

# CITY PLANNING COMMISSION

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

APPLICANT	T. Train, 2604-21st Street, Sacramento, CA 95818		
OWNER	J. Ferris & V. Beale, 2970-38th Avenue, Sacramento, CA 95824		
PLANS BY	T. Train, 2604-21st Street, Sacramento, CA 95818		
FILING DATE	8/9/84	50 DAY CPC ACTION DATE	REPORT BY: SC:lr
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 016-280-32,33 & 40

**APPLICATION:** Lot Line Adjustment to Relocate Common Property Lines Between 3 Lots (Subdivision Ordinance)

**LOCATION:** 5229 Karbet Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the property lines between 3 lots to eliminate a land locked parcel and create more useable lots.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Single Family Residential; R-1	
South: Single and Multiple Family Residential; R-2	
East: School; R-1	
West: Freeway I-5	
Property Deimensions:	Irregular
Property Area:	1.5+ acres
Significant Features of Site:	Mature trees
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is located in an area developed with single family and multiple family residential uses. The site fronts on both Karbet Way and Elmer Way and consists of 3 vacant parcels with several mature fruit and nut trees. The applicant is requesting that the existing property lines be adjusted to eliminate a land locked parcel. As proposed, the applicants plan will create a more useable lotting pattern that will allow further development of the subject site.
  
- B. The west side of the site is fronting on Karbet Way which is a frontage street constructed by the State of California when the Interstate 5 freeway was developed. At the time of construction, Karbet Way was not fully developed with the necessary improvements and, therefore, sewer service is not provided to Lots A and B. These services will be required by the City Engineer prior to final approval of the lot line adjustment.

- C. The applicants plans have been reviewed by the City Engineer, Real Estate Division, Traffic Engineer and Water and Sewer Division. The following comments have been submitted by these individuals regarding this request:

City Public Works Director:

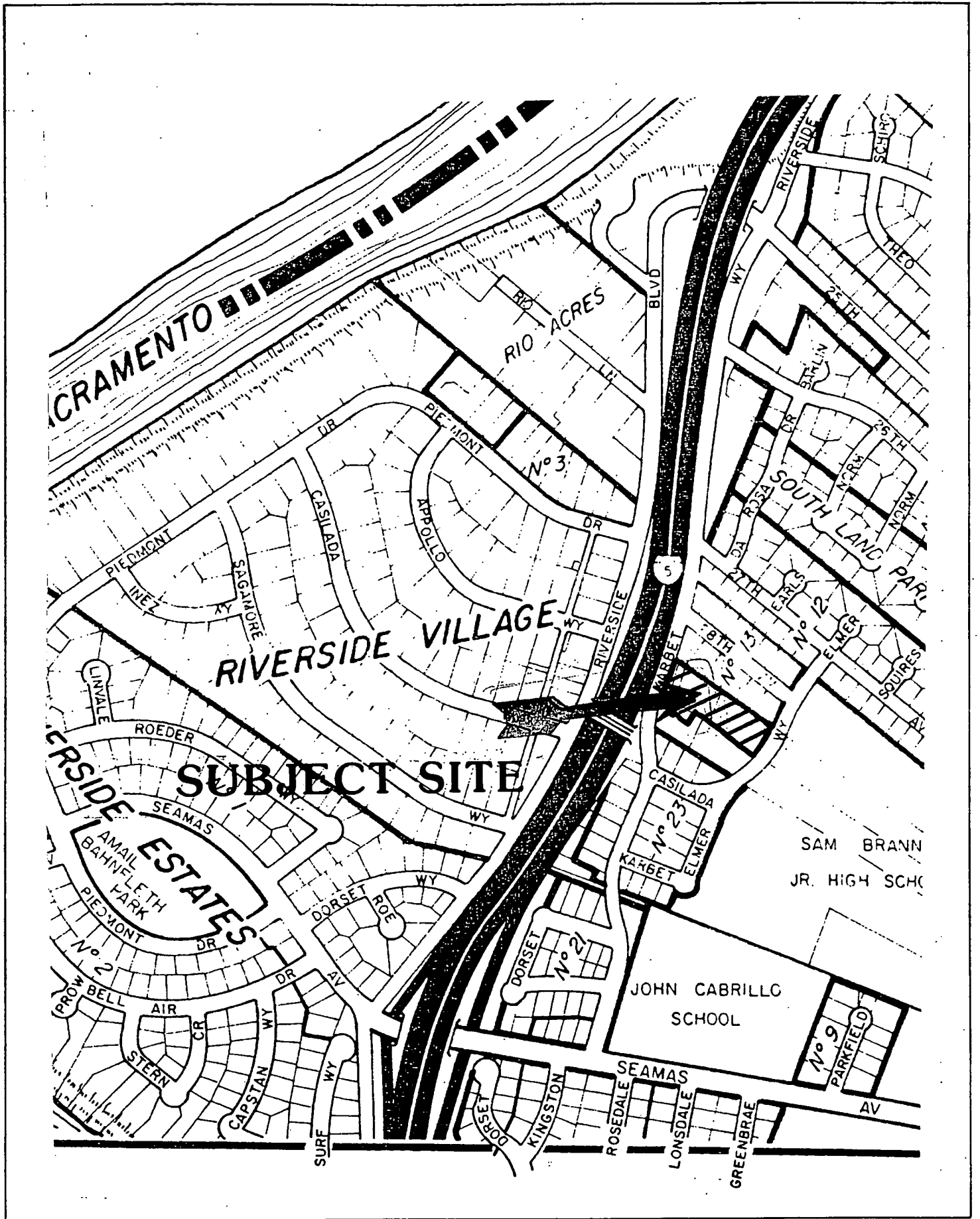
1. Sewer line shall be extended up Karbet Way to the midpoint of Parcel B prior to approval of the Lot Line Adjustment. (This will require a minimum of bonding for completion, agreement, private contract and engineering to be completed and construction started on improvements.)
2. The applicant shall provide standard utility easement along Karbet Way.

City Real Estate: The applicant shall pay off existing assessments.

City Water and Sewer Division: All existing water and sewer services shall be located and shown on final map.

ENVIRONMENTAL DETERMINATION: The proposed Lot Line Adjustment is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends the Commission approve the Lot Line Adjustment by adopting the attached Resolution with conditions.

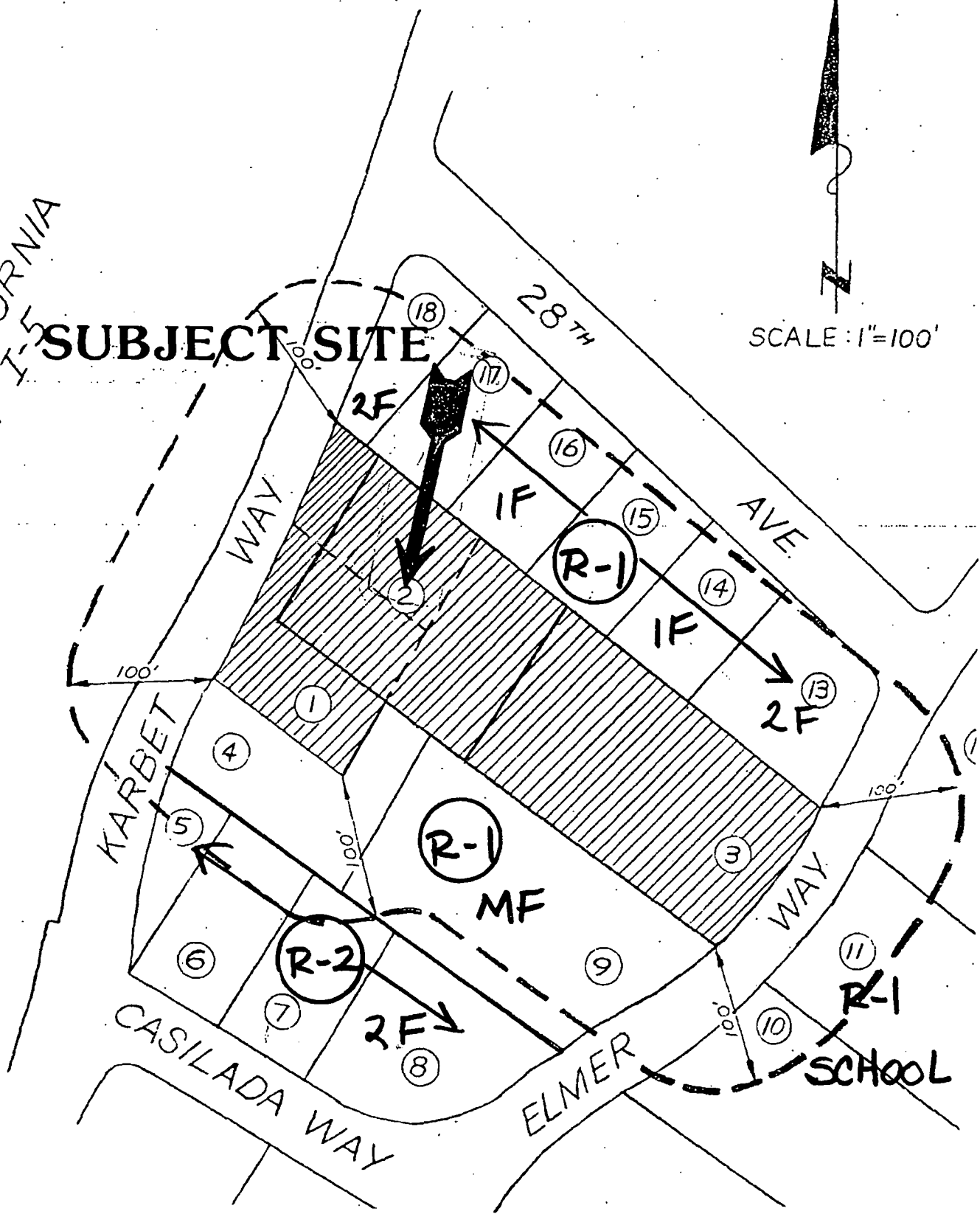


VICINITY MAP

CALIFORNIA  
WAY I-5

**SUBJECT SITE**

SCALE: 1"=100'

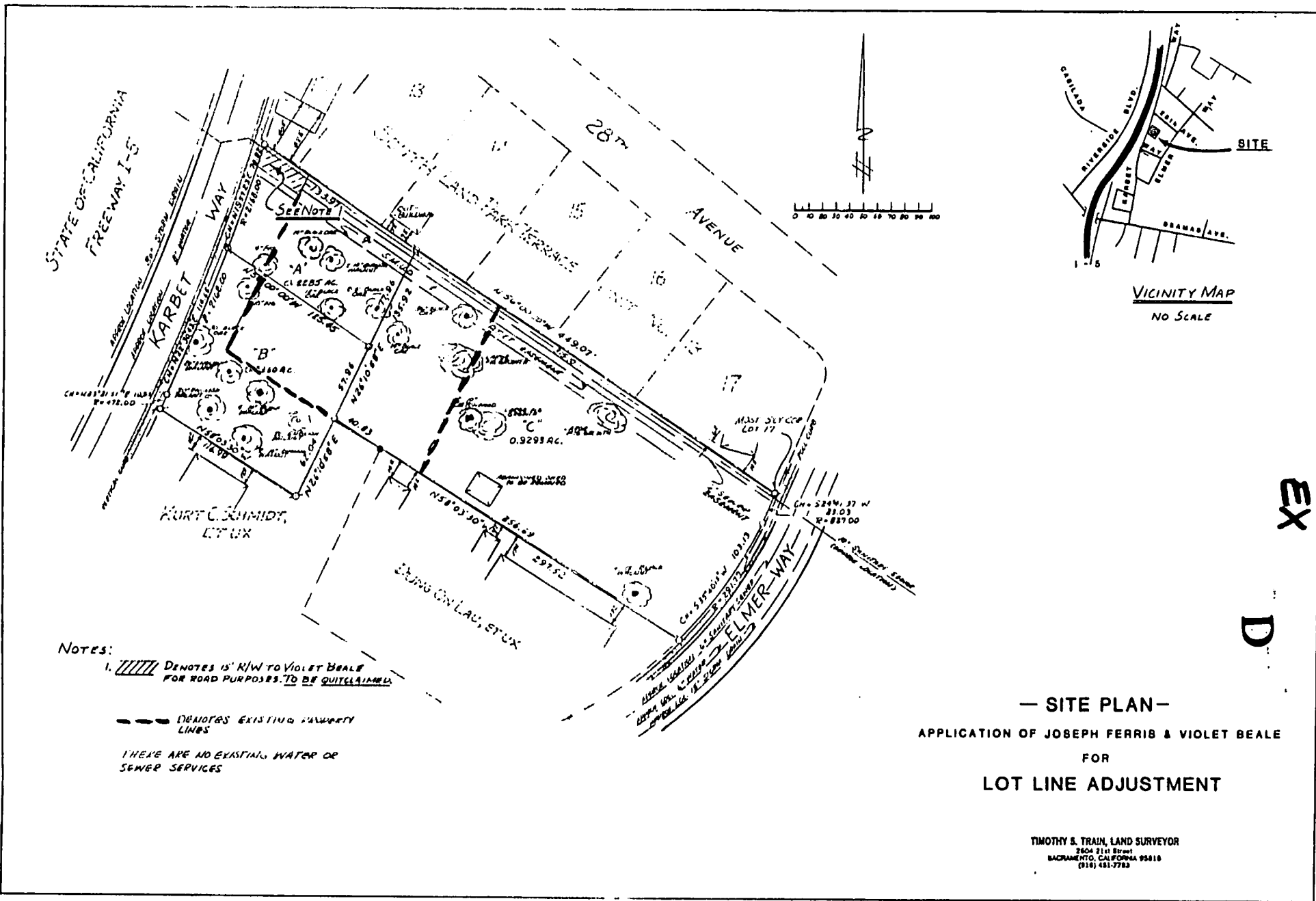


# LAND USE & ZONING MAP

P 84-302

9-13-84

No. 30



NOTES:

1. DENOTES 15' R/W TO VIOLET BEALE FOR ROAD PURPOSES. TO BE QUITCLAIMED.

DENOTES EXISTING EASEMENT LINES

THERE ARE NO EXISTING WATER OR SEWER SERVICES

— SITE PLAN —  
 APPLICATION OF JOSEPH FERRIS & VIOLET BEALE  
 FOR  
 LOT LINE ADJUSTMENT

TIMOTHY S. TRAIN, LAND SURVEYOR  
 2604 21st Street  
 SACRAMENTO, CALIFORNIA 95818  
 (916) 481-7783

P 84302

003366