

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Louis W. Morris, 6203-"C" Greenhaven Drive, Sacramento, CA 95831				
OWNER	L.W. Morris, 6203-"C" Greenhaven Drive, Sacramento, CA 95831				
PLANS BY	Cal Geometrics, P.O. Box 60248, Sacramento, CA 95860				
FILING DATE	2-23-82	50 DAY CPC ACTION DATE		REPORT BY:	JT:kmh
EXEMPT					
NEGATIVE DEC-	15105 (a)	EIR		ASSESSOR'S PCL NO.	017-171-35,41,42

APPLICATION: Lot Line Adjustment

LOCATION: 1811 & 1821 Potrero Way and 4836 Linton Pike

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Light density residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Three existing dwellings

Surrounding Land Use and Zoning:
North: Residential; R-1
South: Church/Residence; R-1
East: Residential; R-1
West: Residential; R-1

Property Dimensions:	Irregular
Topography:	Flat
Street Improvements:	Existing
Existing Utilities:	Existing
School District:	Sacramento City Unified

STAFF EVALUATION: The subject site consists of three separate parcels which are developed with three single-family dwellings and an accessory structure. The applicant proposes to readjust the lot lines in order to eliminate a property line from running through an existing dwelling on Lot "C" and a land-locked parcel as illustrated in Exhibit "B". The subject properties are zone "R-1" (single family). The staff has no objections to the proposal.

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

1. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105 (a)).

STAFF RECOMMENDATION: The staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

P-82-048

001839

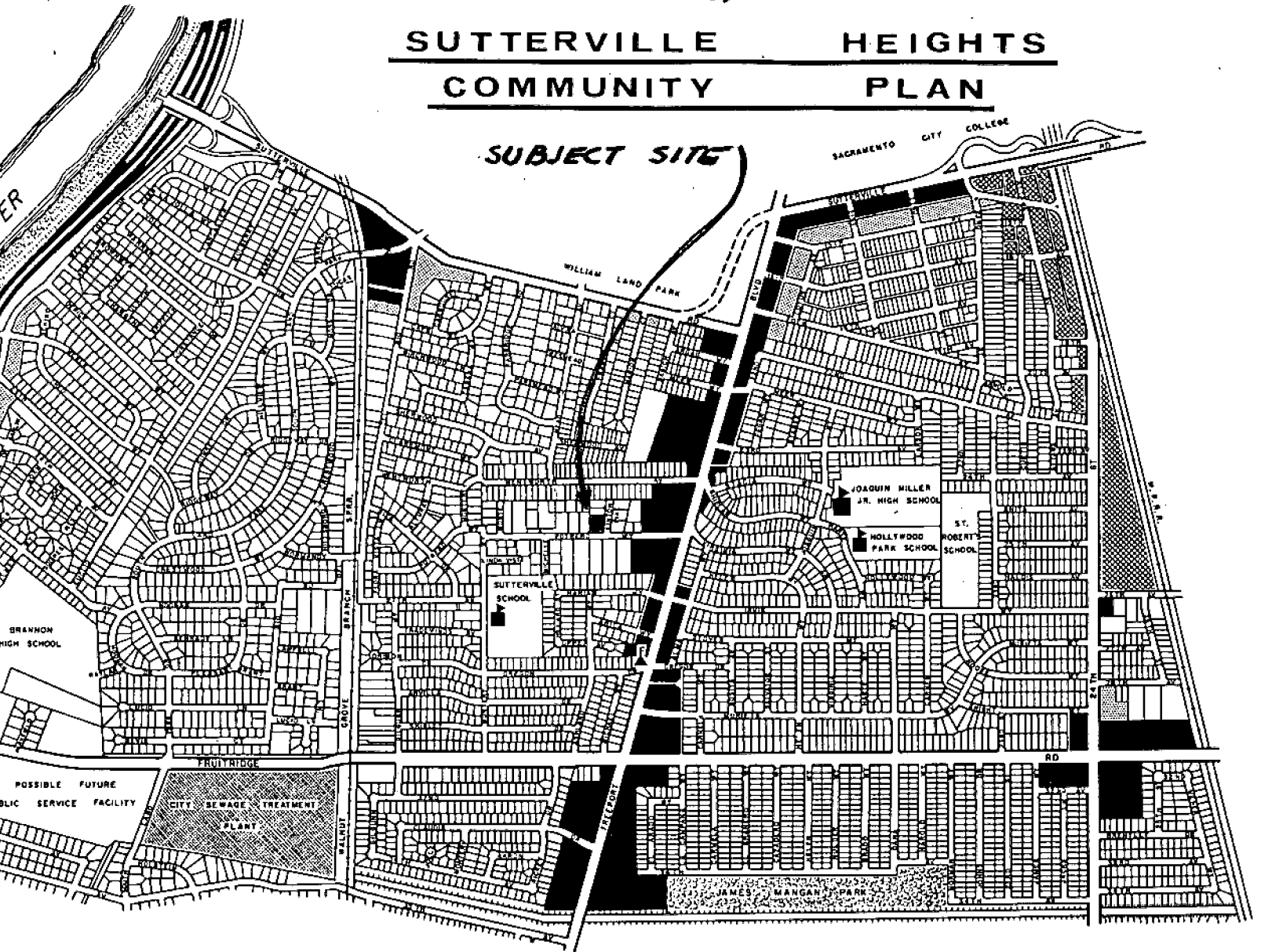
April 8, 1982


Item No. 10

1965

SUTTERVILLE HEIGHTS COMMUNITY PLAN

SUBJECT SITE



- | | | | |
|---|--------------------------------|--|--------------------------|
|  | PUBLIC SERVICE FACILITY |  | RECREATION OR OPEN SPACE |
|  | HEAVY COMMERCIAL OR INDUSTRIAL |  | SCHOOL |
|  | FIRE STATION | | |

001849

001849

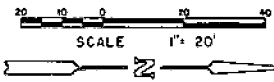
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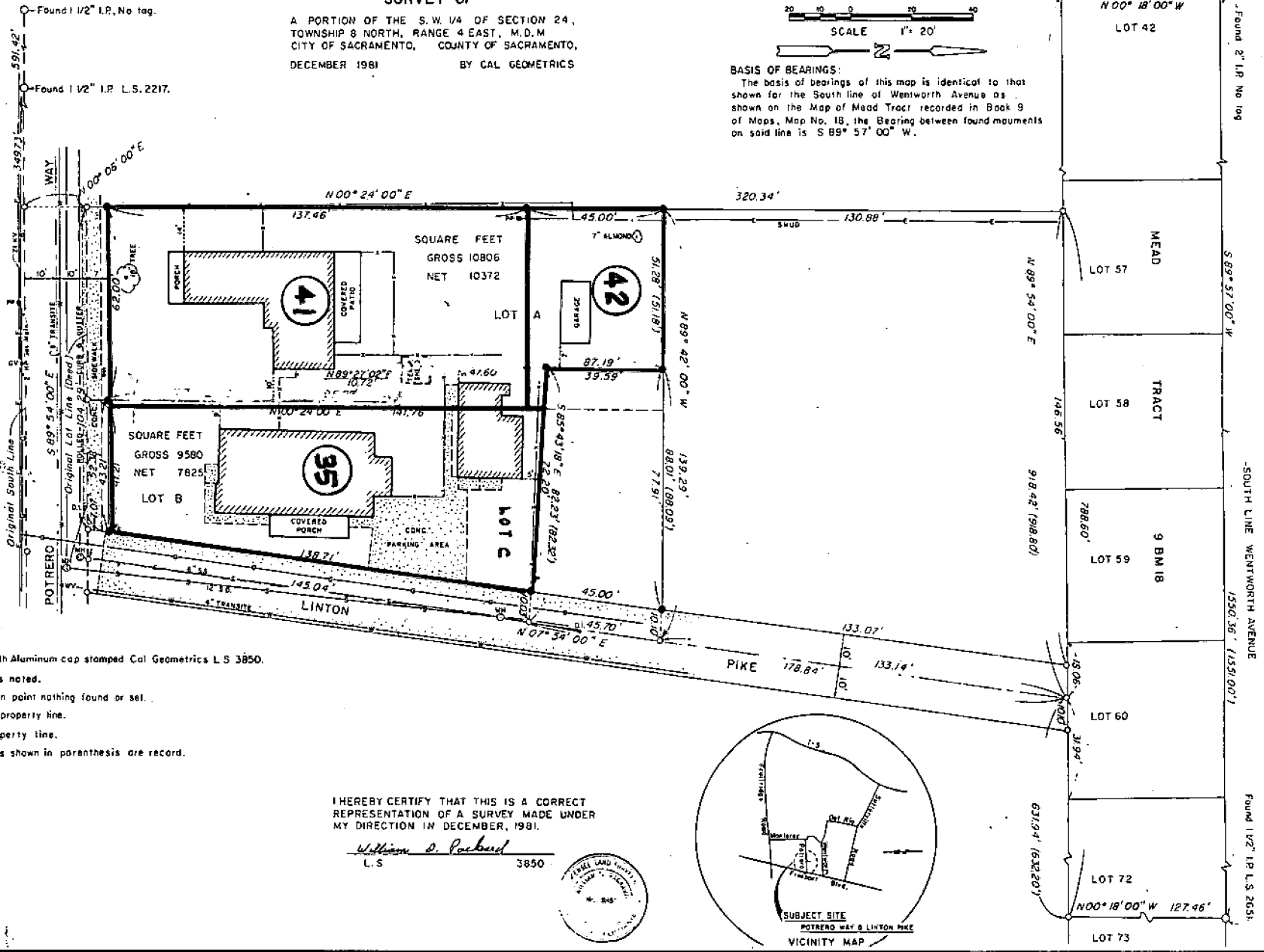
EXISTING

SURVEY OF

A PORTION OF THE S.W. 1/4 OF SECTION 24, TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.M. CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, DECEMBER 1981 BY CAL GEOMETRICS



BASIS OF BEARINGS: The basis of bearings of this map is identical to that shown for the South line of Wentworth Avenue as shown on the Map of Mead Tract recorded in Book 9 of Maps, Map No. 18, the Bearing between found monuments on said line is S 89° 57' 00" W.



- LEGEND:
- Rebar with Aluminum cap stamped Cal Geometrics L.S. 3850.
 - Found as noted.
 - Dimension point nothing found or set.
 - Existing property line.
 - - - New property line.
 - (88.09) Distances shown in parenthesis are record.
 - - - Fence.

I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 1981.

William S. Packard
L.S. 3850

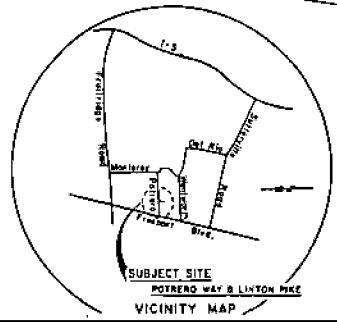


EXHIBIT "A"

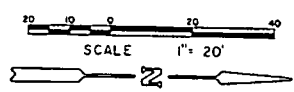
P-82-048

PROPOSE

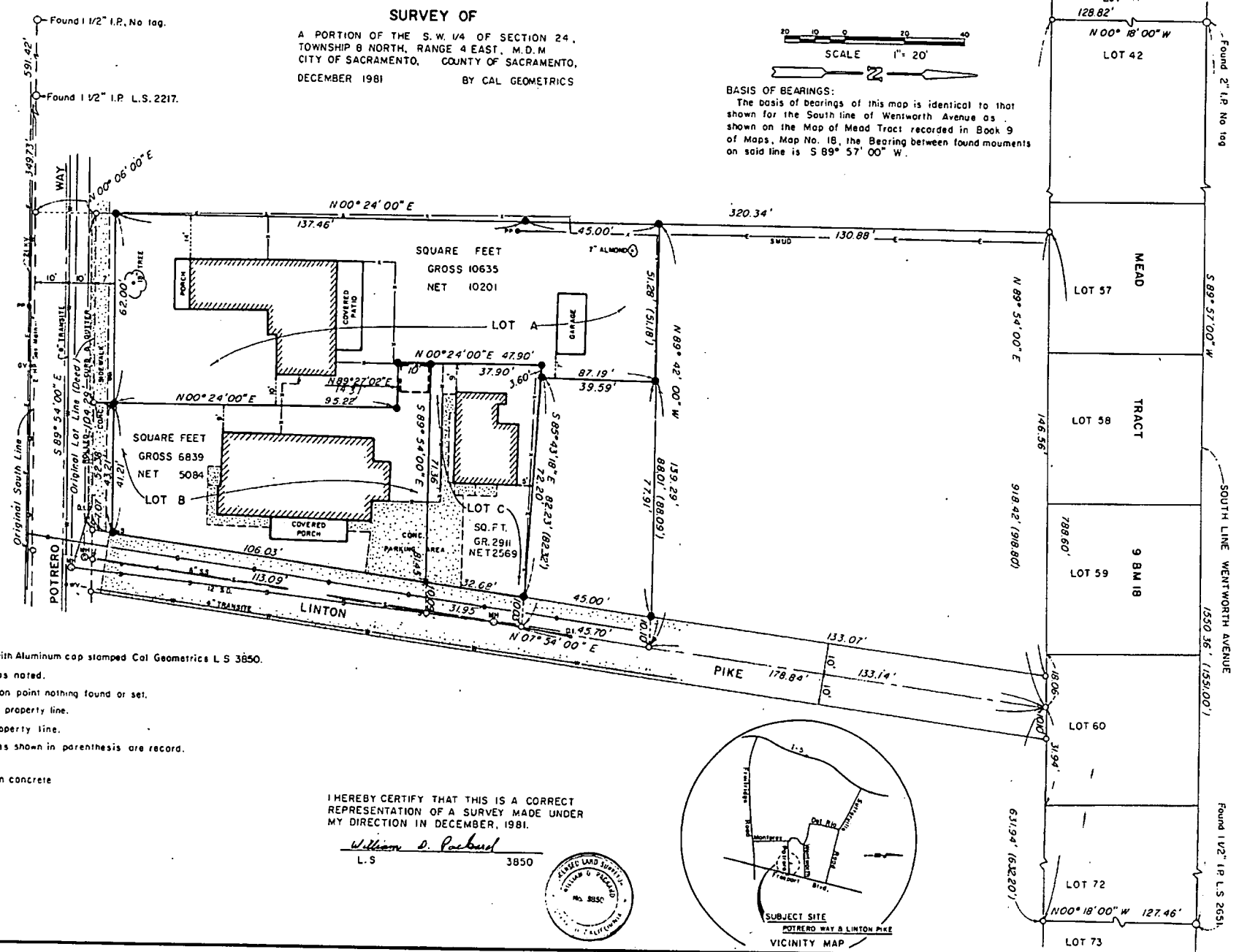
EXHIBIT "B"

SURVEY OF

A PORTION OF THE S.W. 1/4 OF SECTION 24,
TOWNSHIP 8 NORTH, RANGE 4 EAST, M.D.M.
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO,
DECEMBER 1981 BY CAL GEOMETRICS



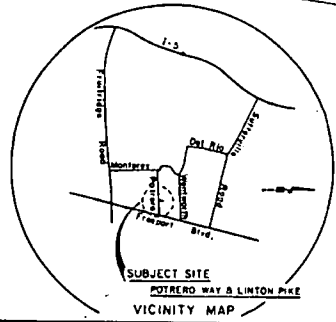
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- LEGEND:**
- Rebar with Aluminum cap stamped Cal Geometrics L S 3850.
 - Found as noted.
 - Dimension point nothing found or set.
 - Existing property line.
 - New property line.
 - (BBO'S) Distances shown in parenthesis are record.
 - Fence.
 - X Cross in concrete

I HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION IN DECEMBER, 1981.

William D. Packard
L.S. 3850



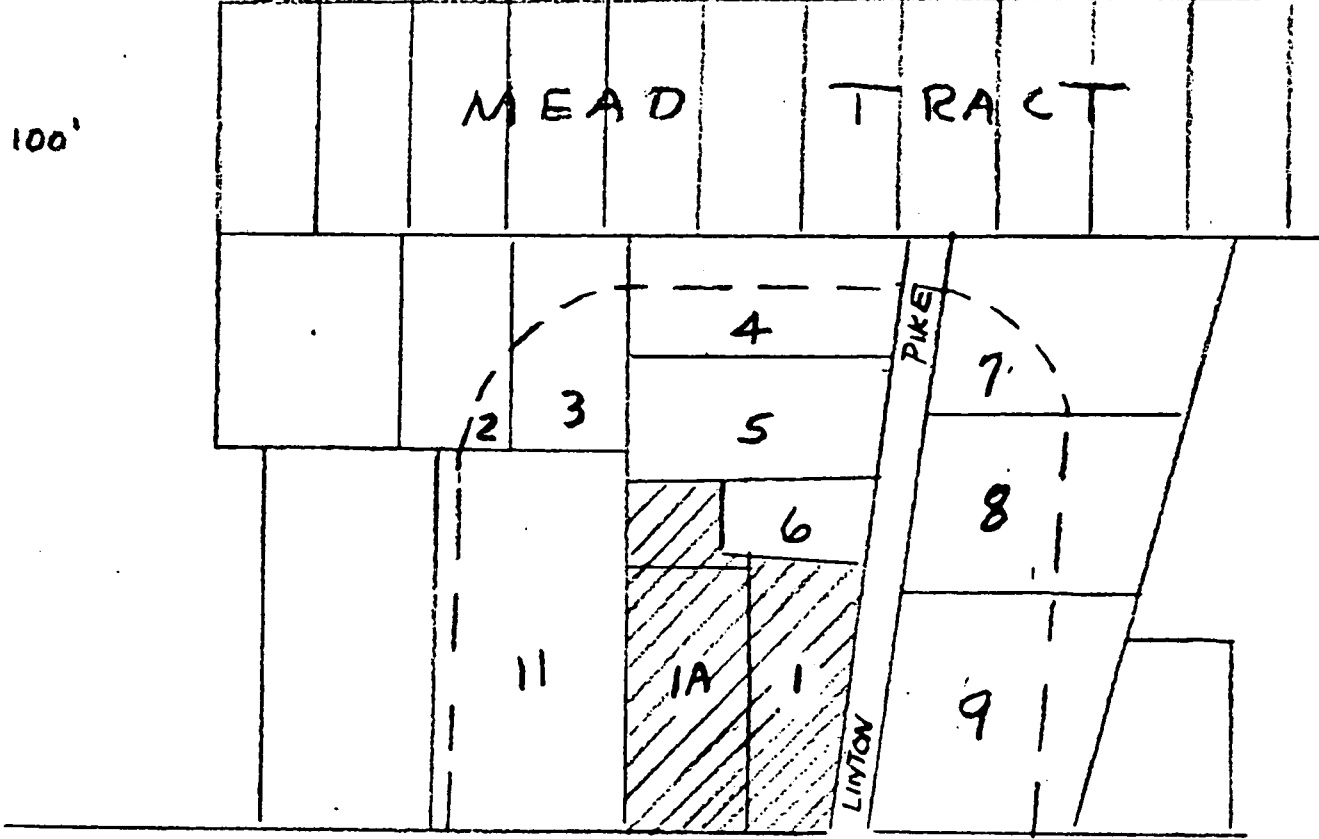
OWNERSHIP MAP



Scale 1" = 100'

WENTWORTH AVE

MEAD TRACT



POTRERO WAY

001843