

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering - 811 J Street, Sacramento, CA 95814				
OWNER	Raymond Lewis, et.al., c/o MA Property - 4183 First St., Pleasanton, CA 94566				
PLANS BY	JTS Engineering - 811 J Street, Sacramento, CA 95814				
FILING DATE	10-3-84	50 DAY CPC ACTION DATE		REPORT BY:	FG:sg
NEGATIVE DEC.	Ex. 15305a	EIR		ASSESSOR'S PCL NO.	277-063-14,40,42 & 43

APPLICATION: Lot Line Adjustment to combine four lots into two lots and relocate a common property line between the remaining lots.

LOCATION: 2405 Connie Drive

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots and relocate a common property line.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1965 Arden Arcade Community
Plan Designation: Multiple Family Residential
Existing Zoning of Site: R-3
Existing Land Use of Site: Residential and vacant
Surrounding Land Use and Zoning:
North: Residential; R-3, C-2
South: Residential; R-3
East: Residential; R-3
West: Residential; M-1

Property Dimensions: Irregular
Property Area: 3.2+ acres
Square Footage of Lots: Parcel A - 1.9+ ac.; Parcel B - 1.33+ ac.
Significant Features of Site: Existing apartments located on Parcel A
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION:

- A. The subject site is designated for residential and multiple family residential on the 1974 General Plan and Arden Arcade Community Plan, respectively. Presently the site consists of four parcels which the applicant proposes to be combined into two lots. The common property line between the two lots would then be adjusted. Parcel A is undeveloped and Parcel B has apartments on site. The applicant has not indicated any future development plan, however the lot line adjustment has been requested to insure that parking for the apartments is located entirely on Parcel B.
- B. The proposed lot line merger/adjustment has been reviewed by the offices of the Real Estate, Engineering, Traffic Engineering and Building Inspections Division. The following comment was received:

Engineering

Monument new lot lines.

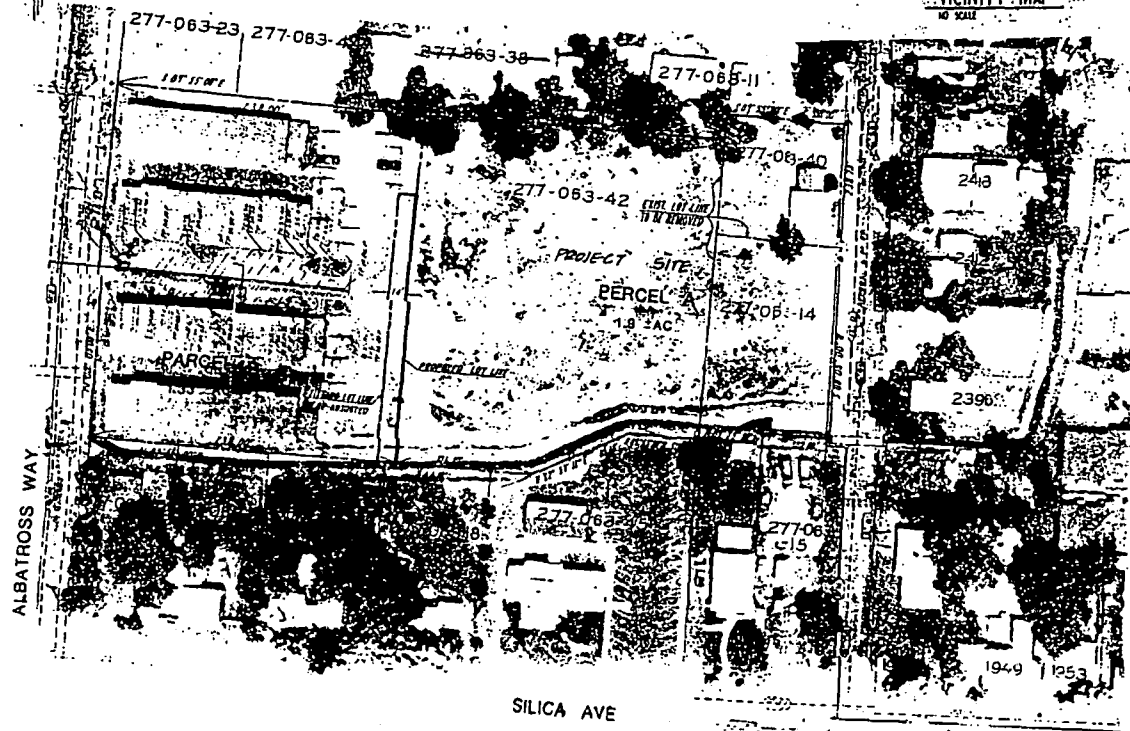
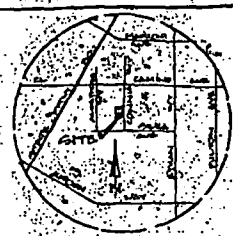
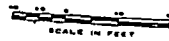
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ENVIRONMENTAL DETERMINATION: The proposed lot line merger/adjustment is exempt from environmental review, pursuant to State CEQA Guidelines (CEQA, Section 15305a)).

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

003483

P 84366



OWNER:
 BETHUNE, LEVIN &
 MELBAE REALTY
 2405 CONNIE DRIVE
 SACRAMENTO, CALIFORNIA 95814

DEVELOPER:
 WINDEN ONE
 420 N. J. PROPERTIES
 4155 FIRST STREET
 PLEASANTON, CALIFORNIA 94566

ENGINEER:
 JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814
 (916) 441-6700

EXISTING ZONING:
 R-3

PROPOSED ZONING:
 SAME AS EXISTING

SIZE/NUMBER OF PARCELS:
 PARCEL A = 1.8 ACRES
 PARCEL B = 1.12 ACRES

PROJECT USE:
 PARCEL A = SINGLE-FAMILY
 PARCEL B = MULTI-FAMILY APARTMENTS

PROPOSED USE:
 AS ALLOWED IN THE ZONE

STREET IMPROVEMENTS:
 STANDARD CITY IMPROVEMENTS TO BE CONSTRUCTED

SCHOOL DISTRICT:
 CITY OF SACRAMENTO

ASSessor'S PARCEL NUMBER:
 277-063-23, 42, 43, 44

LEGAL DESCRIPTION:
 PARCEL A: PORTION OF LOTS 2 & 4 OF BLOCK 6 OF NORTH SACRAMENTO SUBDIVISION NO. 2 IN BOOK 11 OF MAPS, MAP NO. 22 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS SHOWN ON THE RECORDS OF SURVEY FILED IN THE OFFICE OF RECORDER OF SURVEY OF SACRAMENTO COUNTY IN BOOK 25 OF SURVEYS AT PAGE NO. 6. EXCEPTING THEREFROM A STRIP OF LAND 16.00 FEET IN WIDTH WITHIN THE BOUNDARIES OF SAID STRIP OF THE SAID PROPERTY WHICH IS ALSO DESCRIBED AS AN EASEMENT FOR PARCELS IN BOOK 200-16 OF PAGE 153.

PARCEL B: ALL OF THE REAL PROPERTY AS SHOWN ON COUNTY-FILED TRAIL ORDA PARTNERSHIP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 43-41-25 OF PAGE 1087 TOGETHER WITH A STRIP OF LAND 16.00 FEET IN WIDTH WITHIN THE BOUNDARIES OF SAID PART FOR PARCELS FILED IN BOOK 200-16 OF PAGE 153.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	383-6644
ELECTRICITY	SMUD	432-3200
TELEPHONE	REG	482-3288
WATER	CITY OF SACRAMENTO	442-5273
SEWER	CITY OF SACRAMENTO	442-5273
SEWERAGE	CITY OF SACRAMENTO	442-5273
UNDEVELOPED		
AERODROME		
FIRE	CITY OF SACRAMENTO	442-5252

DATE OF FILING _____

FIELD NO. _____

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-6700

DESIGNED _____
 CHECKED _____
 SUBMITTED _____

SCALE 1" = 40'

NO.	DATE	REVISION	COUNTY

LOT LINE ADJUSTMENT
2405 CONNIE DRIVE
 APR. 27 1983 - 16.48.42143
 CITY OF SACRAMENTO CALIFORNIA

SITE MAP NO.
 1/1

003487

EXHIBIT A

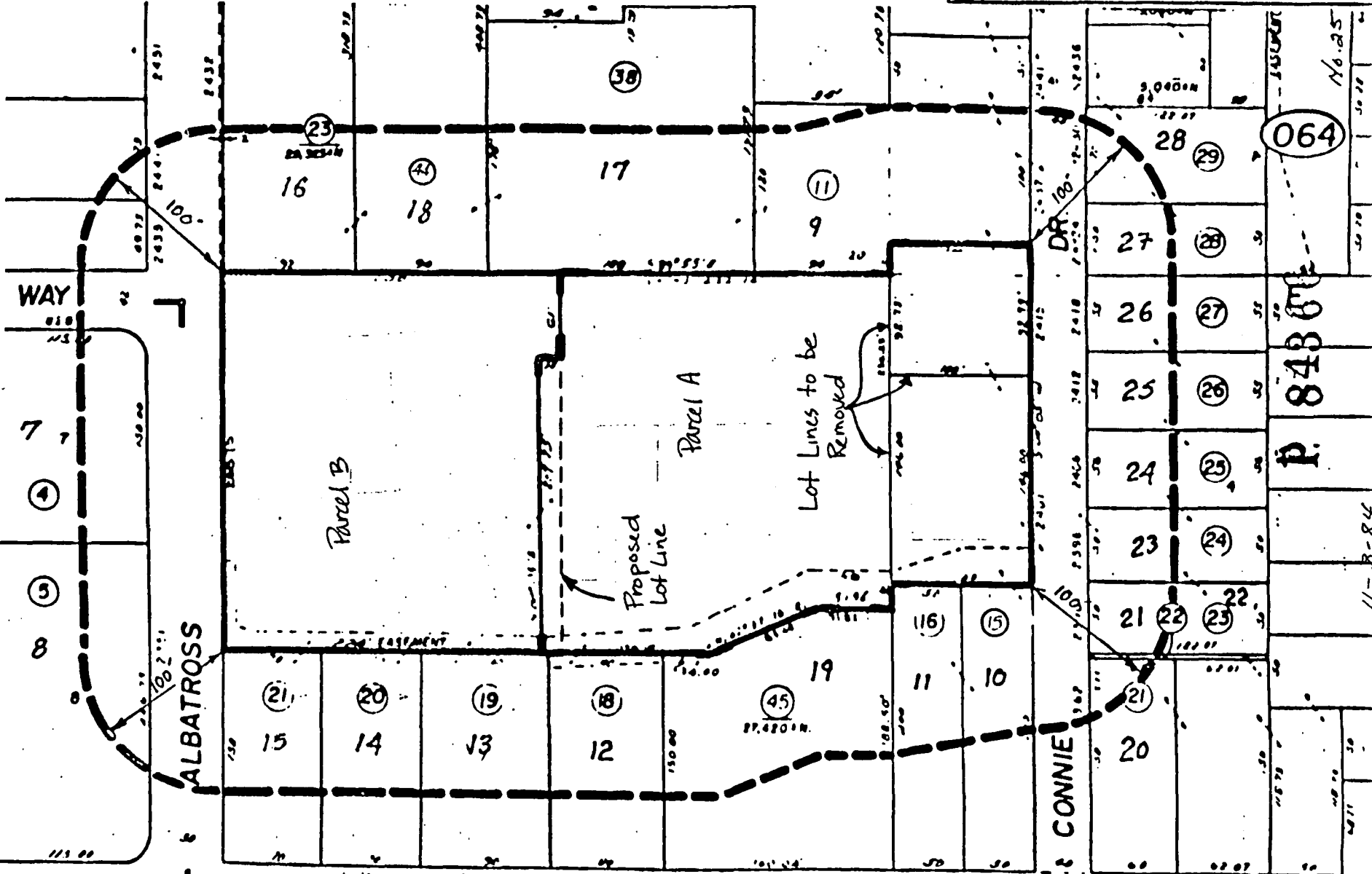
LEGAL DESCRIPTION:

PARCEL A: PORTION OF LOTS 3 & 4 OF BLOCK E OF NORTH SACRAMENTO SUBDIVISION NO. 2 IN BOOK 11 OF MAPS, MAP NO. 27 CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA. AS SHOWN ON THE RECORD OF SURVEY FILED AT THE OFFICE OF RECORDER OF SURVEY OF SACRAMENTO COUNTY IN BOOK 35 OF SURVEYS AT PAGE NO. 6 EXCLUDING THEREFROM A STRIP OF LAND 14.00 FEET IN UNIFORM WIDTH BEING THE MOST WESTERLY 14.00 FEET OF THE SAID PROPERTY WHICH IS ALSO INDICATED AS AN EASEMENT FOR PARKING IN BOOK 8001-16 OR PAGE 625.

PARCEL B: ALL OF THE REAL PROPERTY AS SHOWN ON GRANT DEED TO TEAL ONE/A PARTNERSHIP FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 83-01-28 OR PAGE 1097 TOGETHER WITH A STRIP OF LAND 14.00 FEET IN UNIFORM WIDTH AS DESCRIBED IN AN EASEMENT FOR PARKING FILED IN BOOK 80-01-16 OR AT PAGE 625.

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EXHIBIT B
TENTATIVE MAP



WAY

ALBATROSS

SILICA

CONNIE AVE.

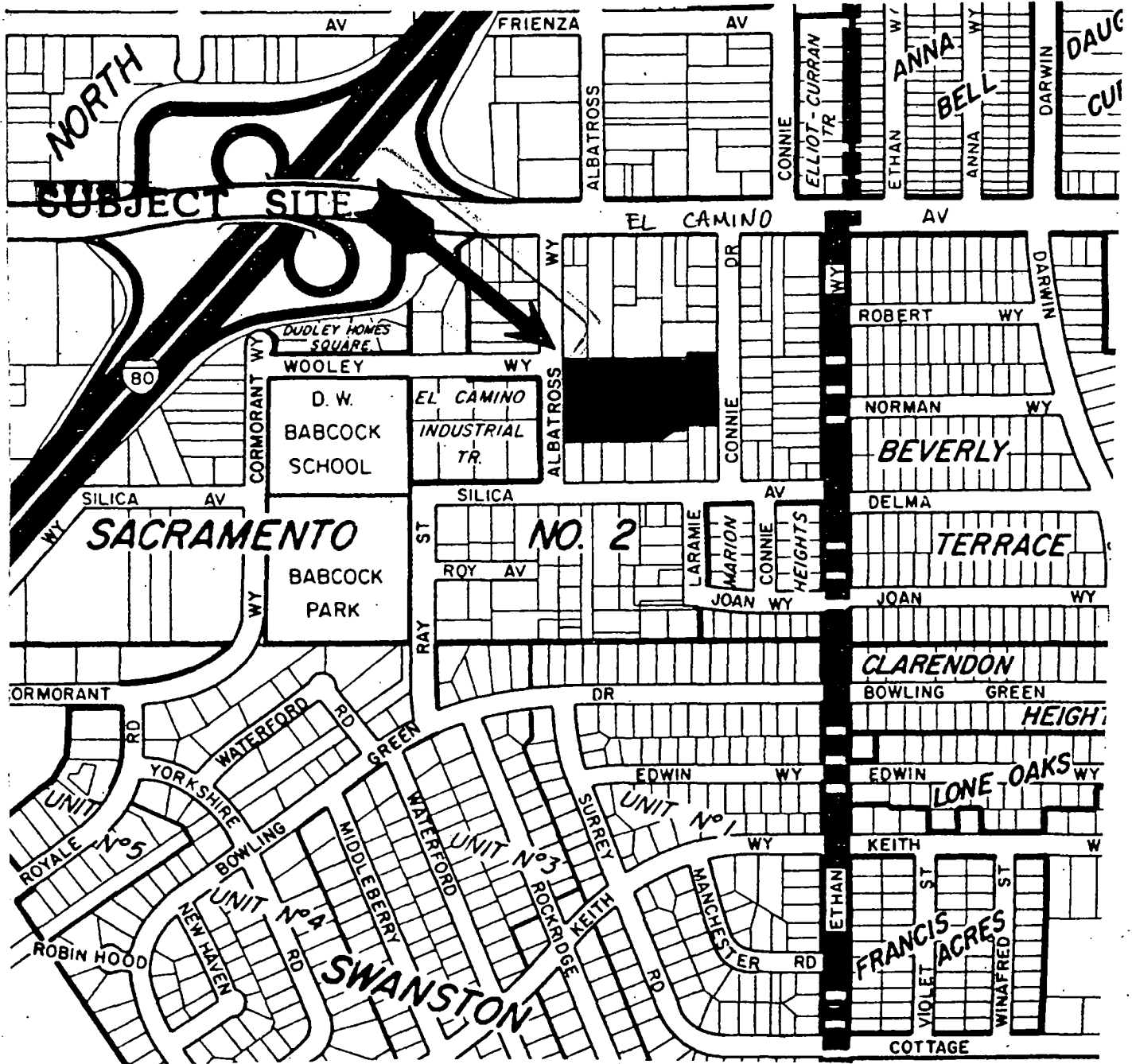
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Assessor's Map Bk

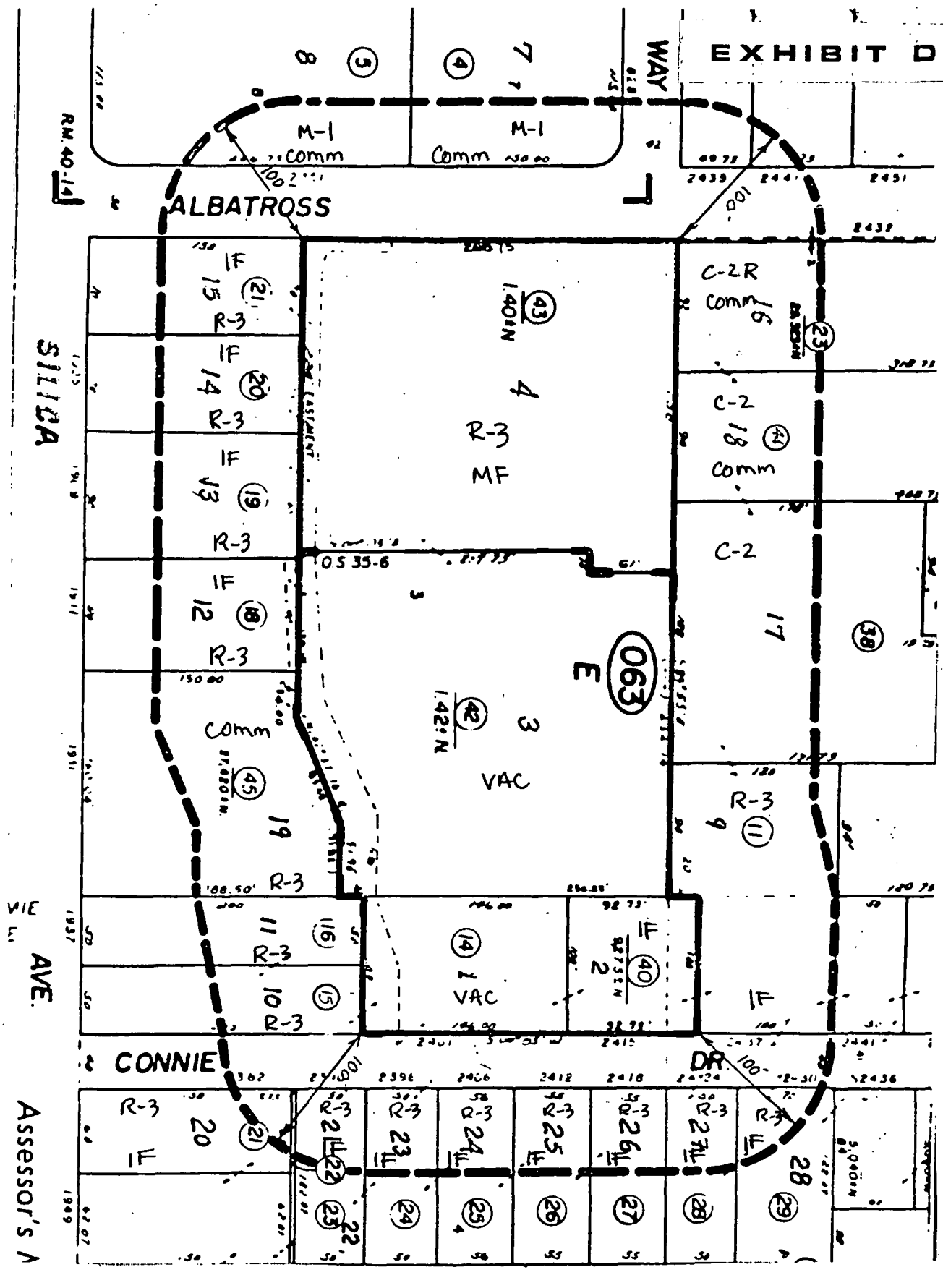
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EXHIBIT C



00 3486

VICINITY MAP



LAND USE & ZONING MAP

00 3507