

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Andy Domich, c/o Montgomery Contractors, 1516-7th Ave., Sacto., CA 95818		
OWNER	Georgia Kennedy, 5071 Warwick Ave., Sacto., CA 95820		
PLANS BY			
FILING DATE	4-3-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15305(a) EIR	ASSESSOR'S PCL. NO.	020-033-58,59

APPLICATION: Lot Line Merger

LOCATION: 3838 Sacramento Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to merge two lots in order to move a duplex on the subject corner lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
Existing Zoning:	Single Family; R-1
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Residential; R-1
East:	Residential; R-1
West:	Residential; R-1

Parking Required:	2 spaces
Parking Provided:	None
Ratio Required:	1 space per dwelling unit
Ratio Provided:	None
Property Dimensions:	Irregular
Property Area:	8,855 square feet
Density of Development:	5 du/ac.
Significant Feature of Site:	Existing trees on site
Street Improvements/Utilities:	Existing

STAFF EVALUATION: Staff has the following comments and concerns:

1. The subject property consists of two lots in the Single Family (R-1) zone. Their irregular shape resulted from the creation of the 12th Avenue Bypass. The applicant proposes to merge the lots to accommodate an existing duplex to be moved onto the site.
2. The project was reviewed by Engineering, Real Estate, Traffic and the Oak Park PAC. There were no objections to the project; however, the following comments were received:
  - a. Real Estate notes that all parcels must be in the same ownership prior to issuance of a Certificate of Compliance;
  - b. Engineering requires that a new deed description and closure calculations be provided for the new parcel.

3. The submitted site plan indicates the relocated structure encroaching several feet into the required 25-foot front yard, and the twelve and one-half foot street side yard. The applicant should provide revised site plans for review and approval of the Planning Director that show the building moved north to provide the required setbacks.
4. The submitted site plan indicates a "new 42-inch white picket fence" at the property line along 12th Avenue Bypass and Stockton Boulevard. It should be noted that the maximum height within front and street side yard setbacks is 36 inches, unless a variance is granted by the Planning Commission.
5. The house move is scheduled to be reviewed by the Design Review Board on May 16, 1984, and must be approved prior to issuance of building permits. Any revisions must also be reviewed and approved by that Board.

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

STAFF RECOMMENDATION: Staff recommends that the 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 MERGER  
FOR PARCEL C OF BLOCK 8,  
LOUISIANA TRACT (P84-137)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 3838 Sacramento Boulevard; and

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

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Fruitridge Community Plan;

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

that the lot line merger for property located at  
3838 Sacramento Boulevard,

City of Sacramento, be approved as shown and described  
in Exhibits A and B attached hereto, subject to  
the following condition:

1. The applicant shall provide a new deed description and submit closure calculations for the 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. All parcels shall be in the same ownership prior to issuance of a Certificate of Compliance.

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION



## DESCRIPTION PAGE OF PRELIMINARY REPORT-ORDER NO. E-308807

The land referred to in this report is situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

PARCEL NO. 1:

The North 42 feet of the following described tract of land:

BEGINNING at a point on the South line of Lot 8 of "Supplemental Plat showing Louisiana Tract" according to the official plat thereof, filed in the office of the Recorder of Sacramento County on June 21, 1892, in Book 3 of Maps, Map No. 5, said point being distant North 89° 23' West 133.04 feet from the Southeast corner of said Lot 8; and running thence North 213.99 feet to a stake; thence North 89° 41' West 80 feet to a stake; thence South 213.51 feet to a point on the South line of Lot 8; thence along the said South line South 89° 23' East 80 feet to the beginning, being a portion of Lot 8 of Louisiana Tract.

PARCEL NO. 2:

Beginning at a point which point is located North 172.58 feet along the West line of Sacramento Boulevard (formerly Hazel Avenue) from the Southeast corner of Lot 8 of "Supplemental Plat showing Louisiana Tract" filed June 21, 1892, in Book 3 of Maps, Map No. 5; running thence North 89° 23' West 133.04 feet to a stake; thence North 41.41 feet to a point; thence South 89° 41' East 133.04 feet to a point on the East line of Lot 8; thence South along the East line 42 feet to beginning, being a portion of Lot 8, Louisiana Tract.

PARCEL NO. 3:

Beginning at a point which point is marked by a two inch stake and which is located North 88.56 feet along the West line of Sacramento Boulevard (formerly Hazel Avenue) from the Southeast corner of Lot 8 of "Supplemental Plat showing Louisiana Tract" according to the official plat thereof, filed in the office of the Recorder of Sacramento County on June 21, 1892, in Book 3 of Maps, Map No. 5; running thence North 89° 23' West 133.04 feet to a stake, thence North 84 feet to a point; thence South 89° 25' East 133.04 feet to a point on the East line of Lot 8; thence South along the said East line 84 feet to beginning, being a portion of Lot 8, Louisiana Tract.

EXCEPTING THEREFROM FROM SAID PARCELS NO. 2 AND NO. 3; THE FOLLOWING THREE (3) PARCELS:

a) All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows: All that portion of Lot 8, as said Lot is shown on the "Supplemental Plat Showing Louisiana Tract", filed in the office of the Recorder of Sacramento in Book 3 of Maps, Map No. 5, described as follows: Beginning at a point in the East line of said Lot 8, being a point in the West line of Sacramento Boulevard, from whence the Southeast corner of said Lot 8 bears South 00° 52' 22" East 88.58 feet; thence from said point of beginning, South 89° 47' 44" West 133.04 feet; thence parallel with said East line of Lot 8, North 00° 52' 22" West 84.00 feet; thence North 89° 47' 44" East 19.48 feet;

(Continued)

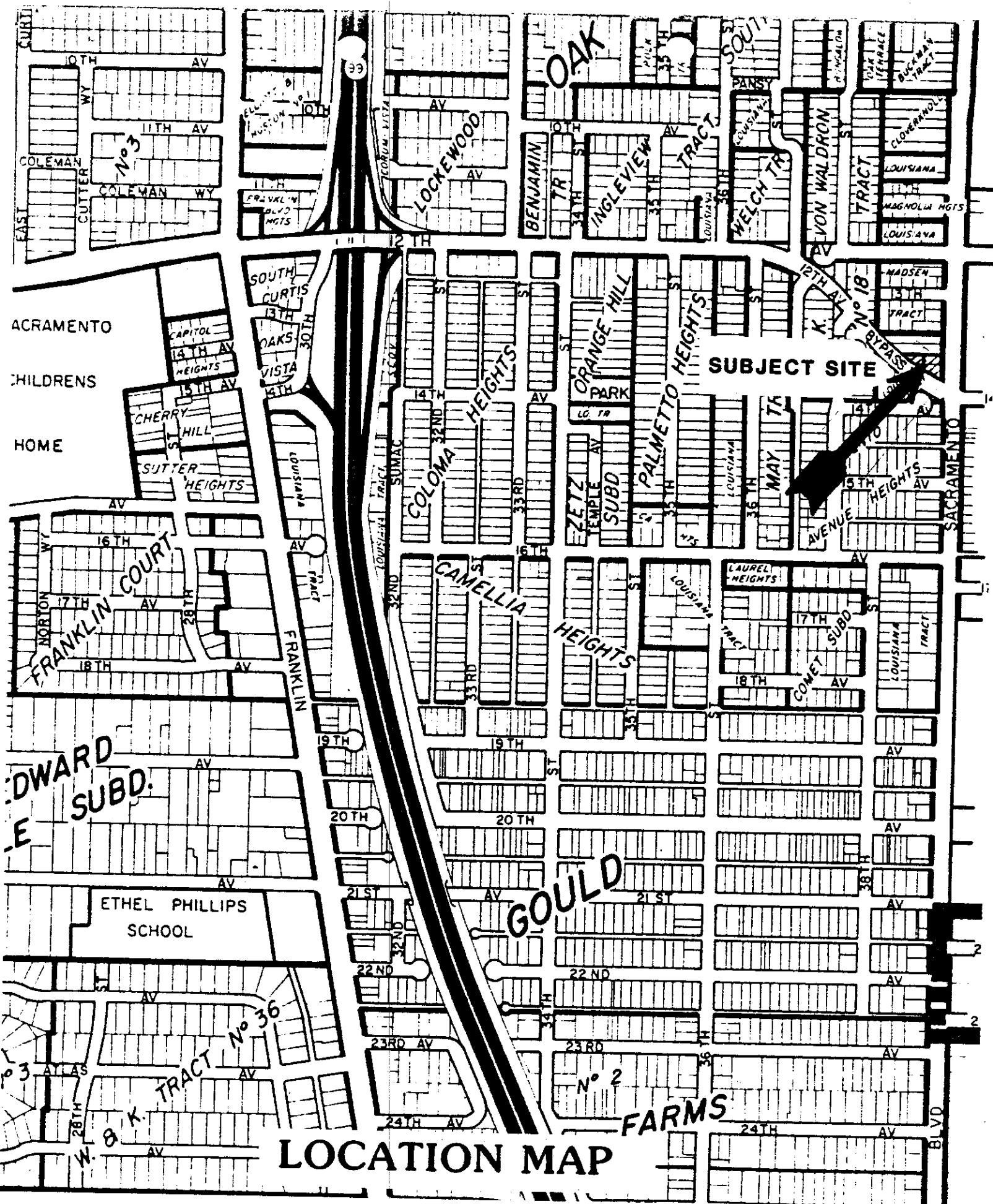
DESCRIPTION PAGE TWO OF PRELIMINARY REPORT-ORDER NO. E-308807

thence South  $58^{\circ} 59' 37''$  East 1.95 feet; thence along the arc of a tangent curve concave to the Northeast, having a radius of 547.00 feet, subtended by a chord bearing South  $56^{\circ} 52' 06''$  East 65.00 feet to a point of compound curvature; thence along the arc of a curve concave to the Northwest, having a radius of 34.00 feet, subtended by a chord bearing North  $76^{\circ} 01' 06''$  East 46.99 feet to a point of compound curvature; thence along the arc of a curve concave to the Northwest, having a radius of 48.00 feet, subtended by a chord bearing North  $16^{\circ} 12' 35''$  East 26.62 feet; thence North  $89^{\circ} 47' 44''$  East 4.44 feet to a point in said East line of Lot 8; thence along said East line, South  $00^{\circ} 52' 22''$  East 84.00 feet to the point of beginning.

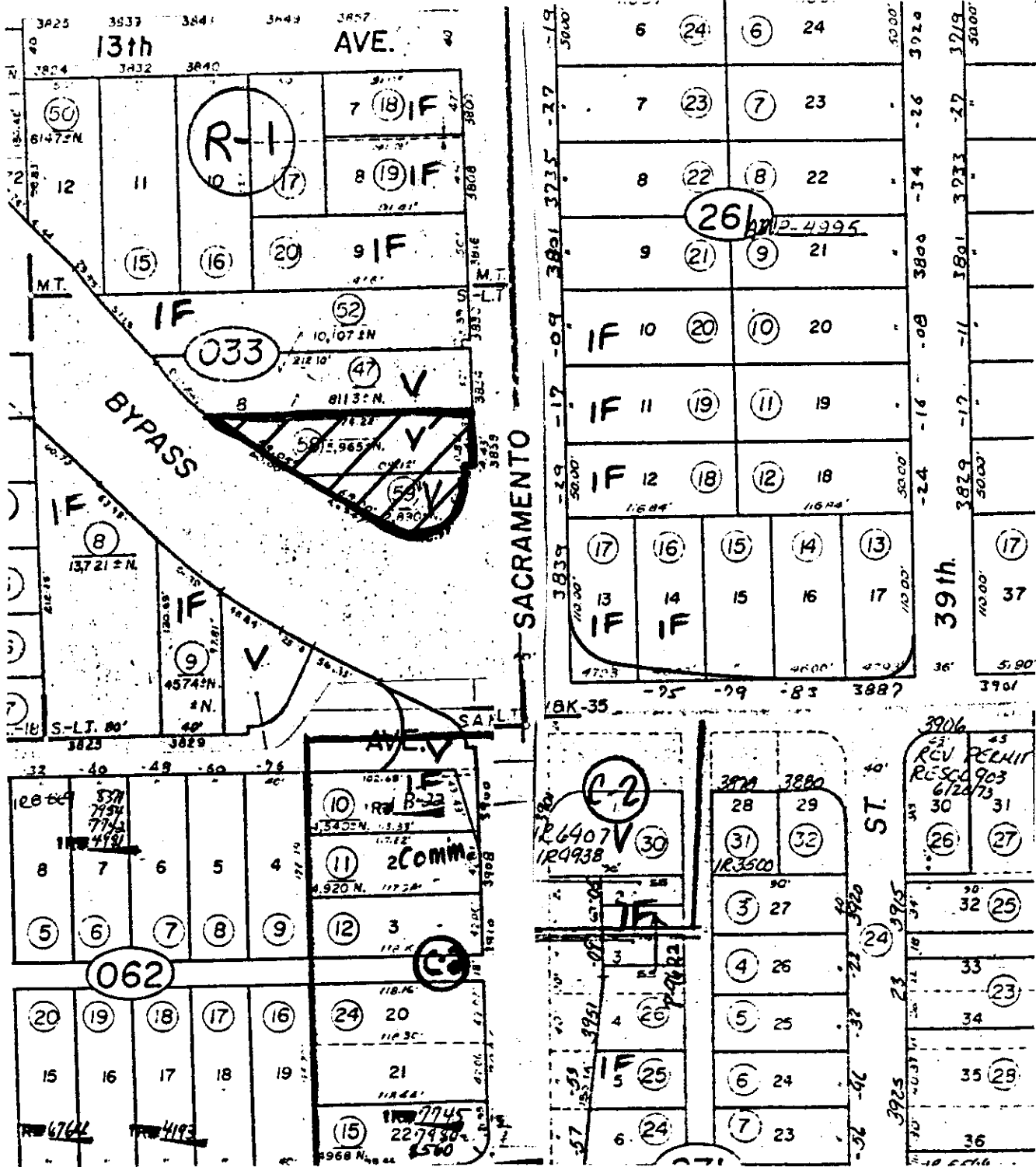
b) All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows: All that portion of Lot 8, as said Lot is shown on the "Supplemental Plat Showing Louisiana Tract", filed in the office of the Recorder of Sacramento County in Book 3 of Maps, Map No. 5 described as follows: Beginning at a point in said Lot 8, from whence the Southeast corner of said Lot 8, bears the following two (2) courses:

(1) South  $00^{\circ} 42' 41''$  East 213.46 feet to a point in the South line of said Lot 8, and (2) along said South line, North  $89^{\circ} 47' 44''$  East 212.76 feet; thence from said point of beginning, North  $89^{\circ} 29' 43''$  East 37.93 feet; thence from a tangent that bears South  $45^{\circ} 39' 27''$  East, along the arc of a curve concave to the Northeast, having a radius of 556.00 feet, subtended by a chord bearing South  $46^{\circ} 28' 36''$  East 15.90 feet; thence South  $58^{\circ} 59' 37''$  East 58.05 feet; thence parallel with the South line of said Lot 8, South  $89^{\circ} 47' 44''$  West 19.48 feet; thence parallel with the East line of said Lot 8, South  $00^{\circ} 52' 22''$  East 0.70 feet; thence South  $89^{\circ} 29' 43''$  West 79.24 feet; thence North  $00^{\circ} 42' 41''$  West 42.00 feet to the point of beginning.

c) All that certain property situate in the City of Sacramento, County of Sacramento, State of California, described as follows: All that portion of Lot 8, as said Lot is shown on the "Supplemental Plat Showing Louisiana Tract", filed in the office of the Recorder of Sacramento County in Book 3 of Maps, Map No. 5, described as follows: Beginning at a point in the East line of said Lot 8, from whence the Southeast corner of said Lot 8 bears South  $00^{\circ} 52' 22''$  East 172.58 feet; thence from said point of beginning, along said East line of Lot 8, North  $00^{\circ} 52' 22''$  West 0.87 feet; thence at right angles to said East line, South  $89^{\circ} 07' 38''$  West 4.43 feet; thence from a tangent that bears South  $00^{\circ} 52' 22''$  East, along the arc of a curve concave to the West, having a radius of 48.00 feet, subtended by a chord bearing South  $00^{\circ} 22' 56''$  East 0.82 feet; thence parallel with the South line of said Lot 8, North  $89^{\circ} 47' 44''$  East 4.44 feet to the point of beginning.



**LOCATION MAP**



# SURROUNDING LAND USE