

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Folsom Engineers, P.O. Box 126, Folsom, CA 95630				
<b>OWNER</b>	City of Sacramento and O.J. Hensley, P.O. Box 565, Rio Linda, CA 95673				
<b>PLANS BY</b>	Folsom Engineers, P.O. Box 126, Folsom, CA 95630				
<b>FILING DATE</b>	6-5-87	<b>ENVIR. DET.</b>	Cat Ex. 15305(a)	<b>REPORT BY</b>	DJH:sc
<b>ASSESSOR'S-PCL. NO.</b>	226-131-02,03				

- APPLICATION:**
- A. Lot Line Adjustment to relocate the common property line between two lots on 0.32 vacant acres in the Single Family (R-1) zone.
  - B. Section 65402(a) General Plan consistency findings for the sale and exchange of City Property.

**LOCATION:** Southwest corner of Claire Avenue and Marysville Boulevard, 5133 and 5137 Marysville Boulevard.

**PROPOSAL:** The applicant is requesting the necessary entitlements to readjust common property line between two lots.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1984 North Sacramento Community  
Plan Designation: Residential 4-8 du/acre  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & School, R-1	Front:	25'	To
South: Single Family; R-1	Side(Int):	5'	be
East: Single Family; R-1	Side(St):	12.5'	shown
West: Bike Trail; R-1	Rear:	15'	
Property Dimensions:	Irregular		
Property Area:	0.24+ acre		
Density of Development:	7 du per acre		
Topography:	Flat		
Street Improvements:	To be provided		
Utilities:	To be provided		

**PROJECT BACKGROUND:** The applicant previously requested a tentative map to divide 0.2+ acre into two lots. Due to the substandard lot area dimensions, staff recommended denial of the variances and tentative map. The applicant withdrew the request at the April 23, 1987 Planning Commission meeting (P87-102).

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use:

The subject site consists of two parcels totaling 0.24+ acres in the Single Family (R-1) zone. The site is designated for residential uses in the 1974 General Plan and four to eight units per acre in the 1984 North Sacramento Community Plan. The site

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is bordered to the north by vacant lots, to the south and east are single family residences and to the west the bike trail which follows the Sacramento Interurban track right-of-way. Surrounding property is zoned R-1.

B. Public Services:

As indicated in the previous application, in order to provide public drainage facilities, the applicant will need to extend drain lines over 3,000 feet from Main Avenue up Marysville Boulevard. The City Engineer estimated that the cost of improvements would exceed the yield from the sale of the proposed lots. The applicant would be required to meet all Health Department and Public Works Department construction standards of off-site and on-site utilities and street improvements.

C. Project Description:

The applicant proposes to adjust the common property line between two lots, one of which is owned by the City of Sacramento. Exhibit B presents the resultant parcels identified as Lots A and B which would be created by the City realignment of Claire Avenue with Rose Street. Mr. Hensley would become the owner of two buildable lots with the realignment of Claire Avenue. The northern property owned by Mrs. Jackson, APN 226-131-001, would also be affected by the realignment of Claire Avenue as depicted on Exhibit C. Following is a summary of the transactions necessary for the project to proceed (refer to Exhibit C).

Lot A- Lot A is owned by the City and would be acquired for a price by Mr. Hensley. A total of 5,261 square feet is contained in Lot A.

Lot B- Lot B is owned by Mr. Hensley and would be acquired by the City for future Claire Avenue extension. A total of 442 square feet is contained in Lot B.

Lot C- Lot C is owned by the City and would be added to Mrs. Jackson's property to the north in exchange for Lot D. Lot C contains 1,247 square feet of area.

Lot D- Lot D is owned by Mrs. Jackson and would be acquired by the City in exchange for Lot C for future Claire Avenue right-of-way.

Staff has letters of support from all affected property owners and recommends approval of the proposed exchange and sale of City Property.

D. Section 65402(a) Findings

The 1984 North Sacramento Community Plan does not show Claire Avenue extending into Rose Street. However, the following general transportation goal relates to the project:

"Reduce the impacts of through traffic within residential areas and adjacent to elementary school sites." (Page 52 - 1984 North Sacramento Plan).

By providing a future extension of Clair Avenue, traffic may be reduced in the Robla School area. Therefore, the proposed sale and exchange of City property is found to be consistent with the 1984 North Sacramento Community Plan.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

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

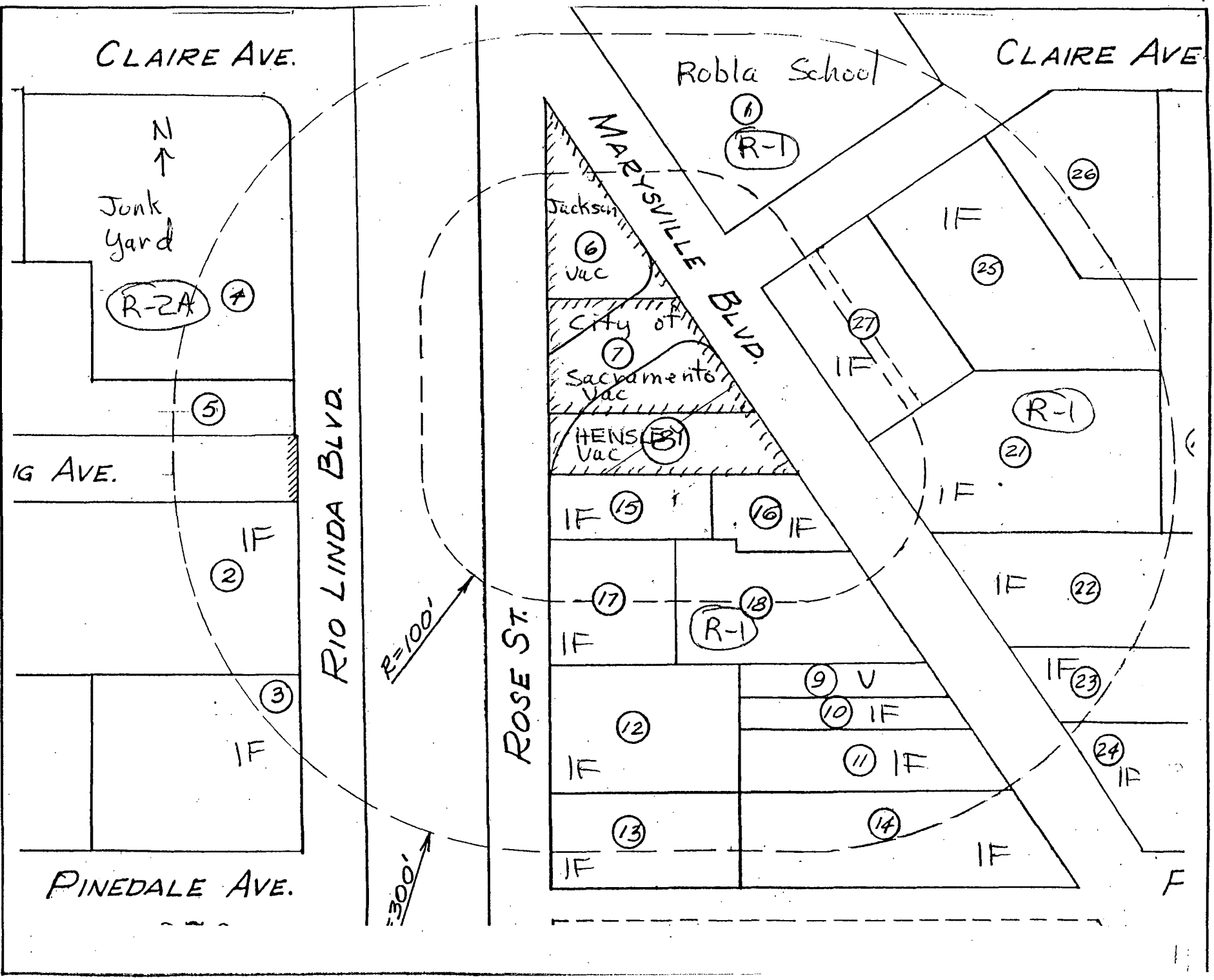
- A. Approve the lot line adjustment by adopting the attached resolution.
- B. Find the proposed sale and exchange of City property in conformance with the City's Discretionary Interim Land Use Policy for the 1974 General Plan and the 1984 North Sacramento Community Plan as required by Section 65402(a) of the Government Code.

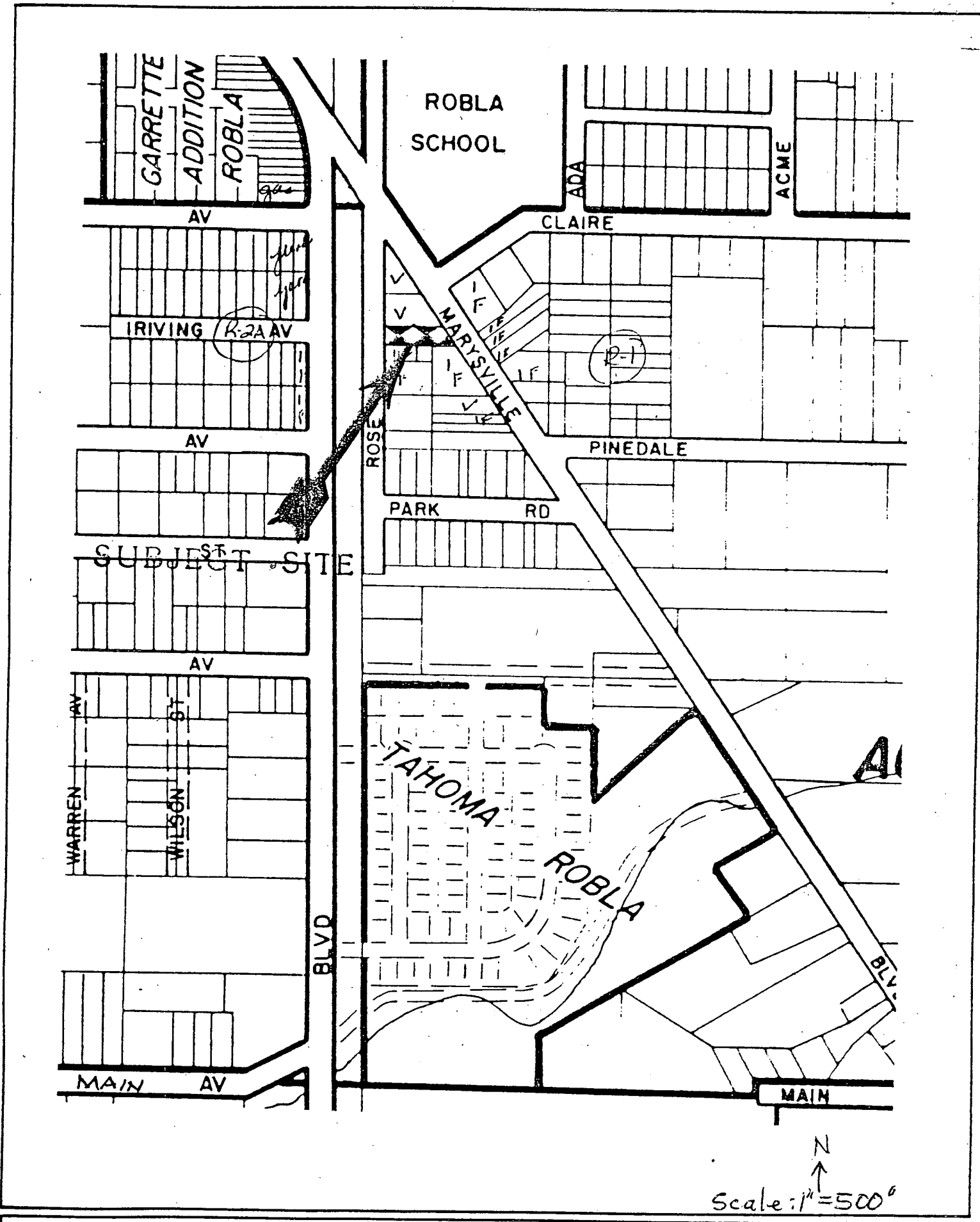
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# LAND USE & ZONING MAP





**VICINITY MAP**

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FOLSOM A/E SERVICES



P.O. Box 126 (916) 985-0707  
Folsom, Ca. 95630

Project Lot Split for Hensley  
Description of Adjacent Parcels  
after Road Alignment Acquisition  
**EXHIBIT C**

P.N.  
Sheet 2/  
Date 9/3/97  
By WF

## EXCHANGE OF PARCELS

