

STAFF REPORT AMENDED 3-27-83
CITY PLANNING COMMISSION

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

APPLICANT	Rev. Richard Shaner, 2416 Sloat Way, Sacramento, CA 95818		
OWNER	Pathway Church of God, 2416 Sloat Way, Sacramento, CA 95818		
PLANS BY	Rev. Richard Shaner, 2416 Sloat Way, Sacramento, CA 95818		
FILING DATE	2-9-83	50 DAY CPC ACTION DATE	REPORT BY: JP: bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	10-351-19 and 20

APPLICATION: Lot Line Adjustment

LOCATION: 2416 Sloat Way

PROPOSAL: The applicant requests a lot line adjustment to relocate an existing interior property line 10± feet to the east. (amended by staff)
to 20±

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1963 Oak Park Community Plan Designation: State of California
Existing Zoning of Site: R-4
Existing Land Use of Site: Church and office building

Surrounding Land Use and Zoning:

✓ North: DMV Highway Patrol Building; R-4
South: Residential; R-4
East: DMV Parking Lot; R-4
West: DMV Parking Lot; R-4

✓ Property Dimensions: 200' x 120±'
Significant Feature of Site: Three existing buildings on site
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two separate parcels in the R-4 zone. Three buildings presently occupy the site; the Pathway Church of God, the church's educational building and an office building (see Exhibit A). The 4,000 square foot office building currently sets on both parcels. The applicant proposes to move the common lot line of the two parcels 10 feet to the east so that the office building would be located on only one parcel. (amended by staff)
to 20
2. The proposal was reviewed by the City Building, Engineering, Traffic, Real Estate and Planning Departments. The following comments were received:
 - a. The proposed lot line adjustment would make the west wall of the educational building a non-conforming fire wall. Applicant must conform to existing Building Code regulations for fire walls for the educational building;
 - b. The applicant shall provide new legal descriptions for both parcels;
 - c. The proposed lot lines are to be monumented.

002843

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

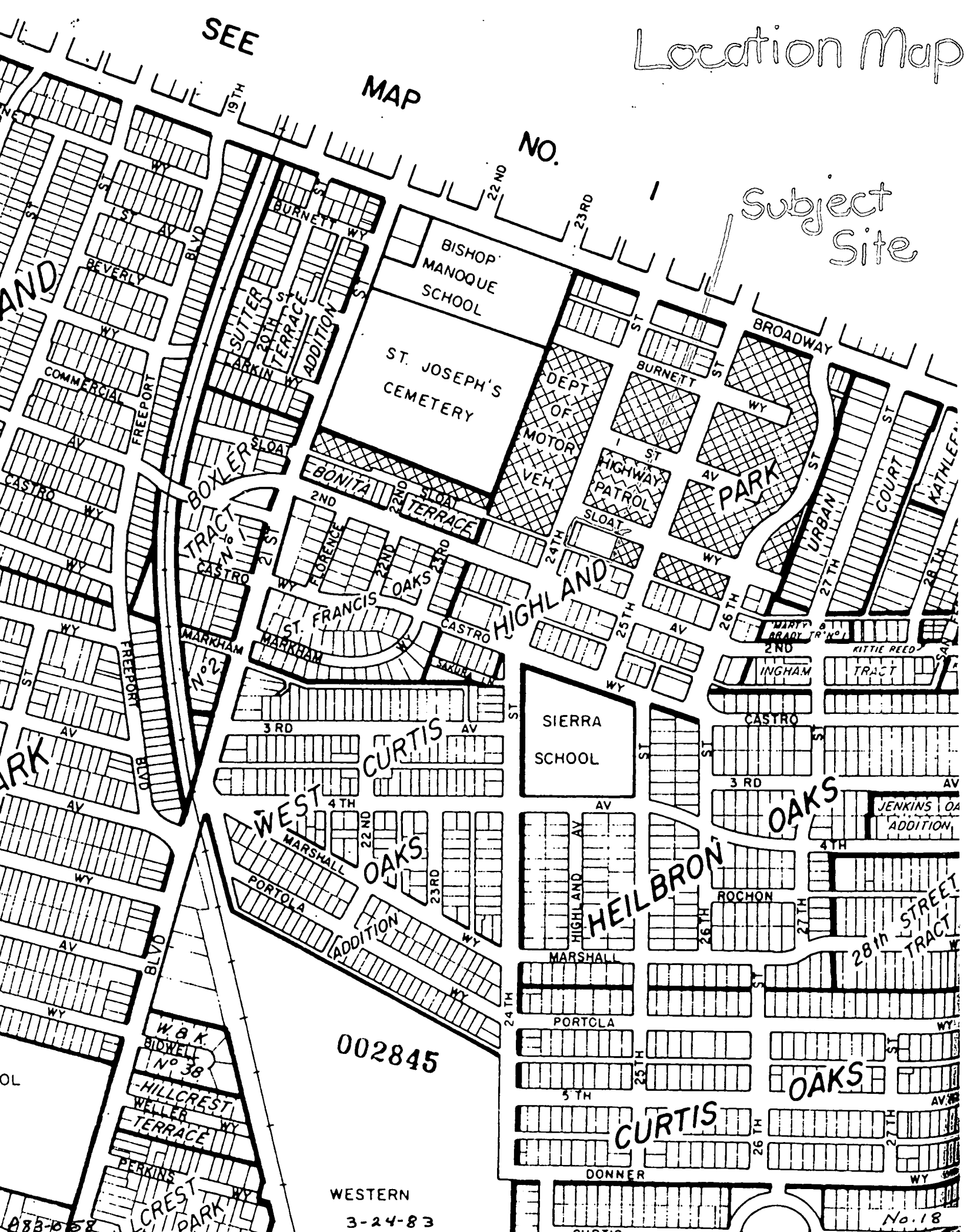
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution with conditions.

002844

Location Map

SEE
MAP

Subject
Site



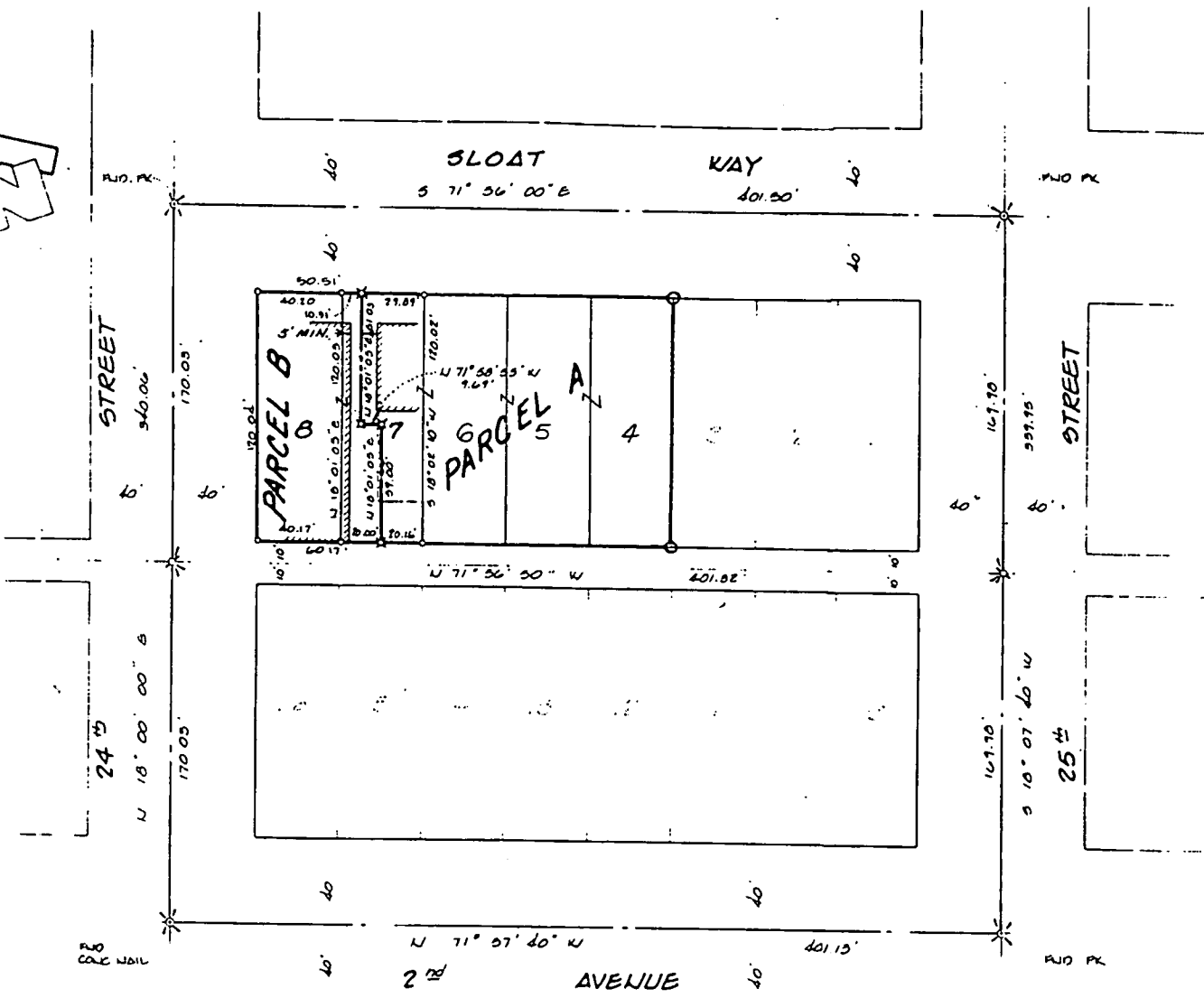
002845

WESTERN
3-24-83

No. 18

Copy of Recorded Map

PLAT OF SURVEY
 LOT 8 AND A PORTION OF LOT 7,
 BLOCK 1, "HIGHLAND PARK ADDITION
 TO SACRAMENTO", 2 PM 6.
 MAY, 1908
 CITY OF SACRAMENTO CALIF.



BASIS OF BEARINGS

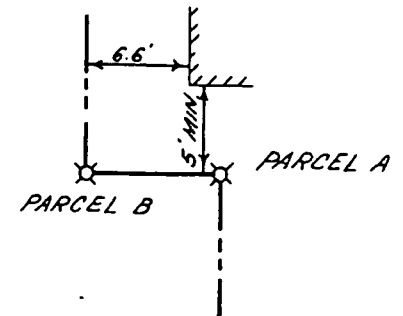
ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE CENTERLINE OF 24th STREET, AS EVIDENCED BY MONUMENTATION SHOWN HEREON AS FOUND, THE BEARING OF WHICH IS ASSUMED TO BE $N 18^{\circ} 00' 00'' E$

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF A SURVEY MADE BY ME, OR UNDER MY DIRECTION, AT THE REQUEST OF JOHN SHANNON, ON 06 MAY 1908

Wendell E. Thorne
 WENDELL E. THORNE

CORNER DETAIL
 (NOT TO SCALE)



LEGEND

- o NOTHING FOUND OR SET, DIMENSION POINT
- A FOUND MONUMENT AS NOTED
- X SET CONC. NAIL AND TAG AS NOTED
- P SET CONC. NAIL ON & INTR

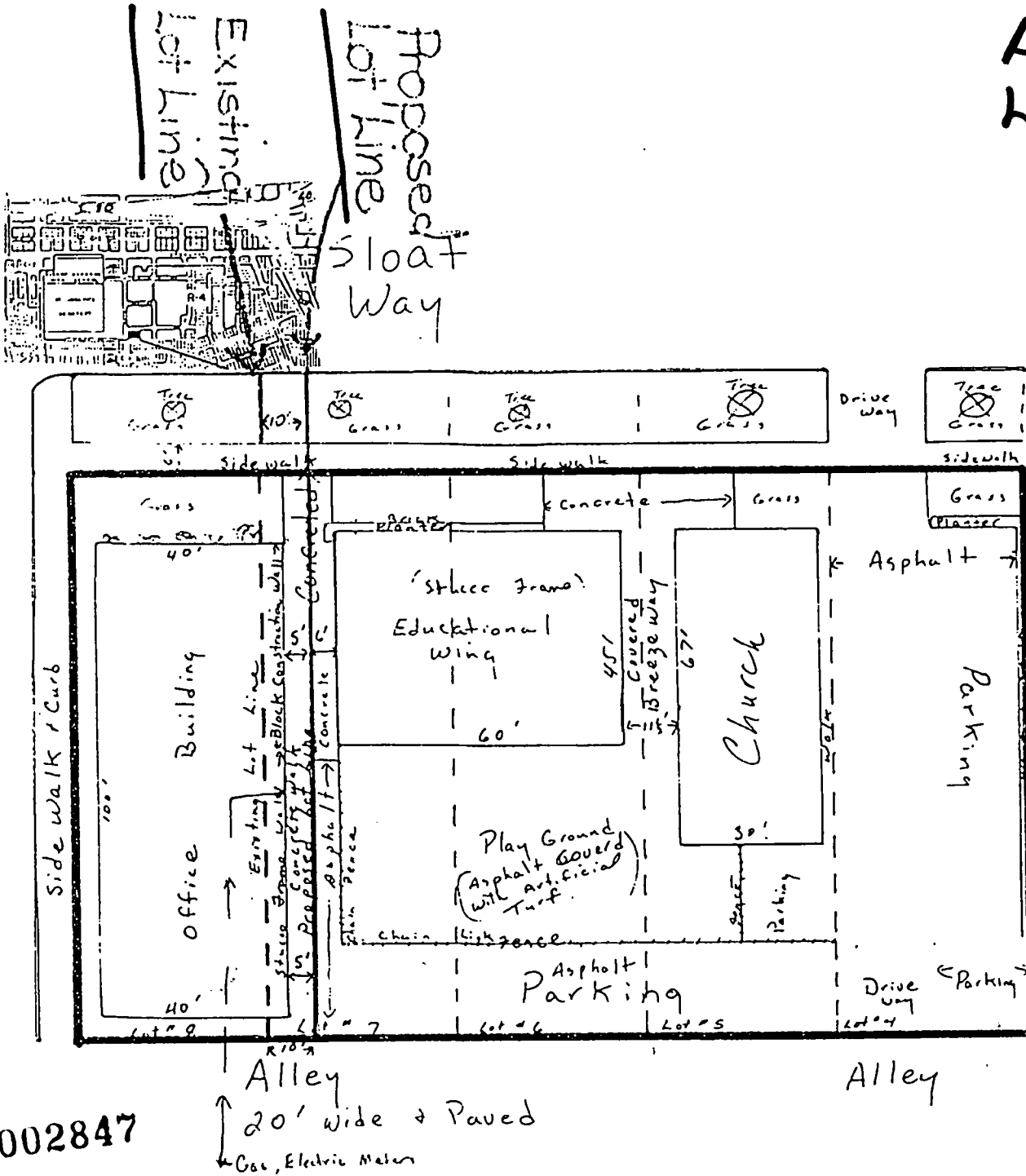
002846

Approved Lot Line Adjustment 3/24/83



Bar Scale
20'

Exhibit A



Distance between office building and Proposed Lot Line is Five (5) feet.
Distance between Proposed Lot Line and Educational Wing and chain Link fence is Six (6) feet.
Distance between office Building Block Wall and Educational wing is Eleven (11) feet.

Proposed Lot Line is Ten (10) feet East of Existing Lot Line

P 83058

75 24 82

3-24-83

24th Street

002847

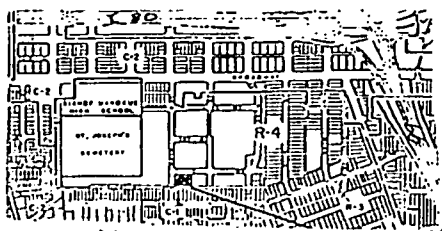
Alley
20' wide & Paved
Gas, Electric Meter

No. 18

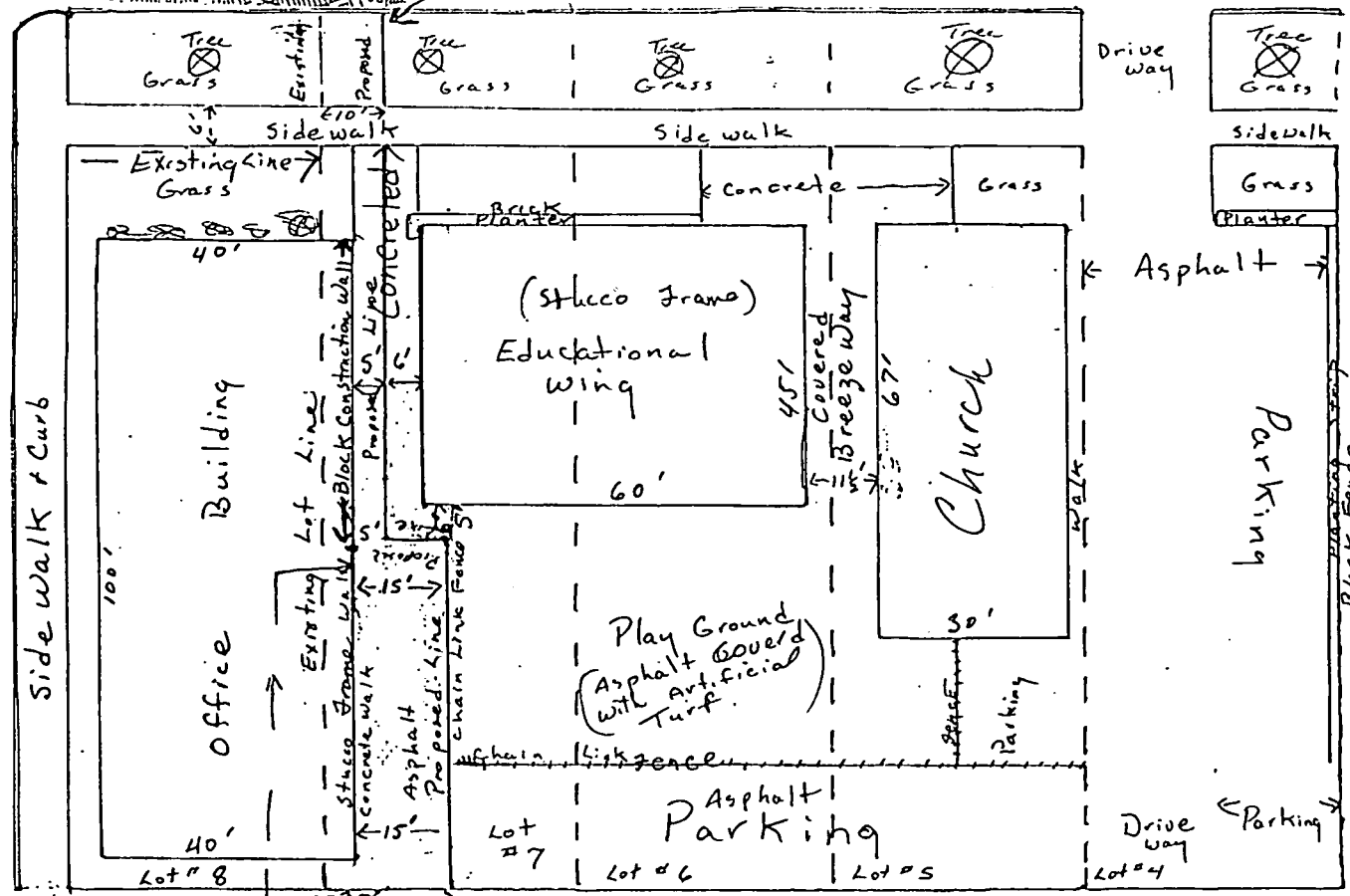
Proposed Modification

24th St.

24th Street



Sloat Way
Proposed Lot Line



Distance between office building and Proposed Lot Line is Five (5) feet. for 50'
 Distance between Proposed Lot Line and Educational Wing (Distance between office on South 50' & Lot Line is 15' is Six (6) feet.
 Distance between Office Building Block Wall and Educational Wing is Eleven (11) feet. Distance between office complex & Chain Link Fence is 15'
 Proposed Lot Line is Ten (10) feet East of existing lot line on the North 85 ft of the lots and 20' on the South 55 ft. of the lot.
 Lot line runs East 10 ft at 85 ft. from North Boundary then runs south.

Existing Lot Line
 Proposed Lot Line
 20' wide & Paved
 Gas, Electric Meters

Area Modified

002848

5-1-14