

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

APPLICANT Varney Land Surveys, 2285 66th Avenue, Sacramento, CA 95822
OWNER Ollison, Grandos & Carrillo, 5171, 5181 and 5201 28th St. Sacramento, CA 95820
PLANS BY Varney Land Surveys
FILING DATE 2-1-91 ENVIR. DET. Categorical Exemption 15303(a) REPORT BY DCS
ASSESSOR'S PCL. NO. 019-0191-063, 068 and 072

APPLICATION: Lot Line Adjustment to relocate the common property lines between three existing parcels on 1.82± developed acres in the Standard Single Family (R-1) and Standard Single Family- Executive Airport Overlay (R-1,EA-4) zones.

LOCATION: 5201 28th Street

PROPOSAL: The applicant is requesting a lot line adjustment to relocate the common property lines between three existing parcels on 1.82± developed acres in the Standard Single Family (R-1) and Standard Single Family- Executive Airport Overlay (R-1,EA-4) zones.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1 and R-1(EA-4)
Existing Land Use of Site:	Three existing dwellings, one per parcel

Surrounding Land Use and Zoning:

North: Single Family Residential;R-1
South: Single Family Residential;R-1 and R-1(EA-4)
East: Single Family Residential;R-1
West: Single Family Residential;R-1(EA-4)

Property Dimensions:	327' X 273'
Property Area:	1.99± gross acres, 1.82 net acres
Density of Development:	1.5 d.u. per gross acre, 1.64 du/na
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

P91-026

March 28, 1991

Item No. 17

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.99± developed acres in the Standard Single Family (R-1) and Standard Single Family- Executive Airport Overlay (R-1,EA-4) zones. The General Plan designates the subject site as Low Density Residential (4-15 du/na). The surrounding land uses are residential zoned Single Family Residential (R-1). The Executive Airport Overlay (EA-4) zone has been applied on neighboring properties to the south and west.

B. Applicant's Proposal

The applicant is requesting a Lot Line Adjustment to relocate the common property lines of three residences on 1.99± developed acres in the Standard Single Family (R-1) and Standard Single Family- Executive Airport Overlay (R-1,EA-4) zones.

C. Staff Analysis

Site Design and Lot Layout - The Lot Line Adjustment would relocate the common property lines between three existing developed parcels. Currently, Parcel 3 is an "L" shaped parcel; Parcels 1 and 2 are 182 feet deep. The new lot lines would add 90± feet to the rear portions of Parcels 1 and 2 to make them 273± feet deep. Parcel 3 would then be rectangular in shape similar to Parcels 1 and 2. Staff has no objection to the lot line adjustment.

Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, and Building Inspections. 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.
- d) Notice: Property to be subdivided in accordance with this map 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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Building Inspections staff note that all buildings are required to meet the provisions of the Uniform Building Codes. The existing shed on Parcel 2 must be more than three feet from the northerly property line.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines Section 15303(a).

RECOMMENDATION: Staff recommends 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 29 and 30 PLAT of COYLE CITY ACRES
(019-0191-063, 068 and 072) (P91-026)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5171, 5181 and 5201 28th Street; and

WHEREAS, 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 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 5171, 5181 and 5201 28th Street, City of Sacramento, be approved as shown and described in Exhibits A, B-1, B-2 and B-3 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; and,**
- 4. Notice: Property to be subdivided in accordance with this map 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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.**

5. The shed located on Parcel 2 shall be no closer than 3 feet to the northerly property line, unless otherwise approved by the Building Division.

CHAIRPERSON

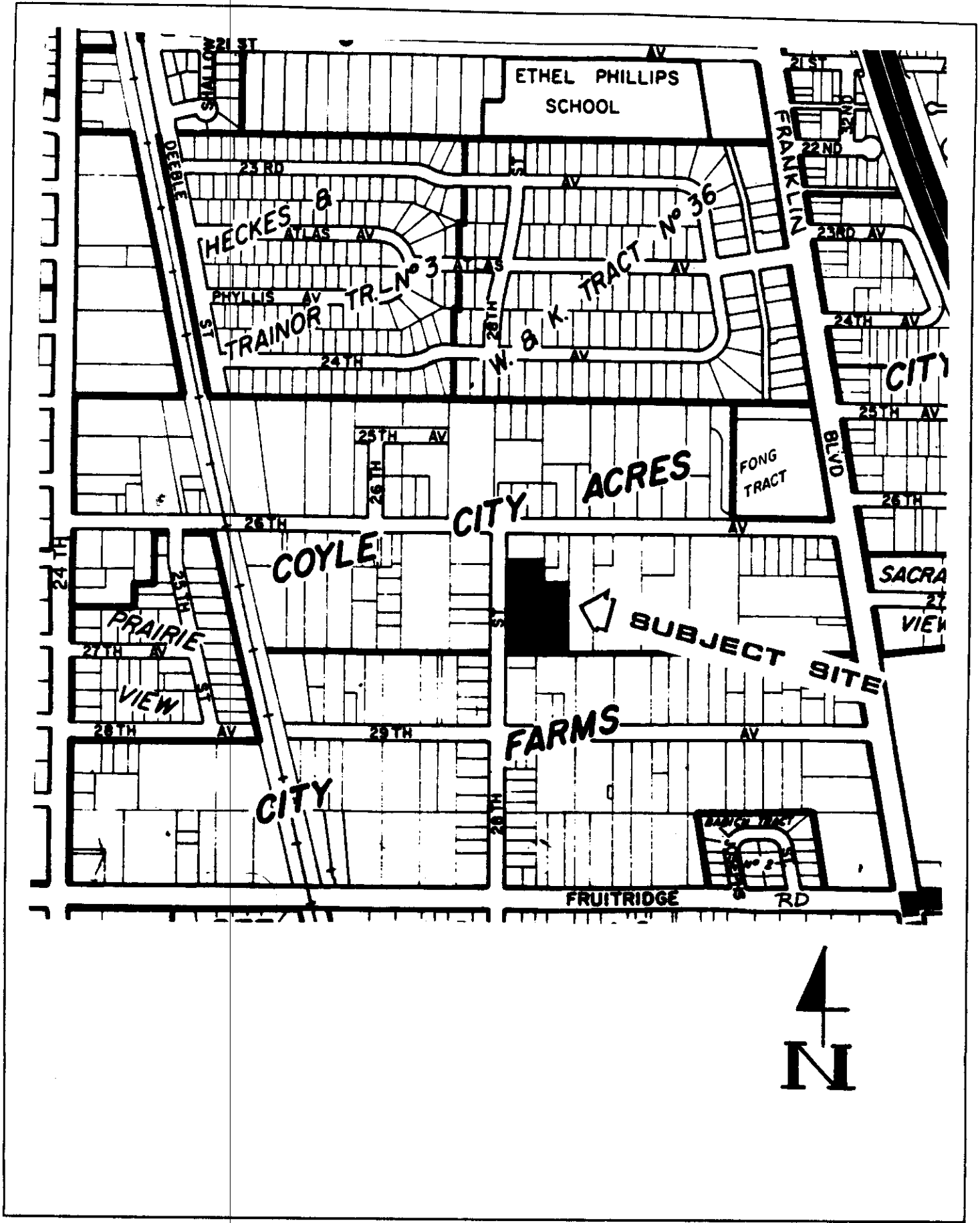
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

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VICINITY MAP

EXHIBIT A

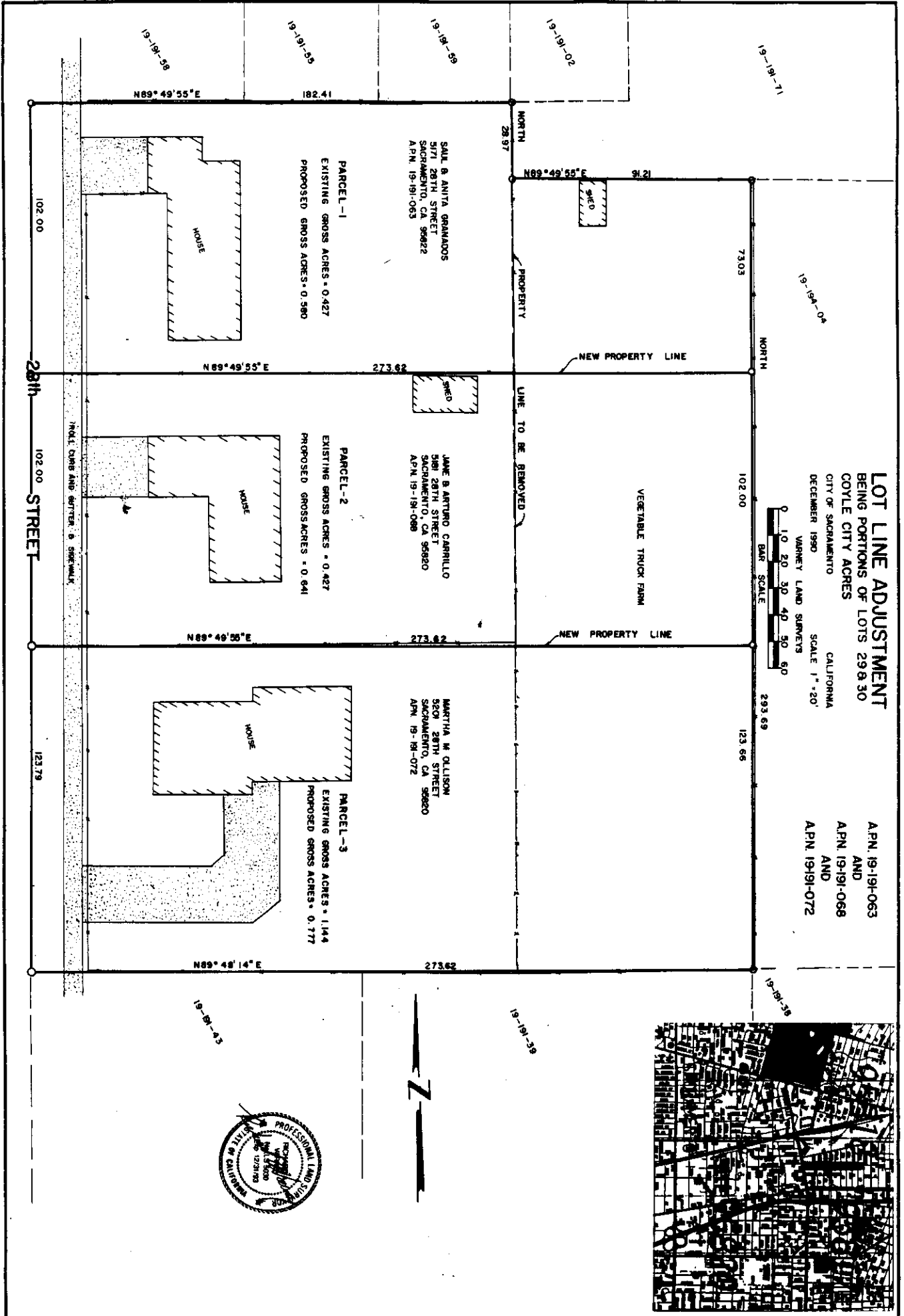
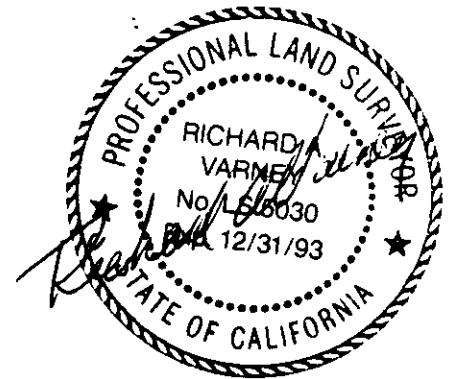


EXHIBIT B-1

NEW LEGAL DESCRIPTION PARCEL 1

All that real property situate in the City of Sacramento, State of California, Being all that portion of Lots 29 and 30 Plat of Coyle City Acres, described as follows:

Beginning at a point on the west line of Lot 29 and the centerline of 28th Street, as shown on the Plat of Coyle City Acres recorded in Book 16 of Maps, Map No. 28, on January 20, 1921, said point bears South 150.00 feet from the northwest Corner of Lot 29, being the intersection of 28th Street and 26th Avenue, thence from the TRUE POINT OF BEGINNING and parallel with the North line of Lot 2 North $89^{\circ}49'55''$ East 182.41 feet to a point on the East line of said Lot 29, thence along said East line South $00^{\circ}00'04''$ East 28.97 feet, thence leaving said East line of Lot 29 North $89^{\circ}49'55''$ East 91.21 feet to a point on the east line of the west one-half of Lot 30, thence South $00^{\circ}00'04''$ East 73.03 feet, thence South $89^{\circ}49'55''$ West 91.21 feet to a point on the east line of Lot 29, thence continuing South $89^{\circ}49'55''$ West 182.40 feet to a point of the west line of Lot 29 and the centerline of 28th Street, thence North 102.00 feet to the point of commencement.



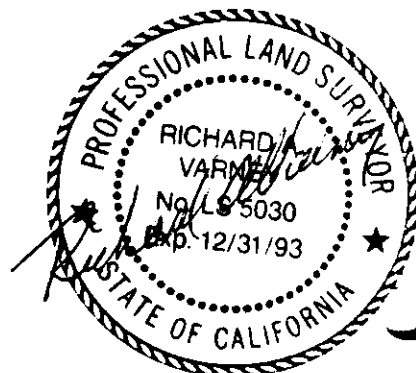
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EXHIBIT B-2

NEW LEGAL DESCRIPTION
PARCEL 2

All that real property situate in the City of Sacramento, State of California, Being all that portion of Lot 29 and 30 Plat of Coyle City Acres, described as follows:

Beginning at a point on the west line of Lot 29 and the centerline of 28th Street, as shown on the Plat of Coyle City Acres recorded in Book 16 of Maps, Map No. 28, on January 20, 1921, said point bears South 252.00 feet from the northwest corner of lot 29, being the intersection of 28th Street and 26th Aveune, thence from the TRUE POINT OF BEGINNING and parallel with the north line of Lot 29 North $89^{\circ}49'55''$ East 182.41 feet to a point on the East line of said Lot 29, thence continuing North $89^{\circ}49'55''$ East 91.21 feet to a point on the east line of the west one-half of Lot 30, thence South $00^{\circ}00'04''$ East, thence South $89^{\circ}49'55''$ West 91.21 feet to a point on the east line of Lot 29, thence continuing South $89^{\circ}49'55''$ West 182.41 feet to the west line of Lot 29 and the centerline of 28th Street, thence North 102.00 feet to the point of commencement.



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EXHIBIT B-3

NEW LEGAL DESCRIPTION
PARCEL 3

All that real property situate in the City of Sacramento, state of California, Being all that portion of Lots 29 and 30 Plat of Coyle City Acres, described as follows:

Beginning at a point on the west line of Lot 29 and the centerline of 28th Street, as shown on the Plat of Coyle City Acres recorded in Book 16 of Maps, Map no. 28, on January 20, 1921, said point bears South 354.00 feet from the northwest corner of said Lot 29, being the intersection of 28th Street and 26th Avenue, thence from the TRUE POINT OF BEGINNING and parallel with the north line of Lot 29 North $89^{\circ}49'55''$ East 182.41 feet to a point on the East line of said Lot 29, thence continuing north $89^{\circ}49'55''$ East 91.21 feet to a point on the east line of the west one-half of Lot 30, thence South $00^{\circ}00'04''$ East 123.66 feet to a point on the south line of Lot 30, thence along said south line of Lot 30 South $89^{\circ}48'14''$ West 91.21 feet to a point on the east line of Lot 29, thence continuing South $89^{\circ}48'14''$ West 182.41 feet to the southwest corner of Lot 29 and the centerline of 28th Street, thence north 123.79 feet to the point of commencement.



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