

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

APPLICANT <u>Cooper, Thorne & Assoc. 3233 Monier Cir. Rancho Cordova CA 95742</u>		
OWNER <u>Erland Stenberg 702 Sutro Ave. Novato CA 94947</u>		
PLANS BY <u>Cooper, Thorne & Assoc. 3233 Monier Cir. Rancho Cordova CA 95742</u>		
FILING DATE <u>8-19-92</u>	ENVIR. DET. <u>15305(a)</u>	REPORT BY <u>B. Williams</u>
ASSESSOR'S PCL. NO. <u>263-0172-012,013</u>		

APPLICATION: Lot Line Adjustment to readjust an existing property line between two partially developed lots on 0.7± acres in the Multi-Family (R-2B) zone.

LOCATION: Northeast corner Lampasas Ave. & Traction Ave.

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the property line between two multi-family zoned lots.

PROJECT INFORMATION:

General Plan Designation: 1984 North Sacramento Community Plan Designation:	Medium Density Residential (16-29 du/na) Residential (11-21 du/na)
Existing Zoning of Site:	R-2B
Existing Land Use of Site:	Two Four-Plex Units

Surrounding Land Use and Zoning:

North: Multi-Family; R-2B
South: Multi-Family; R-2B
East: Multi-Family; R-2B
West: Single Family; R-1

Property Dimensions:	Irregular
Property Area:	0.7± acres
	Proposed Eastern Parcel: 0.39± developed acres
	Proposed Western Parcel: 0.30± vacant acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning**

The subject site consists of two partially developed parcels on 0.7± acres in the Multi-Family (R-2B) zone. Two four-plex units are currently located on one of the subject parcels (see Exhibit A). The General Plan designates the site for Medium Density Residential (16-29 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (11-21 du/na). Surrounding land use and zoning includes multi-family to the north, south, and east, zoned R-2B; and single family to the west, in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to readjust the common property line between two lots in order to increase the size of a corner lot for future multi-family development. The applicant intends to develop a duplex or four-plex on the subject site. There is existing multi-family development on one of the subject lots which will not be affected by the proposed lot line adjustment. The existing development will meet the minimum required setback.

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The adjustment will realign a common property line between two lots. The lot line adjustment will provide adequate usable yard area for both the developed lot and vacant lot. The adjustment will also be consistent with the City's General Plan and Community Plan policies to encourage development on infill lots throughout the City. As previously mentioned, the purpose of the adjustment is to increase the lot area for future development on the corner lot. Staff, therefore, supports the proposed lot line adjustment.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Water and Sewer Division and City Real Estate. The following comments were received:

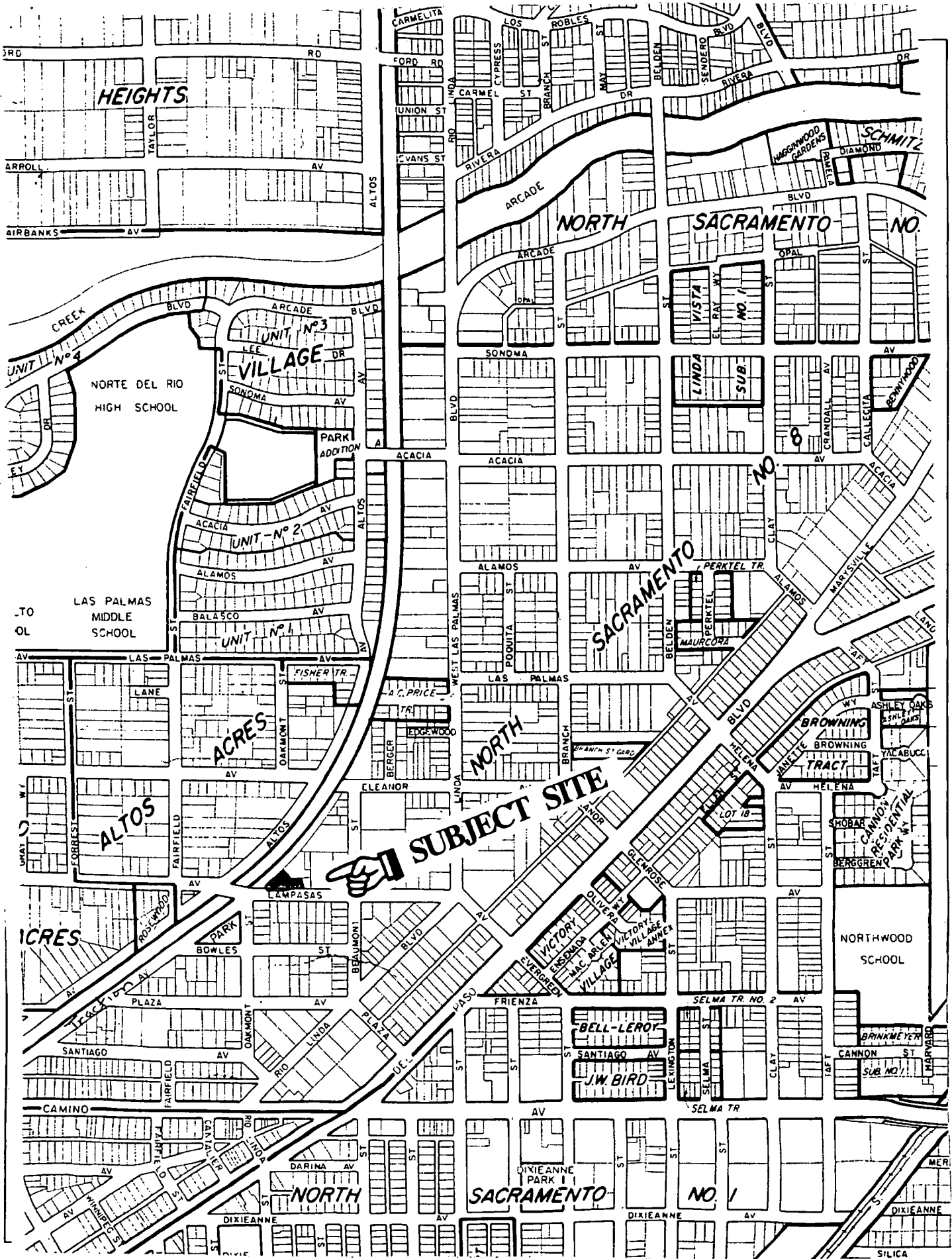
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. 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 flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army 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, 927 10th Street.

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

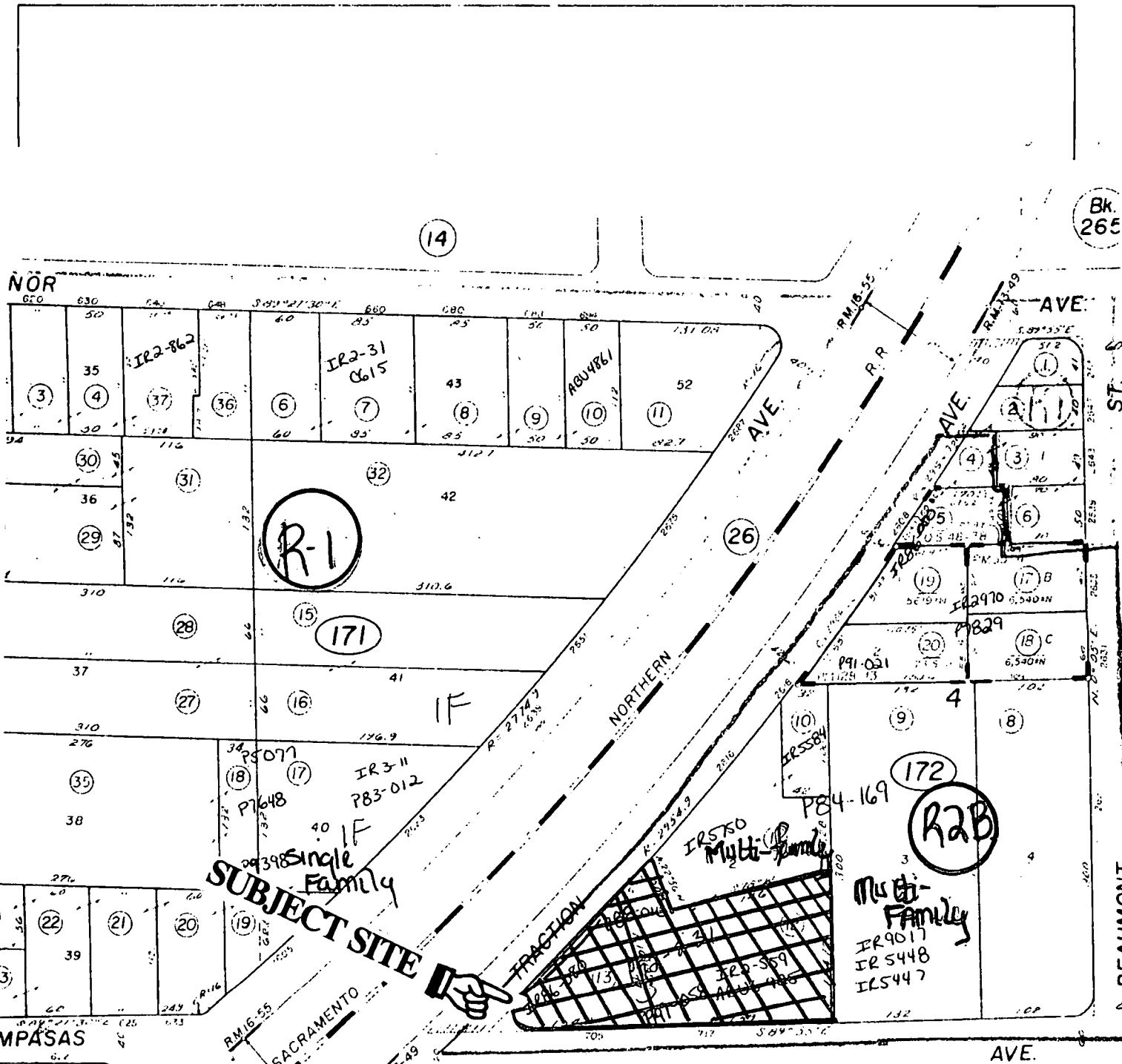
RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.



VICINITY MAP

2065

BK. 265



SUBJECT SITE



OS Record of Survey, O.S. Bk. 48, Pg. 38 (4-3-91)
 Altos Acres, R.M. Bk. 16, Pg. 55
 with Sacramento Sub. No. 8, R.M. Bk. 13, Pg. 49

Multi-Family verified by GZ. 4-8-84

R-2B

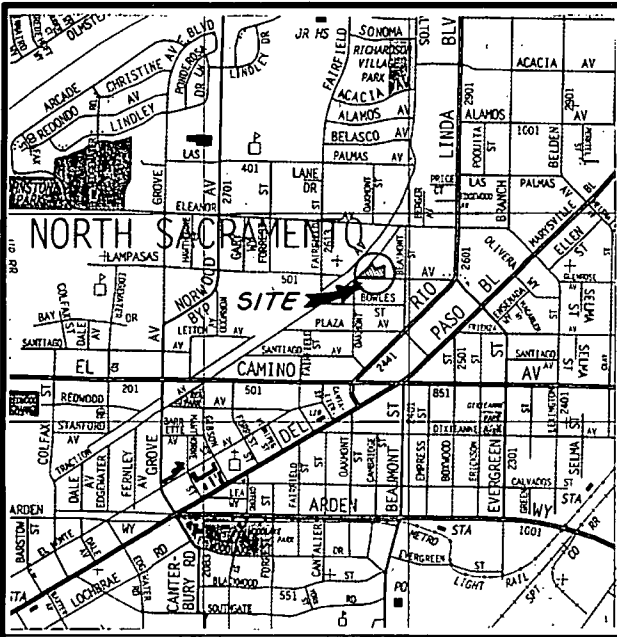
(Note) Assessor's Block Number - Shown in Ellipses.
 Assessor's Parcel Number - Shown in Circles

CITY OF SACRAMENTO
 Assessor's Map
 County of Sacramento

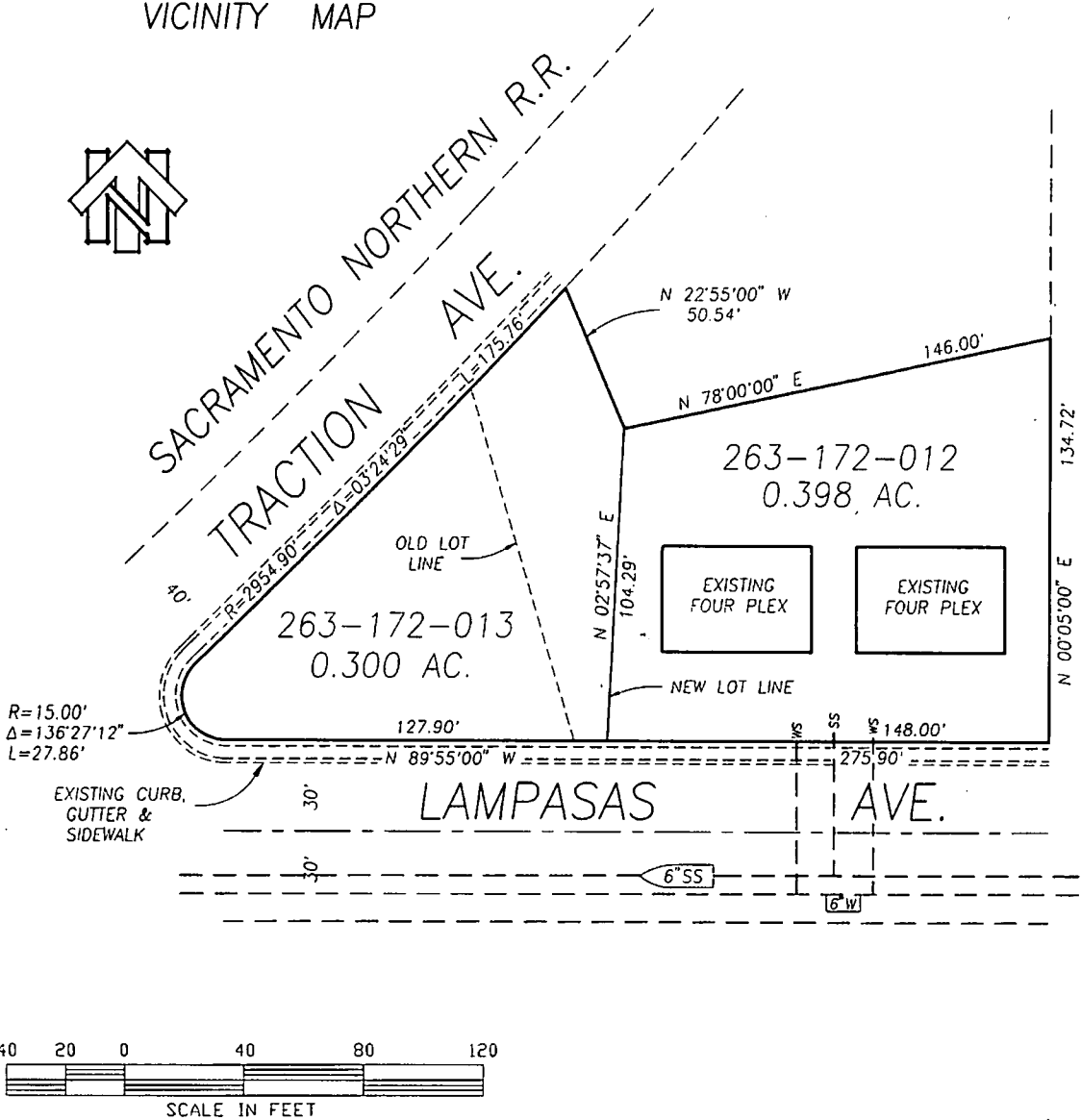
LAND USE & ZONING MAP

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Exhibit A



VICINITY MAP



Civil Engineering & Land Surveying
 8223 Monier Circle, Suite 1
 Rancho Cordova, CA 95742
 (916) 638-0919
 FAX 638-2479



COOPER, THORNE & ASSOCIATES INC.

CITY OF SACRAMENTO

EXHIBIT MAP

LOT LINE ADJUSTMENT
 PORTION OF LOT 2, BLOCK 4
 NORTH SACRAMENTO SUBD. NO.8
 13 M 49

CALIFORNIA

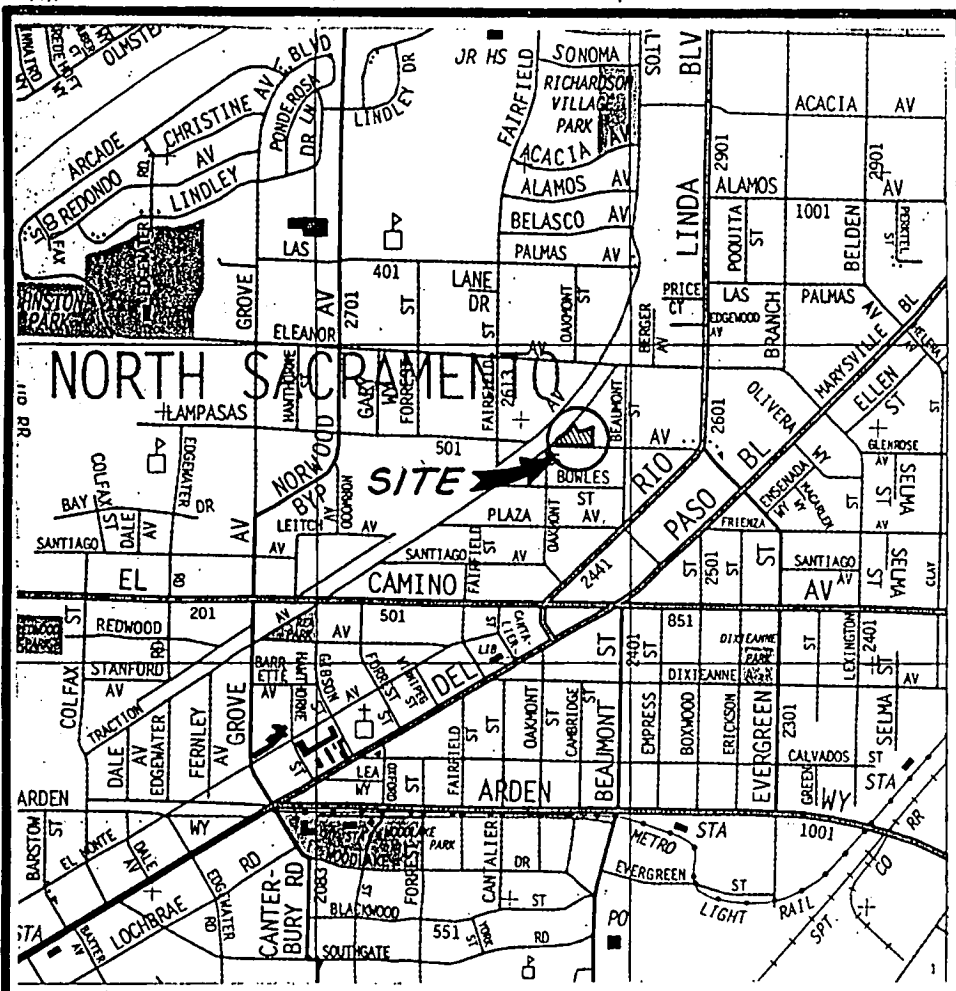
DATE: AUG. 1992
 SCALE: 1"=40'
 DR.: S.M.
 JOB NO. 87834

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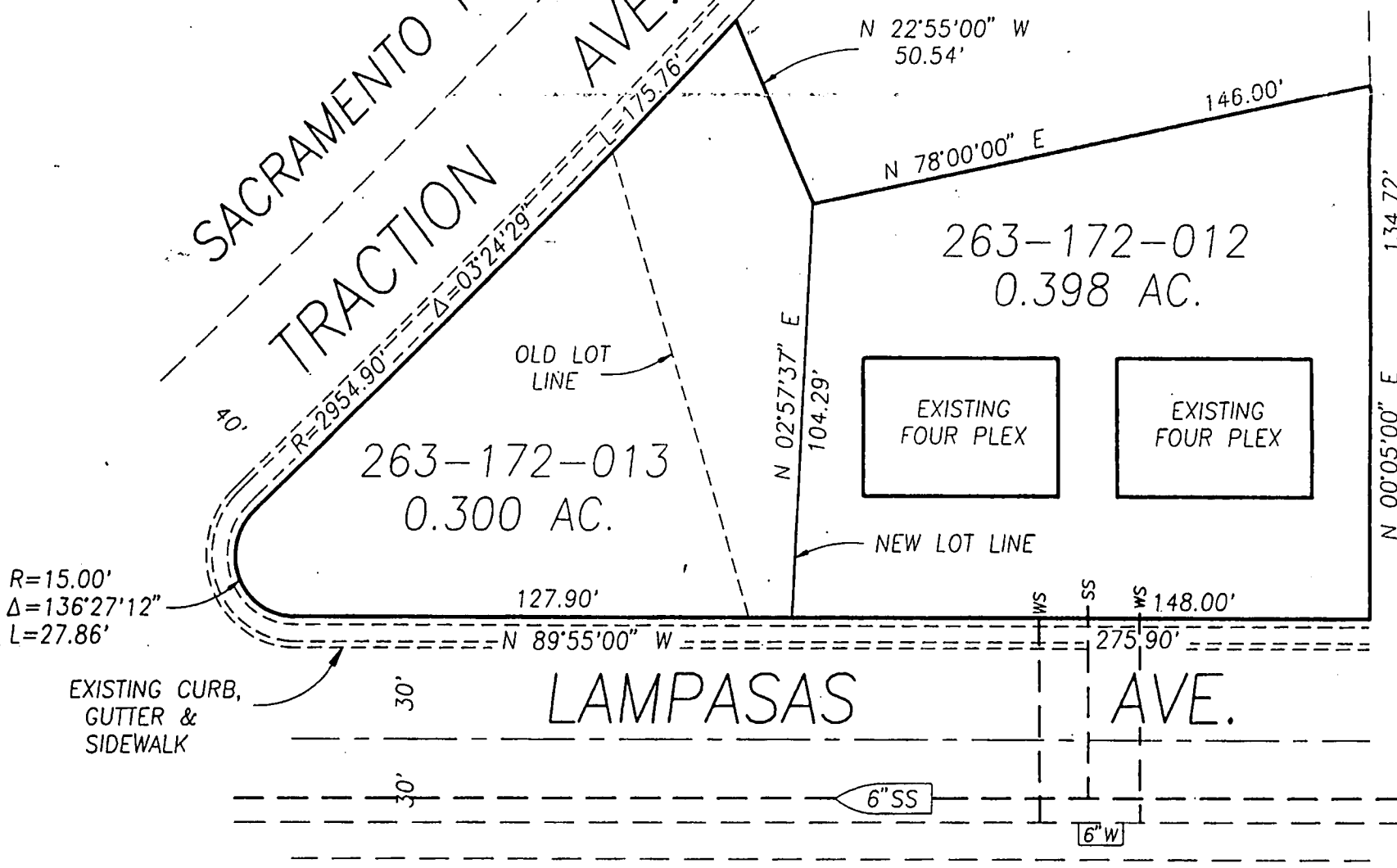
Item 14



VICINITY MAP



SACRAMENTO NORTHERN R.R.
TRACTION AVE.



EXISTING CURB,
GUTTER &
SIDEWALK

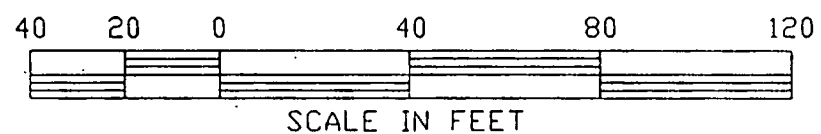
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CITY PLANNING DIVISION

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SCALE IN FEET

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COOPER, THORNE & ASSOCIATES INC.

EXHIBIT MAP
LOT LINE ADJUSTMENT
PORTION OF LOT 2, BLOCK 4
NORTH SACRAMENTO SUBD. NO. 8
13 M 49

CITY OF SACRAMENTO

CALIFORNIA

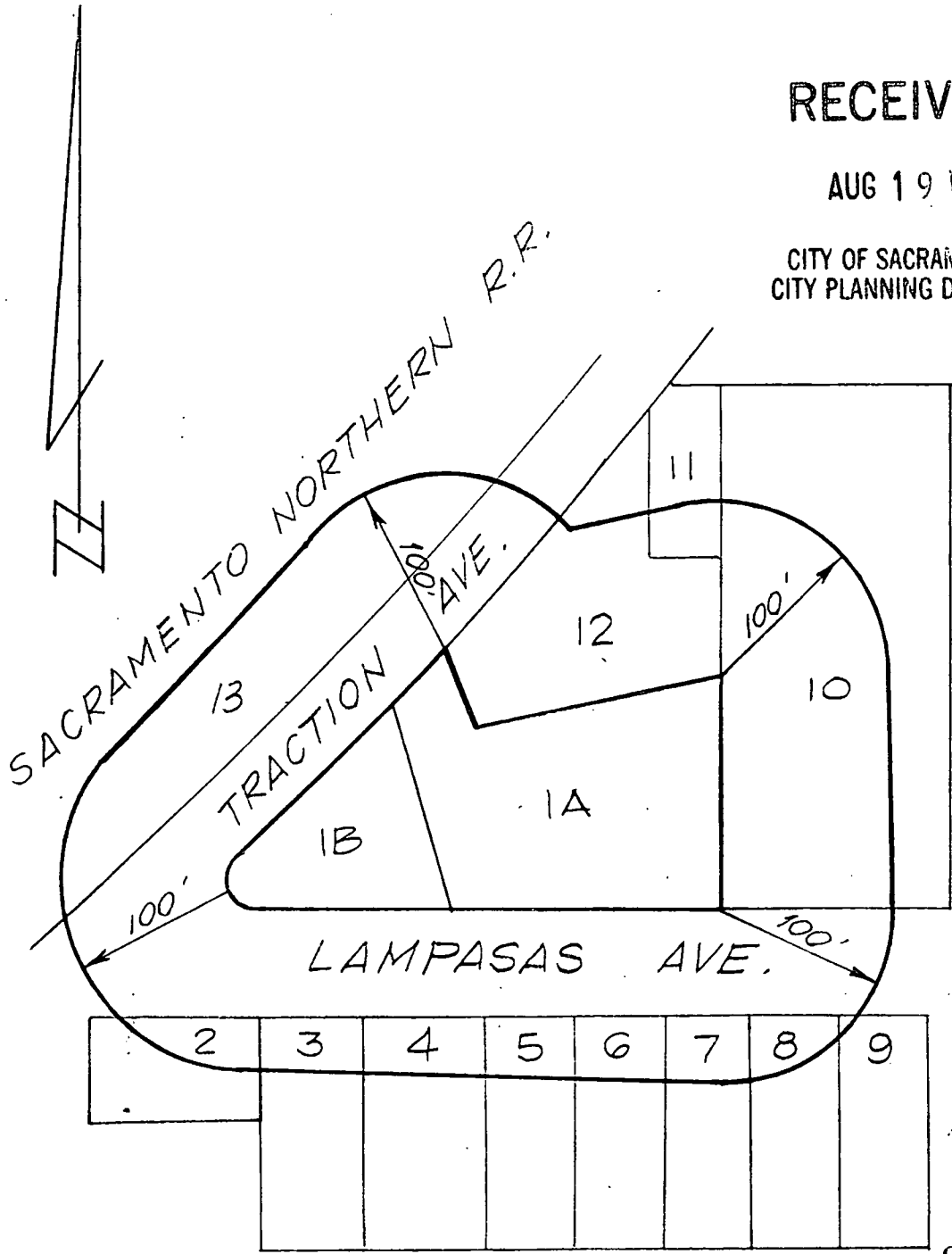
CITY OF SACRAMENTO

DATE:	AUG. 1992
SCALE:	1" = 40'
DR.:	CHK:
S.M.	
JOB NO.	87834

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100' RADIUS MAP
LOT LINE ADJUSTMENT
A.P.N. 263-172-012 & 013

CITY OF SACRAMENTO CALIFORNIA

DATE:	AUG. 92
SCALE:	1" = 100'
DR.	CHK.
S.M.	
F.B. REF.	
JOB NO.	87834

August 19, 1992
File: 87-834.BLA

PROPOSED LEGAL DESCRIPTION

**LOT LINE ADJUSTMENT
APN 263-172-012, 013**

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL 1:

All that portion of Lot 2, Block 4 of North Sacramento Subdivision N^o 8, according to the official plat thereof, recorded in the office of the County Recorder of Sacramento County on March 26, 1913 in Book 13 of Maps, Map N^o 49, described as follows:

Beginning at the Southeast corner of said Lot 2; thence, along the Southerly line of said Lot 2 North 89°55'00" West 148.00 feet; thence, leaving said Southerly line, North 02°57'37" East 104.29 feet; thence, North 78°00'00" East 146.00 feet to a point in the Easterly line of said Lot 2; thence, along said Easterly line, South 00°05'00" West 134.72 feet to the point of beginning and containing 0.398 acre of land, more or less.

PARCEL 2:

All that portion of Lot 2, Block 4 of North Sacramento Subdivision N^o 8, according to the official plat thereof, recorded in the office of the County Recorder of Sacramento County on March 26, 1913 in Book 13 of Maps, Map N^o 49, described as follows:

Beginning at a point in the Southerly line of said Lot 2, from which the Southeast corner of said Lot 2 bears South 89°55'00" East 148.00 feet distant; thence, from said point of beginning, along the exterior boundary of said Lot 2 the following three (3) courses; (1) North 89°55'00" West 127.90 feet; (2) along the arc of a tangent curve to the right, concave Northeasterly, said arc having a radius of 15.00 feet, through a central angle of 136°27'12" for an arc length of 35.72 feet to a point of reverse curvature; and (3) along the arc of a tangent curve to the left, concave Northwesterly, said arc having a radius of 2954.90 feet, through a central angle of 03°24'29" for an arc length of 175.76 feet; thence, South 22°55'00" East 50.54 feet; thence, South 02°57'37" West 104.29 feet to the point of beginning and containing 0.300 acre of land, more or less.

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SPM/D.370:vt

CITY OF SACRAMENTO
CITY PLANNING DIVISION

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Item 14

EXISTING LEGAL DESCRIPTION
SCHEDULE C

The land herein referred to is described as follows:

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1:

All that portion of Lot 2, Block 4 of North Sacramento Subdivision No. 8, according to the official plat thereof, recorded in the office of the County Recorder of Sacramento County on March 26, 1913 in Book 13 of Maps, Map No. 49, described as follows:

BEGINNING at a point on the East line of said Lot 2, located South 165.28 feet from the Northeast corner of said Lot 2; thence from said point of beginning, South 00°05' West 134.72 feet to the Southeast corner of said Lot 2; thence along the South line of said Lot 2, North 89°55' West 159.00 feet; thence North 15°19'30" West 122.77 feet to a point on the Northwesterly line of said Lot 2; thence along said Northwesterly line Northeasterly a distance of 45.77 feet to a point located 198.00 feet from the Northwest corner of said Lot 2; thence South 22°56' East 50.19 feet; thence North 78° East 146.00 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot 2, Block 4, as shown on the "Plat of North Sacramento Subdivision No. 8", recorded in Book 13 of Maps, Map No. 49, records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Lot 2, thence South 89°55' East 154.8 feet along the South line of said Lot 2; thence North 16°19'-1/2' West 122.77 feet to a point in the Northwest line of said Lot 2, thence Southwest along the Northwest line a on a curve to the right the long chord of which bears South 45°39' West 168.23 feet, to the place of beginning.

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