

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

APPLICANT:	City of Sacramento, c/o Gary I. Ransom, 927 10th Street, Sacramento, CA 95814		
OWNER:	City of Sacramento, c/o Gary I. Ransom, 927 10th Street, Sacramento, CA 95814		
PLANS BY:	City of Sacramento, c/o Gary I. Ransom, 927 10th Street, Sacramento, CA 95814		
FILING DATE:	April 6, 1992	ENVIR DET: Exempt (Sec. 15305)	REPORT BY: Doug Holmen
ASSESSOR'S PCL. NO.	237-0265-022, 023		

- APPLICATION:**
- A. Lot Line Adjustment to adjust the interior lot line between two partially developed lots consisting of 0.19 acres in the Standard Single Family (R-1) zone.
 - B. Variance to create a lot less than 52 feet wide in the Standard Single Family (R-1) zone.

LOCATION: 344 Bell Avenue and the west 18' of 346 Bell Avenue.
(Council District 2)

PROPOSAL: The applicant (The City) is requesting the necessary entitlements to adjust the interior lot line between two lots for the purpose of selling the larger lot for a single family residence. The smaller lot would remain as a City well site.

PROJECT INFORMATION:

General Plan Designation: Low Density Residential (4- 15 du/na)
North Sacramento Community
Plan Designation: Residential 4- 8 du/ac.
Existing Zoning of Site: Standard Single Family (R-1)
Existing Land Use of Site: Lot 022 is vacant and there is a well site on the easterly 42' of lot 023.
Surrounding Land Use and Zoning:

- North: Single Family residential, R-1
- South: Single Family residential, R-1
- East: Apartments, R-2B
- West: Single Family residential, R-1

Property Dimensions: 120' x 105' (two 60' x 105' lots)
Property Area: 0.19 acre
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION:

The subject site consists of two lots totaling 0.19 partially developed acres in the R-1 zone. A city well is located on the eastern lot and the western lot is vacant. The North Sacramento Community Plan designates the site Residential 4-8 du/na and the General Plan designates the site Residential (4- 15 du/na). The applicant proposes to relocate the existing common interior property line in order to provide a buildable lot and retain a smaller lot (42' x 105') for the existing well site which will not be developed as a buildable site. In addition, having the lot on which the well is situated being only as wide as is necessary for the well operation, the smaller width would eliminate extra

land area which would attract trash and debris as is now occurring on the vacant portion of the two lots. The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development Division, Transportation Engineering Division, the Building Division, and the Planning Division. There were no objections to the proposed project. The following comments were received:

Engineering Development

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Place note on Certificate of Compliance: Sewer and water services to each lot shall be provided at time of obtaining building permits.
- D. 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 for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION

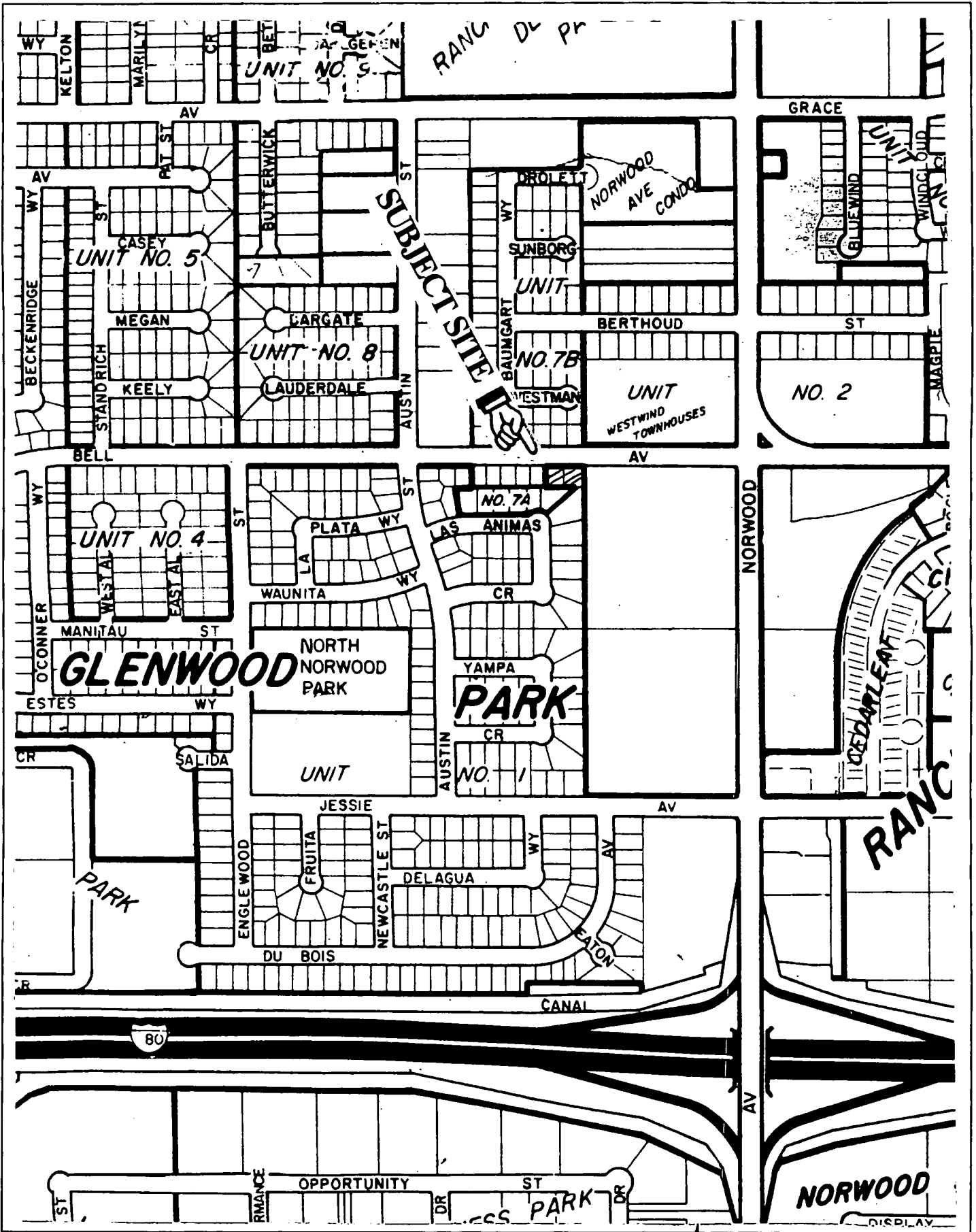
This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15305.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Approve the lot line adjustment by adopting the attached resolution.
- B. Approve the variance based upon findings of fact which follow.

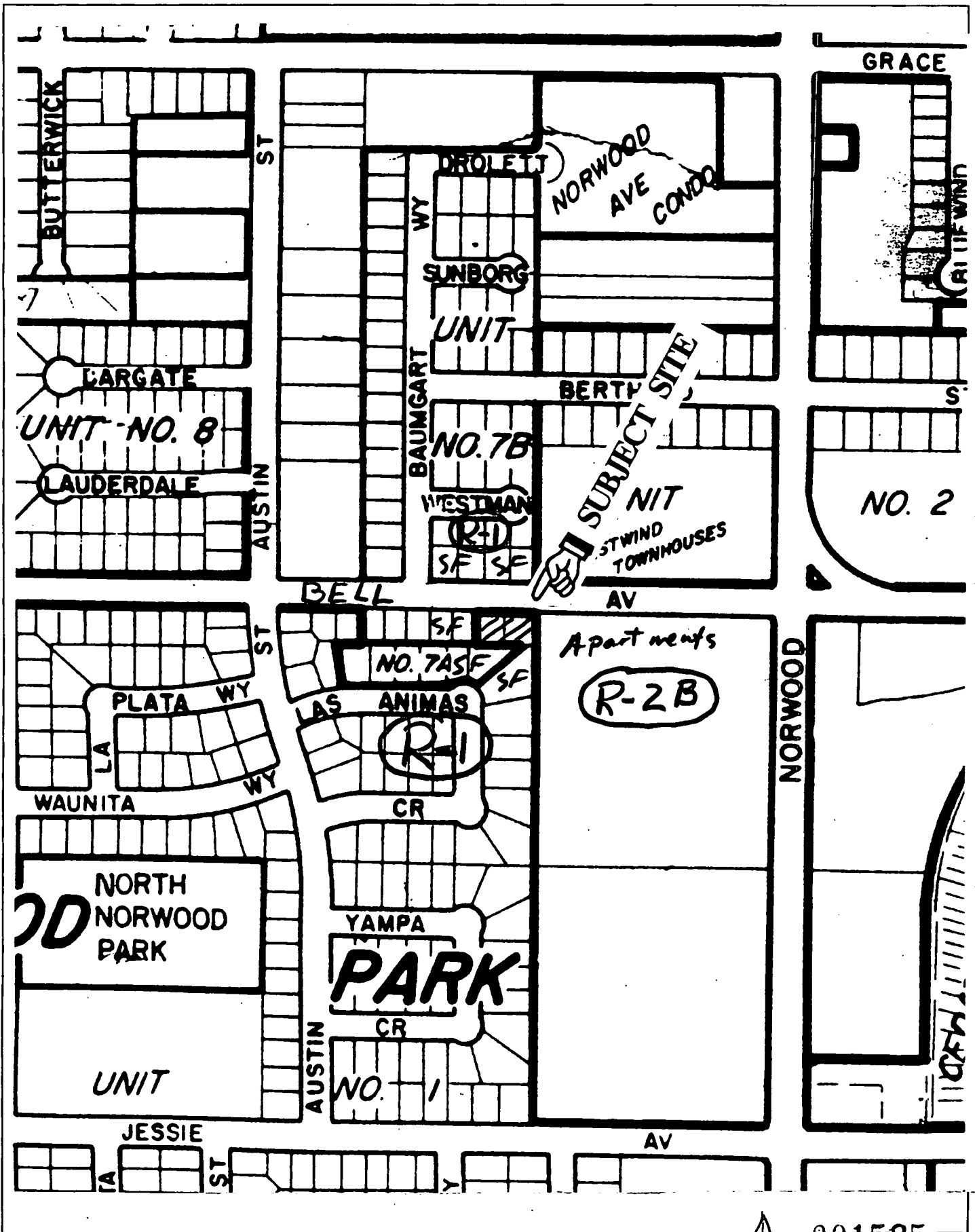
Findings of Fact:

- 1. The project is based on sound principles of land use in that the newly created lot is compatible with surrounding residential uses.
- 2. The project will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that the well site lot is of adequate width for its use and there will not be left over space which would attract trash and debris.
- 3. Granting the variance does not constitute a special privilege extended to an individual property owner in that variances would be granted to other property owners facing similar circumstances.
- 4. Granting the variance does not constitute a use variance in that residential uses and city owned well sites are allowed in the R-1 zone.
- 5. The project is consistent with the General Plan which designates the site Low Density Residential (4- 15 du/na).



VICINITY MAP

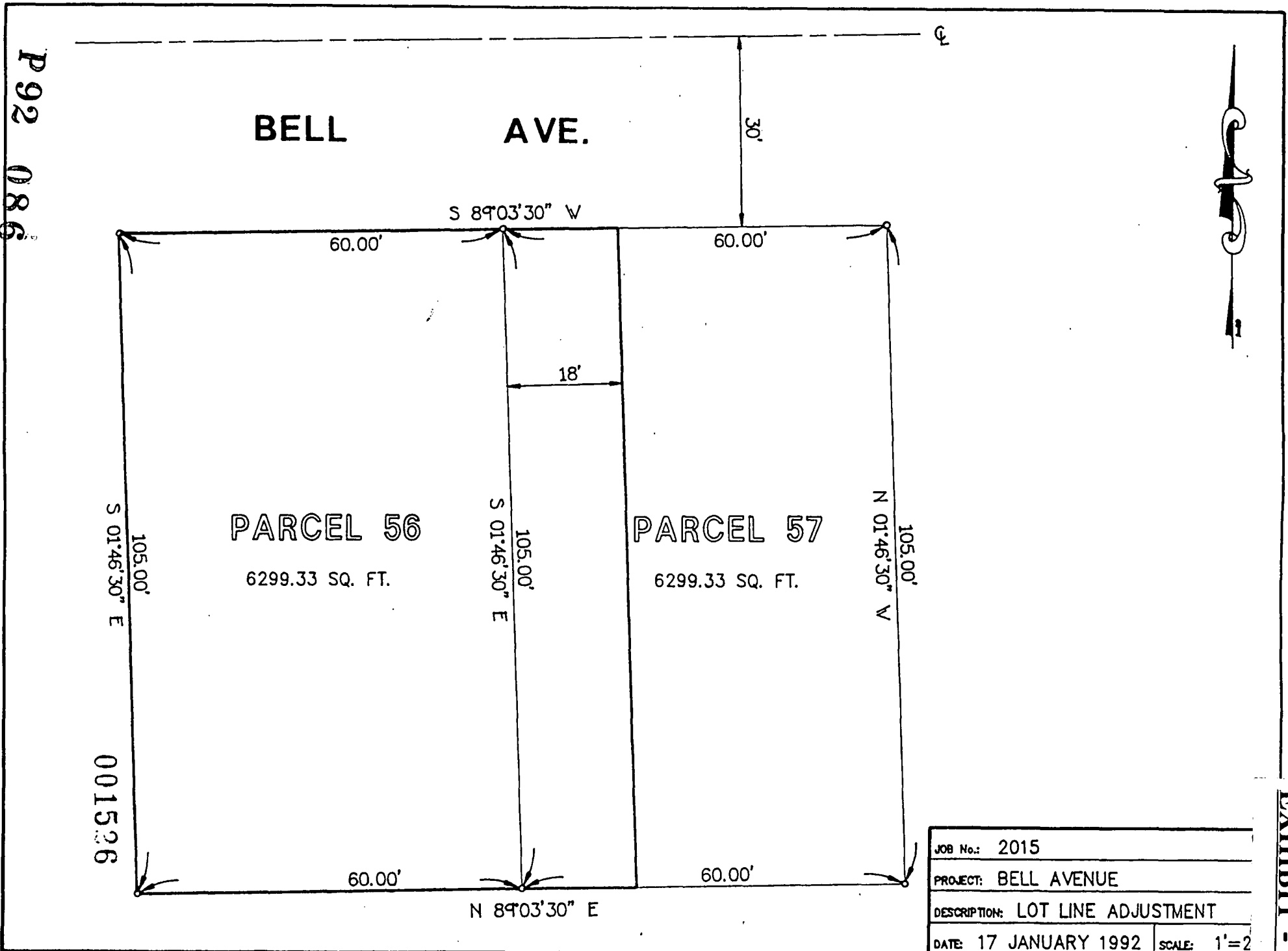
001524



001525

LAND USE & ZONING MAP





BELL AVE.

S 89°03'30" W

60.00'

60.00'

18'

PARCEL 56

6299.33 SQ. FT.

PARCEL 57

6299.33 SQ. FT.

S 01°46'30" E

105.00'

S 01°46'30" E

105.00'

N 01°46'30" W

105.00'

60.00'

N 89°03'30" E

60.00'

30'

3

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6-11-92

Item No.

001526

JOB No.: 2015	
PROJECT: BELL AVENUE	
DESCRIPTION: LOT LINE ADJUSTMENT	
DATE: 17 JANUARY 1992	SCALE: 1"=2'

EXHIBIT - A