

CITY PLANNING COMMISSION

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

APPLICANT Allied-Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611
OWNER C. B. Sargent, 4412-76th Street, Sacramento, California 95820
PLANS BY Allied-Langdon Engineering, P O Box 2077, Citrus Heights, CA 95611
FILING DATE 10/2/87 **ENVIR. DET.** EX15305a **REPORT BY** FG/vf
ASSESSOR'S-PCL. NO. 021-0262-006.007

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

LOCATION: 4412 and 4416 76th Street

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

PROJECT INFORMATION:

1974 General Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Single Family

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single family; R-1	Front:	Existing Structures	
South: Single family; R-1	Side(Int):	"	"
East: Single family; R-1	Side(St):	"	"
West: Single family; R-1	Rear:	"	"

Property Dimensions: 120' x 145'
Property Area: 0.40+ acres
Density of development: 5 d. u. per acre
Topography: Flat
Street Improvements & Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totaling 0.4+ acres which are developed with single family residences. The lots are zoned standard single family (R-1) and are designated for residential use by the 1974 General Plan. Surrounding uses are exclusively single family except for a few undeveloped lots.
- B. The applicant is requesting to adjust the common property line between the two lots which are owned by the same individual who resides in the larger residence (4412-76th Street). The adjustment would relocate an existing workshop from one lot for inclusion in the proposed larger lot. Staff has no problem with the lot line adjustment since both lots would comply with all minimum width, depth and square footage requirements.

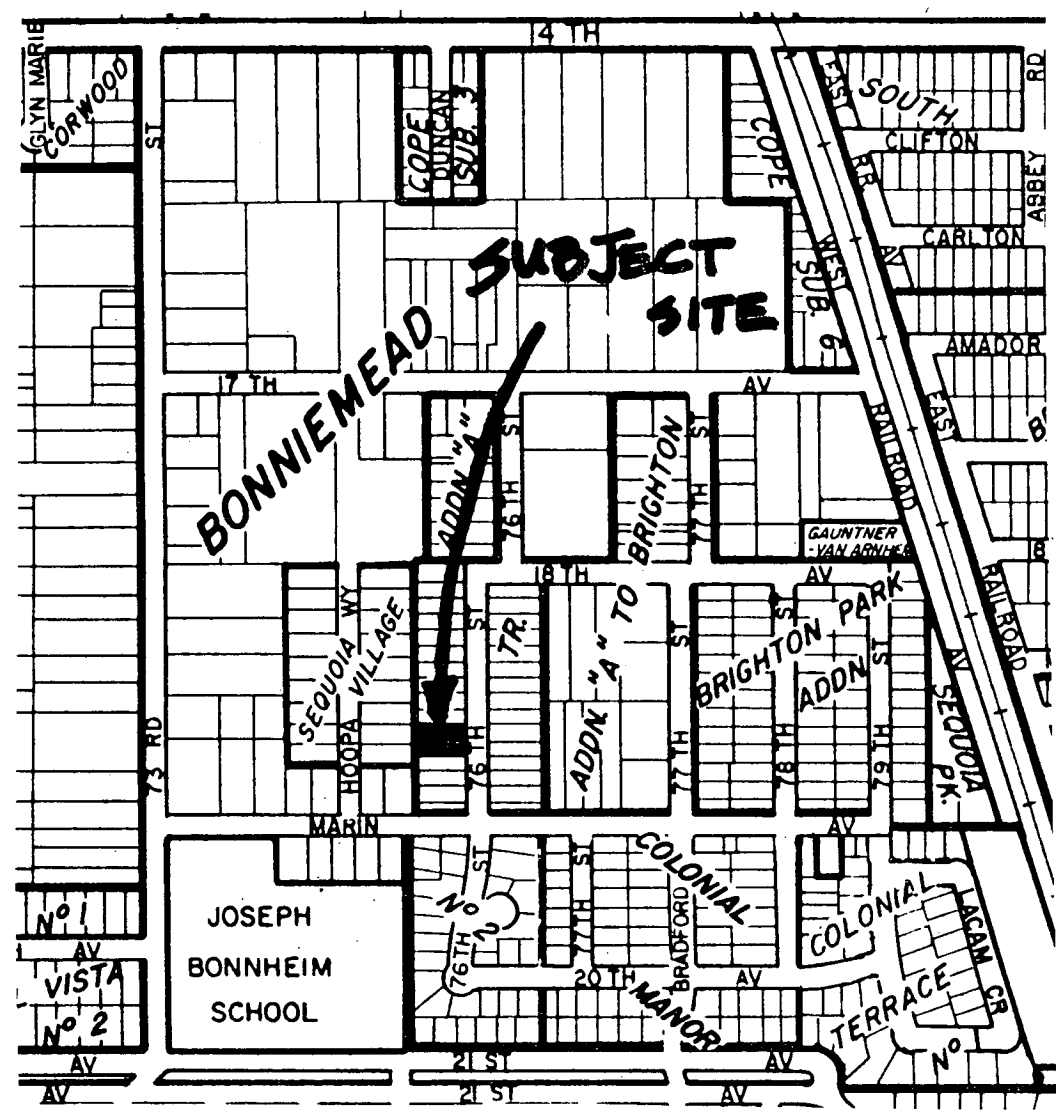
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- C. During staff field investigation of the site, it was noted that a six foot high solid wood fence had been constructed along the proposed common property line. This fence extends all the way to the front property line which is in violation of City Zoning Ordinance regulations (Section 3.D.7). Fences located in the required front yard setback area may be no higher than three feet. The property owner should be advised that the violation must be corrected.
- D. The proposal was reviewed by the City Engineer, Traffic Engineering and Real Estate Divisions. They had no objections to the proposed lot line adjustment.

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

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

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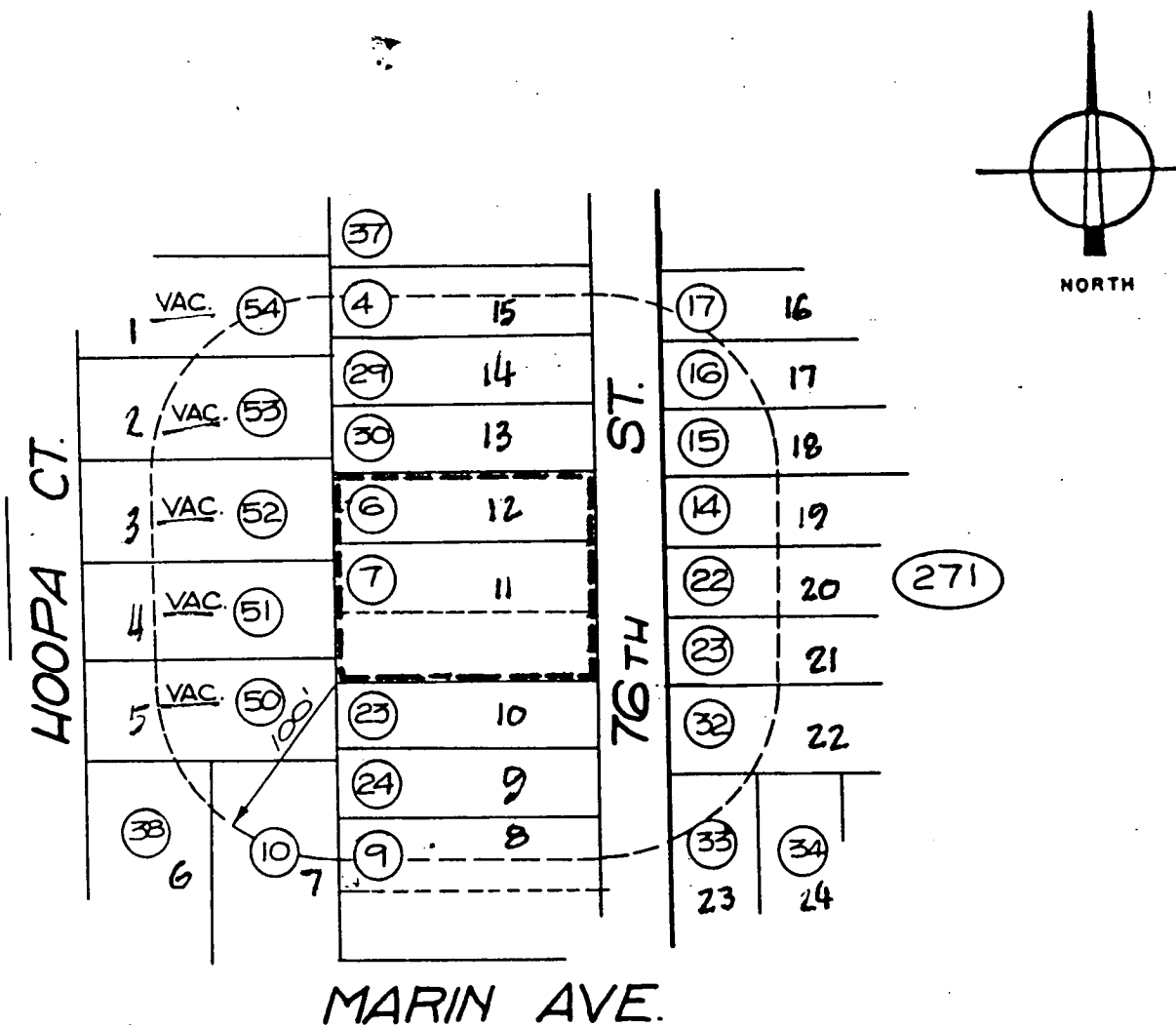
VICINITY MAP

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All uses are single family and all lots are zoned
R-1, except as noted

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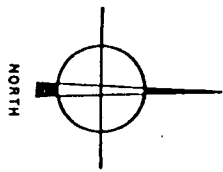
LAND USE & ZONING MAP

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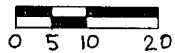
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EXHIBIT A

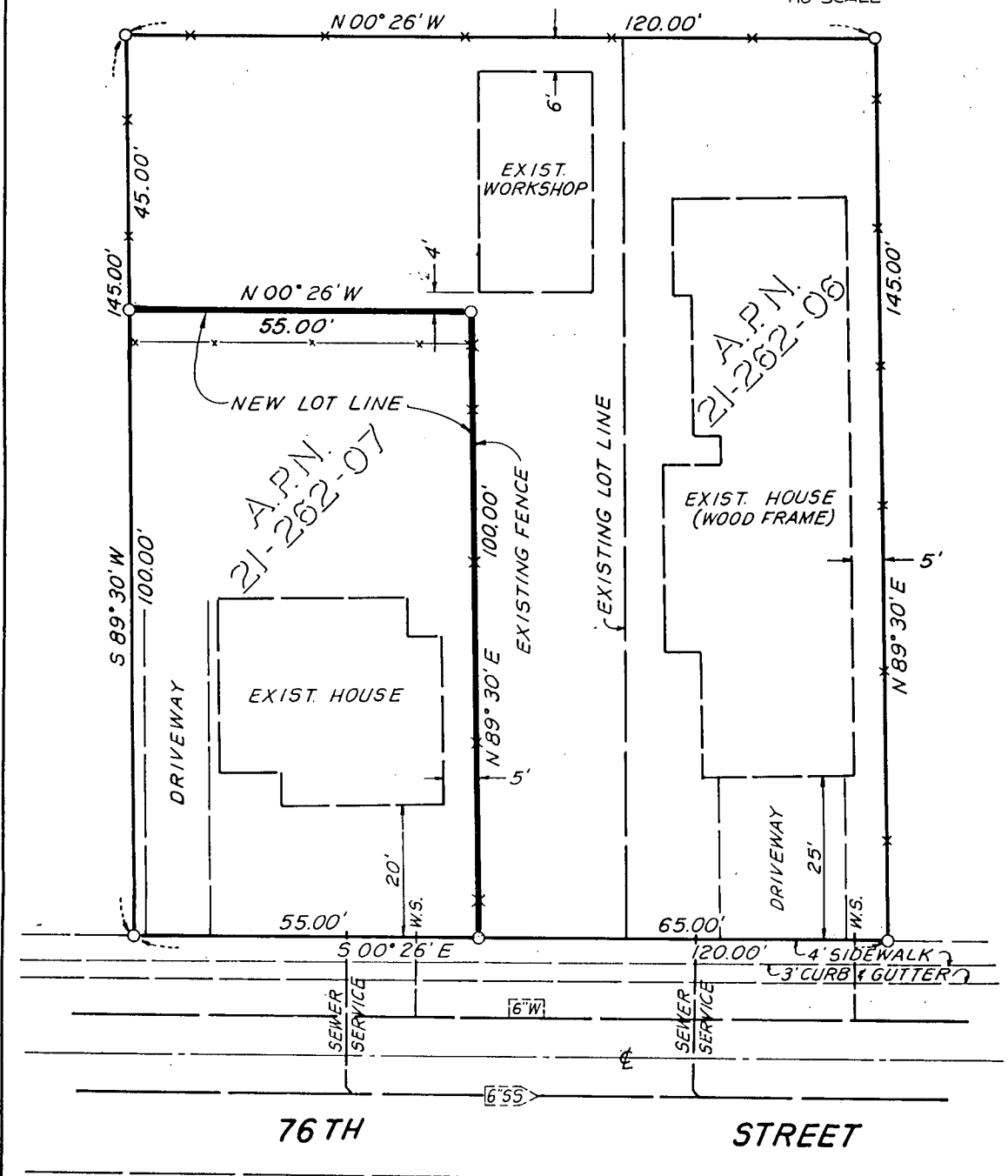


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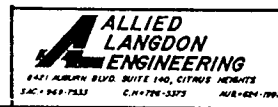
LOCATION MAP

NO SCALE



LOT LINE ADJUSTMENT
 LOTS 11210, 11211 & 11212 OF
 HART TRACT (8 MAPS 31)
 CITY OF SACRAMENTO, CALIFORNIA

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EXHIBIT B

NEW DESCRIPTION
A.P.N. 21-0262-006

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

Lots 11210, 11211 and 11212 of "Hart Tract or H.J. Goethe
Company's Subdivision No. 112" as shown on the official plat
thereof filed in the office of the Recorder of Sacramento County
in Book 8 of Maps, Map No. 31.

EXCEPTING THEREFROM that portion of said Lots 11211 and 11212
described as follows:

Beginning at the Southeast corner of said Lot 11212; thence from
said POINT OF BEGINNING along the Southerly line thereof, South
89°30' West 100.00 feet; thence parallel with the Easterly line
of said Lots 11212 and 11211, North 00°26' West 55.00 feet;
thence parallel with the Southerly line of said Lot 11212, North
89°30' East 100.00 feet to the Easterly line of said Lot 11211;
thence along said Easterly line and the Easterly line of Lot
11212, South 00°26' East 55.00 feet to the point of beginning.

Prepared by:


Lloyd C. Parker, L.S. 3563

Date: 10/0/07



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Received 10-13-07
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