

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

APPLICANT Michael and Sheila Lopez, 5400 Sorento Road, Sacramento, CA 95835
OWNER Michael/Sheila Lopez, 5400 Sorento Rd and Landon/Irene Lemmon, 5402 Sorento Rd
PLANS BY Michael and Sheila Lopez, 5400 Sorento Road, Sacramento, CA 95835
FILING DATE 10-23-90 ENVIR DET Exempt 15305(a) REPORT BY DTH
ASSESSOR'S PCL. NO. 226-0020-013, 015 AND 016

APPLICATION: Lot Line Adjustment to relocate common property lines on three partially developed parcels totaling 5.97± acres in the Agricultural (A) zone.

LOCATION: 5400 and 5402 Sorento Road

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the property lines between three parcels in order to rectify previous lot line adjustments which were made to the subject parcels.

PROJECT INFORMATION:

General Plan Designation: 1986 North Natomas	Rural Estates (1 du/.5-4 ac)
Community Plan Designation:	Rural Estates (1 du/na)
Existing Zoning of Site:	Agricultural (A)
Existing Land Use of Site:	Two Single Family Residences

Surrounding Land Use and Zoning:

North: Single Family and Vacant; A
South: Single Family and Two Family; A
East: Single Family; A
West: Vacant; County

Property Dimensions:	Irregular
Property Area:	5.97± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: Over the past 23 years the lot lines of the subject parcels have been changed several times through requests to the County Assessor's Office without the approval of the City Planning Department or through the recording of a Certificate of Compliance. After researching the history of the subject parcels staff has determined that the first changes to the original parcels were

made in 1968. Since the original change there have been at least two other changes made to the subject parcels without obtaining the proper approvals from the City of Sacramento. The current property owners are now requesting a lot line adjustment in order to rectify the changes which have been made to the parcels.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is three parcels totaling 5.97± partially developed acres located in the Agricultural (A) zone. The General Plan and the 1986 North Natomas Community Plan designate the site for Rural Estates. The surrounding land uses and zoning include: single family and vacant zoned Agricultural (A), to the north, single family and two family zoned Agricultural (A) to the east, single family zoned Agricultural (A) to the south and vacant land which is within the County of Sacramento to the west.

B. Applicant's Proposal

The applicant is requesting to relocate the existing property lines between three parcels in order to create three large useable parcels and rectify previous lot line adjustments which were done without the City's approval. By relocating the existing property lines the applicant will be creating two parcels with at least 100 feet of street frontage onto Sorento Road and approximately 5 feet of depth. Parcel 1, as indicated on Exhibit A, has an existing residence on the parcel and by relocating the parcel line the existing barn and pool which is shown on Exhibit A will become part of Parcel 1. Parcel 2 is a vacant parcel and will be approximately 1.0± acre after the lot line adjustment is recorded. There are currently no plans for development of this parcel. The third parcel will be a flag lot with approximately 52 feet of frontage onto Sorento Road and the lot line adjustment will result in this parcel being 3.5± acres. There is an existing residence on Parcel 3. The proposed lot line adjustments will not affect the existing residences.

Staff has reviewed the applicant's request to relocate the existing property lines and is in support of the applicant's request. As there have been several property line changes made to the subject parcel without the benefit of a Certificate of Compliance the proposed lot line adjustment would create three legal parcels that are all at least 1.0± acre in size which conforms to the General Plan and 1986 North Natomas Community Plan designations of Rural Estates. The subject property is located within the North Natomas Community Plan area which is currently under a residential building moratorium. The applicant should be aware that no new residential building permits may be issued until the moratorium is lifted.

C. Agency Comments

The proposed project was reviewed by the City's Traffic Engineering, Engineering Development Services Division, Building, Fire, Police and Water and Sewer Divisions. The following comments were received from the Engineering Development Services Division:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, including a certified legal description, and pay necessary fees.
 - b. File a waiver of Parcel Map.
 - c. Coordinate with the County Sanitation District to verify all wells and septic systems are in compliance with the proposed lot lines.
 - d. **Notice:** Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION:

The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 a).

RECOMMENDATION: Staff recommends the Planning Commission approve the proposed lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE EXISTING PROPERTY LINES BETWEEN THREE PARCELS TOTALING 5.97 ± ACRES, WHICH MAKE UP A PORTION OF LOT 1 OF VALEMA FARMS AS SHOWN ON THE "PLAT OF VALEMA FARMS", RECORDED IN BOOK 35 OF MAPS, MAP NO. 30, RECORDS OF SAID COUNTY, AND LOCATED AT 5400 AND 5402 SORENTO ROAD.

(APN: 226-0020-013, 015 AND 016)

(P90-440)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5400 and 5402 Sorento Road; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to State EIR Guidelines (CEQA, Section 15305 a); and

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1986 North Natomas 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 5400 and 5402 Sorento Road, City of Sacramento, be approved as shown on Exhibit A attached hereto, subject to the following conditions:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

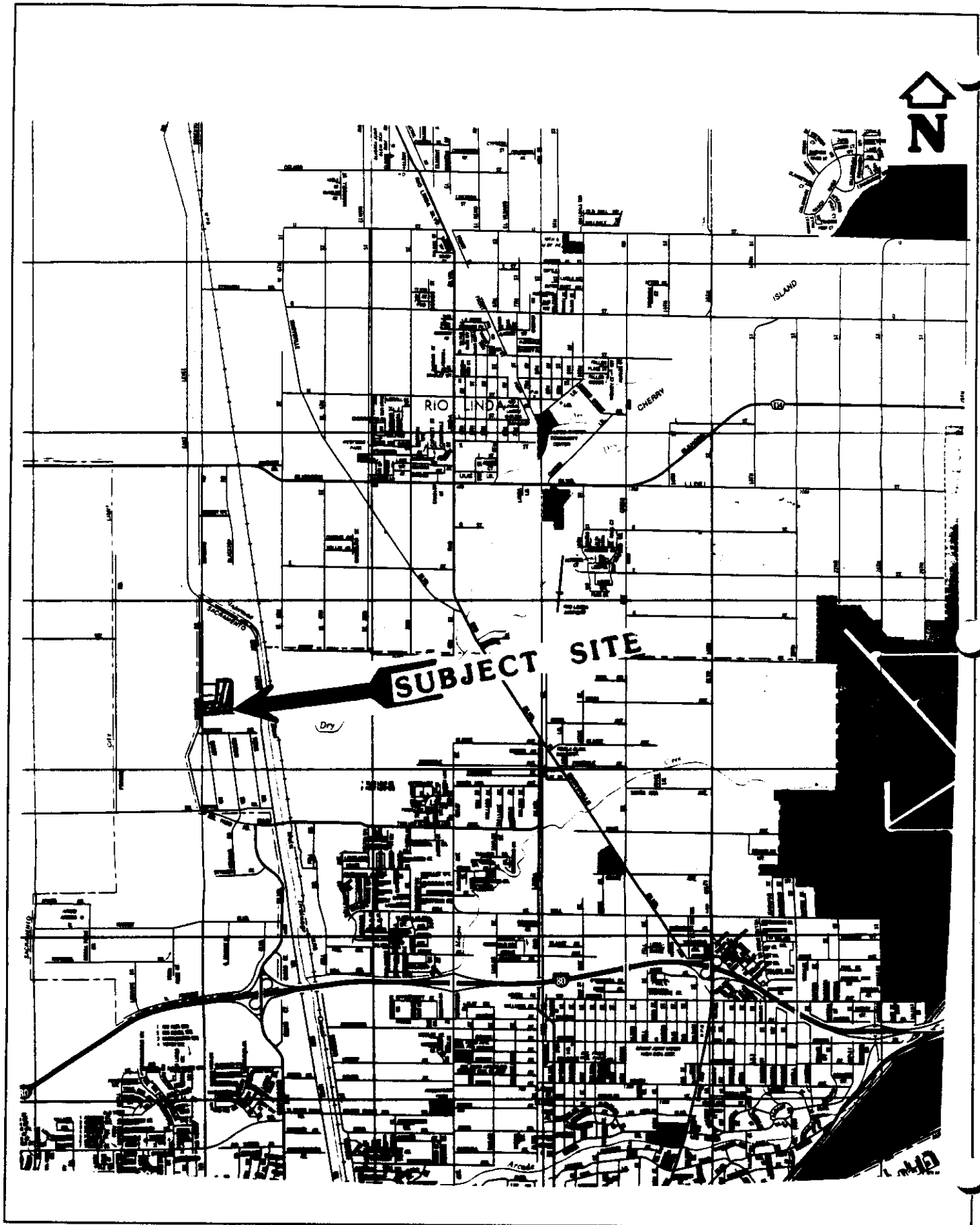
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2. File a waiver of Parcel Map.

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4. **Notice:** Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



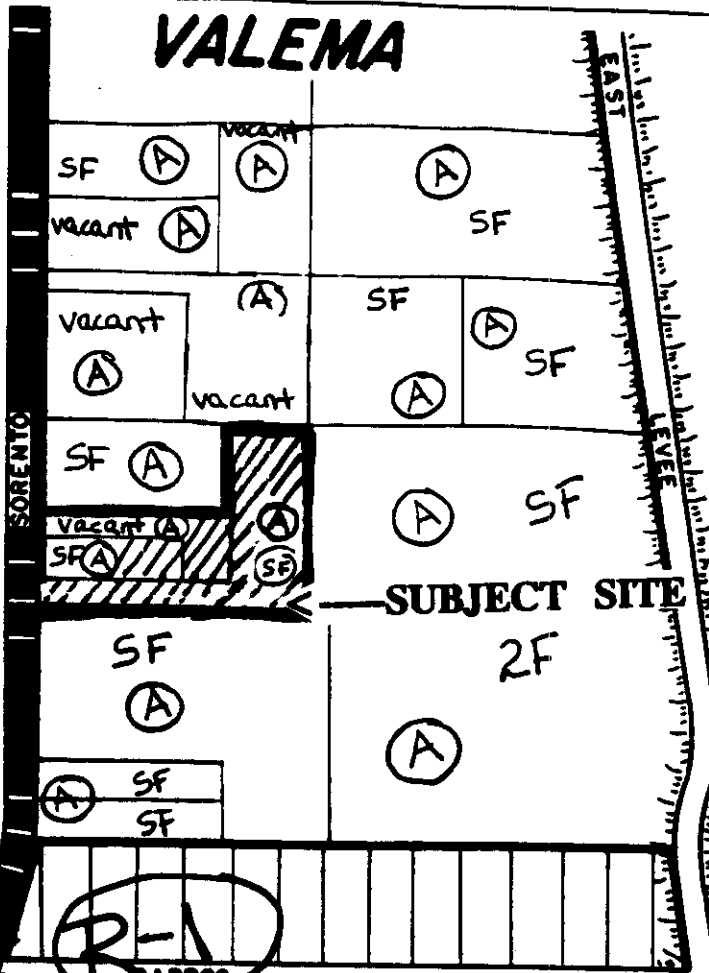
VICINITY MAP



VALEMA

County

Vacant



SUBJECT SITE

VALLEY VIEW

ACRES

LAND USE & ZONING MAP