

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT:</b> German-Wong & Associates, 201 Lathrop Way, Suite F, Sacto, CA 95815		
<b>OWNER:</b> Jesus Ramirez, 3825 21st Street, Sacto, CA 95820; Samuel Vigil, 9370 Rogers Road, Sacto, CA 95829		
<b>PLANS BY:</b> German-Wong & Associates, 201 Lathrop Way, Suite F, Sacto, CA 95815		
<b>FILING DATE:</b> July 13, 1990	<b>ENVIR. DET.:</b> Neg. Dec.	<b>REPORT BY:</b> Doug
<b>ASSESSOR'S PCL. NO.</b> 020-0211-016 & 017		

**APPLICATION:** A. Negative Declaration

B. Lot Line Adjustment to relocate the common property line between two partially developed lots on 0.218 acres in the Standard Single Family (R-1) zone.

C. Variance to create one lot less than 5200 square feet in area.

**LOCATION:** 3525 20th Avenue

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

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4- 15 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Lot 016 is vacant, Lot 017 contains a single family residential unit

**Surrounding Land Use and Zoning:**

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

Property Dimensions:	120' x 79'
Property Area:	0.218 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION**

**A. Land Use and Zoning**

The subject site consists of two parcels totaling 0.218 acres in the Standard Single Family Zone. Parcel 016 (Parcel B) is a narrow 19' wide lot and is vacant. Lot 017 (Parcel A) is a 50' wide lot and has a single family residential unit on it. The surrounding area is predominately single family residential units on lots of various

widths.

**B. Applicant's Proposal**

The applicant is proposing to relocate the common property line to the west making Parcel B 36 feet wide along 20th Avenue and 45 feet wide at the rear property line. This would reduce Parcel A to 43 feet along 20th Avenue and 34 feet at the rear of the property. Parcel A (Lot 017) would contain 0.106 acres and Parcel B (Lot 016) would contain 0.112 acres. The proposed lot line adjustment also makes Parcel A less than 5200 square feet in area which requires a variance. The applicant intends to construct a unit on Parcel B at a later date.

**C. Staff Analysis**

Staff has no objection to the proposed lot line adjustment and variance. The sideyard and rearyard setback requirements for the residential unit on Parcel A would be met in relocating the common property line. The majority of the lots in the area have been realigned to various widths from 10 feet to 50 feet. The proposed lot line adjustment would be in conformity with the other parcels in the neighborhood.

**D. Agency Comments**

The project was reviewed by the Traffic Engineering and Engineering Development divisions and the City Arborist.

The following comments were received:

**Engineering Development**

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 submitted requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.

**City Arborist**

The 12" oak tree shall be saved, with a chain link barrier around drip line of tree during all phases of construction. No storage of vehicles or materials, or change of grade within drip line of this tree shall be permitted.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B) 1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
  - o Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering.

could reduce particulate emissions by about 50%.

- o Cover stockpiles of sand, soil, and similar materials with a tarp.
- o Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
- o Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension or PM 10 through vehicle movements over these surfaces.
- o Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

B. Per City Arborist's recommendations, tree shall be saved, with a chain link barrier around drip line of tree during all phases of construction. No storage of vehicles or material, or change of grade within drip line of this tree. (City Arborist, 5-28-90 and 6-21-90).

C. General

1. All joints in exterior walls shall be grouted or caulked airtight.
2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
3. Window or through the wall ventilation or air conditioning units shall not be permitted.
4. All sleeping spaces shall be provided with carpet and pad.
5. There shall be no through the door or through the wall mail or paper chutes.
6. Basic wall construction shall include:
  - a. 2x4 wood studs;
  - b. R-11 insulation in the cavities;
  - c. 1/2" gypsum wall board interior, fully taped, finished and sealed around the perimeter with a resilient caulking; and
  - d. Minimum 5/8" exterior plywood finish panels.
7. Ceilings shall be finished with a minimum 1/2" gypsum board, with minimum R-19 insulation in the attic.
8. Roof shall have weight per square foot equal to 1/2' plywood, and 220 lb./square composite shingles. Skylights shall not be used unless they have an STC rating of 28 or better.
9. Windows must have a minimum STC rating of 28 or better. Windows shall comprise less than 30% of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mph wind per ASTM standards.
10. Exterior entrance doors should have a minimum STC rating of 28. They must include complete perimeter door seals.
11. A mechanical ventilation system shall be installed that will provide minimum air circulation and fresh air supply requirements. There shall be no need to open windows, door, or other exterior openings to provide adequate ventilation.

12. Gravity vent openings in attic space shall not exceed code minimums in number and size. (Ibid., p.8.)

- D. Resilient channels shall be used between the wood studs and the interior gypsum board on all exterior walls of the two bedrooms. The remainder of the wall shall be as described in the Mitigation Measures C, General; or All bedroom windows shall have a minimum STC rating of 34. Infiltration rate shall not exceed values given above.
- E. All exterior lighting will be directed away from properly shaded to eliminate glare on existing residential uses and oncoming traffic.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

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

- A. Ratify the Negative Declaration.
- B. Approve the lot line adjustment by adopting the attached resolution.
- C. Approve the Variance to create one lot less than 5200 square feet in area subject to conditions and based upon findings of fact which follow.

**Conditions- Variance:**

- 1. The applicant shall file a Certificate of Correction through the City Public Works Department- Developer Division for the new lot less than 5200 square feet in area.

**Findings of Fact:**

- 1. The project, as conditioned, is based upon sound principles of land use in that the proposed lot size is compatible with existing lot sizes in the area.
- 2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that adequate setbacks will be provided for the proposed single family homes.
- 3. Granting the variance does not constitute a special privilege to one individual property owner in that variances would be granted for other property owners facing similar circumstances.
- 4. Granting the variance does not constitute a use variance in that residential uses are permitted in the R-1 zone.
- 5. The project is consistent with the General Plan which designates the site Low Density Residential (4-15 du/na).

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION  
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE  
A COMMON PROPERTY LINE BETWEEN LOT 32 AND  
THE WEST 10 FEET OF LOT 33 AND THE EAST 19  
FEET OF THE WEST 29 FEET OF LOT 33 IN BLOCK H,  
OF GOULD OR BROOKE REALTY CO.'S SUBDIVISION  
NO. 112, ACCORDING TO THE OFFICIAL PLAT  
THEREOF, FILED IN THE OFFICE OF THE RECORDER  
OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL  
4, 1908 IN BOOK 8 OF MAPS MAP NO. 46.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3525 20th Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan.

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

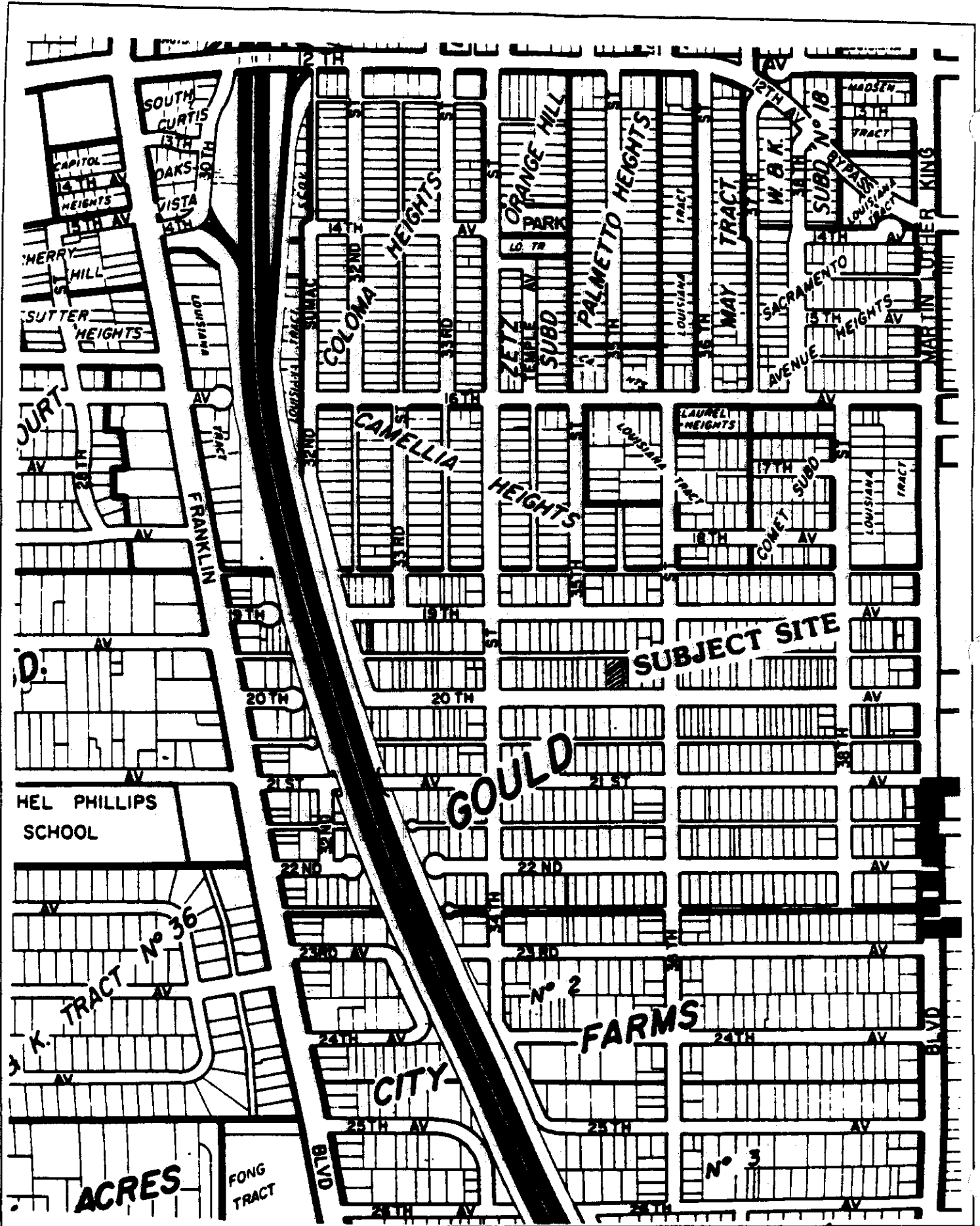
that the lot line adjustment for property located at the 3525 20th Avenue, City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto, subject to the following conditions:

- A. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
1. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
  2. File a waiver of Parcel Map.
  3. Pay off or segregate any existing assessments.
- B. The project shall comply with the requirements of the City's Environmental Coordinator regarding development on file in the Planning Division (P90-320)

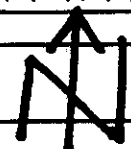
\_\_\_\_\_  
CHAIRPERSON

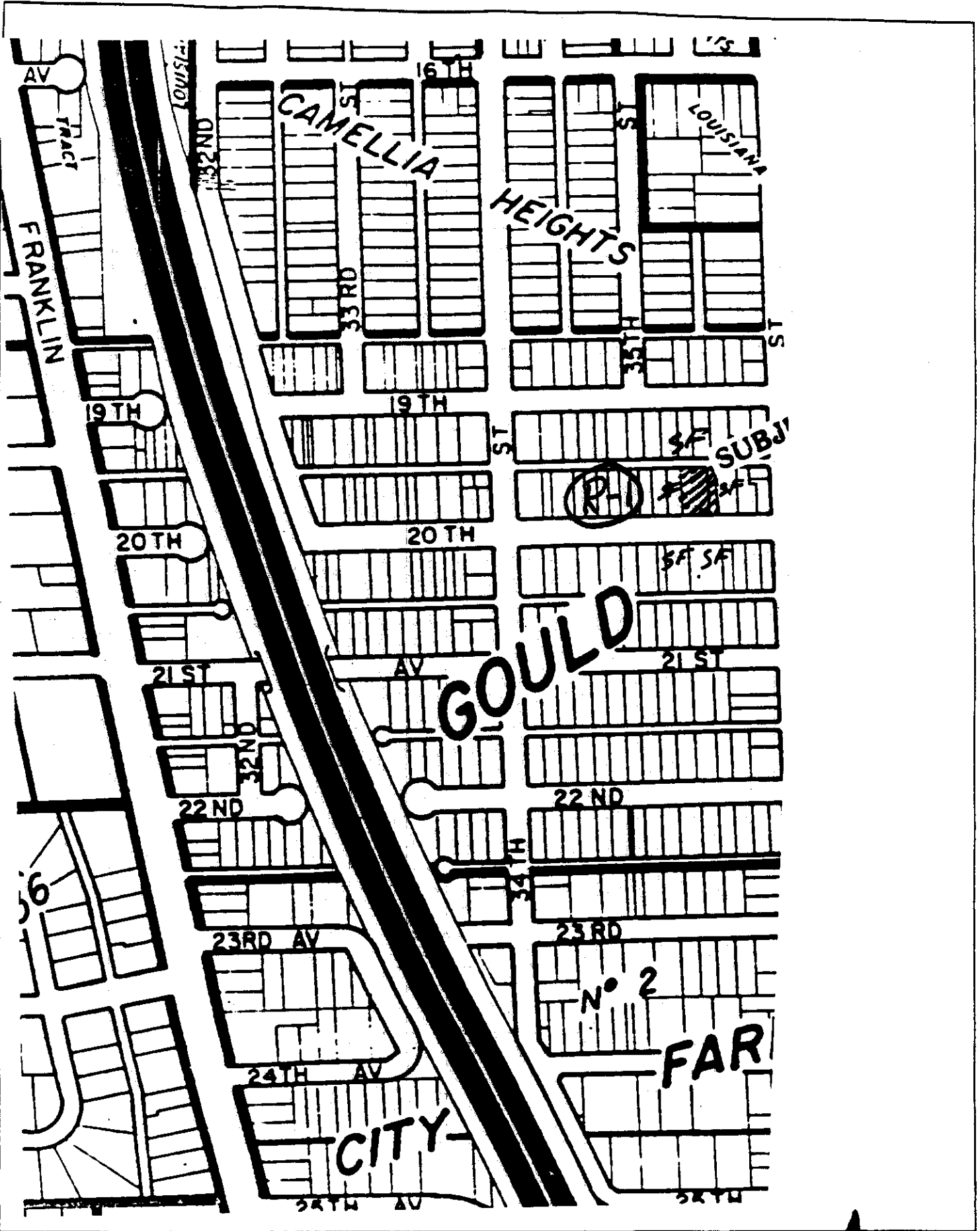
ATTEST:

\_\_\_\_\_  
SECRETARY TO THE CITY PLANNING COMMISSION



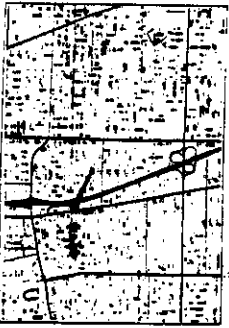
VICINITY MAP



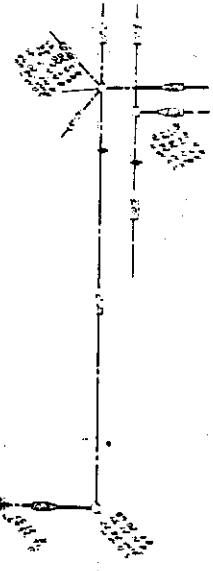
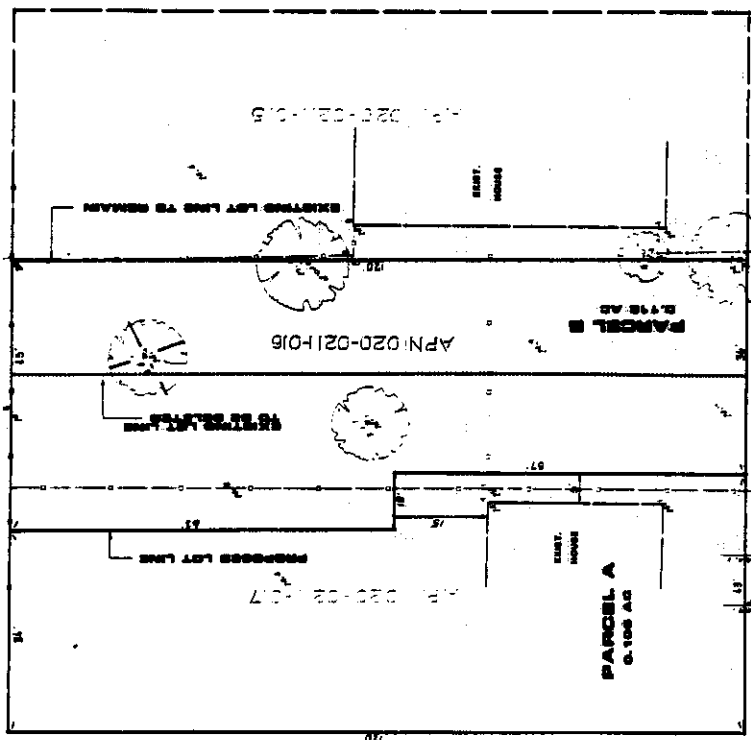


**LAND USE & ZONING MAP**





VICINITY MAP



SACRAMENTO COUNTY STATE OF CALIFORNIA APN: 020-0211-016 & 017 <b>LOT LINE ADJUSTMENT EXHIBIT</b> <b>"3525 20TH AVENUE"</b>		SHEET NO. 1 OF 1
SUBMITTED TO: SACRAMENTO COUNTY DATE: _____ CHECKED BY: _____ DRAWN BY: _____		NO. DATE _____ _____
SCALE: 1" = 10' SURVEYED BY: _____ CHECKED BY: _____ DRAWN BY: _____		BY: _____ REVISION: _____
GERMAN - WONG & ASSOCIATES, INC. SURVEY ENGINEERS & LAND PLANNERS 1000 MARKET STREET, SUITE 100 SACRAMENTO, CALIFORNIA 95811 PHONE: 916-442-8800		
DRAWING NO. _____ SHEET NO. _____		PG. _____



**EXISTING LEGAL DESCRIPTION**

**APN: 020-0211-016**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 19 FEET OF THE WEST 29 FEET OF LOT 33, IN BLOCK H, OF GOULD OR BROOKE REALTY CO.'S SUBDIVISION NO. 112, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 4, 1908 IN BOOK 8 OF MAPS, MAP NO. 46.

P90 320

January 10, 1991

Item #11

200-320

**EXISTING LEGAL DESCRIPTION**

EXHIBIT - C

**APN: 020-0211-017**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,  
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 32 AND THE WEST 10 FEET OF LOT 33, IN BLOCK H, OF GOULD OR BROOKE REALTY CO.'S  
SUBDIVISION NO. 112, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF  
THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 4, 1908 IN BOOK 8 OF MAPS,  
MAP NO. 46.

**P90 320**

*P 90-320*

*January 10, 1991*

*Item # 11*