

# CITY PLANNING COMMISSION

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

APPLICANT	Sacramento Municipal Utility District, P.O. Box 15830, Sacto., CA 95852		
OWNER	Sacramento Municipal Utility District, P.O. Box 15830, Sacto., CA 95852		
PLANS BY	Sacramento Municipal Utility District, P.O. Box 18530, Sacto., CA 95852		
FILING DATE	4-19-84	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 024-440-06 & 07

APPLICATION: Lot Line Adjustment (Subdivision Map Act, Sec. 66499.20-3/4)

LOCATION: Northwest corner of 43rd Avenue and South Land Park Drive

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common property line between two parcels 80± feet to the west.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1969 North Pocket Community Plan Designation: Multi-family residential  
Existing Zoning of Site: R-3 and R-3-R  
Existing Land Use of Site: Apartment complex and SMUD substation

Surrounding Land Use and Zoning:

North: Multi-Family; R-3  
South: Commercial, Residential and City Park; C-1, C-2, R-3, R-1  
East: Multi-Family; R-3  
West: Multi-Family; R-3

Property Dimensions: Irregular  
Property Area: 148,246± square feet (3.4± acres)  
Significant Features of Site: EA-4 Overlay zone  
Topography: Flat  
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels totaling 3.4± acres in the Light Density Multiple Family (R-3) and Light Density Multiple Family-Review (R-3-R) zones. On Parcel A is located an apartment complex, while a SMUD electric substation is located on Parcel B. The eastern 80 feet of Parcel B is currently vacant and SMUD has no further use for this area. A lot line adjustment, therefore, is being requested to relocate the common property line between the two parcels 80± feet to the west in order to expand the apartment complex site.
2. The proposal was reviewed by the City Real Estate, Building and Engineering Divisions. They had no objections to the proposed lot line adjustment. The following comment was received from Engineering:

Applicant shall show how drainage is to be picked up to avoid crossing lot lines.

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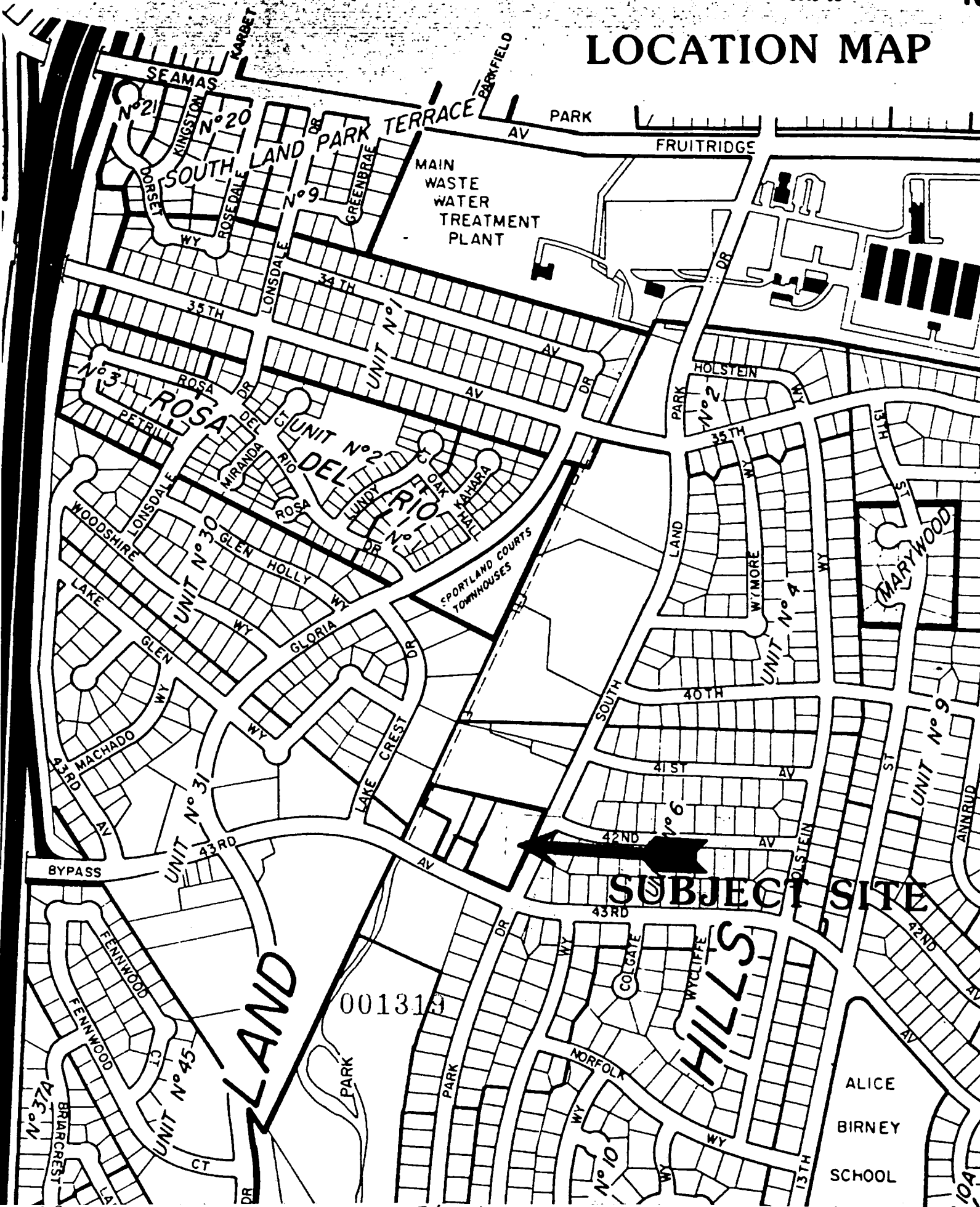
3. Planning staff has no objections to the proposed lot line adjustment. The applicant should be aware, however, that the area affected by the lot line adjustment will still remain in the R-Review zone. Any development plans for this area will require Planning Commission review and approval prior to issuance of building permits. During the review, the drainage concern will be addressed.

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

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

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SEE MAP N  
LOCATION MAP



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**SUBJECT SITE**

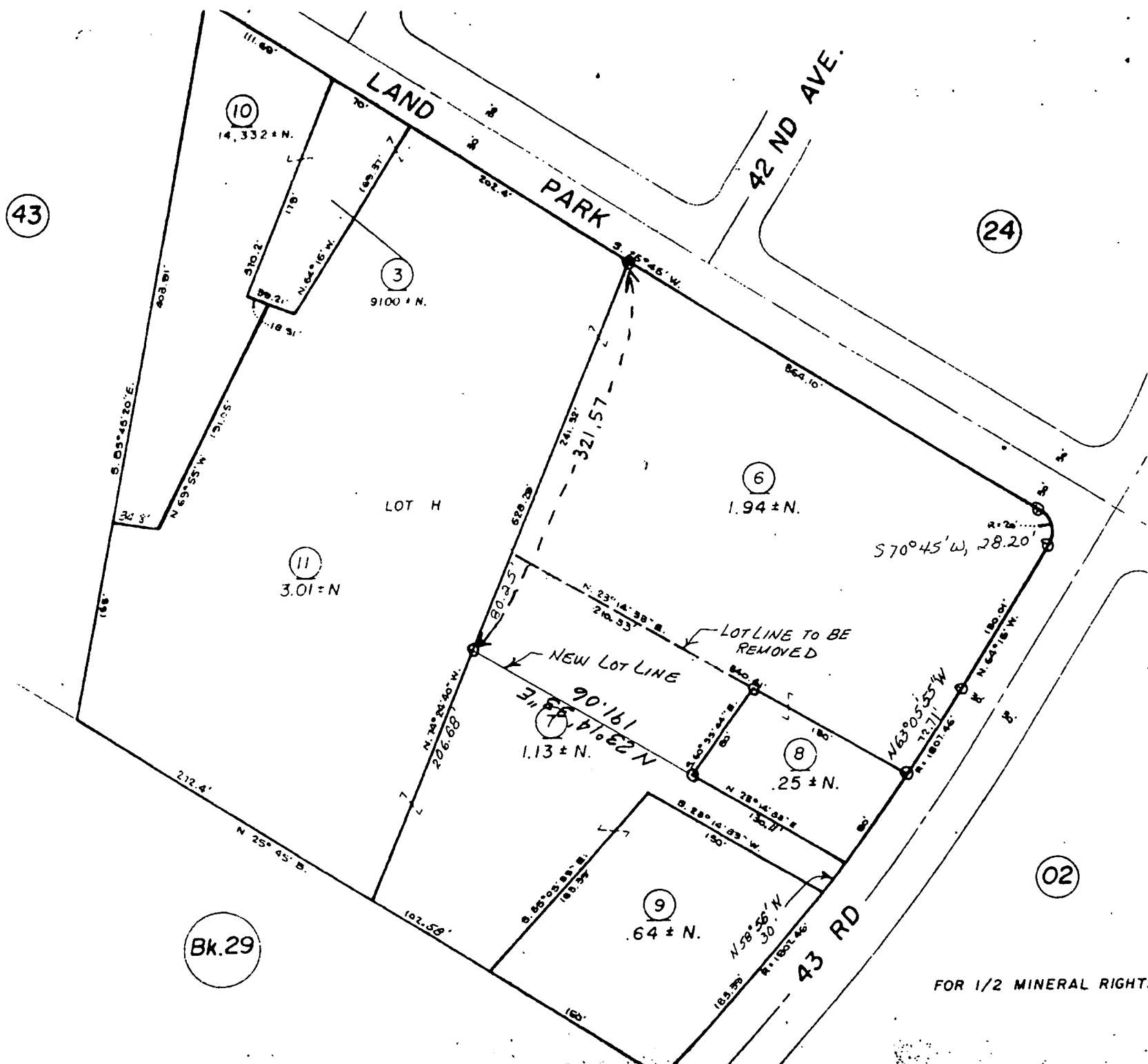
**HILLS**

P84-153

5/24/84

ITEM No. 22

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Bk. 29

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FOR 1/2 MINERAL RIGHT: