

**CITY PLANNING COMMISSION**  
1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	Charles Sellers 3001 P Street, Sacramento, CA 95816				
<b>OWNER</b>	Emma Cook, 66 Ford Road, Sacramento, CA 95838				
<b>PLANS BY</b>	Charles Sellers 3001 P Street, Sac., CA 95816				
<b>FILING DATE</b>	5/25/88	<b>ENVIR. DET.</b>	15305 a	<b>REPORT BY</b>	PW:vf
<b>ASSESSOR'S PCL. NO.</b>	250-0301-010; 250-0174-010				

**APPLICATION:** Lot Line Adjustment to relocate an existing lot line 100+ feet to the north on 0.3+ vacant ac. in the Standard Single Family (R-1) zone.

**LOCATION:** 3345 Gillespie Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a single family home.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential
1984 North Sacramento Community Plan Designation:	Low Density Residential 4-8 du/ac
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

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

Property Dimensions:	125' x 230'
Property Area:	.66+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of two lots totaling 0.66+ acres in the Standard Single Family (R-1) zone. The site is surrounded on all sides by single family homes zoned R-1. The applicant proposes to relocate the existing common property line 100+ ft. to the north in order to construct a single family home on the southern lot. This lot would be 125 ft. x 100 ft. in size and have access off of Gillespie Street. As a result of the lot line adjustment the northern lot would be 125 ft. x 130 ft. The existing house would maintain the required rear yard setback and has access off of Ford Road. Staff has no objection to the lot line adjustment request.

- B. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Water and Sewer and Real Estate Divisions. The following comments were received:

Engineering

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any existing bonds or assessments.

Real Estate

Need a legal description for the balance of APN 250-0174-010.

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

RECOMMENDATION: Staff recommends that the Planning Commission approve the 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 TO RELOCATE THE COMMON PROPERTY LINE BETWEEN PORTIONS OF LOT 44 OF JOHNSON HEIGHTS, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 15 OF MAPS, MAP NO. 25

APN 250-0301-010; 250-0174-010

(P88-244)

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3345 Gillespie Street; and

**WHEREAS**, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (a)); and

**WHEREAS**, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan and the proposed lot line adjustment conforms with the plan designation;

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

that the lot line adjustment for property located at 3345 Gillespie Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any existing bonds or assessments.

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CHAIRPERSON

ATTEST:

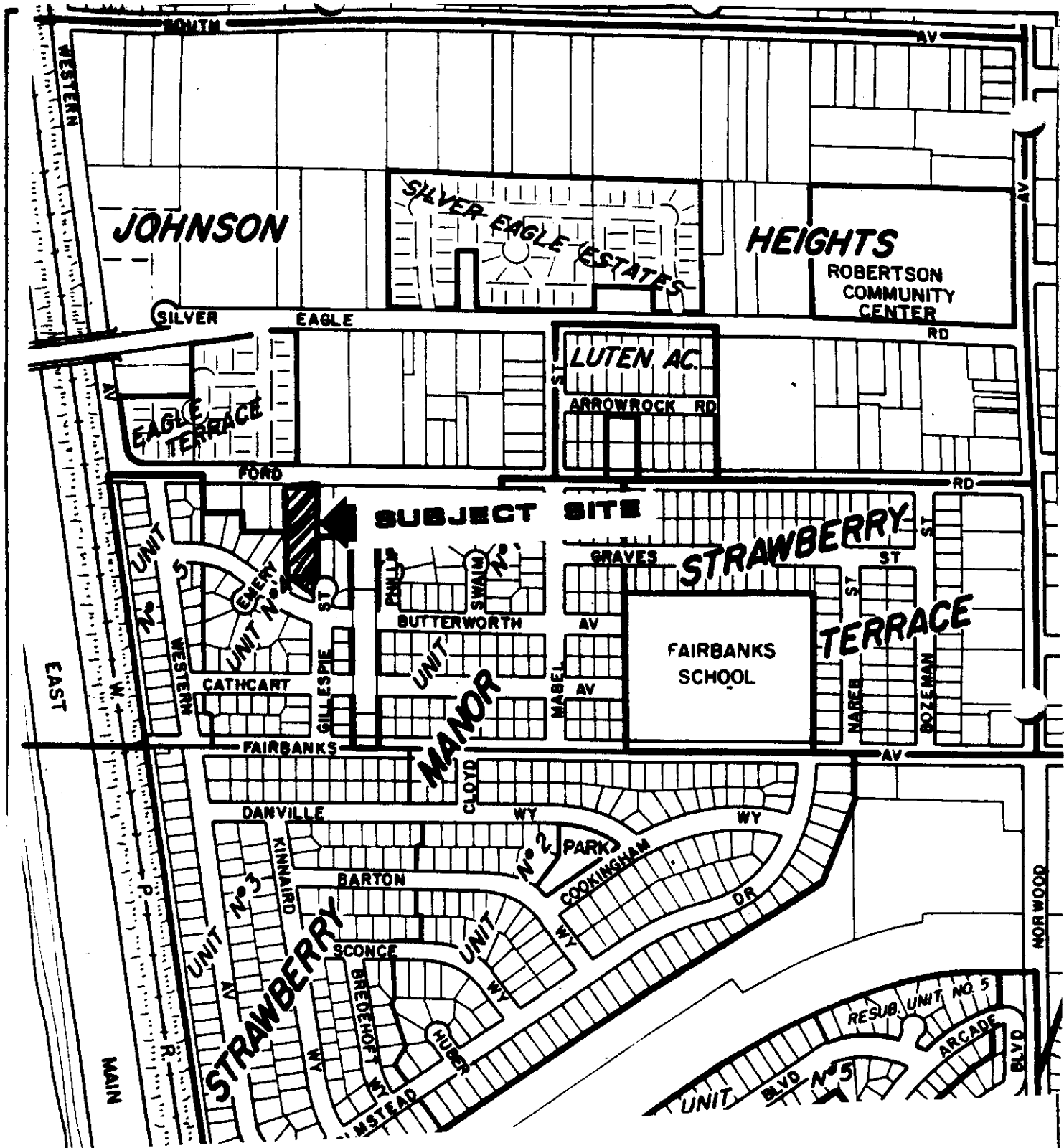
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SECRETARY TO CITY PLANNING COMMISSION

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July 14, 1988

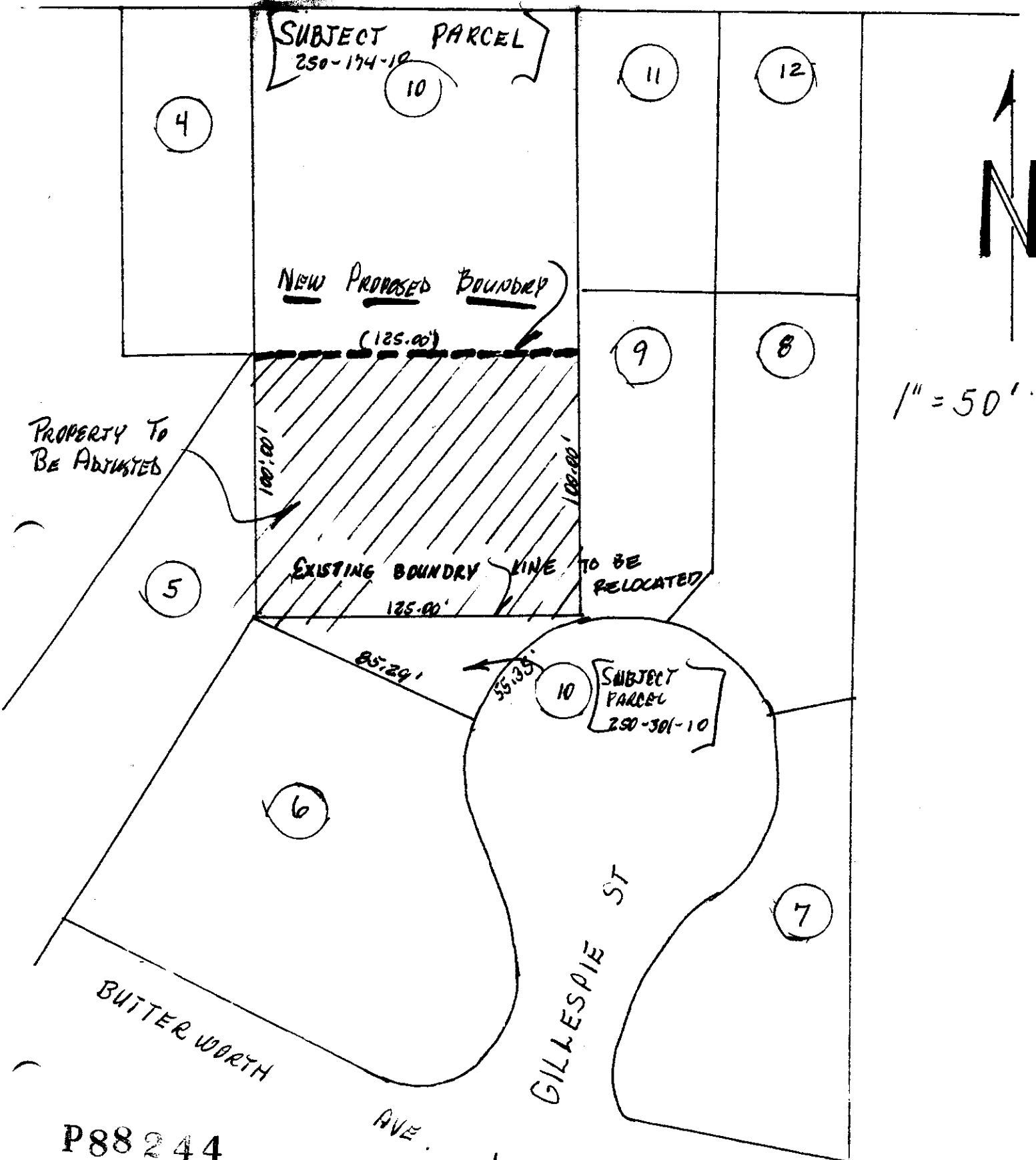
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- ALL SURROUNDING LAND USE IS RESIDENTIAL
- ALL SURROUNDING ZONING IS R-1

**VICINITY - LAND USE - ZONING**

FORD ROAD



1" = 50'

PROPERTY TO BE ADJUSTED

NEW PROPOSED BOUNDARY

(125.00')

100.00'

100.00'

EXISTING BOUNDARY LINE TO BE RELOCATED

125.00'

85.29'

55.35'

SUBJECT PARCEL 250-301-10

BUTTER WORTH AVE.

GILLESPIE ST

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## LEGAL DESCRIPTION OF PROPOSED LOT

All that portion of Lot 44, Johnson Heights, according to the amended plat of a portion of Johnson Heights, filed in the office of the recorder of Sacramento County, in Book 15 of Maps, Map No. 25, described as follows: Beginning at the Southwest corner of Lot 451, Strawberry Manor, Unit No. 4, filed in the office of the recorder of Sacramento County, in Book 61, of Maps, Map No. 34; thence Southwesterly along a curve to the left 55.35 feet to the Northeast corner of Lot 448 of said Strawberry Manor, Unit No. 4; thence Northwesterly 85.29 feet to the Northwest corner of lot 448 of said Strawberry Manor, Unit No.4; thence North 100.00 feet to the Northeasterly corner of lot 447 of said Strawberry Manor, Unit No. 4; thence Easterly 125.00 feet in a line perpendicular to the Westerly line of lot 447 of said Strawberry Manor, Unit No. 4 to a point on the Easterly line of lot 451 of said Strawberry Manor, Unit No. 4; thence South 100.00 feet to the true point of beginning.

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