

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Halstead Land Planning, 4151 Natoma Ave., Fair Oaks, CA 95628
OWNER Rosemary Whitley, 223 Pinedale Ave., Nishimoto Develop. 3434 Narcibu Ave, Sacto. CA
PLANS BY Halstead Land Planning, 4151 Natoma Ave., Fair Oaks, CA 95628
FILING DATE 12/16/88 ENVIR. DET. Exempt 15305A REPORT BY CL:pe
ASSESSOR'S PCL. NO. 226-0070-051 & 053, 226-0350-016 to 021 & 026 to 029

APPLICATION: Lot Line Adjustment to relocate the common property lines of 12 lots totaling 39+ partially developed acres in the Agriculture (A) and Single Family Alternative (R-1A) zones.

LOCATION: Northwest of Pinedale Avenue and Sully Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property lines of twelve lots in order to separate the levee of the Sacramento-San Joaquin Drainage Easement from the residential 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-1A and A
Existing Land Use of Site:	Single Family Residential and vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	39.0+ acres
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of twelve lots which are vacant and single family residences. The site is zoned Agriculture (A) and Single Family Alternative (R-1A). The General Plan designates the site Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site Residential (4-8 du/na). Surrounding land uses include vacant and single family residences. The surrounding zoning is A to the North; R-1 and M-1S to the south; R-1 to the east; and A to the west.

- B. The subject site is part of Pinedale Estates (P85-254). The proposed lot line adjustment will separate the levee of the Sacramento-San Joaquin Drainage Easement from the residential lots. The large lot to be created will be retained under the existing owner and used for agricultural grazing. There currently exists a six foot fence separating the residential lots from this levee. This levee is currently being maintained by the American River Flood Control District. The proposed lot line adjustment will not affect its maintenance.
- C. The proposed lot line adjustment was reviewed by City Transportation Engineering, Real Estate and Building Divisions. The following comments were received:
1. File Certificate of Compliance and waive parcel map prior to recordation:
 2. Pay off or segregate any existing assessments; and
 3. Show all easements.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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

EXHIBIT A

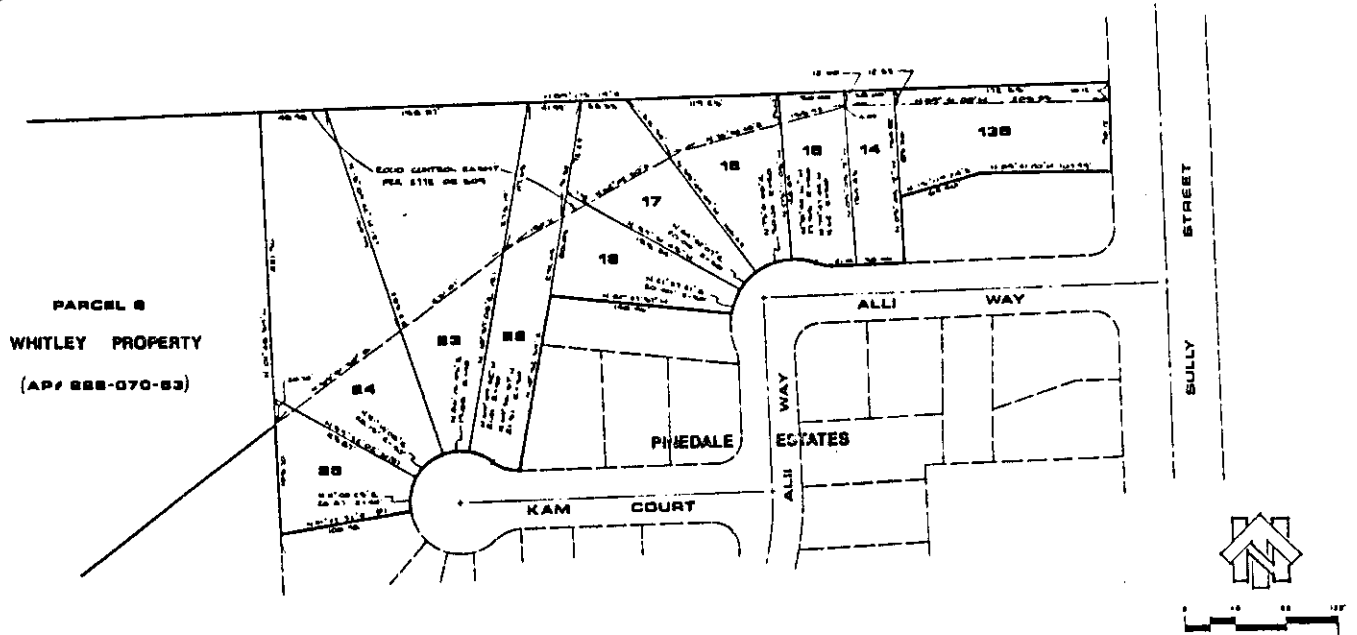
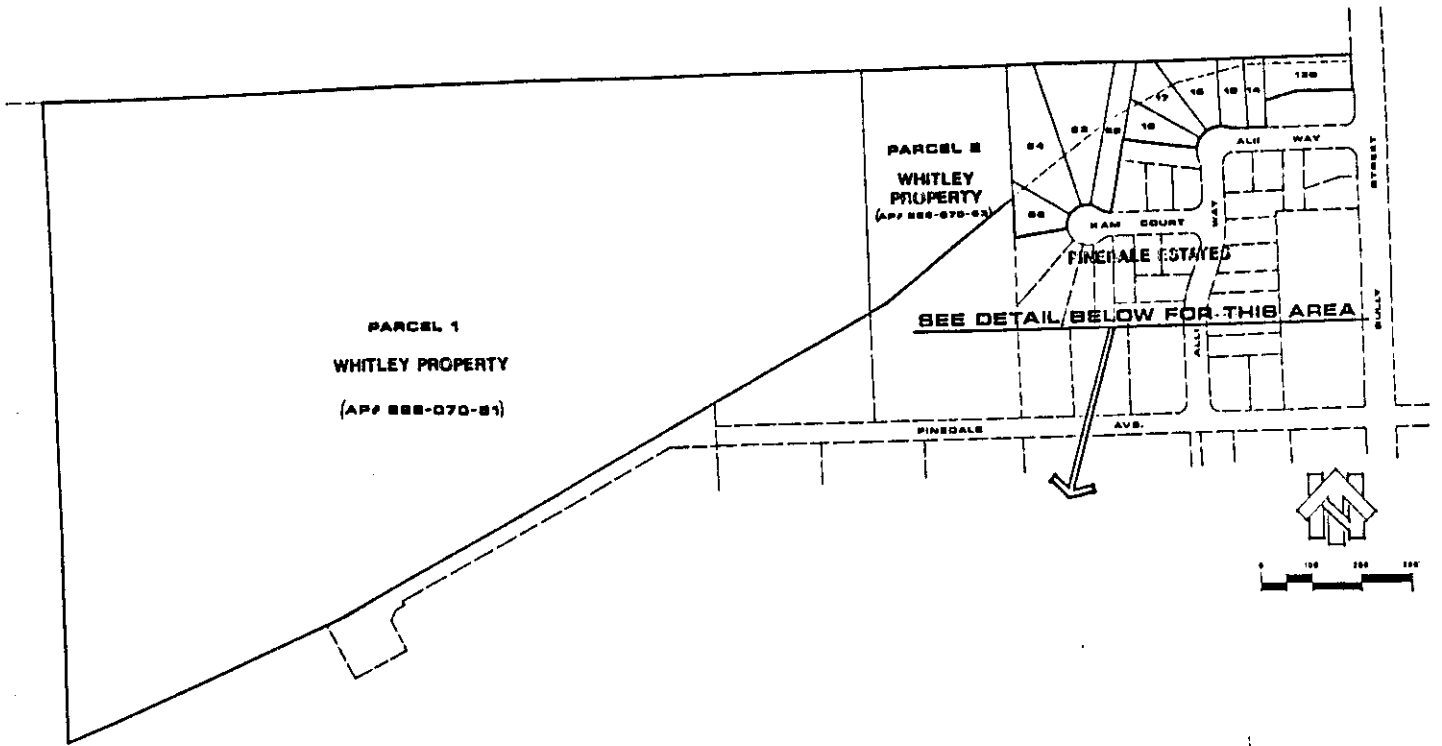


EXHIBIT FOR:

LOT LINE ADJUSTMENT

EXISTING CONFIGURATION

SHEET 1 OF 2

Hartwood Land Planning
1111 Hume Avenue
Fair Oaks, California 95626
(916) 861-0877



EXHIBIT B

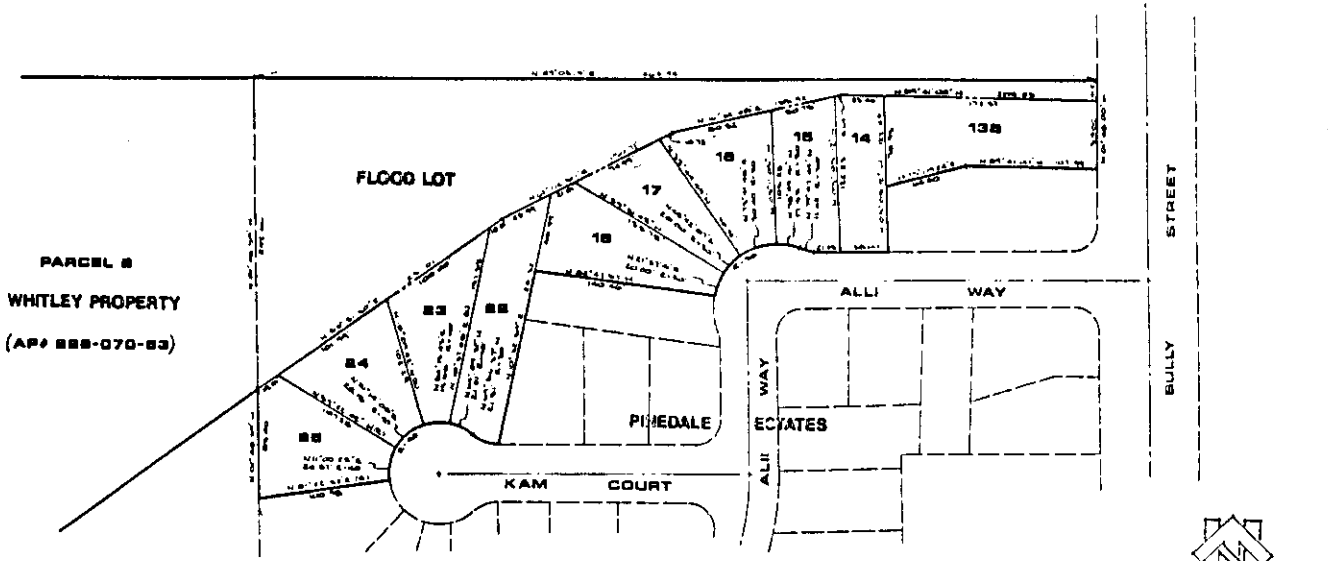
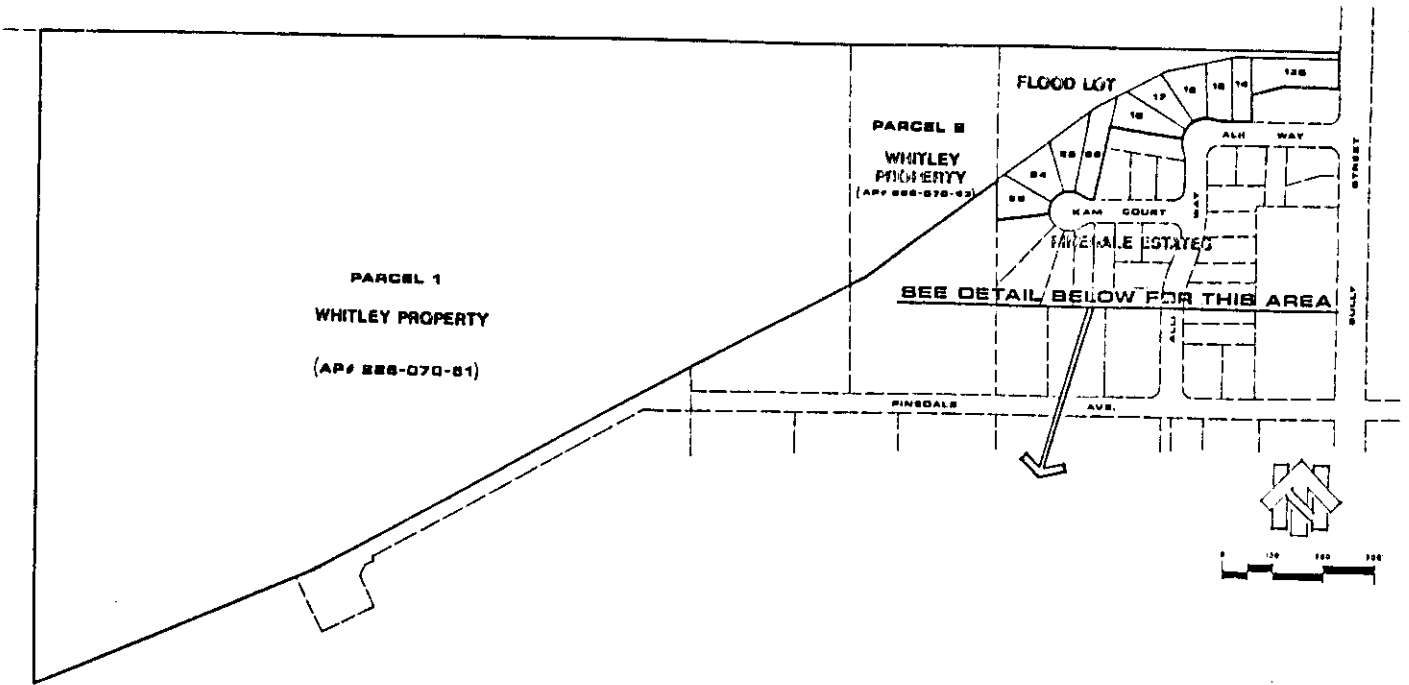


EXHIBIT FOR:

LOT LINE ADJUSTMENT

PROPOSED CONFIGURATION

SHEET 2 OF 2

Metstead Land Planning
4101 N. Main Avenue
P.O. Box 1000
10/11/88-001

P89-031

2-9-89

Item # 20

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINES OF TWELVE PARCELS LOCATED NORTHWEST OF PINEDALE AVENUE AND SULLY STREET.

APN: 226-0070-051 AND 053, 226-0350-016 TO 021 AND 026 TO 029

(P89-031)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Northwest corner of Pinedale Avenue and Sully Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation:

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

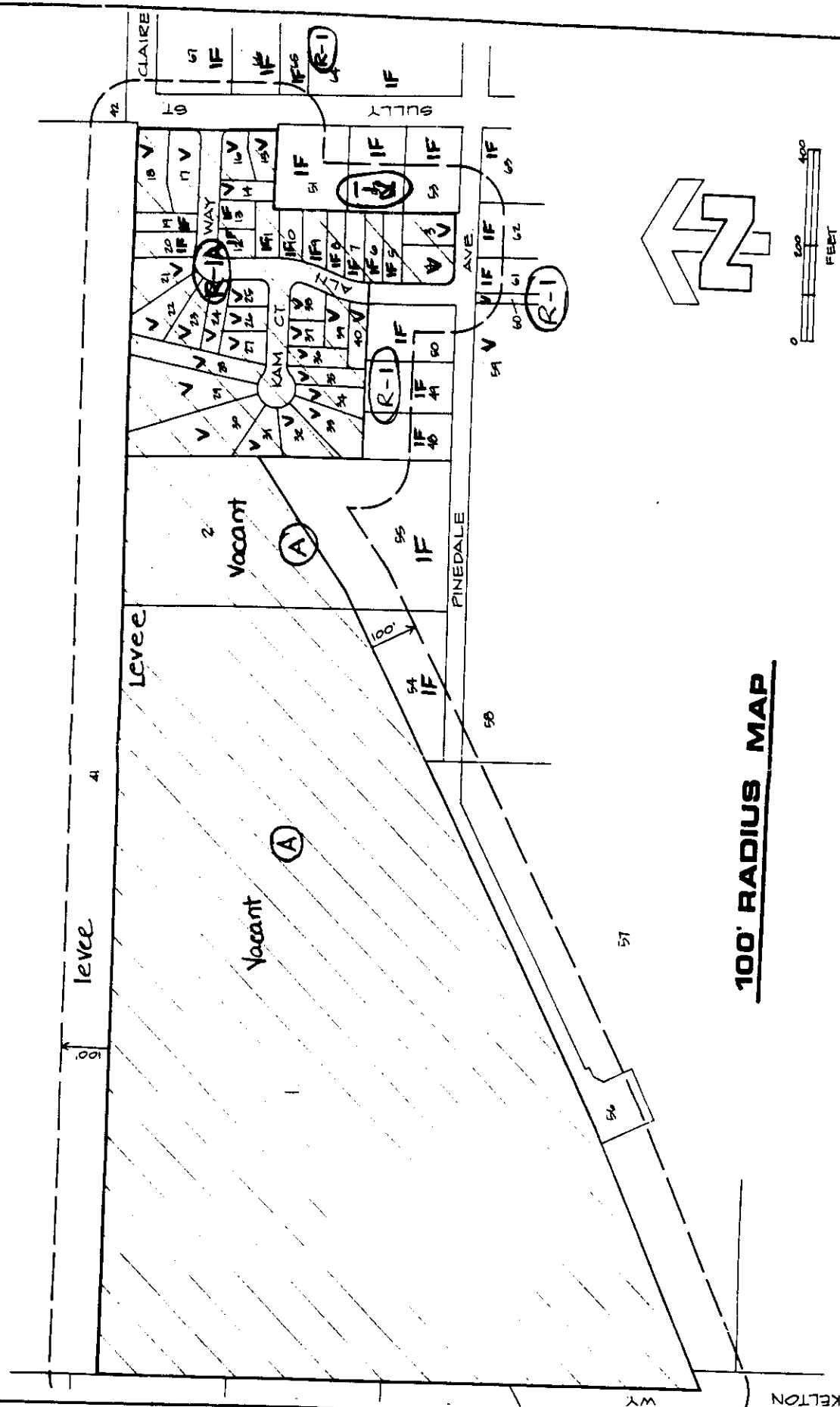
that the lot line adjustment for property located at the northwest corner of Pinedale Avenue and Sulley Street, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. File Certification of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all easements.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



100' RADIUS MAP

APN 226-070-91 & 93;
226-350-01 → 38

P89

VICINITY - LAND USE - ZONING

EXHIBIT C

RESULTANT LOT 25

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 25 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 25 described as follows: Beginning at the northwest corner of said Lot 25; thence, from said point of beginning, South $59^{\circ} 22' 02''$ East 18.60 feet; thence, South $53^{\circ} 51' 30''$ West 19.01 feet; thence, North $01^{\circ} 48' 39''$ West 20.70 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 23

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 23 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 23 described as follows: Beginning at the northeast corner of said Lot 23; thence, from said point of beginning, South $10^{\circ} 37' 08''$ West 117.63 feet; thence, South $53^{\circ} 51' 30''$ West 100.00 feet; thence, North $18^{\circ} 09' 42''$ West 180.99 feet; thence, North $89^{\circ} 03' 19''$ East 158.87 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 24

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 24 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 24 described as follows: Beginning at the northeast corner of said Lot 24; thence, from said point of beginning, South $18^{\circ} 09' 42''$ East 180.99 feet; thence, South $53^{\circ} 51' 30''$ West 101.99 feet; thence, North $59^{\circ} 22' 02''$ West 18.60 feet; thence, North $01^{\circ} 48' 39''$ West 221.96 feet; thence North $89^{\circ} 03' 19''$ East 48.98 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 18

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 18 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 18 described as follows: Beginning at the northeast corner of said Lot 18; thence, from said point of beginning, South 59° 31' 45" East 17.48 feet; thence, South 62° 02' 30" West 21.01 feet; thence, North 10° 32' 59" East 19.04 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 22

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 22 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 22 described as follows: Beginning at the northeast corner of said Lot 22; thence, from said point of beginning, South $10^{\circ} 32' 59''$ West 91.32 feet; thence, South $62^{\circ} 02' 30''$ West 43.99 feet; thence, South $53^{\circ} 51' 30''$ West 10.01 feet; thence, North $10^{\circ} 37' 08''$ East 117.63 feet; thence North $89^{\circ} 03' 19''$ East 41.99 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 16

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 16 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 16 described as follows: Beginning at the northeast corner of said Lot 16; thence, from said point of beginning, South $03^{\circ} 11' 05''$ East 23.60 feet; thence, South $76^{\circ} 32' 48''$ West 80.52 feet; thence, South $62^{\circ} 02' 30''$ West 10.72 feet; thence, North $35^{\circ} 49' 49''$ West 55.94 feet; thence North $89^{\circ} 03' 19''$ East 119.23 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 17

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 17 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 17 described as follows: Beginning at the northeast corner of said Lot 17; thence, from said point of beginning, South $35^{\circ} 49' 49''$ East 55.94 feet; thence, South $62^{\circ} 02' 30''$ West 74.99 feet; thence, North $59^{\circ} 31' 45''$ West 17.48 feet; thence, North $10^{\circ} 32' 59''$ East 72.29 feet; thence, North $89^{\circ} 03' 19''$ East 35.33 feet to the point of beginning.

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EXHIBIT C

FLOOD LOT

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows: all that portion of Lots 13B, 14 through 18 inclusive, and Lots 22 through 25 inclusive as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

Beginning at the Northeast corner of said Lot 13B; thence, from said point of beginning South $01^{\circ} 48' 00''$ East 16.12 feet; thence, North $89^{\circ} 41' 00''$ West 205.83 feet; thence, South $76^{\circ} 32' 48''$ West 135.92 feet; thence, South $62^{\circ} 02' 30''$ West 150.71 feet; thence, South $53^{\circ} 51' 30''$ West 231.01 feet to a point on the West line of said Lot 25; thence, North $01^{\circ} 48' 39''$ West 242.66 feet; thence, North $89^{\circ} 03' 19''$ East 664.94 feet to the point of beginning

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EXHIBIT C

RESULTANT LOT 13B

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 13B as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 13B described as follows: Beginning at the northeast corner of said Lot 13B; thence, from said point of beginning, South $01^{\circ} 48' 00''$ East 16.12 feet; thence, North $89^{\circ} 41' 00''$ West 172.37 feet; thence, North $03^{\circ} 05' 12''$ West 12.33 feet; thence, North $89^{\circ} 03' 19''$ East 172.55 feet; to the point of beginning.

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EXHIBIT C

RESULTANT LOT 14

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 14 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 14 described as follows: Beginning at the northeast corner of said Lot 14; thence, from said point of beginning, South $03^{\circ} 05' 12''$ East 12.33 feet; thence, North $89^{\circ} 41' 00''$ West 33.46 feet; thence, South $76^{\circ} 32' 48''$ West 4.64 feet; thence, North $03^{\circ} 05' 12''$ West 12.60 feet; thence, North $89^{\circ} 03' 19''$ East 38.00 feet to the point of beginning.

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EXHIBIT C

RESULTANT LOT 15

All that certain real property situated in the State of California, County of Sacramento, City of Sacramento and is described as follows:

Lot 15 as shown on that certain plat of "Pinedale Estates", filed in Book 184 of Maps, Map No. 11, Official Records of Sacramento County.

EXCEPTING THEREFROM all that portion of said Lot 15 described as follows: Beginning at the northeast corner of said Lot 15; thence, from said point of beginning, South $03^{\circ} 05' 12''$ East 12.60 feet; thence, South $76^{\circ} 32' 48''$ West 50.75 feet; thence, North $03^{\circ} 11' 05''$ West 23.60 feet; thence, North $89^{\circ} 03' 19''$ East 50.00 feet; to the point of beginning.

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