

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

APPLICANT	Varney Land Surveys, 2285 66th Avenue, Sacramento, California 95822				
OWNER	Paul W. Prudler, 4267 Ashton Drive, Sacramento, California 95864				
PLANS BY	Varney Land Surveys, 2285 66th Avenue, Sacramento, California 95822				
FILING DATE	April 3, 1992	ENVIR. DET.	Exempt 15305a	REPORT BY	Cindy Gnos
ASSESSOR'S PCL. NO.	031-0910-058 & 059				

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels totaling 0.19± developed acres in the Single Family Alternative (R-1A) zone.

LOCATION: 713 Cecilyn Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two parcels containing a half-plex.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket Community Plan Designation:	Low Density Residential (3-6 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Half-plex

Surrounding Land Use and Zoning:

North:	Half-plex; R-1A
South:	Multiple Family; R-2A-R
East:	Single Family; R-1
West:	Single Family; R-1

Property Dimensions:	68' x 110'
Property Area:	0.19± acres
Square Footage of Half-plex:	3,192 sq. ft.
Street Improvements:	Existing
Topography:	Flat
Utilities:	Existing

BACKGROUND INFORMATION: On July 28, 1983, the Planning Commission approved a rezone of the corner lots within the subdivision from Standard Single Family (R-1) to Single Family Alternative (R-1A), a tentative map to subdivide 37 corner lots into 74 half-plex lots, and a special permit to develop 74 half-plex units (P83-215). The City Council approved the rezone and tentative map on September 6, 1983.

APPLC. NO. P92-085

MEETING DATE May 28, 1992

ITEM NO. 14

001488

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 0.19± acres in the Single Family Alternative (R-1A) zone. The site is currently developed with a 3,192 square foot half-plex. The General Plan designates the site Low Density Residential (4-15 du/na). The Pocket Community Plan designates the site Low Density Residential (3-6 du/na). The surrounding land use and zoning includes a half-plex, zoned R-1A, to the north; multiple family, zoned R-2A-R, to the south; and single family, zoned R-1, to the east and west.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to relocate the common property line between the existing half-plexes. The existing property line does not reflect the common wall between the half-plexes, nor does it reflect the location of the existing fence.

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment to relocate the common property line. Currently, the property line is not located along the common wall of the half-plex, or on the existing fence in the rear yard. The relocation of the property line still allows adequate rear yard area for each unit and is consistent with the General Plan and Pocket Community Plan designations.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, and Building Inspections. The following comments were received:

Engineering Development Services

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

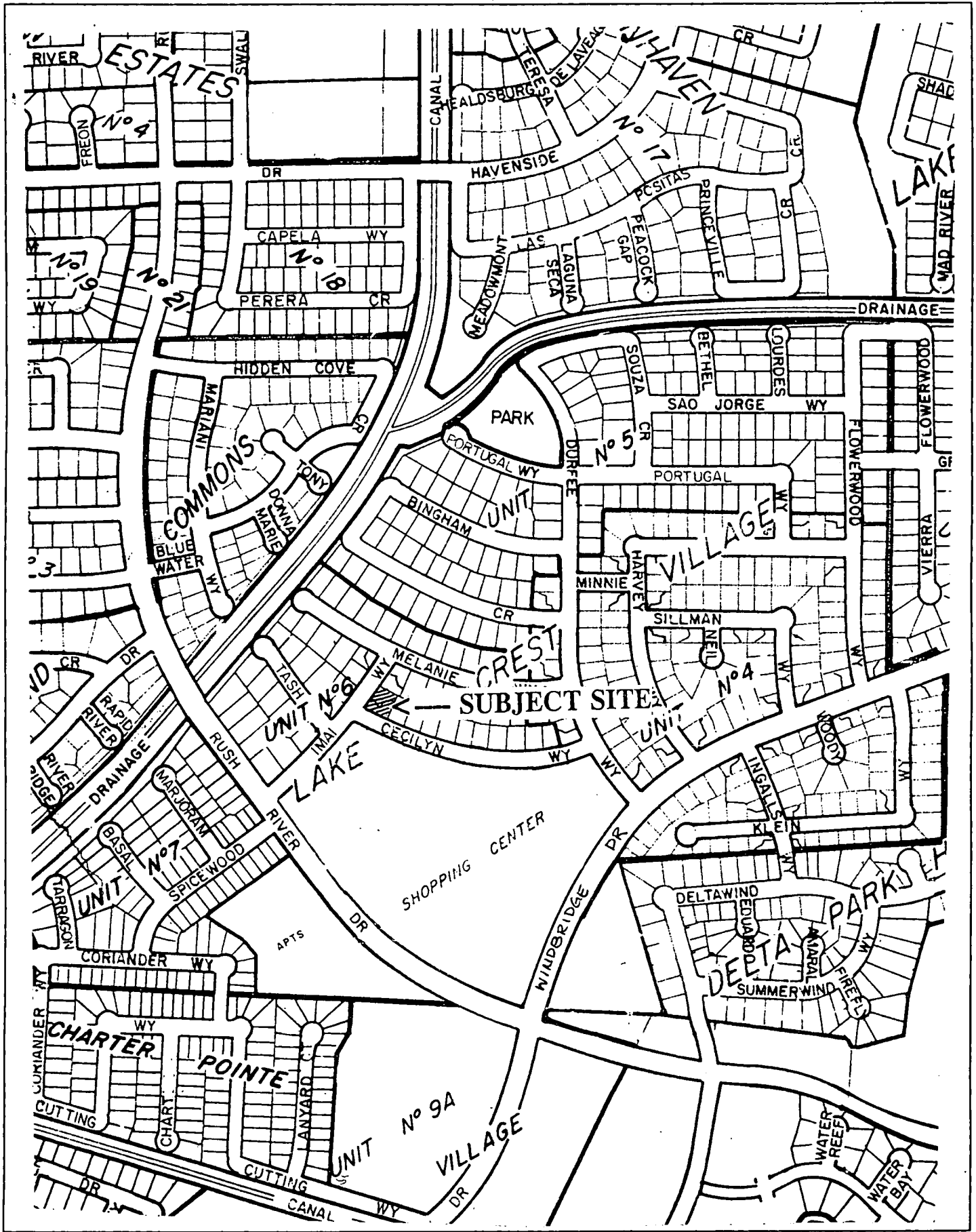
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties 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 at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Building Inspections

The applicant shall verify compliance with the Uniform Building Code.

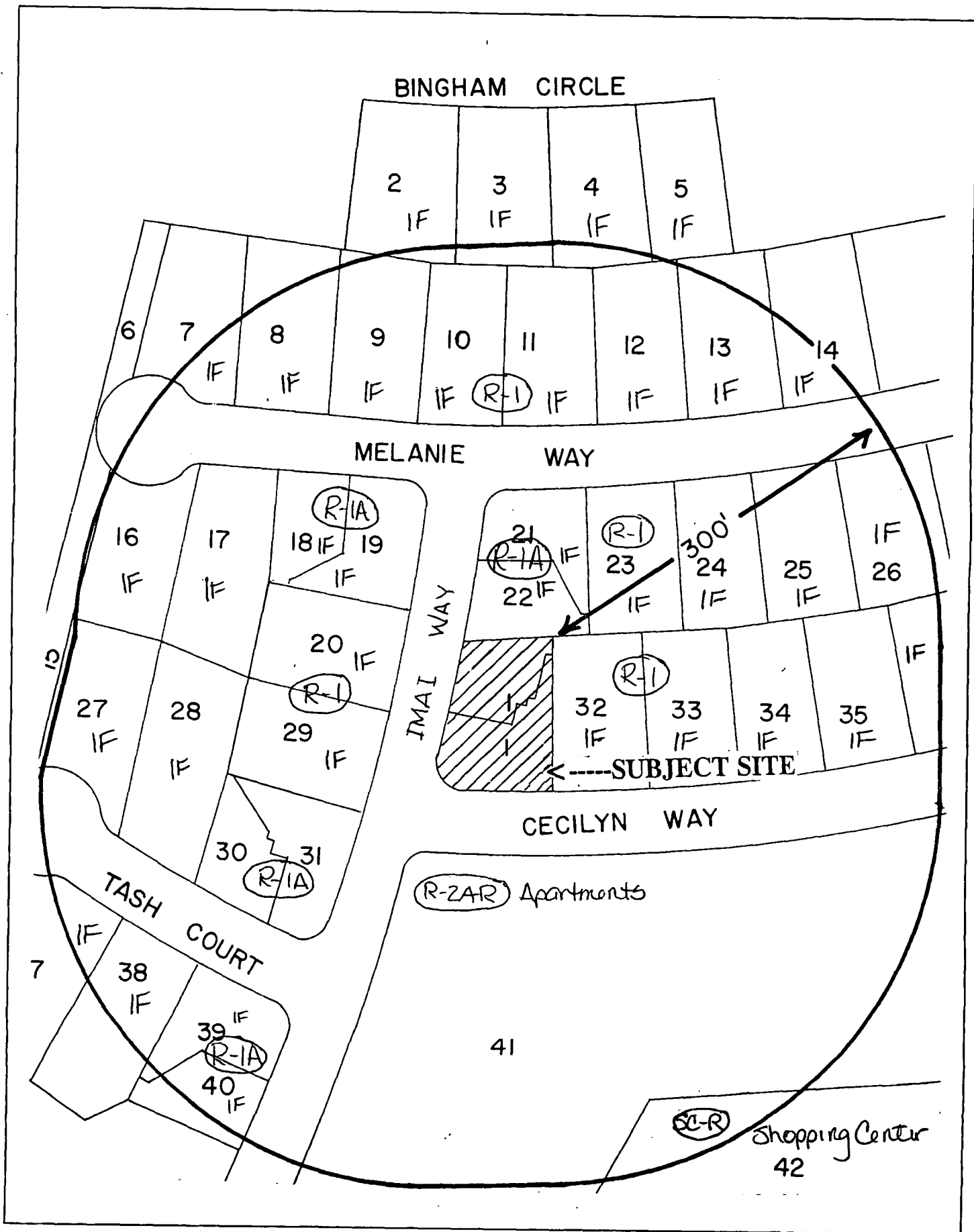
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined the project as proposed is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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



VICINITY MAP

001491



LAND USE & ZONING MAP 001492

**TENTATIVE
LOT LINE ADJUSTMENT**

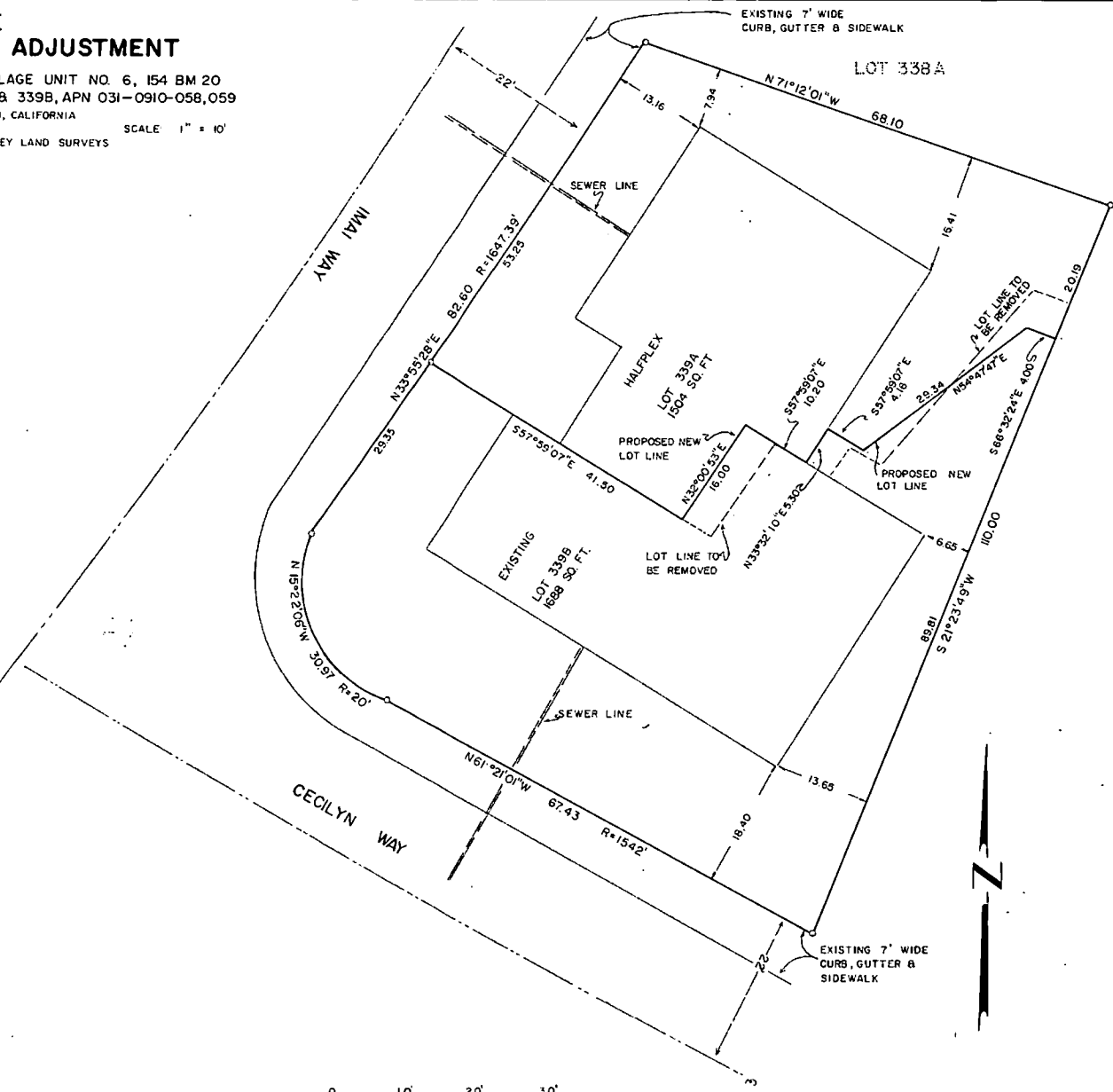
LAKE CREST VILLAGE UNIT NO. 6, 154 BM 20
FOR LOT 339A & 339B, APN 031-0910-058,059
CITY OF SACRAMENTO, CALIFORNIA
1992 VARNEY LAND SURVEYS SCALE 1" = 10'

P92-085

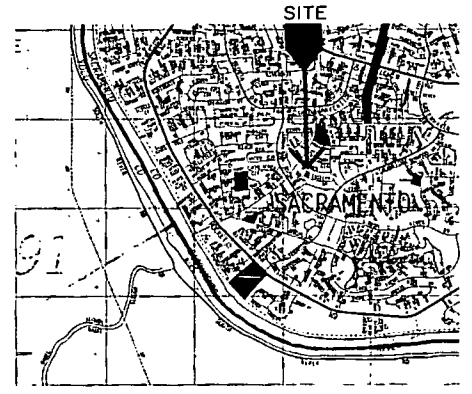
May 28, 1992

001493

Mem # 14



VICINITY MAP



LOT 340

OWNER OF RECORD
PAUL W PRUDLER
4267 ASHTON DRIVE
SACRAMENTO, CA. 95864
485-0153

SURVEYOR
VARNEY LAND SURVEYS
2285-68th AVENUE
SACRAMENTO, CA. 95822
395-2822

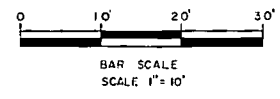


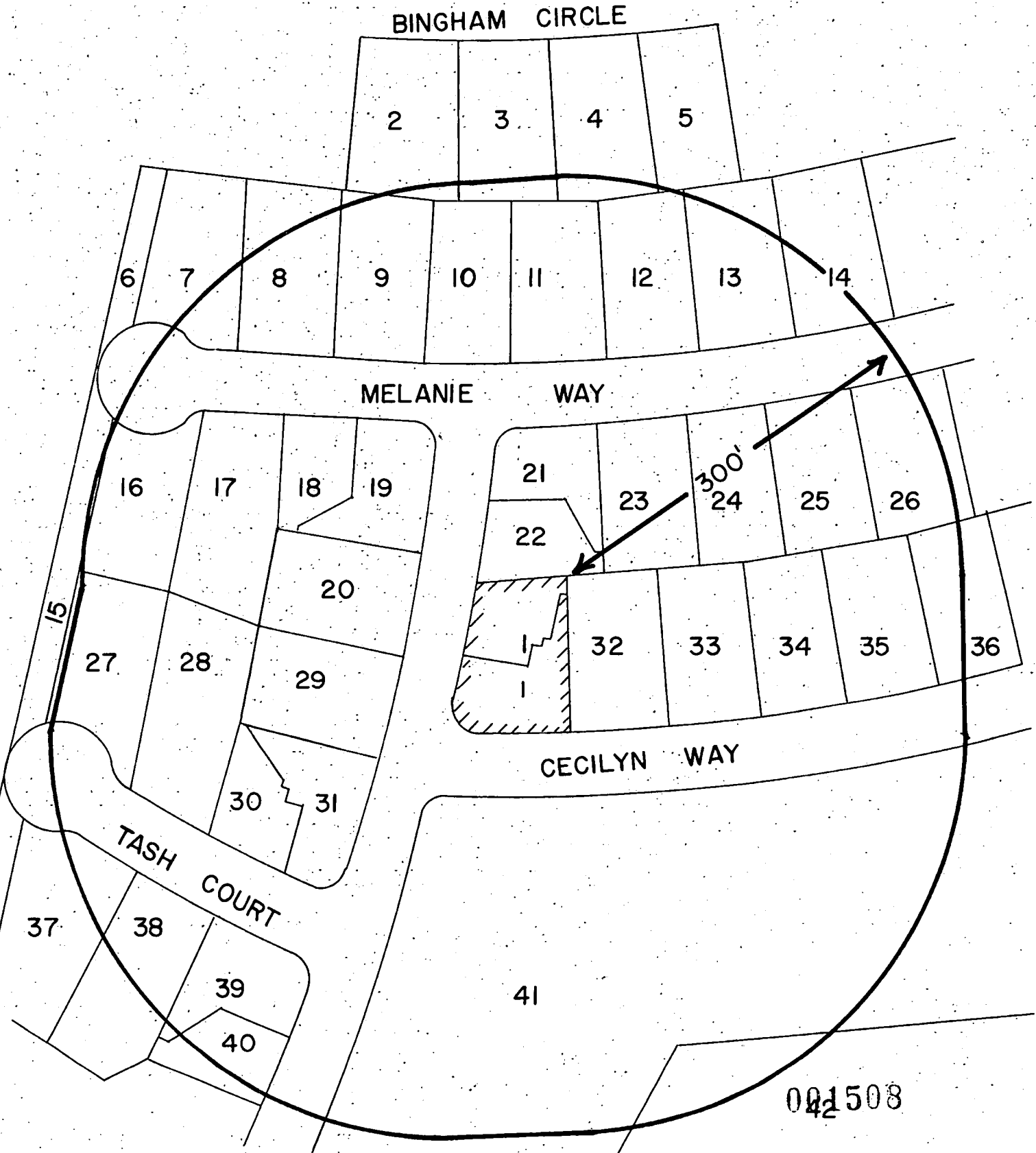
EXHIBIT - A

300' RADIUS MAP
FOR APN - 031-0910-058,059

MARCH 1992

SCALE 1"=100'

CITY OF SACRAMENTO, CA.
VARNEY LAND SURVEYS



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