

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	GLENN F. WILLIAMS CIVIL ENGINEERING, 6020 Rutland Drive, #19, Carmichael, CA 95608
OWNER	Carmichael Construction, Inc. 4100 Wayside Lane, Carmichael, CA 95608
PLANS BY	Glenn F. Williams Civil Engineering, 6020 Rutland Drive, #19, Carmichael, CA 95608
FILING DATE	7/14/87
ENVIR. DET.	15305 a
REPORT BY	PW/vf
ASSESSOR'S-PCL. NO.	029-0460-51,52

APPLICATION: Lot Line Adjustment to relocate the common property line on .372+ developed acres in the Single Family Alternative Review (R-1A-R) zone.

LOCATION: 67 and 63 Petrilli Circle

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two adjacent lots in order to resolve the building encroachment.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Existing Zoning of Site:	R-1A-R
Existing Land Use of Site:	Lot 12 has an existing home, lot 11 has a home under construction.

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1A-R
East : Residential; R-1A-R
West : I-5

Property Dimensions:	Irregular
Property Area:	Lot 11, 0.145+ acre Lot 12, 0.227+ acre Total - 0.372+ acre
Square Footage of Building:	1,255 sq. ft.
Height of Building:	13 feet.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonite Siding

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totaling .372+ acre in the Single Family Alternative Review (R-1A-R) zone. Lot 12 has a newly constructed single family residence and lot 11 has a single family residence which is under construction. The subject site is part of a zero lot line subdivision.

Surrounding land uses are single family residences zoned R-1 and R-1A-R to the north, south and east and the Interstate 5 freeway to the west. The 1974 General Plan designates the site for residential use.

The residence on lot 12 encroaches over the property line of lot 11 where a single family residence is currently under construction. In order to correct the encroachment problem, the applicant is requesting a lot line adjustment to relocate the common property line between the two adjacent lots. Staff has no objections to this request.

- B. The proposed lot line adjustment has been reviewed by the City Real Estate, Engineering and Water and Sewer Divisions. The Engineering Division requests that the owner pay off existing assessments or file necessary segregation request and pay any fees.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 a).

RECOMMENDATION: Staff recommends that the Planning Commission approve the 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 THE COMMON PROPERTY LINE BETWEEN LOTS 11 AND 12 OF ROSA DEL RIO UNIT NO. 3, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 155 OF MAPS, MAP NO. 3. (APN: 029-0460-051 AND 052)

(P87-327)

WHEREAS, the Planning Director has submitted to the Planning commission, a report and recommendation concerning the lot line adjustment for property located at 67 and 63 Petrilli Circle; and

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

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General 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 67 and 63 Petrilli Circle, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing assessments or file necessary segregation request and pay any fees.

CHAIR

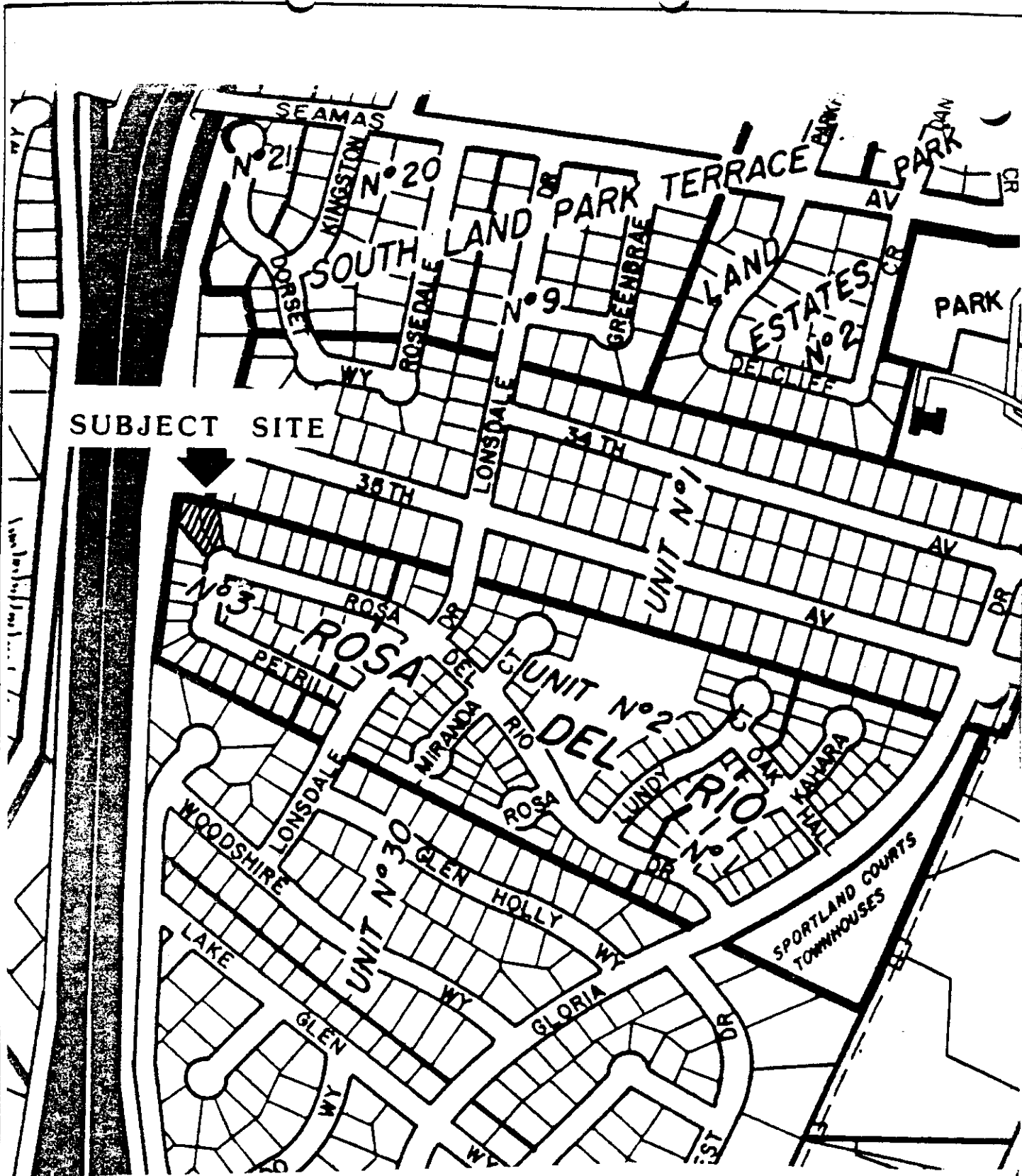
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

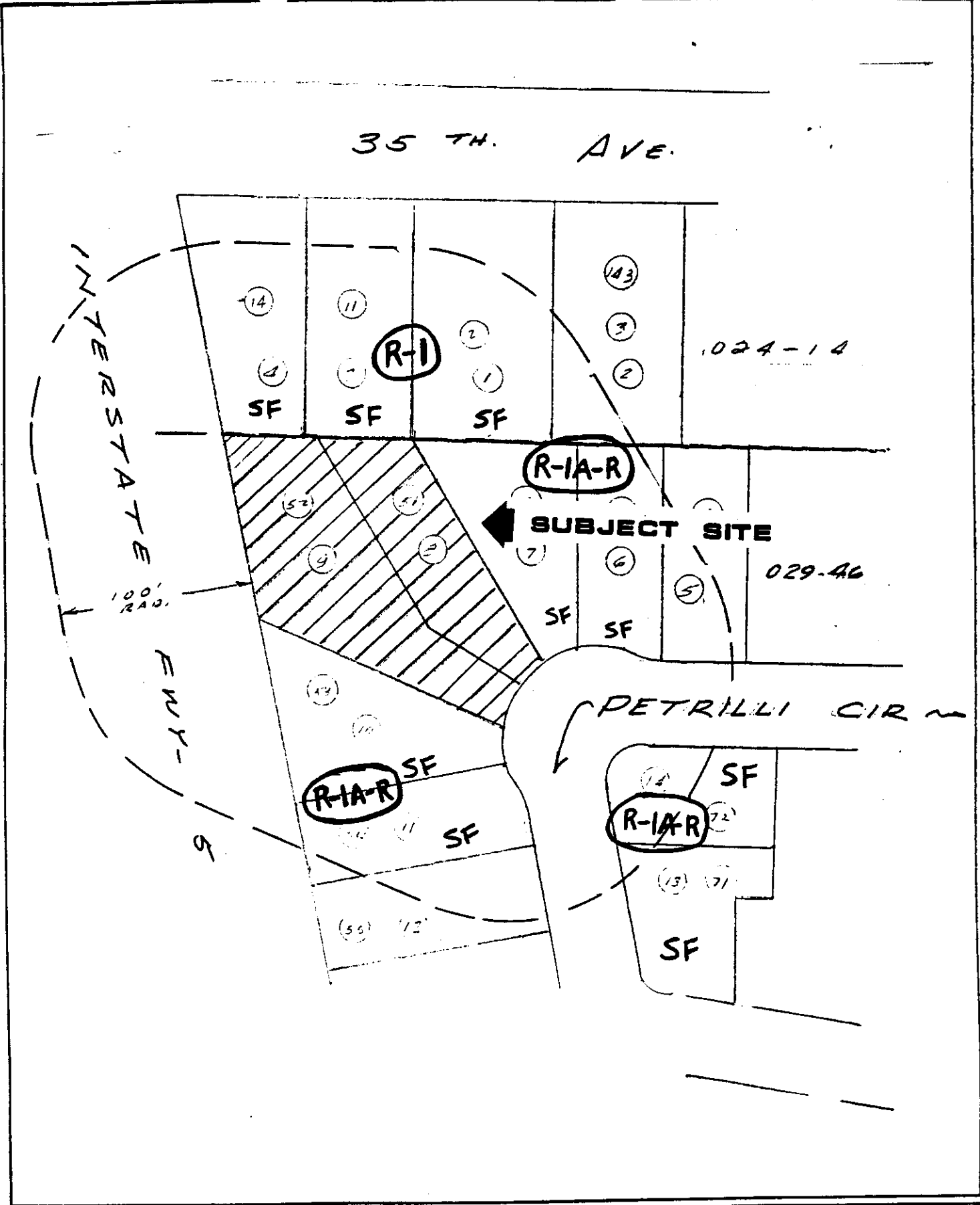
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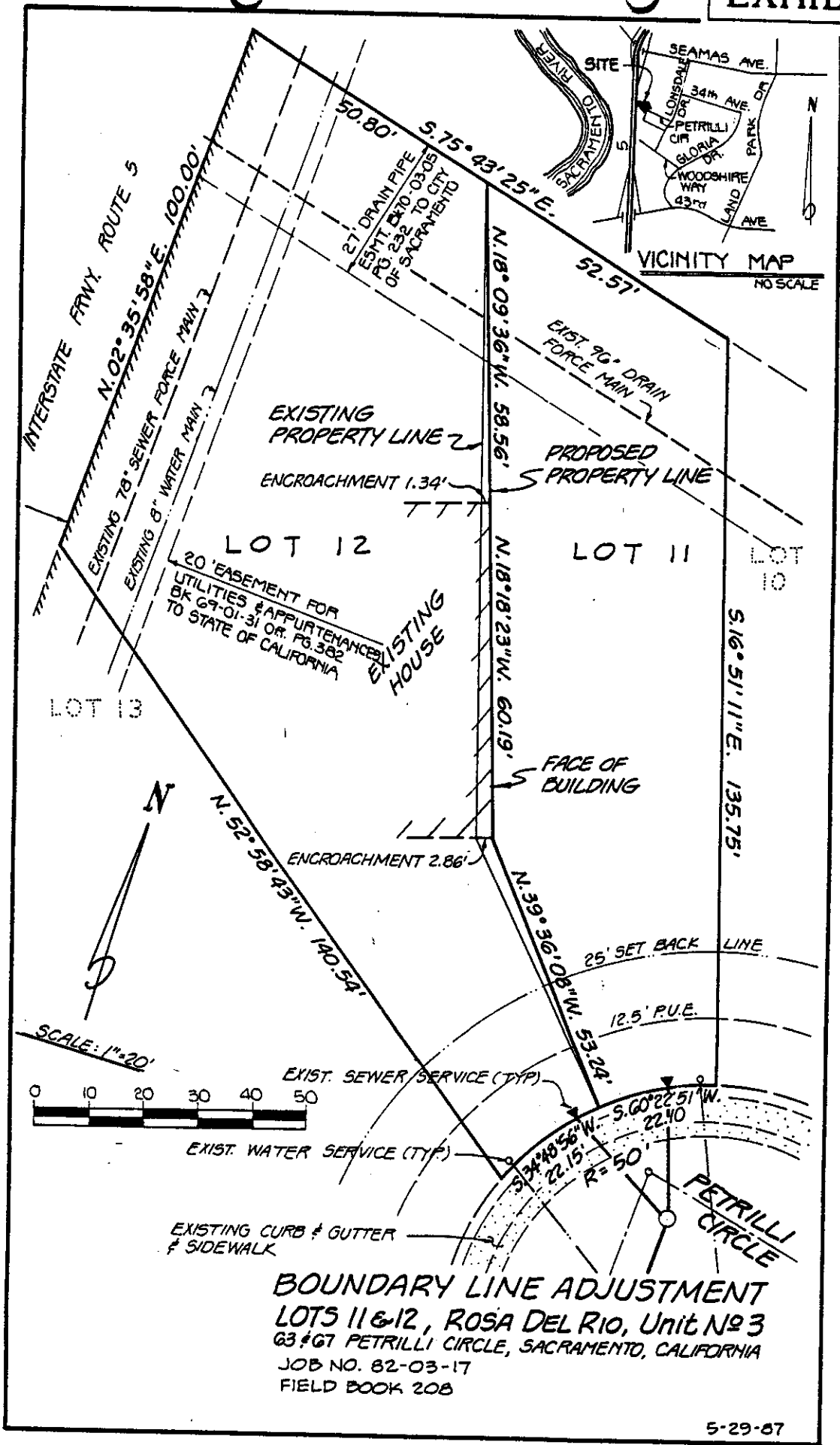


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



NEW DESCRIPTION LOT 11

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lot 11 as shown on the "Plat of Rosa Del Rio Unit No. 3", filed for record in the office of the Recorder of Sacramento County, in Book 155 of Maps, Map No. 3. More particularly described as follows:

BEGINNING at a point on the Northwesterly right of way line of Petrilli Circle, said point also being the most Southerly corner of said Lot 11; thence North 39° 36' 08" West, 53.24 feet; thence North 18° 18' 23" West, 60.19 feet; thence North 18° 09' 36" West, 58.56 feet; thence South 75° 43' 25" East, 52.57 feet; thence South 16° 51' 11" East, 135.75 feet to a point on the Northwesterly right of way of said Petrilli Circle; thence along the arc of a 50.00 foot radius curve to the left, the chord of which bears South 60° 22' 51" West, 22.10 feet to the point of beginning.

Said property contains 0.139 AC±

NEW DESCRIPTION LOT 12

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being all of Lot 12 and a portion of Lot 11 as shown on the "Plat of Rosa Del Rio Unit No. 3", filed for record in the office of the Recorder of Sacramento County, in Book 155 of Maps, Map No. 3. More particularly described as follows:

BEGINNING at a point on the Northwesterly right of way line of Petrilli Circle, said point also being the most Southerly corner of said Lot 12; thence North 52° 58' 43" West, 140.54 feet; thence North 02° 35' 58" East, 100.00 feet; thence South 75° 43' 25" East, 58.80 feet; thence South 18° 09' 36" East, 58.56 feet; thence South 18° 18' 23" East, 60.19 feet; thence South 39° 36' 08" East, 53.24 feet to a point on the Northwesterly right of way of said Petrilli Circle; thence along the arc of a 50.00 foot radius curve to the left, the chord of which bears South 34° 48' 56" West, 22.15 feet to the point of beginning.

Said property contains 0.232 AC±