

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>JTS Engineering, 1808 J Street, Sacramento, CA 95814</u>		
OWNER <u>Rose/ Dronberger, 2722/ 2726 Latham Drive, Sacramento, CA 95864</u>		
PLANS BY <u>JTS Engineering, 1808 J Street, Sacramento, CA 95814</u>		
FILING DATE <u>8-7-92</u>	ENVIR DET <u>Cat Exempt 15305(a)</u>	REPORT BY <u>Don Smith</u>
ASSESSOR'S PCL. NO. <u>293-0070-007 and 024</u>		

APPLICATION: Lot Line Adjustment to relocate an interior property line on 1.89± developed acres in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones.

LOCATION: 2722 and 2726 Latham Drive

PROPOSAL: The applicant is requesting the necessary entitlement to relocate the existing common property line between two parcels in order to expand a rear yard landscape area.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Existing Zoning of Site:	R-1 and R-1A
Existing Land Use of Site:	Parcel #1= Single Family Residence, Parcel #2= Single Family Residence.

Surrounding Land Use and Zoning:

North:	Single Family Residential; R-1 and R-1A
South:	Single Family Residential; R-1 (County)
East:	Single Family Residential; R-1 (County)
West:	Single Family Residential; R-1 and R-1A

Property Dimensions:	Irregular
Property Area:	1.89± total acres. Proposed Parcel #1= 0.356; Proposed Parcel #2= 1.537 acres;
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is comprised of two parcels totalling 1.89± developed acres located in the Standard Single Family (R-1) and Single Family Alternative (R-1A) zones. Parcel #1 is 0.356± acres, Parcel #2 is 1.537± acres in size. The General Plan designates the site Low Density Residential (4-15 du/na). The site is surrounded by single family

residences. A 200 foot wide power line easement bisects the rear of the property. A small park is located to the southeast of Parcel #1. A portion of the Country Day School playground is located under the power lines to the southwest of Parcel #2. In addition, the city limits are on the easterly and south property lines of the subject site.

Surrounding properties to the north, south and east of Parcel #1 are single family residences zoned Standard Single Family (R-1). Properties to the north and west of Parcel #2 are single family residences zoned Single Family Alternative (R-1A). The County of Sacramento zoning to the east and south of the site is single family residential.

B. Applicant's Proposal

The applicant is requesting to relocate a common interior lot line that would result in extending the rear yard of Parcel #1 for landscape area.

C. Staff Analysis

The subject property is adjacent to single family uses. A 200 foot wide power line runs through the rear of the site. A park is located to the southeast of the property. A portion of the playground for the Country Day School is located to the southwest of the site. The area within the ownership of the applicant is essentially undeveloped at this time, except for a personal satellite dish located under the power lines. Staff finds the relocation of the property line a minor modification which would provide the Parcel #1 property additional useable area. The subject property is under a power line easement, no additional structures may be built.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Section, Building, and Fire Divisions. The following comments have been received from the Engineering Development Division:

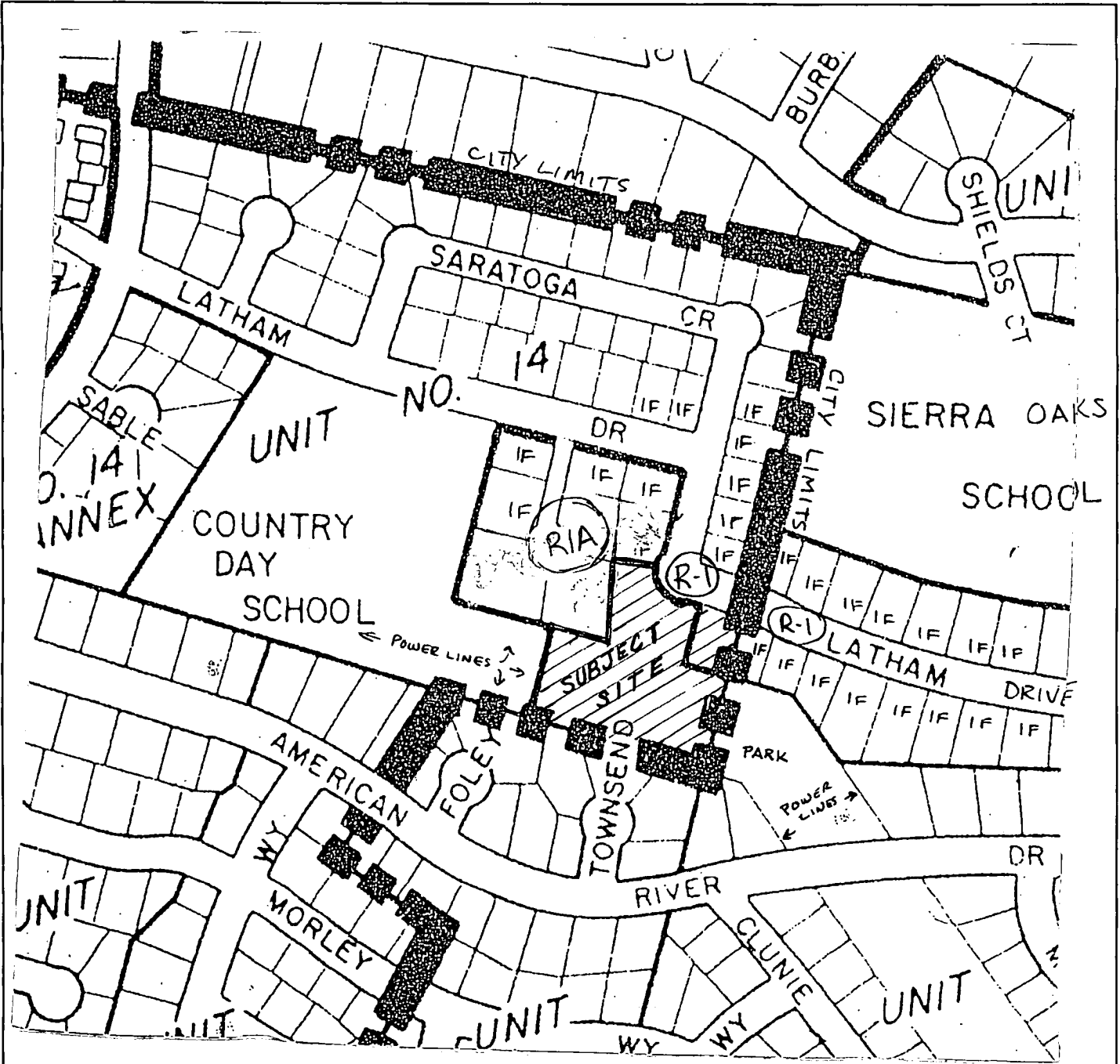
We request that the following conditions and comments be made a condition for approval of this lot line merger:

- 1) File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
- 2) File a waiver of Parcel Map;
- 3) Note: The portion of Parcel #2 which is to be added to Parcel #1 is encumbered by a transmission line easement. No buildings or structures will be allowed in this area; and,
- 4) Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such following may occur. The applicable base flood elevations for the Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 27 10th Street.

ENVIRONMENTAL DETERMINATION:

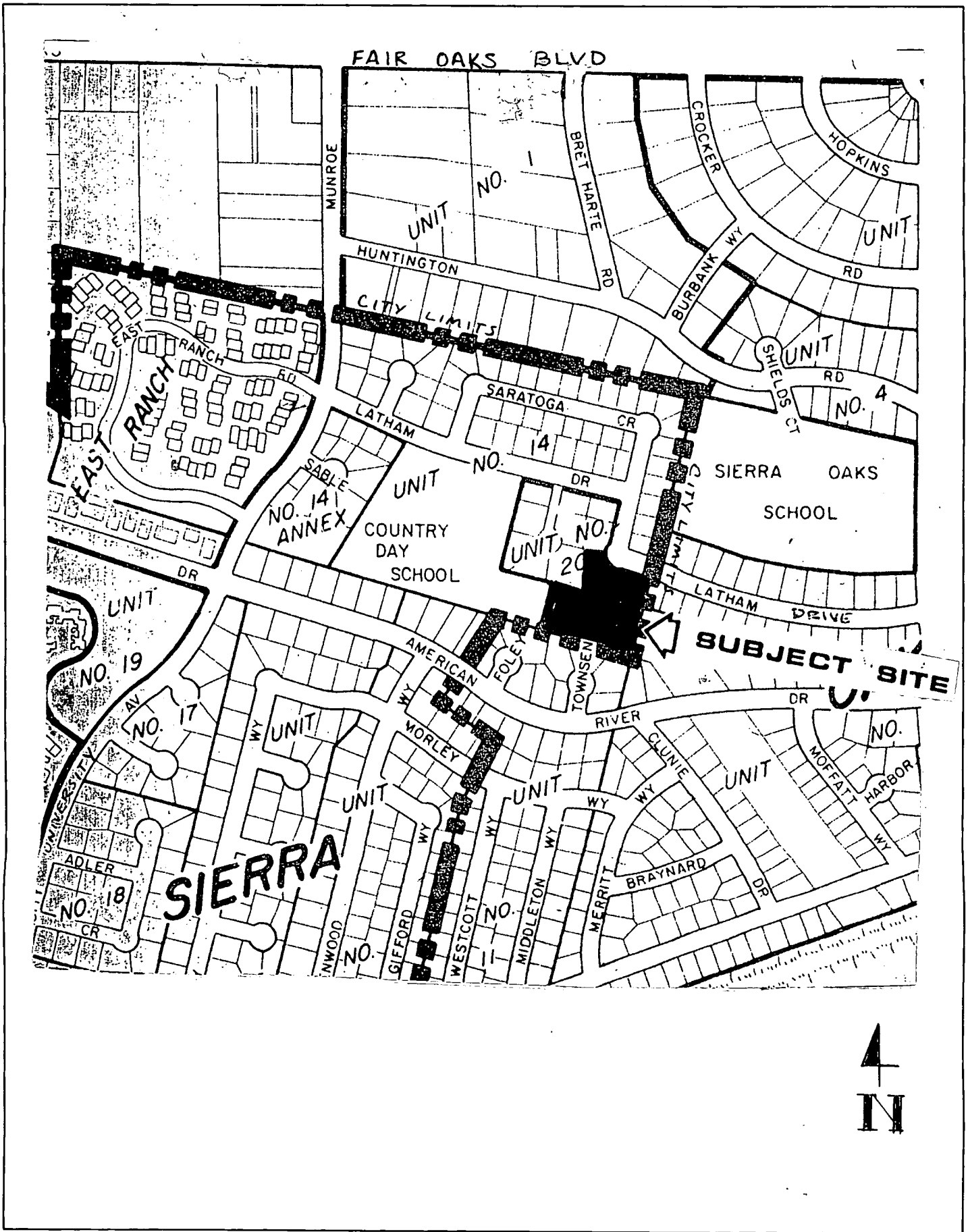
The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

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



1693

LAND USE & ZONING MAP



VICINITY MAP

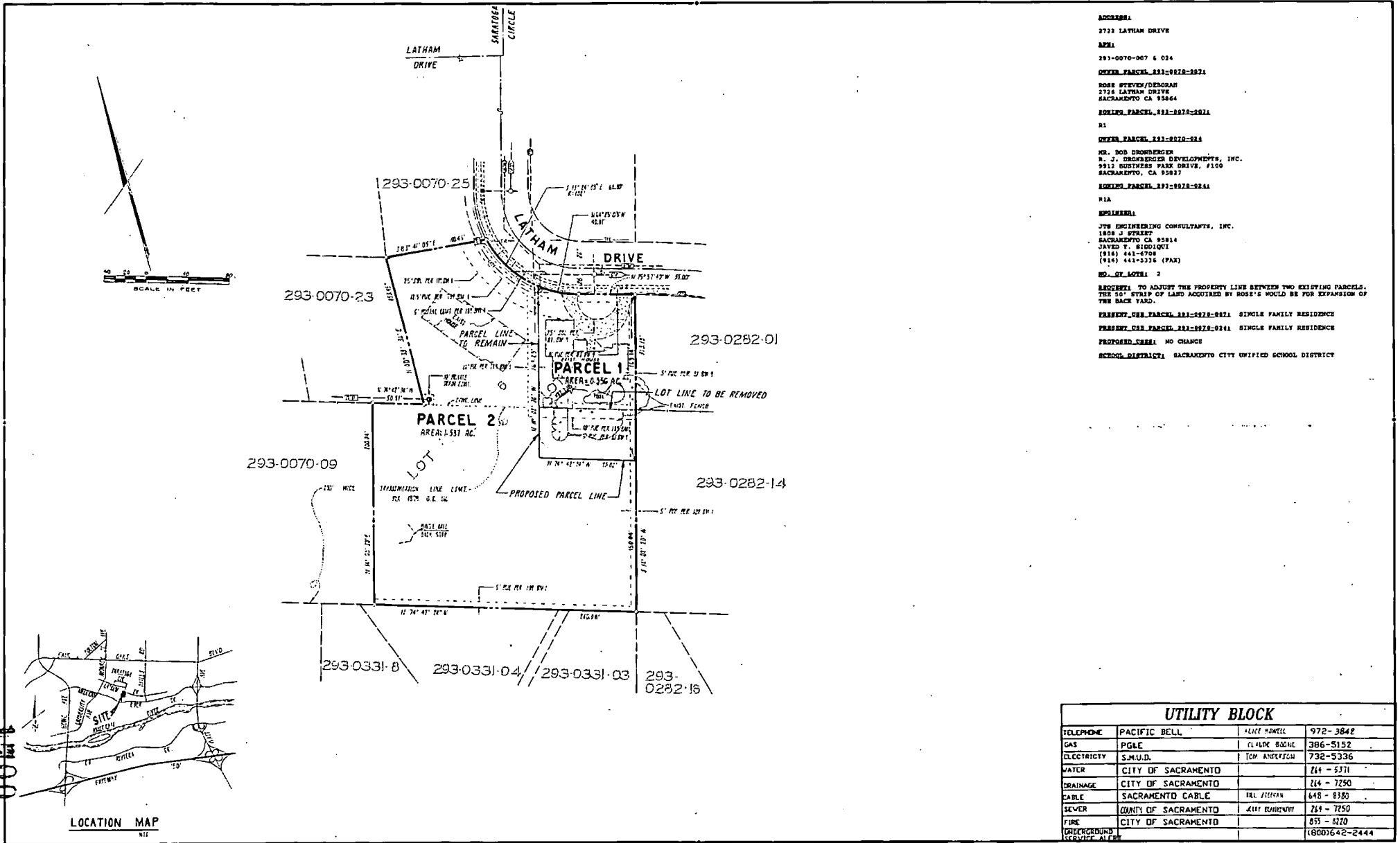
1699

P92-221

September 24, 1992

100

#



ADDRESS:
2722 LATHAM DRIVE
APN:
293-0070-007 & 034
OFFER PARCEL 293-0070-2921
ROSE STEVEN/DENORAH
2726 LATHAM DRIVE
SACRAMENTO CA 95864
OFFER PARCEL 293-0070-2921
R1
OFFER PARCEL 293-0070-2921
MR. BOB DROWBENDER
R. J. DROWBENDER DEVELOPMENTS, INC.
2815 BUSINESS PARK DRIVE, #100
SACRAMENTO, CA 95812
OFFER PARCEL 293-0070-2921
R1A
ENGINEER:
JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CA 95814
JAVED T. BIDDIQUE
(916) 441-8700
(916) 441-9336 (FAX)
NO. OF LOTS: 2
REASON: TO ADJUST THE PROPERTY LINE BETWEEN TWO EXISTING PARCELS. THE 50' STRIP OF LAND ACQUIRED BY ROSE'S WOULD BE FOR EXPANSION OF THE BACK YARD.
PRESENT USE PARCEL 293-0070-2921 SINGLE FAMILY RESIDENCE
PRESENT USE PARCEL 293-0070-2921 SINGLE FAMILY RESIDENCE
PROPOSED USE: NO CHANGE
SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

UTILITY BLOCK			
TELEPHONE	PACIFIC BELL	ALICE HAWELL	972-3842
GAS	PG&E	ELMORE BOGHE	386-5152
ELECTRICITY	S.M.U.D.	TOM ANDERSON	732-5336
WATER	CITY OF SACRAMENTO		244-5371
DRAINAGE	CITY OF SACRAMENTO		244-7250
CABLE	SACRAMENTO CABLE	TRIL STEPHAN	648-8380
SEWER	COUNTY OF SACRAMENTO	JILL ELLIOTT	761-7250
FIRE	CITY OF SACRAMENTO		855-8220
UNDERGROUND SERVICE			(800)642-2444

BENCHMARK ELEV. _____
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-8700

DESIGNED _____
DRAWN _____
CHECKED _____
SUBMITTED _____

SCALE
1" = 40'

DATE _____

NO.	DATE	REVISION	COUNTY APPROVAL	BY

LOT LINE ADJUSTMENT EXHIBIT
LOT 1, 81 BM 9 & LOT 6, 189 BM 1
APN: 293-0070-007 & 024
CITY OF SACRAMENTO
DATE: 09/27/92
SHEET: 1/1
JOB NO. 1927

EXHIBIT A

RECEIVED

AUG 7 196

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

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PROPOSED LEGAL DESCRIPTION

LAND REFERRED TO IS IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

LAND REFERRED TO IS IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND IS DESCRIBED AS FOLLOWS:

LOT 1 AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 14" RECORDED AUGUST 24, 1967, IN BOOK 81 OF MAPS, MAP NO. 9, RECORDS OF SAID COUNTY.

TOGETHER WITH:

THAT PORTION OF LOT C AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 14" RECORDED AUGUST 24, 1967, IN BOOK 81 OF MAPS, MAP NO. 9, RECORDS OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 14"; THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY LINE OF C; THENCE SOUTHERLY ALONG THE NORTHERLY LINE OF SAID LOT C TO THE NORTHWEST CORNER OF LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

TOGETHER WITH ALL THAT PORTION OF LOT 6, AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 20", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON DECEMBER 19, 1988, IN BOOK 189 OF MAPS, MAP NO. 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 14", RECORDED AUGUST 27, 1967, IN BOOK 81 OF MAPS, MAP NO. 9, RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY AND THE PROJECTION THEREOF OF SAID LOT 1 NORTH 74° 42' 24" WEST, 95.02 FEET; THENCE PARALLEL TO THE WESTERLY BOUNDARY OF SAID LOT 1 SOUTH 14° 02' 20" WEST, 50.01 FEET; THENCE PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 SOUTH 74° 42' 24" EAST, 95.02 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 6; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 6, NORTH 14° 02' 20" EAST, 50.01 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

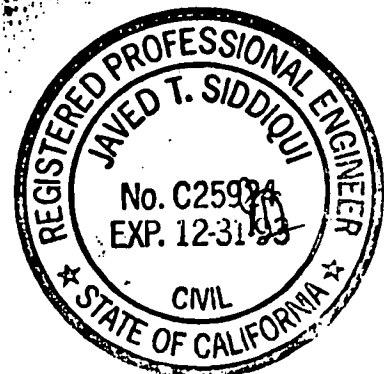
THIS LEGAL DESCRIPTION IS PREPARED FROM RECORD DATA.
PREPARED BY JTS ENGINEERING CONSULTANTS, INC.
JAVED T. SIDDIQUI RCE 25924

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JTS JOB NO. 92-058
2726 LATHAM DRIVE

PRELIMINARY

1690



PROPOSED LEGAL DESCRIPTION

PARCEL 2

THE LAND REFERRED TO IN THIS DOCUMENT IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, AND IS DESCRIBED AS FOLLOWS:

LOT 6, AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 20, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON DECEMBER 19, 1988, IN BOOK 189 OF MAPS, MAP NO. 1; EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 6, AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 20", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON DECEMBER 19, 1988, IN BOOK 189 OF MAPS, MAP NO. 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, AS SHOWN ON THE "PLAT OF SIERRA OAKS UNIT NO. 14", RECORDED AUGUST 27, 1967, IN BOOK 81 OF MAPS, MAP NO. 9, RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTHERLY BOUNDARY AND THE PROJECTION THEREOF OF SAID LOT 1 NORTH 74° 42' 24" WEST, 95.02 FEET; THENCE PARALLEL TO THE WESTERLY BOUNDARY OF SAID LOT 1 SOUTH 14° 02' 20" WEST, 50.01 FEET; THENCE PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 SOUTH 74° 42' 24" EAST, 95.02 FEET TO THE EASTERLY BOUNDARY OF SAID LOT 6; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 6, NORTH 14° 02' 20" EAST, 50.01 FEET TO TRUE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

THIS LEGAL DESCRIPTION IS PREPARED FROM RECORD DATA.
PREPARED BY JTS ENGINEERING CONSULTANTS, INC.
JAVED T. SIDDIQUI RCE 25924

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