

CITY PLANNING COMMISSION

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

APPLICANT	Jerry D'Amico - 874 57th Street, Sacramento, CA 95819				
OWNER	Robert Bell - 5001 Ortega, Sacramento, CA 95820				
PLANS BY	Pacific Consulting Engineers - 4020 El Camino Ave., #A-2, Sacto. 95821				
FILING DATE	3-30-87	ENVIR. DET.	Exempt 15303(a)	REPORT BY	DTH:sg
ASSESSOR'S-PCL. NO.	021-0091-013 and 032				

APPLICATION: Lot Line Adjustment to relocate an existing east/west line to a north/south line.

LOCATION: West side of 73rd Street, 250+' south of 14th Avenue.

PROPOSAL: The applicant is requesting the necessary entitlements to adjust a common property line in order to allow for future development.

PROJECT INFORMATION:

General Plan Designation:	Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	1.2+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

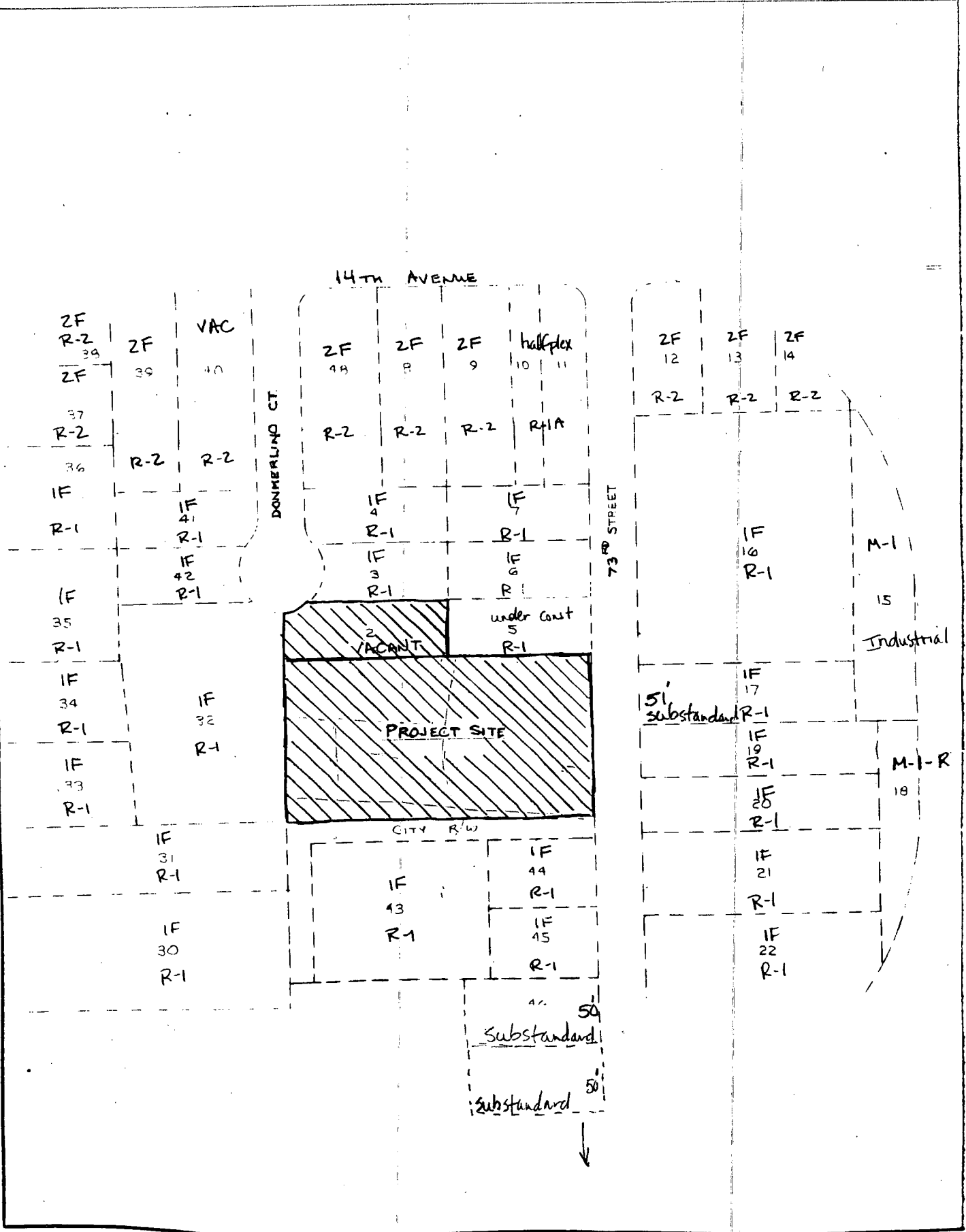
- A. The subject site consists of two vacant lots which total 1.2+ acres. Both lots are zoned Single Family (R-1) and designated for residential use in the General Plan. The lots are surrounded exclusively by single family residences.
- B. The applicant is proposing to reorientate the common east/west line to a north/south line in order to allow for future development. In doing so, the applicant would be able to build a single family residence on the large lot that would front on Donnerlino Court and in the future subdivide the lot off of 73rd Street for single family residences. Staff has no objections to the lot line adjustment; however the applicant should be aware that the proposed 22' irrevocable offer of dedication needs to be recorded.
- C. The project has been reviewed by City Real Estate, Traffic Engineering and Engineering. The following comment was received:

Real Estate - Pay off existing assessments.

APPLC. NO. P87-164 MEETING DATE March 10, 1988 ITEM NO. 31

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

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

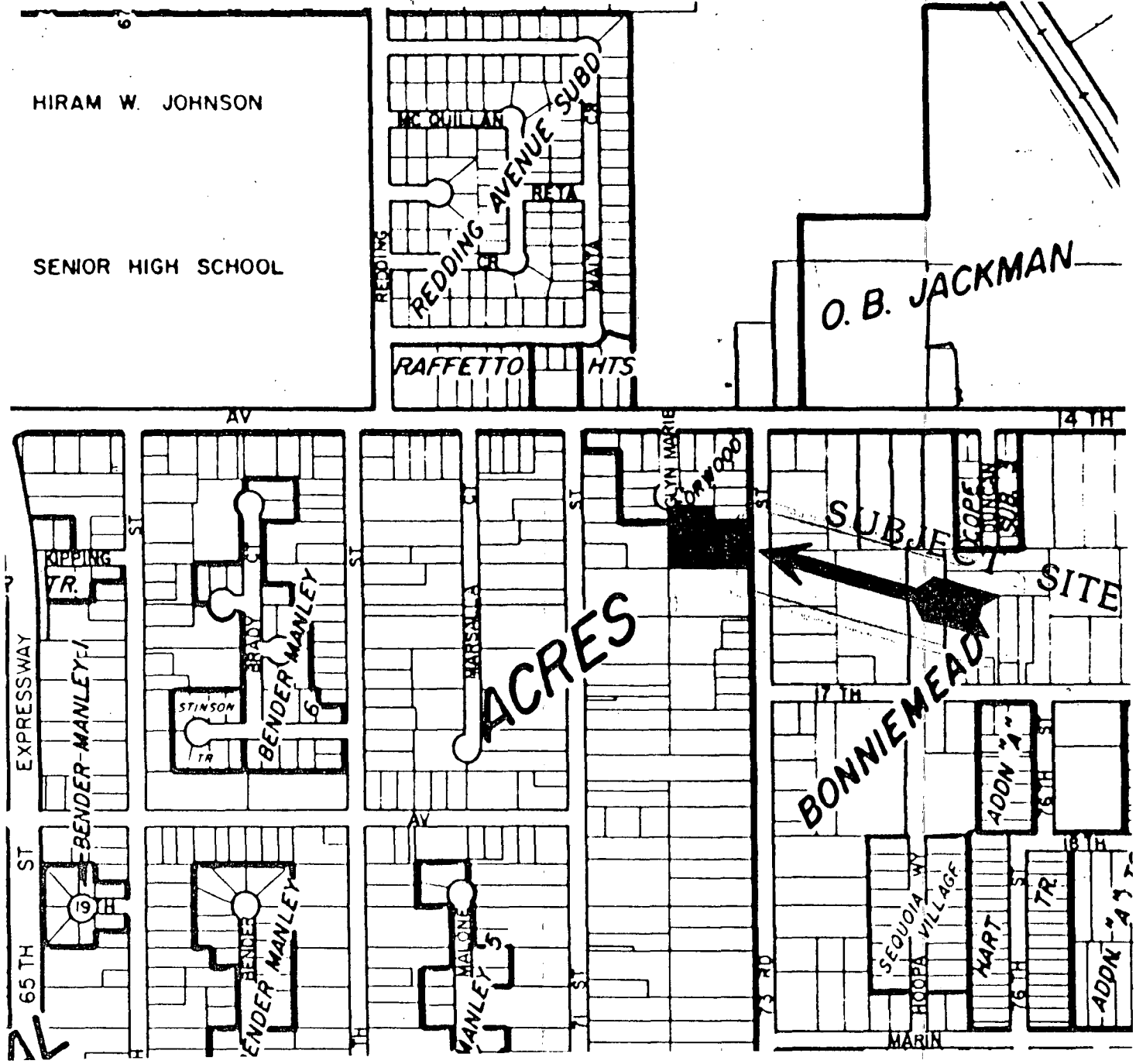


LAND USE & ZONING MAP

P87-164

3-10-88

Item 31



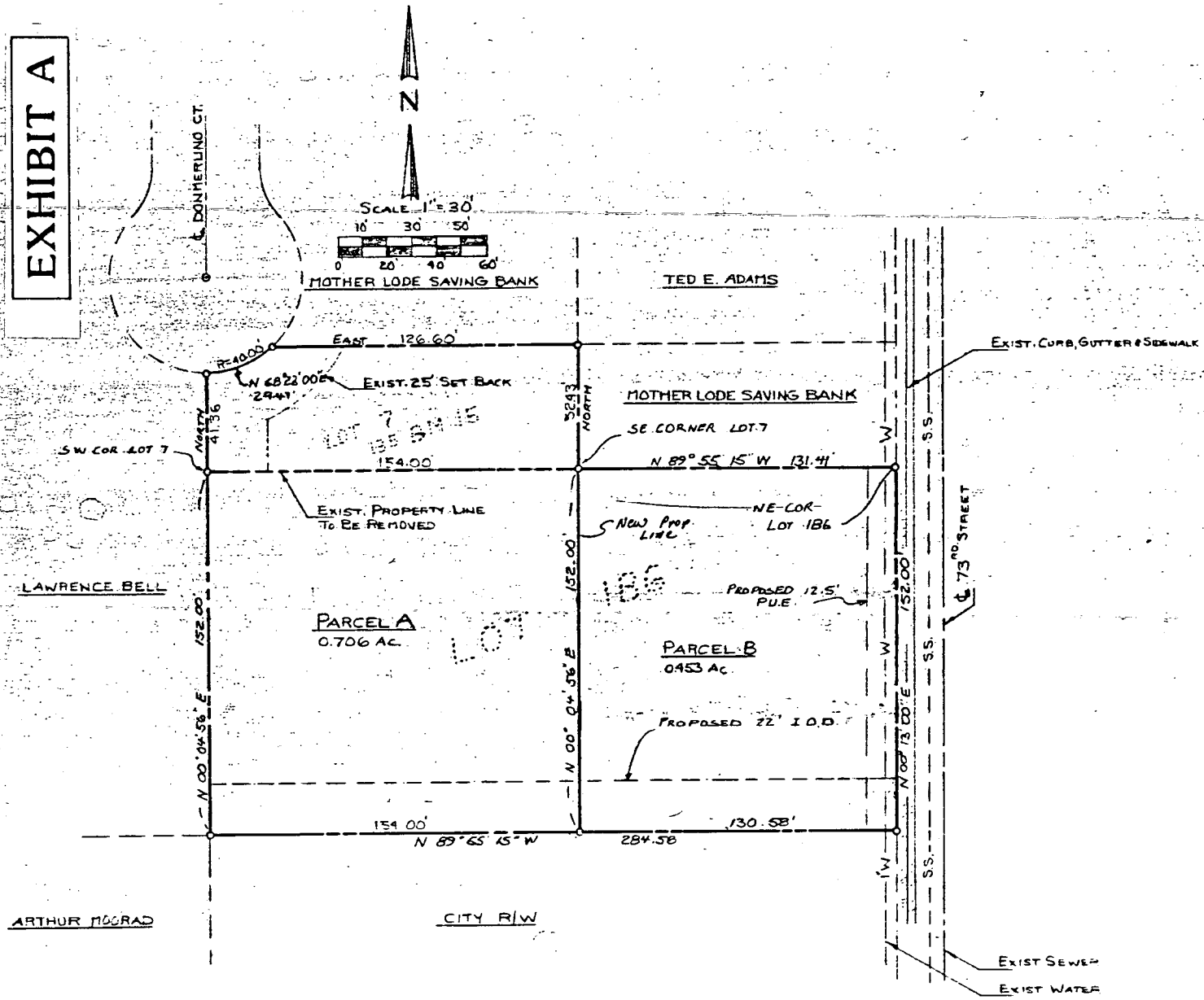
VICINITY MAP

P87-164

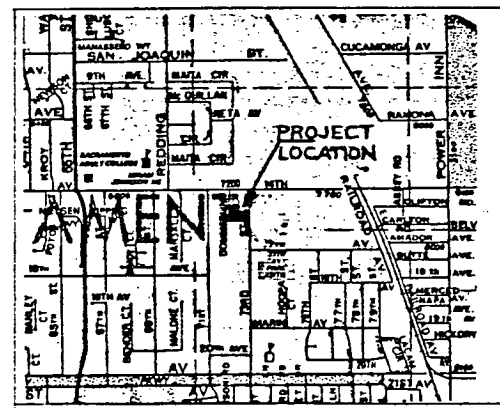
3-10-88

Item 31

EXHIBIT A



- TENTATIVE PARCEL MAP**
- LOT 7 PLAT OF CORWOOD BK 135**
MAP 15, AND EAST ONE HALF OF LOT 186
PLAT OF COLONIAL ACRES BK 15 MAP 17
1. RECORD OWNER: ROBERT W. BELL
3001 ORTEGA
SACRAMENTO, CALIF 95820
 2. SUB-DIVIDER: SAME AS OWNER
 3. MAP PREPARED BY: PACIFIC CONSULTING ENGINEERS
4020 EL CAMINO AVE SUITE A-2
SACRAMENTO, CALIF. 95821
PHONE 482-7378
 4. MAP PREPARED ON: 1-15-88
 5. NUMBER OF LOTS:
 6. TOTAL AREA: 1.159 ACRES
 7. PRESENT USE: VACANT
 8. PROPOSED USE: PARCEL A SINGLE FAMILY DWELLING
PARCEL B "
 9. PRESENT ZONING: R1
 10. ASSESSOR'S PARCEL NO. 021-091-13-43B
 11. WATER SUPPLY: SACRAMENTO CITY
 12. DRAINAGE: SACRAMENTO CITY
 13. SEWAGE DISPOSAL: SACRAMENTO COUNTY
 14. IMPROVEMENTS: CURB, GUTTER AND SIDEWALK



PACIFIC CONSULTING ENGINEERS
 4020 El Camino Ave. Suite A-2
 Sacramento, Calif. 95821 Phone: 916-482-7378

SCALE N.T.S. **APPROVED BY** **DRAWN BY L.A.E.**

DATE 3-9-87 **REVISION**

TENTATIVE PARCEL MAP
 73rd St Ass. 021-091-13

FRANKLIN BELL **DRAWING NUMBER**

Item # 31

3-10-88

P87-147

EXHIBIT A

EXHIBIT B

PARCEL A

Lot 7 as shown on the "Plat of Corwood" recorded in the Office of the Recorder of Sacramento County, California in Book 135 of Maps, No. 15, and all that portion of the East one half of Lot 186 of Colonial Acres, according to the official plat thereof, filed in the Office of the Recorder of Sacramento County on April 26, 1912, in Book 13 of Maps, Map No. 17, described as follows;

Beginning at the Southeast corner of said Lot 7, said point also being located on the North line of said Lot 186, bearing North $89^{\circ} 55' 15''$ West 131.41 feet from the Northeast corner of said Lot 186; thence from said point of beginning along the boundary of said Lot 7, The following four courses and distances: (1) North 52.43' (2) West 126.60 feet (3) curving to the right on an arc of a 40.00 foot radius, said arc being subtended by a chord bearing South $68^{\circ} 23' 00''$ West, 29.47 feet and (4) South 41.36 feet to the Southwest corner of said Lot 7; thence leaving said Lot 7, South $00^{\circ} 04' 56''$ West 152.00 feet to a point on the Southerly line of said Lot 186; thence South $89^{\circ} 55' 15''$ East 154.00 feet; thence leaving said Southerly line, North $00^{\circ} 04' 56''$ East 152.00 feet to the point of beginning.

APN: 021-0091-037-0000 and a portion of APN: 021-0091-013-0000

PARCEL B

All that portion of the East one half of Lot 186 of Colonial Acres according to the official plat thereof, filed in the Office of the Recorder of Sacramento County, California on April 26, 1912, in Book 13 of Maps, Map No. 17, described as follows;

Beginning at the Northeast corner of said Lot 186; thence from said point of beginning along the North line of said Lot 186, North $89^{\circ} 55' 15''$ West 131.41 feet; thence leaving said North line, South $00^{\circ} 04' 56''$ West 152.00 feet to a point on the South line of said Lot 186; thence along said South line South $89^{\circ} 55' 15''$ East 130.58 feet to the Southeast corner of said Lot 186; thence along the East line of said Lot 186, North $00^{\circ} 13' 00''$ East 152.00 feet to the point of beginning.

Portion of APN: 021-0091-013-000

David O. Robinson
RCE 17919

P87-164

3-10-88

Item # 31

CITY PLANNING COMMISSION

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

APPLICANT: Jerry D'Amico, 874-57th Street, Sacramento, CA 95819
OWNER Robert Bell - Laurence and phyllis Bell, 5001 Ortega, Sac., CA 95820
PLANS BY Pacific Consulting Engineers, 4020 El Camino Avenue Suite A-2, Sac., CA 95821
FILING DATE 3/30/87 ENVIR. DET. 4/10/87 REPORT BY FG/vf
ASSESSOR'S-PCL. NO. 021-091-13; 32 38

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Parcel Map to subdivide 1.0± vacant acre into 4 lots
 - C. Variance to create three lots less than 52 feet in width;
 - D. Subdivision modification to create three lots less than 52 feet in width

LOCATION: West side of 73rd Street, 250± feet south of 14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 1.0± acre into 4 lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Colonial Community Plan Designation:	Light-density residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Single family; R-1
South: Single family; R-1
East: Single family; R-1
West: Single family; R-1

Property Dimensions:	Irregular
Property Area:	1.0± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 22, 1987, a vote of 5 ayes, 4 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modification subject to the attached conditions.

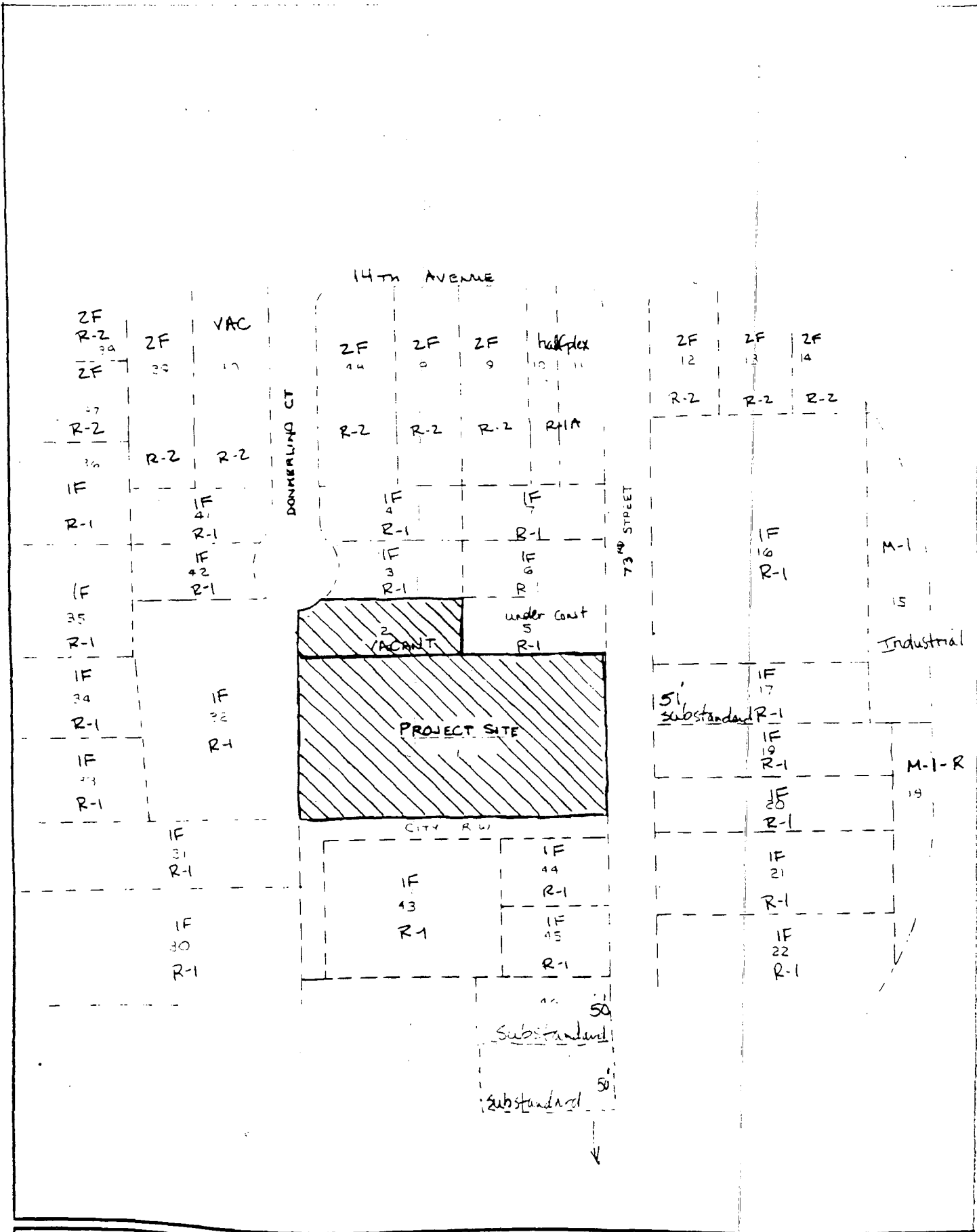
PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of 1.0± vacant acre which is zoned single family (R-1). The General Plan and the 1965 Colonial Community Plan both designate the site for residential the site for residential (light density) uses. The site is surrounded by single family uses.

7. Dedicate 73rd Street to a 22-foot halfsection;
8. Grade lots to drain to street.

Findings of Fact - Variance/Subdivision Modification

1. Granting the variance does not constitute a special privilege extended an individual applicant in that other lots in the area are less than 52 feet wide;
2. The variance is not a use variance in that residential uses are allowed in the R-1 zone;
3. Granting the variance will not constitute a disservice to surrounding property in that it will not alter the residential character of the neighborhood and the lots are in excess of 5,200 square feet in size;
4. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1974 General Plan and the proposed parcel map conforms with the plan designation.



LAND USE & ZONING MAP

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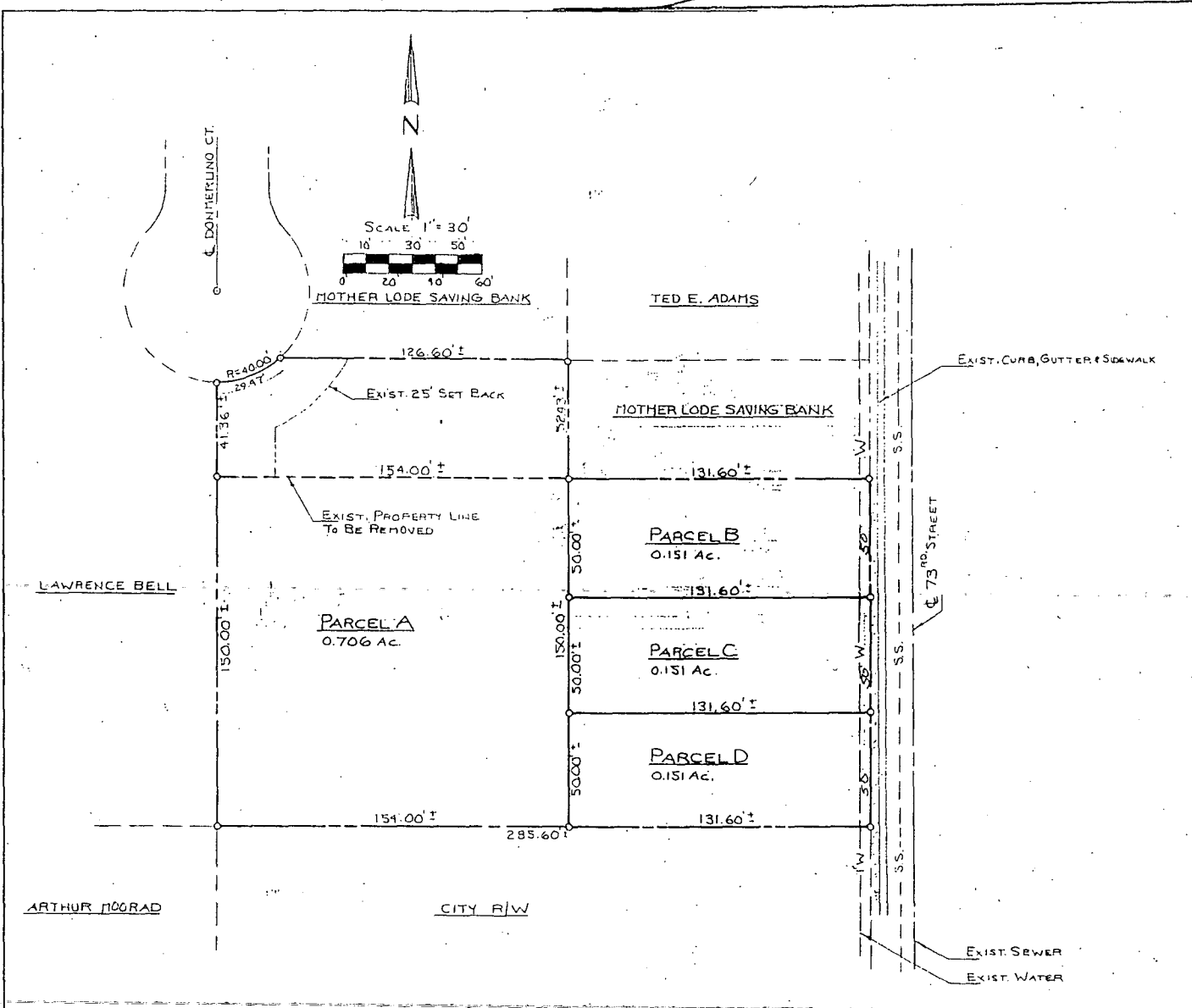
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Item 20

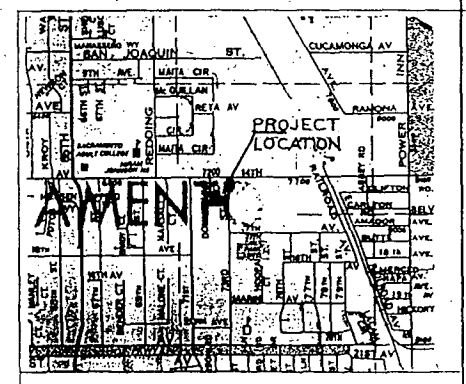
P87-164

5-14-87

ITEM 20



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 - MAP PREPARED ON: MARCH 9, 1987
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 - PRESENT USE: VACANT
 - PROPOSED USE: PARCEL A SINGLE FAMILY DWELLING
 PARCEL B " " "
 PARCEL C " " "
 PARCEL D " " "
 - PRESENT ZONING: R1
 - ASSESSOR'S PARCEL NO. 021-091-13-43B
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 - DRAINAGE: SACRAMENTO CITY
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LOCATION MAP

PCE PACIFIC CONSULTING ENGINEERS
 4020 El Camino Ave. Suite A-2
 Sacramento, Calif. 95821 Phone: 916-482-7378

SCALE NOTED	APPROVED BY	DRAWN BY LAJE
DATE 3.9.87		REVISED
TENTATIVE PARCEL MAP		
73rd St. APR. 021-091-13		
FRANKLIN BELL	DRAWING NUMBER	

P87164