

# CITY PLANNING COMMISSION

*P-88-349 History*

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

**APPLICANT** Timothy Train, 2604-21st Street, Sacramento, CA 95818  
**OWNER** Fruitridge Habitat, Inc., 3450 LaGrande Blvd., Sacramento, CA 95823  
**PLANS BY** Timothy Train, 2604-21st Street, Sacramento, CA 95818  
**FILING DATE** 4/9/86      **ENVIR. DET. Cat Ex.** 15305(a)      **REPORT BY** DH:bw  
**ASSESSOR'S-PCL. NO.** 047-0280-44,45,48,49,51,52,57,58,60,61,64,65,67 & 68

**APPLICATION:** Lot Line Adjustment to merge 14 vacant halfplex lots into seven lots totaling 1.12+ acres in the Townhouse (R-1A) zone.

**LOCATION:** Balfour Way, between Poirier Way and 68th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlement to merge 14 lots into seven lots.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential		
1984 Airport-Meadowview Community Plan Designation:	Residential (4-8 du/ac)		
Existing Zoning of Site:	R-1A		
Existing Land Use of Site:	Vacant		
Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R-1	Front:	Variable	Variable
South: Single Family; R-1	Side(Int):	Variable	Variable
East: Convalescent Hospital & Apartments, Single Family; R-1,H	Side(St):	Variable	Variable
West: Single Family; R-1	Rear:	Variable	Variable
Property Area:	1.12+ acres		
Density of Development:	7.0 du/ac		
Topography:	Flat		
Street Improvements/Utilities:	Existing		

**PROJECT BACKGROUND:** On August 14, 1980, the City Council approved a rezoning and tentative map to establish 25 halfplex lots and 13 single family/zero lot line units (P-9020). The applicant now wishes to merge 14 duplex lots to create seven single family lots in the R-1A zone. The previous special permit for halfplex development has expired. Lots 14,15,27 and 28 remain substandard in area and width for single family development. A new special permit for halfplex development will be required for the development of these four lots.

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

- A. The subject site is zoned Townhouse (R-1A). Surrounding land uses include single family residential to the north, south and west. A convalescent hospital and apartments are located to the east of the subject site. The subject site contains 14 parcels totaling 1.127+ vacant acres. The applicant is requesting the merger of the 14 lots into seven parcels for the purpose of constructing seven single family dwellings.

**APPLC. NO.** P86-144      **MEETING DATE** May 22, 1986      **ITEM NO.** 21

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The subject site is designated for residential, four to eight dwellings units per acre, in the 1984 Airport-Meadowview Community Plan. The proposed lot line adjustment will result in parcels which meet the minimum lot area and dimension requirements of the R-1A zone. No elevations or floor plans for the single family dwellings were provided as part of the application.

B. The proposed lot line adjustment was reviewed by the City Traffic Engineer, Engineer and Real Estate Divisions with the following comments received:

1. City Real Estate: Pay off any existing assessments.
2. City Engineer: Show the location of all water and sewer services. Unused services shall be plugged to the satisfaction of the Department of Public Works at the time of building permit or other entitlement.

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

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

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**APPLICANT** Tim Train, Land Surveyor, 2604 21st St. Sac. CA. 95818  
**OWNER** Fruitridge Habitat, 3456 LaGrande Blvd. Sac. CA. 95823  
**PLANS BY** Tim Train  
**FILING DATE** 8-5-88 **ENVIR. DET.** Cat. Ex. 15305(a) **REPORT BY** DH  
**ASSESSOR'S-PCL. NO.** 047-0280-41, 42, 54, 55, 75, 76

**APPLICATION:** Lot line adjustment to merge six lots into 3 lots totaling 0.52 vacant acres in the Single Family Alternative (R-1A) zone

**LOCATION:** S.E. Corner Balfour Way & 68th Ave; W side Balfour Way 70± ft south of 68th Ave; W side 24th St, 660 ft South of 68th Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge 6 lots into 3 lots for standard single family development.

**PROJECT INFORMATION:**

General Plan Designation: Low Density Residential Community - 1984 Airport-Meadowview Community  
 Plan Designation: Residential 4-8 du/net acre  
 Existing Zoning of Site: R-1A  
 Existing Land Use of Sites: Vacant

Surrounding Land Use and Zoning:

Setbacks:

Required

Provided

North: Single Family, R-1  
 South: Single Family, R-1  
 East: School, Convalescent Home, Single Fam, R-1A  
 West:

Front: 25  
 Side (Int): 5  
 Side (St): 5  
 Rear: 15

None Shown

Parking Required: None Shown

Parking Provided: None Shown

Property Dimensions: 70 x 108 average for all 3 lots

Property Area: 0.52 ± acres

Density of Development: d.u. per acre

~~Square Footage of Building:~~

~~Height of Building:~~

Topography:

Flat

Street Improvements:

Existing

Utilities:

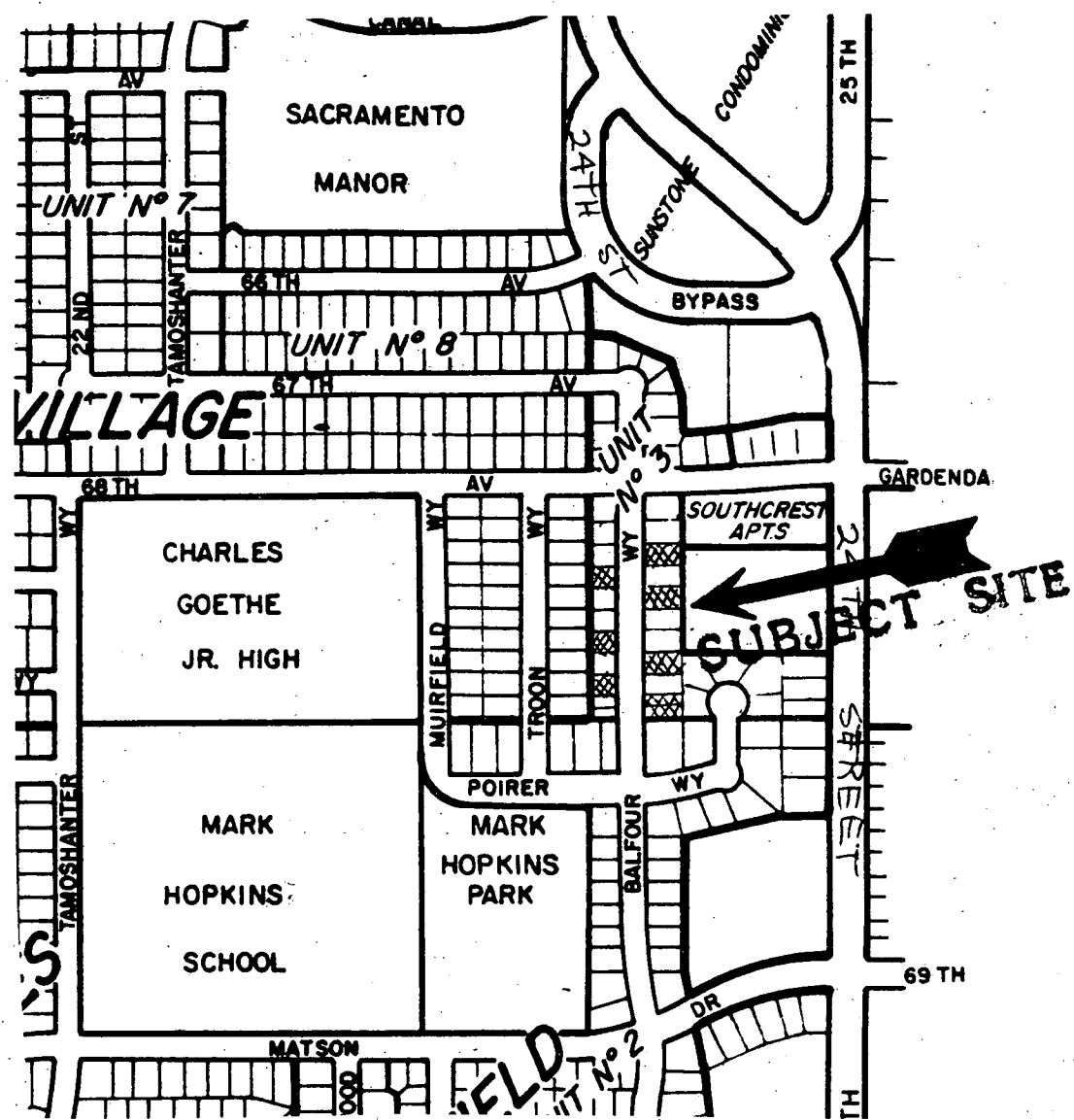
Existing

~~Exterior Building Materials:~~

~~Roof Material:~~

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APPLC. NO. P-88-349 MEETING DATE 9-22-88 ITEM NO. \_\_\_\_\_



N  
↑  
Scale: 1" = 500'

## VICINITY MAP

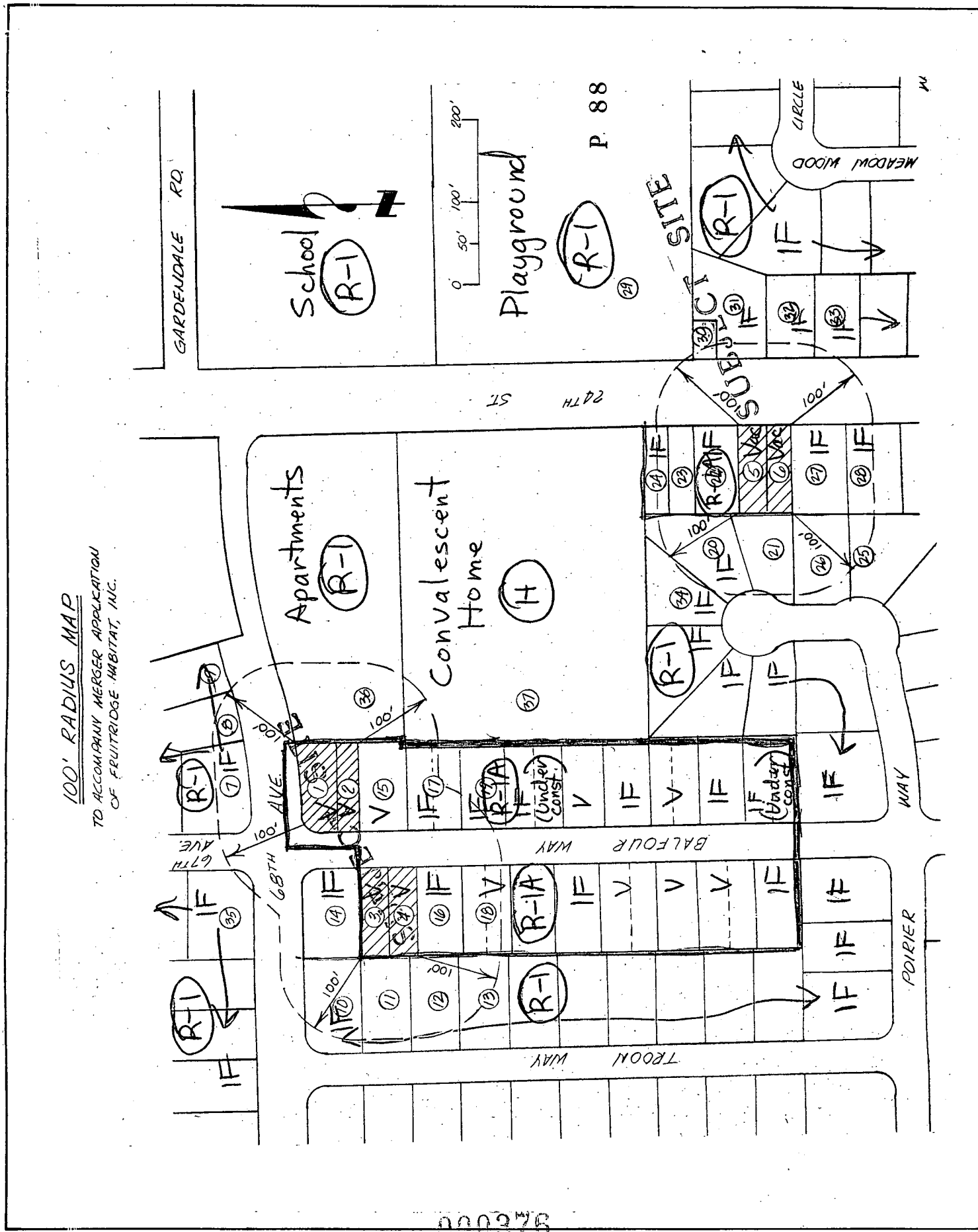
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Item 21

100' RADIUS MAP

TO ACCOMPANY MERGER APPLICATION  
OF FRUITRIDGE HABITAT, INC.



LAND USE & ZONING MAP

P-83-349

9-22-88

item

P-88-349

88-22-88

stem

SOUTHFIELD  
12

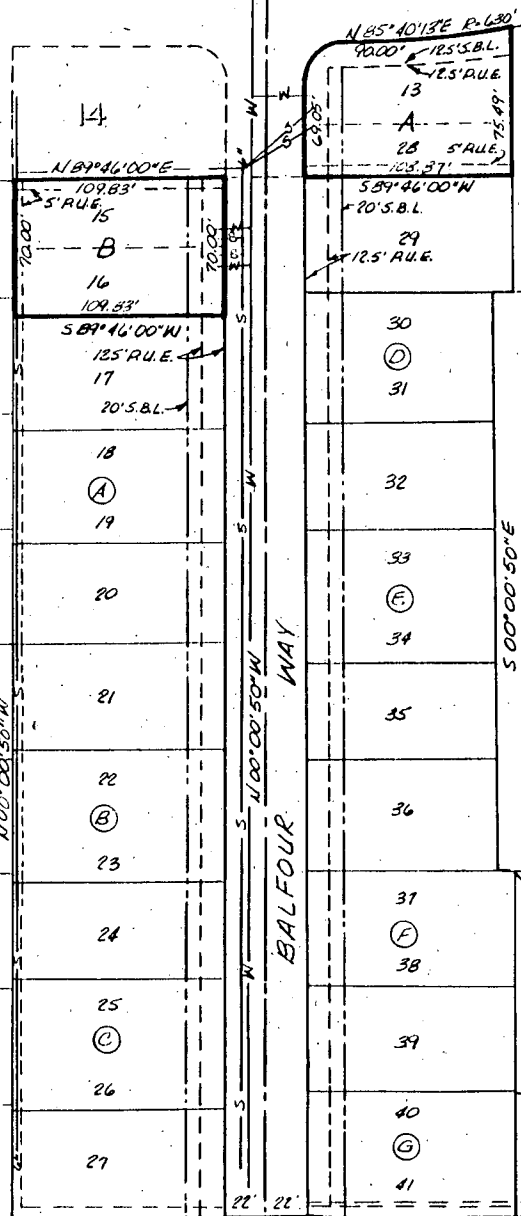
UNIT NO. 3  
7

68TH

AVENUE

COURSE VILLAGE UNIT NO. 8

490  
491  
492  
493  
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499



**NOTES**

1. THERE ARE NO STRUCTURES ON PARCELS A THROUGH C INCLUSIVE.
2. DENOTES PROPOSED PARCEL AND EXISTING LOT LINE.
3. UTILITIES AND EASEMENTS:
  - S- DENOTES SANITARY SEWER LOCATION DETERMINED FROM RECORD.
  - W- DENOTES WATER MAIN AND SERVICE LOCATION DETERMINED FROM RECORD AND FROM 'W' MARKED ON CURB.
  - P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
  - S.B.L. DENOTES SET BACK LINE.
  - A. BALFOUR WAY AND 24TH STREET ARE IMPROVED WITH CURB, GUTTER AND SIDEWALK.
5. DENOTES MERGED PARCELS PER CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 87070E OF OFFICIAL RECORDS AT PAGE 1798.

**SITE PLAN**

MERGER OF LOTS 13, 28, 15 & 16 AND 48 & 49 OF RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3

AUGUST, 1988

**SURVEYOR**

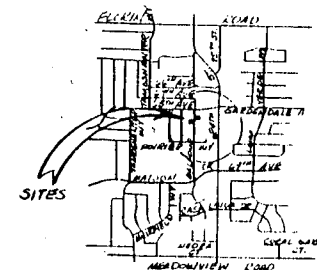
TIMOTHY S. TRAIN  
2604 21ST STREET  
SACRAMENTO, CA. 95818

**RECORD OWNER**

FRUITRIDGE HABITAT, INC  
3450 LA GRANDE BOULEVARD  
SACRAMENTO, CA. 95823

**ASSESSOR'S NUMBERS**

LOT 13 APN 047-0280-054  
LOT 15 APN 047-0280-041  
LOT 16 APN 047-0280-042  
LOT 28 APN 047-0280-055  
LOT 48 APN 047-0280-075  
LOT 49 APN 047-0280-076



VICINITY MAP  
NOT TO SCALE

CHK. 7/21/88  
NO. 3307-07

EXHIBIT A

EXHIBIT B

DESCRIPTION  
PARCEL A

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

Lot 18 and Lot 19 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION  
PARCEL B

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

Lot 22 and Lot 23 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION  
PARCEL C

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

Lot 25 and Lot 26 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION  
PARCEL D

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

Lot 30 and Lot 31 as said lots are shown and so designated on the official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 14.

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DESCRIPTION  
PARCEL E

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

Lot 33 and Lot 34 as said lots are shown and so designated on the  
official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE  
OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of  
Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION  
PARCEL F

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

Lot 37 and Lot 38 as said lots are shown and so designated on the  
official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE  
OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of  
Sacramento County in Book 147 of Maps, Map No. 14.

DESCRIPTION  
PARCEL G

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

Lot 40 and Lot 41 as said lots are shown and so designated on the  
official plat of "RESUBDIVISION OF LOTS 13 & 15 THRU 40 INCLUSIVE  
OF SOUTHFIELD UNIT NO. 3" filed in the office of the Recorder of  
Sacramento County in Book 147 of Maps, Map No. 14.

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