

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624				
<b>OWNER</b>	Ping Leong, 5708 Lonsdale Drive, Sac, CA 95822				
<b>PLANS BY</b>	Rose's Engineering, 9070 Elk Grove Blvd., Elk Grove, CA 95624				
<b>FILING DATE</b>	3/14/89	<b>ENVIR. DET.</b>	Cat Ex. 15305(a)	<b>REPORT BY</b>	DH:kjr
<b>ASSESSOR'S PCL. NO.</b>	266-281-011, 015, 017				

**APPLICATION:** Lot Line Adjustment to merge three lots into one vacant lot of 0.921+ acres in the Multiple Family Residential (R-2A) zone.

**LOCATION:** North Side Glenrose Avenue, 150 feet west of Albatross Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge three vacant lots for future duplex development.

**PROJECT INFORMATION:**

1988 General Plan Designation:	Medium Density Residential
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required
North: Vacant; R-2A	Front:	25'
South: Mini-Storage; M-1	Side(Int):	5'
East: Single Family; R-2A	Side(St):	12 1/2'
West: Single Family; R-2A	Rear:	15'

Property Dimensions:	Irregular	270 ft. x 150 ft.
Property Area:	0.921+ acres	
Density of Development:	18 d.u. per acre	
Square Footage of Building:	16 dwellings at 560 sq. ft. each	
Height of Building:	Two Stories	
Topography:	Flat	
Street Improvements:	To be extended	
Utilities:	To be extended	
Exterior Building Materials:	None Provided	
Roof Material:	None Provided	

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

**A. Land Use and Zoning**

The subject site consists of three vacant lots totaling 0.92+ acres in the Multiple Family Residential (R-2B) Zone. The site is bordered by a mini-storage facility to the south and single family dwellings to the north, east, and west. The General Plan designates the site for Medium Density Residential uses.

B. Project Description

The applicant proposes to merge three lots under common ownership in order to construct 16 duplex units in 8 structures measuring 28 feet by 40 feet and two stories in height. In merging the three lots, a 15 foot strip of land from Albatross Way will provide access for emergency vehicles only. The site plan does not require planning review unless variances are requested from the minimum setback, lot coverage requirements, or parking requirements.

C. Agency Comments

The merger request was reviewed by the City Engineering, Water and Sewer, Traffic, Real Estate, and Building Inspections Divisions with the following comments received:

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

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of parcel map.
3. Pay off or segregate any existing assessments.

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

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

AMENDED  
RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE PORTIONS OF LOT 4  
BLOCK N AS SHOWN ON "ADDITION NO. 4, NORTH SACRAMENTO" FILED  
AT BOOK 11 OF MAPS, MAP NO. 38 IN THE OFFICE OF RECORDER

(P89-143)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the north side of Glenrose Avenue, west of Albatross Way; 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 the 1984 North Sacramento Community Plan; and the proposed lot line merger 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 on the north side of Glenrose Avenue, west of Albatross Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off or segregate existing assessments.
2. Record Certificate of Compliance and waive parcel map.
3. Pay necessary fees (\$500) to Public Works for Certificate of Compliance.
4. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and

measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

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*See amended resolution*

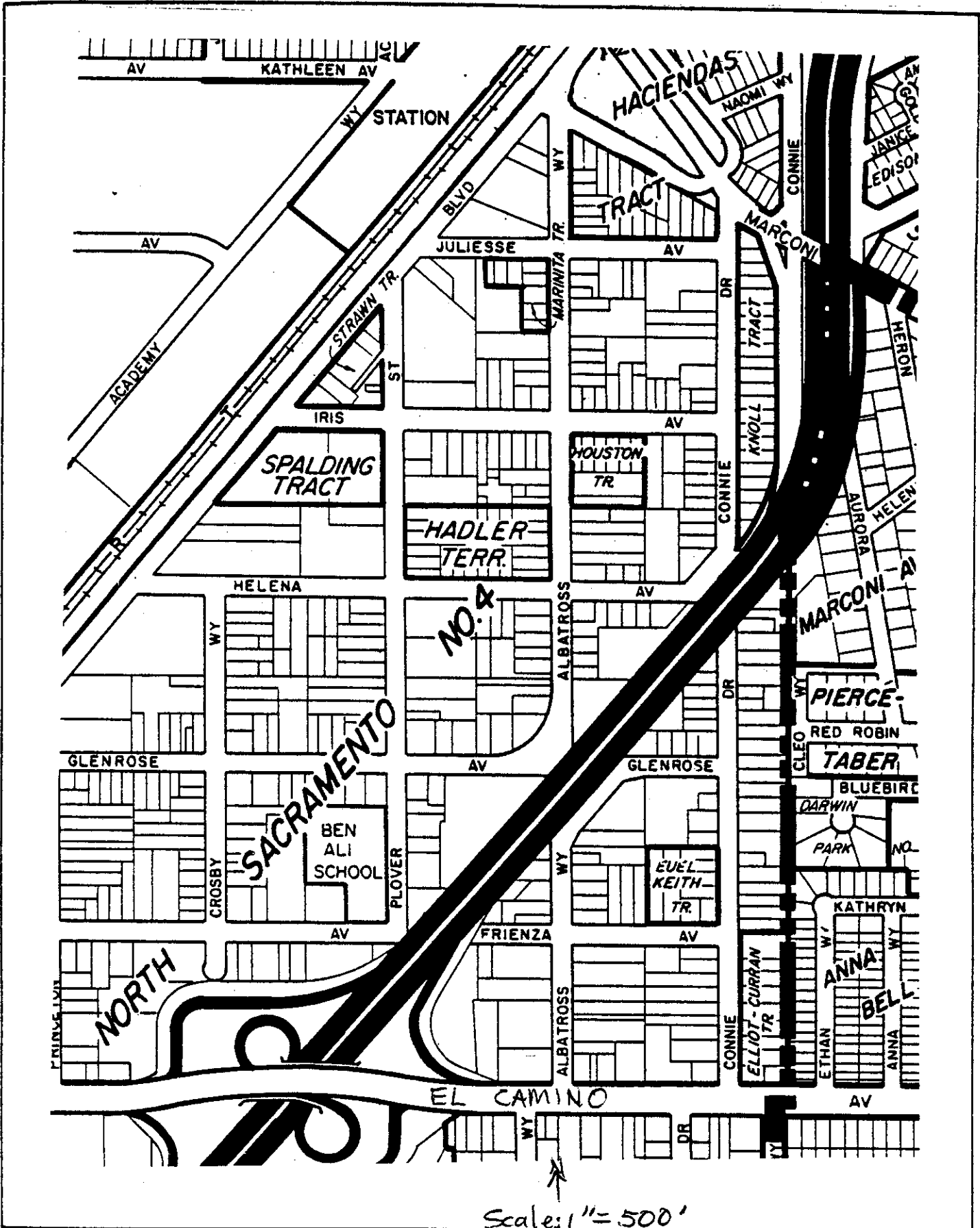
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CHAIRPERSON

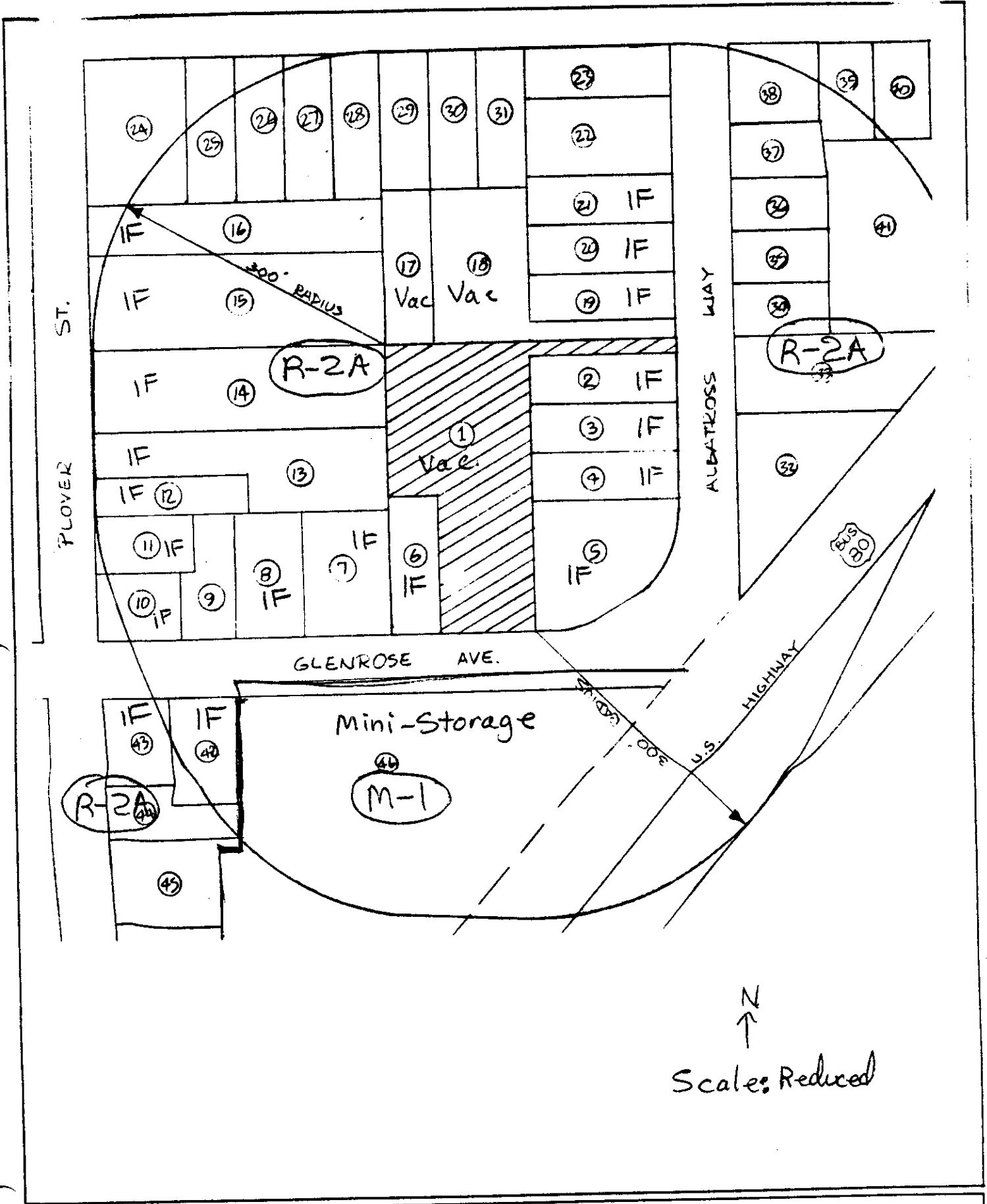
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



**VICINITY MAP**



# LAND USE & ZONING MAP

P-89-143

5-11-89

item 21

# TENTATIVE SITE MAP

ASSESSOR'S PARCEL NUMBER

266-281-11  
266-281-15  
266-281-17

OWNER/APPLICANT:

PING LEONG & MABEL Y LEONG  
5108 LONSDALE DRIVE  
SACRAMENTO CA 95822

MAP PREPARED BY:

ROSE'S ENGINEERING -  
GEODESY & SURVEYING, INC.  
3070 ELK GROVE BOULEVARD  
ELK GROVE, CALIFORNIA 95624  
(916) 686-9445

PARCEL DESCRIPTION:

5899 ALBATROSS WAY, SACRTO, CA.  
APN 266-281-11, 15, 17  
APN 266-281-11, 15, 17  
APN 266-281-11, 15, 17

EXISTING SIZE:

1.021 ACRES

ZONING:

R 2 A

PROPOSED USE:

SAME

EXISTING IMPROVEMENTS:

NONE

WATER:

SACRAMENTO CITY

SEWAGE:

SACRAMENTO CITY

ROADS:

SACRAMENTO CITY

SPECIAL DISTRICTS:

SACRAMENTO CITY  
SACRAMENTO CITY  
SACRAMENTO CITY  
SACRAMENTO CITY

FIRE

SACRAMENTO CITY

SCHOOL

SACRAMENTO CITY

PARKS & RECREATION

SACRAMENTO CITY

DRAINAGE

SACRAMENTO CITY

CONTOUR INTERVAL:

1'

SOURCE OF TOPO:

FIELD SURVEY

SCALE:

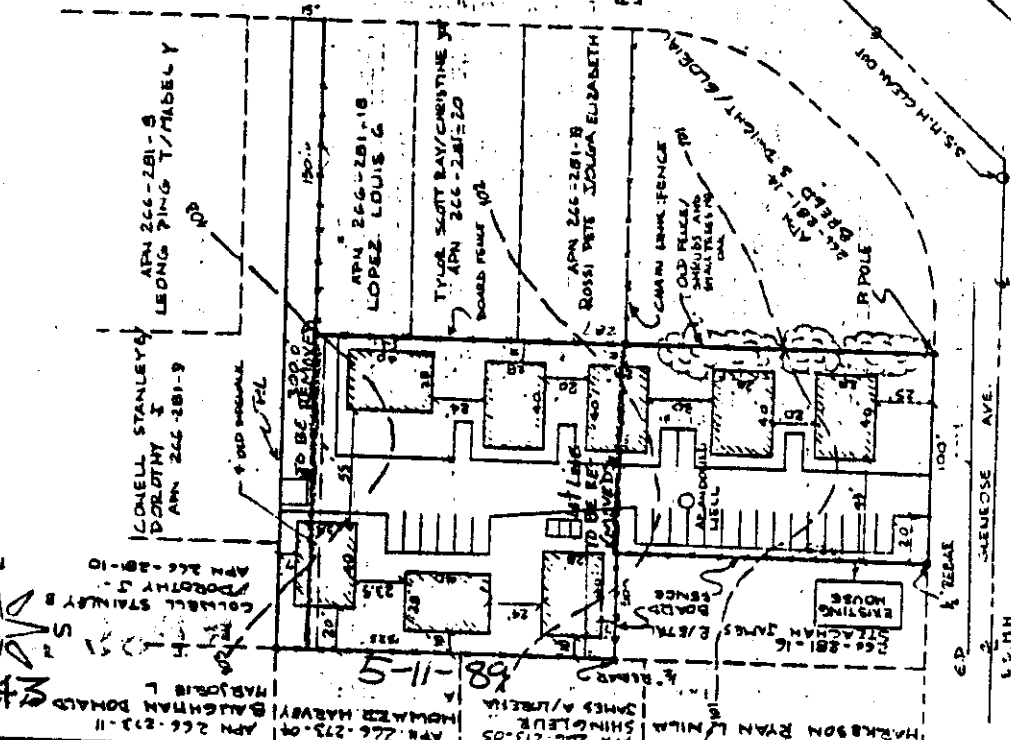
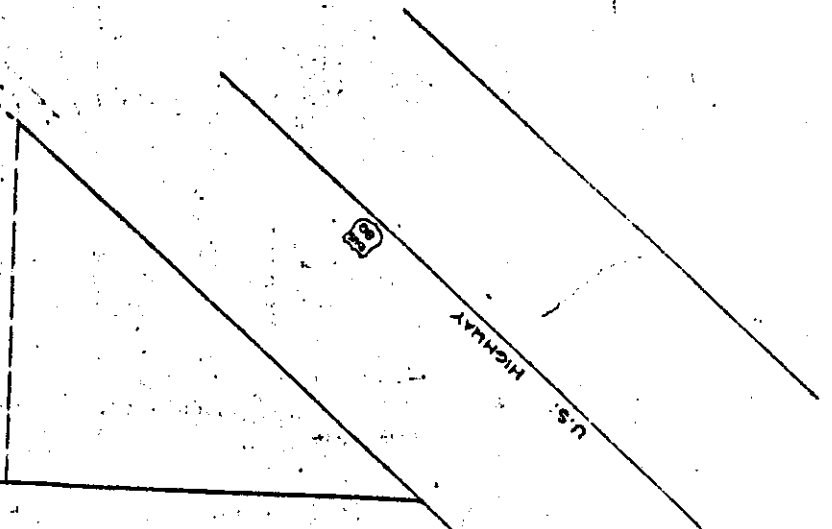
1" = 40'

DATE:

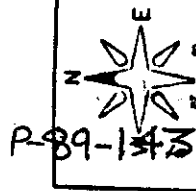
FEBRUARY 1987

EXHIBIT A

SHEET OF



PROPOSED 28'x40' UNIT



5-11-87

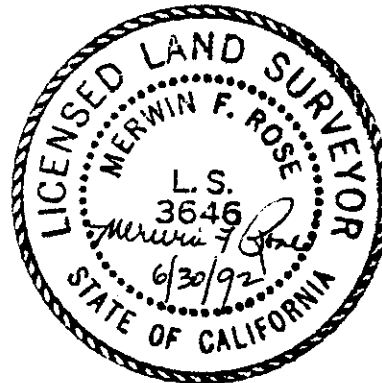


EXHIBIT B

MERGED DESCRIPTION

All that portion of Lot 4, Block "N" of "Addition No. 4 North Sacramento, California," according to the plat thereof recorded in the office of the Recorder of Sacramento County, January 30, 1911 in Book 11 of Maps, Map No. 30, described as follows:

Beginning at the Northwest corner of said Lot 4; thence from said point of beginning along the North boundary of said Lot 4 South 89° 55' 00" East 300.00 feet; thence South 00° 05' 00" West 15.00 feet; thence North 89° 55' 00" West 150.00 feet; thence South 00° 05' 00" West 285.00 feet; thence along the South line of said Lot 4 North 89° 55' 00" West 100.00 feet; thence North 00° 05' 00" East 142.50 feet; thence North 89° 55' 00" West 50.00 feet; thence North 00° 05' 00" East 157.5 feet to the point of beginning containing 0.921 acres more or less.



LEGAL DESCRIPTION  
APN: 266-0281-011-015-017

All that portion of Lot 4, Block "N" of Addition No. 4 North Sacramento, California, according to the plat thereof recorded in the office of the Recorder of Sacramento County, January 30, 1911 in Book 11 of Maps, Map No. 30, described as follows:

Beginning at the Southwest corner of said Lot 4; thence North  $0^{\circ} 05'$  East, along the West line of said lot, a distance of 142.50 feet; thence South  $89^{\circ} 55'$  East 150 feet; thence South  $0^{\circ} 05'$  West 142.50 feet to the South line of said lot; thence North  $89^{\circ} 55'$  West along said South line, a distance of 150 feet to the point of beginning.

EXCEPTING THEREFROM the West 50.00 feet of the above described parcel.

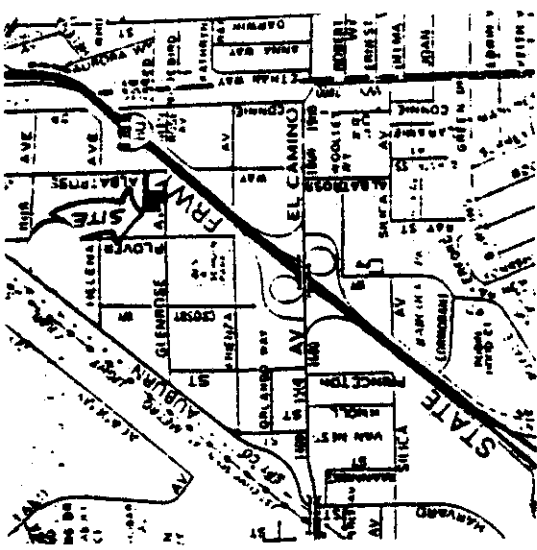
Parcel No. 2

The South 142.5 feet of the North 157.5 feet of the West 150.0 feet of Lot 4, Block N, as shown on "Addition No. 4, North Sacramento, California", according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on January 30, 1911, in Book 11 of Maps, Map No. 38.

Parcel No. 3

The North 15 feet of Lot 4, Block N, as shown on "Addition No. 4, North Sacramento, California", according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on January 30, 1911, in Book 11 of Maps, Map No. 38.





# SITE PLAN

U.S. HIGHWAY 88

