

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b> Psomas & Assoc., 646 N. Market Bl., Sacramento, CA 95834
<b>OWNER</b> P G & E, 2740 Gateway Oaks Dr., Sacramento, CA 95833/3000 DORTAINE Ct., Sacto, CA 95821
<b>PLANS BY</b> Psomas & Assoc., 646 N. Market Bl., Sacramento, CA 95834
<b>FILING DATE</b> 4/27/88 <b>ENVIR. DET.</b> Ex 15305 a <b>REPORT BY</b> J.C. pe
<b>ASSESSOR'S-PCL. NO.</b> 237-0243-033, 027

**APPLICATION:** Lot line adjustment to relocate a common property line between two lots.

**LOCATION:** 4037 Marysville Boulevard and East side of Balsam Street 170'± South of Rene Avenue.

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate a common property line to provide the minimum rear yard setback for an existing home.

**PROJECT INFORMATION:**

General Plan Designation: Medium Density Residential (16-29 du/ac)  
North Sacramento Community  
Plan Designation: Residential (11-21 du/ac)  
Existing Zoning of Site: R2A  
Existing Land Use of Site: Vacant, Single family

**Surrounding Land Use and Zoning:**

North:  
South: Single family; R2A  
East: Vacant; C2  
West: Single family, church

Property Dimensions: Irregular  
Property Area: .36+ acres  
Street Improvements: Existing  
Utilities: Existing

**Project Evaluation:** Staff has the following comments:

- A. The site is designated medium density residential (16-29 du/ac) in the General Plan and residential (11-21 du/ac) in the North Sacramento Community Plan. The surrounding land uses and zoning are freeway (TC) to the north, single family (R-2A) to the south, vacant (CZ) to the east and single family and church (R1) to the west.
- B. The applicant proposes to adjust the rear property line to provide the minimum required rear yard setback for an existing single family house. Staff has no objections to this request.
- C. The plans were reviewed by Traffic Engineering, Engineering, Water and Sewer, and Real Estate the following comments were received:

- o File Certificate of Compliance and waive parcel map prior to recordation.
- o Pay off or segregate any existing bonds or assessments.

Environmental Determination: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sec. 15305 (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 THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A COMMON  
PROPERTY LINE BETWEEN LOT 28 OF GRANT UNION SUBDIVISION  
UNIT 1 AND PORTION OF LOTS 27 AND 29 GRANT UNION  
SUBDIVISION.

(P88-197)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4037 Marysville Boulevard and the East side of Balsam Street, 170 $\pm$  South of Rene Avenue; 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 North Sacramento Community Plan; and the proposed lot line adjustment 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 4037 Marysville Boulevard and the East side of Balsam Street, 170' $\pm$  South of Rene Avenue, City of Sacramento, be approved as shown, and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map.
2. Pay off or segregate any existing bonds or assessments.

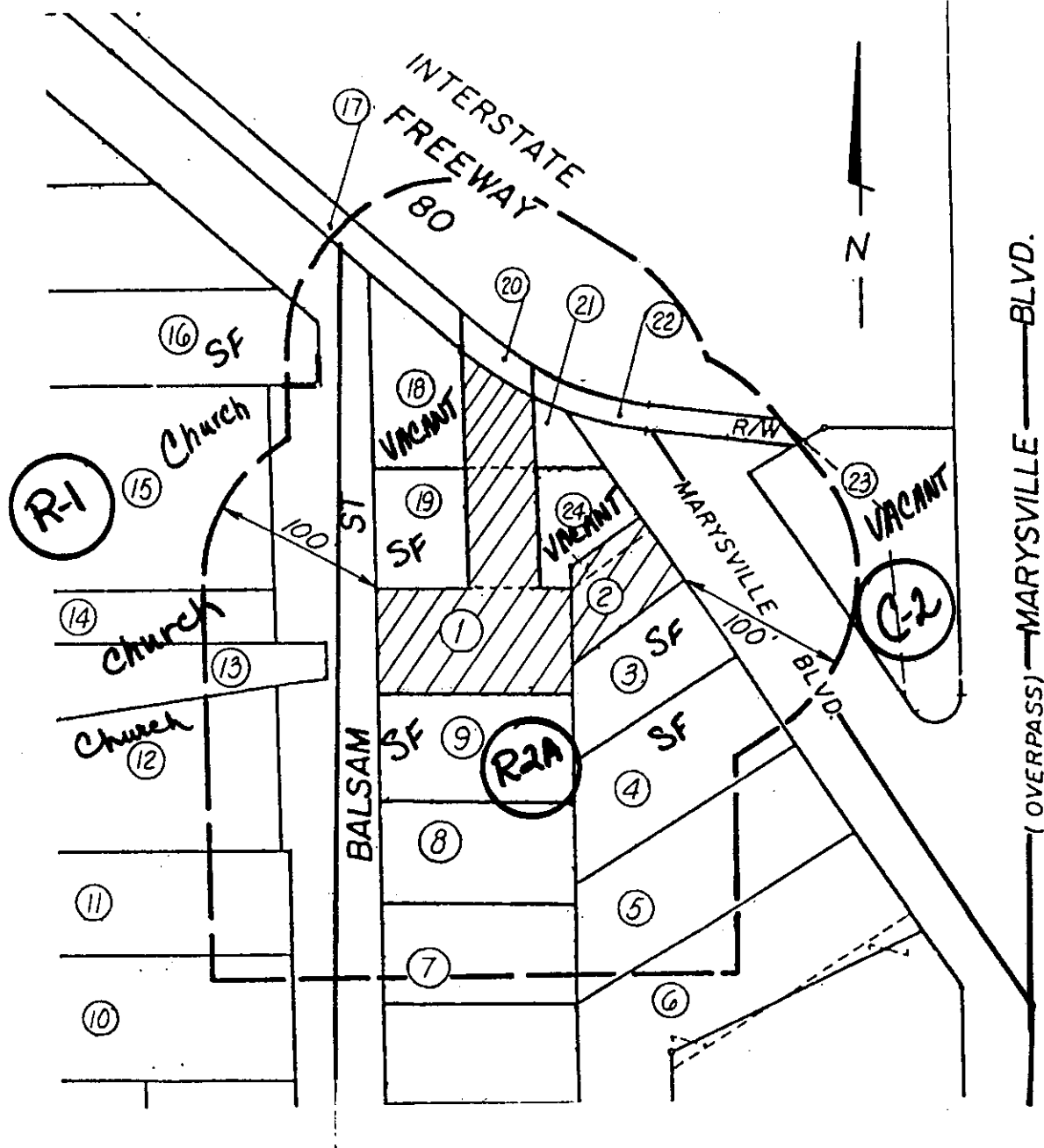
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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING



LEGAL DESCRIPTION  
(Proposed)

Real property situate in the city of Sacramento, Sacramento County, California, described as follows:

All that portion of Lots 27 and 29 of Grant Union Subdivision Unit No. 1 according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on April 21, 1941, in Book 22 of Maps, Map No. 16, described as follows:

Beginning at the most Northerly corner of said Lot 29, said corner being a point on the Southwesterly line of Marysville Road; thence from said point of beginning, along the Southwesterly line of Marysville Road, South 35° 03' East 34.00 feet; thence, South 55° 09' 20" West 84.50 feet; thence, North 01° 46' West 41.29 feet to the Northwest corner of said Lot 29; thence continuing North 01° 46' West 11.86 feet; thence, parallel to the North westerly line of said Lot 29, North 55° 42' 30" East 55.33 feet to a point on the Southwesterly line of said Marysville Road; thence, along said Southwesterly line South 35° 03' East 10.00 feet to the point of beginning.

TOGETHER WITH a portion of Lot 28 of said Grant Union Subdivision Unit No. 1 described as follows:

Beginning at the northeast corner of said Lot 28; thence S 01° 58' 29" E 41.29 feet along the east line of said Lot 28; thence N 26° 02' 52" W 45.62 feet to a point on the north line of said Lot 28; thence N 89° 07' 39" E 18.61 feet along the north line of said Lot 28 to the point of beginning.

MS:jer.M1.4.p6



P881974

LEGAL DESCRIPTION  
(Proposed)

Real Property situate in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

Lot 28, as shown on the "Plat of Grant Union Subdivision, Unit No. 1", recorded in Book 22 of Maps, Map No. 16, records of said County.

EXCEPTING THEREFROM a portion of said Lot 28 described as follows:

BEGINNING at the northeast corner of said Lot 28; thence S 01° 58' 29" E 41.29 feet along the east line of said Lot 28; thence N 26° 02' 52" W 45.62 feet to a point on the north line of said Lot 28; thence N 89° 07' 39" E 18.61 feet along the north line of said Lot 28 to the point of beginning;

TOGETHER WITH that portion of Lot 27, as shown on the official "Plat of Grant Union Subdivision, Unit No. 1", recorded in Book 22 of Maps, Map No. 16, records of said County, described as follows:

BEGINNING at a point on the Southerly boundary line of said Lot 27, distant thereon 51.4 feet Easterly from the Southwest corner of said Lot 27, and running thence Easterly, along said Southerly boundary line 40.0 feet; thence, Northerly, parallel with the Westerly boundary line of said Lot 27, to the Northerly boundary line of said Lot 27; thence, Westerly, along said Northerly boundary line, 40.0 feet; thence, Southerly parallel with the Westerly boundary line of said Lot 27, to the point of beginning;

TOGETHER WITH that portion of Lot 26, as shown on the "Plat of Grant Union Subdivision, Unit No. 1", recorded in Book 22 of Maps, Map No. 16, records of said County, described as follows:

That certain parcel of land bounded by a line which begins at a point in the Southerly boundary line of Lot 26, as said lot is delineated and so designated upon that certain map of Grant Union Subdivision, Unit No. 1, recorded in Book 22 of Maps, as map No. 16, therein records of said Sacramento County, distant thereon 51.4 feet Easterly from the Southwest corner of said Lot 26 and runs thence Easterly, along said boundary line, 40.0 feet; thence, Northerly parallel with the Westerly boundary line of said Lot 26, to the Northeasterly boundary line of said Lot 26; thence, Northwesterly along the Northeasterly boundary line of said Lot 26, to a point distant 51.4 feet Easterly from (measured perpendicularly to) the Westerly boundary line of said Lot 26; thence, Southerly, parallel with the Westerly boundary line of said Lot 26, to the point of beginning;

EXCEPTING THEREFROM all that portion of Lot 26 which lies Northeasterly of the Southwesterly line of that certain Parcel designated "Location 4" in that certain Deed from the State of California, to the City of Sacramento, recorded June 12, 1972, in Book 72-06-12 of Official Records, at Page 300 and more particularly described as follows:

BEGINNING at a point South 20° 06' 12" East 135.45 feet from the Southwest corner of Lot 25, of said "Grant Union Subdivision Unit No. 1", said point also being distant 461.34 feet Southerly, measured radially, from said "A" line at Engineer's Station "A" 623+15.63; thence, from said point of beginning, South 00° 19' 14" East 20.20 feet; thence, North 82° 11' 26" West 113.63 feet; thence, along a tangent curve to the right with a radius of 200 feet, through an angle of 33° 42' 18", a distance of 117.65 feet; thence, North 48° 13' 49" West 264.54 feet; thence, North 50° 48' 41" West 60.21 feet; thence, North 43° 57' 05" East 21.28 feet; thence, South 48° 29' 08" East 323.79 feet; thence, along a tangent curve to the left with a radius of 180 feet, through an angle of 33° 42' 18", a distance of 105.89 feet; thence, South 82° 11' 26" East 110.78 feet to the point of beginning.



MS.jer:Ml.4.p4

P88-197



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON THE DATE OF

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WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

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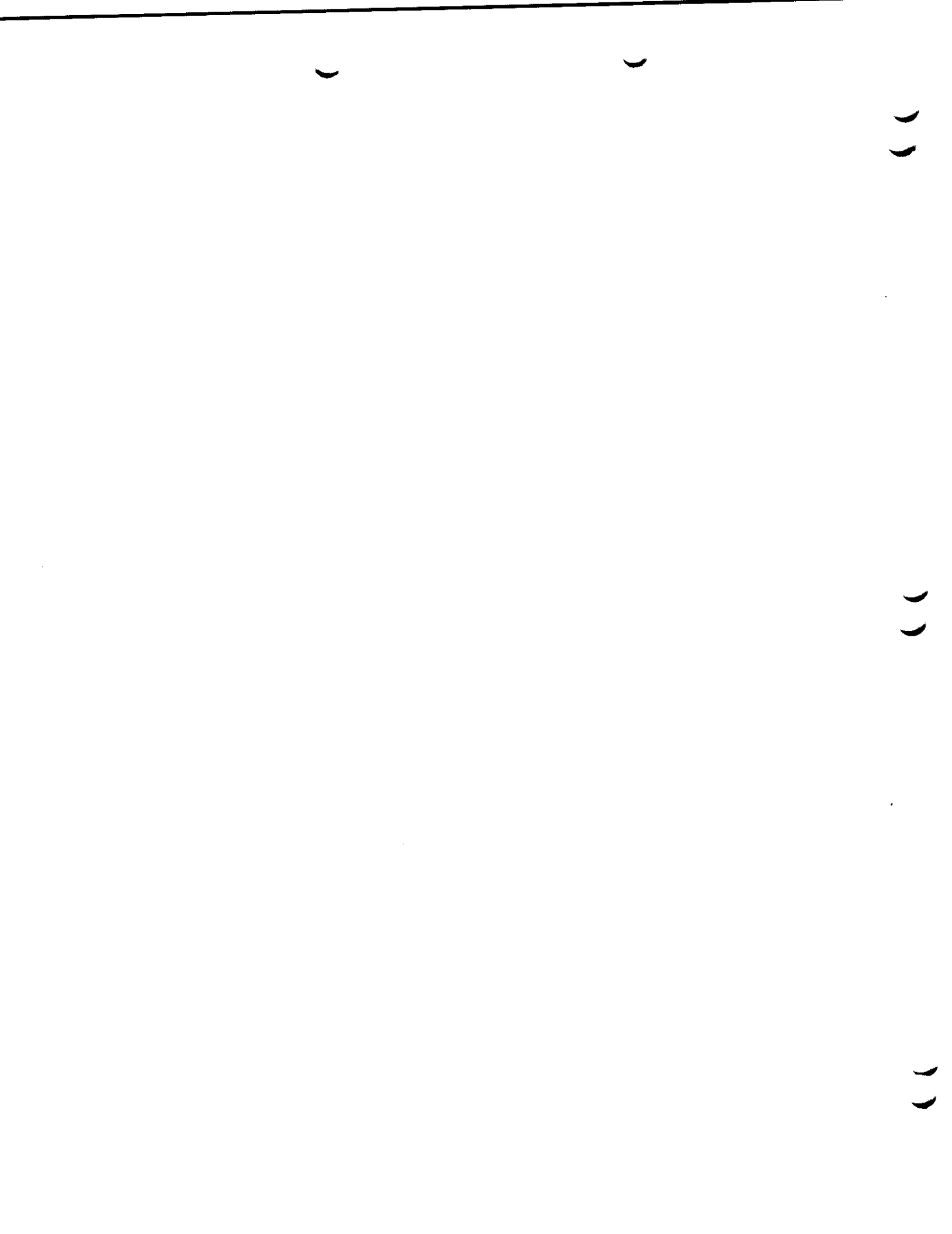
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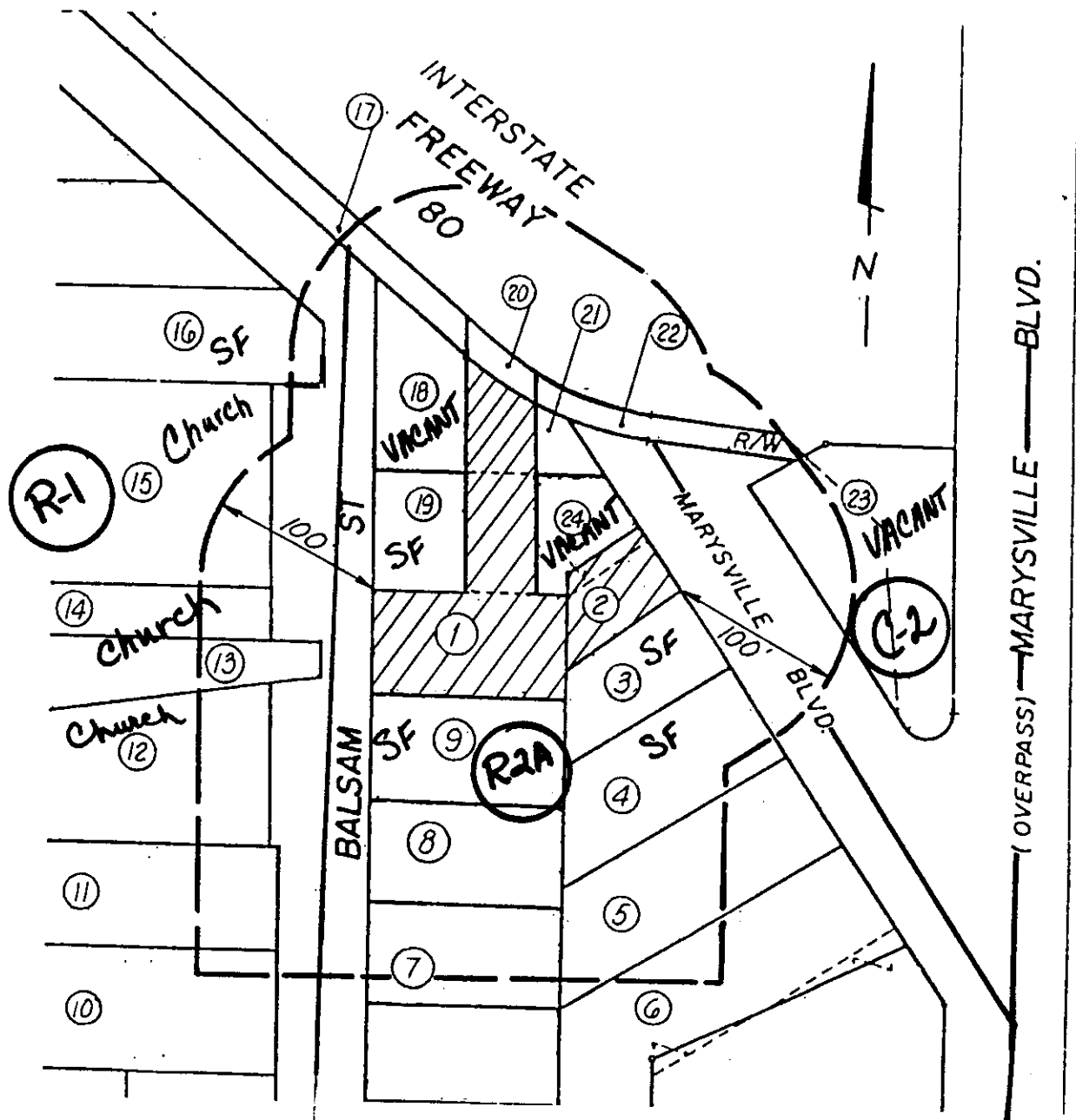
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ATTEST:

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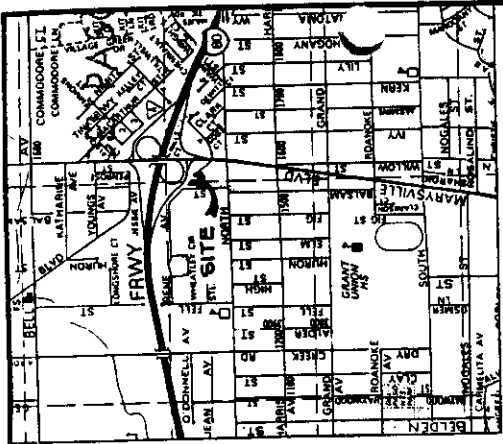
SECRETARY TO CITY PLANNING COMMISSION





VICINITY - LAND USE - ZONING

# EXHIBIT A

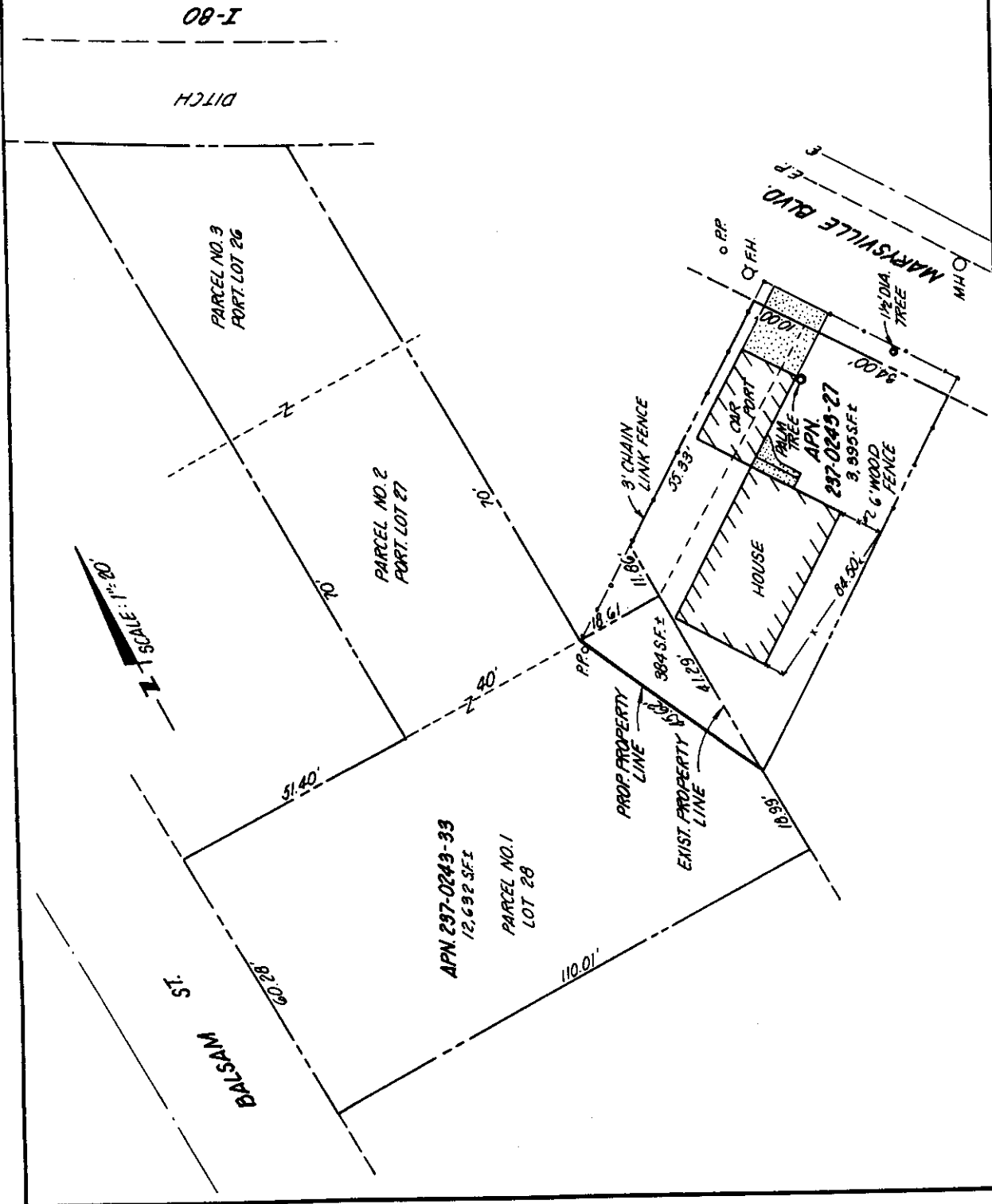


VICINITY MAP  
N.T.S.



**SITE PLAN**  
**LOT LINE ADJUSTMENT**  
 APN 297-0249-33  
 AND  
 APN 297-0249-27  
 CITY OF SACRAMENTO, CA.

JLFP0103



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(Proposed)

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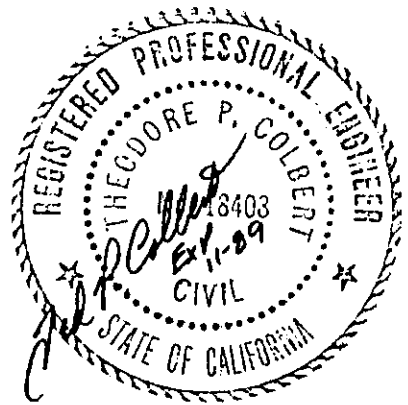
P88-197

# EXHIBIT I

## LEGAL DESCRIPTION (Proposed)

Lot 139 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the southerly 3.00 feet thereof.



MJS.sh:45.33

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