

CITY PLANNING COMMISSION

915, "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Paul R. Menard - 2406 Capitol Ave. #1, Sacramento, CA 95816		
OWNER	John Mega & Wm. Burne		
PLANS BY			
FILING DATE	8-27-82	50 DAY CPC ACTION DATE	REPORT BY: SD:sg
NEGATIVE DEC.	exempt 15105(a)DIR	ASSESSOR'S PCL. NO.	031-181-12

APPLICATION: Lot Line Adjustment

LOCATION: 1261 Silver Oak Way/7353 South Land Park Drive

PROPOSAL: The applicant is proposing to relocate an existing property line between two residential parcels.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family residence and a duplex

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular	Property Area:	.51 acres
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		

STAFF EVALUATION:

1. The applicant is requesting permission to relocate an existing property line between two residential parcels approximately seven feet to the north. The purpose of the request is to give the owner of the southerly parcel more landscaped open area. Both parcels will exceed minimum area for single family lots. Staff has no objection to the proposal.
2. The City Engineer has reviewed the request and has no objections. The following conditions have been requested by that department:
 - a. legal descriptions of the resulting parcels
 - b. execution of deeds between parties reflecting the new lines
 - c. monumentation of the new lot lines
 - d. provision of a private easement for water service to the northerly parcel, reflected on the new deeds

The City Real Estate Department reviewed the request with no comment.

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ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment, therefore this project is exempt from the provisions of CEQA (Sec. 15105 (a)).

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



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MAP

NO.

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SOUTH LAND

PARK HILLS

OAKMONT

CARELLA GARDENS

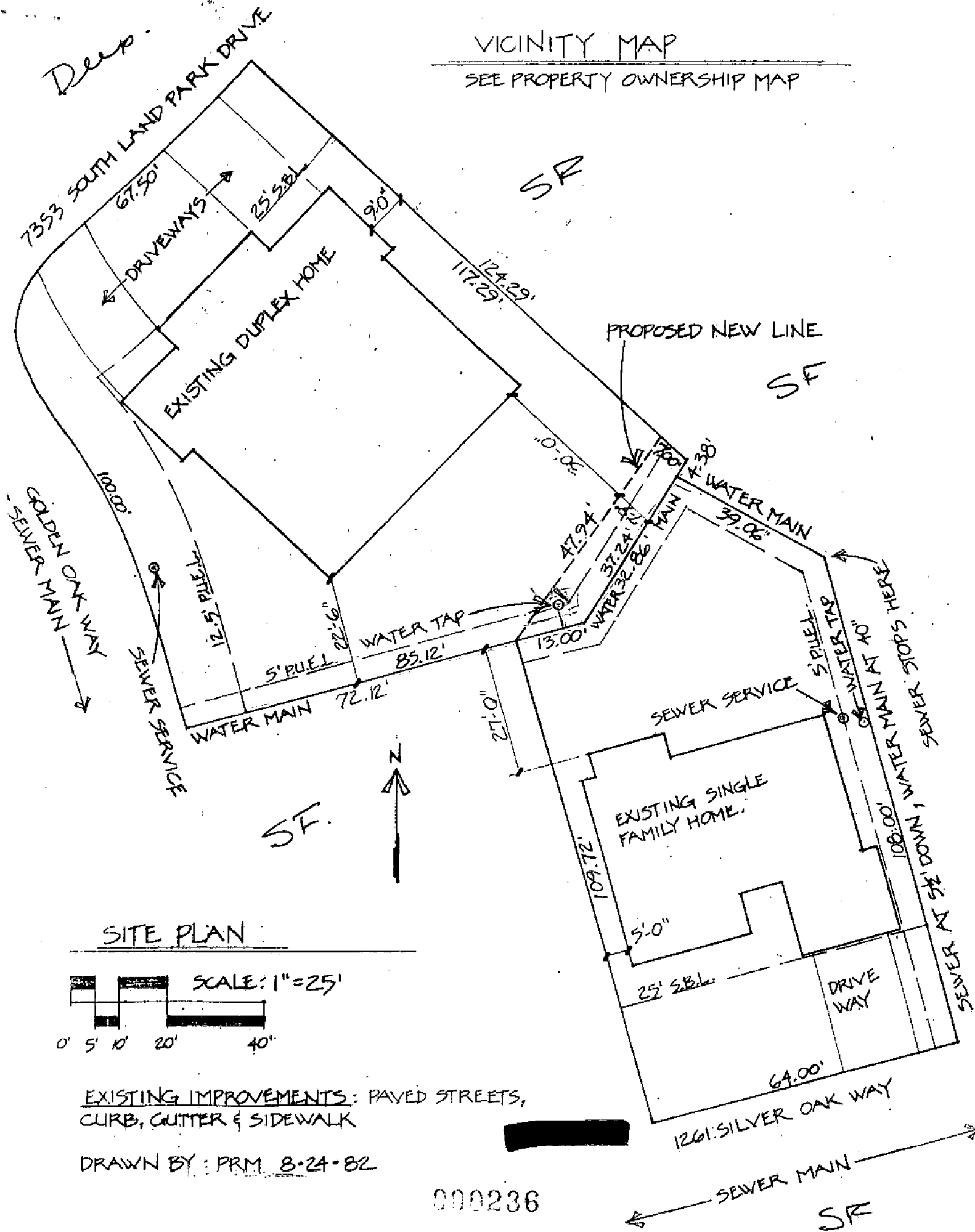
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RIO

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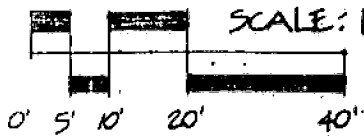
VICINITY MAP

SEE PROPERTY OWNERSHIP MAP



SITE PLAN

SCALE: 1" = 25'



EXISTING IMPROVEMENTS: PAVED STREETS,
CURB, GUTTER & SIDEWALK

DRAWN BY: PRM 8-24-82

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A.P.N. 031-181-12

1261 Silver Oak Way

Legal description of new parcel to be created: All of lot #12 of South Land Park Hills Unit #70 as recorded in book 77, page 7 on June 1, 1965 plus that portion of lot 75 of South Land Park Hills Unit #29 as recorded in book 72, page 1 on June 28, 1963, more particularly described as follows: beginning at the eastern most corner of lot 75, go 37.24' on a bearing of S25°13'55"W, then 13.00' on a bearing of S71°28'10"W, then 47.94' on a bearing of N28°18'55"E, then 7.00' on a bearing of S51°20'21"E.

A.P.N. 031-165-01

7353 South Land Park Drive

Legal description of new parcel to be created: All of lot 75 of South Land Park Hills Unit #29 as recorded in book 72, page 1 on June 28, 1963 minus that portion of lot 75, more particularly described as follows: beginning at the eastern most corner of lot 75, go 37.24' on a bearing of S25°13'55"W, then 13.00' on a bearing of S71°28'10"W, then 47.94' on a bearing of N28°18'55"E, then 7.00' on a bearing of S51°20'21"E.



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