

CITY PLANNING COMMISSION

927-10th Street . SACRAMENTO, CALIFORNIA 95814

APPLICANT	Murray Smith & Associates, 3020 Explorer Drive, Sacto., CA 95827				
OWNER	Donald E. Buhler, P.O. Box 100, Roseville, CA 95661				
PLANS BY	Murray Smith & Associates, 3020 Explorer Drive, Sacto., CA 95827				
FILING DATE	7-22-82	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	037-301-03,05		

APPLICATION: 1. Environmental Determination
2. Lot Line Adjustment

LOCATION: North side of 47th Avenue at 54th Street

PROPOSAL: The applicant is proposing to relocate a lot line bisecting property intended for future apartment development in order to accommodate site plans revised for additional solar access orientation.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Fruitridge Community Plan Designation:	Light Density Residential
South Sacramento Community Plan Designation:	RD-20 (County)
Existing Zoning of Site:	R-2B-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant;	RD-5, RD-10 (County)
South: Residential;	RD-5 (County)
East: Residential;	R-1A
West: Multi-Family;	RD-20 (County)

Property Dimensions:	540 x 685 square feet
Property Area:	8.5± acres
Topography:	Flat
Street Improvements/Utilities:	To be provided

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. The subject site is Stoddard Annexation approved by the City Council on July 20, 1982. The request involved 9± vacant acres proposed for future apartment development. The primary reason for annexation was to provide the site with City water in order to make it eligible for FHA-HUD subsidized interest rates. The intended result is an increase in area-wide moderate income housing stock.
2. On November 12, 1981 the Planning Commission approved the necessary entitlements to develop the subject property. These entitlements consisted of a community plan amendment, prezone and a Resolution of Assent for annexation (P-9587). The Commission also approved the site plan review, subject to modifications: The modification included the rotating of structures to attain the 80% north/south structure/unit orientation requirement. The rotating of these structures would therefore necessitate a lot line adjustment so that the lot line does not pass through the proposed structure.

APPLC. NO. P82-182

MEETING DATE August 26, 1982

CPC ITEM NO. 19

001203

3. The proposal was routed to the offices of the City Engineer, Traffic Engineer, Water Division and the Fire Marshal. There were no objections to the request. However, the City Engineer requests a new legal description and monumentation of the new lot line.

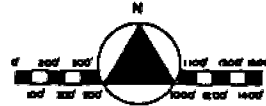
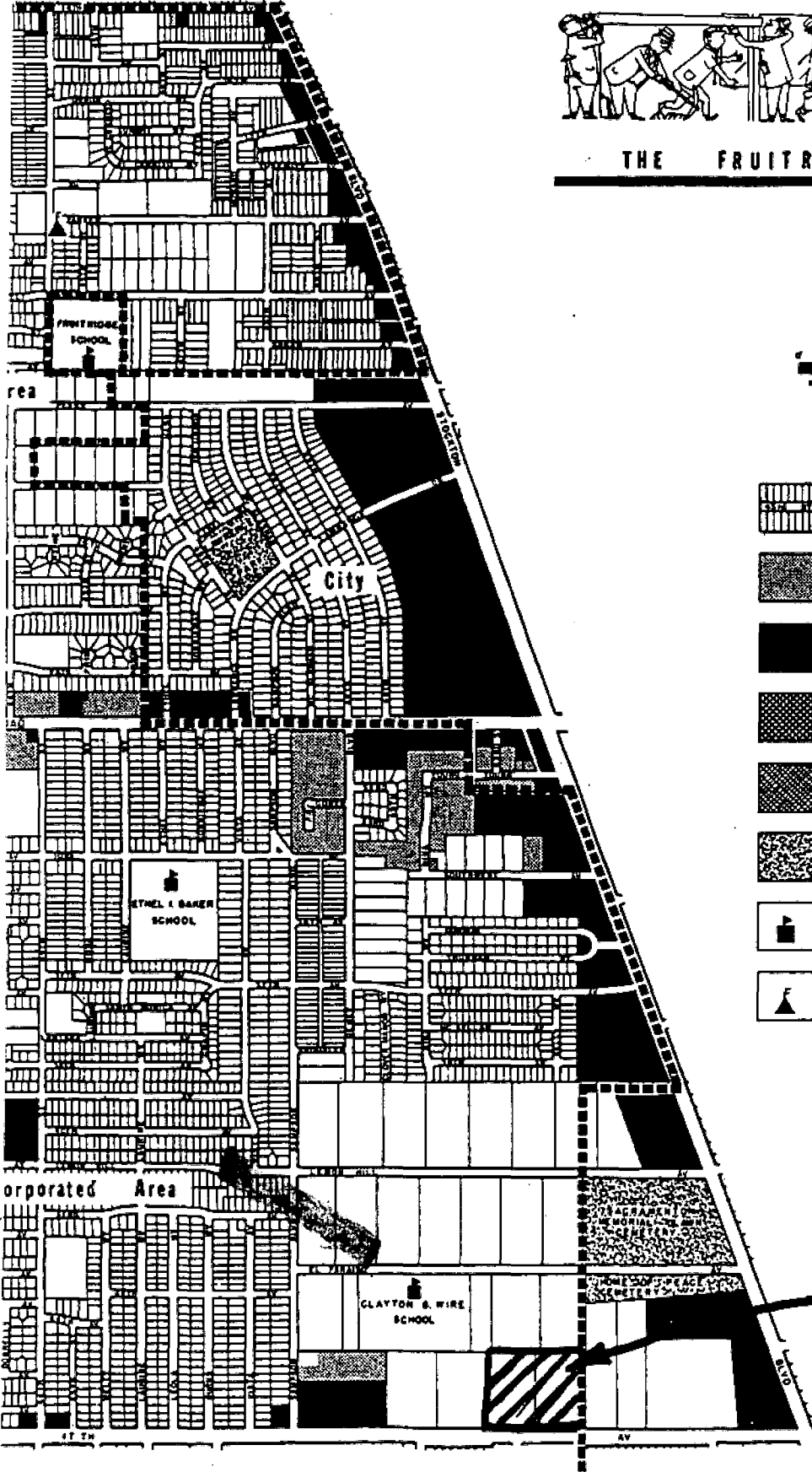
ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).









STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.

LOCATION MAP



THE FRUITRIDGE COMMUNITY PLAN



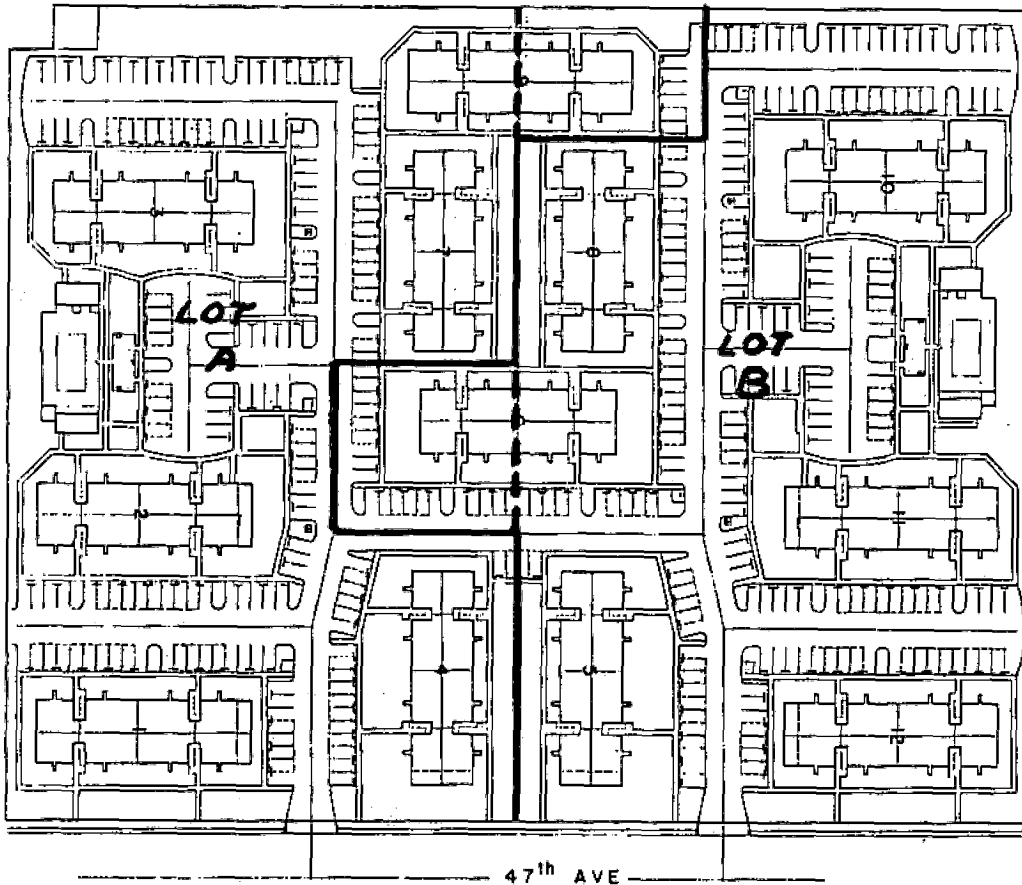
-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FAMILY
-  SHOPPING OR COMMERCIAL
-  HEAVY COMMERCIAL OR INDUSTRIAL
-  INSTITUTIONAL
-  RECREATION-OPEN SPACE
-  SCHOOL
-  FIRE STATION

SUBJECT SITE

001205

REVISED SITE
PLAN
EXHIBIT 'C'

----- LINE TO BE
RELOCATED



SITE PLAN

47th AVE

001206

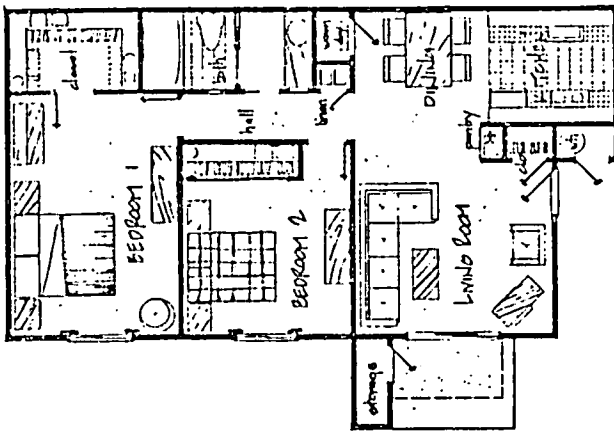
P-82182



8/26/82

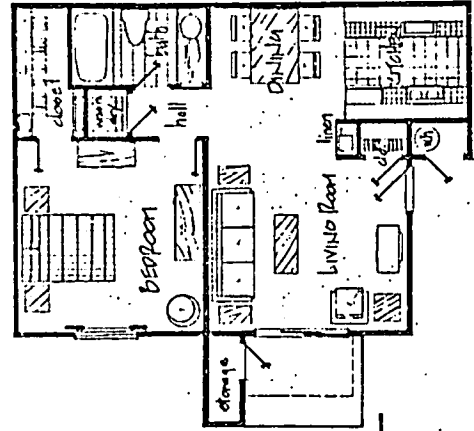
No. 19

	GREENRIDGE APARTMENTS TWO 47TH AVENUE City of Sacramento	Jerol Moore & Associates Architecture & Planning 2985 Johnson Blvd., Suite C Sacramento, Cal. 95827 (916) 361-2033	1. PREPARED BY: JEROL MOORE & ASSOCIATES 2. DATE: 8/26/82 3. SHEET NO.: 19 OF 19 4. PROJECT NO.: 001206 5. CLIENT: CITY OF SACRAMENTO 6. DRAWN BY: J.M. 7. CHECKED BY: J.M. 8. APPROVED BY: J.M. 9. SCALE: AS SHOWN 10. NOTES: SEE EXHIBIT 'C' FOR REVISIONS
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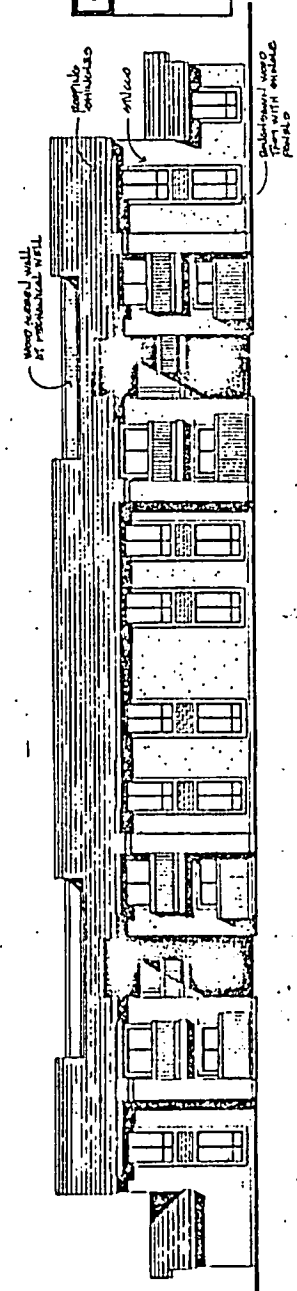
UNIT "B"

804 s.f.



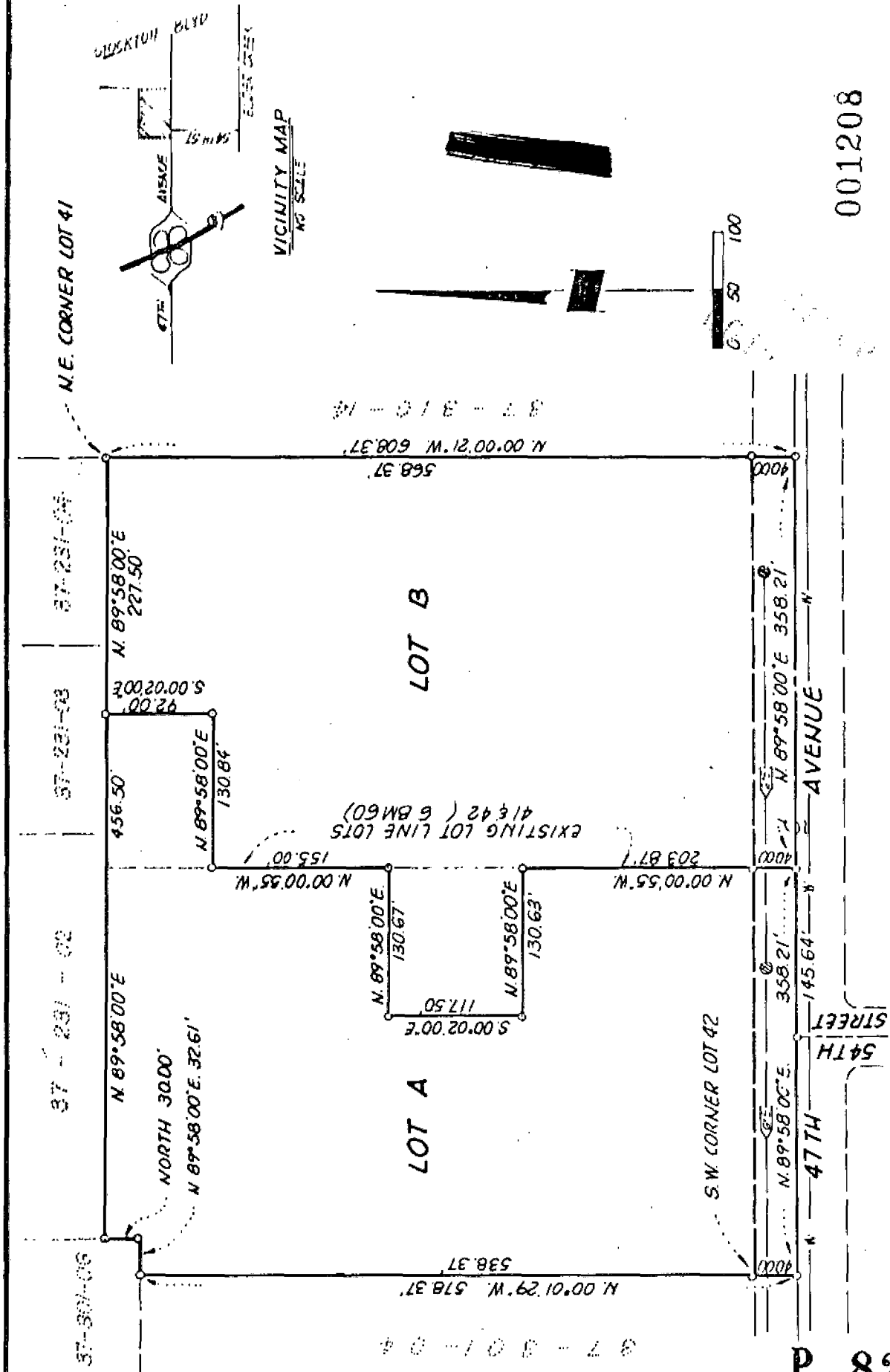
UNIT "A"

604 s.f.



TYPICAL STREET ELEVATION

001207



001208

P 82182

CALC. *HM*
 DRN. *HM*
 CKD. *HM*
 APRVD.

BOUNDARY LINE ADJUSTMENT
LOT 41 & POR. LOT 42 (6 BM 60)
MURRAY M. SMITH CIVIL ENGINEERING COMPANY
 SACRAMENTO, CALIFORNIA

DATE 7/21/82
 SCALE 1"=100'
 F.B.
 W.O. 81047