

CITY PLANNING COMMISSION

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

APPLICANT Alfred Krasovec, 9 Pebble Court, Sacramento, CA 95831
OWNER Siegfried and Donna Hoffman, 10 Stampede Court, Sacramento, CA 95834
PLANS BY Alfred Krasovec, 9 Pebble Court, Sacramento, CA 95831
FILING DATE 4/27/87 ENVIR. DET. 5/19/87 REPORT BY FG/vf
ASSESSOR'S-PCL. NO. 226-310-31,32

APPLICATION: Lot Line Adjustment to relocate the common property line between two lots 10 ft. to the east.

LOCATION: South side Rood Avenue, 400+ ft. east of Acme Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the common property lines between two lots.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Property Dimensions:	124 ft. x 165 ft.
Property Area:	0.47+ acres
Topography:	Flat
Street Improvements:	Existing/ no curb; gutter, sidewalk
Utilities:	Available to site

PROJECT EVALUATION: Staff has the following comments:

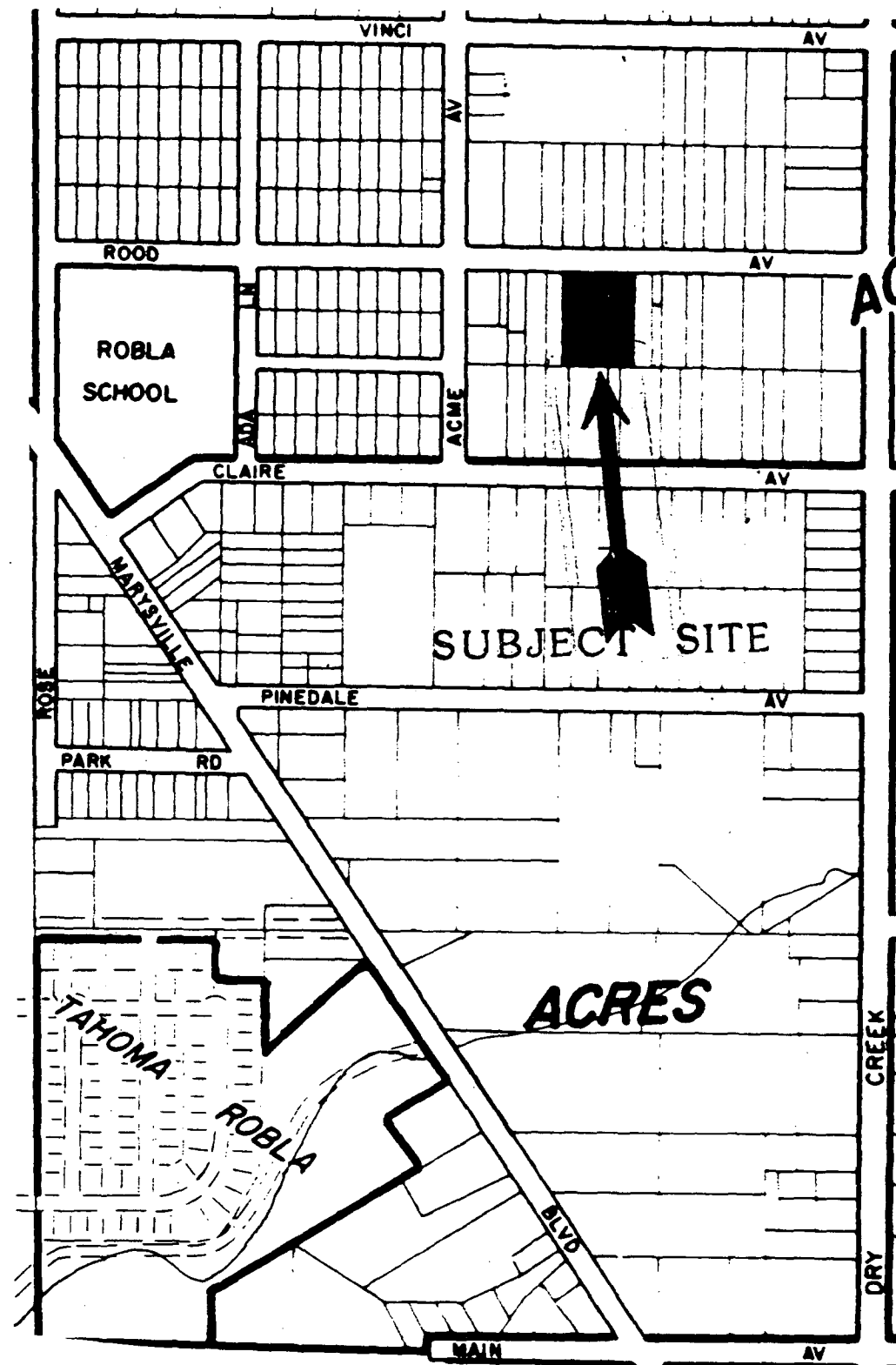
- A. The subject site consists of two lots totaling 0.47+ vacant ac. Both lots are zoned single family (R-1). The lots are designated for residential uses by the 1974 General Plan and residential (4-8 du/na) in the 1984 North Sacramento Community Plan. Surrounding uses include residential and vacant lots.
- B. The applicant is requesting to relocate the common property line between the two lots 10 feet to the east. In doing so, the applicant would create two equal 62 ft. x 165 ft. lots. The lots would be developed in the future with residential dwellings.
- C. The proposal has been reviewed by the City Real Estate Division. Their comments indicated that the applicant pay off any existing assessments.

APPLC.NO. P87-216 MEETING DATE June 11, 1987 ITEM NO 33

001237

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

RECOMMENDATION: Staff recommends that the lot line adjustment be approved by adopting the attached resolution.



VICINITY MAP

P87-216

6-11-87

001200

Item 33

LOT LINE ADJUSTMENT

EXHIBIT A

OWNER

Siegfried W, and Donna L. Hoffmann
10 Stampede Ct.
Sacramento, CA 95834

APPLICANT

A. Krasovec
9 Pebble Ct.
Sacramento, Ca 95831

ASSESSOR'S PARCEL NO. : 226-0310-031,032

LOCATION: The property is located on the south side of Rood Ave.
400 feet east of Acme Ave.

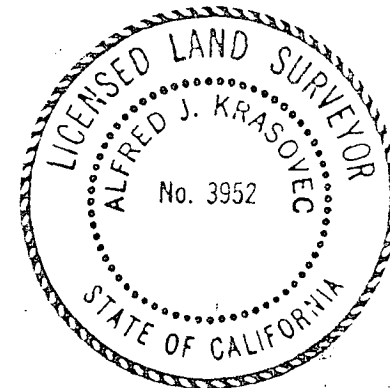
DESCRIPTION: PARCEL A

Parcel "C" and the west 10.00 feet of Parcel
"D", as said parcels are shown on that certain
parcel map filed for record in the office of the
Recorder of Sacramento County on January 31, 1986
in Book 92 of Parcel Maps, at page 1.

PARCEL B

Parcel "D" as said parcel is shown on that certain
Parcel Map filed for record in the office of the
Recorder of Sacramento County on January 31, 1986,
in Book 92 of Parcel Maps, at page 1.

EXCEPTING THEREFROM, the west 10.00 feet of said Parcel "D".



CITY PLANNING DEPARTMENT

APR 27 1987

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