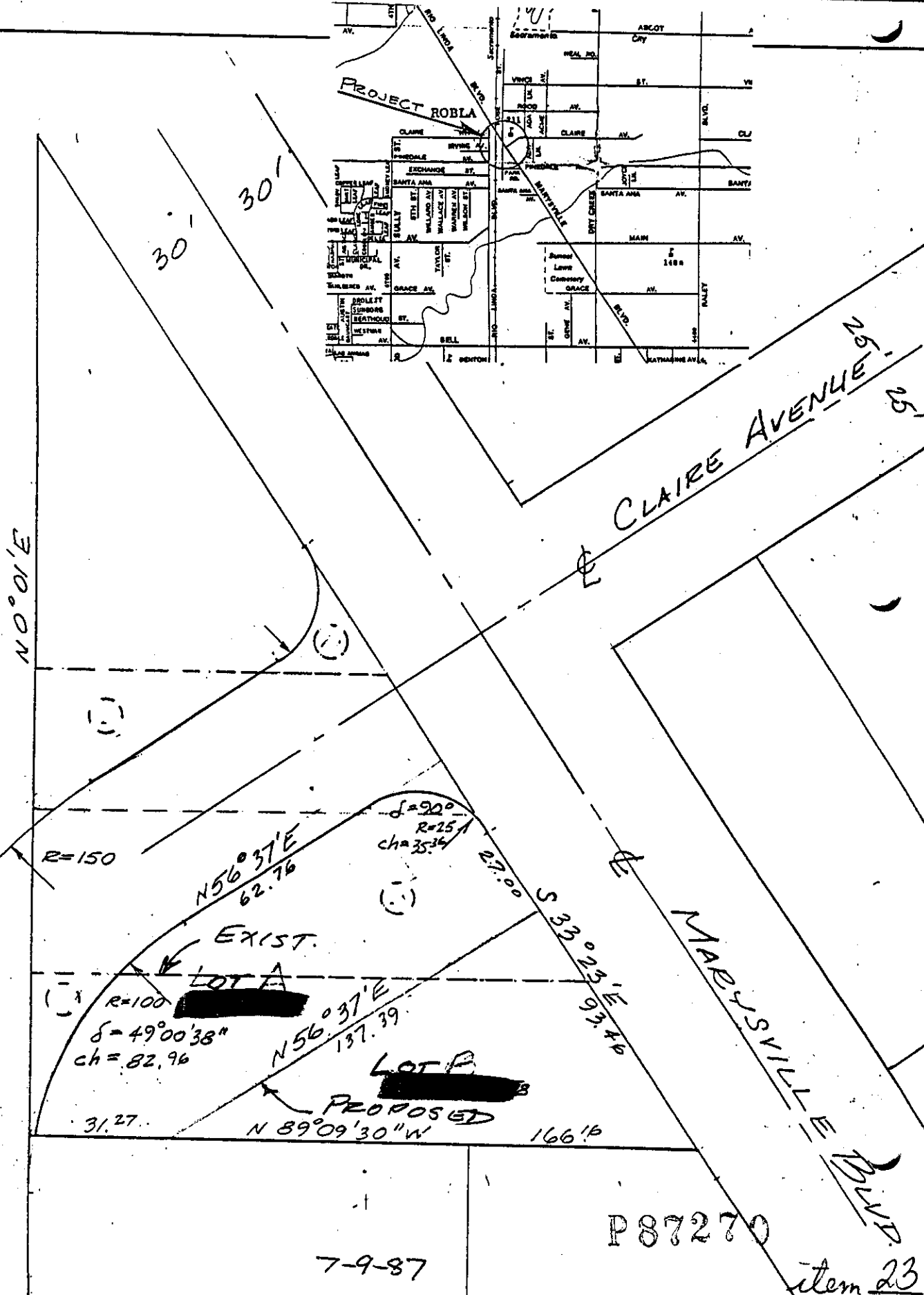
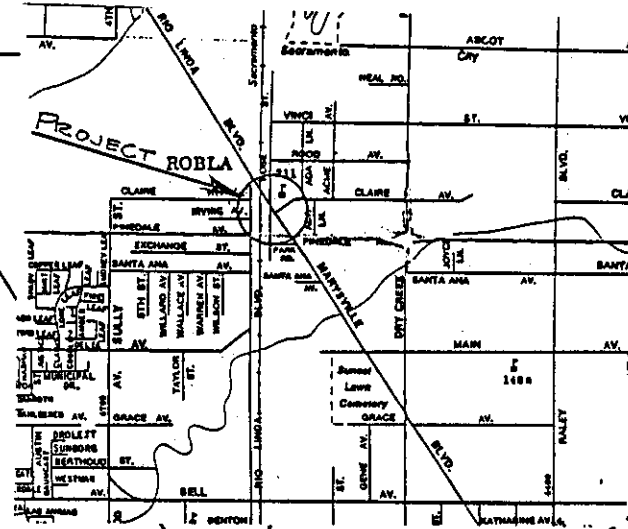
Description of Parcels Resulting from Lot Line Adjustment

Parcel A

Beginning at a point which is the southeasterly corner of Lot 3, Robla Acres (APN 226-131-003);
THENCE North89° 09'30"West 166.66 feet to a point on the northerly sideline of Lot 4, said point being the TRUE POINT OF BEGINNING;
THENCE North89° 09'30"West 31.27 feet to a point on the proposed right of way of Rose Street, said right of way line being a curve of radius 100.00 feet, convex to the northwest, and said point being 0.87 feet easterly of the present right of way of Rose Street;
THENCE northerly along said curve, 82.96 feet, subtending an arc of 49° 00'38", to a point of tangency;
THENCE North56° 37' East 62.76 feet to another point of tangency;
THENCE 39.27 feet along a curve, convex northerly, of radius 25 feet, subtending an arc of 90°, to a point of tangency in the westerly right of way line of Marysville Boulevard;
THENCE South33° 23' East 27.00 feet to another point in the westerly right of way line of Marysville Boulevard;
THENCE South56° 37' West 137.39 feet to the POINT OF BEGINNING; said parcel comprising an area of 5261.59 s.f.

Parcel B

Beginning at a point which is the northeasterly corner of Lot 3, Robla Acres (APN 226-131-003), said point being the TRUE POINT OF BEGINNING;
THENCE North89° 09'30"West 166.16 feet to a point on the northerly sideline of Lot 4;
THENCE North 56° 37' East 137.39 feet to a point of tangency in the westerly right of way line of Marysville Boulevard;
THENCE South 33° 23' East 93.46 feet to the POINT OF BEGINNING; said parcel comprising an area of 8639.27 s.f.





Project Lot Split for Hensley
 Description of Adjacent Parcels
after Road Alignment Acquisition
EXHIBIT C

P.N.

Sheet 2/

Date 9/3/87

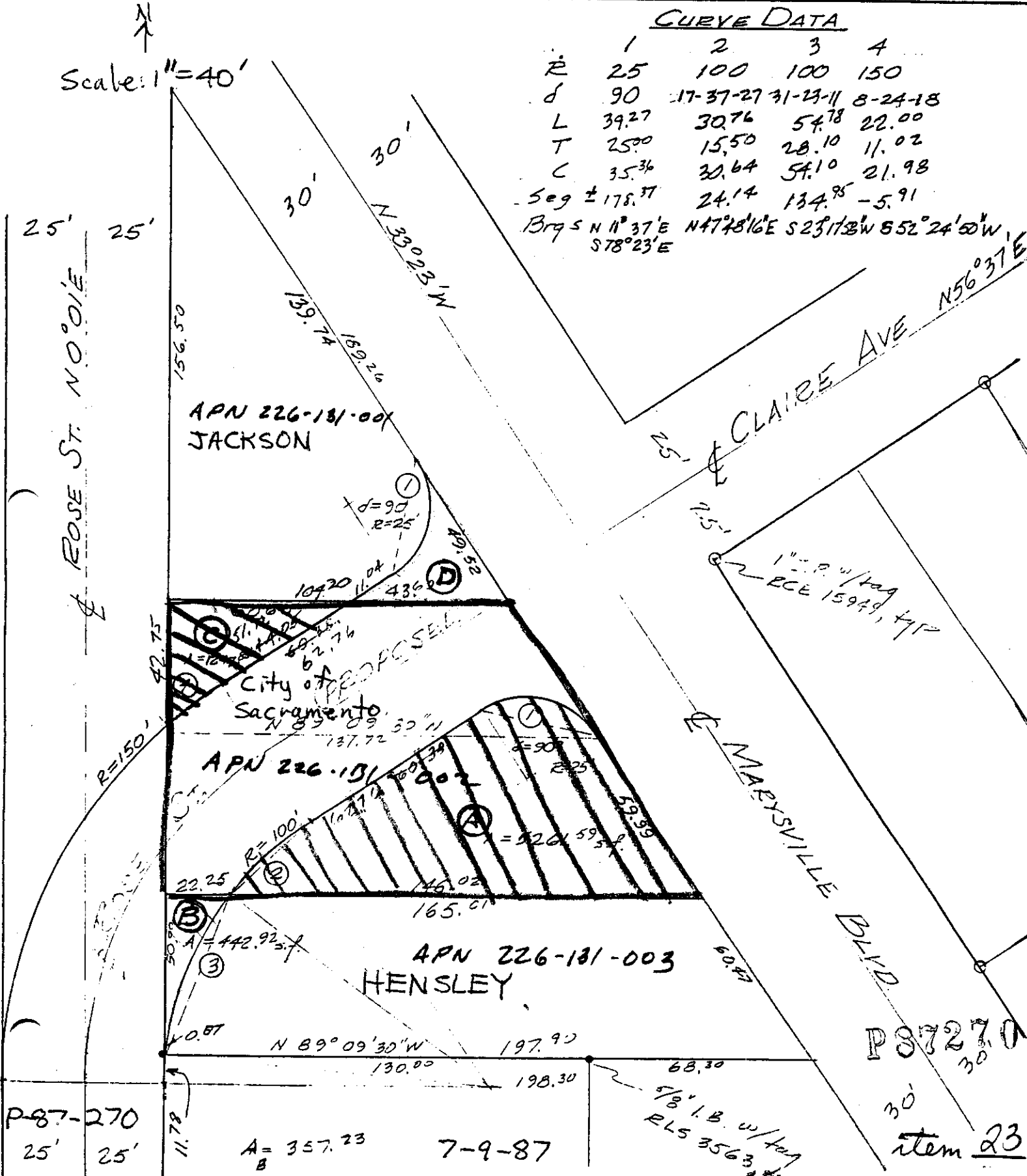
By WF

EXCHANGE OF PARCELS

CURVE DATA

	1	2	3	4
R	25	100	100	150
d	90	17-37-27	31-23-11	8-24-18
L	39.27	30.76	54.78	22.00
T	25.00	15.50	28.10	11.02
C	35.36	30.64	54.10	21.98
Seg ±	178.37	24.14	134.85	-5.91
Brg	S N 11° 37' E S 78° 23' E	N 47° 48' 16" E	S 23° 12' W	S 52° 24' 50" W

Scale: 1" = 40'



P 87270

P-87-270

A = 357.23

7-9-87

item 23