

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Abraham & Mary Ann Low, 528 Woodlake Dr., Sacramento, CA 95815				
<b>OWNER</b>	Abraham & Mary Ann Low, 528 Woodlake Dr., Sacramento, CA 95815				
<b>PLANS BY</b>	Glenn F. Williams Engineering, 6020 Rutland Dr., #19, Carmichael, CA 95608				
<b>FILING DATE</b>	3/17/89	<b>ENVIR. DET.</b>	Exempt 15305a	<b>REPORT BY</b>	DTH:kjr
<b>ASSESSOR'S PCL. NO.</b>	275-0183-002 and 003				

**APPLICATION:** Lot Line Adjustment to merge two parcels into one.

**LOCATION:** 528 Woodlake Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two lots totaling .34+ acres in the Single Family Residential (R-1) zone into one large lot.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family

**Surrounding Land Use and Zoning:**

North: Woodlake Park; R-1  
South: Single Family; R-1  
East: Single Family; R-1  
West: Single Family; R-1

Property Dimensions:	60'+ x 164'+ and 27.5'+ x 164'+
Property Area:	.34+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of two lots totaling .34+ acres in the Single Family Residential (R-1) zone. The General Plan designates the site as Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site as Residential (4-8 du/na). The subject site is surrounded by single family residences to the south, east, and west, and by Woodlake Park to the north.
- B. The subject site consists of a developed 60'+ x 164'+ lot and a partially developed 27.5'+ x 164'+ lot. The applicant is proposing to merge "Lot 5 of Woodlake R.M.," which is developed with a single family residence and the eastern half of "Lot 6 of Woodlake R.M.," which is developed with a storage shed and a driveway which is used for the residence on Lot 5 (see Exhibit A). The applicant is eliminating a lot which would require variances in order to develop it as a single family residence due to the narrowness of the site.

C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from Engineering:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded.
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
  - b. File a waiver of Parcel Map.
  - c. Pay off or segregate any existing assessments.

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

RECOMMENDATION: Staff recommends Planning Commission approval of 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 ADJUSTMENT TO MERGE TWO LOTS INTO ONE

(APN: 275-0183-002 AND 003)

(P89-150)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 528 Woodlake Drive; 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 the 1984 North Sacramento Community Plan; and the proposed lot line merger 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 528 Woodlake Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
  - b. File a waiver of Parcel Map.
  - c. Pay off any existing assessments.
2. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all

preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

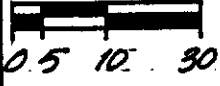
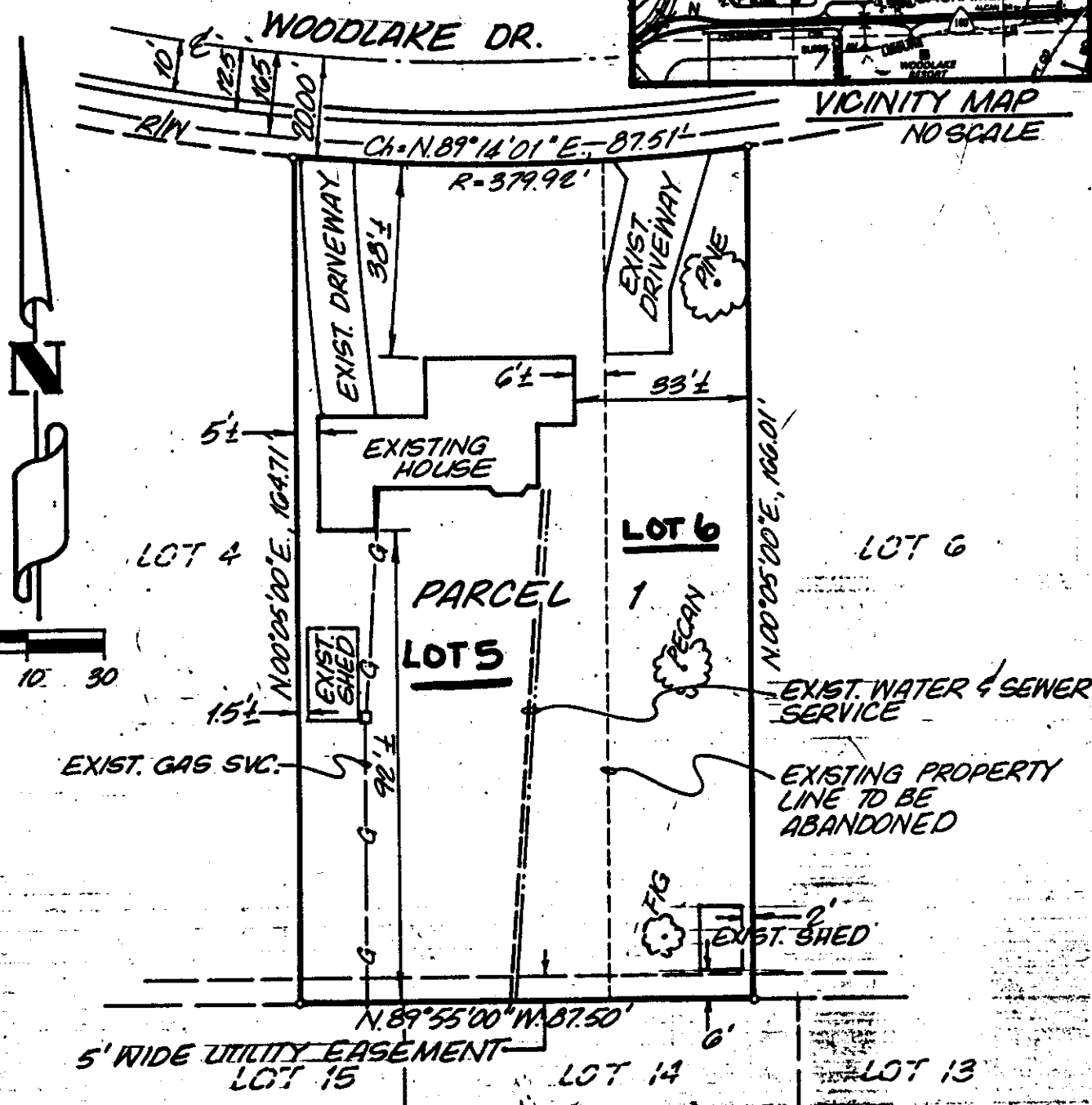
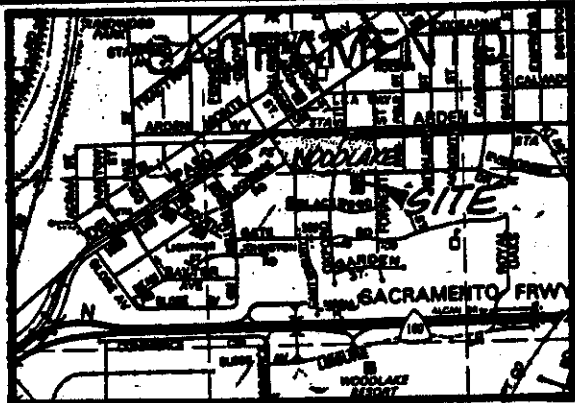
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CHAIRPERSON

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SECRETARY TO THE PLANNING COMMISSION

# Exhibit A



**GAW** GLENNE WILLIAMS CIVIL ENGINEERING & SURVEYING  
SITE ENGINEERING - LAND PLANNING - SURVEYING  
SPECIAL PROJECTS  
6080 RUTLAND DRIVE, SUITE 10-CARSON, CA 94508 - PHONE 865-5888  
GLENNE WILLIAMS (1980 - 1992)

LOT 5 AND  
A PORTION OF LOT 6, BLOCK 20  
BOOK 17 OF MAPS, PAGE 8

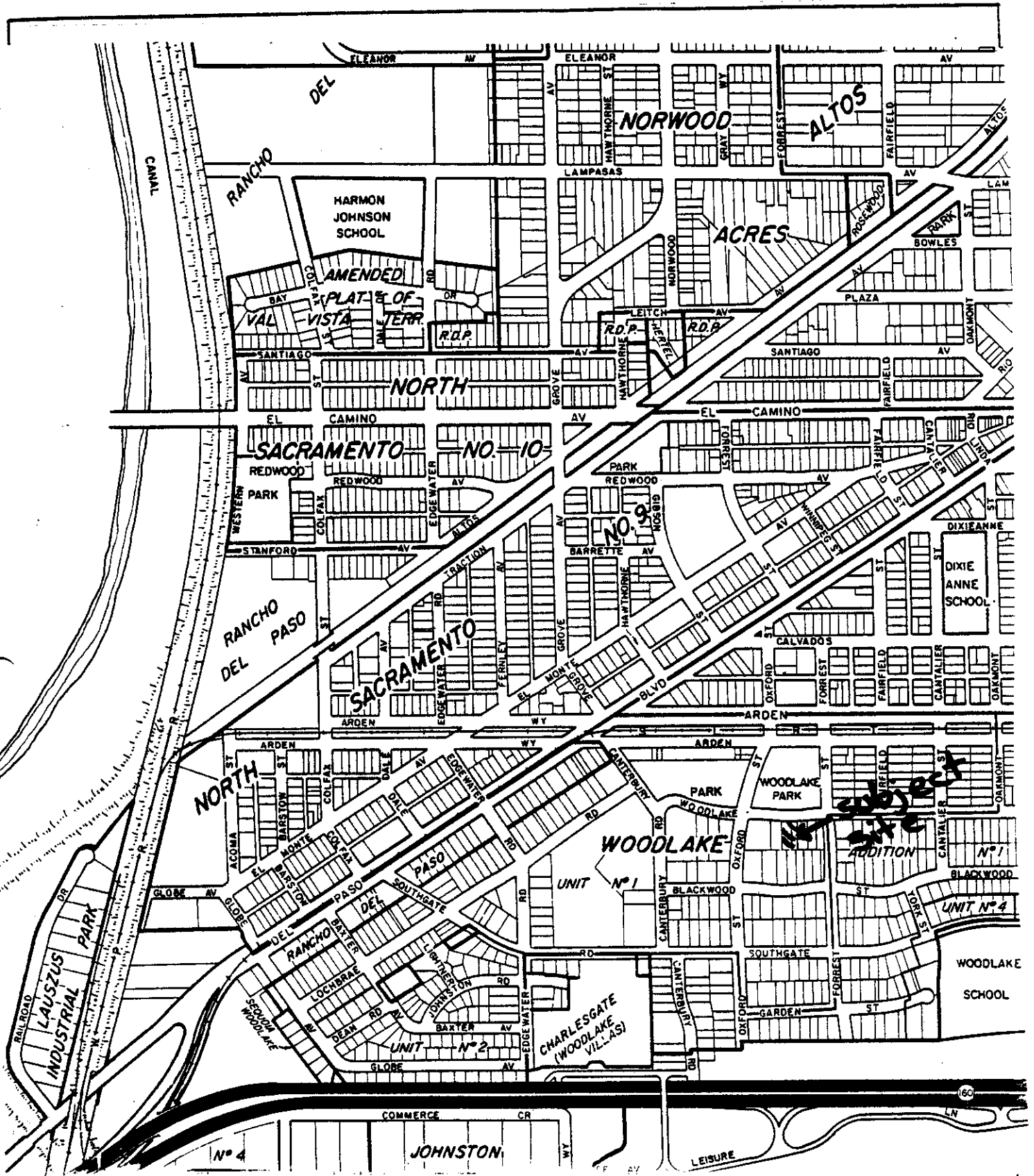
# Exhibit B

*Proposed*

## LEGAL DESCRIPTION

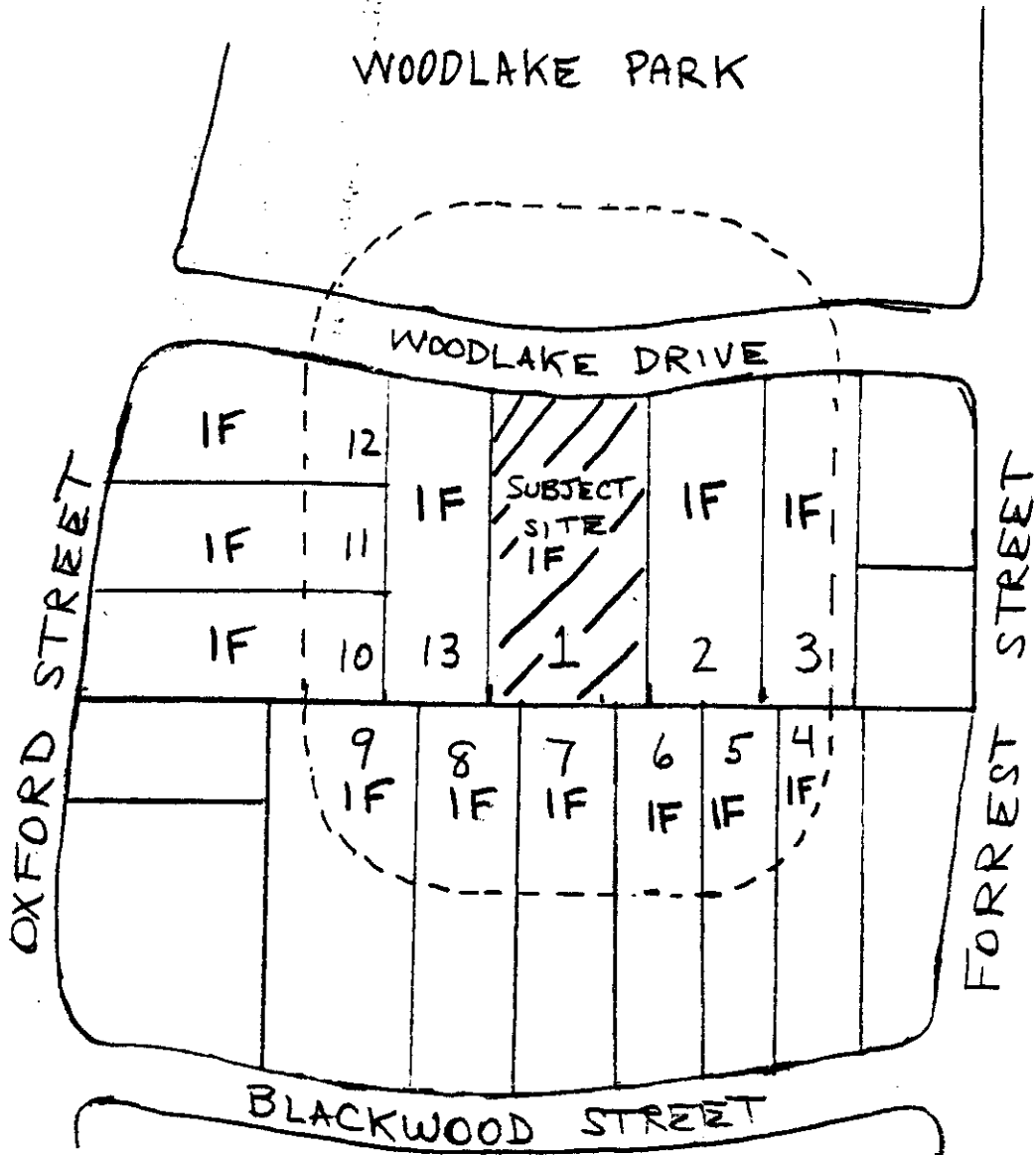
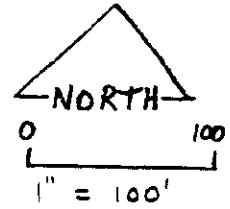
ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, being Lot 5 and a portion of Lot 6, Block 20, as shown on that certain subdivision map entitled "Woodlake", filed in the office of the Recorder of Sacramento County in Book 17 of Maps, Map No. 8. More particularly described as follows:

BEGINNING at the Southwest corner of said Lot 5, thence along the West line of said Lot 5, North  $00^{\circ} 05' 00''$  East, 164.71 feet, more or less, to the South right of way line of Woodlake Drive, a forty foot wide street as shown on said map. Thence along said South right of way line, along the arc of a non-tangent 379.92 foot radius curve to the left, said curve being subtended by a chord which bears North  $89^{\circ} 14' 01''$  East, 87.51 feet; thence leaving said right of way line, South  $00^{\circ} 05' 00''$  West, 166.01 feet, more or less, to the South line of said Lot 5 and Lot 6; thence along said South line, North  $89^{\circ} 55' 00''$  West, 87.50 feet to the point of beginning.



# VICINITY MAP

\* Entire Page Zoned R-1



# LAND USE & ZONING MAP