

# 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 Dornaine 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> JC: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.