

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT Datum Surveys; Kent Schoenenburger - 1116 26th St., Ste. F, Sacramento 95816
OWNER H & E. Shepherd; Roscoe & Clara Powell - 1433 & 1435 Arcade Blvd., Sacramento
PLANS BY Datum Surveys; Kent Schoenenburger - 1116 26th St., Ste. F, Sacramento 95816
FILING DATE 2-19-82 50 DAY CPC ACTION DATE _____ REPORT BY: TM:sg
NEGATIVE DEC. Ex. 15105 EIR _____ ASSESSOR'S PCL. NO. 251-324-04 & 15

- APPLICATION:
1. Lot Line Adjustment
 2. Subdivision Modification to create a flag-shaped lot (withdrawn)

LOCATION: 1433 & 1435 Arcade Boulevard

PROPOSAL: The applicant is requesting a lot line adjustment and subdivision modification which will provide for additional rear yard area for a lot at the corner of Arcade Boulevard and Belmont Way.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Hagginwood Community Plan Designation: Light density residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single family residential

Surrounding Land Use and Zoning:

North: Single family residential; R-1
South: Single family residential, commercial; R-1 & C-2
East: Vacant & commercial; R-3 & C-2
West: Single family residential; R-1

As Existing Parcels

	Assessor's Parcel 251-324-14	Assessor's Parcel 251-324-15
Property Dimensions:	55' x 132'	55' x 123'
Property Area:	7,260 sq. ft.	6,765 sq. ft.
Sq. Ft. of Buildings:	1,267 sq. ft.	2,181 sq. ft.
Percentage Lot Coverage:	17%	32%

As Proposed Parcels

	Assessor's Parcel 251-324-14	Assessor's Parcel 251-324-15
Property Dimensions:	55' x 100'	Irregular (flag-shaped)
Property Area:	5,500 sq. ft.	7,900 sq. ft.
Sq. Ft. of Buildings:	1,267 sq. ft.	2,181 sq. ft.
Percentage Lot Coverage:	23%	28%

STAFF EVALUATION: The applicant has requested the above mentioned entitlements to provide for a larger rear yard area for a parcel located at the northeast corner of Arcade Boulevard and Belmont Way. This parcel is currently developed with a single family residence and a detached garage. Approximately 32% of the lot is covered by structures

001896

NO. P82-045

MEETING DATE March 25, 1982

CPC ITEM NO. 21

and 35% encumbered by front and street side yard setbacks. Due to the location of these structures and the setback requirements, the site has a minimal side and rear yard area. To provide for additional yard and garden area the applicant proposes to acquire the rear 32' x 55' of an adjacent 55' x 132' parcel to the east.

Staff does not oppose the request for the following reasons:

1. Both parcels will comply with the required setbacks and lot coverage. The parcel (APN: 251-324-14) which is being decreased will still have a 40' rear yard area.
2. The proposed adjustment will provide for greater utilization and maintenance of the portion being conveyed.
3. The lot line adjustment will not alter the characteristics of the area nor will there be any more intensive land use permitted by the proposed adjustment.

The proposed lot line adjustment was reviewed by the offices of Water and Sewer Division, Engineering, and Planning Departments. There were no objections to the request. The City Engineer recommended the following conditions for this lot line adjustment:

1. The applicant shall submit closure calculations for each parcel and 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. The proposed lot lines are to be monumented.

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.



Project Site

P82-045 001898

MARCH 25, 1982

ITEM 2.1

TENTATIVE MAP
 LOT LINE ADJUSTMENT BETWEEN
 A.P. #251-324-14 AND A.P. #251-324-15
 (LOT 1 AND 2, SCHMITZ TRACT 238.M.44)

CITY OF SACRAMENTO
 STATE OF CALIFORNIA
 FEBRUARY, 1982
 SCALE: 1" = 20'

OWNERS OF RECORD:
 A.P. #251-324-14

HARRY & ELLEN SHEPHERD
 2401-24th ST., SUITE A
 SACRAMENTO, CA 95818
 916-453-8491

A.P. #251-324-15

ROSCOE J. & CLARA O. POWELL
 1433 ARCADE BLVD.
 SACRAMENTO, CA 95816
 916-925-4626

TOTAL AREA (BOTH LOTS): 13,400+ SQUARE FEET.
 EXISTING ZONING (BOTH LOTS): R-1
 NOTES:

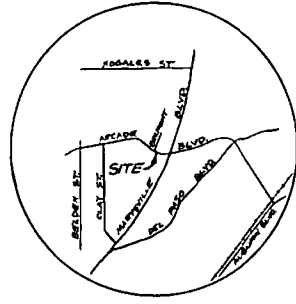
1. THE PURPOSE OF THIS LOT LINE ADJUSTMENT IS TO PROVIDE A BACKYARD FOR A.P. #251-324-15, FROM AN UNUSED PORTION OF A.P. #251-324-14.
2. ALL DWELLINGS, TREES, FENCES & FRONTAGE IMPROVEMENTS WERE LOCATED BY FIELD ANGLE & DISTANCE SURVEY.

MAP PREPARED BY:

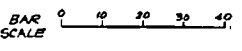
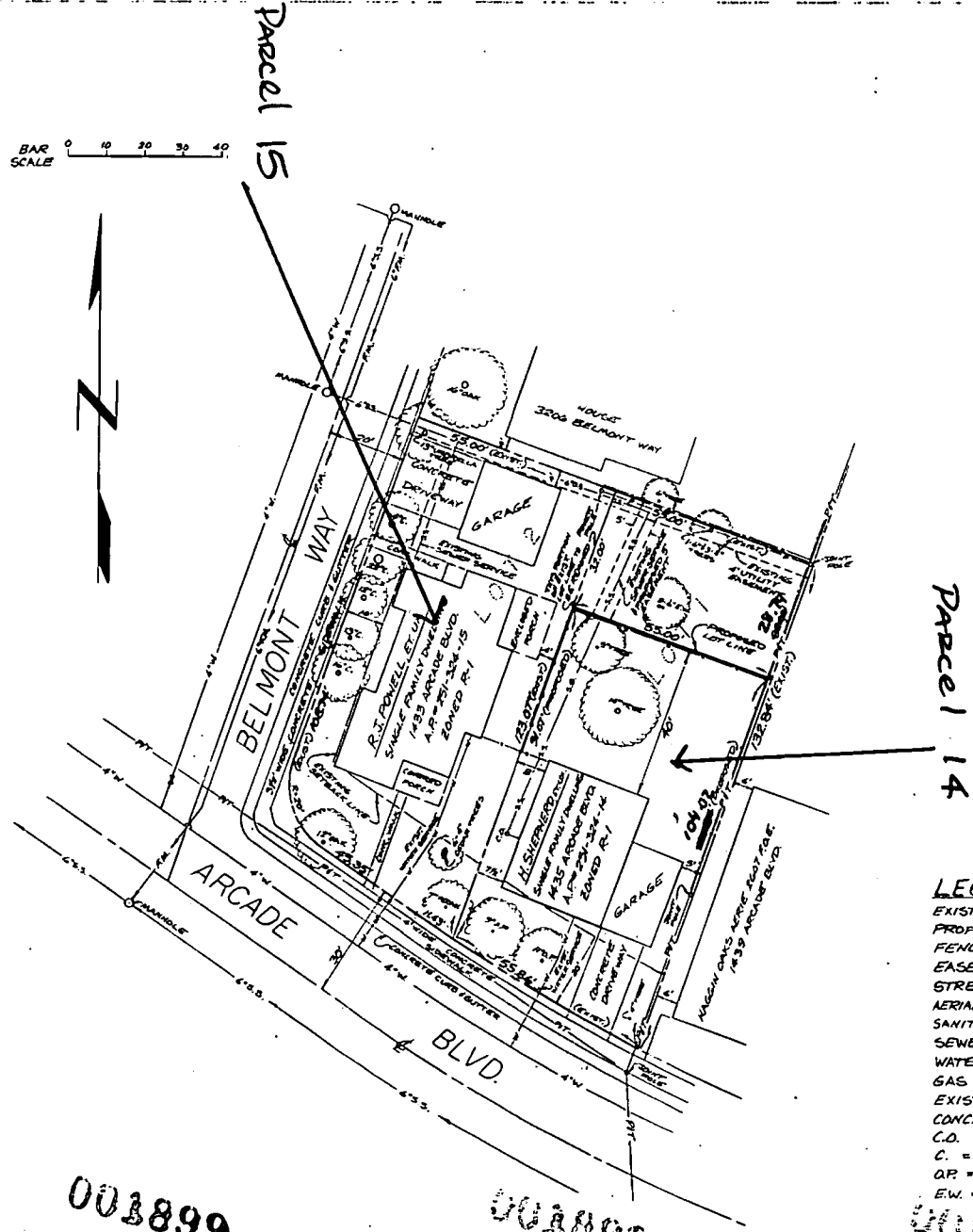
DATUM SURVEYS
 1116-26th ST., SUITE F
 SACRAMENTO, CA 95816
 916-448-6922



Kent J. Schoenenberger 2-18-82
 KENT J. SCHOENENBERGER
 LICENSED LAND SURVEYOR No. 4122



VICINITY MAP
 NO SCALE



LEGEND:

EXISTING PROPERTY LINE	----
PROPOSED PROPERTY LINE	=====
FENCE LINE	-----
EASEMENT LINE	- - - - -
STREET CENTERLINE	-----
AERIAL POWER & TELEPHONE	--- PIT --- PIT ---
SANITARY SEWERMAIN	--- S.S. --- S.S. ---
SEWER FORCEMAIN	--- F.M. --- F.M. ---
WATERMAIN	--- W --- W ---
GAS MAIN	--- G --- G ---
EXIST. = EXISTING	
CONC. = CONCRETE	
C.O. = CLEANOUT	
C. = COTTONWOOD TREE	
O.P. = ORIENTAL PLANE TREE	
E.W. = ENGLISH WALNUT	

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Exhibit "A"