

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

<b>APPLICANT:</b> Gardner-Feusi Company, 1722 Professional Dr., Sacramento, CA 95825		
<b>OWNER:</b> Marc S. Cooper, 3139 Judah Street, Sacramento, CA 95815		
<b>PLANS BY:</b> Gardner-Feusi Company, 1722 Professional Dr., Sacramento, CA 95825		
<b>FILING DATE:</b> January 31, 1992	<b>ENVIR DET:</b> Exempt (15305 (a))	<b>REPORT BY:</b> Doug Holmen
<b>ASSESSOR'S PCL. NO.</b> 265-0372-006, 038		

**APPLICATION:** Lot Line Adjustment to relocate the common interior lot line between two developed lots consisting of 0.478 acres in the Standard Single Family (R-1) zone.

**LOCATION:** 3133 and 3139 Judah Street

**PROPOSAL:** The applicant is requesting the necessary entitlement in order to expand the house on Lot 06 and equalize the square footage of the two lots.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4- 15 du/na)
North Sacramento Community Plan Designation:	Residential (4- 8 du/na)
Existing Zoning of Site:	Standard Single Family (R-1) zone
Existing Land Use of Site:	Single family dwellings with accessory structures on each lot
Surrounding Land Use and Zoning:	
North:	Single family residence (R-1)
South:	Single family residence (R-1)
East:	Single family residence (R-1)
West:	Single family residence (R-1)

Parking Required:	One space per dwelling
Parking Provided:	One space per dwelling
Property Dimensions:	Irregular
Property Area:	0.478 gross acres
Density of Development:	5 units per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:**

The subject site consists of 0.478 developed acres in the R-1 zone. The North Sacramento Community Plan designates the site Residential 4-8 du/na and the General Plan designates the site Residential (4- 15 du/na). There are two existing residential units on the site. The applicant proposes to relocate the existing common interior property line in order to provide room to expand the existing dwelling on the northern lot (lot 06) and to equalize the square footage between the two lots.

The two lots would meet minimum lot width, depth and area requirements. The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development Division, Transportation Engineering

Division, the Building Division, and the Planning Division. There were no objections to the proposed project. The following comments were received:

Engineering Development

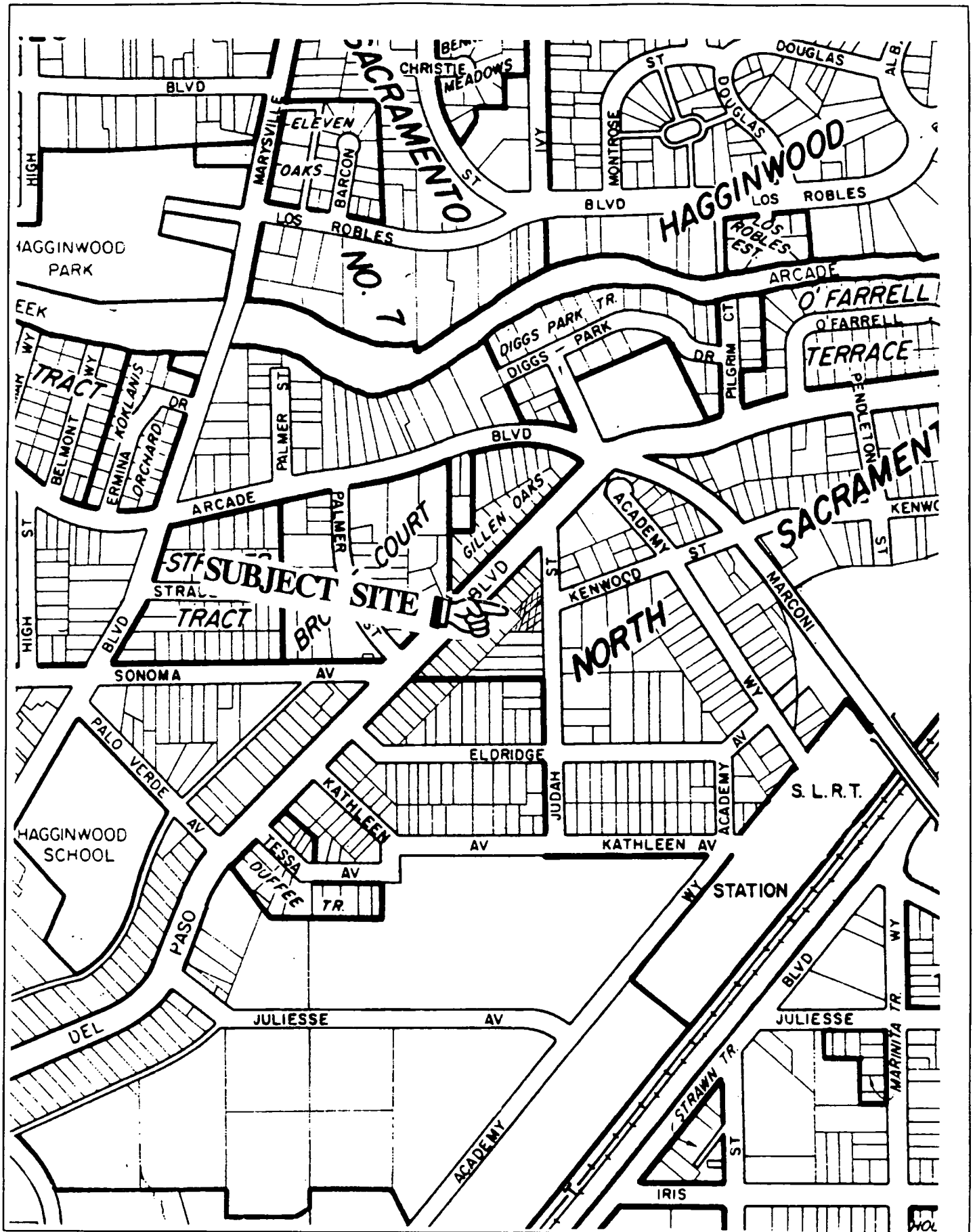
- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Submit drawing showing location of existing sewer and water services.
- D. Provide separate water and sewer services for each unit to the satisfaction of the Utilities Department.
- E. Existing garage and shed shall meet building code requirements where location is within the setback area of the proposed lot line.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15305.

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

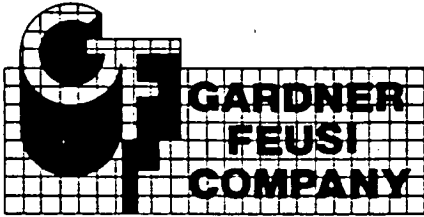
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VICINITY MAP

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**GARDNER  
FEUSI  
COMPANY**

1722 PROFESSIONAL DRIVE  
SUITE C  
SACRAMENTO, CA 95825

(916) 482-5177

JOB NO. 91-61  
SCALE 1" = 100'  
DRAWN BY L.P.  
CHECKED BY R.F.  
DATE 1-9-91

**100' RADIUS MAP FOR  
3139 JUDAH STREET**

① ..... SUBJECT SITE

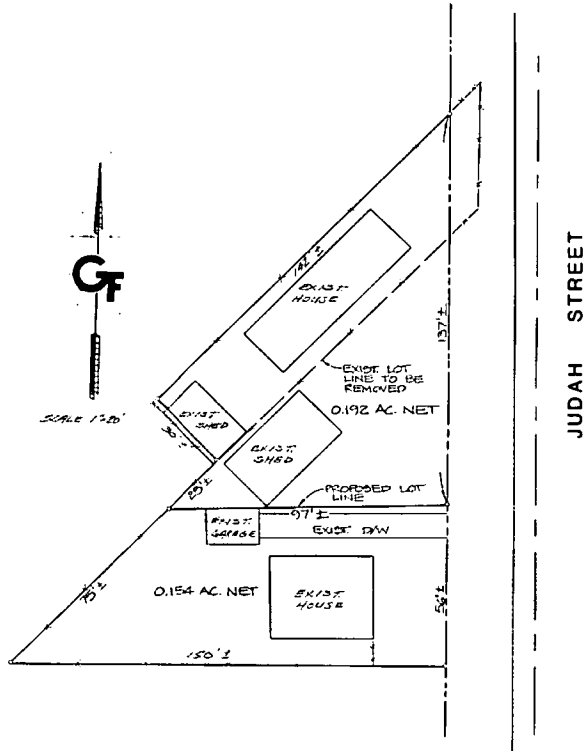
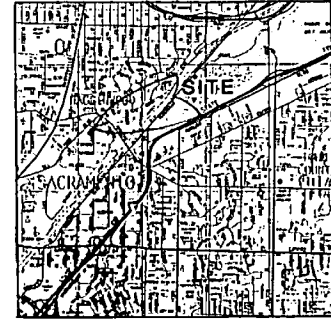
The map shows a grid of streets: Del Paso Blvd (top-left), Kenwood Street (middle-right), and Judah Street (vertical, bottom-right). A 100-foot radius circle is drawn around the intersection of Judah Street and Kenwood Street. Sixteen numbered sites are marked within this radius. Site 1 is the subject site, located at the intersection of Judah Street and Kenwood Street. Other sites are numbered 2 through 16. A scale bar at the bottom right indicates 100 feet, and a north arrow is also present.

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P92 025

# BOUNDARY LINE ADJUSTMENT

## LOCATION MAP



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### PROJECT DATA

RECORD OWNER: *MARC COOPER*  
 ADDRESS: *G/O GARDNER-FRUSI COMPANY*  
*1722 PROFESSIONAL DR.*  
*SACRAMENTO, CA, 95825*

EXISTING ZONING: *R-1*  
 PROPOSED ZONING: *R-1*  
 EXISTING USE: *RESIDENTIAL*  
 PROPOSED USE: *RESIDENTIAL*  
 PROPOSED IMPROVEMENTS: *N/A*  
 ACREAGE: *0.35 NET ±*  
 PARCEL NUMBER: *245-172-006 034*  
 LEGAL DESCRIPTION: *LOT 20 (PORTION OF LOTS 2, 3, 4, BLOCK 14,*  
*NO. 542 SUBDIVISION, NO. 5, 11 D.H. 34.*

NO.	REVISIONS	DESCRIPTION	APP'D BY	DATE
1				
2				
3				
4				

BENCHMARK	ELFV. NO.
N/A	

HORIZ SCALE	1" = 30'
VERT SCALE	N/A
SURVEYED BY	M.E.D.
FIELD BOOK NO.	234
APP NO.	245-172-38, 4

DRAFTED BY	M.E.D.
DESIGNED BY	S.G.
CHECKED BY	S.G.
DATE	7-8-72

GARDNER-FRUSI COMPANY  
 1122 Professional Drive  
 Suite "C"  
 Sacramento, CA, 95825  
 916-482-5177

COOPER

BOUNDARY LINE ADJUSTMENT  
 FOR  
 3139 JUDAH ST.

SHEET 1 OF 1  
 PLAN  
 9/1

EXHIBIT - A  
 SITE PLAN

P92-025

March 12, 1992

Item #17

72254LR

**EXHIBIT "A"**

The land referred to in this Report is situated in: the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

All that portion of Block 14 of "Map of Subdivision No. 3, North Sacramento", according to the Official Plat thereof, filed in the Office of the Recorder of Sacramento County, California, on June 30, 1911 in Book 11 of Maps, Map No. 34, described as follows:

COMMENCING at a point in said Block 14 from which point the post Northerly corner of said Block 14 bears North 44° 55' West 120 feet and North 45° 05' East 262.81 feet (measured along the Northwest line of said Block 14) distant; thence, from said point of commencement, parallel to the Northwest line of said Block 14, North 45° 05' East 142.81 feet to a point on the East line of said Block 14 and the West line of 17th Street, as shown on said Plat; thence along the East line of said Block 14 and the West line of said 17th Street, South 0° 05' West 42.45 feet; thence, parallel to the Northwest line 55' West 30 feet to the point of commencement.

COMMERCIAL  
LAND TITLE INSURANCE CO.  
SAN FRANCISCO, CALIF.

000620

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P 92-025

March 12, 1992

Item # 17

Order No.: 207898

The land referred to in this Report is situated in the State of California, County of Sacramento, City of Sacramento, and is described as follows:

All that portion of Block 14 of subdivision No. 3 of North Sacramento, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, on January 30, 1911, in Book 11 of Maps, Map No. 34, described as:

Commencing at a point on the east line of said Block 14, from which the North center of said Block No. 14 (being the corner formed by the intersection of the Southeasterly line of Del Paso Boulevard with the Westerly line of 17th Street as shown on said map) bears North 0° 05' East at the distance of 212-13/100 feet; thence South 45° 05' West 212-26/100 feet; thence South 89° 55' East 150-9/100 feet to a point in the West line of said 17th Street; thence North 0° 05' East 150-9/100 feet to the point of beginning.

APN: 265 0372 038

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March 12, 1982

Item # 17



PROPOSED PARCEL 1

All those portions of lots 2, 3, 4, and 35 located in Block 14 of North Sacramento Subdivision No. 3, recorded in Book 11 of Maps, Map No. 34, described as follows:

Beginning at the most southerly corner of said Lot 4; thence along the southwesterly line of said Lot 4 N.44°55'00"W. 30.00 feet; thence parallel to the northwest line of said Block 14 N.45°05'00"E. 142.17 feet to the east line of said Block 14; thence along said east line S.00°05'00"W. 136.69 feet; thence S.88°33'15"W. 96.89 feet to the northwest line of said Lot 35; thence along said northwest line N.45°05'00"E. 24.80 feet to the point of beginning.

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March 12, 1992

Item # 17

PROPOSED PARCEL 2

All those portions of lots 2, 3, 4, and 35 located in Block 14 of North Sacramento Subdivision No. 3, recorded in Book 11 of Maps, Map No. 34, described as follows:

Beginning at the southwest corner of said Lot 35; thence along the northwest line of said Lot 35 N.45°05'00"E. 75.20 feet; thence N.88°33'15"E. 96.89 feet to the east line of said Lot 35; thence along said east line S.00°05'00"W. 55.76 feet to the southeast corner of said Lot 35; thence along the south line of said Lot 35 N.89°55'00"W. 153.03 feet to the point of beginning.

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March 12, 1992

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