

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

APPLICANT Train, Sening & Hoffman Surveying, Inc., 716 Alhambra Blvd., Sacramento, CA 95816		
OWNER Michael J. Palumbo/Barbara Nell Hamilton, 7000 21st Street, Sacramento, CA 95822		
PLANS BY Train, Sening & Hoffman Surveying, Inc., 716 Alhambra Blvd., Sacramento, CA 95816		
FILING DATE October 10, 1990	ENVIR. DET. Exempt 15305(a)	REPORT BY SLY
ASSESSOR'S PCL. NO. 035-0271-030,031		

APPLICATION: Lot Line Adjustment to relocate an existing property line between two parcels totaling 0.745± acres in the Standard Single Family, Executive Airport Overlay (R-1(EA-4)) zone.

LOCATION: 7000 21st Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line in order to increase the available yard area of the residence on lot 31 prior to the sale or development of lot 30 (see Exhibit A).

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 Airport Meadowview	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1(EA-4)
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North:	Single Family, R-1(EA-4)
South:	Single Family, R-1(EA-4)
East:	Single Family, R-1(EA-4)
West:	City Park, R-1(EA-4)

Property Dimensions:	Irregular
Property Area:	0.74± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of two interior lots totaling 0.74± acres in the Standard Single Family, Executive Airport Overlay-4 (R-1(EA-4)) zone (see Exhibit A). The subject site has a 3,000 square foot single family residence and garage on Parcel 1 and is vacant on Parcel 2. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1984 Airport Meadowview Community Plan designates the site as Residential (4-8 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned R-1(EA-4) to the north, south, and east; and a City Park, zoned R-1(EA-4) to the west.

B. Applicant's Proposal

The applicant is proposing to relocate a common property line in order to increase the available yard area of the residence on parcel 1 prior to the sale or development of the adjacent vacant parcel. The common property line is to be rotated eastward 121.30 feet at the farthest point (see Exhibit A). This will give the property owner more backyard area for the existing residence.

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The reduced parcel still meets minimum lot size requirements for a R-1 zoned lot according to the Zoning Ordinance. The reduced lot size is also compatible and consistent with neighboring lots.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

Engineering staff requests that the following conditions and comments be made a condition for approval of this lot line adjustment.

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.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- 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 Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305{a}).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.

RESOLUTION NO. 1212

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF December 13, 1990

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 123 AND 124 AS SAID LOTS ARE SHOWN ON THE MAP OF "PLAT OF GOLF COURSE TERRACE UNIT NO. 13" IN BOOK 38 OF MAPS, MAP NO. 36, RECORDS OF SACRAMENTO COUNTY (APN: 035-0271-030,031) (P90-449)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7000 21st Street; 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 1984 Airport Meadowview Community Plan; and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 7000 21st Street, City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto, subject to the following conditions:

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

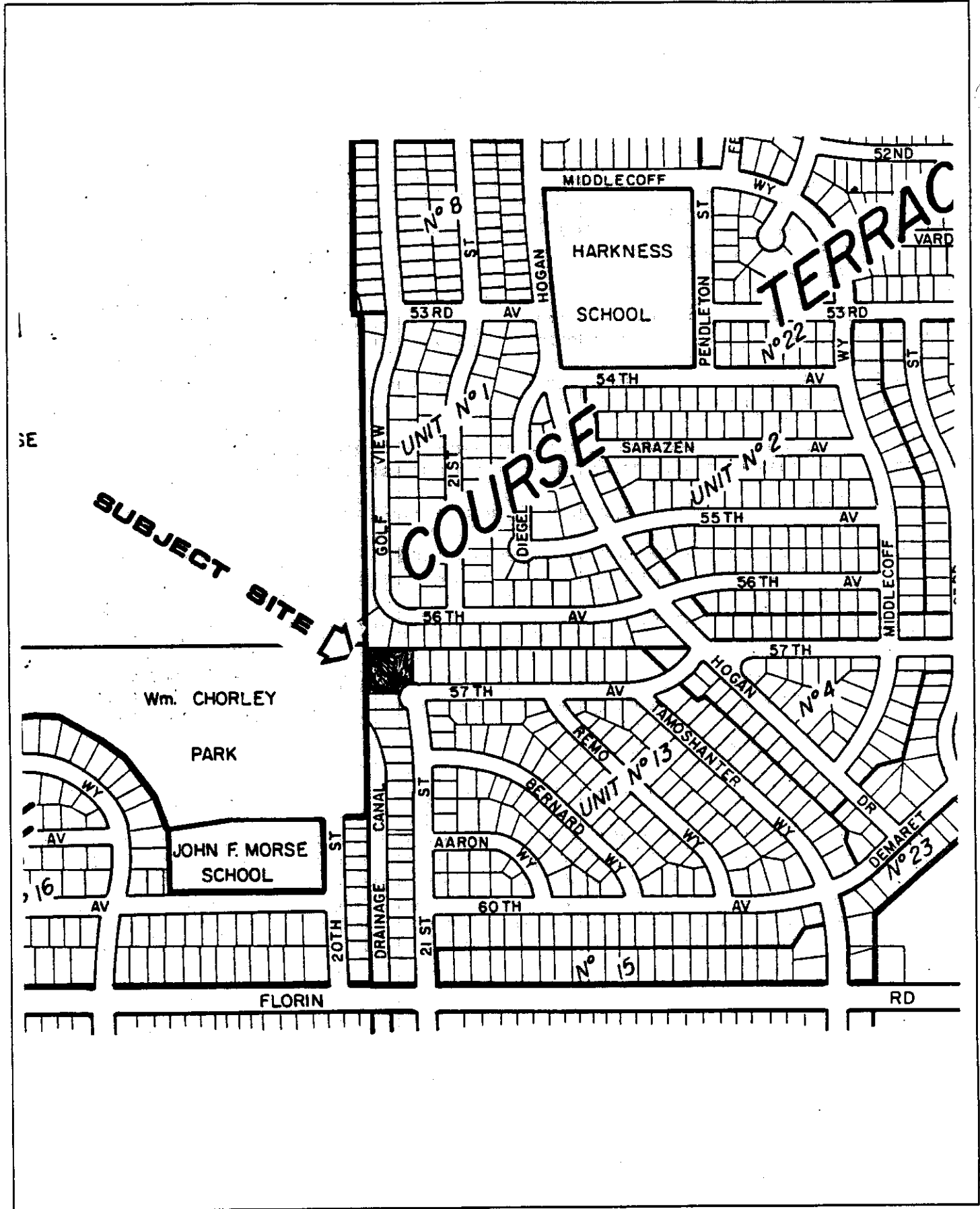
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Notice: Property to be adjusted in accordance with this certificate of compliance 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.



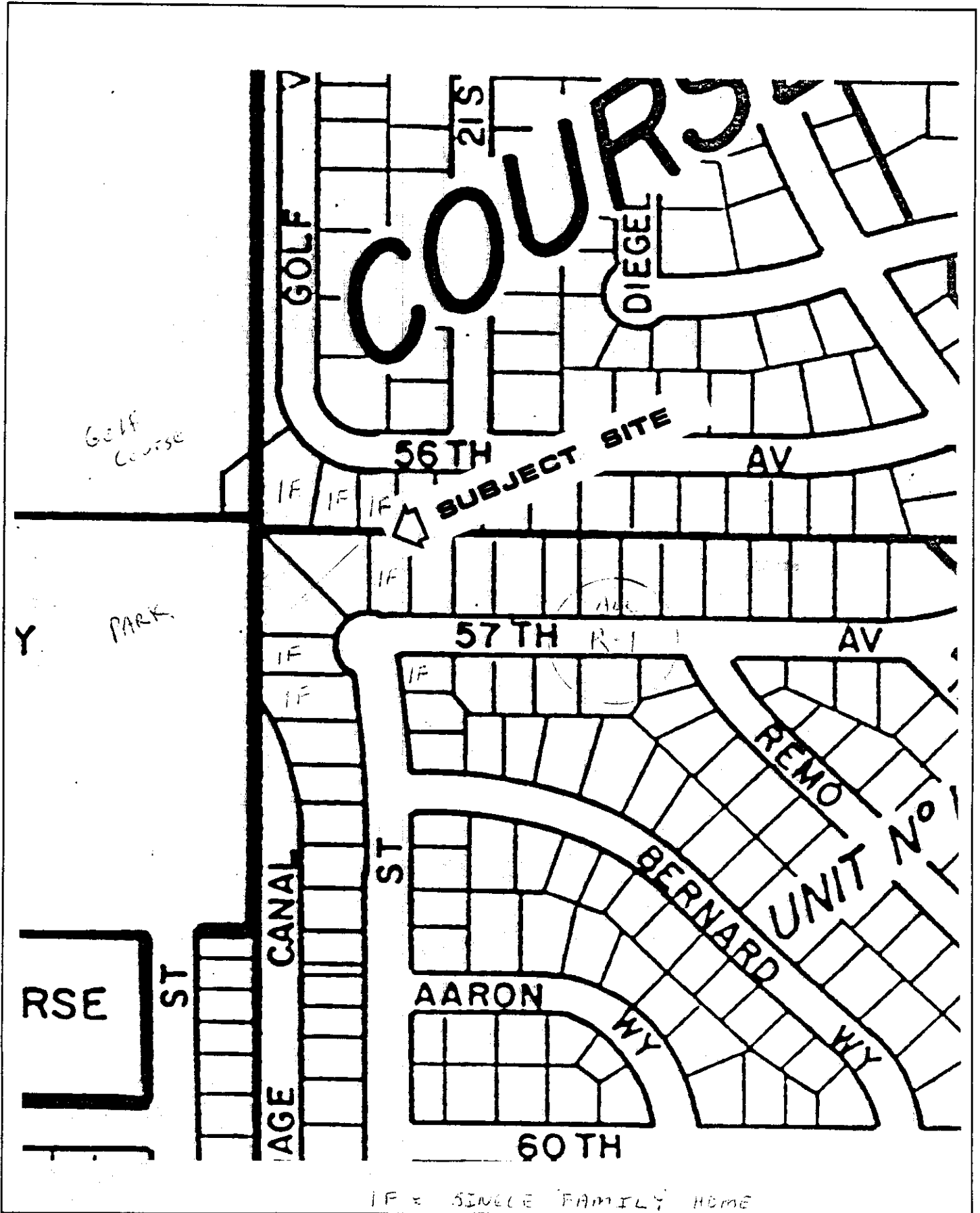
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



IF = SINGLE FAMILY HOME

LAND USE & ZONING MAP

EXHIBIT - A

SITE MAP OF

LOTS 123 & 124
 GOLF COURSE TERRACE UNIT #10.13
 CITY OF SACRAMENTO, CALIFORNIA
 OCTOBER, 1990

RECORD OWNER

MICHAEL J. PALUMBO
 BARBARA NELL MAURITON PALUMBO
 7000 21ST STREET
 SACRAMENTO, CA. 95822
 (916)421-8239

SURVEYOR

TRAIN, SENKING & HOFFMAN SURVEYING, INC.
 716 ALHAMBRA BLVD.
 SACRAMENTO, CA. 95816
 (916)451-7793

ASSESSOR'S PARCEL NUMBERS

035-0271-030
 025-0271-031

EXISTING ZONING & USE

ZONE R1-EA 4, RESIDENTIAL

PROPOSED SEWAGE DISPOSAL

EXISTING SANITARY SEWER

PROPOSED DRAINAGE

EXISTING STORM DRAIN

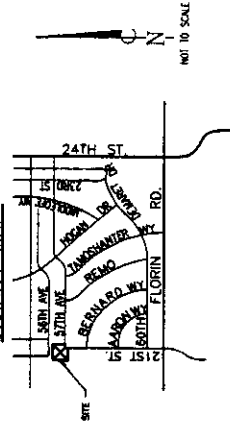
PROPOSED WATER SUPPLY

EXISTING CITY OF SACRAMENTO MAINS

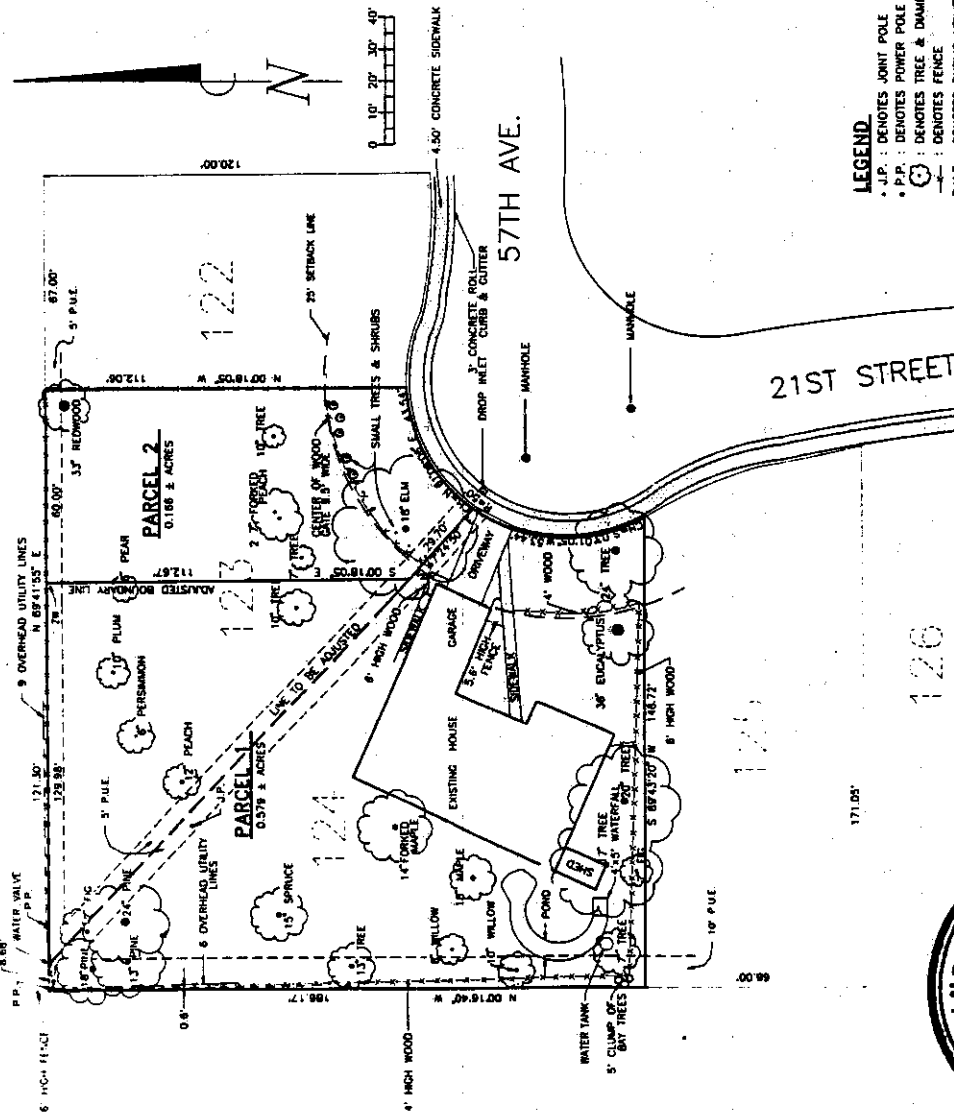
SCHOOL DISTRICT

SACRAMENTO UNIFIED SCHOOL DISTRICT

VICINITY MAP



NOT TO SCALE



LEGEND

- J.P. : DENOTES JOINT POLE
- P.P. : DENOTES POWER POLE
- ⊙ : DENOTES TREE & DIAMETER
- : DENOTES FENCE
- : DENOTES PUBLIC UTILITY EASEMENT



EXHIBIT B

DESCRIPTION

PARCEL 1

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

Lots 123 and 124 as said lots are shown and so designated on the official "Plat of Golf Course Terrace Unit No. 13" filed for record in Book 38 of Maps, map no. 36, Sacramento County Records.

EXCEPTING THEREFROM that portion of said Lot 123 described as follows:

Beginning at the northeast corner of said Lot 123; thence, from said point of beginning, along the north line of said Lot 123, South $89^{\circ}41'55''$ West 60.00 feet; thence, parallel with the east line of said Lot 123, South $00^{\circ}18'05''$ East 112.67 feet to a point in the southwesterly line of said Lot 123; thence, along the boundary of said Lot 123 the following three (3) courses: (1) South $47^{\circ}24'50''$ East 29.70 feet, (2) along the arc of a curve concave to the southeast, tangent to a line bearing North $35^{\circ}19'21''$ East and having a radius of 50.00 feet, said arc being subtended by a chord bearing North $61^{\circ}08'05''$ East 43.54 feet and (3) North $00^{\circ}18'05''$ West 112.06 feet to the point of beginning.



FD #1

P90 449

P90-449

12-13-90
1-10-91

ITEM NO. 38
13

EXHIBIT C

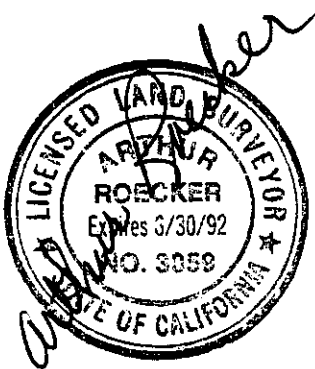
DESCRIPTION

PARCEL 2

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

All that portion of Lot 123 as said lot is shown and so designated on the official "Plat of Golf Course Terrace Unit No. 13" filed for record in Book 38 of Maps, map no. 36, Sacramento County Records described as follows:

Beginning at the northeast corner of said Lot 123; thence, from said point of beginning, along the north line of said Lot 123, South $89^{\circ}41'55''$ West 60.00 feet; thence, parallel with the east line of said Lot 123, South $00^{\circ}18'05''$ East 112.67 feet to a point in the southwesterly line of said Lot 123; thence, along the boundary of said Lot 123 the following three (3) courses: (1) South $47^{\circ}24'50''$ East 29.70 feet, (2) along the arc of a curve concave to the southeast, tangent to a line bearing North $35^{\circ}19'21''$ East and having a radius of 50.00 feet, said arc being subtended by a chord bearing North $61^{\circ}08'05''$ East 43.54 feet and (3) North $00^{\circ}18'05''$ West 112.06 feet to the point of beginning.



FD #1

► P90

P90-449

12-13-90

ITEM NO. 38