

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

APPLICANT	Rose's Engineering, 9070 Elk Grove Blvd, Elk Grove, CA 95624				
OWNER	Cris Kephart, 5127 Phoenix East Ct, Fair Oaks, CA 95628				
PLANS BY	Rose's Engineering, 9070 Elk Grove Blvd, Elk Grove, CA 95624				
FILING DATE	January 13, 1993	ENVIR. DET.	Exempt 15305(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	038-0051-007, 008				

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels totaling 4.24± partially developed acres in the Standard Single Family (R-1) zone.

LOCATION: 7301 and 7121 Lemon Hill Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two parcels (see Exhibit A).

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1986 South Sacramento	
Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and single family residence

Surrounding Land Use and Zoning:

North:	Single Family, R-1
South:	Single Family, R-1
East:	Single Family, R-1
West:	Vacant, R-1

Property Dimensions:	205 feet x 597 feet
Property Area:	4.24± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION On July 23, 1991, the City Council approved a Tentative Map to subdivide 4.24± gross acres into 23 single family and 2 halfplex lots in the (R-1) zone (P90-067). The map has not yet been recorded.

00074

APPLC. NO. P93-006

MEETING DATE March 11, 1993

ITEM NO. 7

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling 4.24± partially developed acres in the Standard Single Family (R-1) zone. The site has an existing single family dwelling, an abandoned dwelling, and the remaining area is vacant. The General Plan designates the subject site as Low Density Residential (4-15 du/na) and the 1986 South Sacramento 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) to the north, south, and east; and vacant, zoned (R-1) to the west.

B. Applicant's Proposal

The applicant is proposing to relocate the common property line in order to separate the existing single family house and lot from the approved tentative map subdivision (see Exhibit C).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The adjusted property lines that reduce the residential parcel with the existing single family unit, still meet minimum lot size and setback requirements for a R-1 zoned lot according to the Zoning Ordinance. The lot line adjustment also conforms to the approved Tentative Map (P90-067). 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 comments:

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. 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.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 6 and 7, AS SAID LOTS ARE SHOWN ON THE "PLAT OF LEMON HILL ANNEX" IN BOOK 8 OF MAPS, MAP NO. 1, RECORDS OF SACRAMENTO COUNTY (APN: 038-0051-007, 008) (P93-006)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7301 and 7121 Lemon Hill Avenue; 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 1986 South Sacramento 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 7301 and 7121 Lemon Hill Avenue, City of Sacramento, be approved as shown and described in Exhibits A ,B, and C attached hereto, subject to the following conditions:

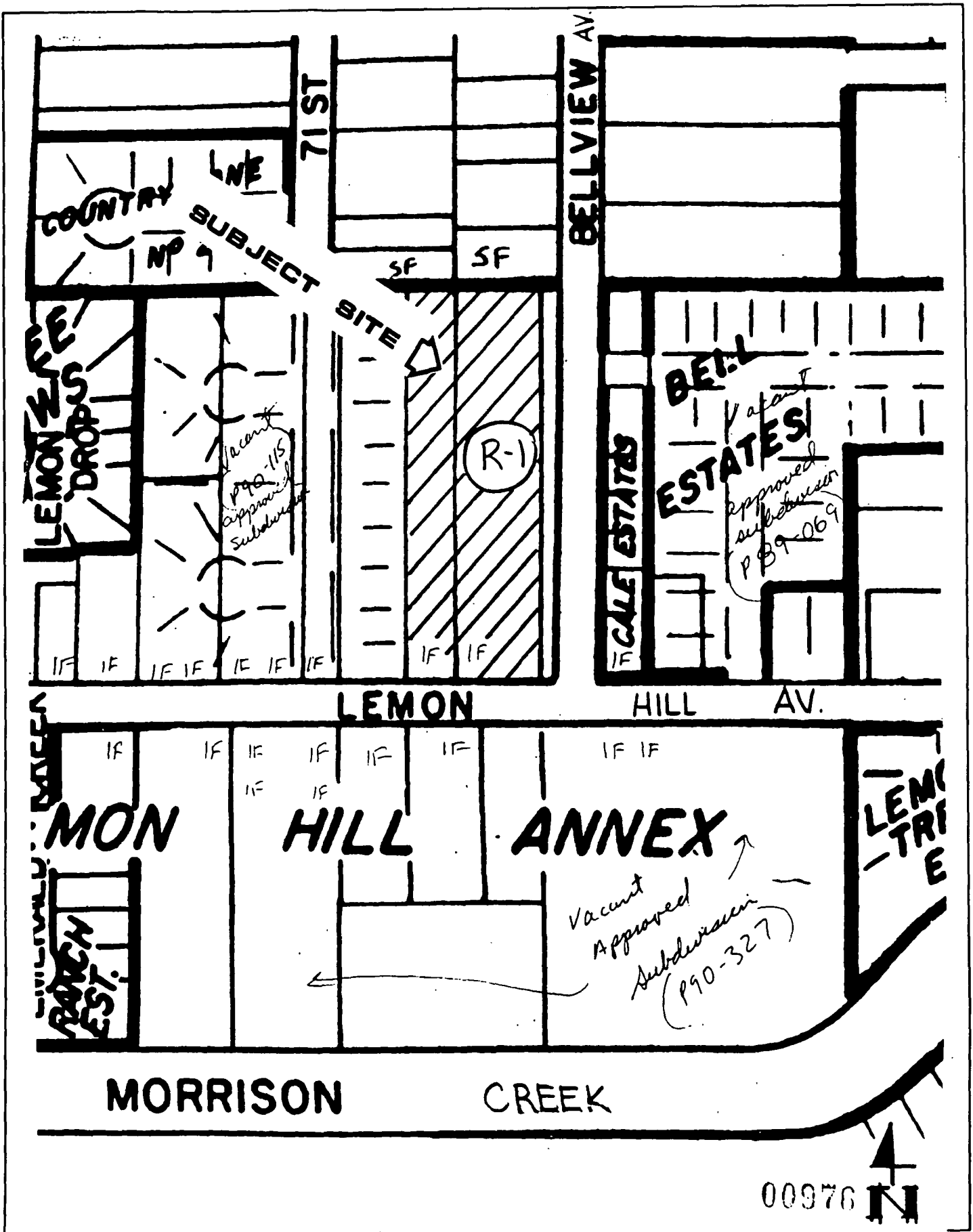
The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

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. 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 a the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

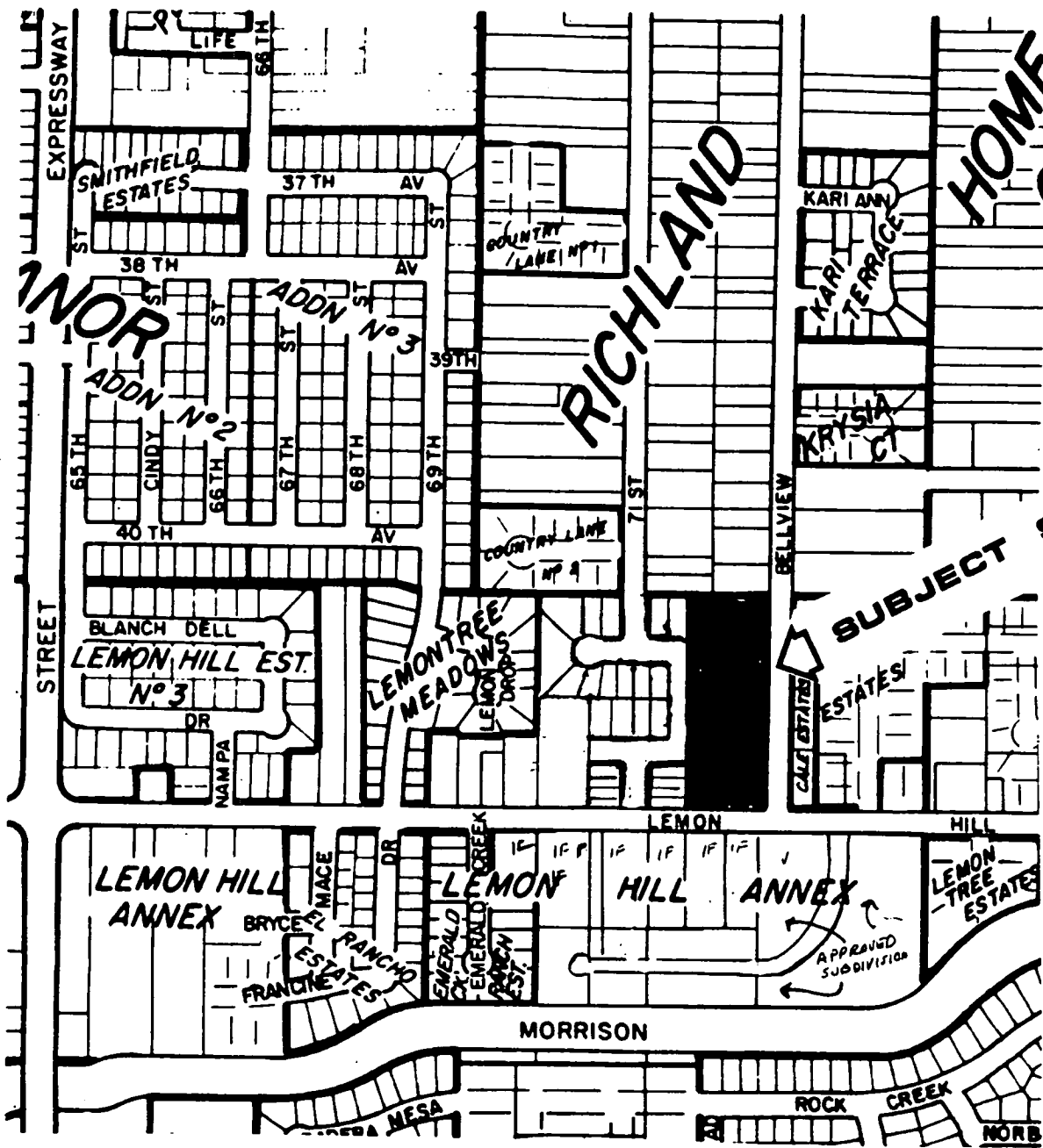
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



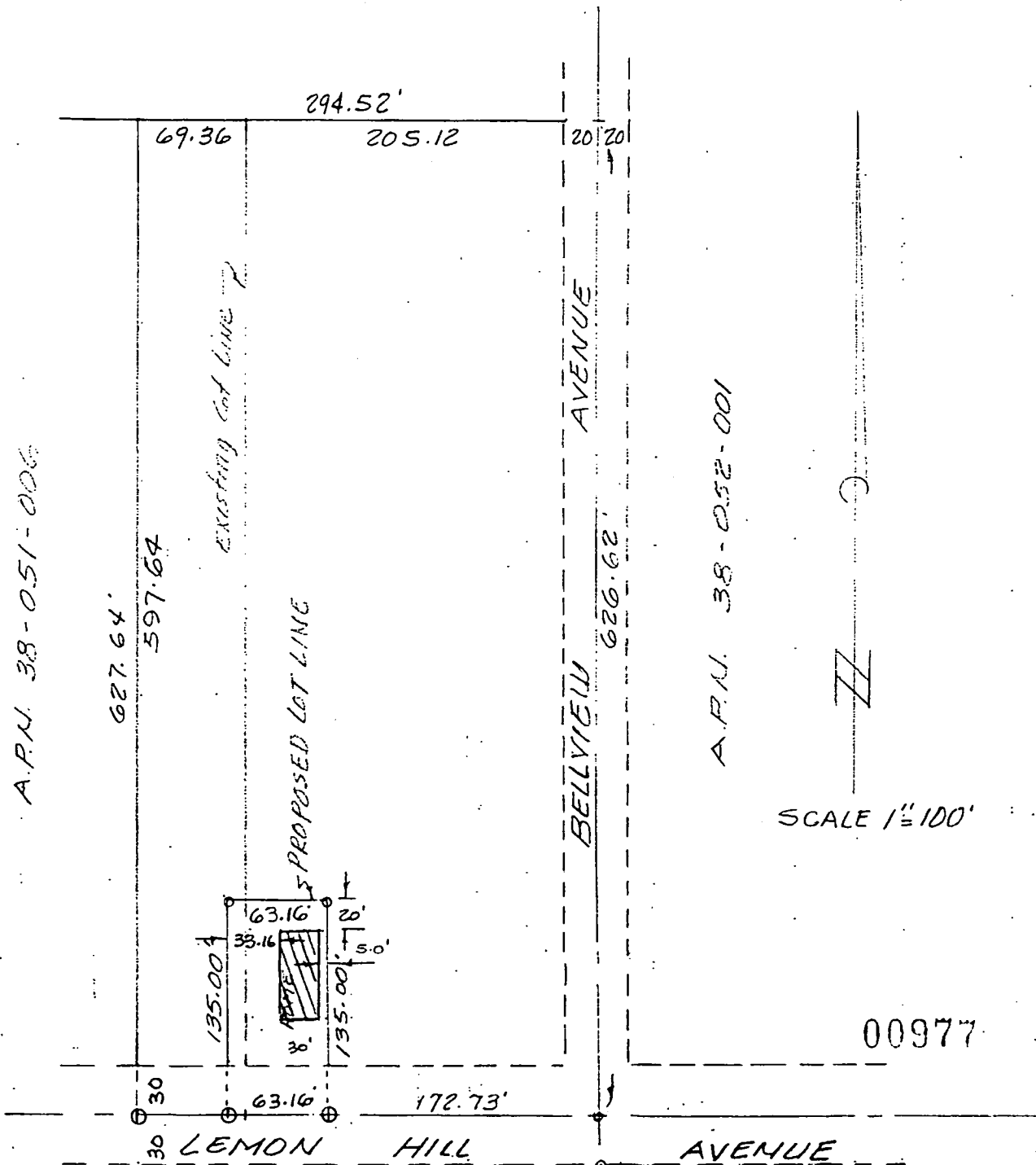
LAND USE & ZONING MAP



VICINITY MAP

EXHIBIT - A

A.P.N. 27-0317-008



SCALE 1"=100'

A.P.N. 38-051-006

A.P.N. 38-052-001

A.P.N. 38-0121-011

P93-006

P93-006

MARCH 11, 1993

ITEM #7

EXHIBIT - B

New Description Parcel 1

A parcel of land situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Lot 6 and Lot 7, as said Lots are shown on the "Plat of Lemon Hill Annex", recorded in the office of the County Recorder of Sacramento County in Book 8 of Maps, Map No. 1, more particularly described as follows:

All of Lot 6, excepting therefrom the West 260.64 feet and all of Lot 7, excepting therefrom the East 124.88 feet thereof.

ALSO EXCEPTING THEREFROM the following described parcel: Beginning at the Southeast corner of said Lot 6; thence from said point of beginning South 89°30'00" West 11.36 feet; thence North 135.00 feet; thence North 89°30'00" East 63.16 feet; thence South 135.00 feet to a point on the southerly boundary of said Lot 7; thence along the southerly boundary of said Lot 7 South 89°30'00" West 46.64 feet to the point of beginning.

New Description Parcel 2

A parcel of land situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Lot 6 and Lot 7, as said Lots are shown on the "Plat of Lemon Hill Annex", recorded in the office of the County Recorder of Sacramento County in Book 8 of Maps, Map No. 1, more particularly described as follows:

All of Lot 6, excepting therefrom the West 260.64 feet and all of Lot 7, excepting therefrom the East 124.88 feet thereof.

ALSO EXCEPTING THEREFROM the following described parcel: Beginning at a point in the southerly boundary of said Lot 6 from which the Southeast corner of said Lot 6 bears North 89°30'00" East 11.36 feet; thence from said point of beginning South 89°30'00" West 58.00 feet; thence North 627.64 feet to a point in the North line of said Lot 6; thence North 89°41'55" East 294.52 feet to a point in the centerline of Bellview Avenue; thence along said centerline South 00°03'30" West 626.62 feet to a point in the intersection of said centerline of Bellview Avenue and the South line of said Lot 7, said South line is also the centerline of Lemon Hill Avenue; thence along said South line South 89°30'00" West 172.73 feet; thence North 135.00 feet; thence South 89°30'00" West 63.16 feet; thence South 135.00 feet to the point of beginning. Said parcel 2 contains 8526.60 square feet more or less gross.

P 93 - 006

P93-006

MARCH 11, 1993

ITEM #7

P93-006

MARCH 11, 1993

ITEM # 7

BELL CREST ESTATES SUBDIVISION

A PORTION OF LOT 7
AS SHOWN ON 8 BM 10

CITY of SACRAMENTO CALIFORNIA
APRIL, 1991 1" = 50'

ROSE'S ENGINEERING - GEOLOGY & SURVEYING INC.
L.S. 3646 R.C.E. 24996 R.C.E. 25713
SHEET 1 OF 2 SHEETS

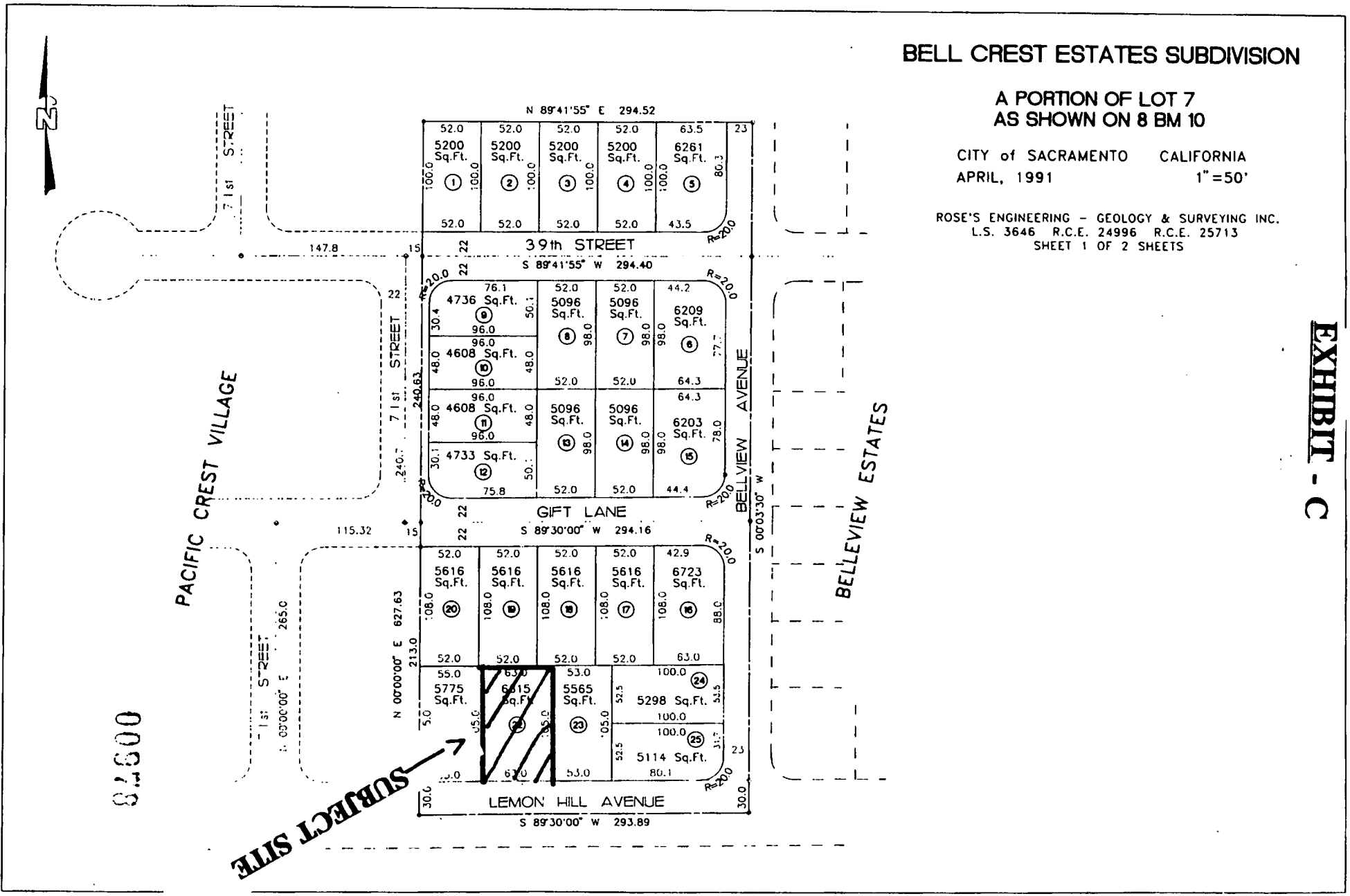


EXHIBIT - C

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