

CITY PLANNING COMMISSION

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

APPLICANT	Joe E. Hernandez, 5685-21st Avenue, Sacramento, CA 95820		
OWNER	Joe E. Hernandez, 5685-21st Avenue, Sacramento, CA 95820		
PLANS BY	Joe E. Hernandez, 5685-21st Avenue, Sacramento, CA 95820		
FILING DATE	2-17-83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	021-291-11,12

APPLICATION: Lot Line Adjustment

LOCATION: 5685-21st Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to relocate an existing lot line 20± feet to the west between two single-family zoned parcels developed with one residence on the larger parcel.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residence and vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	582' x 151'
Property Area:	2± acres
Significant Feature of Site:	Depth of parcel
Topography:	Flat
Street Improvements:	Provided
Utilities:	To be provided

STAFF EVALUATION: Staff has the following observations and comments with regard to this project:

1. The subject site consists of two parcels totaling 2± acres. Parcel one is 50' x 130' in size and is vacant. Parcel two is a 1.71 acre flag-shaped lot, developed with a single family residence. The structure is located near the 21st Avenue portion of the parcel. The rear portion of the site is vacant. The applicant is requesting to move the existing lot line 20 feet west to make the vacant lot wider for future single family development.
2. Twentieth Avenue stubs approximately 150 feet west of the subject site. The applicant has submitted a preliminary plan indicating future development of the site. (See Exhibit C.) This proposal extends 20th Avenue and will develop the subject site as well as the adjacent western property. This does create an excessively long cul-de-sac. Staff has made a suggestion to reduce the length of this cul-de-sac which was reviewed by the City Traffic Engineer. (See Exhibit D.)

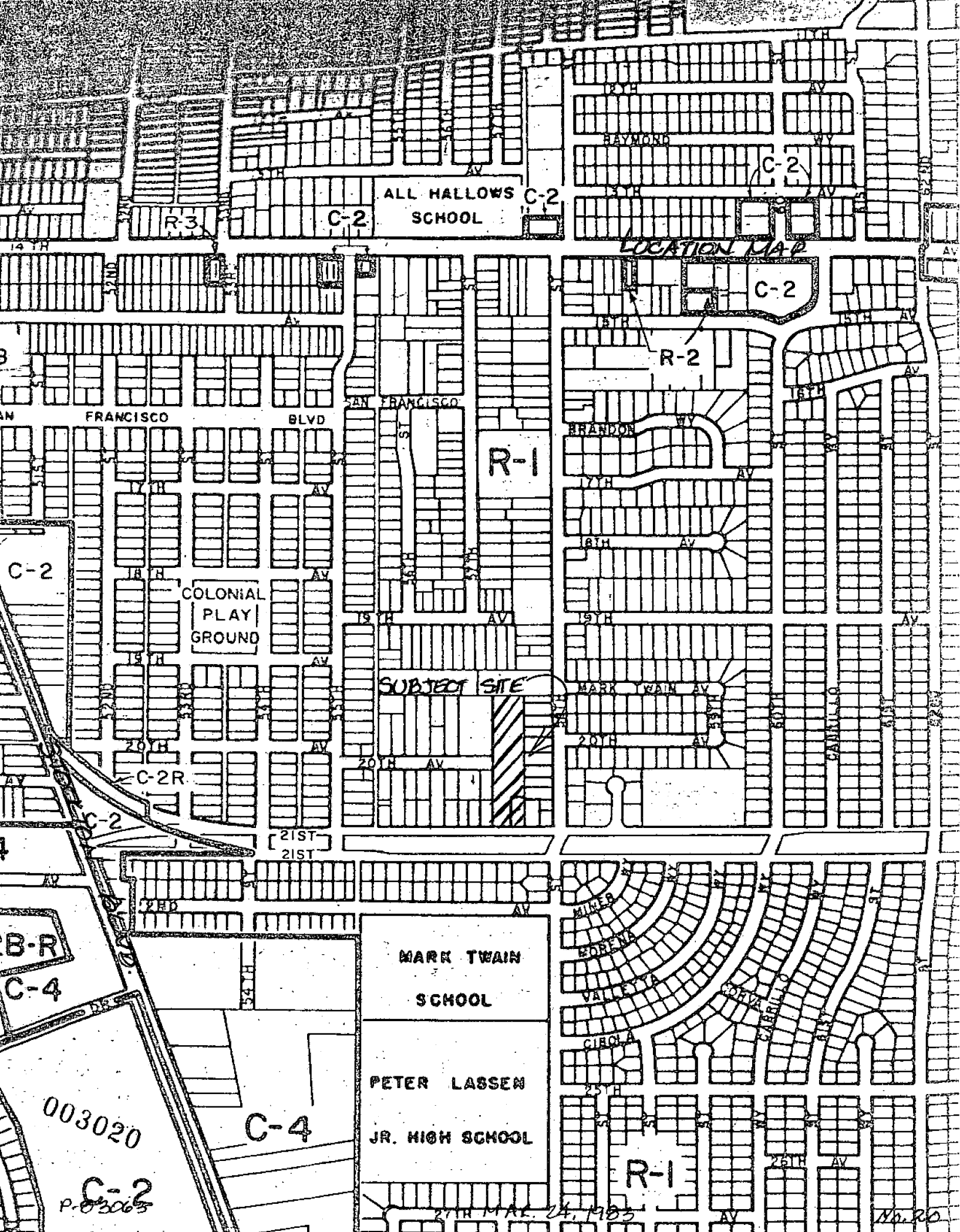
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Given the existing surrounding development, the Traffic Engineer has indicated the necessary subdivision modification for future development could be supported. Staff has no objection to the proposed lot line adjustment since it has been demonstrated the remaining acreage can be logically developed.

3. This project was routed to the offices of the City Engineer, Traffic Engineer and the City Real Estate Department. The City Engineer requests monumentation of the new lot line.

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

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line adjustment by adopting the attached resolution with conditions.



ALL HALLOWS SCHOOL

LOCATION MAP

R-1

COLONIAL PLAY GROUND

SUBJECT SITE

MARK TWAIN SCHOOL

PETER LASSEN JR. HIGH SCHOOL

C-2

C-2

R-2

B-R

C-4

C-4

R-1

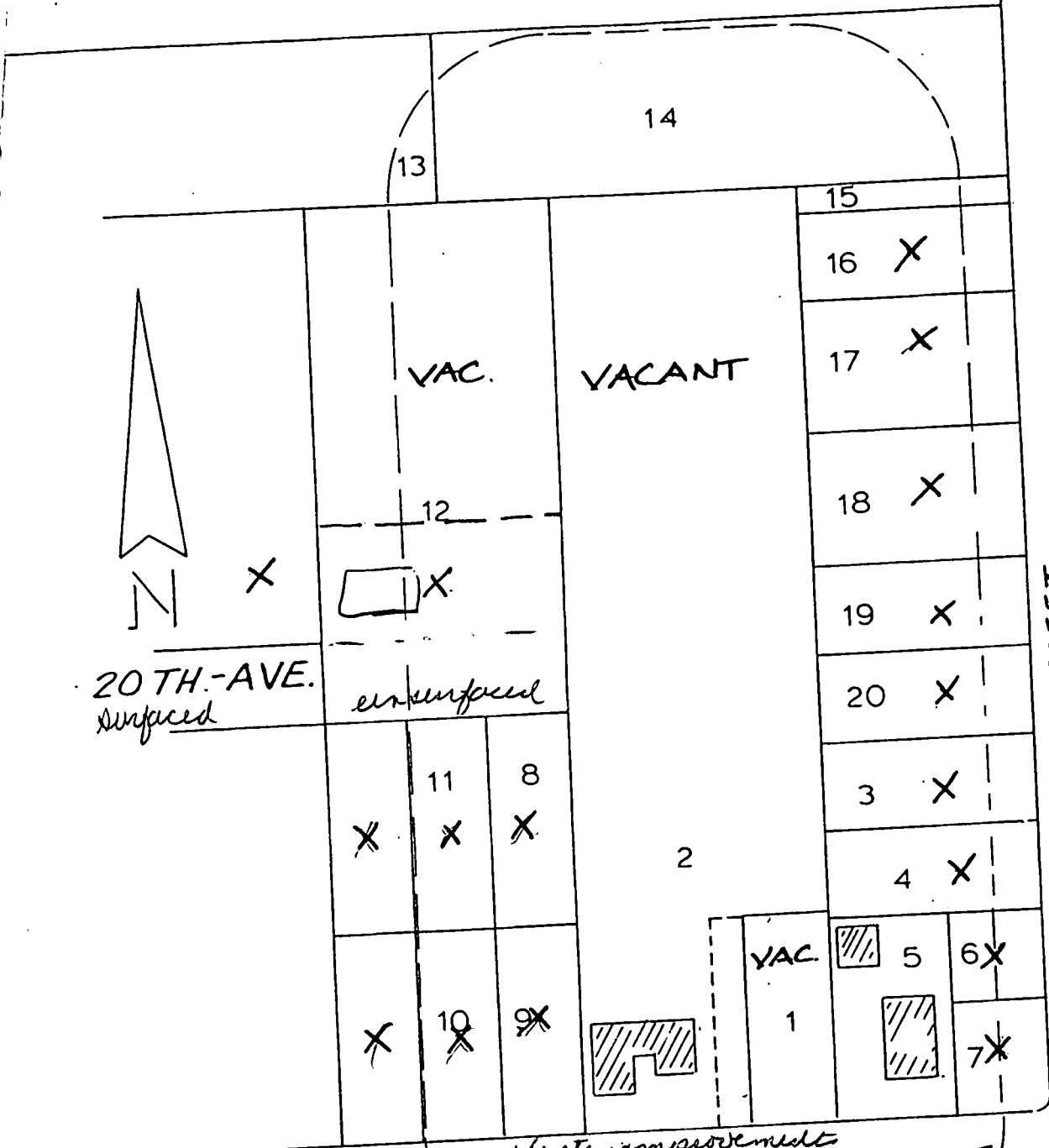
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C-2
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27th MAR. 24, 1963

No. 20

LAND USE MAP



20TH-AVE.

58 TH STREET

Residential

20TH-AVE.
surfaced

improved

Water improvement
21 ST. - AVENUE

X = DEVELOPED
WITH ONE OR
MORE RESIDENCES



1" = 100'

MAR. 24, 1983

003024

P. 83063

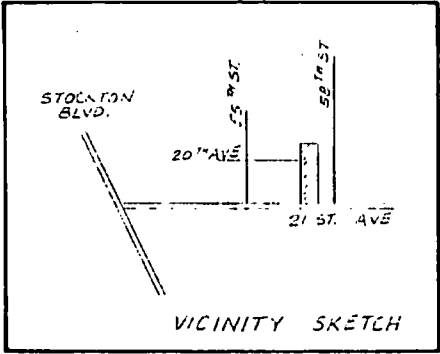
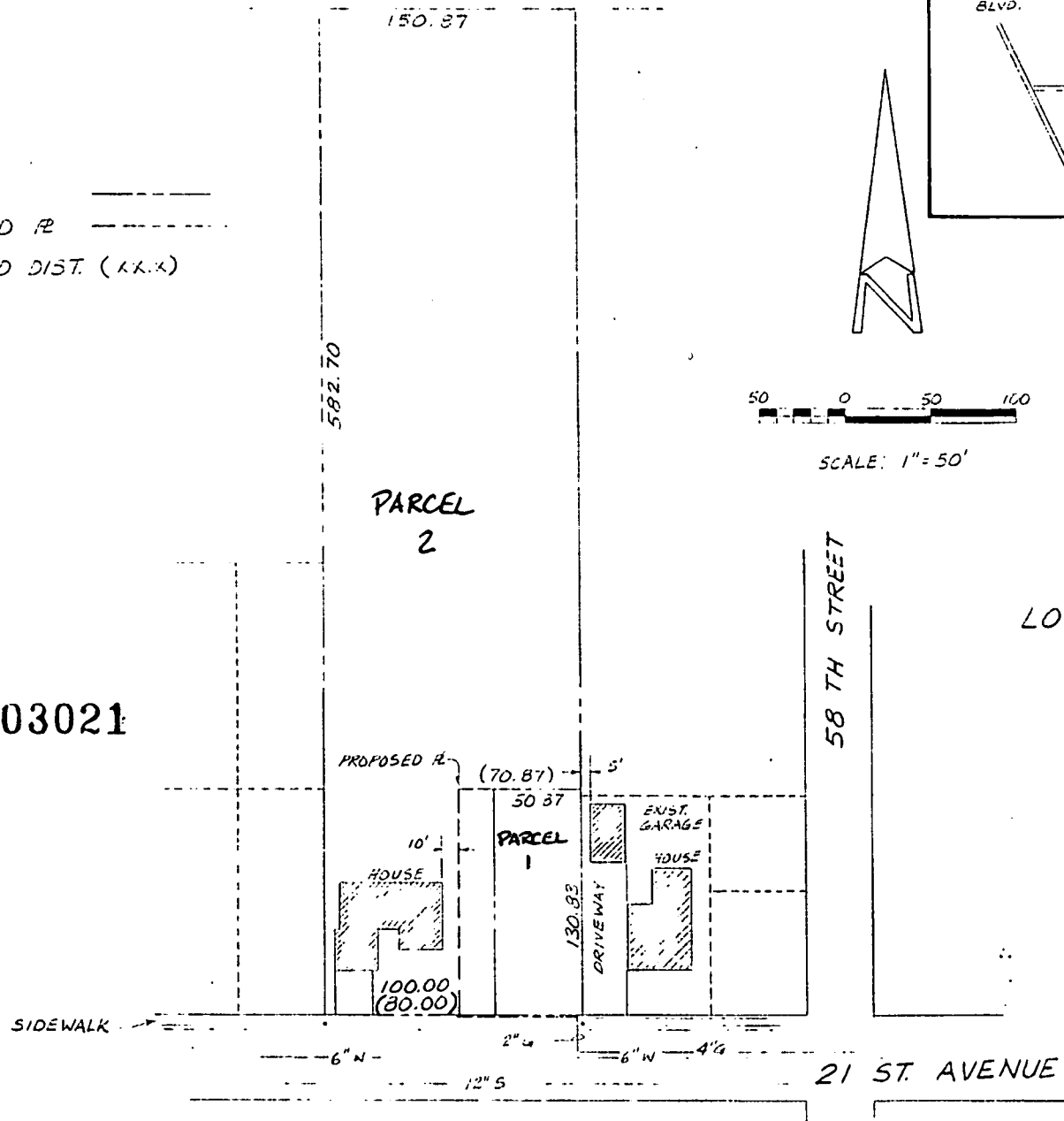
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MAR. 24, 1983

No. 28

EXIST. R. _____
PROPOSED R. _____
PROPOSED DIST. (XXX) _____

003021



SCALE: 1" = 50'

SITE PLAN
LOT LINE ADJUSTMENT

EXHIBIT 'A'

EXHIBIT B

N 88° 37' 30" E 150.87'

FND. IRON PIPE



SCALE - 1" = 50'



G. William Ward Jr.
G. WILLIAM WARD JR. L.S. 5708

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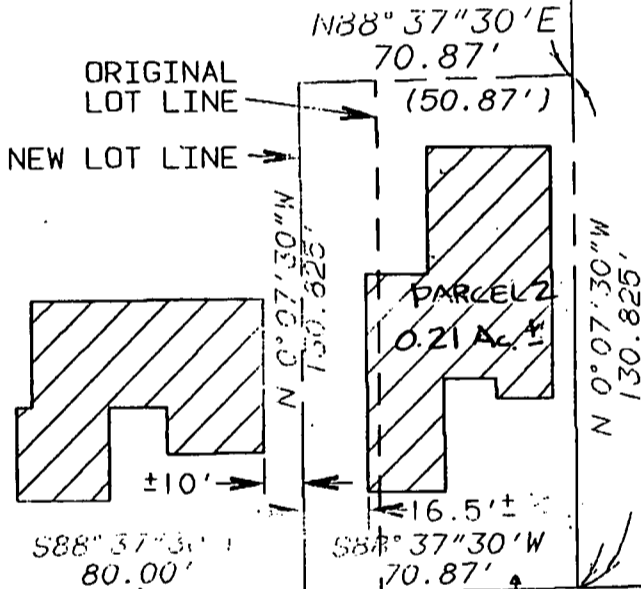
PARCEL 1
1.81 Acres ±

N 0° 07' 30" W 582.80'

S 0° 07' 30" E 582.80'

451.915'

58TH STREET

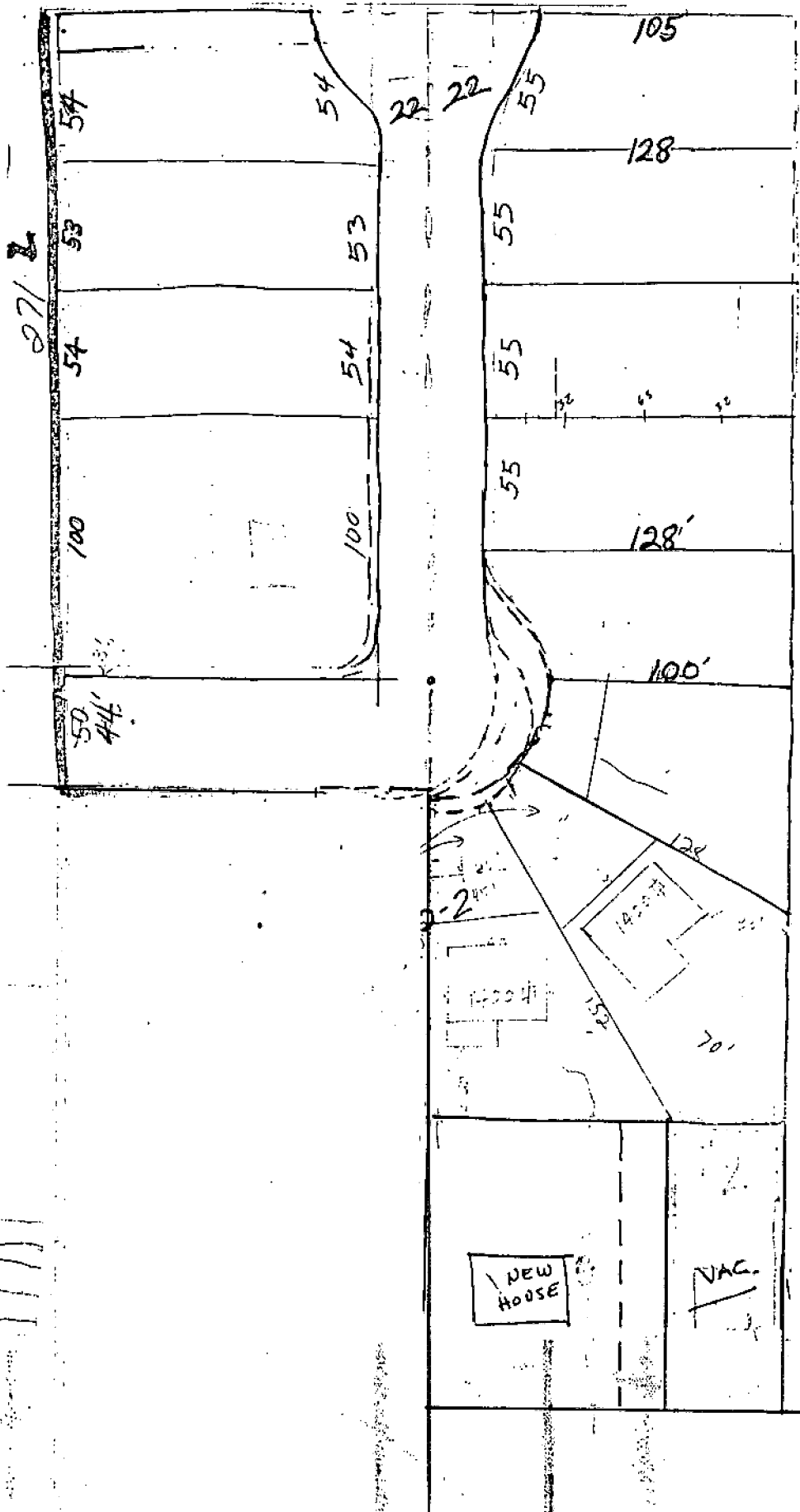


21ST AVE

PARCELS
021-0291-011
021-0291-012

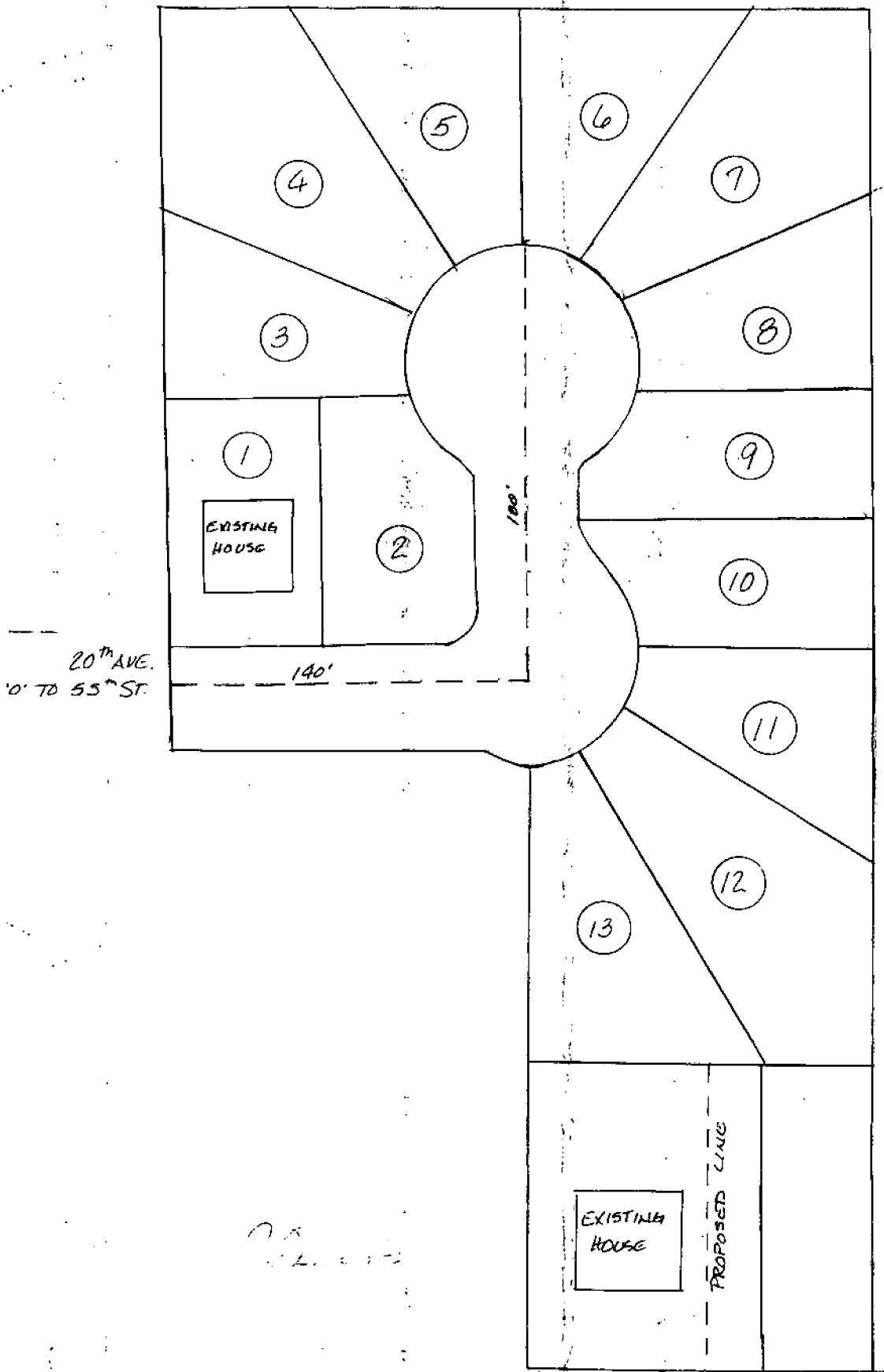
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PROPOSED
FUTURE
DEVELOPMENT
EXHIBIT 'C'



003022

STAFF'S
EXHIBIT 'D'



20th AVE.
TO 55th ST.

EXISTING
HOUSE

EXISTING
HOUSE

PROPOSED LANE

21st AVE

003023

P83063

MAR 24 1983

No. 20