

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

APPLICANT	Charles Johnson	926 J Street Ste.	1208 Sacto.	CA	95814
OWNER	Kathleen Brainard	1064 Roanoke Ave	Sacto	CA	95838
PLANS BY	Charles Johnson & Assoc.	926 J Street Ste.	1208 Sacto.	CA	95814
FILING DATE	7-23-92	ENVIR. DET.	Exempt 15305(a)	REPORT BY	B. Williams
ASSESSOR'S PCL. NO.	251-0134-001,024				

APPLICATION: Lot Line Adjustment to readjust an existing property line at a 90 degree angle between two partially developed lots on 0.27± acres in the Standard Single Family (R-1) zone.

LOCATION: Northeast corner of Roanoke Avenue & Branch Street

PROPOSAL: The applicant is requesting the necessary entitlements to allow the realignment of an existing property line between two lots.

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:	Single Family Unit

Surrounding Land Use and Zoning:

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

Property Dimensions:	Lot A - 62' x 100'
	Lot B - 58' x 100'
Property Area:	0.27±
Building Square Footage:	835 sq.ft. (existing dwelling)
Height of Building:	one-story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC.NO. P92-206

MEETING DATE September 10, 1992

ITEM NO. 12

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

The subject site consists of two partially developed acres on 0.27± 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). The subject site is also within the Del Paso Heights Redevelopment Area. 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 an existing property line between two lots by rotating the lot line by 90 degrees (see Exhibit A). The rotation of the existing property line will orient the two lots in a north/south direction instead of the existing east/west orientation. A single family dwelling is located on the subject site. The applicant indicated to staff that the dwelling has been on the site for over 10 years. The existing dwelling is situated on both Lots A and B, which is prohibited. The rotation of the property line will allow for the dwelling to be situated on one lot (Lot A). The applicant intends to build a second dwelling on Lot B. The submitted site plan also indicates that a portion of the existing concrete pad will be removed on Lot B (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. As previously mentioned, the rotation of the lot line will situate two existing lots in a north/south direction facing Roanoke Avenue instead of the east/west direction, facing Branch Street. Additionally, by realigning the property line, the existing dwelling will be oriented on one lot instead of two lots. Lastly, the lot line adjustment will establish two adequate size single family lots. The existing single family lots are substandard in width (50 feet) when facing the east/west direction (Branch Street). The new realignment will create two lots that will meet the minimum lot width. Lot A will be 62' x 120' and Lot B will be 58' x 120'. Adequate lot area and yard area will, therefore, be provided.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Water and Sewer Division and City Real Estate. The following comments were received:

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

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.

- c. Submit drawing showing location of existing sewer and water services.
- d. Properly abandon any excess water services to the satisfaction of the Water Division (One service per lot is permitted.)
- e. 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.
- f. Sewer and water services to the developed parcel shall be relocated within private easements located within the front or rear yard setbacks of the vacant lot or shall be connected directly from the developed parcel to water or sewer main extension within the public streets.

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

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





P92-206

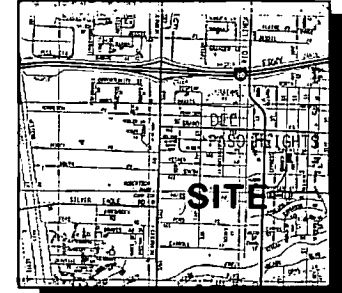
8-10-92

Item 122



# A LOT LINE ADJUSTMENT FOR RON HUBBARD

CITY OF SACRAMENTO JULY 1992



VICINITY MAP  
NO SCALE

ROANOKE

AVENUE

STREET

BRANCH

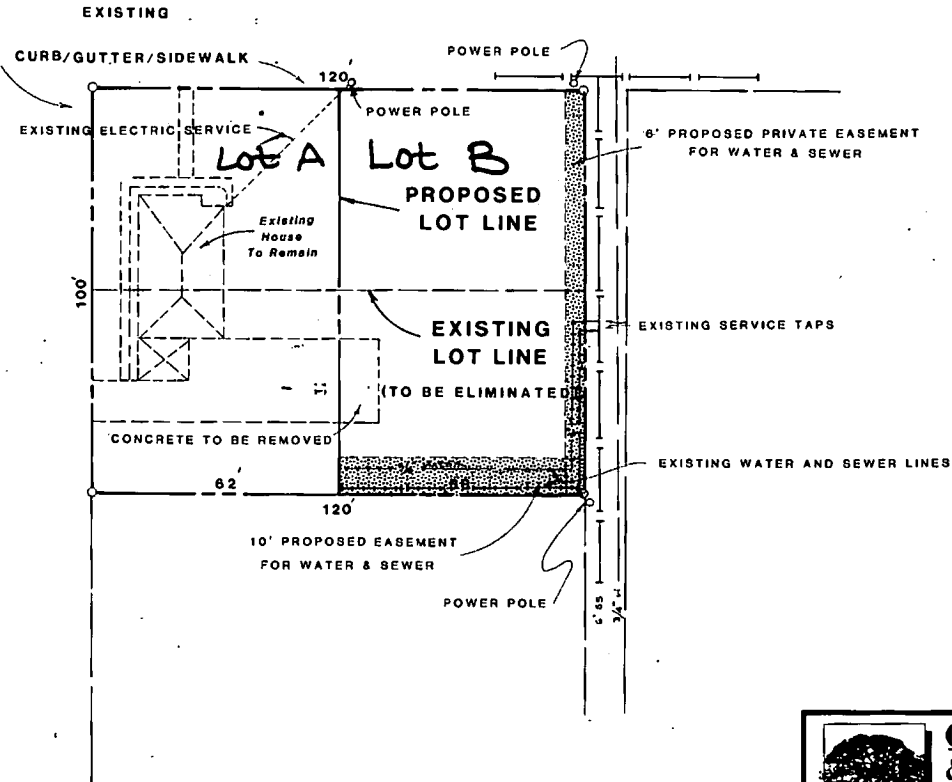


Exhibit A

**Charles Johnson & Associates**  
 Subdivision Design • Environmental Studies • Permit Processing  
 924 J STREET  
 SUITE 1208  
 SACRAMENTO, CA 95814  
 (916) 442-1327

998-206

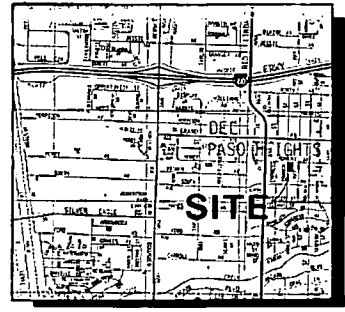
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Item



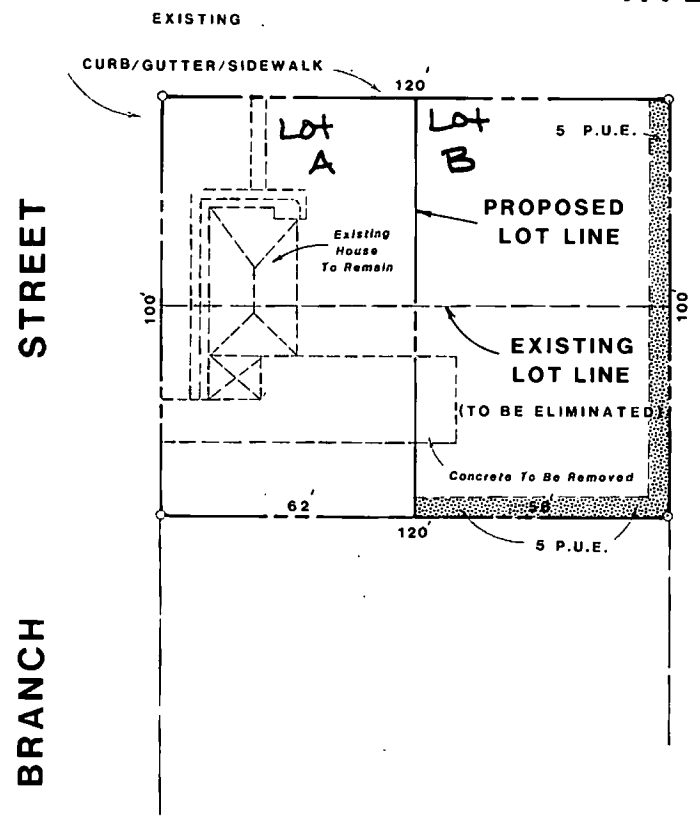
# A LOT LINE ADJUSTMENT FOR RON HUBBARD

CITY OF SACRAMENTO JULY 1992



VICINITY MAP  
NO SCALE

ROANOKE AVENUE



11632



Exhibit A



**Charles Johnson  
& Associates**  
 Subdivision Design • Environmental Studies • Permit Processing  
 926 J STREET  
 SUITE 1208  
 SACRAMENTO, CA 95814  
 (916) 442-1327



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE  
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: LOT LINE ADJUSTMENT

PROPERTY OWNER'S NAME: KATHLEEN BRIDNARD c/o RON HUBBARD  
Mailing Address: 1064 ROANOKE AVE. SACRAMENTO CA. Zip Code 95838  
Telephone: Business ( ) \_\_\_\_\_ Home ( ) \_\_\_\_\_

APPLICANT'S/AGENT'S NAME: CHARLES JOHNSON & ASSOCIATES  
Mailing Address: 926 J STREET SUITE 1208 SACR. Zip Code 95814  
Telephone: Business ( ) 442-1327 Home ( ) \_\_\_\_\_  
Contact Person's Name: CHARL JOHNSON Phone ( ) 442-1327

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED  
Property Address or Location NORTHEAST CORNER ROANOKE AVE. & BRANCH ST.  
Property Assessor Parcel Number(s) 251-134-01 & 2A  
Property Dimensions: 100 x 120  
Property Area: Square Footage (gross) 12,000 (net) 12,000  
Acreage (gross) 0.275 (net) 0.275  
Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed (give bldg. sq. ft.) 835 sq  
Existing Zoning of Project Site: R-1 Proposed Zoning: R-1

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>R-1</u>	<u>RESIDENTIAL</u>
South	<u>"</u>	<u>"</u>
East	<u>"</u>	<u>"</u>
West	<u>"</u>	<u>"</u>

Verified

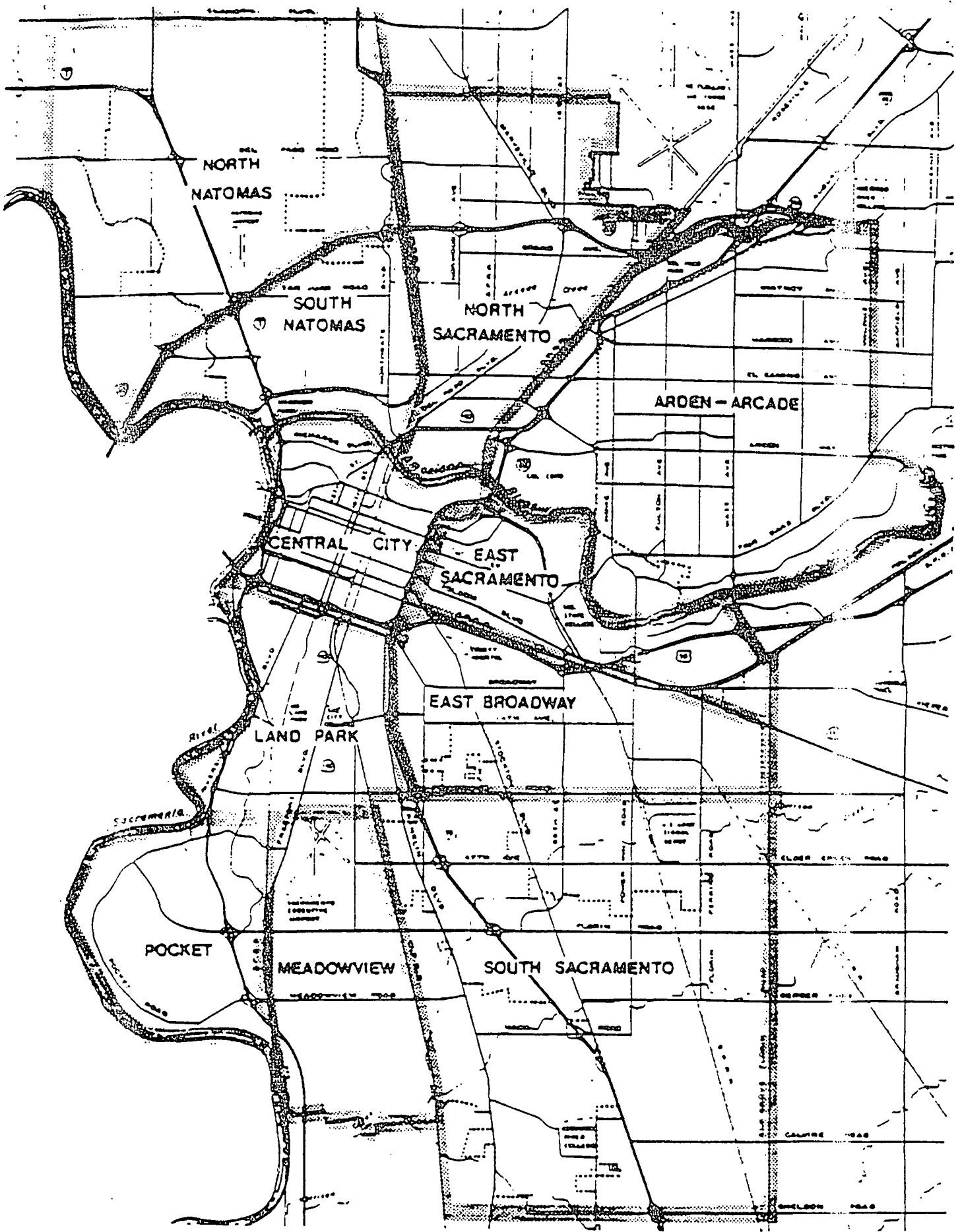
FOR OFFICE USE ONLY

P No.: P 92 - 206 Date Rec'd: 7-23-92 By: 7-23-92

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other <u>P</u>

Environmental Determination: Exempt: 15305(a); Neg. Dec \_\_\_\_\_; EIR \_\_\_\_\_; By: \_\_\_\_\_, Date \_\_\_\_\_





APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: ~~THE PROPOSAL IS TO ROTATE THE~~  
~~EXISTING LOT LINE PRESENTLY SEPARATING THE~~  
~~LOTS 90°. THIS WOULD MAKE FOR A NORTH/SOUTH~~  
~~ORIENTATION INSTEAD OF THE EXISTING EAST/WEST.~~  
~~IT WOULD ALSO HAVE THE EXISTING HOME~~  
~~ENTRANCE ON ONE LOT. IT PRESENTLY IS~~  
~~SHARED ON BOTH LOTS.~~



Structures to be Demolished: NO  
 Structures to be Moved: NO  
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): WOOD FRAME - 835 A - EARLY CALIFORNIA

NA  
 RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT  
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)

Type of Use(s): \_\_\_\_\_  
 Oriented to: Regional \_\_\_\_\_ City \_\_\_\_\_ Neighborhood \_\_\_\_\_  
 Hours of Operation: \_\_\_\_\_  
 Total Occupancy/Capacity of Building(s): \_\_\_\_\_  
 Total Number of Fixed Seats: \_\_\_\_\_  
 Square Footage of: \_\_\_\_\_ Warehouse Area: \_\_\_\_\_  
 Office Area: \_\_\_\_\_ Loading Area: \_\_\_\_\_  
 Sales Area: \_\_\_\_\_ Storage Area: \_\_\_\_\_  
 Total Number of Employees: \_\_\_\_\_  
 Anticipated Number of Employees Per Shift: \_\_\_\_\_  
 Total Number of Visitors/Customers on site at any one time: \_\_\_\_\_  
 Other Occupants (specify): \_\_\_\_\_

RESIDENTIAL PROJECTS

Total Lots: 2 Total Dwelling Units: 1 EXISTING / 2 PROPOSED  
 Total Acreage: 0.275 Net Density/Acre: 5 Gross Density/Acre: 5

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	<u>1 (ADDITIONAL)</u>			
Acreage				
Square Feet per Unit	<u>UNK.</u>			
For Sale or Rent	<u>SALE</u>			
Price Range	<u>UNK.</u>			
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom	<u>✓</u>			
4+ Bedroom				

Are any of these units proposed to be subsidised? NO  
 If yes, describe the type and source of the subsidy.

NA

**PROPOSED BUILDING(S) CHARACTERISTICS  
FOR ENTIRE PROJECT**

Size of New Structure(s) or Building Addition(s): 12-1500 (est.) Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):

UNK. Ft. No. of Floors 1  
24'

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

UNK.

Project Site Coverage:	Building Coverage:	<u>1500<sup>±</sup></u> Sq. Ft.	<u>30</u> %
	Landscaped Area:	<u>2500<sup>±</sup></u> Sq. Ft.	<u>60</u> %
	Paved Surfaced Area:	<u>500<sup>±</sup></u> Sq. Ft.	<u>10</u> %
	Total:	<u>5000<sup>±</sup></u> Sq. Ft.	<u>100</u> %

Exterior Building Materials: WOOD FRAME Roof Materials: COMP. SHINGLES

Exterior Building Colors: EARTH TONES

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project:

Total Number of Off-Street Parking Spaces:  
On-Site Required 2 On-Site Proposed: 2

Total Number of Proposed Off-Site Parking: NA  
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: NA Required: NA

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: NA Parking: NA

Estimate Total Construction Cost for Project: \$ 75 K

Construction Starting Date: SPRING 93 Estimated Completion Date: FALL 93

Does this Proposal include Signage? NO If yes, explain the following:  
 Height: NA Illumination: NA  
 Area: \_\_\_\_\_ Type: \_\_\_\_\_  
 Dimensions: \_\_\_\_\_ Colors/Materials: \_\_\_\_\_  
 Locations (On/Off-Site): \_\_\_\_\_

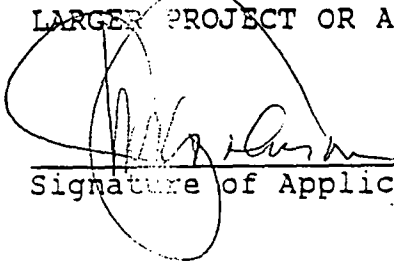
NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

**OTHER PERMITS OR APPROVALS**

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
<u>CITY APPROVALS ONLY</u>				

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.

  
\_\_\_\_\_  
Signature of Applicant/Agent

JULY 23, 1992  
\_\_\_\_\_  
Date

JAMES JOHNSON  
\_\_\_\_\_  
Print Name and Title of Applicant/Agent

442-1327  
\_\_\_\_\_  
Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

LETTER OF AGENCY

Date: JULY 21, 1992

City of Sacramento  
Department of Planning and Development  
1231 I Street, Suite 200  
Sacramento, CA 95814

Gentlemen:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: CHARLES JAZED Phone: 442-1327

Applicant's address: 926 J STREET #1208

to apply for the following entitlement(s):

- Plan Amendment
- Rezoning
- EUD Designation
- Tentative Map
- Lot Line Adjustment
- Subdivision Modification
- Special Permit
- Planning Director's Special Permit
- Variance
- Planning Director's Variance
- "R" Review (Development Plan Review)

The subject property is located at 1000 RANCHO AVE.

Assessor's Parcel Number 251-0134-01 & 24

Kathleen Brainard  
Signature of owner of record (must be original)

Kathleen O. Brainard  
Name of owner of record

6653 Big Chief Ct, Orangethorpe 725-3042  
Address of owner of record 95662 Phone

Application Number \_\_\_\_\_

NOTICE OF EXEMPTION

TO: X County Clerk  
County of Sacramento

FROM: Environmental Coordinator  
City of Sacramento

Office of Planning and Research  
1400 10th Street, Room 121  
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: P92-206

ACTIVITY/PROJECT LOCATION: NE corner of Roanoke Ave. and Branch St.

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: Lot Line Adjustment to readjust an existing property line at a 90 degree angle between two partially developed lots on 0.27± acres in the Standard Single Family (R-1) zone.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT:  
Charles Johnson & Associates

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutorial Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 05 and Section Number 15305(a)

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The proposed project is requesting a lot line adjustment to readjust an existing property line. The project will not result in any changes in land use or density. Also, the project will not result in the creation of any new parcel. Building permit applicants, by agreement with the City, assume the risk of all flood-related damage to any permitted new construction and agree to notify subsequent purchasers of flood risk.

CONTACT PERSON: Lisa Cabodi

TELEPHONE: (916) 264-7037

DATED: 8/17/92

Lisa Cabodi  
Lisa Cabodi, Environmental Planner



**PROOF OF SERVICE BY MAIL)**

**STATE OF CALIFORNIA        )**

**COUNTY OF SACRAMENTO    )**

**The below signed verily states:**

**That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.**

On August 28, 1992 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown , public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

**I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

*Ronise Fisher*

12.

1231 I STREET  
SACRAMENTO, CA



# CITY OF SACRAMENTO

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
1231 "I" Street  
Sacramento, Ca. 95814

ADMINISTRATION  
ROOM 300, 95814-2987  
(916) 264-5571  
FAX (916) 264-7185  
BUILDING INSPECTIONS  
ROOM 200, 95814-2998  
(916) 264-5716  
FAX (916) 264-7046  
ECONOMIC DEVELOPMENT  
ROOM 300, 95814-2987  
(916) 264-7223  
ENVIRONMENTAL SERVICES  
ROOM 301, 95814-3982  
(916) 264-7037  
PLANNING  
ROOM 200, 95814-2998  
(916) 264-5381

## PUBLIC NOTICE

Date: August 27, 1992

Dear Property Owner:

The Planning Division is notifying all owners of property within 100' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on September 10, 1992.

The proposed project is:

**P92-206** Lot Line Adjustment to readjust an existing property line at a 90 degree angle between two partially developed lots on 0.27± acres in the Standard Single Family (R-1) zone.  
Loc: NE corner of Roanoke Ave. & Branch St. APN: 251-134-01,24

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Bridgette Williams at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

SACRAMENTO CITY PLANNING COMMISSION  
PUBLIC NOTICE

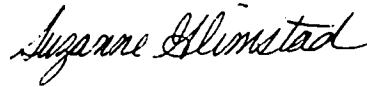
Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on September 10, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California. The Environmental Coordinator has determined that the projects will not have a significant adverse impact on the environment and has prepared a negative declaration. A copy of the negative declaration(s) may be reviewed/obtained at the Sacramento City Planning Division, 1231 I Street, room 300, Sacramento, California. Any appeal of the decision to prepare the negative declaration(s) must be filed with the Sacramento City Planning Division on/before 5:00 P.M. on September 10, 1992.

- ✓ **P91-206**      Mitigation Monitoring Plan. Amend North Sacramento Community Plan for 1.8± vacant acres from Residential (4-8 du/na) to Residential (7-15 du/na). Rezone 1.8± vacant acres from Standard Single Family (R-1) to Single Family Alternative (R-1A) zone. Tentative Map to subdivide 1.8± acres into 13 single family lots in the R-1A zone. Special Permit to construct 13 single family units on 1.8± acres in the R-1A zone. Loc: 3621 Astoria St. APN: 252-191-008,023,024
- P92-090**      Mitigation Monitoring Plan. Major Project Special Permit to develop a 42,394 square foot (four-story) office building on 0.29± vacant acres in the General Commercial (C-2) zone. Special Permit to implement parking reduction measures to reduce the required parking by 11 percent (10 spaces). Special Permit to increase the allowable building height from 35 feet to 64.5 feet. Variance to reduce the front setback from 7.5 and 15 feet to 0 feet. Variance to reduce the interior side setback from 15 feet to 10 feet. Variance to reduce the street side setback from five feet to 0 feet. Variance to allow tandem parking for five spaces. Variance to waive 68 parking spaces of the required 90 spaces. Variance to waive the required six foot high masonry wall on the east property line. Loc: NE corner of 14th & O Sts. APN: 006-0225-004,005
- P92-173**      Special Permit to establish a bed and breakfast inn with seven guest rooms on 0.15± developed acres in the Multi-Family (R-3A) zone. Variance to allow one parking space which does not meet minimum stall dimensions (one parallel parking space) for a bed and breakfast inn. Variance to waive one required space for on-site parking for a bed and breakfast inn. Loc: 2116 6th St. APN: 005-0110-013
- P92-179**      Mitigation Monitoring Plan. Special Permit Modification to construct a 2,627± square foot service station/convenience market, a 1,300± square foot car wash building and a 3,800± square foot gas island canopy on 1.82± developed acres in the Shopping Center Review (Planned Unit Development) (SC-R{PUD}) zone. Special Permit to allow the sale of beer and wine for off-premises consumption within a proposed 2,627± square foot convenience market. Loc: 1600 Arden Way APN: 277-0272-003

See page 2

**P92-180**

Planning Commission Determination to allow a home occupation to: have clients, customers and employees at the home; allow other than residents of the home to be employees at the home, and; allow the business to occupy more than 10 percent of the total gross ground floor area of the dwelling unit, on a lots totaling 0.07± acres developed with a single family home in the Multiple Family Residential (R-3A) zone. Loc: 901 28th St. APN: 007-0044-004



Suzanne Glimstad  
Secretary to the Planning Commission

Ad No. 81

Run 1 Time: 8-21-92

**SACRAMENTO CITY PLANNING COMMISSION  
PUBLIC NOTICE**

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on September 10, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California.

**P92-200**      Lot Line Adjustment to merge four lots into two lots totaling 3.73± developed acres in the Heavy Industrial (M-2) zone. Loc: 1317 North B St. APN: 002-0020-001,005,007 & 011

✓**P92-206**      Lot Line Adjustment to readjust an existing property line at a 90 degree angle between two partially developed lots on 0.27± acres in the Standard Single Family (R-1) zone. Loc: NE corner of Roanoke Ave. & Branch St. APN: 251-134-01,24

**P92-209**      Lot Line Adjustment to relocate the property line for two parcels totaling 0.22± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 4 Willow Cove Ct. & 7739 Oakshore Dr. APN: 031-1420-030,029

**P92-210**      Lot Line Adjustment to relocate the property line between two parcels totaling 0.217± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7707 & 7725 Oak Bay Cr. APN: 031-1420-018,019

**P92-211**      Lot Line Adjustment to relocate the property line between two parcels totaling 0.19± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7717 E. Port Dr. & 1027 E. Landing Way APN: 031-1400-043,044

**Ad No. 80**  
**Run 1 Time: 8-21-92**

  
**Suzanne Glimstad**  
**Secretary to the Planning Commission**

JOHN & JOYCE ATRES  
6628 CRANBERRY ST.  
CITRUS HEIGHTS, CA. 95221  
APN. 251-094-13

ELZADIE & CUBBY COMIER  
1013 ROADNOKE AVE.  
SACRAMENTO, CA. 95838  
251-096-07

TAYLOR MURPHY  
1005 ROADNOKE AVE.  
SACRAMENTO, CA. 95838  
APN. 251-096-08 & 09

JAMES/LOUISE HOLMES  
960 ROADNOKE AVE.  
SACRAMENTO, CA. 95838  
251-133-03

17. & ANNETTE COOPWOOD  
3653 BRANCH ST.  
SACRAMENTO, CA. 95838  
251-133-04

JAMES & JOYCE BROOKS  
3651 BRANCH ST.  
SACRAMENTO, CA. 95838  
251-133-05

WADE & PATRICIA CATER  
PO BOX 274  
RID LINDA, CA. 95673  
251-133-06

GLENN & JODIE WEATHERALL  
7542 TAMOSHANTER WAY  
SACRAMENTO, CA. 95822  
251-134-02

LOUIE & MAMIE JOHNSON  
1012 ROADNOKE AVE.  
SACRAMENTO, CA. 95838  
251-134-03

ANNA LEE CHATMAN  
3637 MAY ST.  
SACRAMENTO, CA. 95838  
251-134-04

HANNA & LIONEL TELL  
3340 LYPPRESS ST.  
SACRAMENTO, CA. 95838  
251-134-05

HUMBLE CHURCH OF  
GOD IN CHRIST  
3636 BRANCH ST.  
SACRAMENTO, CA. 95838  
251-134-21

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