

# CITY PLANNING COMMISSION

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

APPLICANT	Robert Sieglitz, 1555 River Park Dr., Sacramento, CA 95818				
OWNER	First Baptist Church, 2324 L Street, Sacramento, CA 95816				
PLANS BY	Robert Sieglitz, 1555 River Park Drive, Sacramento, CA 95818				
FILING DATE	4/4/86	ENVIR. DET.	Exempt 15305(a)	REPORT BY	LP:bw
ASSESSOR'S-PCL. NO.	007-155-07,08,10,20				

**APPLICATION:** Lot Line Adjustment to relocate a common property line 2.6 feet to the west between four lots.

**LOCATION:** 2325 Capitol Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the property line to correspond with an existing fence.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Residential
Existing Zoning of Site:	R-3A
Existing Land Use of Site:	Parking lot, single family residences

**Surrounding Land Use and Zoning:**

North:	Church; R-3A
South:	Single and Multi-family; R-3A
East:	Single Family; R-3A
West:	Offices; R-0

Property Dimensions:	Irregular
Property Area:	.29± acre
Topography:	Flat
Street Improvements/Utilities:	Existing

**BACKGROUND:** In November of 1983 the City entered into a development agreement with the First Baptist Church governing the uses on a majority of the block bounded by 23rd Street, 24th Street, L Street and Capitol Avenue. Pursuant to this agreement, and upon execution of a subsequent agreement between the church and a private developer to rehabilitate the Diepenbrock and Washburn houses, the City initiated a zone change and special permit (P84-143) approved 9/11/84 to allow office uses in the two structures, subject to conditions. Several of these conditions referred to the construction of an off-site parking area for the two offices which has been completed.

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

- A. **Land Use:** The subject site is zoned High Density Multiple Family (R-3A). Surrounding land uses include the First Baptist Church to the north, apartments to the south, and single family residences and offices to the east and west. The offices to the west are the Diepenbrock and Washburn homes, and are currently vacant.

- B. The proposed lot line adjustment affects four properties: three residences to the east and a parking lot to the west. Currently, a six-foot high wooden fence extends along the rear of two of the residences, and a wrought iron fence extends along a portion of the third residence (see Exhibit A). The applicant is proposing to relocate the common property line 2.6 feet to the west to correspond with the existing fences.
- C. Several conditions of the previously granted special permit specifically addressed this parking area. Condition No. 6 stated "to buffer residential from non-residential uses, a wood or wrought iron fence with landscaping, subject to staff approval, shall be provided along project property lines abutting residentially zoned or used parcels." The applicant has not satisfied this condition, and as it is a condition of approval, must be met. Staff, therefore recommends a condition be placed on the lot line adjustment resolution to install the fence.

ENVIRONMENTAL REVIEW: 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 NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A COMMON  
PROPERTY LINE 2.6 FEET TO THE WEST (APN: 007-155-07,08,10,20)  
(P86-129)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2325 Capitol Avenue; 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 1980 Central City Community Plan and the proposed relocated property line 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 2325 Capitol Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments.
2. Applicant shall install a six-foot high wood fence or wrought iron fence as required by the City Council (P84-143) prior to issuance of the certificate of compliance.

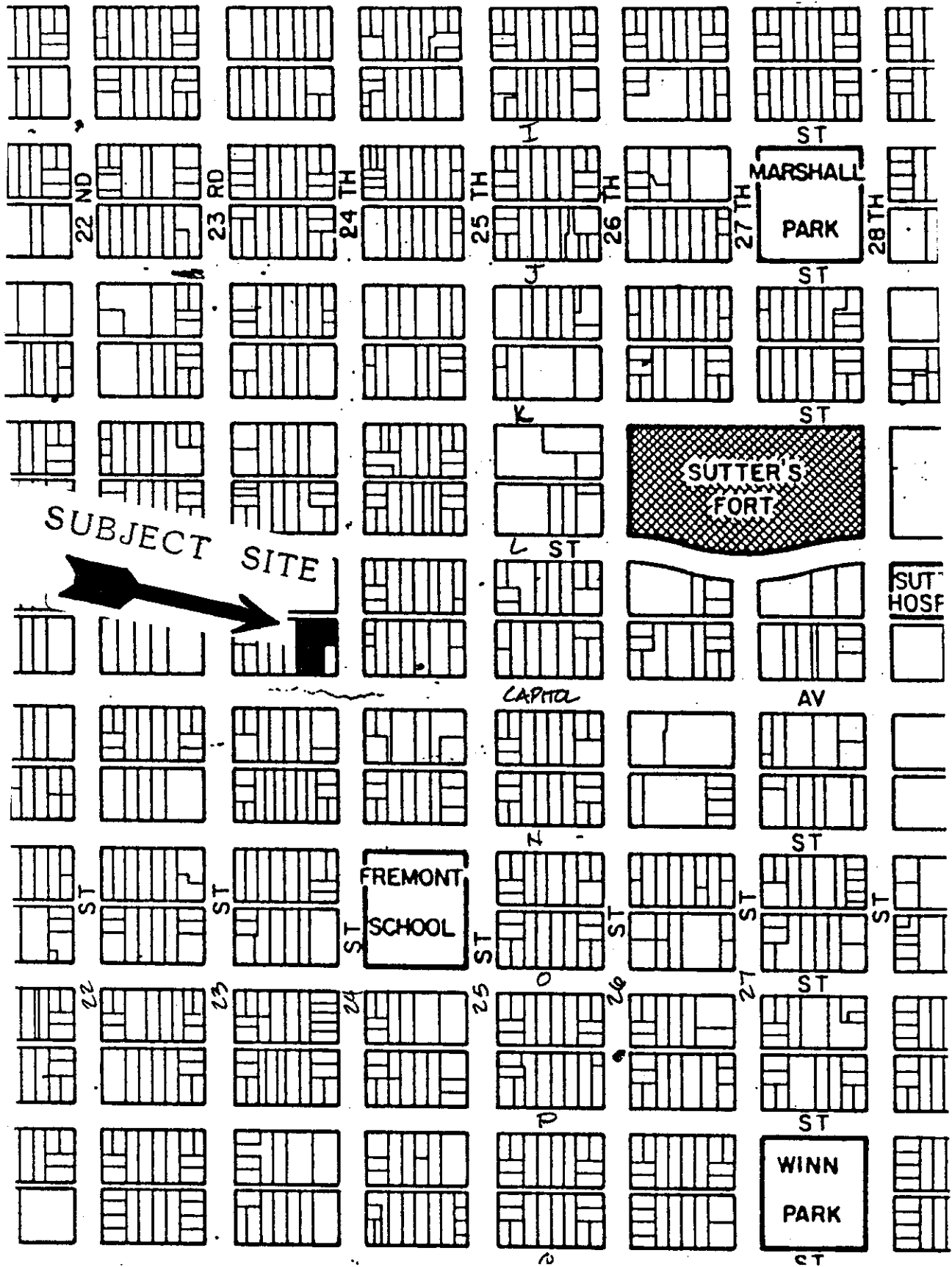
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CHAIR

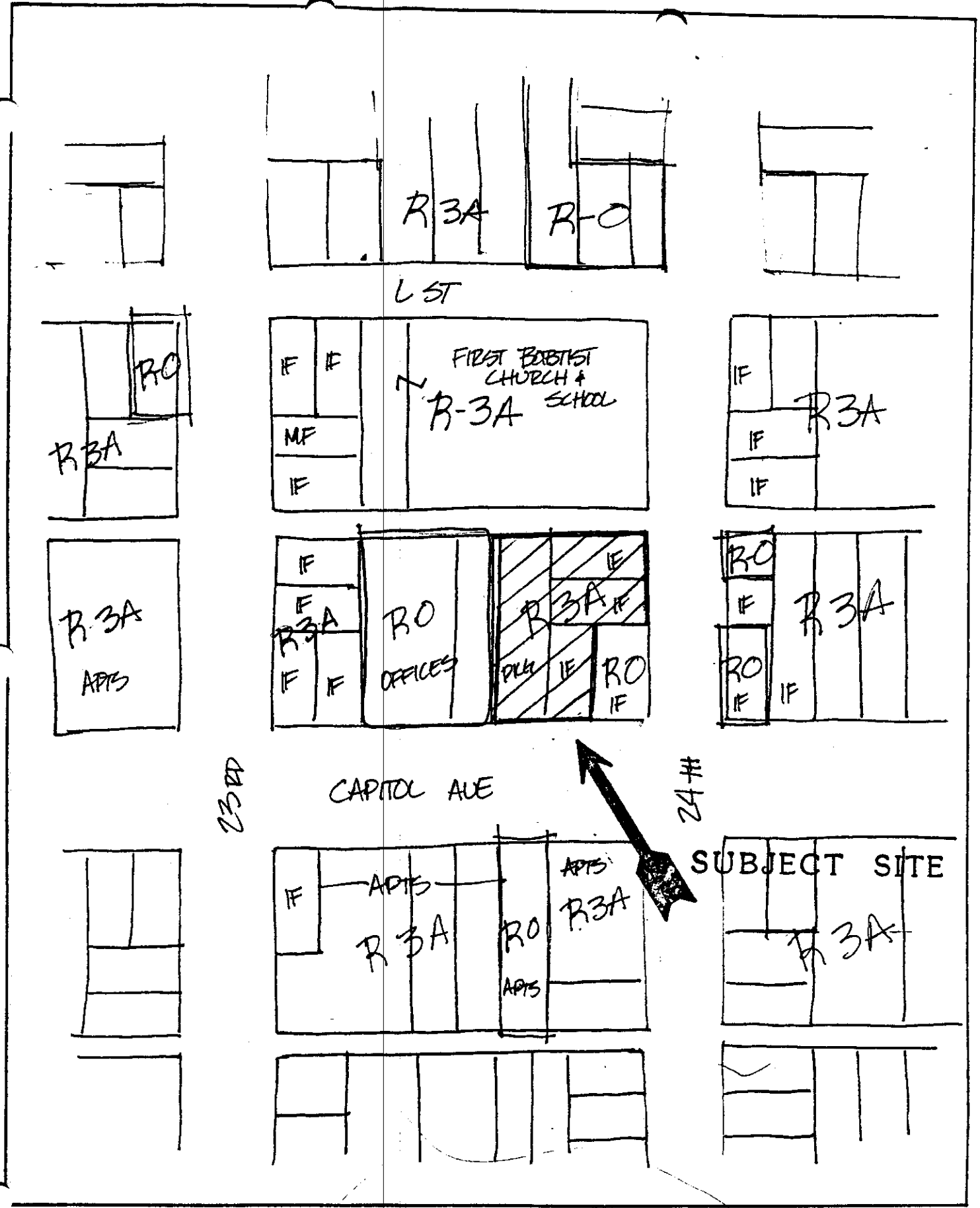
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

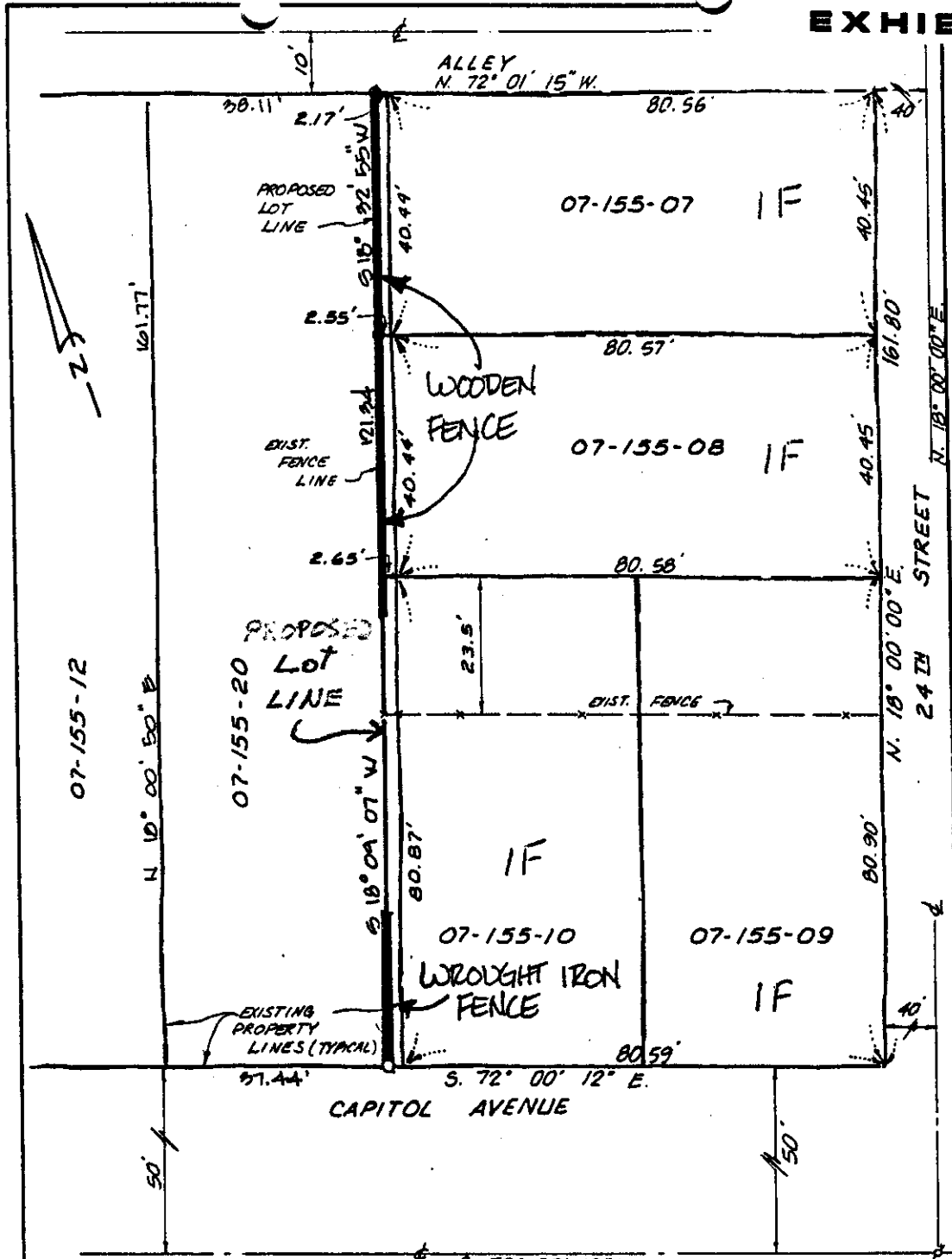


# VICINITY MAP




# LAND USE & ZONING MAP

**EXHIBIT A**



**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS OF THIS PLAT  
 IS REFERRED TO THE CENTERLINE OF  
 CAPITOL AVENUE AND IS ASSUMED S. 72° 00' 12" E.

P86129

<p><b>COOPER, THORNE &amp; ASSOCIATES, INC.</b>                  CIVIL ENGINEERING AND LAND SURVEYING                  2011 ARDEN WAY, SUITE 10                  SACRAMENTO, CA 95825                  (916) 925-0431</p> 	<p>PLAT TO ACCOMPANY LOT                  LINE ADJUSTMENT                  PORT. LOT'S 5 &amp; 6, BLOCK                  BOUNDED BY 23<sup>RD</sup> &amp; 24<sup>TH</sup> ST. &amp;                  CAPITOL AVE. &amp; L STREET.                  SACRAMENTO, CALIFORNIA.</p>	<p>DATE NOV 85</p> <p>SCALE 1" = 50'</p> <p>DRAWN BY J.P.</p> <p>F.B.</p> <p>JOB # 8511001</p>
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**EXHIBIT B**

January 21, 1986  
File: 85 11 001

**PROPOSED  
REAL PROPERTY DESCRIPTION  
APN 07-155-07**

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

All that portion of Lots 5 & 6, in the block bounded by L Street, 24th Street, Capitol Avenue and 23rd Street, in the City of Sacramento, more particularly described as follows:

Beginning at the Northeasterly corner of Lot No. 5, said point also being on the Westerly right-of-way line of 24th Street and the South line of the alley between 23rd Street and 24th Street; thence, from said point of beginning, South 18°00'00" West, 40.45 feet; thence, North 72°00'51" West, 83.12 feet; thence, North 18°32'55" East, 40.45 feet to a point in the South line of said alley; thence, along said South line, South 72°01'15" East, 82.73 feet to the point of beginning, containing 0.770 acre, more or less.

The basis of bearing of this legal description is the centerline of 24th Street, the bearing of which is assumed to be North 18°00'00" East.

January 21, 1986  
File: 85 11 001

PROPOSED  
REAL PROPERTY DESCRIPTION  
APN 07-155-08

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

All that portion of Lots 5 & 6, in the block bounded by L Street, 24th Street, Capitol Avenue and 23rd Street, in the City of Sacramento, more particularly described as follows:

Beginning at a point from which the Northeasterly corner of Lot No. 5, said point also being on the Westerly right-of-way line of 24th Street and the South line of the alley between 23rd Street and 24th Street, bears Northerly, along said Westerly right-of-way line, North  $18^{\circ}00'00''$  East, 40.45 feet; thence, from said point of beginning, Southerly, along said Westerly right-of-way line, South  $18^{\circ}00'00''$  West, 40.45 feet; thence, North  $72^{\circ}00'38''$  West, 83.22 feet; thence, North  $18^{\circ}09'07''$  East, 40.45 feet; thence, South  $72^{\circ}00'51''$  East, 83.12 feet to the point of beginning, containing 0.0772 acres, more or less.

The basis of bearing of this legal description is the centerline of 24th Street, the bearing of which is assumed to be North  $18^{\circ}00'00''$  East.



January 21, 1986  
File: 85 11 001

PROPOSED  
REAL PROPERTY DESCRIPTION  
APN 07-155-10

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

All that portion of Lots 5 & 6, in the block bounded by L Street, 24th Street, Capitol Avenue and 23rd Street, in the City of Sacramento, more particularly described as follows:

Beginning at a point from which the Northeasterly corner of Lot No. 5, said point also being on the Westerly right-of-way line of 24th Street and the South line of the alley between 23rd Street and 24th Street, bears the following two (2) courses and distances: (1) Easterly along the Northerly line of Capitol Avenue, South  $72^{\circ}00'12''$  East, 40.29 feet, and (2) Northerly, along said Westerly right-of-way of 24th Street, North  $18^{\circ}00'00''$  East, 161.80 feet; thence, from said point of beginning, Westerly along the North line of Capitol Avenue, North  $72^{\circ}00'12''$  West, 43.14 feet; thence, North  $18^{\circ}09'07''$  East, 80.89 feet; thence, South  $72^{\circ}00'38''$  East, 42.94 feet; thence, South  $18^{\circ}00'16''$  West, 80.89 feet to the point of beginning, containing 0.0799 acres, more or less.

The basis of bearing of this legal description is the centerline of 24th Street, the bearing of which is assumed to be North  $18^{\circ}00'00''$  East.

January 21, 1986  
File: 85 11 001

PROPOSED  
REAL PROPERTY DESCRIPTION  
APN 07-155-20

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

All that portion of Lots 5 & 6, in the block bounded by L Street, 24th Street, Capitol Avenue and 23rd Street, in the City of Sacramento, more particularly described as follows:

Beginning at a point from which the Northeasterly corner of Lot No. 5, said point also being on the Westerly right-of-way line of 24th Street and the South line of the alley between 23rd Street and 24th Street, bears Easterly along said South line of the alley, South 72°01'15" East, 82.73 feet; thence, from said point of beginning, South 18°32'55" West, 40.45 feet; thence, South 18°09'07" West, 121.34 feet to a point in the North line of Capitol Avenue; thence, Westerly along said North line, North 72°00'12" West, 37.44 feet; thence, North 18°00'50" East, 161.77 feet to a point in the South line of said alley; thence, Easterly along said South line, South 72°01'15" East, 38.11 feet to the point of beginning, containing 0.1399 acres, more or less.