

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Task Engineering (T. Rose), P.O. Box 860, Fair Oaks, CA 95628		
OWNER	Pauline Meyer		
PLANS BY	Task Engineering, P.O. Box 860, Fair Oaks, CA 95628		
FILING DATE	6/20/84	50 DAY CPC ACTION DATE	7/26/84
REPORT BY:	SC:bw		
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 226-020-06 & 09

APPLICATION: Lot Line Adjustment to relocate property line between two parcels totaling 9.5± acres (Subdivision Ord.)

LOCATION: 5310 Sorento Road

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common property line between two separate parcels in the Agricultural (A) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Permanent Agriculture  
1965 Robla Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: A  
Existing Land Use of Site: Single Family Dwelling and Vacant

Surrounding Land Use and Zoning:

North: Vacant & Single Family; A  
South: Single Family; R-1  
East: Vacant & Single Family; A  
West: Vacant; A

Property Dimensions: Irregular  
Property Area: 9.5± acres; 5.7± ac. for Parcel 2; 3.4± ac. for Parcel 1

Topography: Flat to Sloping  
Street Improvements: Not improved to City standards  
Utilities: Not available

PROJECT EVALUATION:

1. The subject site consists of two separate parcels which are zoned for agricultural use and are located in the Robla Community Plan area. The area south of the site has been rezoned and subdivided into large single family lots. The remaining area surrounding the site is vacant or consists of large parcels of land developed with single family residences. The character of the area at this time is rural and it is expected to remain so for several years since urban services and improvements are not available in this vicinity. At the present time, the site is divided into a 5± acre parcel and a 4± acre parcel which is land locked. As proposed, the applicant will be relocating the property line to separate an existing residence from a portion of the vacant land and to eliminate the land locked parcel east of the structure. Staff has no objections to the requested lot line adjustment since it will eliminate the land locked parcel.

2. The subdivision ordinance requires that lots in the Agricultural (A) zone not be reduced below a minimum of five acres. Although the applicant's proposal will reduce the size of Parcel 1 to 3.4± acres, the existing land locked parcel is less than five acres. The site is also not large enough to create two five-acre parcels, therefore, staff has no objections to this request.
3. The project was reviewed by the City Engineer, City Water Division and the Traffic Engineer; these divisions indicated no objections to the applicant's request. The City Engineer did, however, indicate concern over the location of the power source for the existing well on Parcel No. 2 since the power was gained through Parcel No. 1. The Engineer included a condition to require necessary utility easements to address this concern.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State CEQA Guidelines (Sec. 15305(a)).

STAFF RECOMMENDATION: Staff recommends approval of the Lot Line Adjustment by adopting the attached resolution with conditions.

# LOCATION LAND USE & ZONING MAP

VALEMA

FARMS

SE A

A

VACANT A

SUBJECT SITE  
SE  
SE  
VACANT A

R-1  
VALLEY  
VIEW  
ACRES

N-O

SORENTO

SORENTO

RD

RD

CARBY

RD

KENMAR

RD

TUNIS

RD

BARROS

DR

LEVEE

EAST

NATOMAS

CARL HANSEN

ON

003084

P84-236

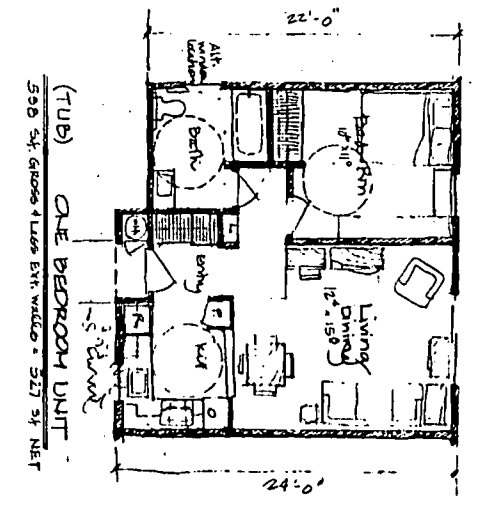
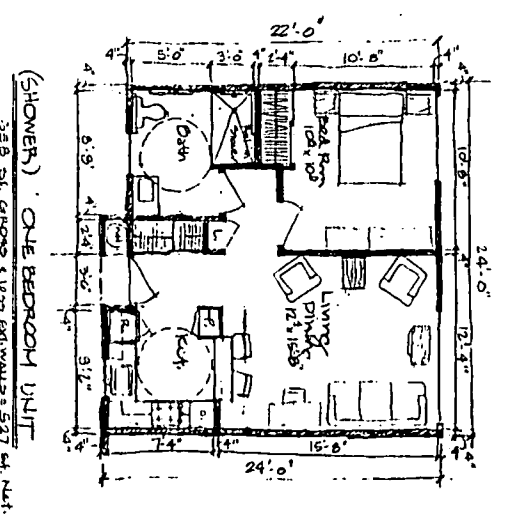
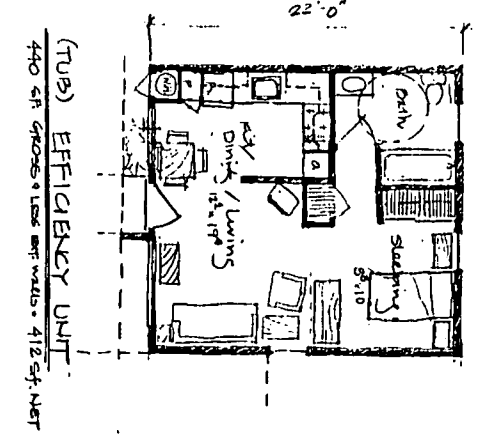
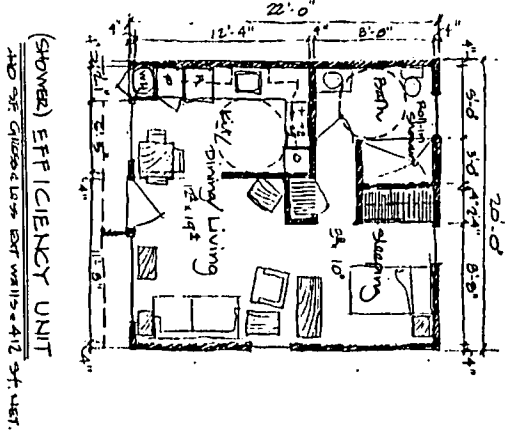
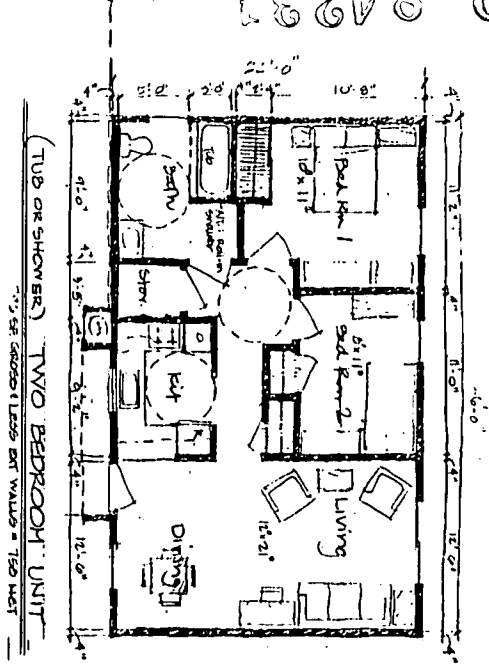
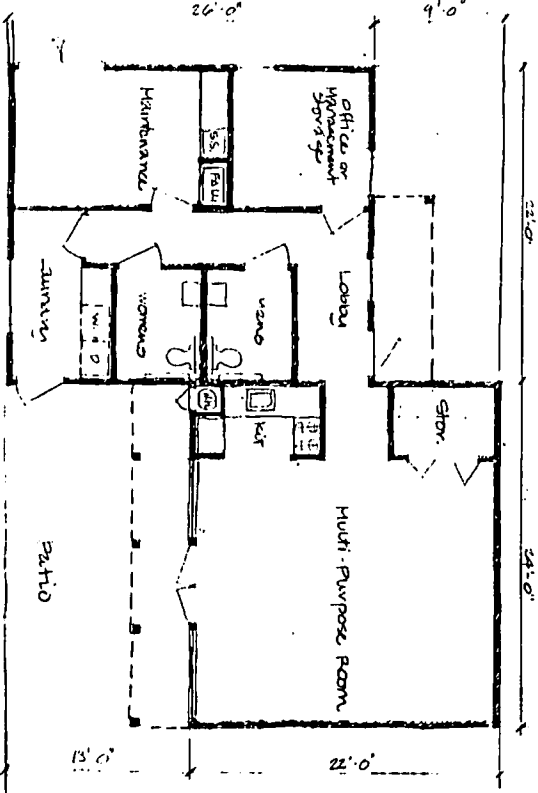
1-26-84

No. 31

18276

003086

COMMUNITY BUILDING  
DO SHOWS + VEST. EXT. WALLS = 1043 SF. NET.



# PEOPLES HOUSING INC.

UNIT PLANS & COMMUNITY BLDG. 5-11-84  
4-11-84

SUMMERFIELD PLAZA FOR NATIONAL CHURCH RESIDENCES CA. IN SACRAMENTO, CA.

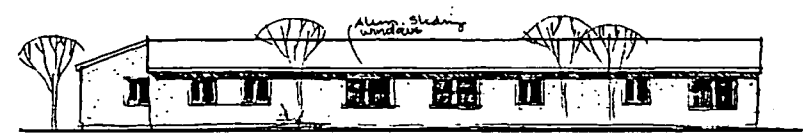
P 84231

7-26-84

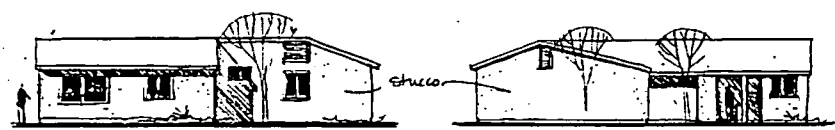
No. 31



ELEVATION 1

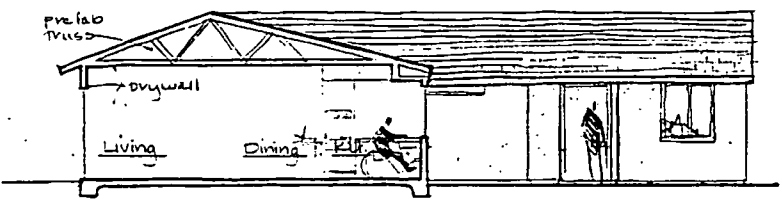


ELEVATION 2

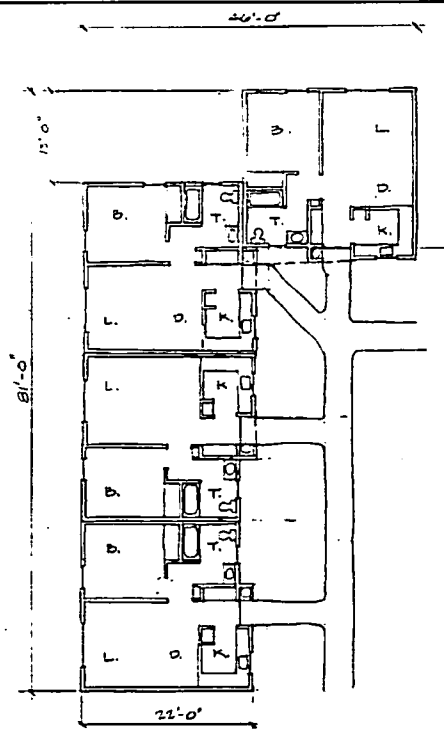


ELEVATION 3

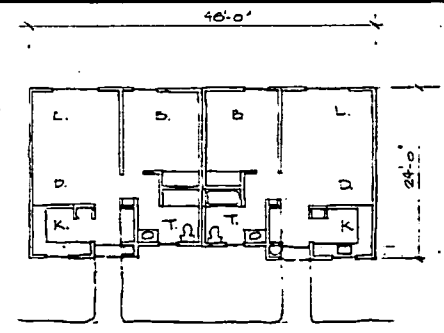
ELEVATION 4



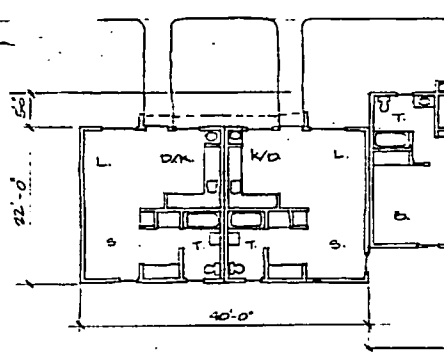
TYPICAL SECTION 1/2" = 1'-0"



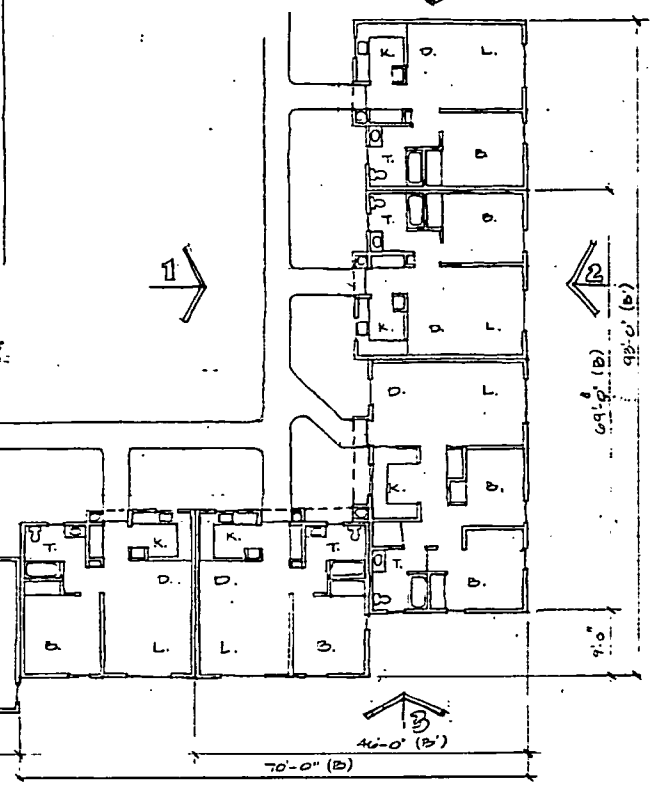
TYPICAL 'C' 1/8" = 1'-0"



TYPICAL 'D' BLDG. 1/8" = 1'-0"



TYPICAL 'A' BLDG



TYPICAL 'B' & 'B' BLDG 1/8" = 1'-0"

PEOPLES HOUSING INC.

SUMMERFIELD PLAZA FOR NATIONAL CHURCH RESIDENCES, CA. IN SACRAMENTO, CA.

BUILDING PLANS 5-11-84 ELEVATIONS 4-11-84



003087

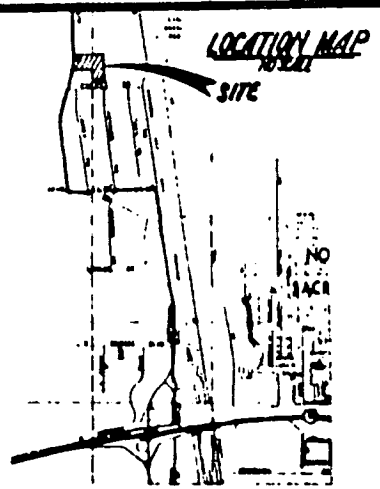
84-236

7-36-84

EXHIBIT 'A'

No. 31

003085



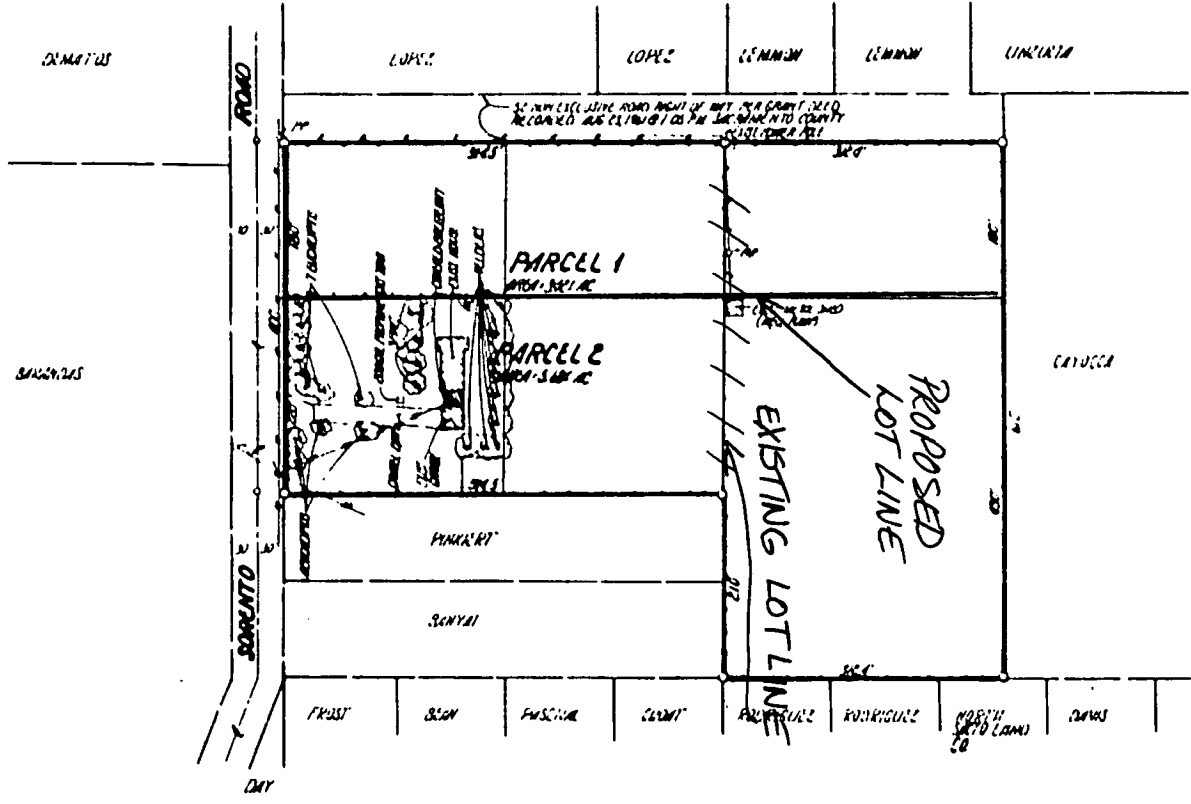
ALL THAT PORTION OF THE NORTHWEST 1/4 SEC. 6,  
T. 1N., R. 3E., AS SHOWN ON "VALLEY VIEW ACRES",  
SACRAMENTO COUNTY, CALIFORNIA  
SCALE: 1"=100' SHEET OF 1 JUNE, 1984  
TASK ENGINEERING, INC.

OWNER: MRS. PAULINE MEYER  
8310 Sorrento Road  
Sacramento, CA. 95833

DEVELOPER: Owner

ENGINEER: TASK ENGINEERING, INC.  
11292 Coloma Road, Suite "A"  
Rancho Cordova, CA 95670

EXISTING ZONING: A-1  
EXISTING USE: SINGLE FAMILY  
PROPOSED USE: SINGLE FAMILY  
SEWER: SEPTIC  
WATER: WELL  
NO OF PARCELS: 2  
STREET IMPROVEMENTS: EXISTING CLASS "C"  
ACRIAGE: 0.37 ± AC.  
ASSESSORS PARCEL NO. 226-020-04, 09  
FIRE DISTRICT: CITY OF SACRAMENTO



**DESCRIPTION**  
All that portion of the Northwest one quarter of section 6, Township 9 North, Range 5 East, described as follows:  
Beginning at a point on the north line of "Valley View Acres", located North 89° 25' East 544.5 feet from the Northwest corner thereof, as shown on the official "Plat of Valley View Acres", filed in the office of the County Recorder of Sacramento County in Book 37 of Maps, Map No. 20; thence from said point of beginning along the north line of Valley View Acres North 89° 25' East 312.4 feet to the Southwest corner of the parcel of land conveyed by Deed dated November 29, 1935, recorded December 1, 1935, in Book 1988 of Official Records, at page 24, executed by Louis F. Valle and Marion West Valle, his wife, to Pedro Alva Santos and Anila Santos, his wife; thence along the West line of said Santos property North 0° 35' West 610 feet to the South line of a 42 foot road easement; thence along the South line of said road easement South 89° 25' West 312.4 feet to the Northwest corner of the parcel of land conveyed by Deed dated June 28, 1953, recorded July 2, 1953, in Book 2439 of Official Records, at page 167, executed by David W. Van Heusen and Virginia L. Van Heusen, his wife, to Harold E. Meyer and Pauline R. Meyer, his wife; thence along the East line of said Meyer property South 0° 35' East 610 feet to the point of beginning, containing 4.37 acres, more or less.

Beginning at a point on the center line of a 60 foot County Road, and on the East line of lot 87 of Natomas East Side Subdivision, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on January 18, 1924 in Book 17 of Maps, Map No. 34, which point is located South 00° 35' East 1948.8 feet from a one inch iron pipe marked RE 5954 set on the center line of said 60 foot County Road at a point located North 00° 35' West 8.2 feet from the Southeast corner of lot 78 of said Natomas East Side Subdivision, said iron pipe being set to mark the Northwest corner of said Section 6, according to "Record of Survey of Fisher Briggs Estates", filed in the office of the Recorder of Sacramento County, California, on January 7, 1947, in Book 8 of Surveys, Survey No. 28; thence from said point of beginning North 89° 25' East 844.5 feet; thence South 00° 35' East 400.00 feet; thence South 89° 25' West 844.5 feet to a point on the center line of said 60 foot County Road, and on the East line of lot 88 of said Natomas East Side Subdivision; thence along the center line of said County Road, North 00° 35' West 400.00 feet to the point of beginning; being a portion of the Northwest 1/4 of section 6, Township 9 North, Range 5 East, N.D.B. & M.

P 84236

AD 0111