

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Timothy Train, 2604-21st Street, Sacramento, CA 95818
OWNER Fruitridge Habitat, Inc., 3450 LaGrande Blvd., Sacramento, CA 95823
PLANS BY Timothy Train, 2604-21st Street, Sacramento, CA 95818
FILING DATE 4/9/86 **ENVIR. DET.** Cat Ex. 15305(a) **REPORT BY** DH:hw
ASSESSOR'S-PCL. NO. 047-0280-44,45,48,49,51,52,57,58,60,61,64,65,67 & 68

APPLICATION: Lot Line Adjustment to merge 14 vacant halfplex lots into seven lots totaling 1.12+ acres in the Townhouse (R-1A) zone.

LOCATION: Balfour Way, between Poirier Way and 68th Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to merge 14 lots into seven lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1984 Airport-Meadowview Community Plan Designation: Residential (4-8 du/ac)
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	Variable	Variable
South: Single Family; R-1	Side(Int):	Variable	Variable
East: Convalescent Hospital & Apartments, Single Family; R-1,H	Side(St):	Variable	Variable
West: Single Family; R-1	Rear:	Variable	Variable

Property Area: 1.12+ acres
Density of Development: 7.0 du/ac
Topography: Flat
Street Improvements/Utilities: Existing

PROJECT BACKGROUND: On August 14, 1980, the City Council approved a rezoning and tentative map to establish 25 halfplex lots and 13 single family/zero lot line units (P-9020). The applicant now wishes to merge 14 duplex lots to create seven single family lots in the R-1A zone. The previous special permit for halfplex development has expired. Lots 14,15,27 and 28 remain substandard in area and width for single family development. A new special permit for halfplex development will be required for the development of these four lots.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Townhouse (R-1A). Surrounding land uses include single family residential to the north, south and west. A convalescent hospital and apartments are located to the east of the subject site. The subject site contains 14 parcels totaling 1.127+ vacant acres. The applicant is requesting the merger of the 14 lots into seven parcels for the purpose of constructing seven single family dwellings.

The subject site is designated for residential, four to eight dwellings units per acre, in the 1984 Airport-Meadowview Community Plan. The proposed lot line adjustment will result in parcels which meet the minimum lot area and dimension requirements of the R-1A zone. No elevations or floor plans for the single family dwellings were provided as part of the application.

B. The proposed lot line adjustment was reviewed by the City Traffic Engineer, Engineer and Real Estate Divisions with the following comments received:

1. City Real Estate: Pay off any existing assessments.
2. City Engineer: Show the location of all water and sewer services. Unused services shall be plugged to the satisfaction of the Department of Public Works at the time of building permit or other entitlement.

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

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

RESOLUTION

Adopted by the Sacramento City Planning Commission

on date of

**APPROVING A LOT LINE ADJUSTMENT TO MERGE THE FOLLOWING LOTS
OF SOUTHFIELD UNIT NO. 3, FILED IN THE OFFICE OF RECORDER
OF SACRAMENTO COUNTY IN BOOK 147 OF MAPS, MAP NO. 14, LOTS
18,19,22,23,25,26,30,31,33,34,37,38,40,411 (P86-144)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at various lots of Southfield Unit No. 3; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1984 Airport-Meadowview 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:

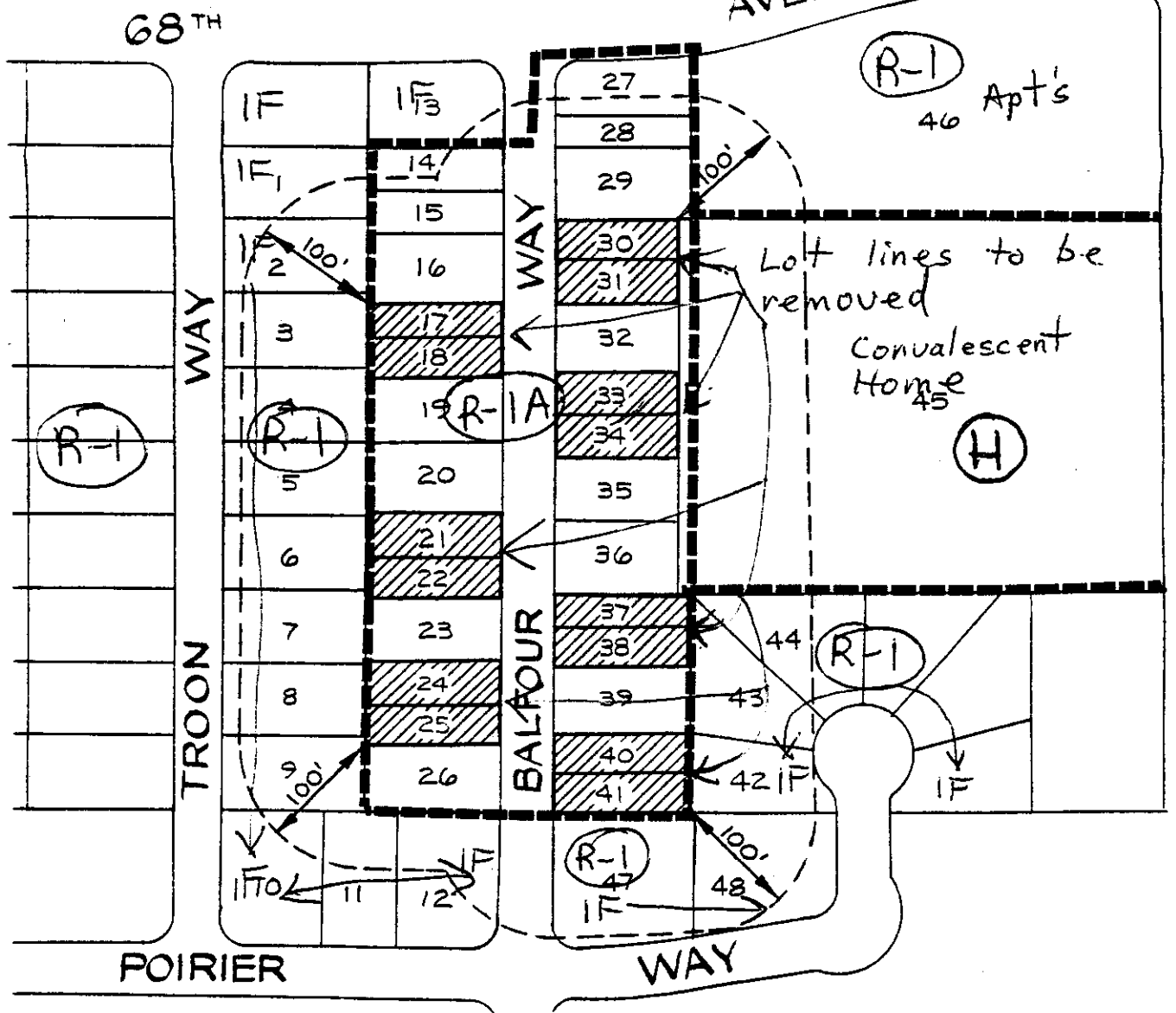
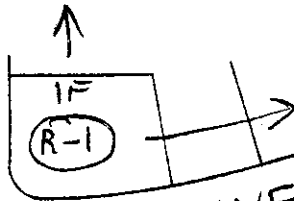
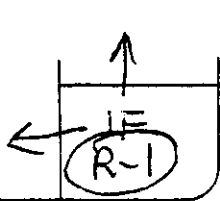
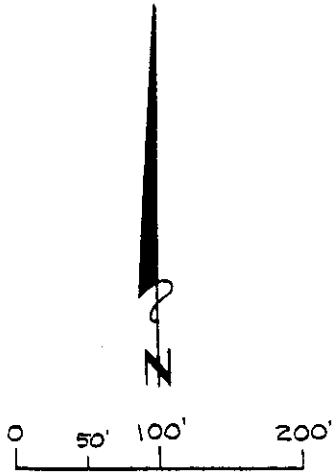
that the lot line adjustment for property located as described above, City of Sacramento, shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

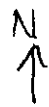
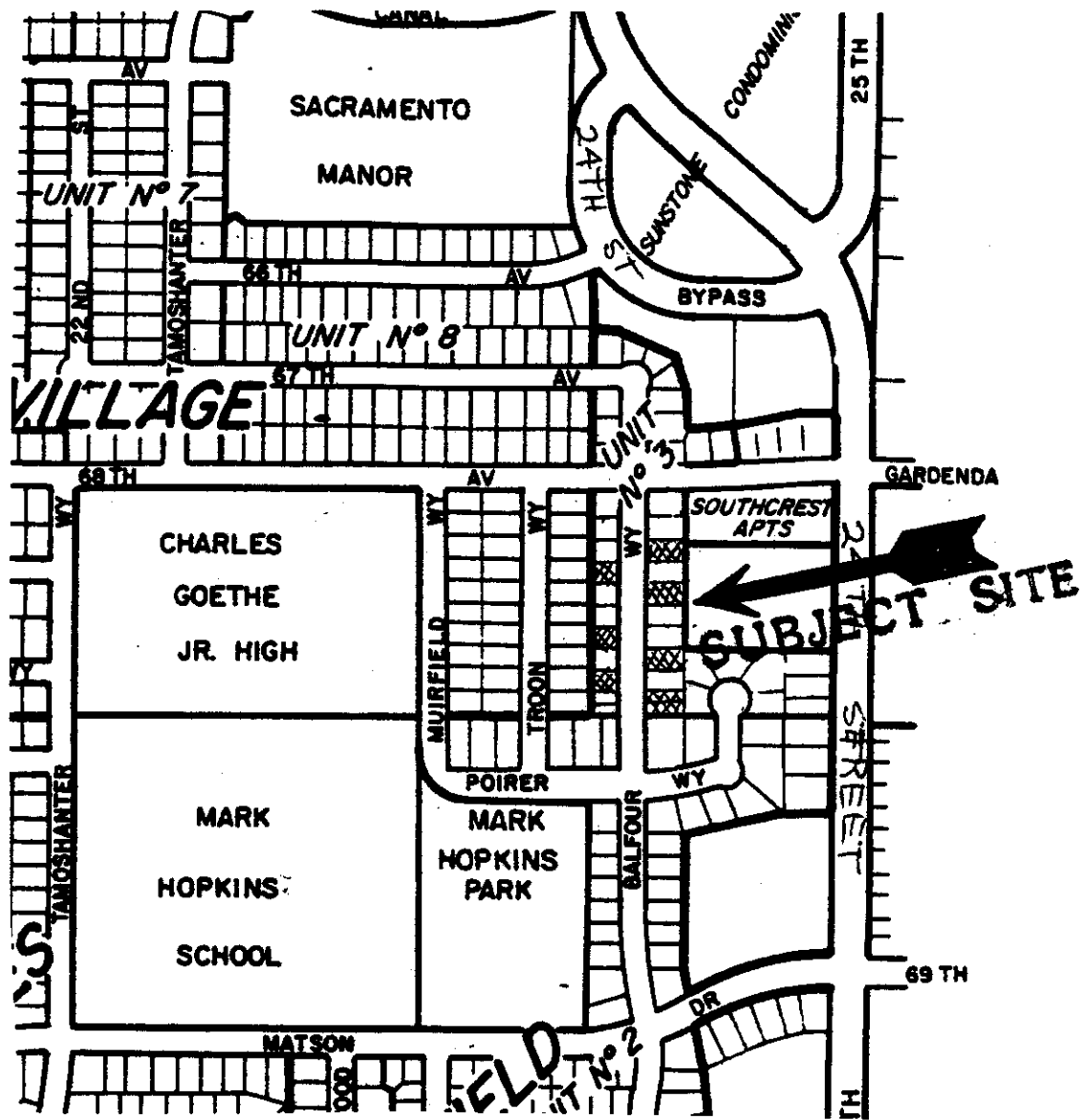
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP



Scale: 1" = 500'

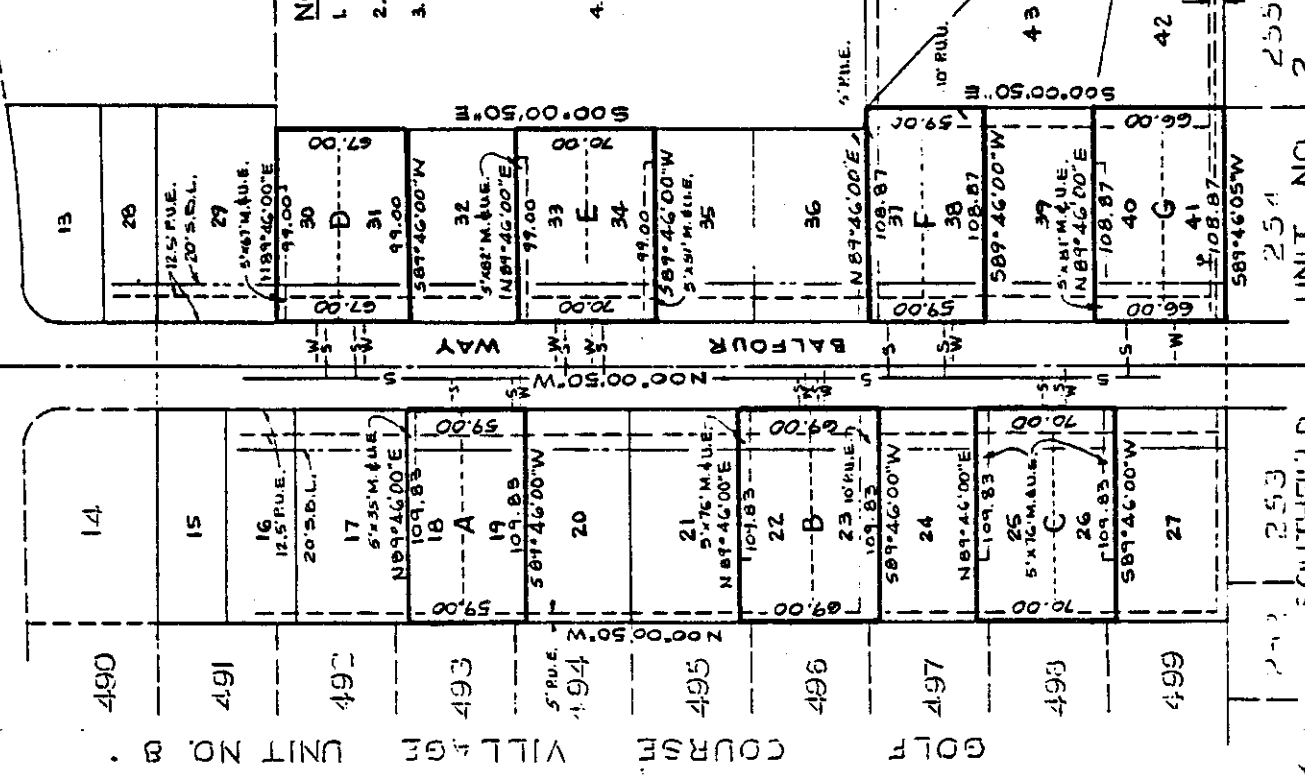
VICINITY MAP

SOUTHFIELD UNIT NO. 3

7

AVENUE

68TH



UNIT NO. 2
254

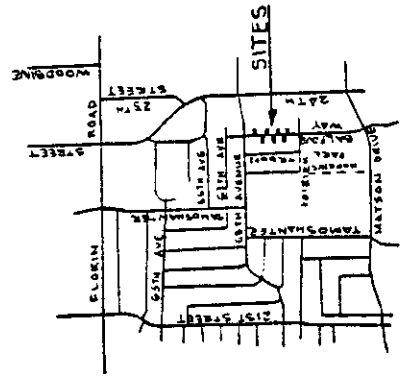
SOUTHFIELD

NOTES

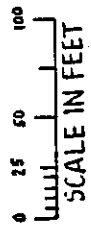
1. THERE ARE NO STRUCTURES ON PARCELS A THROUGH G INCLUSIVE.
2. DENOTES PROPOSED PARCEL AND EXISTING LOT LINE.
3. UTILITIES AND EASEMENTS:
 - S - DENOTES SANITARY SEWER LOCATION DETERMINED FROM RECORD.
 - W - DENOTES WATER SERVICE LOCATION DETERMINED FROM W MARKED INCURD.
 - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
 - M.S.L. - DENOTES SET BACK LINE.
 - U - DENOTES PRIVATE MAINTENANCE UTILITY EASEMENT.
4. PAVEMENT WAY IS IMPROVED WITH CURB, GUTTER AND SIDEWALK.

ASSESSOR'S NUMBERS

LOT 18	APN 047-0280-044
LOT 19	APN 047-0280-045
LOT 22	APN 047-0280-048
LOT 23	APN 047-0280-049
LOT 25	APN 047-0280-051
LOT 26	APN 047-0280-052
LOT 30	APN 047-0280-057
LOT 31	APN 047-0280-058
LOT 33	APN 047-0280-060
LOT 34	APN 047-0280-061
LOT 37	APN 047-0280-064
LOT 38	APN 047-0280-065
LOT 40	APN 047-0280-067
LOT 41	APN 047-0280-068



VICINITY MAP
NOT TO SCALE



SITE PLAN

MERGER OF LOTS 18, 19, 22, 23, 25 & 26,
30 & 31, 33 & 34, 37 & 38 AND 40 & 41 OF
RESUBDIVISION OF LOTS 13 & 15 THRU 40
INCLUSIVE OF SOUTHFIELD UNIT NO. 3
MARCH, 1986

SURVEYOR

TIMOTHY S. TRAIN
2604 21ST STREET
SACRAMENTO, CA 95818
(916) 451-7793

RECORD OWNER

FRUITRIDGE HABITAT, INC.
3450 LA GRANGE BOULEVARD
SACRAMENTO, CA 95823

SOUTHFIELD 12

UNIT NO. 3

7

AVENUE

68 TH

490

14

491

15

492

16

493

17

494

18

495

19

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20

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21

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22

499

23

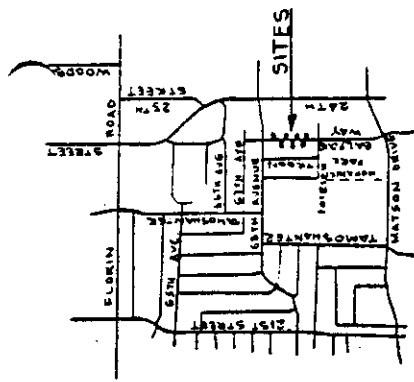
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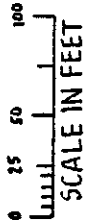
255

SOUTHFIELD

UNIT NO. 2



VICINITY MAP
NOT TO SCALE



NOTES

1. THERE ARE NO STRUCTURES ON PARCELS A THROUGH G INCLUSIVE.
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3. UTILITIES AND EASEMENTS:
 -S- DENOTES SANITARY SEWER LOCATION DETERMINED FROM RECORD.
 -W- DENOTES WATER SERVICE LOCATION DETERMINED FROM W MARKED INCURD.
 P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
 S.E.L. DENOTES SET BACK LINE.
 M.S.J.B. DENOTES PRIVATE MAINTENANCE UTILITY EASEMENT.
 -U- UTILITY EASEMENT.
 -G- GUTTER AND SIDEWALK.

SITE PLAN

MERGER OF LOTS 18, 19, 22, 23, 25 & 26, 30 & 31, 33 & 34, 37 & 38 AND 40 & 41 OF RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3 MARCH, 1986

SURVEYOR

TIMOTHY S. TRAIN
 2604 21ST STREET
 SACRAMENTO, CA 95818
 (916) 451-7793

RECORD OWNER

FRUITRIDGE HABITAT, INC.
 3450 LA GRANGE BULEVARD
 SACRAMENTO, CA 95823

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LOT 26	APN 047-0280-052
LOT 30	APN 047-0280-057
LOT 31	APN 047-0280-058
LOT 33	APN 047-0280-060
LOT 34	APN 047-0280-061
LOT 37	APN 047-0280-064
LOT 38	APN 047-0280-065
LOT 40	APN 047-0280-067
LOT 41	APN 047-0280-068

11.00 00.00 00.00 00.00

1/4 MILE

44

43

42

7.5' P.U.E.

5 TEL. EASEMENT

254 255 UNIT NO. 2

100' 00' 00' 00' W

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

10' P.U.E.

12.5' P.U.E.

20' S.E.L.

5' x 75' M. & U.E.

1189' 46' 00" E

99.00

30

31

99.00

32

5' x 75' M. & U.E.

1189' 46' 00" E

99.00

33

34

99.00

35

5' x 75' M. & U.E.

1189' 46' 00" E

99.00

36

108.87

37

59.00

38

108.87

39

5' x 75' M. & U.E.

1189' 46' 00" E

108.87

40

66.00

41

108.87

42

589' 45' 05" W

66.00

43

589' 45' 05" W

66.00

44

589' 45' 05" W

66.00

12.5' P.U.E.

20' S.E.L.

5' x 75' M. & U.E.

1189' 46' 00" E

99.00

16

17

99.00

18

5' x 75' M. & U.E.

1189' 46' 00" E

99.00

19

109.83

20

589' 46' 00" W

59.00

21

5' x 75' M. & U.E.

1189' 46' 00" E

109.83

22

109.83

23

589' 46' 00" W

59.00

24

5' x 75' M. & U.E.

1189' 46' 00" E

109.83

25

5' x 75' M. & U.E.

1189' 46' 00" E

109.83

26

589' 46' 00" W

70.00

27

589' 46' 00" W

70.00

Mar 22 1986

Item 21

DESCRIPTION
PARCEL A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 18 and Lot 19 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION
PARCEL B

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 22 and Lot 23 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION
PARCEL C

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 25 and Lot 26 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION
PARCEL D

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 30 and Lot 31 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION
PARCEL E

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 33 and Lot 34 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION
PARCEL F

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 37 and Lot 38 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION
PARCEL G

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lot 40 and Lot 41 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.