

# CITY PLANNING COMMISSION

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

APPLICANT	Randall Yim, Law offices of M. Rothschild, 1303 'H' St., Sacto., CA 95814		
OWNER	H. B. Michelson, 500 Leisure Lane, #100, Sacramento, CA 95815		
PLANS BY	Randall Yim, Law offices of M. Rothschild, 1303 'H' Street, Sacto., CA 95814		
FILING DATE	4-18-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 014-141-14 & 15

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

LOCATION: 2942 and 2950 La Solidar Way

PROPOSAL: The applicant is requesting the necessary entitlement to move a common property line 8.49± feet to the north.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1963 Oak Park Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residential; R-1  
South: Single Family Residential; R-1  
East: Single Family Residential; R-1  
West: Single Family Residential; R-1

Property Dimensions: 204' x 84.98'  
Property Area: 17,340 sq. ft. (0.4 acre)  
Topography: Flat  
Street Improvements/Utilities: Existing

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

1. The subject site consists of two vacant parcels totaling 0.4± acre in the Single Family (R-1) zone. Parcel A has a width of 34± feet, while Parcel B has a width of 50.98± feet. The applicant is requesting a lot line adjustment to relocate the common property line 8.49± feet to the north in order to create two 42.49± foot wide parcels (Exhibit A). This will allow the construction of a single family residential structure on each parcel.
2. The proposal was reviewed by the City Engineering and Real Estate Divisions and the Oak Park PAC. There were no objections to the proposed lot line adjustment from these divisions or the Oak Park PAC. The following condition was received from Engineering:  

The applicant shall prepare new deed descriptions for each parcel.
3. Planning staff has no objections to the proposed lot line adjustment. The relocation of the property line will allow the development of Parcel A; otherwise, the substandard width of this parcel would make the property more difficult to develop.

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  
THE NORTH 34 FEET OF LOT 34 AND FOR LOT 35 OF H. J. GOETHE  
COMPANY'S ADDITION (F) TO SACRAMENTO ACCORDING TO THE OFFICIAL  
PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO  
COUNTY, CALIFORNIA, ON MARCH 15, 1904 IN BOOK 5 OF MAPS,  
MAP NO. 35. APN: 014-141-14 and 15 (P84-147)

WHEREAS, the Planning Director has submitted to the Planning Com-  
mission a report and recommendation concerning the lot line adjustment  
for property located at 2942 and 2950 La Solidar Way; 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 1963 Oak Park 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  
2942 and 2950 La Solidar Way,

City of Sacramento, be approved as shown and described  
in Exhibits     A and B     attached hereto, subject  
to the following condition:

The applicant shall prepare new deed descriptions for each  
parcel.

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION



# EXHIBIT B

## LEGAL DESCRIPTION

PARCEL A: THE NORTH 34 FEET OF LOT 34 AND THE SOUTH 8.49 FEET OF LOT 35 OF H.J. GOETHE COMPANY'S ADDITION (F) TO SACRAMENTO ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MARCH 15, 1904, IN BOOK 5 OF MAPS, MAP NO. 35.

PARCEL B: LOT 35 OF H.J. GOETHE COMPANY'S ADDITION (F) TO SACRAMENTO, EXCEPTING THEREFROM THE SOUTH 8.49 FEET, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MARCH 15, 1904, IN BOOK 5 OF MAPS, MAP NO. 35.

SCHOOL

SACRAMENTO

# LOCATION MAP

MEDICAL

CENTER

U. C. D.

ME

NTO

AMENDED PLAT OF  
SUBDIVISION "B"

SOUTH SACRAMENTO  
SUBDIVISION "B"

## SUBJECT SITE

AMERICAN  
LEGION  
SCHOOL

H. J. GOETHE  
ADDN "F"

GOETHE  
ADDN "F"

VENADO  
PLACE

SANTA CRUZ  
DILLMAN  
MAGNOLIA  
SANTA CLARA  
CATALPA

ALTA VISTA  
3RD

VISTA  
ADDN

GOETHE  
ADDN G

BIGLER

BROADWAY

6TH

7TH

H. J. GOETHE CO.  
ADDN "F"

PLEASANT  
VIEW

MELWOOD  
TR

ROSE  
HEIGHTS  
GOETHE

SANTA ROSA  
WILLIS TR

BUENA  
VISTA

ROSE HEDGE  
PARK

ADDN "A"

COLUMBIA  
TERRACE

9TH

PARK  
VIEW

M. J. DILLMAN  
No 1

JARLING TR

GOETHE  
ADDN "O"

SANTA CRUZ  
KLOOS & WARD TR

ALFIELD PLACE

ROSE AVE TR

W. J. DILLMAN No 1

WILLIS  
No 2

DONNER  
SCHOOL

11TH

PARK

PARK TERRACE

GOETHE  
ADDN "O"

BONITA VISTA TR

PARK TERRACE

ROSE AVE TR

W. J. DILLMAN No 1

H. J. GOETHE CO  
No 78

TRESCH TR

ITEM 25

P84-147

7124184

ITEM 25