

# CITY PLANNING COMMISSION

927-10th Street, Suite 300

SACRAMENTO, CALIFORNIA 95814

APPLICANT	A. A. & L. J. Brenneise; J. E. & S. M. Paul, 5045 Saddlewood St., Sacto., 95841		
OWNER	A. & A. & L. J. Brenneise; J. E. & S. M. Paul, 5045 Saddlewood St., Sacto., CA		
PLANS BY			
FILING DATE	4-23-82	50 DAY CPC ACTION DATE	REPORT BY
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	226-300-27 & 28

APPLICATION: Lot Line Adjustment

LOCATION: 5320 Acme Avenue

PROPOSAL: The applicant is requesting a lot line adjustment to accommodate an existing shed and fruit orchard on the same parcel as an existing residence in the Single Family R-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Robla Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residential and orchard
Surrounding Land Use and Zoning:	
North:	Residential; R-1
South:	Vacant; R-1
East:	Vacant; R-1
West:	Residential; R-1
Property Dimensions:	103' x 242'
Property Area:	24,926 square feet
Street Improvements/Utilities:	Existing
Topography:	Flat

BACKGROUND INFORMATION: On November 10, 1981 the City Council approved a two lot parcel map creating a 103' x 110' parcel and a 206' x 110' parcel (P-9425). The applicant also owns the adjacent parcel to the east and is requesting a lot line adjustment to add the north 103' x 132' portion of this lot to the 103' x 110' lot created by the approved parcel map. The applicant requests the lot line adjustment to merge an existing detached storage shed and fruit orchard to the existing residence. Staff has no objection to the proposal.

The proposed lot line adjustment was reviewed by the offices of the Building Department, City Engineer, and Planning Departments. There were no objections to the request. The City Engineer has recommended the following conditions for the lot line adjustment:

1. The proposed lot lines are to be monumented.
2. The applicant shall record the final parcel map prior to filing the lot line adjustment.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

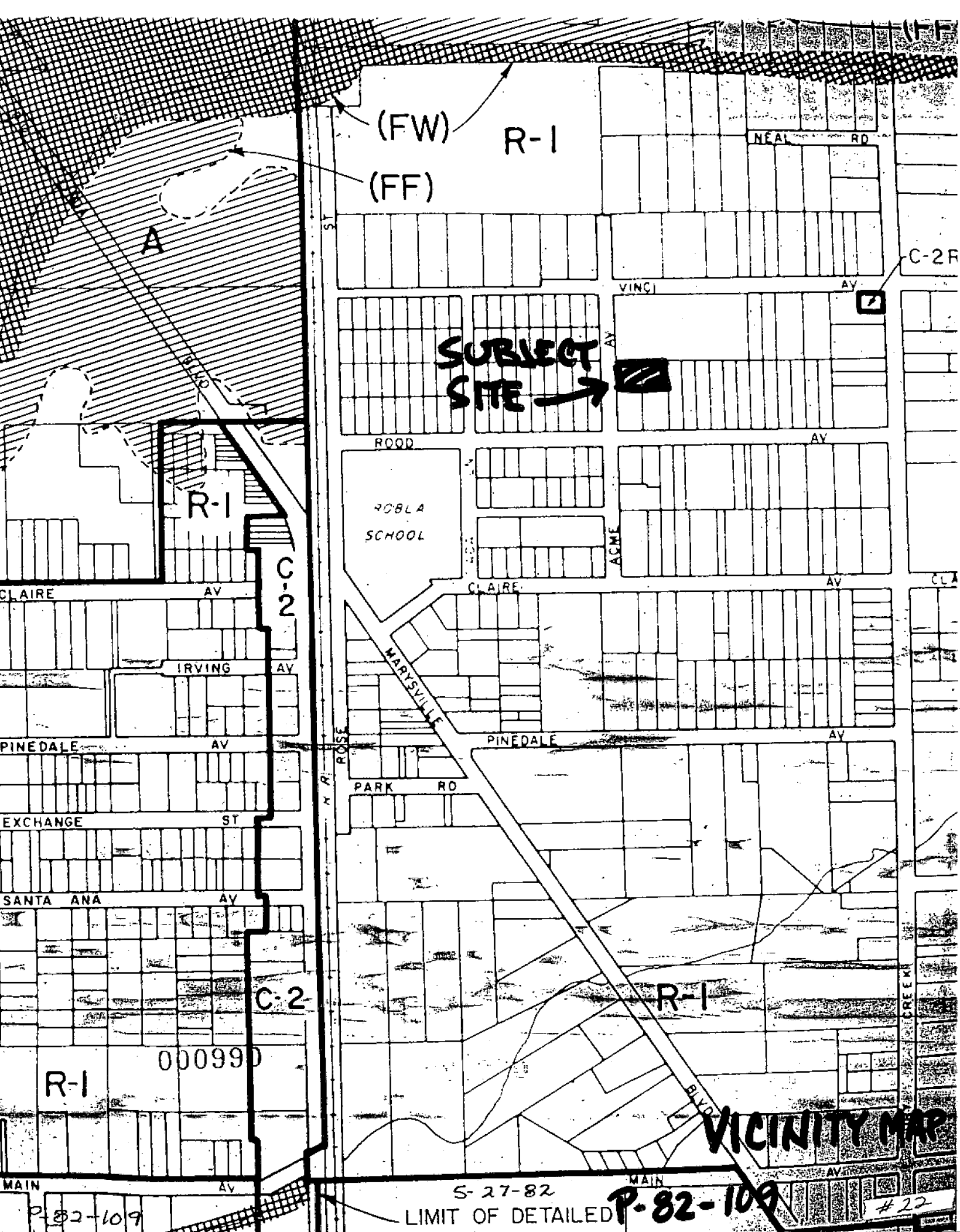
APPLC. NO. P82-109

MEETING DATE May 27, 1982

CPC ITEM NO. 22

000988

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



(FW) R-1  
(FF)

**SUBJECT SITE** →

ROOD

ROBLA SCHOOL

R-1

C-2

CLARE AV

IRVING AV

PINEDALE AV

EXCHANGE ST

SANTA ANA AV

C-2

R-1

000990

R-1

**VICINITY MAP**

S-27-82

LIMIT OF DETAILED

P-82-109

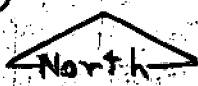
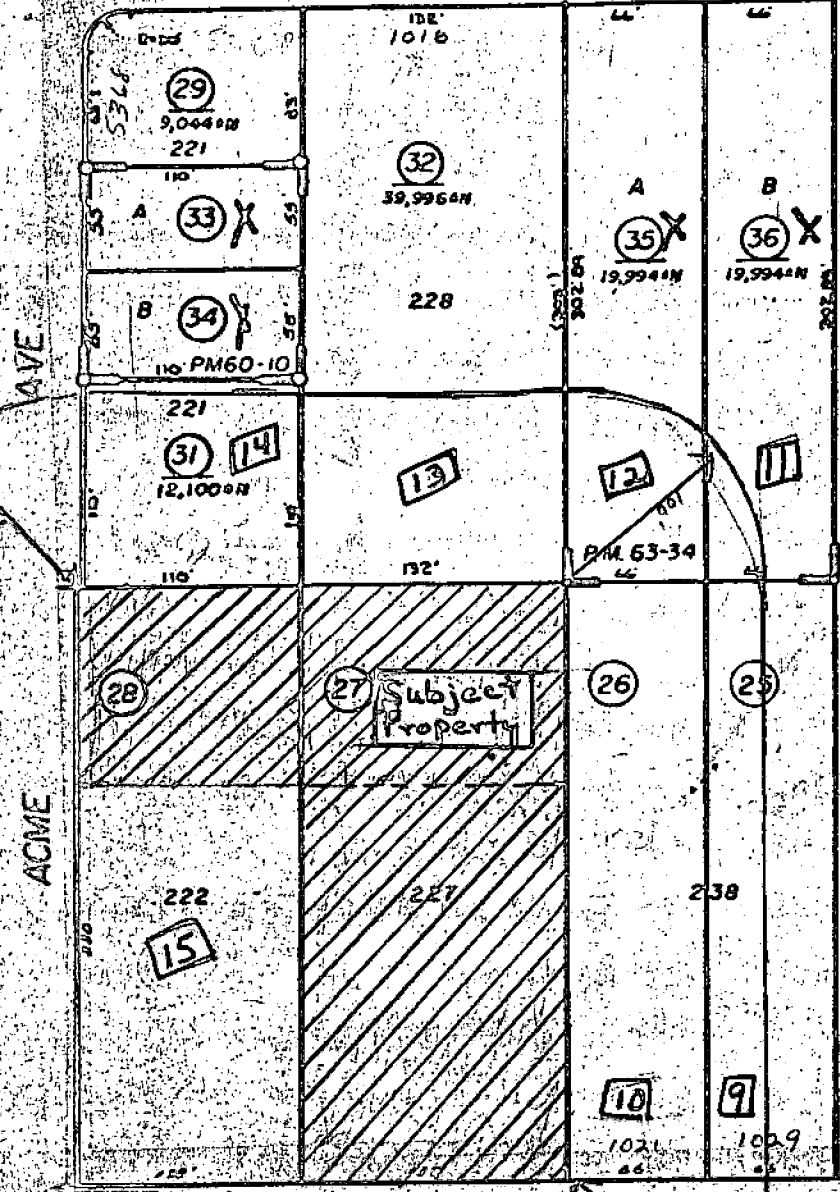
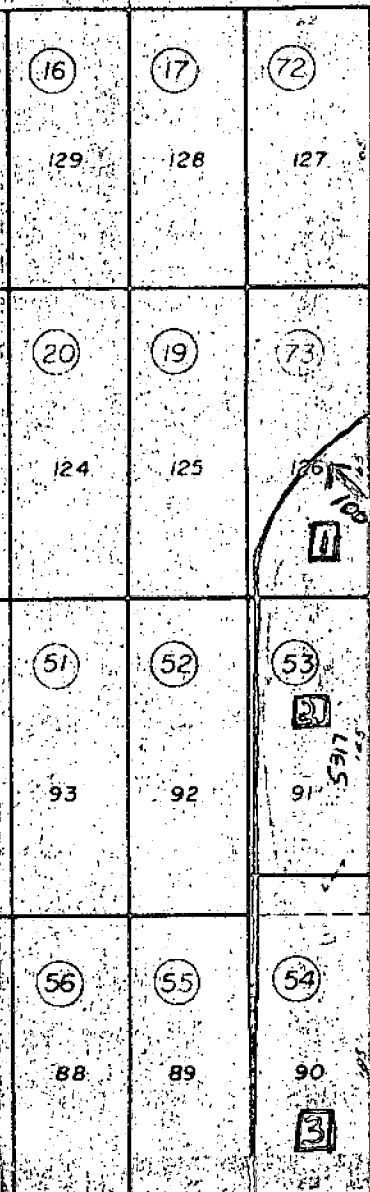
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P-82-109

VINCI

VINCI

PROPERTY OWNERSHIP MAP



1" = 100'

ACME AVE

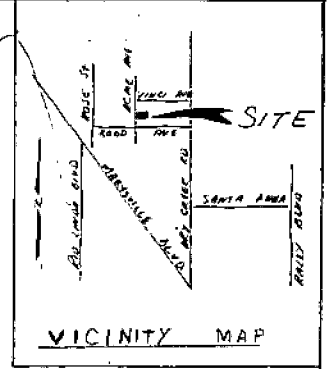
ROAD

AVE

(UNIMPROVED) 000991

# SITE PLAN

Lot Line Adjustment  
(Ptns. Lots 222 and 227 Acme Acres)

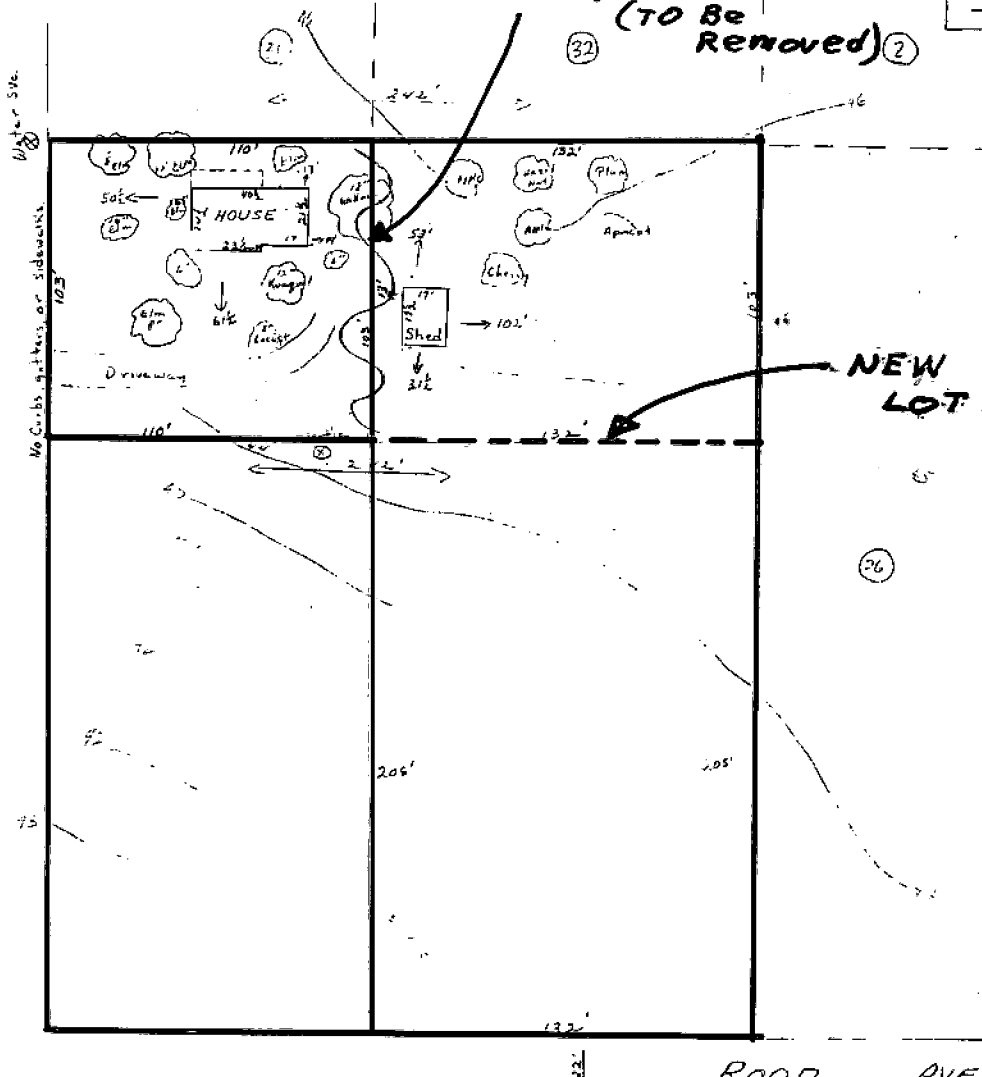


Existing Lot Line  
(TO BE REMOVED)

NEW LOT LINE

ACME AVE.

ROAD AVE.



SCALE  
1" = 30'

Legend  
Existing Lot Lines ———  
Proposed Lot Lines - - - -  
Lot line to be removed ~~~~~

000992

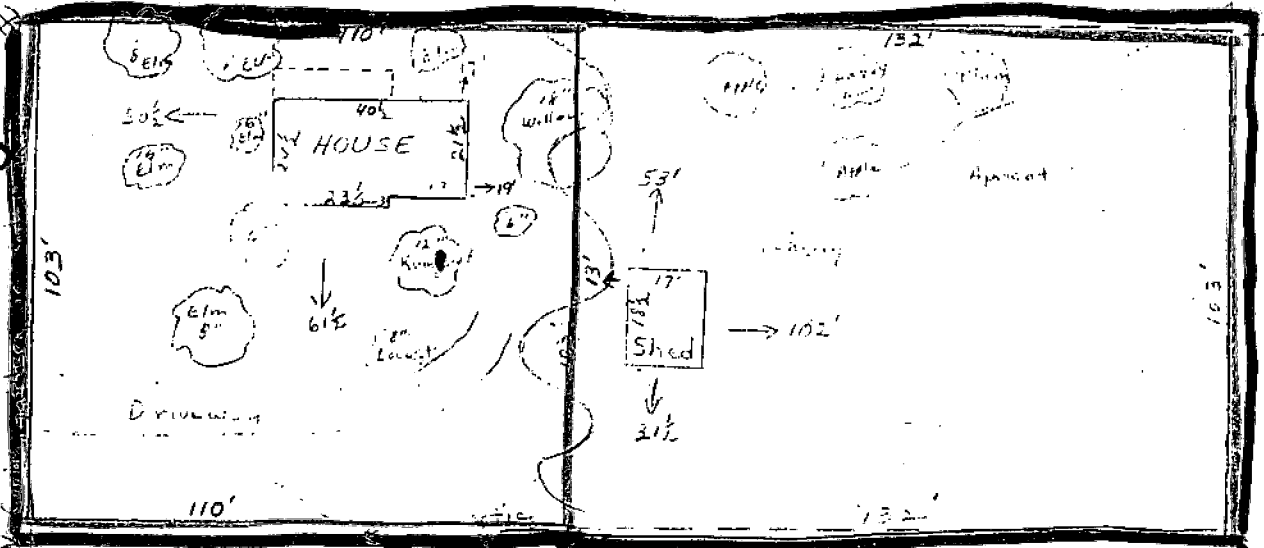
OWNER	PROPERTY ADDRESS	LEGAL DESCRIPTION	Pc I. No.
Alan & Luella Brenneise John E. & Shelley M. Paul 5045 Saddlewood St. Sacramento, Ca. 95841	5320 Acme Ave. Sac. Ca.	Pc I. "A" Lot 222 & N. 103' Lot 227 "Acme Acres" 14 R.A. 17	Ptn 226-300-228 Ptn 226-300-227
EXISTING USE: Residential	SEWER DISPOSAL: Septic System	WATER: Sacramento City Water	ELECTRICAL: S M I D
SCHOOL DISTRICT: CITY OF SACRAMENTO	FIRE DISTRICT: RIO LINDA FIRE DIST	PARK DISTRICT: N/A	

Water Svc

202'



5320

ACME AVE.



ACME

ROOD AVE

 existing lot lines  
 new lot lines

000993