

CITY PLANNING COMMISSION

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

APPLICANT	Pacific Scene Inc. 4720 Northgate Blvd., Sacramento, CA 95834				
OWNER	Raymond J. Campos, 1336 Helmsman Way, Sacramento, CA 95833				
PLANS BY	Morton & Pitalo Inc. 1430 Alhambra Blvd., #200, Sacramento, CA 95816				
FILING DATE	7/24/87	ENVIR. DET.	15305 a	REPORT BY	PW/vf
ASSESSOR'S-PCL. NO.	274-0400-43,44				

APPLICATION: Lot Line Adjustment of 2+ ft. between two adjacent lots on a 0.15+ developed acre in the Single Family Alternative Planned Unit Development (R-1A PUD).

LOCATION: 1334 and 1336 Helmsman Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common boundary line between two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Existing Zoning of Site:	R-1A-PUD
Existing Land Use of Site:	Residential, zero lot line subdivision

Surrounding Land Use and Zoning:

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

Property Dimensions:	64' x 100'
Property Area:	0.15+ acre
Topography:	Flat
Street Improvements and Utilities:	Existing

PROJECT EVALUATION: The existing site consists of two developed lots totaling 0.15+ acre in the Single Family Alternative Planned Unit Development (R-1A PUD) zone. Zero lot line, single family homes are currently located on each lot respectively. The 1974 General Plan designates the site for residential use. Surrounding land uses are zero lot line single family residences to the north, south, east and west. A foundation layout mistake resulted in the home on lot 155 to encroach onto lot 156. The applicant is requesting a lot line adjustment to relocate the common boundary line between the two lots to reflect the "As-Built" situation. Staff has no objections to this request.

The proposed lot line adjustment has been reviewed by the City Real Estate, Building Inspections, Engineering, and Traffic Engineering Divisions. The Engineering Division requests that the owner pay off existing assessments or file necessary segregation request and pay any fees.

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 8/27/87

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON BOUNDARY LINE BETWEEN LOTS 155 AND 156 OF DELTA POINT EAST UNIT NO. 2, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 167 OF MAPS, MAP NO. 8: (APN: 274-0400-043 AND 044)

(P87-332)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1334 and 1336 Helmsman Way; 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 1974 General 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:

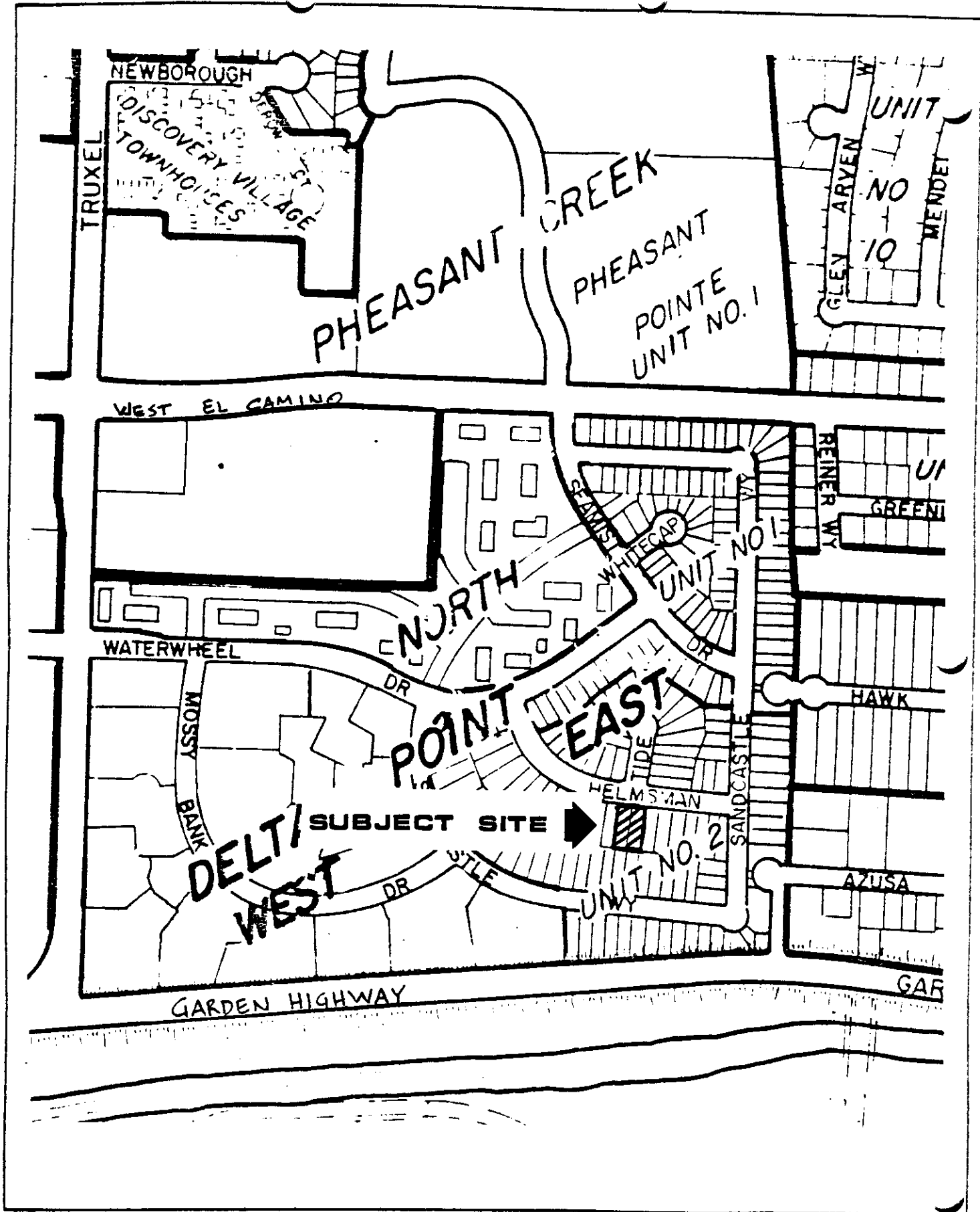
that the lot line adjustment for property located at 1334 and 1336 Helmsman Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing assessments or file necessary segregation request and pay any fees.

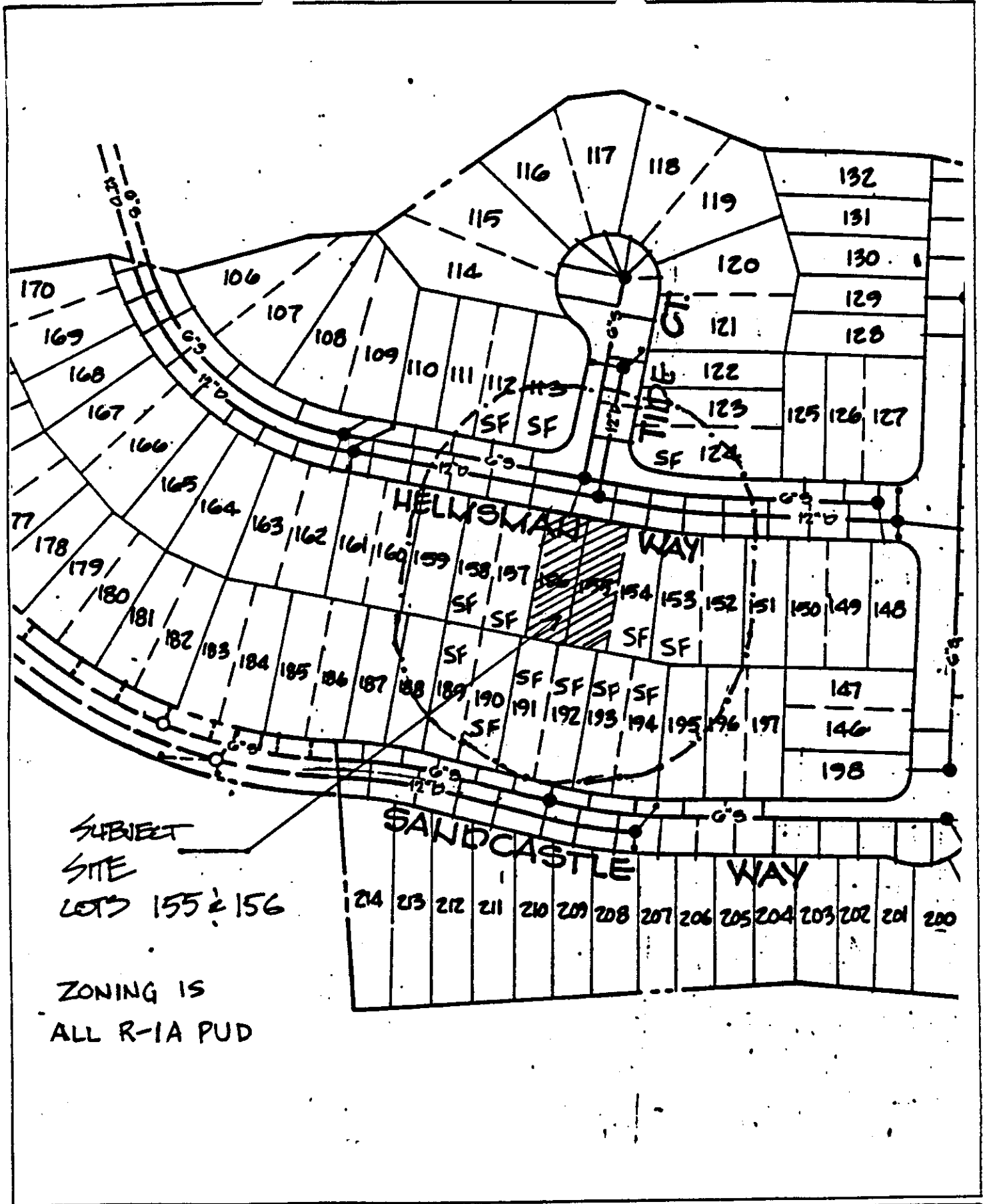
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



SUBJECT
SITE
LOTS 155 & 156

ZONING IS
ALL R-1A PUD

LAND USE & ZONING MAP



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

JOB NO B40121
PROJECT LOTS 155 & 156 OF 167 BM 8
DESCRIPTION EXISTING HOUSE LOCATION
DATE 10-87 BY CMC

EXHIBIT A

TIDE
CT.

N 81° 25' 41" W

HELMSMAN WAY

S 81° 25' 41" E

S 81° 25' 41" E

32.31'

30.19'

12.5' P.U.E.
PER 161 BM 3

100.00'

100.00'

11.90'

EXISTING
LOT LINE

0.59'

2 STORY
HOUSE

PROPOSED LOT LINE
S 09° 38' 23" W 100.02'

ONE STORY
HOUSE

1.86'

10.70'

N 08° 34' 19" E

N 08° 34' 19" E

30.44'

32.06'

N 81° 25' 41" W

N 81° 25' 41" W

157

156

155

154



Handwritten signature



190 DELTA POINT EAST UNIT No. 2 167 BM 8
191
192
193

P 87332 SCALE: 1" = 20'



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

July 10, 1987
84-0121

LOT LINE ADJUSTMENT

EXHIBIT B

NEW LOT 156

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

All that portion of Lot 156 as shown on that certain amended Plat of Delta Point East Unit No. 2 filed in Book 167 of Maps, Map No. 8, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Lot 156; thence, from said point of beginning, along the Northerly line of said Lot 156, South 81°25'41" East 32.31 feet; thence, leaving said Northerly line, South 09°38'23" West 100.02 feet to a point in the Southerly line of said Lot 156; thence, along the Southerly and Westerly lines of said Lot 156, the following two (2) courses: (1) North 81°25'41" West 30.44 feet; and (2) North 08°34'19" East 100.00 feet to the point of beginning.

LOT LINE ADJUSTMENT

NEW LOT 155

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

All of Lot 155 and a portion of Lot 156 as shown on that certain amended Plat of Delta Point East Unit No. 2 filed in Book 167 of Maps, Map No. 8, Official Records of Sacramento County, described as follows:

BEGINNING at the Northeast corner of said Lot 155; thence, from said point of beginning, along the Easterly and Southerly lines of said Lot 155, the following two (2) courses: (1) South 08°34'19" West 100.00 feet; and (2) North 81°25'41" West 32.06 feet; thence, leaving said Southerly line, North 09°38'23" East 100.02 feet to a point in the Northerly line of said Lot 156; thence, along the Northerly line of said Lots 156 and 155, South 81°25'41" East 30.19 feet to the point of beginning.
