



CITY OF SACRAMENTO

23

CITY MANAGER'S OFFICE
RECEIVED
FEB 13 1980

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

Marty Van Duyn

PLANNING DIRECTOR

February 12, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Lot Line Adjustment for Lot 109 and Portion
of Lot 110 of Gardenland on north side of Cleveland
Avenue, 500 feet east of American Avenue (P-8870)
(APN: 274-141-25 and 36)

SUMMARY

This is a request to adjust the north/south property line 12 feet to the east at the front property line and 24 feet to the east at the rear property line (as shown on Exhibit B). The purpose of the adjustment is to relocate a property line that currently runs through a dwelling unit and to enlarge Parcel No. 1. The subject properties are zoned "R-2A" (Garden Apartment) and each parcel contains a single family home.

EVALUATION

The proposal was reviewed by the offices of the Traffic Engineering Division, Fire Department, and the Planning Director. There was no objection to the request. The City Engineer and Water and Sewer Division recommend the following conditions for this lot line adjustment:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review.
2. The proposed lot lines are to be monumented.
3. The applicant shall provide two separate water and sewer services; shall show how Parcel "1" receives sewer service and how Parcel "2" receives water service. Once located on-site, it may be necessary that related easements be granted and if granted, they shall be subject to review and approval of the City Water and Sewer Division.

APPROVED
BY THE CITY COUNCIL

FEB 19 1980

OFFICE OF THE
CITY CLERK

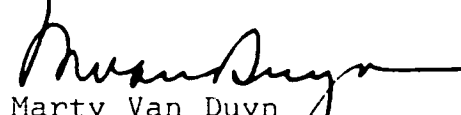
ENVIRONMENTAL DETERMINATION

The project is exempt from Environmental Review pursuant to the State EIR Guidelines (CEQA, Section 15105a).

RECOMMENDATION

The staff recommends that the City Council approve the lot line adjustment by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:JIT:jm
Attachments
P-8870

February 19, 1980
District No. 1

RESOLUTION NO. 80-096

Adopted by The Sacramento City Council on date of

APPROVING A LOT LINE ADJUSTMENT FOR LOT 109 AND PORTION OF LOT 110 OF GARDENLAND, ON NORTH SIDE OF CLEVELAND, 500 FEET EAST OF AMERICAN AVENUE, APN: 274-141-2500 AND 3600 (P-8870)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located at 301 and 261 Cleveland Avenue; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Sec. 15105(a); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General Plan and the 1978 South Natomas Community Plans.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for properties located at 301 and 261 Cleveland Avenue, "Lot 109 and portion of Lot 110 on Gardenland," City of Sacramento, be approved as shown and described in Exhibits "A" and "B" attached hereto be approved subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented.
3. The applicant shall provide two separate water and sewer services; and shall show how Parcel "1" receives sewer service and how Parcel "2" receives water service. Once located on site, it may be necessary that related easements be granted and, if granted, they shall be subject to review and approval by the City Water and Sewer Division.

MAYOR

ATTEST:

CITY CLERK

bw

P-8870

APPROVED
BY THE CITY COUNCIL

FEB 19 1980

OFFICE OF THE
CITY CLERK



EXHIBIT "A"

PARCEL 1: (APN: 274-141-2500)

All that portion of Lot 109 and Lot 110 as said lots are shown on the official plat of "Gardenland" filed for record in the office of the Recorder of Sacramento County in Book 18 of Maps, Page 55, described as follows:

Beginning at the southwest corner of said Lot 109, being in the north line of a 40-foot road known as Cleveland Avenue; thence from said point of beginning North 89°08' West 28.00 feet; thence North 0°08' East 142.5 feet to the north line of said Lot 110; thence South 89°08' East 52.00 feet; thence South 01°14' West 41.50 feet; thence North 89°08' West 11.20 feet; thence South 0°08' West 101.00 feet to the south line of said Lot 109; thence North 89°08' West 12.00 feet to the point of beginning.

PARCEL 2: (APN: 274-141-3600)

All that portion of Lot 109, as said lot is shown on the official plat of "Gardenland" filed for record in the office of the Recorder of Sacramento County in Book 18 of Maps, Page 55, described as follows:

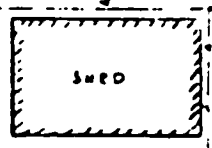
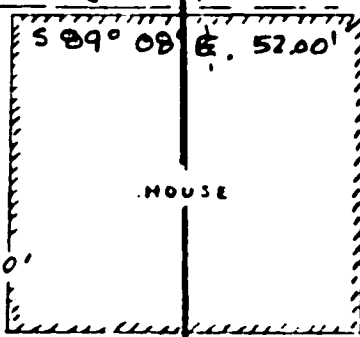
Beginning at a point in the south line of said lot, located South 89°08' East 12.00 feet from the southwest corner thereof; said south line being also the north line of a 40-foot road known as Cleveland Avenue; thence from said point of beginning North 0°08' East 101.00 feet; thence South 89°08' East 11.20 feet; thence North 01°14' East 41.50 feet to the north line of said lot; thence South 89°08' East 42.00 feet to the northeast corner thereof; thence South 0°08' West 142.5 feet to the southeast corner of said Lot 109; thence North 89°08' West 54.00 feet to the point of beginning.

NW COR. LOT 109

EXHIBIT "B"

Placed 3/2" I.P. Monument Tagged

139 140 24.00 3' reserved 5 89° 08' E 42.00 140 141



SCALE 1" = 20'

Denotes 1/2" ved Tag L.S. 3952 1977



Proposed Line

PARCEL 2

EXISTING LINE

Placed 3/2" I.P. Monument Tagged

Proposed property line

PROPOSED LINE

N. 0° 08' E. 142.5' Exist. Prop. Line

LOT 110

Existing property line of lot line

PARCEL "1"

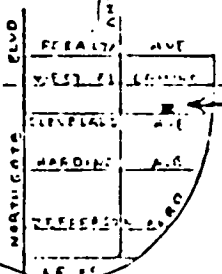
DRIVEWAY

N. 0° 08' E 142.5'

PARCEL 1

S. 0° 08' W 101.00'

HOUSE



This map correctly represents a survey made by me in October 1979 at the request of E. Simpson

Alfred J. Krascovec Licensed Land Surveyor No. 3952

The notation of this survey is identical with that of Gardenland - 18-RM-55



N 89° 08' W 28.00'

54.00'

Placed 3/2" I.P. Monument Tagged.

CLEVELAND AVE.

SURVEY FOR LOT LINE ADJUSTMENT OF GARDENLAND 18-M-55

IN LOT 109

SURVEYED NOV. 10, 1979

P-8870