

REPORT AMENDED BY STAFF 7-24-91
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Dennis Chinn 4047 Miller Way Sacto. CA 95817				
OWNER	Francis Lai Chinn 14 Phoenix Terrace San Francisco, CA 94133				
PLANS BY	Dennis Chinn 4047 Miller Way Sacto. CA 95817				
FILING DATE	3-27-91	ENVIR. DET.	Neg. Dec.	REPORT BY	hw
ASSESSOR'S PCL. NO.	237-0164-006-011				

- APPLICATION:
- A. Negative Declaration
 - B. Variance to reduce the minimum required lot depth for two lots from 100 feet to 90 feet on 0.99± vacant acres in the Standard Single Family (R-1) zone.
 - C. Variance to reduce the minimum required lot width for four lots from 52 feet to 50 feet on 0.99± vacant acres in the R-1 zone.
 - D. Lot Line Adjustment to readjust existing property lines between six lots on 0.99± vacant acres in the R-1 zone.

LOCATION: 1432, 1436, 1438, 1442, 1446, 1450 Katharine Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to readjust property lines between six vacant lots for future residential development.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
School District:	Grant Joint Union District

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1
West: Residential; R-1

Property Dimensions:	180' x 240'
Property Area:	0.99± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of six vacant parcels on 0.99± acres in the Standard Single Family (R-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Residential (4-8 du/na). Surrounding land use and zoning includes residential to the north, south, east and west, in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to readjust existing property lines between six lots for future residential development. A Lot Line Adjustment is required to readjust property lines between existing lots. The applicant is also requesting a Variance to reduce the minimum required lot widths and depths for the six newly configured residential lots.

C. Variance

There are currently six single family lots on the subject site which are 40 feet wide by 180 feet deep (see Exhibit B). Each of the existing lots front onto Katharine Avenue. The existing lots are also categorized as deep lots which are lots 160 feet deep or greater. As part of the readjustment, only two of the lots will be greater than 160 feet deep. Of the six reconfigured lots proposed, four of them are less than 52 feet wide and two are less than 100 feet deep (see Exhibit C). The minimum required lot width is 52 feet and the minimum required lot depth is 100 feet. The minimum lot area for a single family lot is 5,200 square feet for interior lots and 6,200 square feet for a corner lot. The newly formed lots are adequately sized as part of the Lot Line Adjustment. The existing lot pattern is difficult to develop single family units with adequate useable yard area. Staff finds that changing the size and shape of the existing lots would allow for more desirable lot sizes for yard area and average sized homes could be constructed on the lots. The substandard lot widths (50 feet) and lot depths (90 feet) will still be greater than the existing lots, therefore, providing a much more usable lot. The proposed lot widths and depths will also be greater than all of the existing single family lots in the immediate area. Other Lot Line Adjustments in the City have been approved with substandard lot depths and widths in R-1 zones. Lastly, the substandard lots proposed are greater than the minimum required 5,200 square feet for interior lots and 6,200 square feet for corner lots. Staff, therefore, supports the Variances requested.

D. Lot Line Adjustment

The applicant is proposing to readjust the property lines between six lots for new lot shapes and sizes for future residential development. As previously mentioned, the proposed Lot Line Adjustment will be an improvement in lot sizes and shapes and will allow for adequate yard area. The proposed Lot Line Adjustment eliminates narrow lots that are harder to develop on and are discouraged in the City. The proposed Lot Line Adjustment has been reviewed by the City Engineering, Transportation and Real Estate Division. There were no objections to the Lot Line Adjustment request. The following comments were received:

Engineering

- a. File a Certificate of Compliance.
- b. File a waiver of Parcel Map.
- c. Coordinate with County Sanitation District.
- d. Extend water mains to assure each lot retains access to existing water main.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Variance to reduce the minimum required 100 foot lot depth for two single family lots based upon findings of fact which follow.
- C. Approve the Variance to reduce the minimum required 52 foot lot width for four single family lots based upon findings of fact which follow.
- D. Approve the Lot Line Adjustment to readjust existing property lines between six lots by adopting the attached resolution.

Mandatory Mitigation Measures

A. GENERAL

- 1. All joints in exterior walls shall be grouted or caulked airtight.
- 2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- 3. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- 4. All sleeping spaces shall be provided with carpet and pad.
- 5. There shall be no-through-the door or through-the-wall mail or paper chutes.
- 6. Exterior walls shall be wood frame structure with insulation in cavities.
- 7. Wood or stucco finish should be applied over wood or gypsum sheathing.

8. For any of the identified noise mitigation measures, alternative materials and measures may be substituted, provided they provide adequate sound attenuation as determined by the City's Environmental Services Manager.

B. INTERIOR

1. Gypsum wallboard 1/2 inch thick shall be applied to resilient channels on the interior. No resilient channels need to be used if 7/8" thick normal density stucco is used on the exterior. The wall shall have an STC rating of 46 or better.
 2. The ceiling shall be constructed of 1/2 inch gypsum wallboard.
 3. Windows must have a minimum STC rating of 34 or better and shall comprise less than 25 percent of the wall area.
 4. Sliding glass doors must carry an STC rating of 34 or better and other doors shall have a minimum STC rating of 31. Exterior entrance doors must be solid core and all doors shall include complete perimeter door seals.
 5. Door and window frames shall be installed to meet with a minimum of clearance to the building structure. The gap between the frame and the structure must be filled with a material to provide an airtight seal, before adding the trim.
 6. Mechanical or gravity ventilation shall contain no direct line of sight from fan or inlet to discharge. All dwellings will have to rely on mechanical ventilation systems to maintain satisfactory air quality. Requirements for such ventilation systems are found in the Uniform Building Code.
 7. For any of the identified noise mitigation measures, alternative materials and measures may be substituted, provided they provide adequate sound attenuation as determined by the City's Environmental Services Manager.
- C. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact:

1. Granting the Variances do not constitute a special privilege extended to an individual property owner in that:
 - a. the substandard lot widths and lot depths will still allow for adequate usable yard area;

- b. the proposed lot widths are greater than the existing lot widths; and
 - c. any individual property owner would be granted a Variance when facing similar circumstances.
2. Granting the Variances do not constitute a use Variance in that residential uses are allowed in the R-1 zone.
3. Granting the Variances will not be detrimental to the public health, safety, or welfare, in that:
- a. adequate useable yard area will be provided;
 - b. average sized homes could be constructed on the lots; and
 - c. the reconfigured single family lots are greater than the minimum required 5,200 square feet interior lot area and 6,200 square feet corner lot area.
4. Granting the Variances are consistent with the City's General Plan and the 1984 North Sacramento Community Plan which designates the site for residential uses.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL PLANNING COMMISSION ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO READJUST PROPERTY LINES BETWEEN SIX LOTS ON LOTS 7 TO 12 INCLUSIVE OF YOUNG'S HEIGHTS, BEING LOCATED IN THE N.E. ONE-QUARTER OF THE S.E. ONE-QUARTER OF SECTION NO. EIGHTEEN OF RANCHO DEL PASO, WHICH SAID MAP IS FILED AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO, STATE OF CALIFORNIA.

(APN: 237-0164-006-011) (P91-074)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1432,1436,1438,1442,1446,1450 Katharine Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan designations;

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

that the lot line adjustment for property located at 1432,1436,1438,1442,1446,1450 Katharine Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

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. Certificate of compliance for lot line merger shall be recorded prior to issuance of building permit. Extend the existing water service along Katharine and Balsam to service Lots C, D and E prior to the filing of a Certificate of Compliance (staff added 7-24-91).
2. File a waiver of Parcel Map.
3. Notice: Property to be adjusted/merged 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 19898, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
4. The applicant shall comply with the mandatory mitigation measures of the Negative Declaration on file in the Planning Division (P91-074).

ATTEST:

MAYOR

CITY CLERK

APPLC. NO. P91-074

MEETING DATE July 25, 1991

ITEM NO. 25

PARCEL 'A':

LOT 7 AND THE WEST 10 FEET OF LOT 8, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'B':

THE EAST 30 FEET OF LOT 8 AND THE WEST 20 FEET OF LOT 9, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'C':

THE EAST 20 FEET OF THE NORTH 130 FEET OF LOT 9 AND THE WEST 30 FEET OF THE NORTH 130 FEET OF LOT 10, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'D':

THE EAST 10 FEET OF THE NORTH 78 FEET OF LOT 10 AND THE NORTH 78 FEET OF LOTS 11 AND 12, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'E':

THE EAST 10 FEET OF THE SOUTH 52 FEET OF THE NORTH 130 FEET OF LOT 10 AND THE SOUTH 52 FEET OF THE NORTH 130 FEET OF LOTS 11 AND 12, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'F':

THE EAST 20 FEET OF THE SOUTH 50 FEET OF LOT 9 AND THE SOUTH 50 FEET OF LOTS 10, 11 AND 12, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDS OF SACRAMENTO COUNTY.

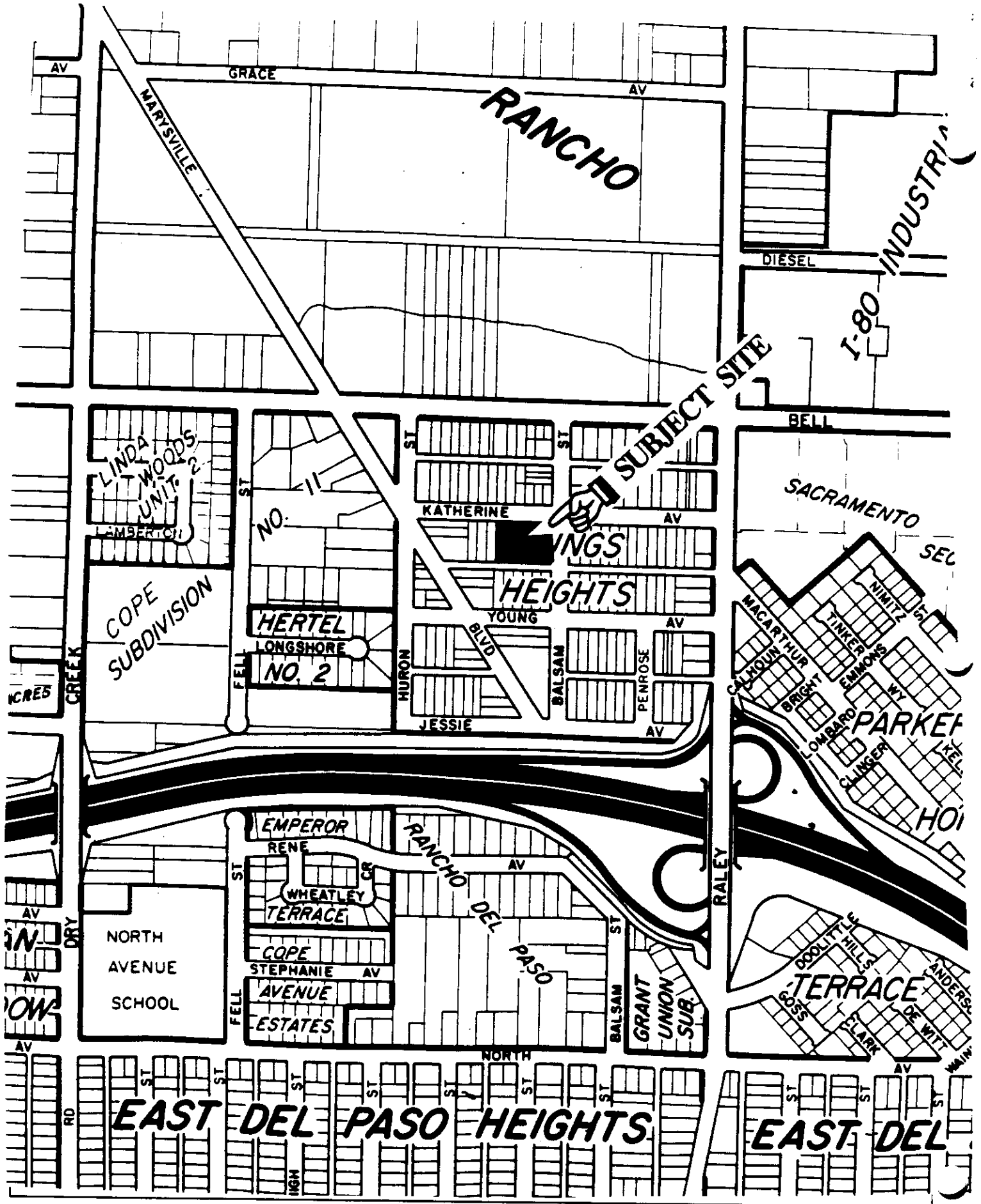
P91 074

P91-074

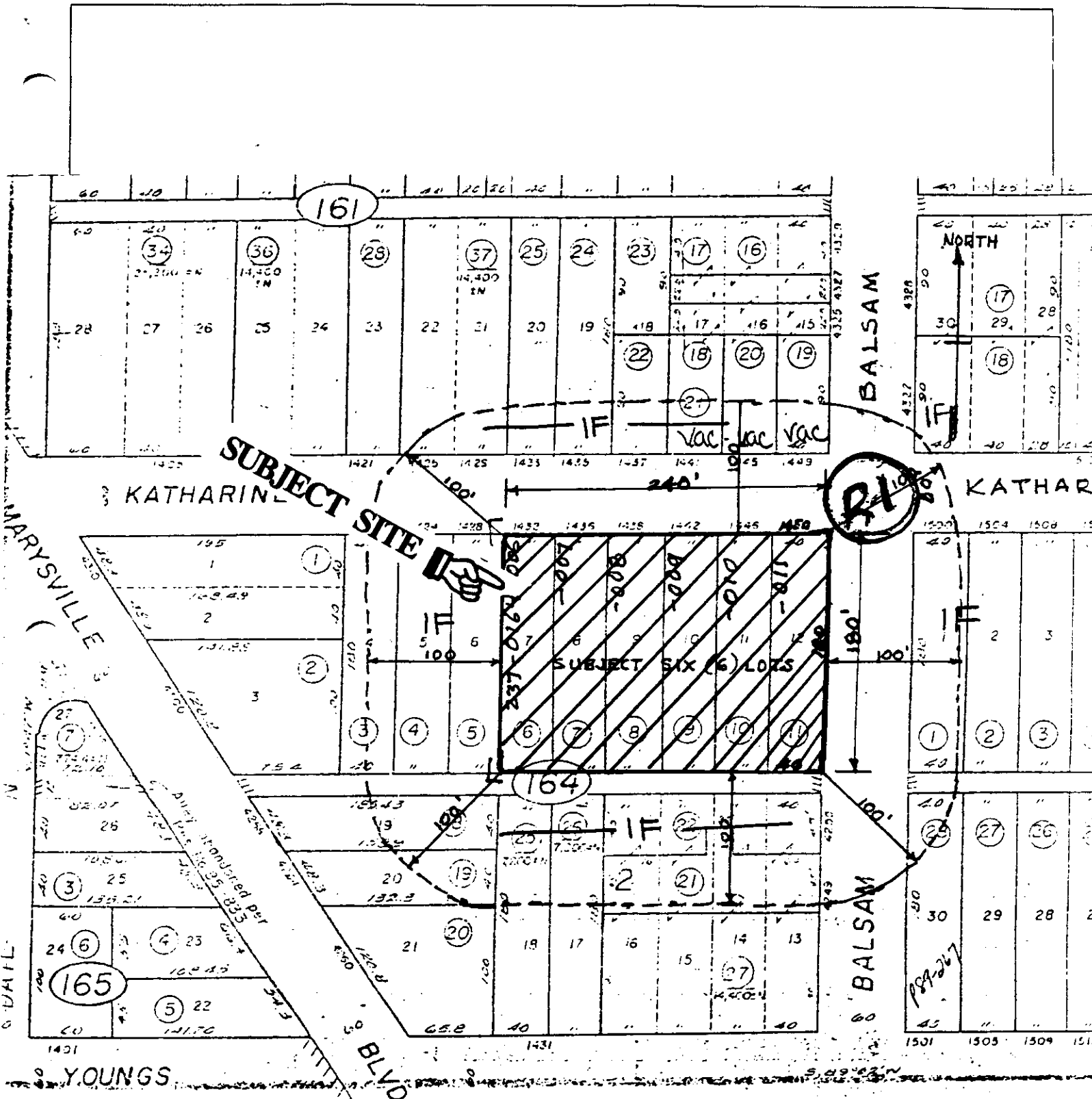
7-25-91

Item No 25

NEW LEGAL DESCRIPTIONS



VICINITY MAP

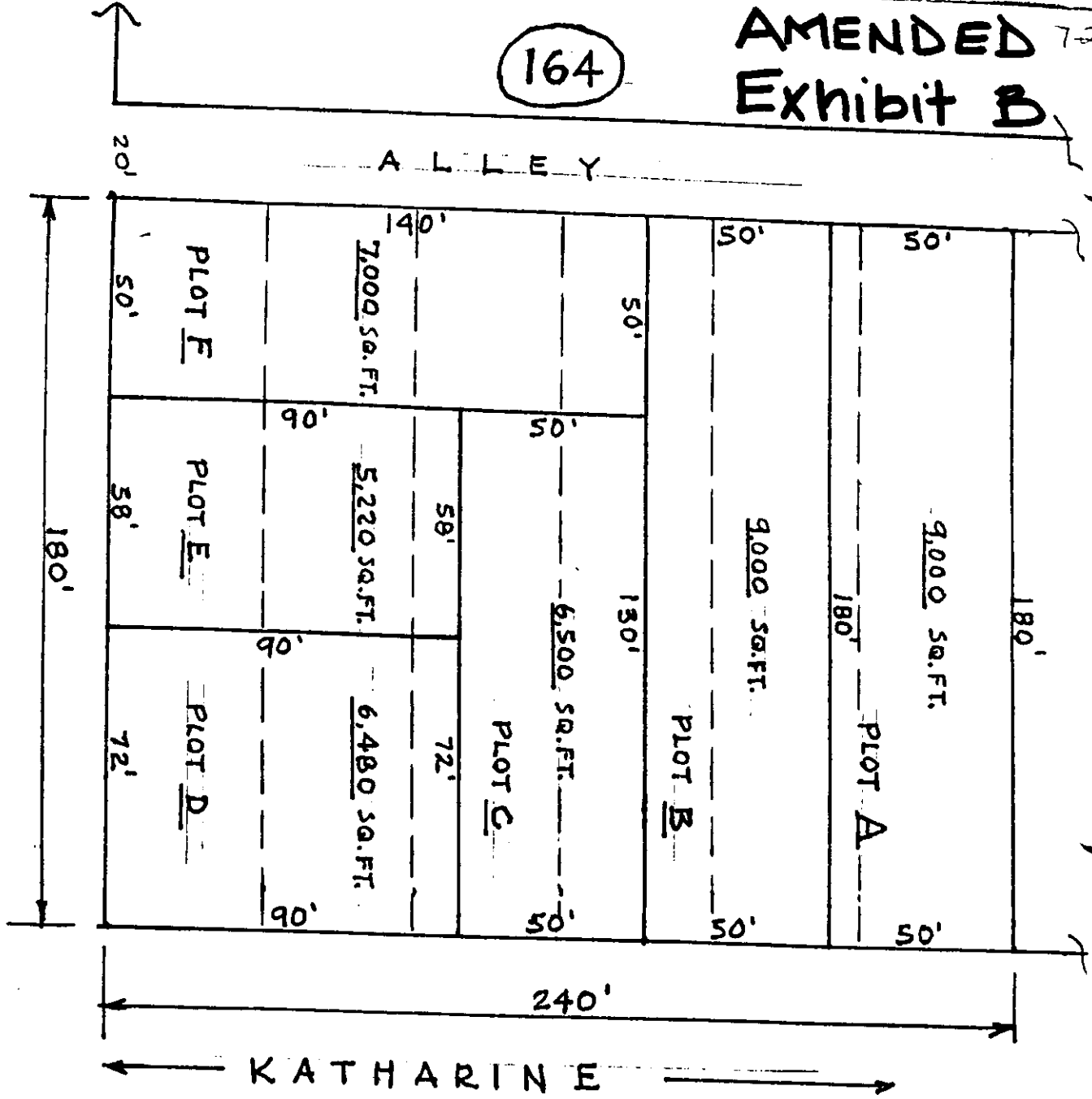


LAND USE & ZONING MAP

AMENDED Exhibit B

7-24-91

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BALSAM

SCALE 1" = 40 FT.

PROPOSED NEW
ORIENTATION AND SIZE
OF SIX LOTS

PLOT A	9,000 SQ. FT.
PLOT B	9,000 SQ. FT.
PLOT C	6,500 SQ. FT.
PLOT D	6,480 SQ. FT.
PLOT E	5,220 SQ. FT.
PLOT F	7,000 SQ. FT.
TOTAL	43,200 SQ. FT.

NOTE
DOTTED LINES
INDICATES LOT LINES OF
EXISTING SIX (6) LOTS,
EACH 40' X 180' IN SIZE.

LOT LINE ADJUSTMENT



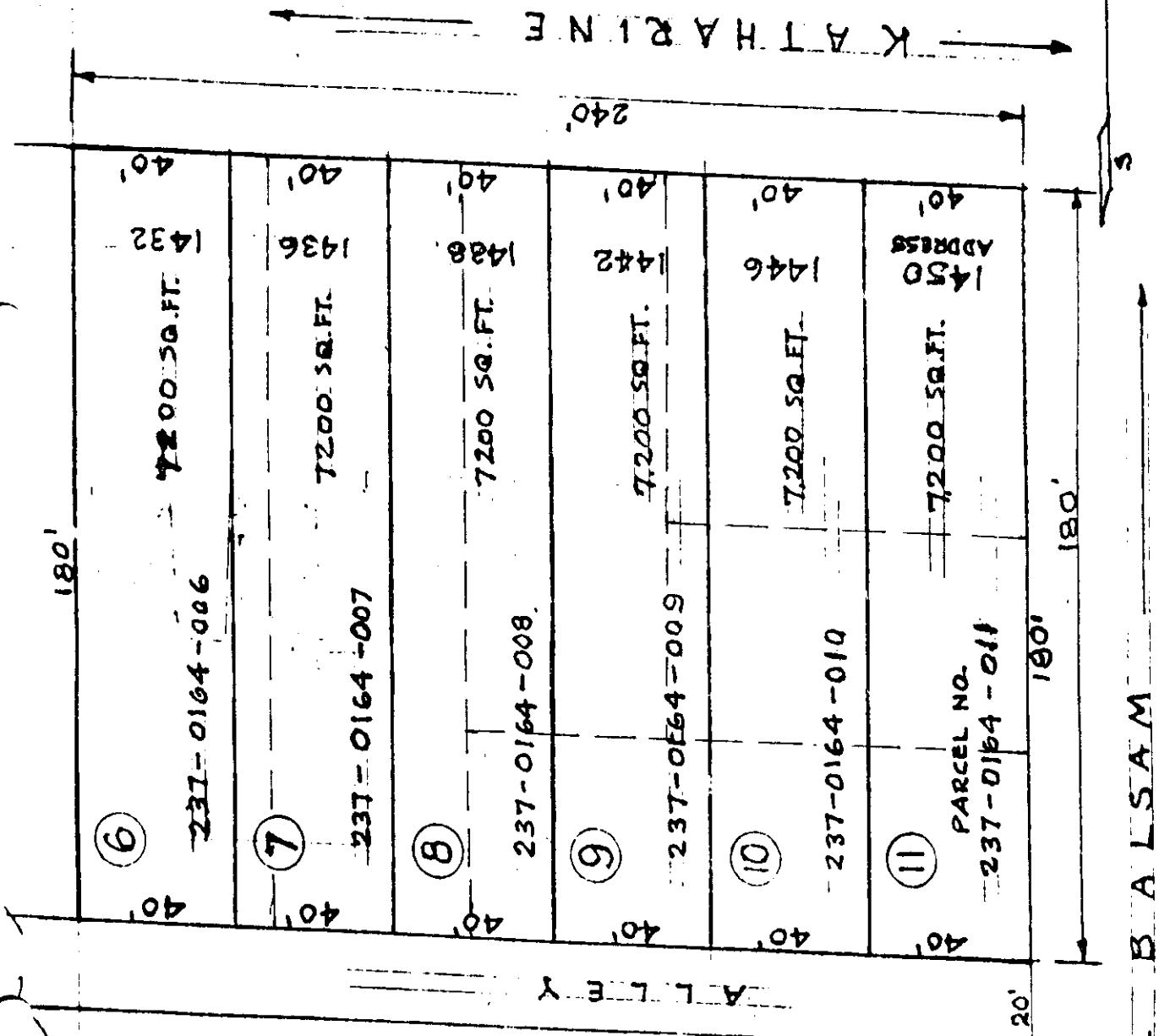
P91-074

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11/25/25

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164



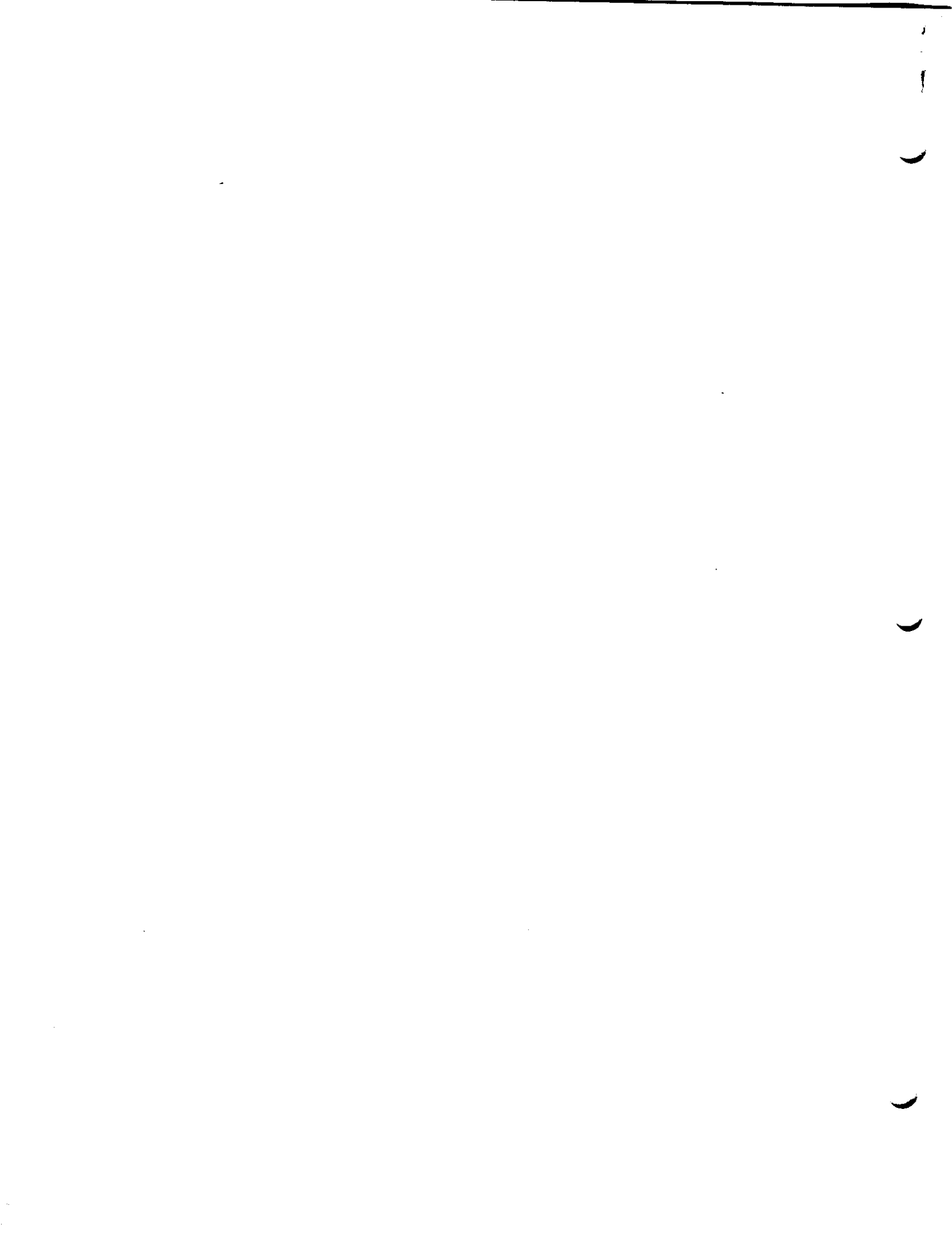
PLOT PLAN OF SIX (6)
 LOTS AT KATHARINE
 NEAR BALSAM.
 FRANCIS LAICHINN
 AND GLADYS YEE CHINN
 OWNERS

EACH LOT IS 40' X 180'
 7,200 SQ. FT. EACH.
 TOTAL AREA OF SIX
 LOTS IS 7,200 X 6 OR
43,200 SQ. FT.

NOTE:
 DOTTED LINES
 INDICATES LOT LINES
 OF PROPOSED SIX (6)
 LOTS WITH NEW DIMENSIONS.

Exhibit

SCALE 1 INCH = 40 FT.



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

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OWNER	Francis Lai Chinn 14 Phoenix Terrace San Francisco, CA 94133				
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APPLICATION:

- A. Negative Declaration
- B. Variance to reduce the minimum required lot depth for two lots from 100 feet to 90 feet on 0.99± vacant acres in the Standard Single Family (R-1) zone.
- C. Variance to reduce the minimum required lot width for four lots from 52 feet to 50 feet on 0.99± vacant acres in the R-1 zone.
- D. Lot Line Adjustment to readjust existing property lines between six lots on 0.99± vacant acres in the R-1 zone.

LOCATION:

1432, 1436, 1438, 1442, 1446, 1450 Katharine Avenue

PROPOSAL:

The applicant is requesting the necessary entitlements to readjust property lines between six vacant lots for future residential development.

see amended report

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant
School District:	Grant Joint Union District

Surrounding Land Use and Zoning:

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South: Residential; R-1
East: Residential; R-1
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Property Dimensions:	180' x 240'
Property Area:	0.99± acres
Topography:	Flat
Street Improvements:	Existing
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PROJECT EVALUATION: Staff has the following comments:

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The applicant is proposing to readjust the property lines between six lots for new lot shapes and sizes for future residential development. As previously mentioned, the proposed Lot Line Adjustment will be an improvement in lot sizes and shapes and will allow for adequate yard area. The proposed Lot Line Adjustment eliminates narrow lots that are harder to develop on and are discouraged in the City. The proposed Lot Line Adjustment has been reviewed by the City Engineering, Transportation and Real Estate Division. There were no objections to the Lot Line Adjustment request. The following comments were received:

Engineering

- a. File a Certificate of Compliance.
- b. File a waiver of Parcel Map.
- c. Coordinate with County Sanitation District.
- d. Extend water mains to assure each lot retains access to existing water main.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, will not have a significant impact on the environment; therefore a Negative Declaration has been prepared. Mandatory mitigation measures shall be incorporated into the project to reduce potential environmental impacts to below a level of significance. The mandatory mitigation measures are listed below.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Variance to reduce the minimum required 100 foot lot depth for two single family lots based upon findings of fact which follow.
- C. Approve the Variance to reduce the minimum required 52 foot lot width for four single family lots based upon findings of fact which follow.
- D. Approve the Lot Line Adjustment to readjust existing property lines between six lots by adopting the attached resolution.

Mandatory Mitigation Measures

A. GENERAL

- 1. All joints in exterior walls shall be grouted or caulked airtight.
- 2. All penetrations of exterior wall shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- 3. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- 4. All sleeping spaces shall be provided with carpet and pad.
- 5. There shall be no-through-the door or through-the-wall mail or paper chutes.
- 6. Exterior walls shall be wood frame structure with insulation in cavities.
- 7. Wood or stucco finish should be applied over wood or gypsum sheathing.

8. For any of the identified noise mitigation measures, alternative materials and measures may be substituted, provided they provide adequate sound attenuation as determined by the City's Environmental Services Manager.

B. INTERIOR

1. Gypsum wallboard 1/2 inch thick shall be applied to resilient channels on the interior. No resilient channels need to be used if 7/8" thick normal density stucco is used on the exterior. The wall shall have an STC rating of 46 or better.
2. The ceiling shall be constructed of 1/2 inch gypsum wallboard.
3. Windows must have a minimum STC rating of 34 or better and shall comprise less than 25 percent of the wall area.
4. Sliding glass doors must carry an STC rating of 34 or better and other doors shall have a minimum STC rating of 31. Exterior entrance doors must be solid core and all doors shall include complete perimeter door seals.
5. Door and window frames shall be installed to meet with a minimum of clearance to the building structure. The gap between the frame and the structure must be filled with a material to provide an airtight seal, before adding the trim.
6. Mechanical or gravity ventilation shall contain no direct line of sight from fan or inlet to discharge. All dwellings will have to rely on mechanical ventilation systems to maintain satisfactory air quality. Requirements for such ventilation systems are found in the Uniform Building Code.
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- C. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact:

1. Granting the Variances do not constitute a special privilege extended to an individual property owner in that:
 - a. the substandard lot widths and lot depths will still allow for adequate usable yard area;

- b. the proposed lot widths are greater than the existing lot widths; and
 - c. any individual property owner would be granted a Variance when facing similar circumstances.
2. Granting the Variances do not constitute a use Variance in that residential uses are allowed in the R-1 zone.
3. Granting the Variances will not be detrimental to the public health, safety, or welfare, in that:
- a. adequate useable yard area will be provided;
 - b. average sized homes could be constructed on the lots; and
 - c. the reconfigured single family lots are greater than the minimum required 5,200 square feet interior lot area and 6,200 square feet corner lot area.
4. Granting the Variances are consistent with the City's General Plan and the 1984 North Sacramento Community Plan which designates the site for residential uses.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO READJUST PROPERTY LINES BETWEEN SIX LOTS ON LOTS 7 TO 12 INCLUSIVE OF YOUNG'S HEIGHTS, BEING LOCATED IN THE N.E. ONE-QUARTER OF THE S.E. ONE-QUARTER OF SECTION NO. EIGHTEEN OF RANCHO DEL PASO, WHICH SAID MAP IS FILED AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO, STATE OF CALIFORNIA.

(APN: 237-0164-006-011) (P91-074)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1432,1436,1438,1442,1446,1450 Katharine Avenue; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan designations;

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

that the lot line adjustment for property located at 1432,1436,1438,1442,1446,1450 Katharine Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

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. Certificate of compliance for lot line merger shall be recorded prior to issuance of building permit.
2. File a waiver of Parcel Map.
3. Notice: Property to be adjusted/merged 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 19898, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
4. The applicant shall comply with the mandatory mitigation measures of the Negative Declaration on file in the Planning Division (P91-074).

MAYOR

ATTEST:

CITY CLERK

APPLC. NO. P91-074

MEETING DATE July 25, 1991

ITEM NO. 25

PARCEL 'A':

LOT 7 AND THE WEST 10 FEET OF LOT 8, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'B':

THE EAST 30 FEET OF LOT 8 AND THE WEST 20 FEET OF LOT 9, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'C':

THE EAST 20 FEET OF THE NORTH 130 FEET OF LOT 9 AND THE WEST 30 FEET OF THE NORTH 130 FEET OF LOT 10, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'D':

THE EAST 10 FEET OF THE NORTH 78 FEET OF LOT 10 AND THE NORTH 78 FEET OF LOTS 11 AND 12, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'E':

THE EAST 10 FEET OF THE SOUTH 52 FEET OF THE NORTH 130 FEET OF LOT 10 AND THE SOUTH 52 FEET OF THE NORTH 130 FEET OF LOTS 11 AND 12, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDED IN BOOK 13 OF MAPS, MAP NO. 14, RECORDS OF SACRAMENTO COUNTY.

PARCEL 'F':

THE EAST 20 FEET OF THE SOUTH 50 FEET OF LOT 9 AND THE SOUTH 50 FEET OF LOTS 10, 11 AND 12, IN BLOCK 2, AS SHOWN ON THE "PLAT OF YOUNG'S HEIGHTS", RECORDS OF SACRAMENTO COUNTY.

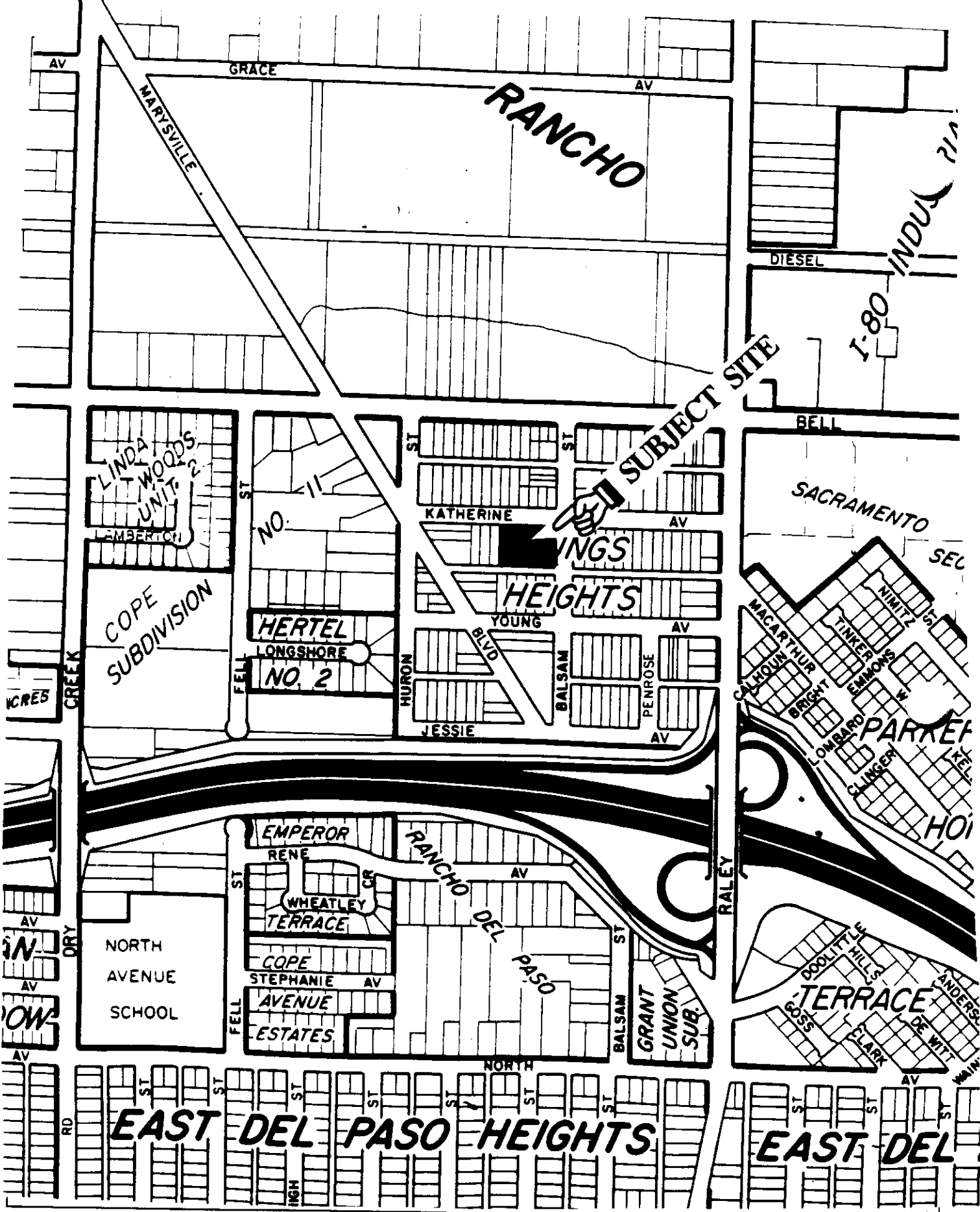
P91 074

P. 074

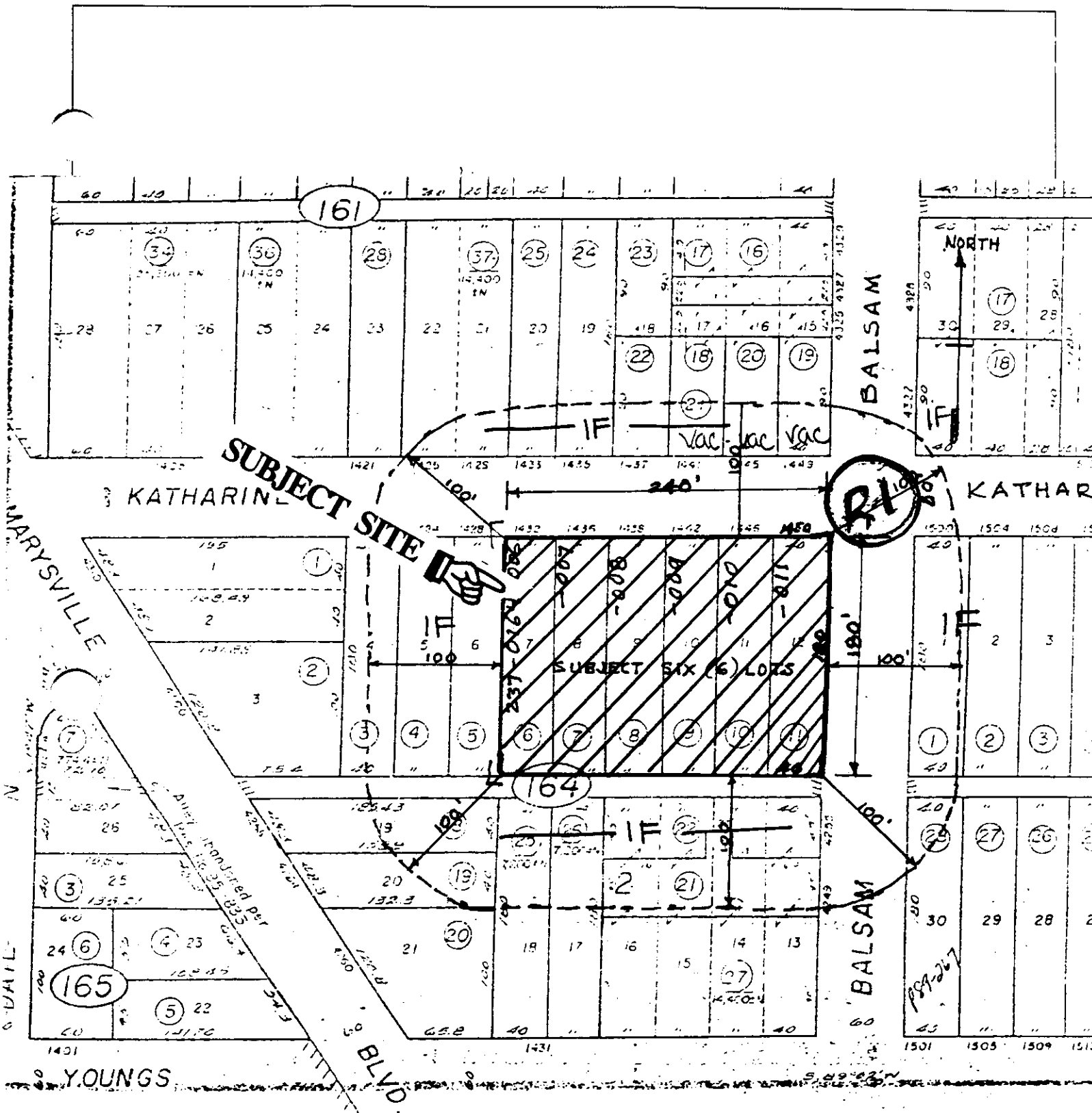
7-25-91

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NEW LEGAL DESCRIPTIONS



VICINITY MAP



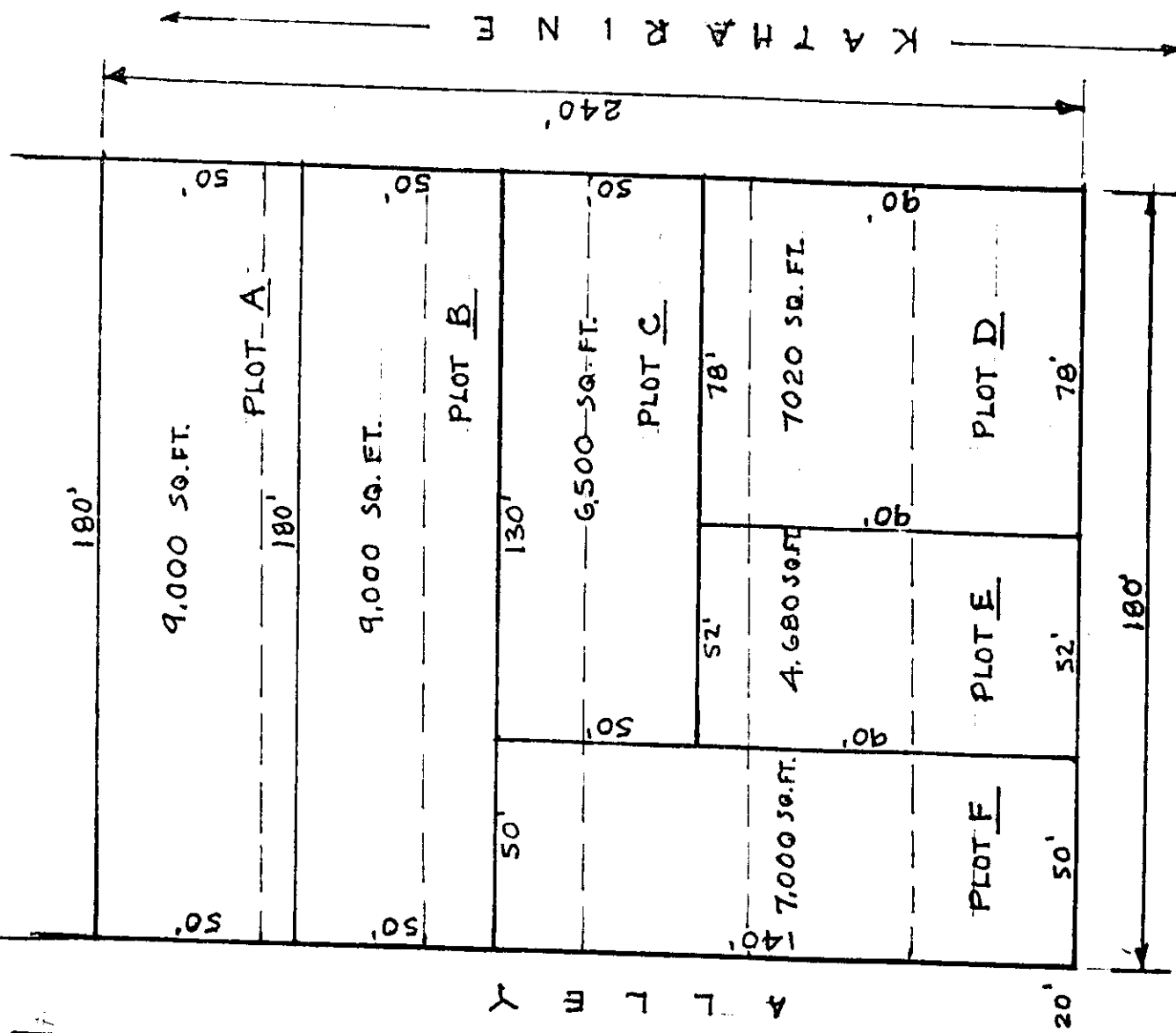
LAND USE & ZONING MAP

P91-074

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7-25-91

Item NO 25



PROPOSED NEW
ORIENTATION AND SIZE
OF SIX LOTS

PLOT <u>A</u>	9,000 SQ. FT.
PLOT <u>B</u>	9,000 SQ. FT.
PLOT <u>C</u>	6,500 SQ. FT.
PLOT <u>D</u>	7,020 SQ. FT.
PLOT <u>E</u>	4,680 SQ. FT.
PLOT <u>F</u>	7,000 SQ. FT.
TOTAL	43,200 SQ. FT.

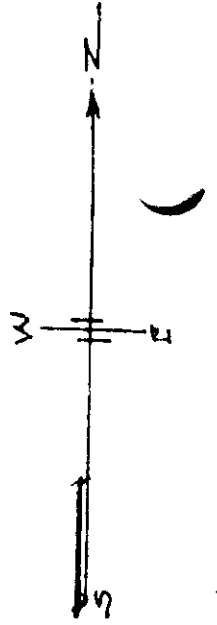
NOTE:

DOTTED LINES

INDICATES LOT LINES OF PRESENT SIX (6) LOTS, EACH 40' X 180' IN SIZE.

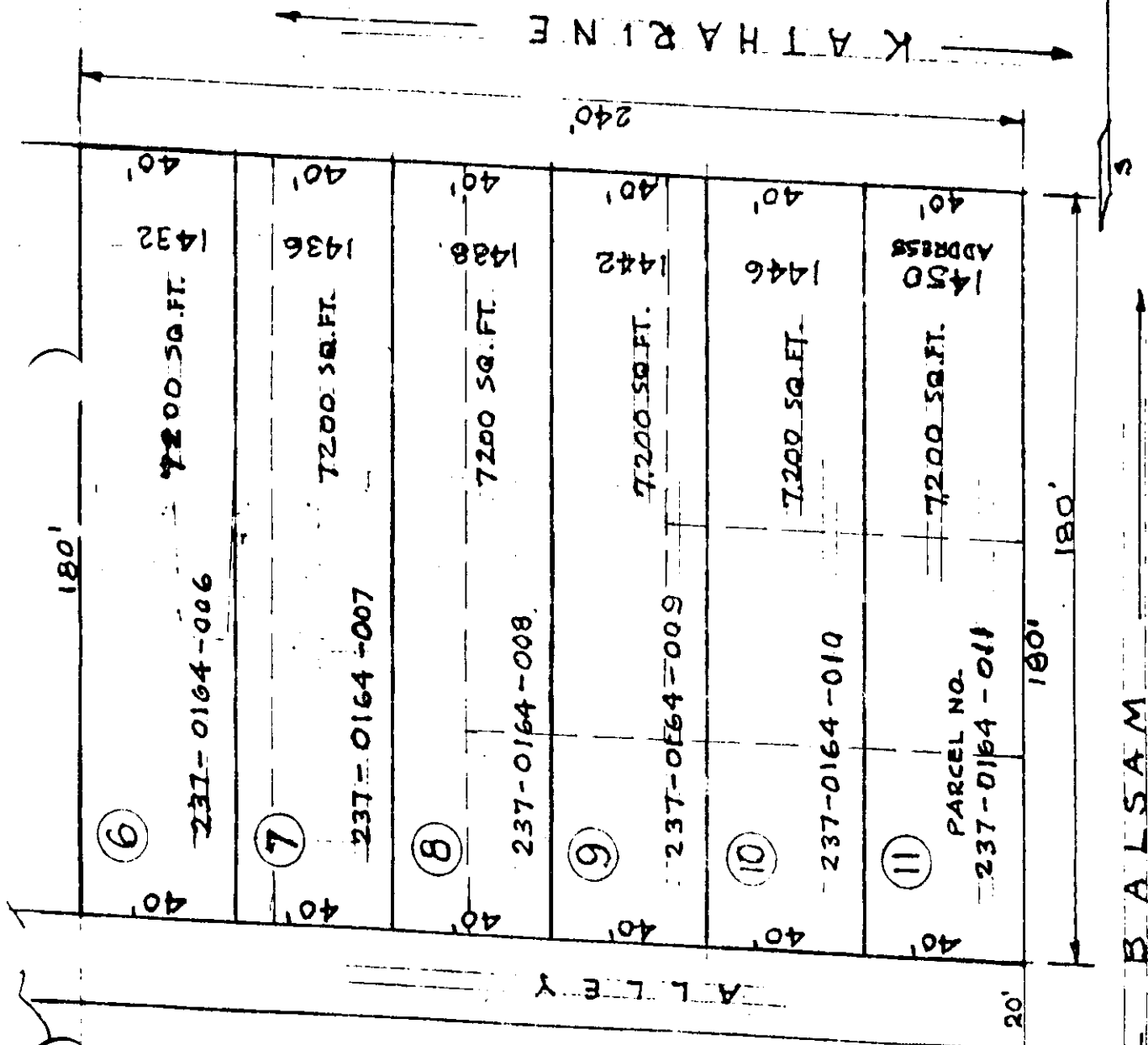
LOT LINE ADJUSTMENT

Exhibit



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PLOT PLAN OF SIX (6)
 LOTS AT KATHARINE
 NEAR BALSAM.
 FRANCIS LAICHINN
 AND GLADYS YEE CHINN
 OWNERS

EACH LOT IS 40' X 180'
 7,200 SQ. FT. EACH.
 TOTAL AREA OF SIX
 LOTS IS 7,200 X 6 OR
43,200 SQ. FT.

NOTE:
 DOTTED LINES
 INDICATES LOT LINES
 OF PROPOSED SIX (6)
 LOTS WITH NEW DIMENSIONS.

Exhibit

SCALE 1 INCH = 40 FT.

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