

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

| | | |
|---|---|------------------------------------|
| APPLICANT <u>Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, California 95611</u> | | |
| OWNER <u>Patrick K. Willis, P.O. Box 1144, Sacramento, California 95812</u> | | |
| PLANS BY <u>Allied-Langdon Engineering, P.O. Box 2077, Citrus Heights, California 95611</u> | | |
| FILING DATE <u>September 17, 1992</u> | ENVIR. DET. <u>Exempt 15305(a)</u> | REPORT BY <u>Cindy Gnos</u> |
| ASSESSOR'S PCL. NO. <u>023-0163-012 and 023-0163-015</u> | | |

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels totaling 1.8± partially developed acres in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones.

LOCATION: 5351 and 5391 64th Street
(Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements in order to relocate the common property line between two parcels.

PROJECT INFORMATION:

| | |
|----------------------------|--------------------------------------|
| General Plan Designation: | Low Density Residential (4-15 du/na) |
| Existing Zoning of Site: | R-1 and R-1A |
| Existing Land Use of Site: | Single Family Residence |

Surrounding Land Use and Zoning:

| | |
|--------|--------------------|
| North: | Single Family; R-1 |
| South: | Single Family; R-1 |
| East: | Cemetery; R-1 |
| West: | Single Family; R-1 |

| | |
|----------------------|-------------|
| Property Dimensions: | 425' x 190' |
| Property Area: | 0.8± acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

BACKGROUND INFORMATION: The southern parcel of the proposed lot line adjustment has an approved tentative map (P90-408 - Fruitridge Estates). On May 28, 1991, the City Council approved a rezone of the southern parcel from Standard Single Family (R-1) to Single Family Alternative (R-1A) zoning, and a tentative map to subdivide the property into seven single family lots. On March 14, 1991, the Planning Commission approved a special permit to develop six single family homes in the subdivision.

APPLC. NO. P92-255

MEETING DATE November 12, 1992

ITEM NO. 15

0669

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.8± acres in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. The site is developed with a single family residence. The General Plan designates the site Low Density Residential (4-15 du/na). The surrounding land use and zoning includes single family residential, zoned R-1, to the north, south and west; and 65th Street Expressway and a cemetery, zoned R-1, to the east.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to relocate the common property line between two parcels. The existing single family residence will be on a parcel fronting 64th Street which is 45 feet by 125 feet. The remainder of the parcel will be merged with the southern parcel to allow future subdivision.

C. Policy Considerations

The General Plan designates the site Low Density Residential (4-15 du/na). The site also qualifies for infill development. The proposed lot line adjustment allows future development of the parcel which will maximize housing opportunities. The proposal is consistent with the following General Plan goals and policies:

- o "Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources."
- o "To more fully utilize this resource [neighborhoods characterized by vacant land skipped over in the process of development] efforts to promote infill and remove development constraints will be necessary."

D. Staff Analysis

Staff has no objection to the applicant's request. The lot line adjustment allows the existing residence to have a more typical single family parcel and merges the rear, undeveloped portion of the parcel with a future subdivision. The approved tentative map (Fruitridge Estates - Exhibit D) has a future connection to the north. The applicant indicates that in the future, the northern portion will be rezoned to R-1A and be subdivided for single family development.

E. Agency Comments

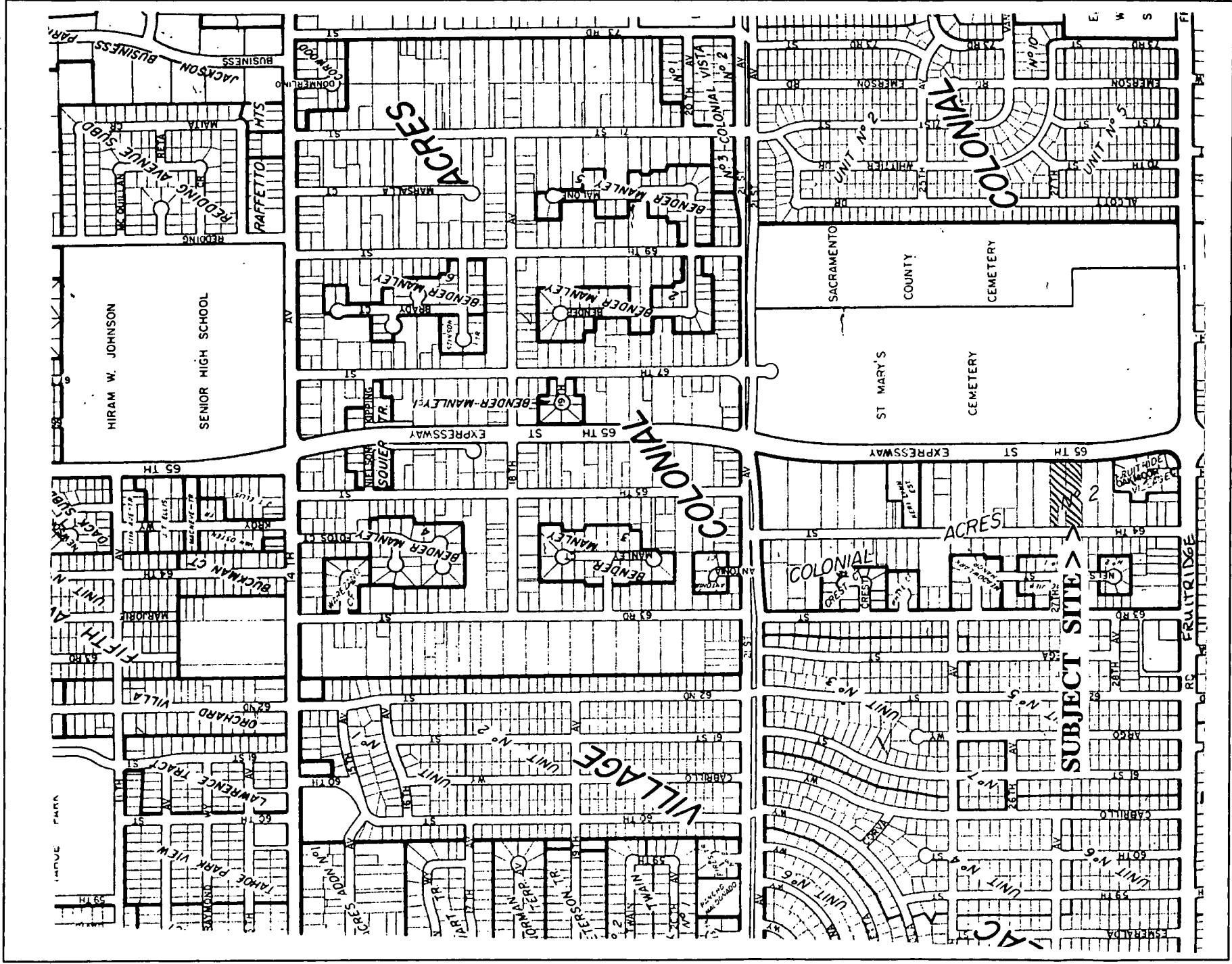
The proposed project was reviewed by Traffic Engineering, Engineering Development Services, and the Utilities Department. The following comments were received from Engineering Development Services:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.

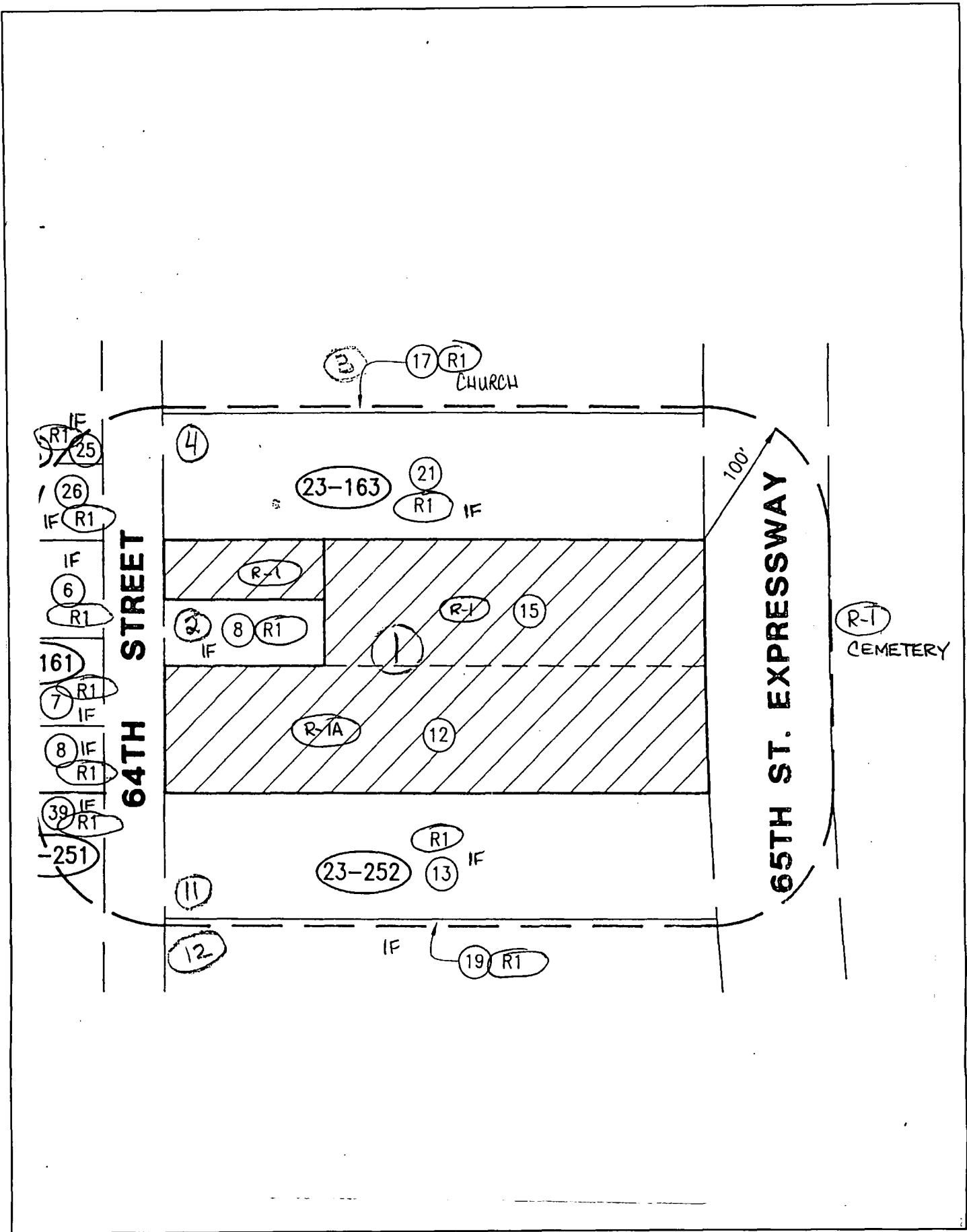
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}).

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.



VICINITY MAP

0672



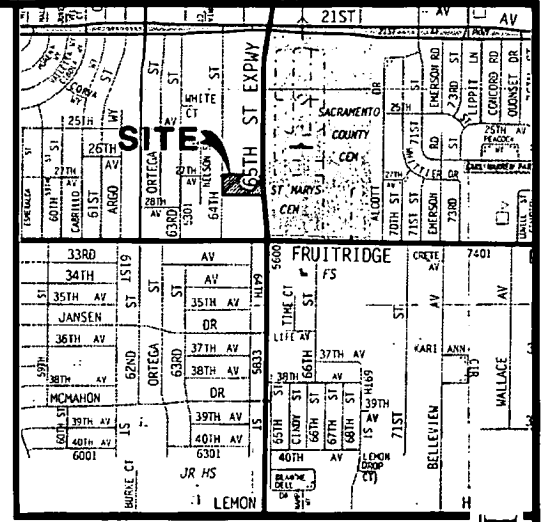
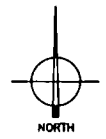
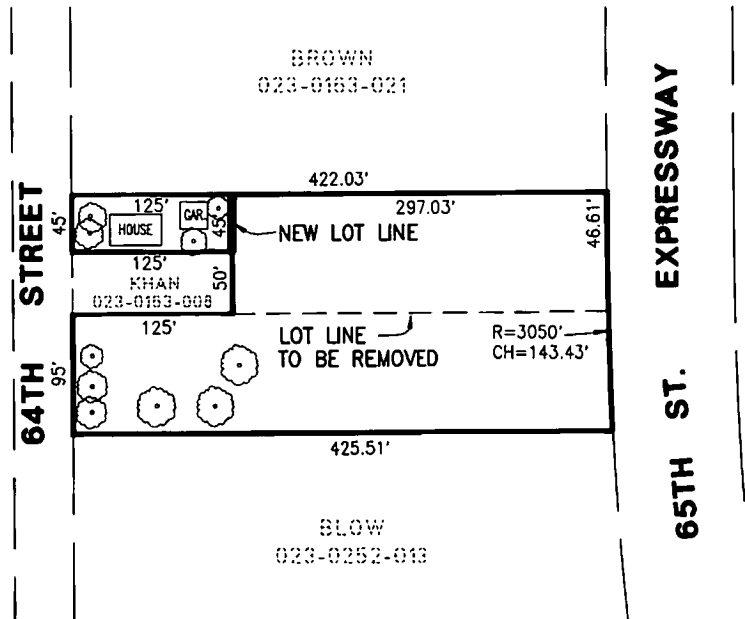
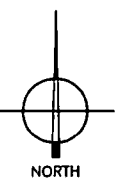
LAND USE & ZONING MAP

0073

PA2-355

NOV 12, 1992

0578
Mem # 15



VICINITY MAP
NOT TO SCALE

OWNER: PATRICK K. WILLIS
P.O. BOX 1144
SACRAMENTO, CA 95812

LOT LINE ADJUSTMENT

A.P.N.: 023-0163-012 & 015

CITY OF SACRAMENTO, CALIFORNIA
SEPTEMBER, 1992 SCALE: 1"=100'
SHEET 1 OF 1



8421 AUBURN BLVD, SUITE 256, CITRUS HEIGHTS
SAC. (916)969-7533 C.H. (916)726-3375 AUB. (916)624-1997

#890002

EXHIBIT - A

RECEIVED

SEP 4 7 1992

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

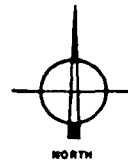
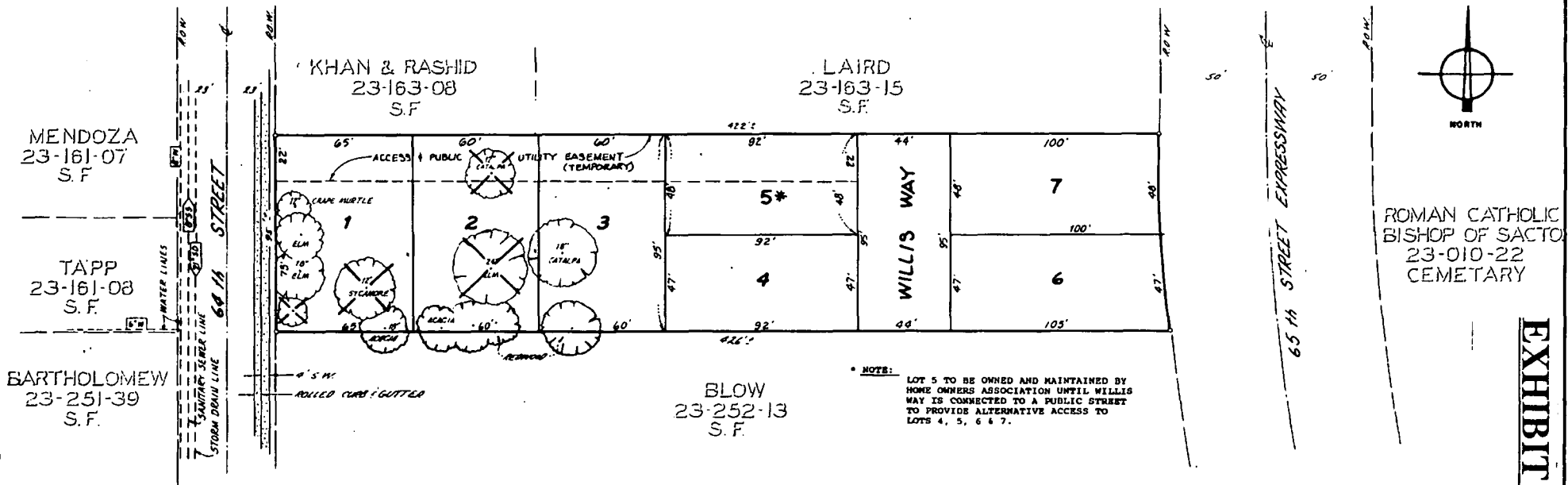
P 92 255

P92-255

Nov 12, 1992

Item 15

ELEVATION NOTE:
ENTIRE SITE IS AT APPROX.
ELEV. 32 (USGS DATUM).



ROMAN CATHOLIC
BISHOP OF SACTO
23-010-22
CEMETARY

EXHIBIT - D

BARTHOLOMEW
23-251-39
S.F.

MENDOZA
23-161-07
S.F.

TAPP
23-161-08
S.F.

KHAN & RASHID
23-163-08
S.F.

LAIRD
23-163-15
S.F.

BLOW
23-252-13
S.F.

* NOTE:
LOT 5 TO BE OWNED AND MAINTAINED BY
HOME OWNERS ASSOCIATION UNTIL WILLIS
WAY IS CONNECTED TO A PUBLIC STREET
TO PROVIDE ALTERNATIVE ACCESS TO
LOTS 4, 5, 6 & 7.

LEGEND.
EXISTING TREE



OWNER: PATRICK K. WILLIS & CO.
P. O. BOX 1144
SACRAMENTO, CA 95806
(916) 391-5115

ENGINEER: ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
(916) 969-7533

APN: 23-163-12

GROSS AREA: 40,280 SQ. FT.

EXIST. ZONING: R-1

PROP. ZONING: R-1-A

EXISTING USE: VACANT

PROPOSED USE: CONDOS - 6 SINGLE FAMILY

WATER: CITY OF SACRAMENTO

SEWER: CITY OF SACRAMENTO

FIRE DIST.: CITY OF SACRAMENTO

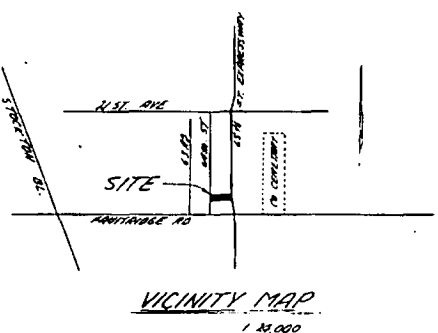
PARK DIST.: CITY OF SACRAMENTO

SCHOOL DIST.: SACRAMENTO CITY UNIFIED

TENTATIVE SUBDIVISION MAP "FRUITRIDGE ESTATE"

A PORTION OF THE S. 1/2 OF LOT 18, COLONIAL ACRES
NO. 2, 15 BM 22, CITY OF SACRAMENTO, CALIFORNIA.
AUGUST, 1989 SCALE 1" = 30'

**ALLIED
LANGDON
ENGINEERING**
9401 ALABAMA BLVD. SUITE 200, CITRUS HEIGHTS
SAC. 95675-3333 C.H. 754-3373 FAX 924-1067



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