

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

APPLICANT	KASL Consulting Engineers, Inc., 4200 N. Freeway Bl., #1, Sac, CA 95834				
OWNER	SCB Investments, 3434 Marconi Avenue, Sacramento, CA 95821				
PLANS BY	KASL Consulting Engineers, Inc., 4200 N. Freeway Bl., #1, Sac, CA 95834				
FILING DATE	4/27/89	ENVIR. DET.	Exempt 15305a	REPORT BY	DTH:kjr
ASSESSOR'S PCL. NO.	226-0324-013 and 226-0330-086				

APPLICATION: Lot Line Adjustment to Relocate a Common Property Line

LOCATION: 25 Blue Leaf Court and 205 Peach Leaf Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line approximately 3 feet to the south in order to construct a single family house on each lot.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (7-15 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Single Family Under Construction

Surrounding Land Use and Zoning:

North:	Park and Vacant; R-1A
South:	Residential and Vacant; R-1A
East:	Residential and Vacant; R-1A
West:	Residential and Vacant; R-1A

Property Dimensions:	40'± x 179±
Property Area:	.16± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two single family lots totaling .16± acres in the Single Family Alternative (R-1A) zone. The General Plan and 1984 North Sacramento Community Plan designate the site as Low Density Residential. The subject site is surrounded on the north by vacant lots and a park, and on the south, east, and west by single family residences and vacant lots.

- B. The applicant is proposing to adjust the common property line between lots 33 and 43 (see Exhibit A) approximately 3 feet to the south. By relocating the existing property line, they will be able to construct different units on these lots than was originally proposed, and they will also be able to meet the 15' rear yard requirement on both lots.
- C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from 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.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A COMMON
PROPERTY LINE BETWEEN TWO LOTS

(APN: 226-0324-013 and 226-0330-086)

(P89-125)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 25 Blue Leaf Court and 205 Peach Leaf Way; 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 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 25 Blue Leaf Court and 205 Peach Leaf Way, City of Sacramento, be approved as shown and described in Exhibit(s) A, B1, and B2 attached hereto, subject to the following conditions.

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.

NOTE: Approval subject to the following notice:

The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

CHAIRPERSON

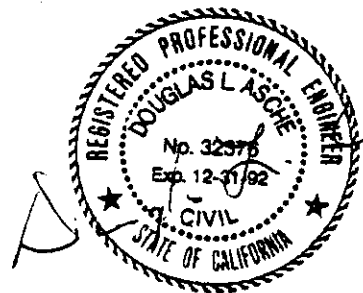
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

**LEGAL DESCRIPTION
LOT LINE ADJUSTMENT
LOT 33, 152 BM 14
(AFTER ADJUSTMENT)**

All those portions of Lots 33 and 43 as shown on that "Plat of Village Garden North Unit No. 1" recorded in Book 152 of Maps, Map No. 14, records of the County of Sacramento, California, more particularly described as follows:

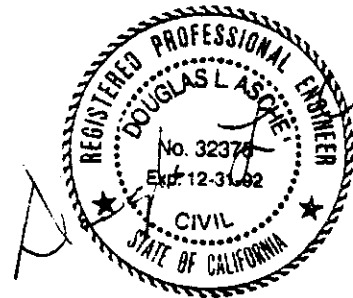
Beginning at the northwest corner of said Lot 33, said Point of Beginning also lying on the right of way of Blue Leaf Court, a City Street, thence curving to the left along said right of way, along an arc with a radius of 40.00 feet, through a central angle of $32^{\circ}17'14''$, subtended by a chord bearing North $68^{\circ}53'57''$ East, a distance of 22.24 feet to a point of reverse curve; thence continuing along said right of way, curving to the right along an arc with a radius of 30.00 feet, through a central angle of $35^{\circ}29'00''$, subtended by a chord bearing North $70^{\circ}29'52''$ East, a distance of 18.28 feet; thence continuing along said right of way North $88^{\circ}14'22''$ East, 1.60 feet; thence leaving said right of way, South $01^{\circ}45'38''$ East, 93.29 feet; thence South $88^{\circ}14'22''$ West, 40.00 feet; thence North $01^{\circ}45'38''$ West, 80.35 feet to the Point of Beginning, containing 0.080 acres more or less.

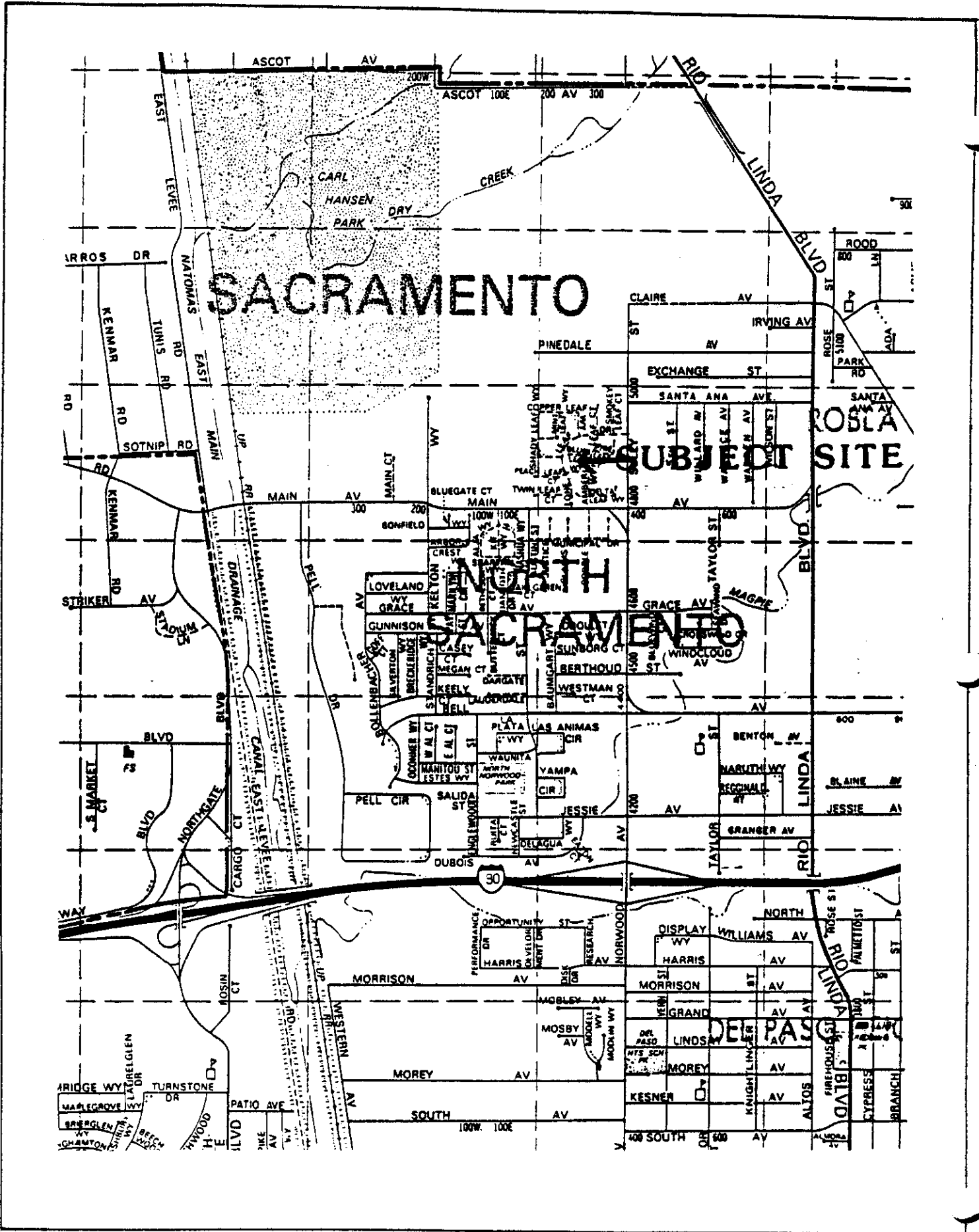


LEGAL DESCRIPTION
 LOT LINE ADJUSTMENT
 LOT 43, 152 BM 14
 (AFTER ADJUSTMENT)

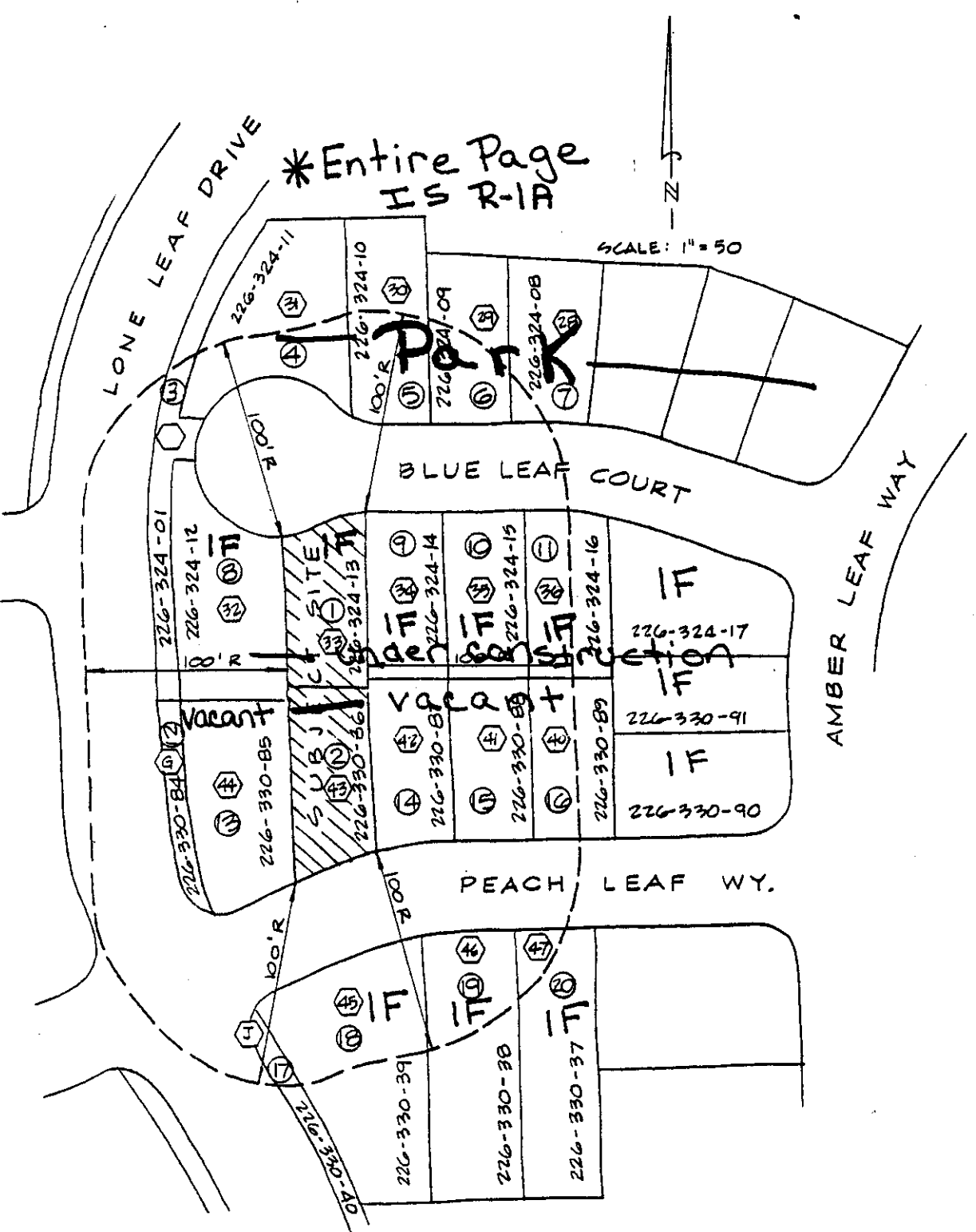
All that portion of Lots 43 and 33 as shown on that "Plat of Village Garden North Unit No. 1" recorded in Book 152 of Maps, Map No. 14, records of the County of Sacramento, California, more particularly described as follows:

Beginning at the southwest corner of said Lot 43, said Point of Beginning also lying on the right-of-way of Peach Leaf Way, a City street; thence North $01^{\circ}45'38''$ West, 93.06 feet; thence North $88^{\circ}14'22''$ East, 40.00 feet; thence South $01^{\circ}45'38''$ East, 79.83 feet to a point on said Peach Leaf Way; thence curving to the left along said right of way, along an arc with a radius of 222.00 feet, through a central angle of $09^{\circ}50'34''$, being subtended by a chord bearing South $70^{\circ}25'17''$ West, a distance of 38.09 feet; thence continuing along said right of way, South $65^{\circ}30'00''$ West, 4.05 to the Point of Beginning, containing 0.079 acres more or less.





VICINITY MAP



***Entire Page IS R-1A**

SCALE: 1" = 50

LEGEND

- (31) LOT NUMBER
- (18) KEY NUMBER

226-330-09 ASSESSOR'S PARCEL NUMBER

KASL
 CONSULTING ENGINEERS, INC.
 Civil-Environmental (916) 929-8127
 4200 North Freeway Blvd., Suite 1
 Sacramento, Ca. 95834

LAND USE & ZONING MAP