

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Robert Feusi, 4449 Edison Ave., Sacramento, CA 95821				
OWNER	Ollie & Annie Bailey, 5216 Ehrhardt Ave., Sacramento, CA 95823 Valley Hi Baptist Church, 5230 Ehrhardt Ave., Sacramento, CA 95823				
PLANS BY	Robert Feusi, 4449 Edison Ave., Sacramento, CA 95821				
FILING DATE	8/5/83	50 DAY CPC ACTION DATE		REPORT BY:	RL:bw
NEGATIVE DEC.	Exempt 15105	EIR		ASSESSOR'S PCL. NO.	117-132-19,26

APPLICATION: Lot Line Adjustment (P83-255)

LOCATION: 5216 Ehrhardt Avenue and 5230 Ehrhardt Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common lot line three and one-half feet to the east in the Single Family (R-1) zone.

PROJECT INFORMATION:

Ownership:	APN: 117-132-19 - Ollie & Annie B. Bailey
	APN: 117-132-26 - Valley Hi Baptist Church
1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1 (Bailey property; A (church property)
Existing Land Use of Site:	Garage; church
<u>Surrounding Land Use and Zoning:</u>	
North:	Vacant and Single Family; R-1
South:	Vacant; R-1
East:	Vacant and Single Family; A
West:	Vacant; A
Property Area:	Bailey property: 1.07± ac. Church property: 3.78 ac.
Street Improvements:	Ehrhardt Avenue - full street improvement
Utilities:	Available

BACKGROUND INFORMATION: On July 12, 1983, the City Council approved a tentative map (P83-130) for the Bailey property (APN: 117-132-19), dividing it into two residential lots. The current application would increase the size of the tentatively approved Parcel B by relocating the easterly property line east an additional 3-1/2 feet. The change would reduce slightly the size of the Valley Hi Baptist Church property.

STAFF EVALUATION: Staff has the following comments:

1. Parcel B is to be developed with a single family residence. There is an existing garage on this parcel that encroaches onto the church property. The lot line adjustment is requested to accommodate the garage wholly on the residential lot.
2. The proposal was reviewed by Building Inspections, Real Estate and Engineering. There are no objections to the proposed lot line adjustment. However, Engineering commented that a quit claim deed is needed. Also, Building Division indicates that existing buildings must be reviewed for building code requirements.

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APPLC. NO. P83-255

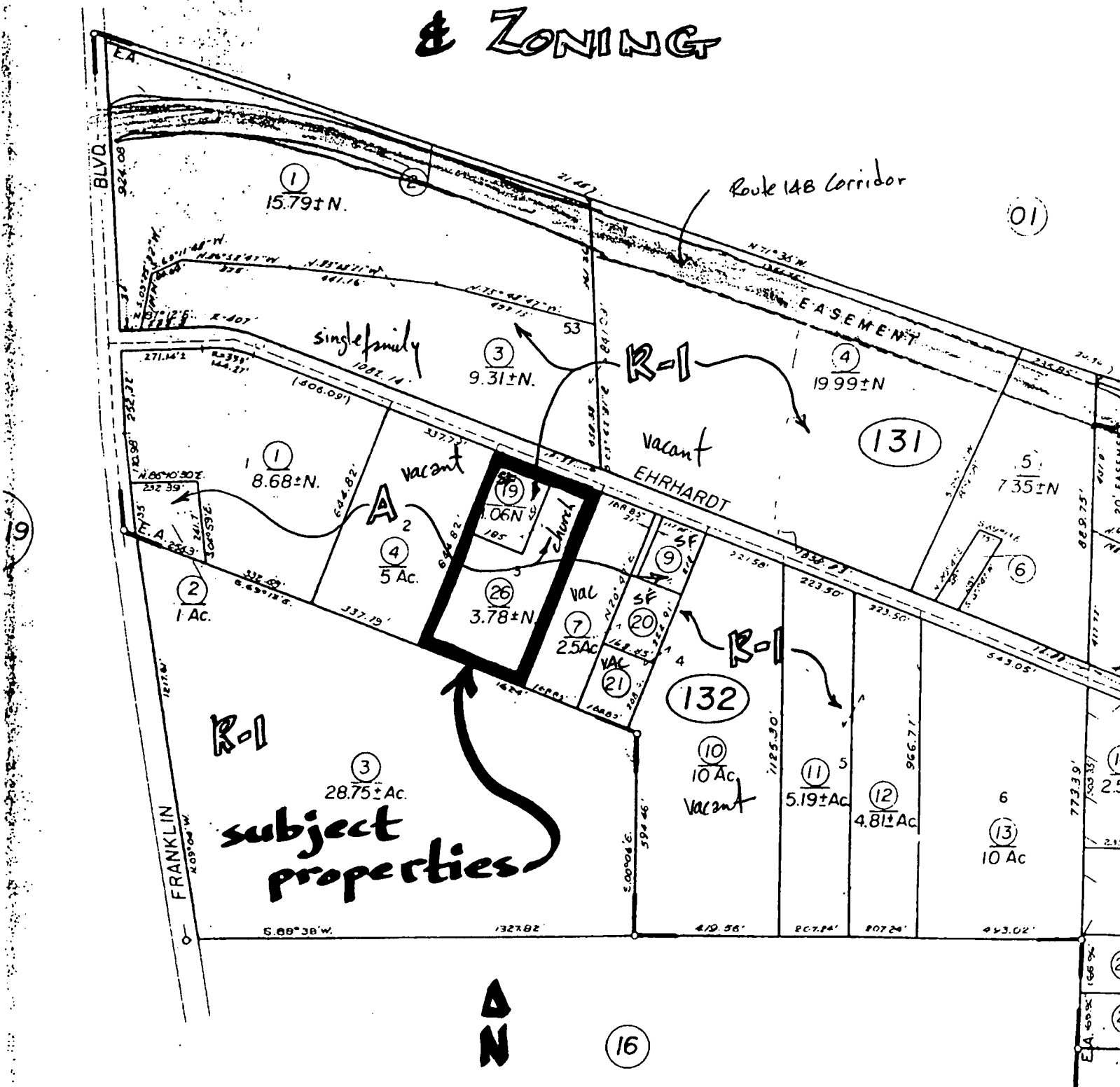
MEETING DATE September 8, 1983

CPC ITEM NO. 13

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

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

LAND USE & ZONING

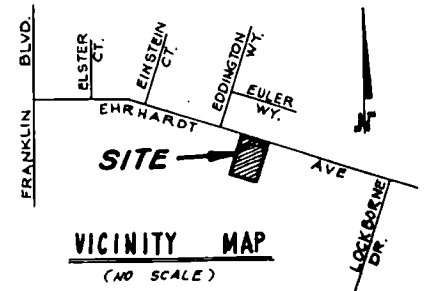
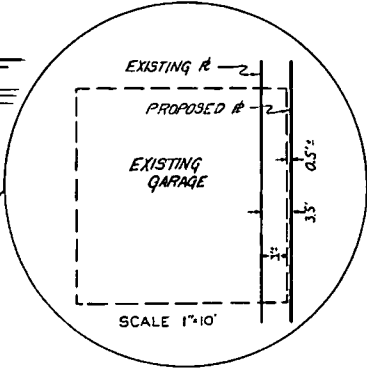
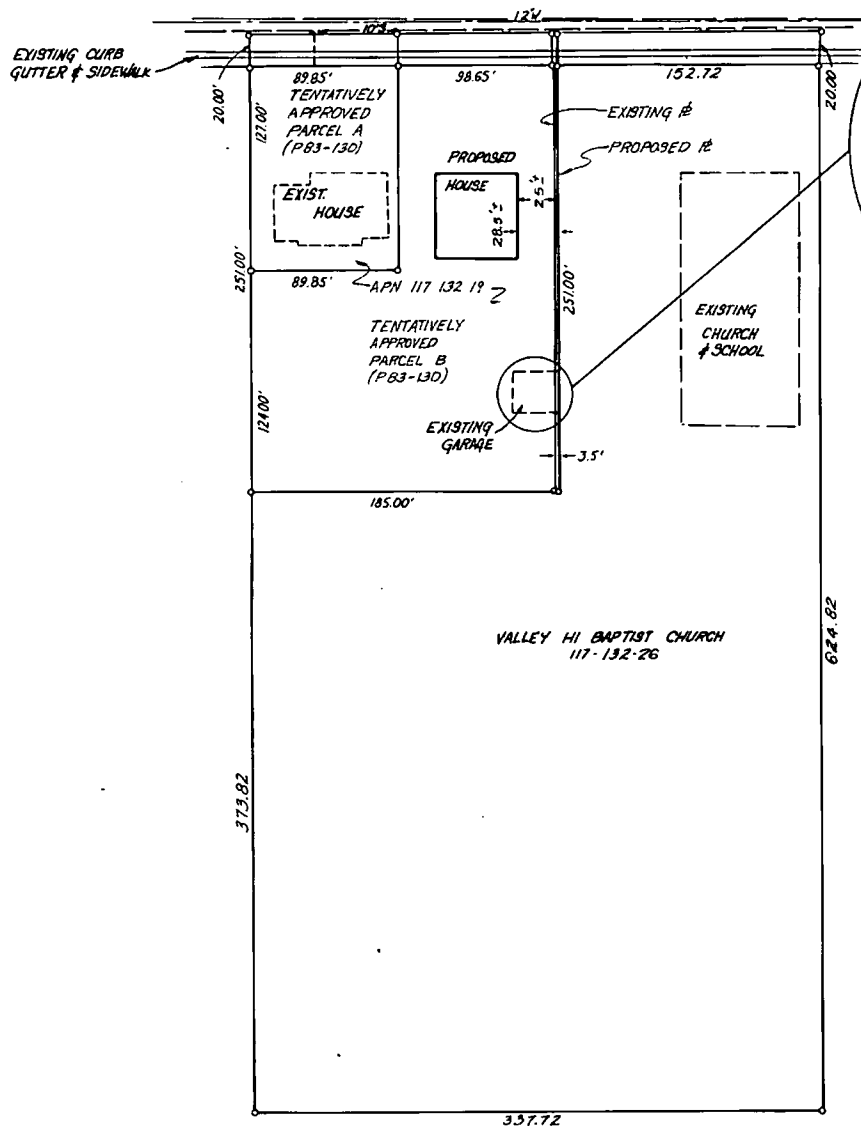


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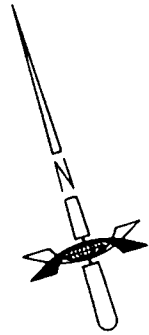
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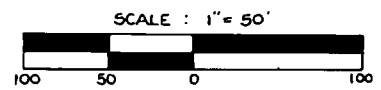


OWNER: MR OLLIE AND MRS. ANNE B. BAILEY
 5216 EHRHARDT AVE.
 SACRAMENTO, CA 95823

ENGINEER: ROBERT J. FEUSI CIVIL ENGINEERING
 4449 EDISON AVE.
 SACRAMENTO, CA 95821



**SITE PLAN
 FOR
 5216 EHRHARDT AVE.**



000459



ROBERT J. FEUSI
 Civil Engineer

4449 Edison Avenue, Sacramento, CA 95821 487-880

EXHIBIT 'A'