

CITY PLANNING COMMISSION

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

APPLICANT	Thomas R. Yanger, 39 Angel Island Circle, Sacramento, CA 95831		
OWNER	Thomas Yanger and John Billig, 47 Angel Island Circle, Sacramento, CA 95831		
PLANS BY	Thomas R. Yanger, 39 Angel Island Circle, Sacramento, CA 95831		
FILING DATE	3-10-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15105 EIR	ASSESSOR'S PCL. NO.	031-690-18 & 19

APPLICATION: Lot Line Adjustment

LOCATION: 39 and 47 Angel Island Circle

PROPOSAL: Applicant is requesting the necessary entitlements to merge a 60' x 53' x 18' triangular piece of property with the adjacent parcel.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

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

Parking Required: 1 space
Parking Provided: 1 space
Property Area: .67 acres
Topography: Flat
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION AND STAFF EVALUATION:

1. The subject site consists of two separate parcels with single family structures in the Single Family (R-1) zone. When the fence separating the two parcels was built, a portion of the fence deviated from the existing lot line, adding a 60' x 53' x 18'± triangular piece of property to the applicant's parcel. The applicant, with the consent of the adjacent property owner, has landscaped and maintained this property. The applicant is now requesting a lot line adjustment to formally merge this triangular piece of property with his parcel.
2. The proposal was reviewed by the City Engineering, Water and Sewer and Planning Departments. The following comment was received:

The proposed lot lines are to be monumented.

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

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

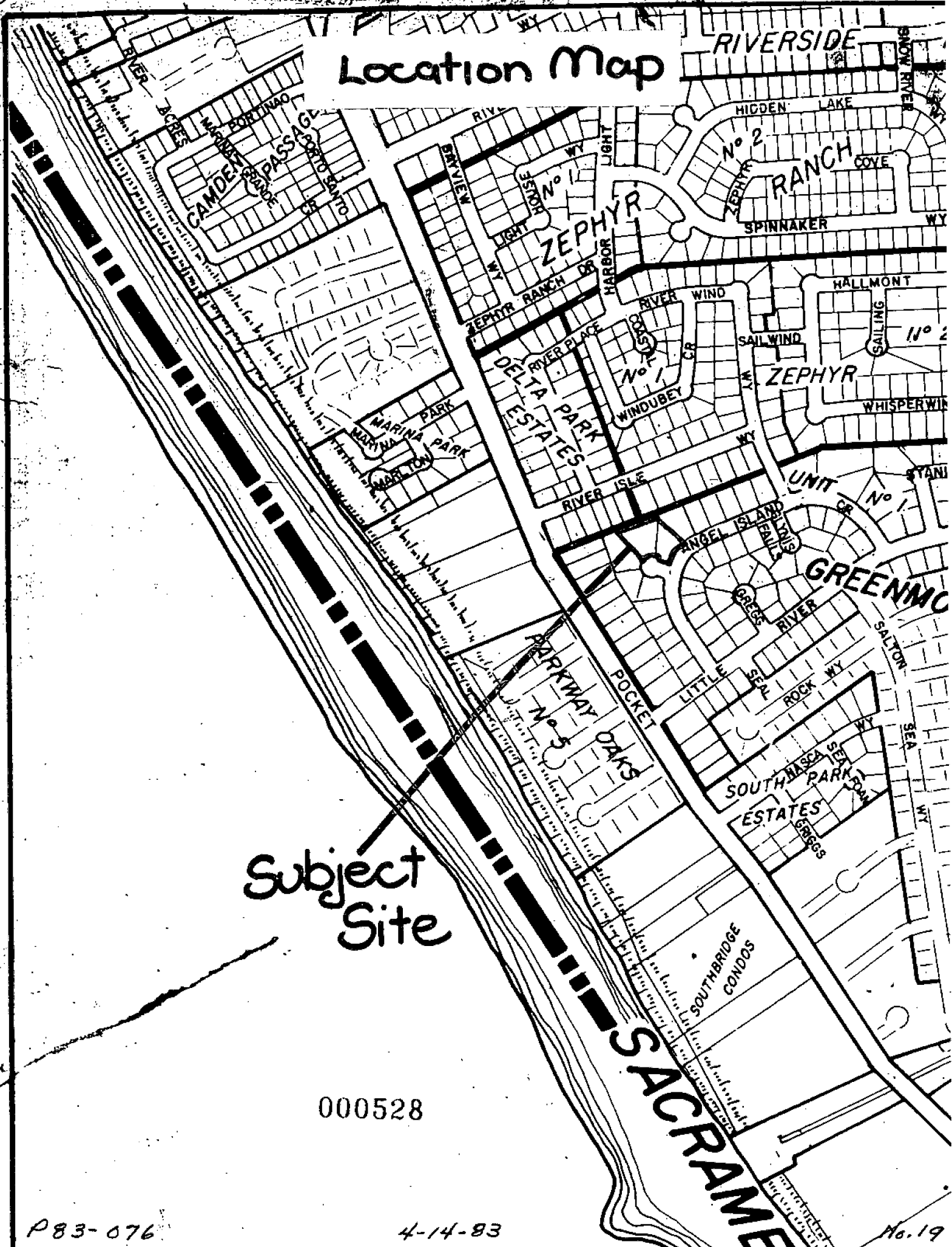
APPLC. NO. P83-076

MEETING DATE April 14, 1983

CPC ITEM NO. 19

000527

Location Map



Subject Site

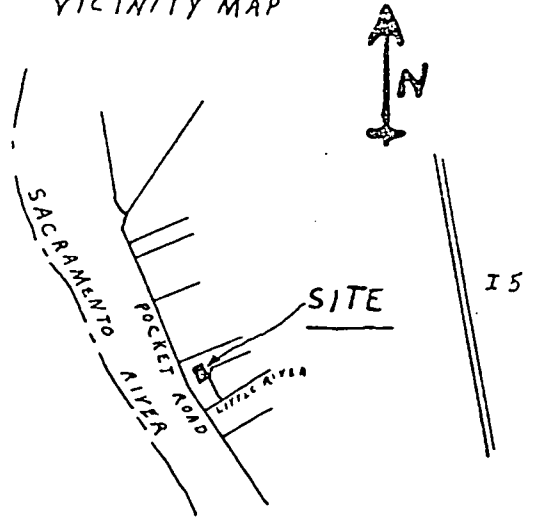
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LOT 18-19

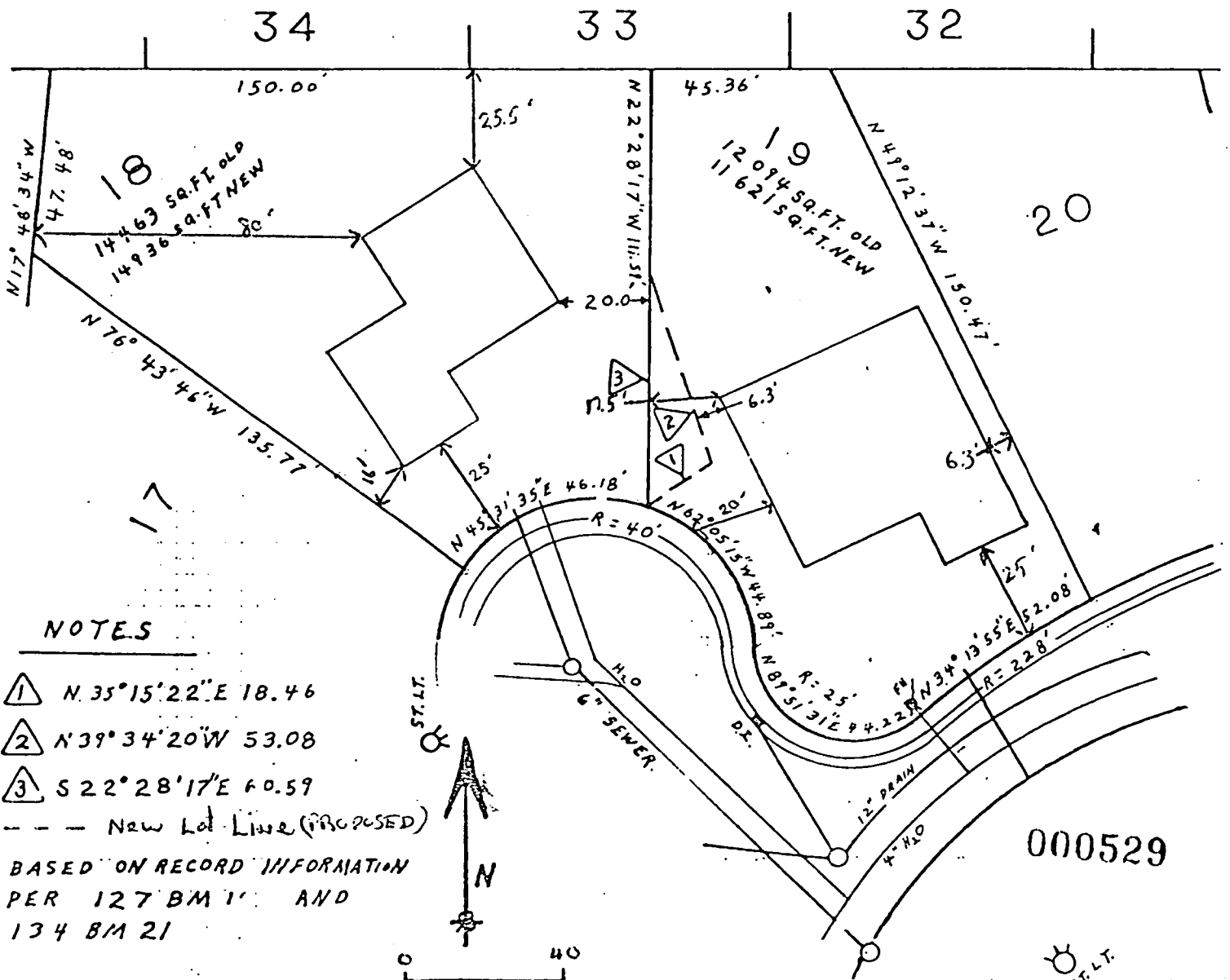
134 BM 21

Exhibit A

VICINITY MAP



127 BM 10



NOTES

- ① N. 35° 15' 22" E 18.46
- ② N. 39° 34' 20" W 53.08
- ③ S. 22° 28' 17" E 60.59
- New Lot Line (PROPOSED)

BASED ON RECORD INFORMATION
PER 127 BM 10 AND
134 BM 21

All that real property situated in the county of Sacramento State of California, being lot 18 and a portion of lot 19 as said lots are shown on the plat of greenmont unit no. 1 filed in the office of the recorder of Sacramento county in book 134 of maps at page 21, said portion of lot 19 more particularly described as follows:

Exhibit
B

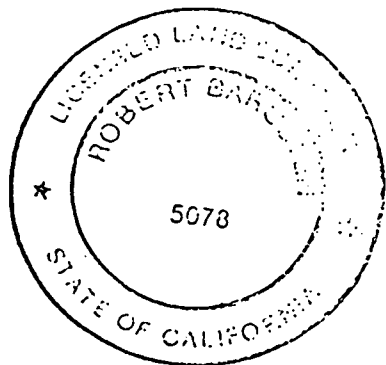
Beginning at the southeast corner of lot 18 as it is shown on the plat of Greenmont unit no. 1, recorded in book 134 of maps at page 21 filed in the recorder's office of the county of Sacramento, said point also being the southwest corner of lot 19, thence north $35^{\circ} 15' 22''$ east 18.46 feet into lot 19, thence north $39^{\circ} 34' 20''$ west 53.08 feet to the lot line common to lot 18 and 19, thence south $22^{\circ} 28' 17''$ east 60.59 feet along said lot line to the point of beginning.

the purpose of this document is to adjust the property line between lot 18 and 19 to a agreed line.

Loyal OK
M.A. Shumway
3-9-83

I Robert Bargsten licensed land surveyor 5078 certify that this is an accurate description of the parcel to be created.

Robert Bargsten
Robert Bargsten



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Exhibit C

Lot 18 of Greenmont Unit No. 1 as shown on the Official Plat thereof, filed in the Office of the Recorder of Sacramento County, California in Book 134 of Maps, Page 21, EXCEPTING THEREFROM the following parcel;

Beginning at the southeast corner of lot 18 as it is shown on the plat of Greenmont unit no. 1, recorded in book 134 of maps at page 21 filed in the recorders office of the county of Sacramento, said point also being the southwest corner of lot 19, thence north $35^{\circ} 15' 22''$ east 18.46 feet into lot 19, thence north $39^{\circ} 34' 20''$ west 53.08 feet to the lot line comin to lot 18 and 19, thence south $22^{\circ} 28' 17''$ east 60.59 feet along said lot line to the point of beginning.

the purpose of this document is to adjust the property line between lot 18 and 19 to a agreed line.

Legal ok

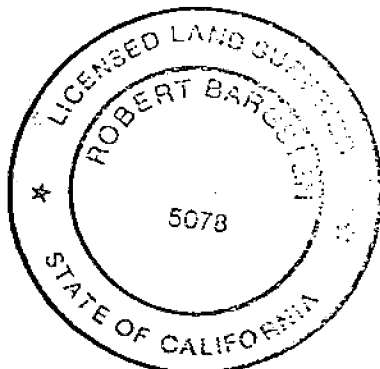
3-10-83

M. A. Shumway

I Robert Bargsten licensed land surveyor 5078 certifie that this is a accurate description of the parcel to be created.

Robert Bargsten
Robert Bargsten

921-1037



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