

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

<b>APPLICANT</b> Herbert T. Krumpe, 2751 Land Avenue, Suite A, Sacramento, CA, 95815	
<b>OWNER</b> Rene N. and Barbara J. Barthel, 8341 Bardmoor Court, Orangevale, CA, 95662	
<b>PLANS BY</b> Herbert T. Krumpe, 2751 Land Avenue, Suite A, Sacramento, CA, 95815	
<b>FILING DATE</b> November 27, 1990	<b>REPORT BY</b> SLY
<b>ENVIR DET</b> Exempt 15305(a)	
<b>ASSESSOR'S PCL. NO.</b> 265-0382-002, 012, 017	

**APPLICATION:** Lot Line Adjustment to merge three lots into one lot totaling 0.29± vacant acres in the Multiple Family, R-2B, zone.

**LOCATION:** 1732 Kenwood Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge three parcels into one parcel in order to construct two single family homes under one ownership.

**PROJECT INFORMATION:**

General Plan Designation:	Medium Density Residential (16-29 du/na)
1984 North Sacramento	
Community Plan Designation:	Residential (11-21 du/na)
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	Single Family, R-3
South:	Duplex, and Vacant, R-2B
East:	Vacant Easement and Marconi Avenue, R-2B
West:	Single Family, R-2B

Property Dimensions:	Irregular
Property Area:	0.29± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

A. **Land Use and Zoning**

The subject site consists of three interior lots totaling 0.29± acres in the Multiple Family, R-2B zone (see Exhibit A). The subject site is presently vacant. The General Plan designates the subject site as Medium Density Residential (16-29 du/na) and the 1984 North Sacramento Community Plan designates the site as Residential (11-21 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned R-2B to the north and west, duplex and vacant, zoned R-2B to the south, and a vacant easement and Marconi Avenue, zoned R-2B to the east.

B. Applicant's Proposal

The applicant is proposing a lot line adjustment to merge three parcels into one parcel in order to build two single family homes under the same ownership. The lot line adjustment will delete the common property lines that separate the irregularly shaped parcels from each other. (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The existing parcels are very narrow and irregular in shape and size. The lot line merger will create a larger parcel that is more rectangular in shape. The newly created parcel will be approximately 90 feet by 195 feet. This more uniform parcel shape will enable development of the currently vacant parcels.

The applicant proposes to construct single family homes under one ownership on the merged parcel. This plan will supply housing which falls short of the density designated by both the General Plan and the North Sacramento Community Plan; however, the Zoning Ordinance permits two single family residences by right in the Multiple Family, R-2B zone. Therefore, the applicant is entitled to proceed with the proposed project once the lot line merger is final.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received:

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. Pay off or segregate any existing assessments.

**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 1, 2, 3, 4, and 24 IN BLOCK 23 AS SAID LOTS ARE  
SHOWN ON THE MAP OF "SUBDIVISION NO. 3, NORTH SACRAMENTO" IN BOOK 11  
OF MAPS, MAP NO. 34 AND 35, RECORDS OF SACRAMENTO COUNTY  
(APN: 265-0382-002, 012, 017)  
(P90-464)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation  
concerning the lot line adjustment for property located at 1732 Kenwood Street; 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 1984 North 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 1732 Kenwood Street, City of Sacramento, be  
approved as shown and described in Exhibits A, and B attached hereto, subject to the following  
conditions:

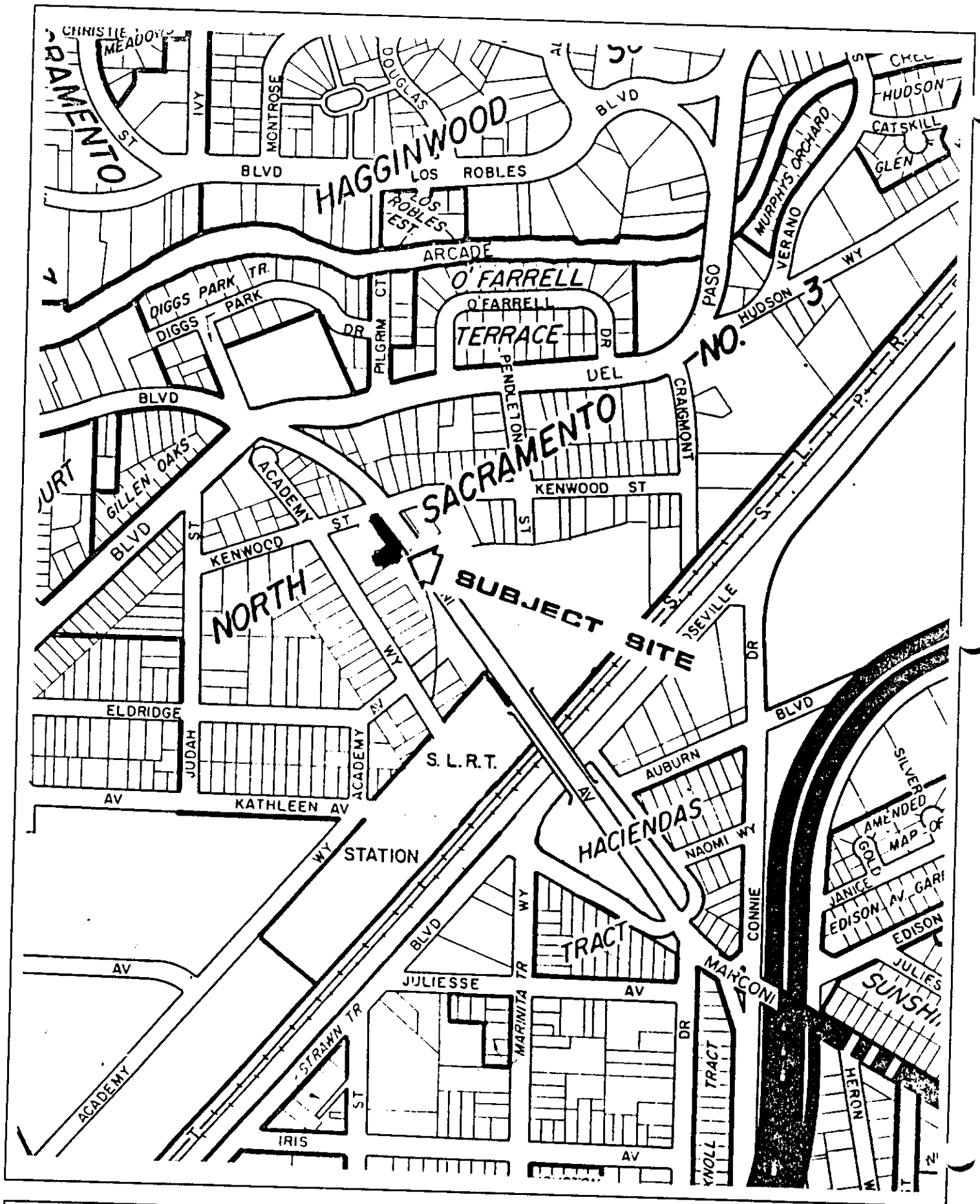
The applicant shall complete the following at the Public Works Department, Development Services  
Division, prior to a lot line adjustment being recorded:

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. Pay off or segregate any existing assessments.

\_\_\_\_\_  
CHAIRPERSON

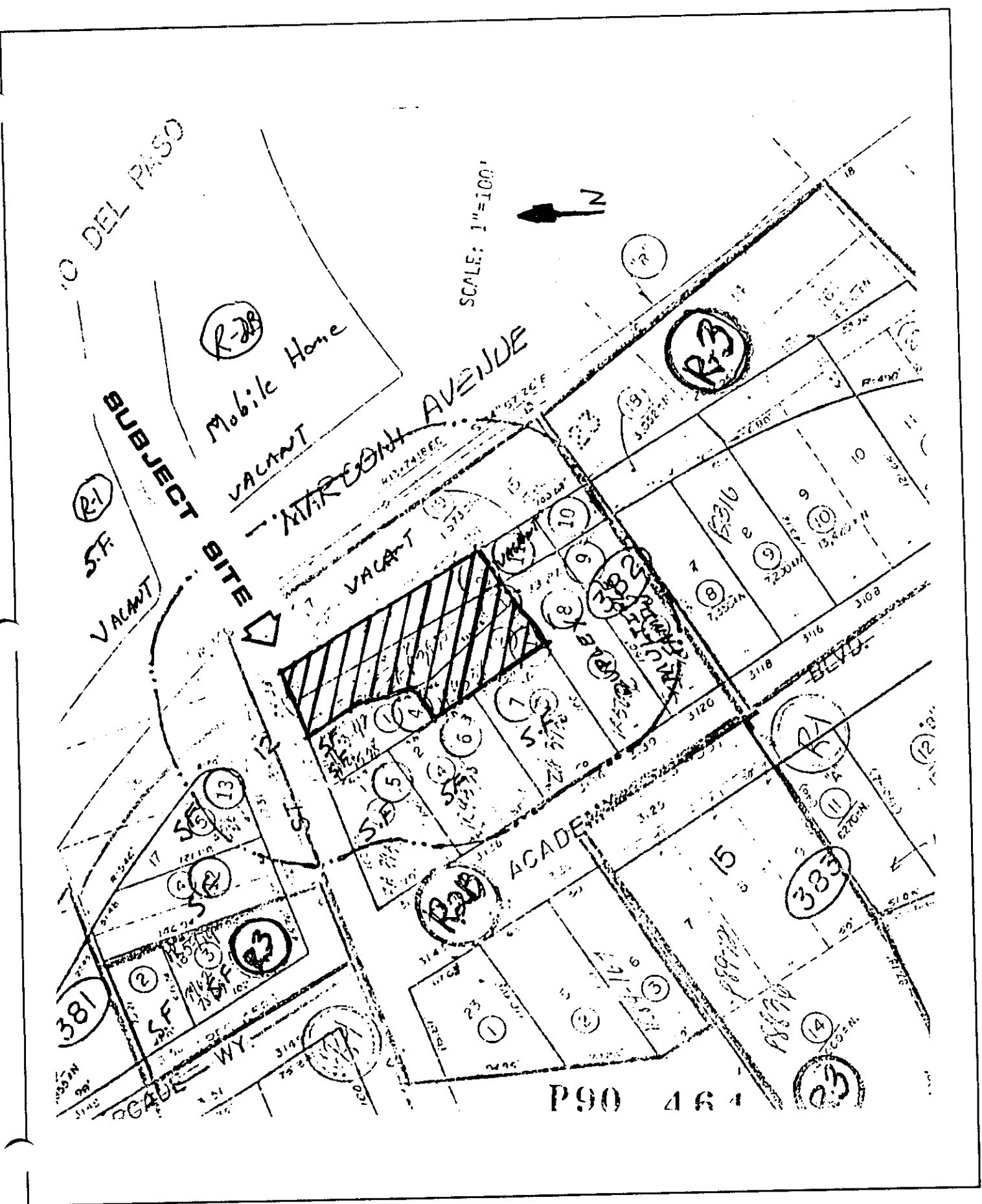
ATTEST:

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

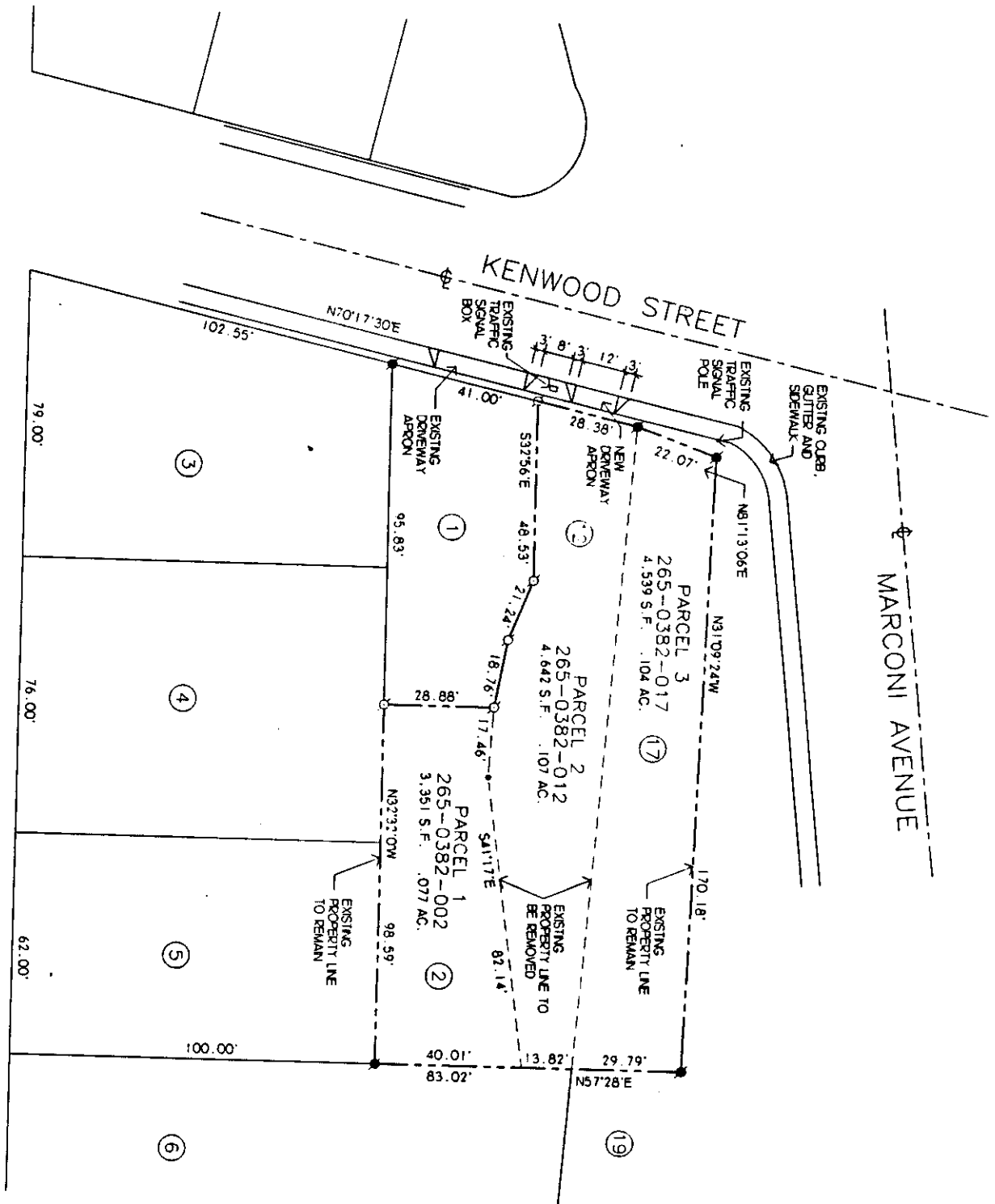


VICINITY MAP

AN



**LAND USE & ZONING MAP**



1732 KENWOOD STREET • SCALE: 1"=20'-0"



<b>A1</b> <small>NO. 1</small>	<b>9007B</b> <small>NO. 2</small>	<b>20 NOV 90</b> <small>DATE</small>	<b>SITE PLAN</b> <small>NO. 3</small>	<b>PLAN</b> <small>NO. 4</small>	<b>KENWOOD</b> <small>NO. 5</small>	<b>PROPOSED LOT-LINE ADJUSTMENT</b> <b>1732 KENWOOD STREET</b> SACRAMENTO, CALIFORNIA	<b>HERBERT T. KRUMPEL</b> <small>REGISTERED PROFESSIONAL ENGINEER</small>
	<small>PROJECT NO. 1732 KENWOOD STREET</small>						

EXHIBIT - D

PROPOSED  
LEGAL DESCRIPTION

All that portion of Lots 1, 2, 3, 4 and 24, in Block 23 as shown on the official "Map of Subdivision No. 3, North Sacramento" recorded in the Office of the County Recorder of Sacramento County on January 11, 1911, in Book 11 of Maps, Map No.'s 34 and 35, described as follows:

BEGINNING at a point on the southeasterly line of said Lot 4, located North  $57^{\circ}28'00''$  East, 100.00 feet from the most southerly corner of said Lot 4; thence from said POINT OF BEGINNING North  $32^{\circ}32'00''$  West, 100.00 feet to a point on the most southeasterly line of said Lot 2, said point also being the most southerly corner of a parcel of land as described in corporation grant deed recorded August 26, 1986 in Book 86-08-26, Page 2255, Official Records of Sacramento County; thence North  $57^{\circ}28'00''$  East and along the southeasterly line of said Lot 2 and the southeasterly line of said corporation grant deed 29.83 feet; thence along said corporation grant deed boundary, the following three (3) courses:

1. North  $18^{\circ}35'$  West, 17.22 feet;
2. North  $13^{\circ}29'$  West, 21.24 feet;
3. North  $32^{\circ}56'$  West, 48.53 feet to a point on the westerly line of said Lot 1; thence North  $70^{\circ}17'30''$  East, 28.38 feet; thence North  $81^{\circ}13'06''$  East, 22.07 feet; thence South  $31^{\circ}09'24''$  East, 170.18 feet; thence south  $57^{\circ}28'$  West, 83.76 feet to the POINT OF BEGINNING.

Containing 0.285 acres, more or less.

END OF DESCRIPTION

P90-464

#31