

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Sacramento Municipal Utility District, P.O. Box 15830, Sacto., CA 95852		
OWNER	Sacramento Municipal Utility District, P.O. Box 15830, Sacto., CA 95852		
PLANS BY	Sacramento Municipal Utility District, P.O. Box 18530, Sacto., CA 95852		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 024-440-06 & 07

APPLICATION: Lot Line Adjustment (Subdivision Map Act, Sec. 66499.20-3/4)

LOCATION: Northwest corner of 43rd Avenue and South Land Park Drive

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common property line between two parcels 80± feet to the west.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1969 North Pocket Community Plan Designation: Multi-family residential  
Existing Zoning of Site: R-3 and R-3-R  
Existing Land Use of Site: Apartment complex and SMUD substation

Surrounding Land Use and Zoning:

North: Multi-Family; R-3  
South: Commercial, Residential and City Park; C-1, C-2, R-3, R-1  
East: Multi-Family; R-3  
West: Multi-Family; R-3

Property Dimensions: Irregular  
Property Area: 148,246± square feet (3.4± acres)  
Significant Features of Site: EA-4 Overlay zone  
Topography: Flat  
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels totaling 3.4± acres in the Light Density Multiple Family (R-3) and Light Density Multiple Family-Review (R-3-R) zones. On Parcel A is located an apartment complex, while a SMUD electric substation is located on Parcel B. The eastern 80 feet of Parcel B is currently vacant and SMUD has no further use for this area. A lot line adjustment, therefore, is being requested to relocate the common property line between the two parcels 80± feet to the west in order to expand the apartment complex site.
2. The proposal was reviewed by the City Real Estate, Building and Engineering Divisions. They had no objections to the proposed lot line adjustment. The following comment was received from Engineering:

Applicant shall show how drainage is to be picked up to avoid crossing lot lines.

3. Planning staff has no objections to the proposed lot line adjustment. The applicant should be aware, however, that the area affected by the lot line adjustment will still remain in the R-Review zone. Any development plans for this area will require Planning Commission review and approval prior to issuance of building permits. During the review, the drainage concern will be addressed.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed 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 FOR A PORTION OF  
LOT H AS SHOWN ON THE OFFICIAL PLAT OF "SOUTH LAND  
PARK HILLS UNIT NO. 6" FILED FOR RECORD IN THE  
OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON  
JULY 19, 1954 IN BOOK 37 OF MAPS, MAP NO. 32.  
(APN: 024-440-06 & 07) (P84-153)

WHEREAS, the Planning Director has submitted to the Planning  
Commission a report and recommendation concerning the lot line adjustment  
for property located at the northwest corner of 43rd Avenue and South  
Land Park Drive; 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 1974 City  
General Plan and the 1969 North Pocket Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the  
City of Sacramento:

that the lot line adjustment for property located at the  
northwest corner of 43rd Avenue and South Land Park Drive,  
City of Sacramento, be approved as shown and described in  
Exhibits A, B and C attached hereto.

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CHAIR

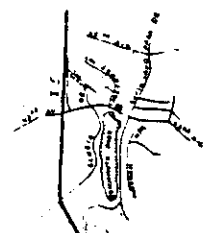
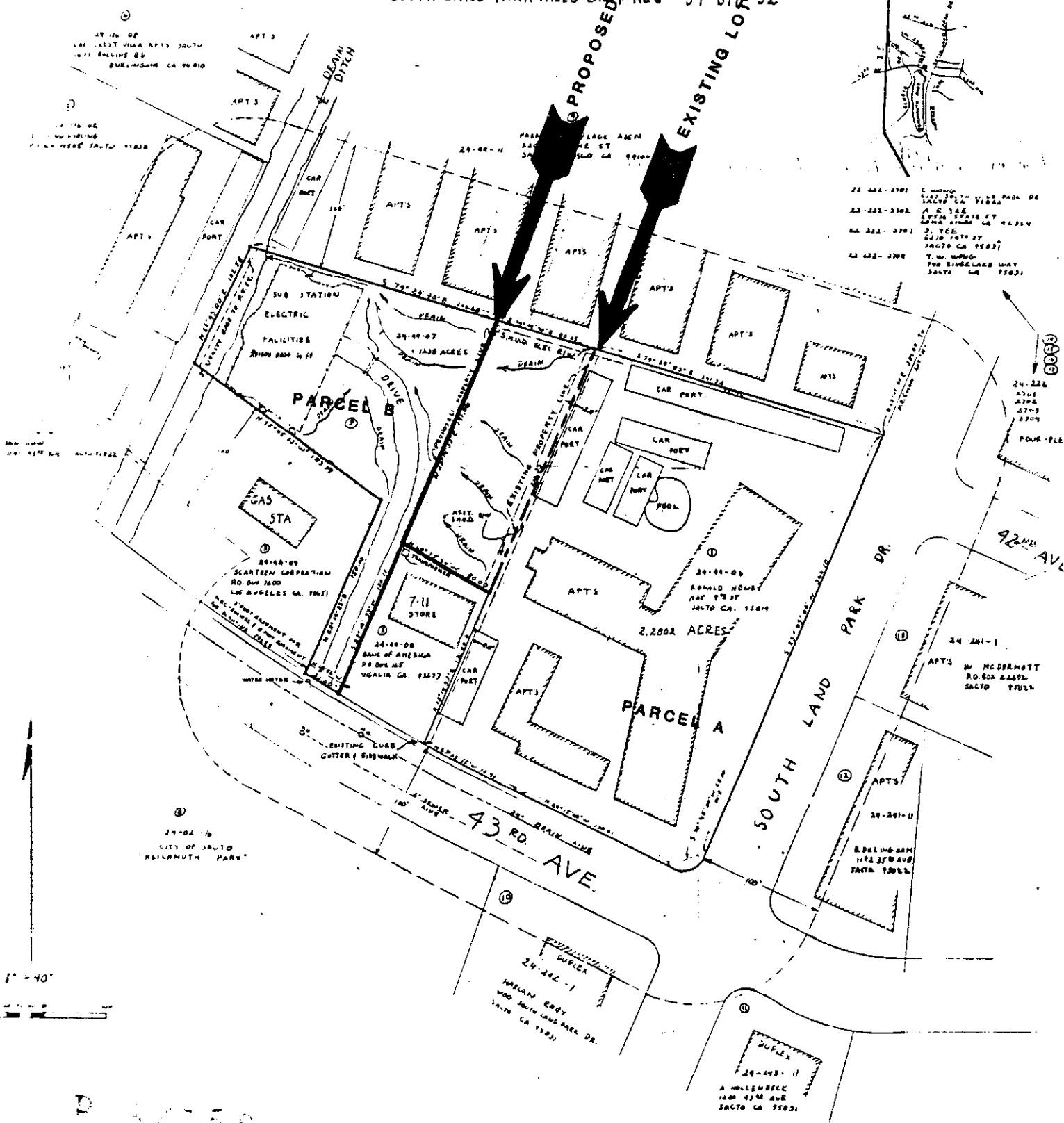
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A

LOT LINE ADJUSTMENT  
 BEING A.P.N. 24-44-07 AND A PORTION OF LOT H  
 SOUTH LAND PARK HILLS UNIT No. 6 37-BM 32



- 24-222-2701 E. HONG KONG
- 24-222-2702 A. C. LEE
- 24-222-2703 J. YEE
- 24-222-2704 T. W. WANG

- 24-222-2701
- 24-222-2702
- 24-222-2703
- 24-222-2704

- 24-291-1
- 24-291-11

24-242-1  
 DUPLEX  
 WILSON BABY  
 1400 43RD AVE  
 SACTO CA 95831

24-243-11  
 DUPLEX  
 A. HOLLENBECK  
 1400 43RD AVE  
 SACTO CA 95831

24-242-2

24-242-1

24-242-1

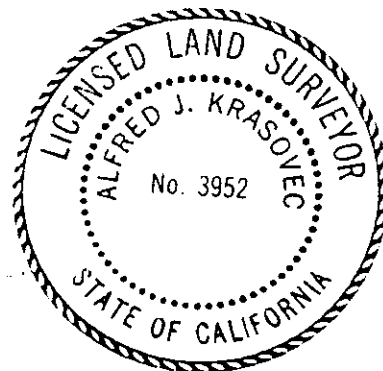
## NEWLY CREATED DESCRIPTION OF ASSESSOR'S PARCEL

NO. 24-44-06

All that portion of Lot H, as said lot is shown on the official plat of "South Land Park Hills Unit No. 6" filed for record in the office of the Recorder of Sacramento County on July 19, 1954 in Book 37 of Maps, Map No. 32, particularly described as follows:

Beginning at a point located on the southeasterly boundary of said Lot H, from which the northeast corner thereof bears North 25°45'00" East 384.09 feet; thence from said point of beginning along the boundary of said Lot H the following four courses: 1) South 25°45'00" West 364.10 feet; 2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 70°45'00" West 28.20 feet; 3) North 64°15'00" West 130.01 feet and (4) curving to the right on an arc of 1807.46 feet radius, said arc being subtended by a chord bearing North 63°05'55" West 72.71 feet; thence North 23°14'33" East 130.00 feet to the northeast corner of the land conveyed to Frank Hoffman, recorded in said Recorder's Office in Book 68-01-09 of Official Records, at Page 498; thence along the northerly line of said land to Frank Hoffman, North 60°35'44" West 80.00 feet; thence North 23°14'33" East 191.06 feet; thence South 74°24'40" East 321.57 feet to the point of beginning. Containing 2.2802 acres.

EXCEPTING THEREFROM, an undivided one-half interest in and to all minerals below a depth of 100 feet, as reserved in deed from Joseph Reichmuth, et ux, to Munger Lake Development Corporation, a California corporation, dated May 14, 1954 recorded in said Recorder's office on May 21, 1954 in Book 2609 of Official Records, Page 379.



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EXHIBIT C

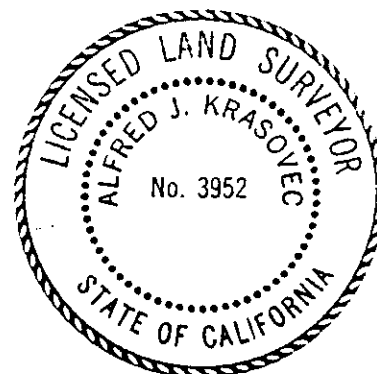
NEW DESCRIPTION OF SUBSTATION TO BE RETAINED  
BEING A PORTION OF A.P.N. 24-44-07

All that portion of Lot H, as said lot is shown on the official plat of "South Land Park Hills Unit No. 6" filed for record in the office of the Recorder of Sacramento County on July 19, 1954 in Book 37 of Maps, Map No. 32, particularly described as follows:

Beginning at a point in said Lot H, from which point the north-east corner of said lot bears the following two courses: 1) South 74°25'40" East 321.57 feet to the westerly right of way line of a 60-foot road known as "South Land Park Drive", 2) North 25°45'00" East along said right of way line 384.09 feet; thence from said point of beginning South 23°14'33" West 321.17 feet to the northerly right of way line of a 60-foot road known as 43rd Avenue, as said Avenue is shown on said plat; thence westerly along said northerly right of way line on a curve concave to the north with a radius of 1807.46 feet through a central angle of 00°57'04" having an arc distance of 30.00 feet; thence leaving said right of way line, North 23°14'33" East 150.00 feet; thence North 55°05'33" West 183.39 feet to the westerly line of said Lot H; thence North 25°45'00" East, along said westerly line 102.58 feet; thence leaving said westerly line South 74°24'40" East 206.68 feet to the point of beginning. Containing .7576 acres.

EXCEPTING THEREFROM, an undivided one-half interest in and to all minerals below a depth of 100 feet, as reserved in deed from Joseph Reichmuth, et ux, to Munger Lake Development Corporation, a California corporation, dated May 14, 1954, recorded in said Recorder's office on May 21, 1954 in Book 2609 of Official Records, Page 379.

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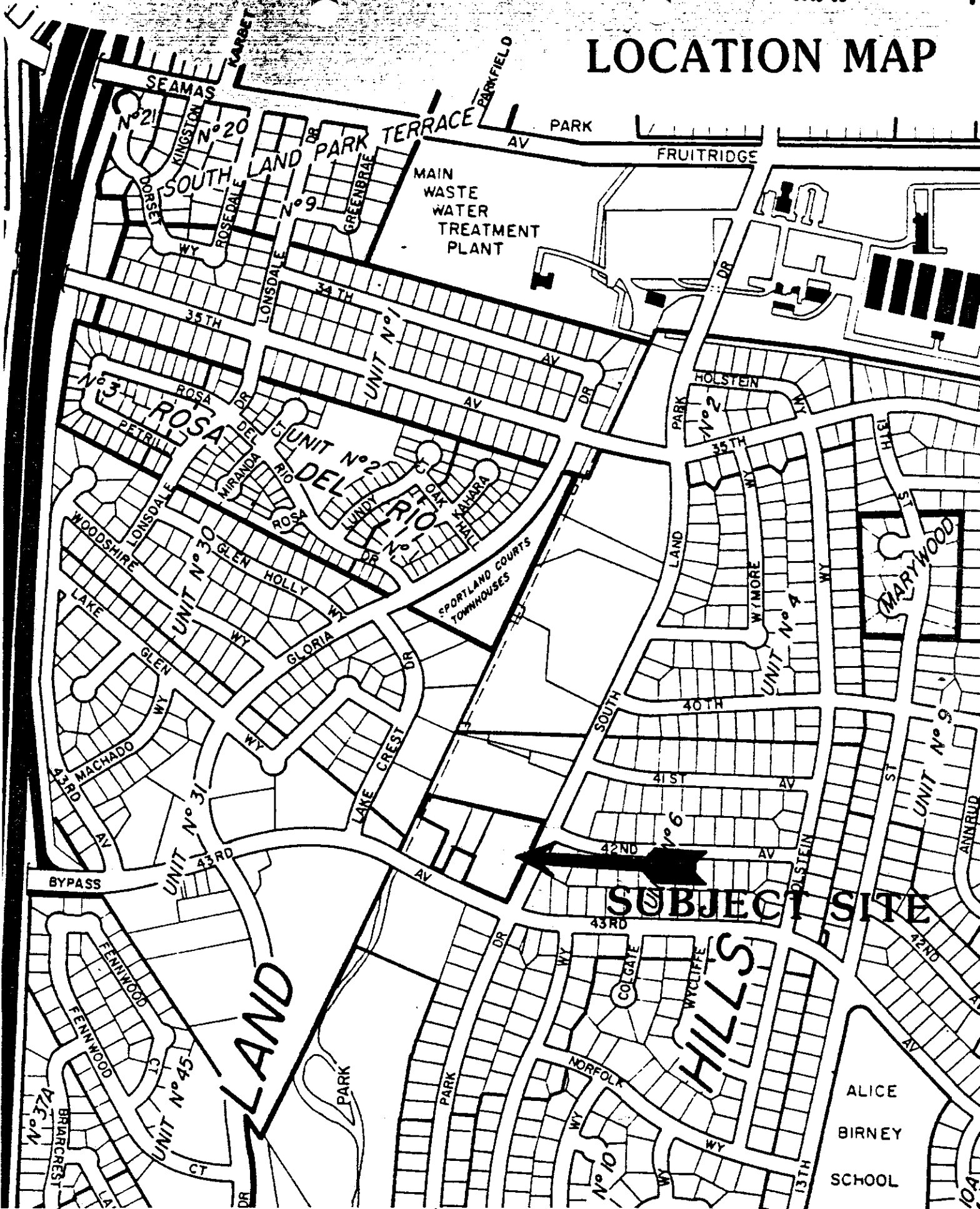


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# SEE MAP LOCATION MAP



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