

# CITY PLANNING COMMISSION

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

**APPLICANT** Frost and Lusk, 7806 Uplands way, Ste. B, Citrus Heights, CA 95610  
**OWNER** David and Edvina Copple, 4440 Pasadena Ave., Sacramento, CA 95821  
**PLANS BY** Frost and Lusk, 7806 Uplands Way, Ste. B, Citrus Heights, CA 95610  
**FILING DATE** 7-24-86 **ENVIR. DET.** Ex. 15305(A) **REPORT BY** CV:ldc  
**ASSESSOR'S-PCL. NO.** 027-040-024, 025

**APPLICATION:** Lot line adjustment to relocate the common property line.

**LOCATION:** 5641 & 5649 66th Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property line to increase the size of Parcel #25.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential 4-8 du/acre
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family residence

**Surrounding Land Use and Zoning:**

North:	Residential;	R-1
South:	Residential;	R-1
East:	Commercial;	C-2
West:	Residential; Fire Dept;	R-1

Property Dimensions:	144' x 178'
Property Area:	0.58+ acres
Topography:	Flat
Street Improvements & Utilities:	Existing

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

- The subject site is zoned single family residential. Surrounding land uses include commercial to the east, single family residential to the north and south, and single family residential, fire station to the west.
- The applicant proposes to relocate the common property line to provide additional area on parcel #25 for a future driveway to the rear of the parcel. This driveway will be located on the south side of the existing house.
- This project was reviewed by the Traffic Engineering Dept., Engineering Dept. and Real Estate Division and no comments were received.

ENVIRONMENTAL DETERMINATION: 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 THE COMMON PROPERTY LINE  
APN: 027-040-024,025

(P86-293)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5641 and 5649 66th Street; 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 1986 South Sacramento Community Plan and the proposed lot line adjustment 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 5641 and 5649 66th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

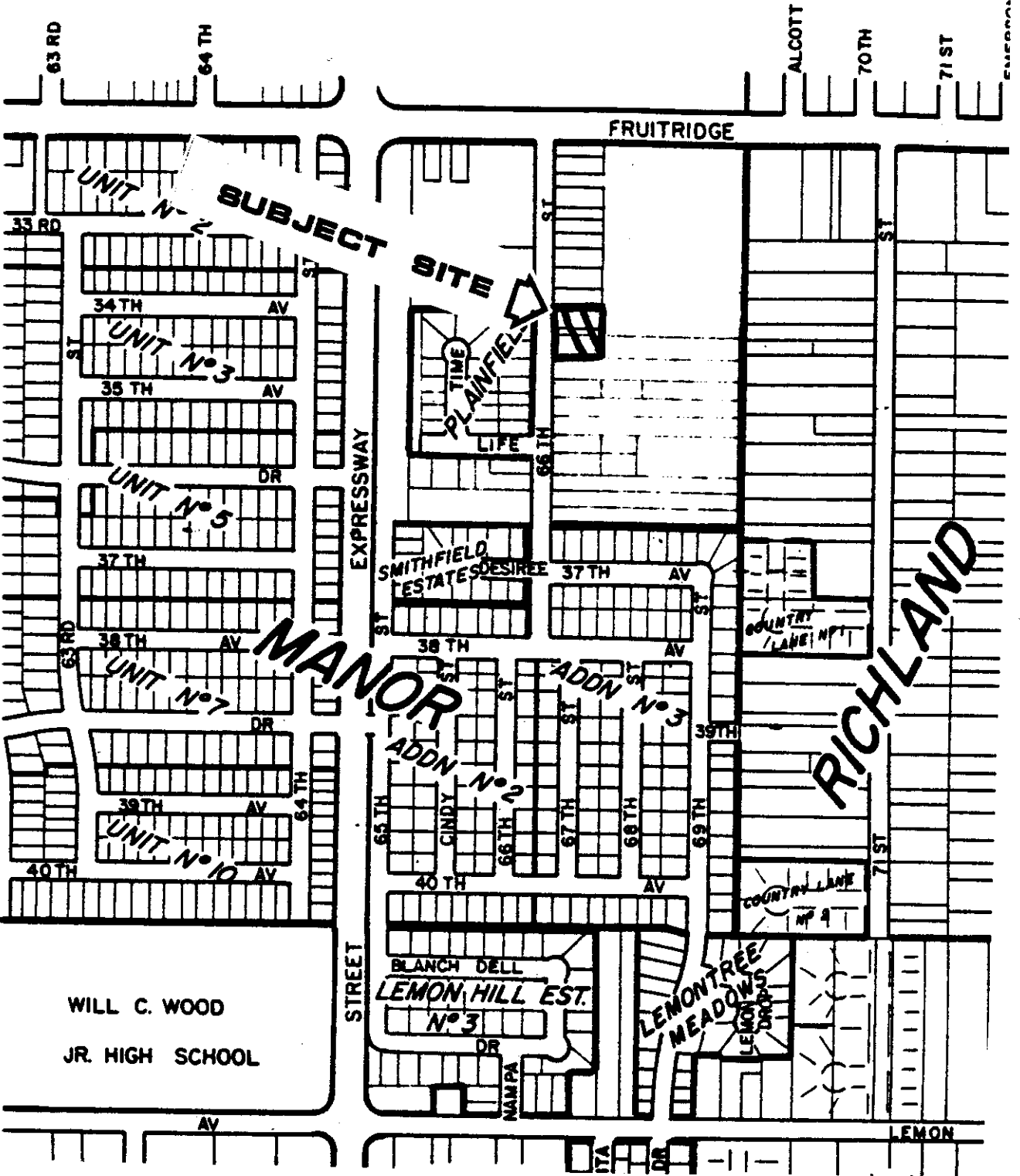
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CHAIR

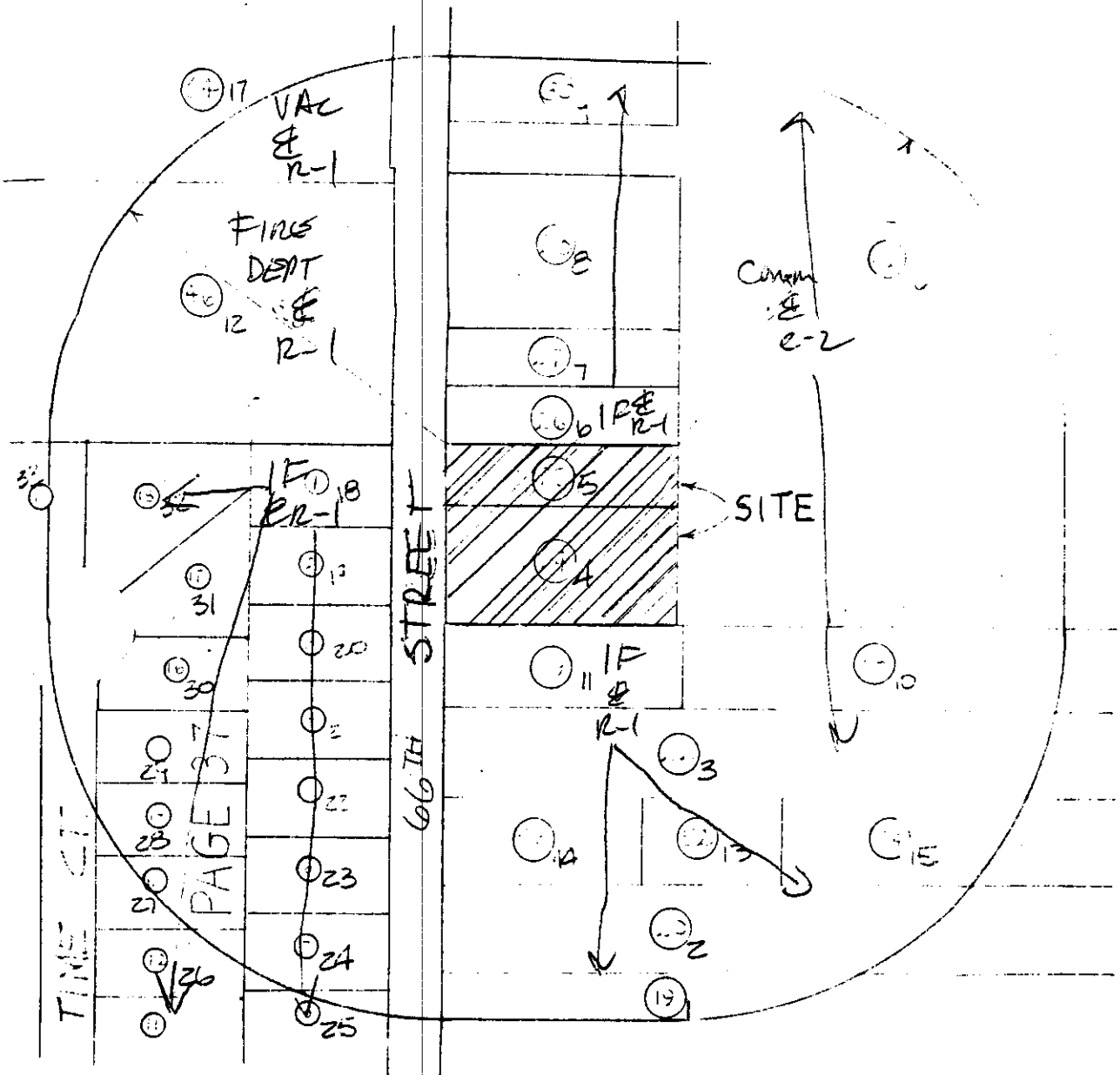
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



**VICINITY MAP**



# LAND USE & ZONING MAP

**NEW DESCRIPTION FOR A.P.N. 027-040-24**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 65 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M.

**EXCEPTING** THEREFROM THE EAST 132.00 FEET.

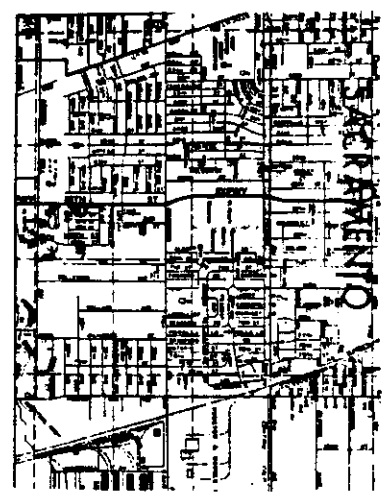
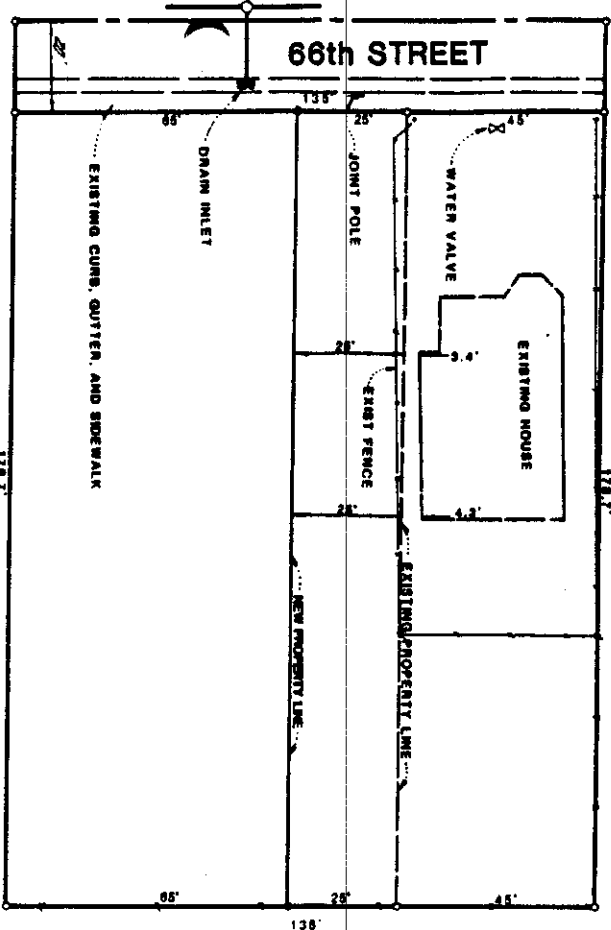
**NEW DESCRIPTION FOR A.P.N. 027-040-25**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 70 FEET OF THE SOUTH 135.00 FEET OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M.

**EXCEPTING** THEREFROM THE EAST 132.00 FEET.

**EXHIBIT B**



**VICINITY MAP**  
N. 18.

**BOUNDARY LINE ADJUSTMENT MAP FOR  
ASSESSORS PARCEL NUMBERS  
027-040-24 AND 25**

**CITY OF SACRAMENTO**

**CALIFORNIA**

13-88-24