

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Percy Masaki - 2739 Riverside Boulevard, Sacramento, CA 95818
OWNER David Miller, David Noguchi, Hajime Hamamoto & Harumi Jinbo -
PLANS BY 840 9th Ave. Sacto. 95818; 824 9th Ave. Sacto. 95818; 1711 Arvilla Dr. Sacto. 95822
Percy Masaki - 2739 Riverside Boulevard, Sacramento, CA 95818
FILING DATE 5-21-86 **ENVIR. DET.** Cat. Ex.15305(a) **REPORT BY** DH:sg
ASSESSOR'S-PCL. NO. 017-0035-005,006,007

APPLICATION: Lot Line Adjustment to eliminate one lot line and relocate one lot line of three lots to create two lots on 0.39+ developed acres in the Single Family (R-1) zone.

LOCATION: 824 and 840 9th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to add twenty feet onto two parcels developed with single family residences from a vacant 40 foot wide lot located between the two developed parcels.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1964 Riverside-Land Park

Community Plan Designation: Light Density Residential

Existing Zoning of Site: R-1

Existing Land Use of Site: Two single family dwellings & one vacant lot

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1	Front:	25'	25'
South: City water treatment plant; R-1	Side(Int):	5'	5'
East: Duplex; R-1	Side(St):	5'	5'
West: Single family; R-1	Rear:	15'	80'

Parking Required: Two spaces
Parking Provided: Two spaces
Property Dimensions: 120' x 144'
Property Area: 0.39+ acres
Density of Development: Nine d.u. per acre
Height of Building: Two & one story
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Residential Single Family (R-1) and consists of three parcels, two of which are developed with single family and two family dwellings. The owner of the middle parcel wishes to divide it and give one-half to each adjacent owner. Presently the area is designated on the 1964 Riverside-Land Park Community Plan for light density residential and residential on the General Plan. Surrounding land uses include residential uses to the west, north and east, with the City water treatment plant to the south.
- B. Through the lot line adjustment process, the owner of the middle parcel will be dividing a 40 foot wide parcel into two, 20 foot wide parcels and selling

APPLC. NO. P86-200 **MEETING DATE** June 26, 1986 **ITEM NO.** 29

each to the adjacent property owners. The parcels will be merged to create two, 60 foot wide lots where three, 40 foot wide lots existed. Staff recommends approval since the vacant parcel will not be a homesite and will add yard area to the two existing dwellings.

- C. The proposed lot line adjustment was reviewed by the City Engineering, Traffic Engineering, Real Estate and Water and Sewer Divisions, with the following comments received:

City Real Estate

1. Pay off existing assessments, if any.
2. Monument new corners.

Water & Sewer Division

If any water or sewer service is provided to the vacant parcel, stub each service to City standards.

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

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ELIMINATE
AND ADJUST THE COMMON PROPERTY LINES OF LOTS
25, 26 AND 27, AS SHOWN ON THE PLAT OF BATH
TRACT RECORDED AT BOOK 13 OF MAPS, MAP NO. 11
OF COUNTY RECORDER OF SACRAMENTO COUNTY (P 86-200)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 824 and 840 9th Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1964 Riverside-Land Park Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the General Plan and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 824 and 840 9th Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments, if any.
2. Monument new corners.
3. If water or sewer service is provided to the vacant parcel, it shall be stubbed to City standards.

CHAIR

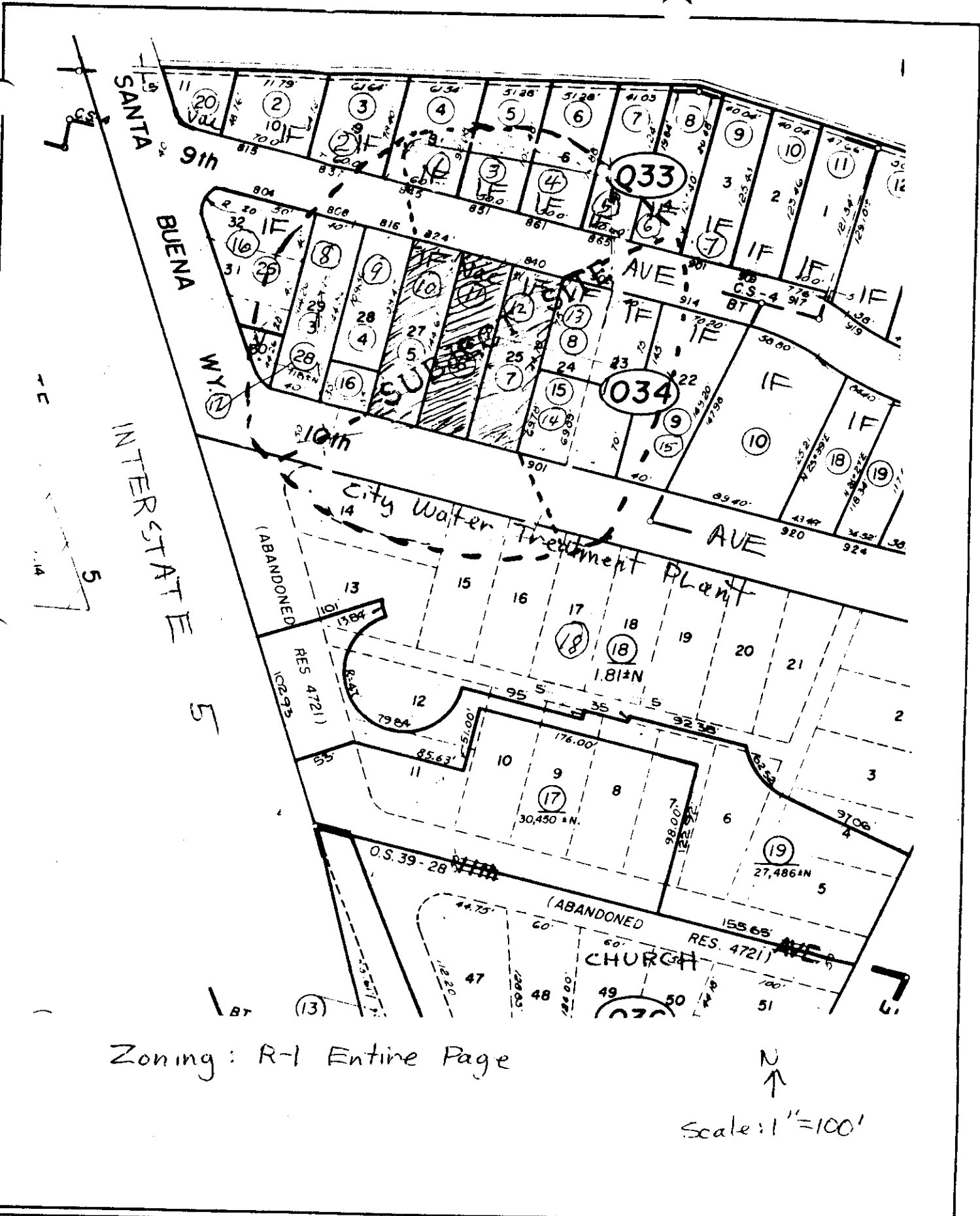
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



N
↑
Scale: 1" = 500'

VICINITY MAP



Zoning: R-1 Entire Page

N
↑
Scale: 1" = 100'

LAND USE & ZONING MAP

EXHIBIT A

PARCEL "A"

Lot 27 and the West 20 feet of Lot 26 as shown on the Plat of Bath Tract, recorded in the office of the County Recorder of Sacramento County, March 18, 1912 in Book 13 of Maps, Map No. 11.

PARCEL "B"

Lot 25 and the East 20 feet of Lot 26 as shown on the Plat of Bath Tract, recorded in the office of the County Recorder of Sacramento County, March 18, 1912, in Book 13 of Maps, Map No. 11.

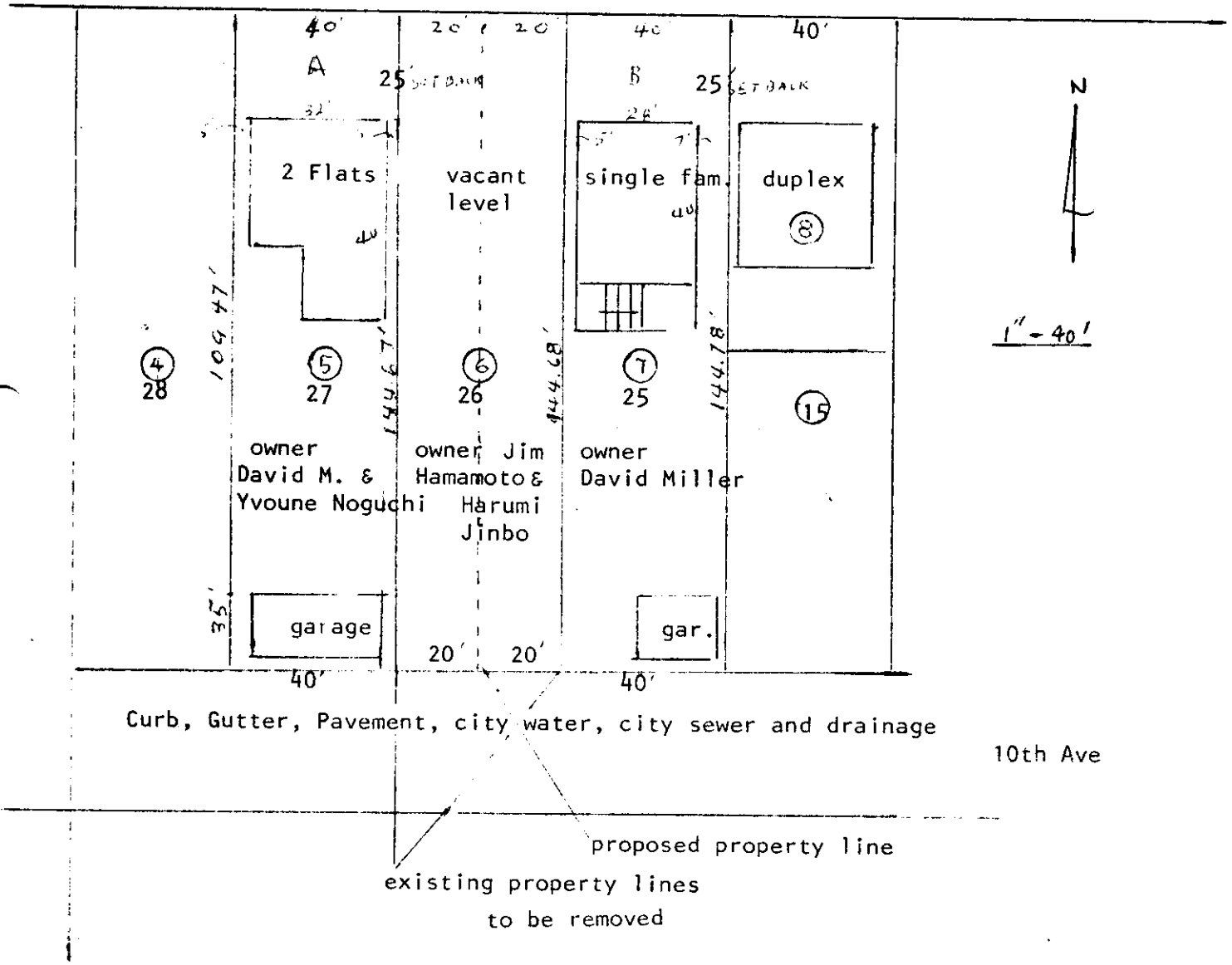
EXHIBIT B

PLAT OF

Lots 25, 26 & 27 as shown on the Bath Tract, recorded in the office of the County Recorder of Sacramento County March 18, 1912 in Book 13 of Maps, Map No. 11.

CITY WATER, SEWER, DRAINAGE, CURB, GUTTER, SIDEWALK, PAVEMENT, GAS & ELECTRICITY

9th Ave.



Curb, Gutter, Pavement, city water, city sewer and drainage

10th Ave

CITY PLANNING DEPARTMENT

MAY 21 1986

RECEIVED

P 86200