

# CITY PLANNING COMMISSION

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

APPLICANT	RAYMOND VAIL AND ASSOCIATES 1410 Ethan Way, Sac., CA 95825		
OWNER	MARINA OAKS JOINT VENTURE, 7210 Long River Drive, Sac., CA 95831		
PLANS BY	RAYMOND VAIL AND ASSOCIATES, 1410 Ethan Way, Sacramento, CA 95825		
FILING DATE	7/24/87	ENVIR. DET.	EX15305(a) REPORT BY CV/vf
ASSESSOR'S-PCL. NO.	031-1280-05,06,12-15		

**APPLICATION:** Lot Line Adjustment to relocate the front and rear property lines and a common interior property line.

**LOCATION:** 100+ southwest and 300+ northwest of the intersection of Pocket Road and River Isle Way.

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the front and rear property lines and a common interior property line to satisfy condition six of P87-253.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Vacant and Single Family; A  
South: Vacant and Single Family; A  
East : Single Family; R-1  
West : Sacramento River; F

Property Area:	0.9+ acre
Topography:	Flat
Street Improvements & Utilities:	Existing

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

A. **Land Use/Zoning**

The subject site is zoned Single Family Alternative Zone (R-1A) and is vacant. Surrounding land uses include vacant and single family residential to the north and south, single family residential to the east and Sacramento River to the west.

Proposal

On June 25, 1987, a special permit was approved for 16 halfplex condominium units and 2 common ownership lots (P87-253). This special permit required an increase in the rear yard area to 15 feet to accommodate placement of the condominium buildings on lots 5 and 6. Originally, the condominium buildings were proposed to be located on the rear lot lines for lots 5 and 6, thus, providing no rear yard area.

This special permit (P87-253) also required minor lot line adjustments to increase front yard areas for lots 12, 13, & 14 to accommodate the proposed two story structures.

To satisfy these special permit requirements, the applicant proposes the following lot line adjustment.

1. Lot 5: relocate the rear property line 15 feet to the rear.
2. Lot 6: relocate the front property line 15 feet to the rear.
3. Lot 12: relocate the front property line 2.66 feet to the front.
4. Lot 13: relocate the front property line 2.5 feet to the front.
5. Lot 14: relocate the front property line 7.66 feet to the front.

In addition, the applicant proposes to relocate the common interior property line between parcels 14 and 15 to accommodate the proposed relocated property line for parcel 14.

Staff finds the above lot line adjustments conform to condition 6 of the special permit (P87-253).

C. Agency Comments

The project was reviewed by the Engineering and Real Estate Divisions and no comments were received.

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 the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF AUGUST 27, 1987

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE REAR PROPERTY LINES AND

A COMMON INTERIOR PROPERTY LINE. (APN: 031-1280-05,06,12-15)

(P87-333)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 100+' southwest and 300+' northwest of the intersection of Pocket Road and River Isle Way; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Low Density Residential Use by the 1976 South Pocket Community Plan and the proposed lot line adjustment conforms with the Plan Designation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located 100+' southwest and 300+' northwest of the intersection of Pocket Road and River Isle Way, City of Sacramento, be approved as shown and described in Exhibits A-H attached hereto.

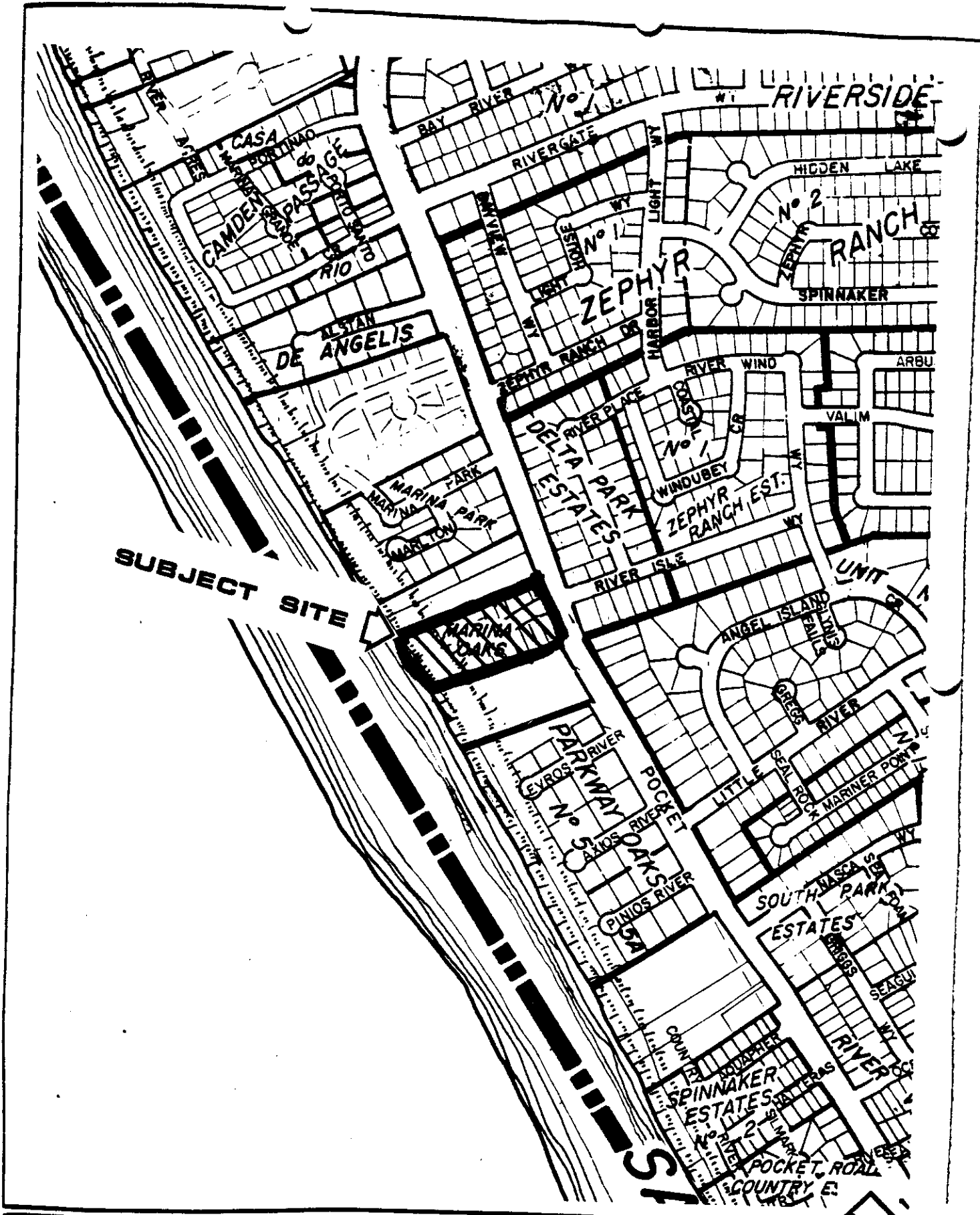
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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



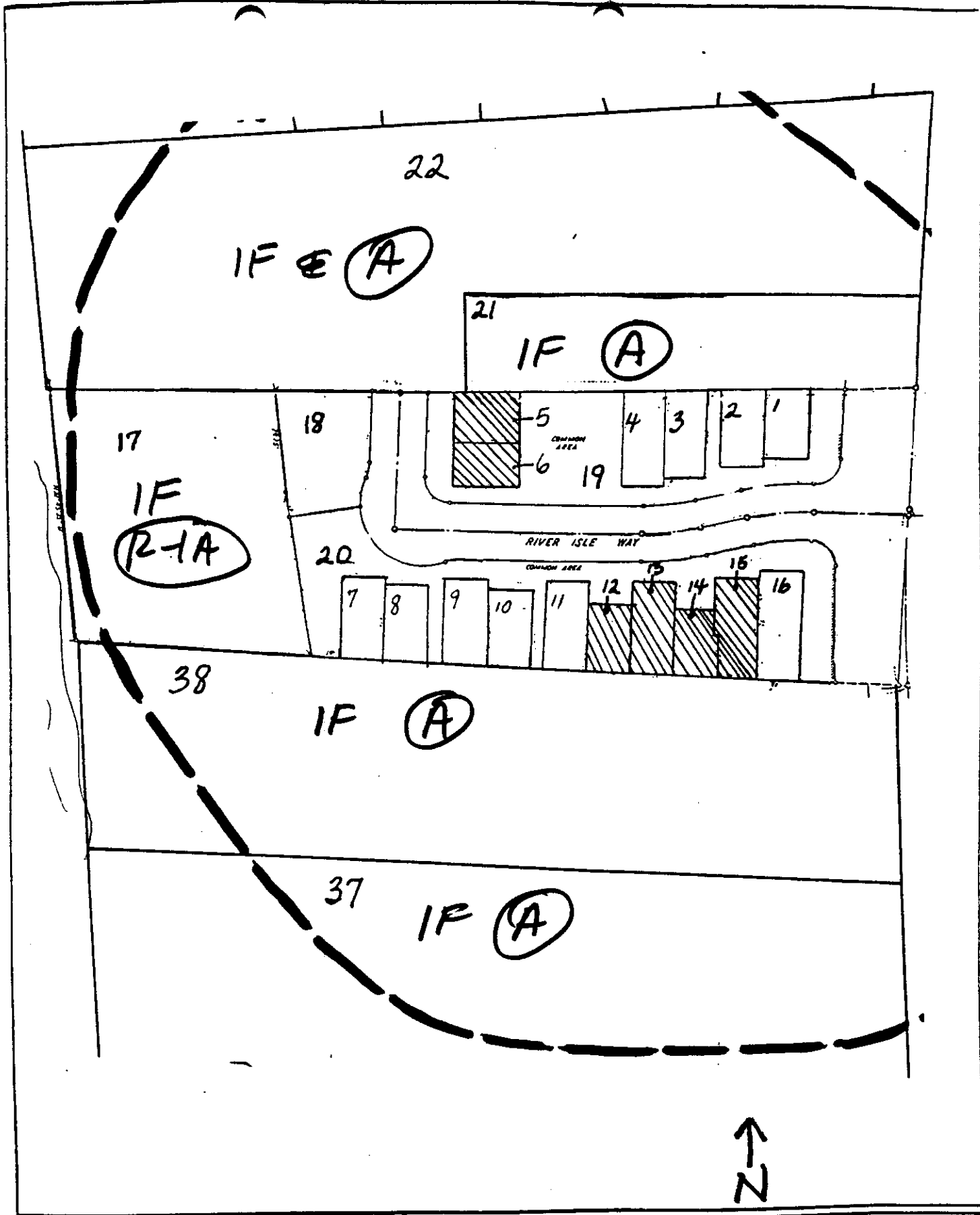
VICINITY MAP



P 87-333

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ITEM 30



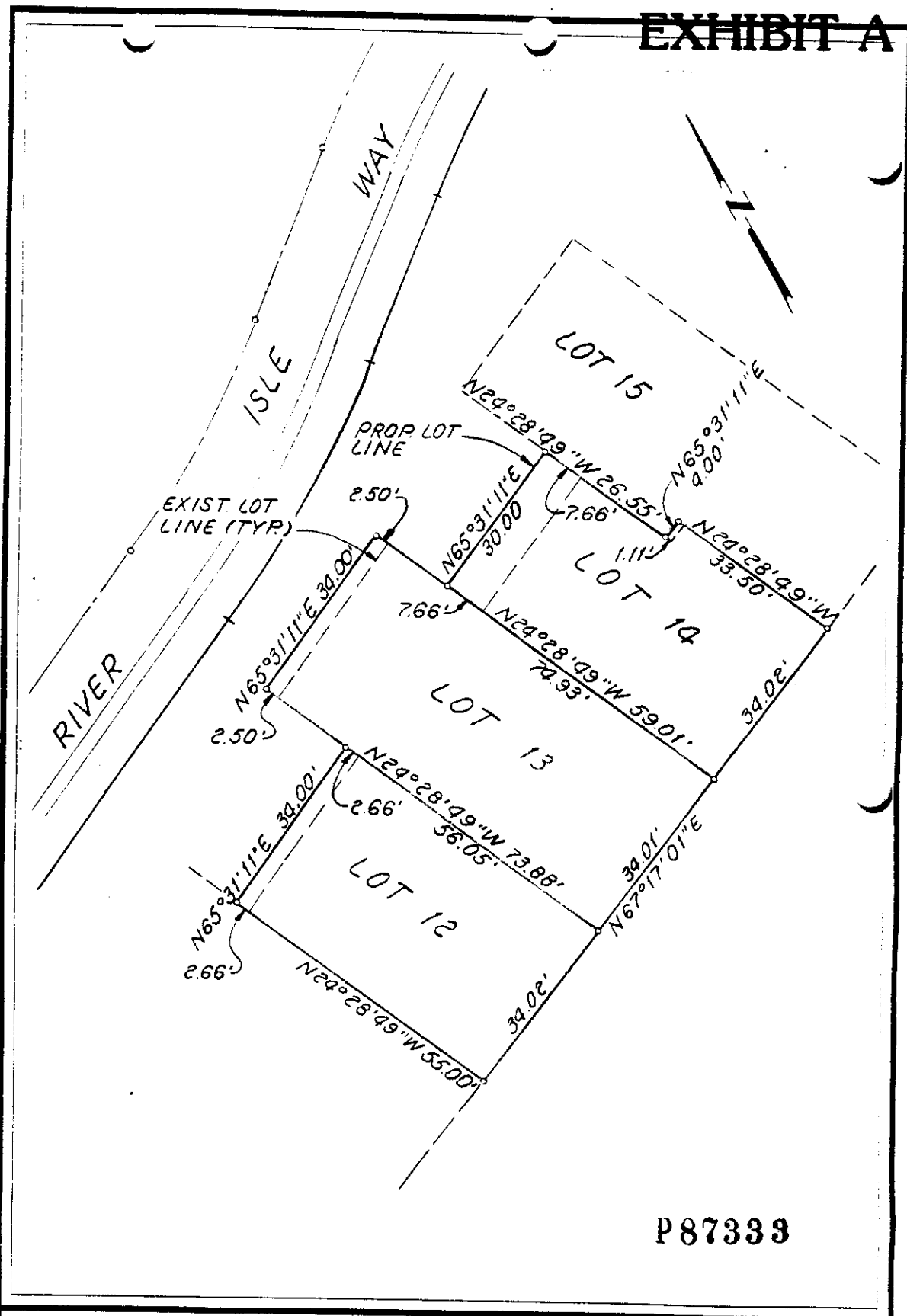
**LAND USE & ZONING MAP**

P87-333

8-27-87

ITEM 30

# EXHIBIT A



P87333



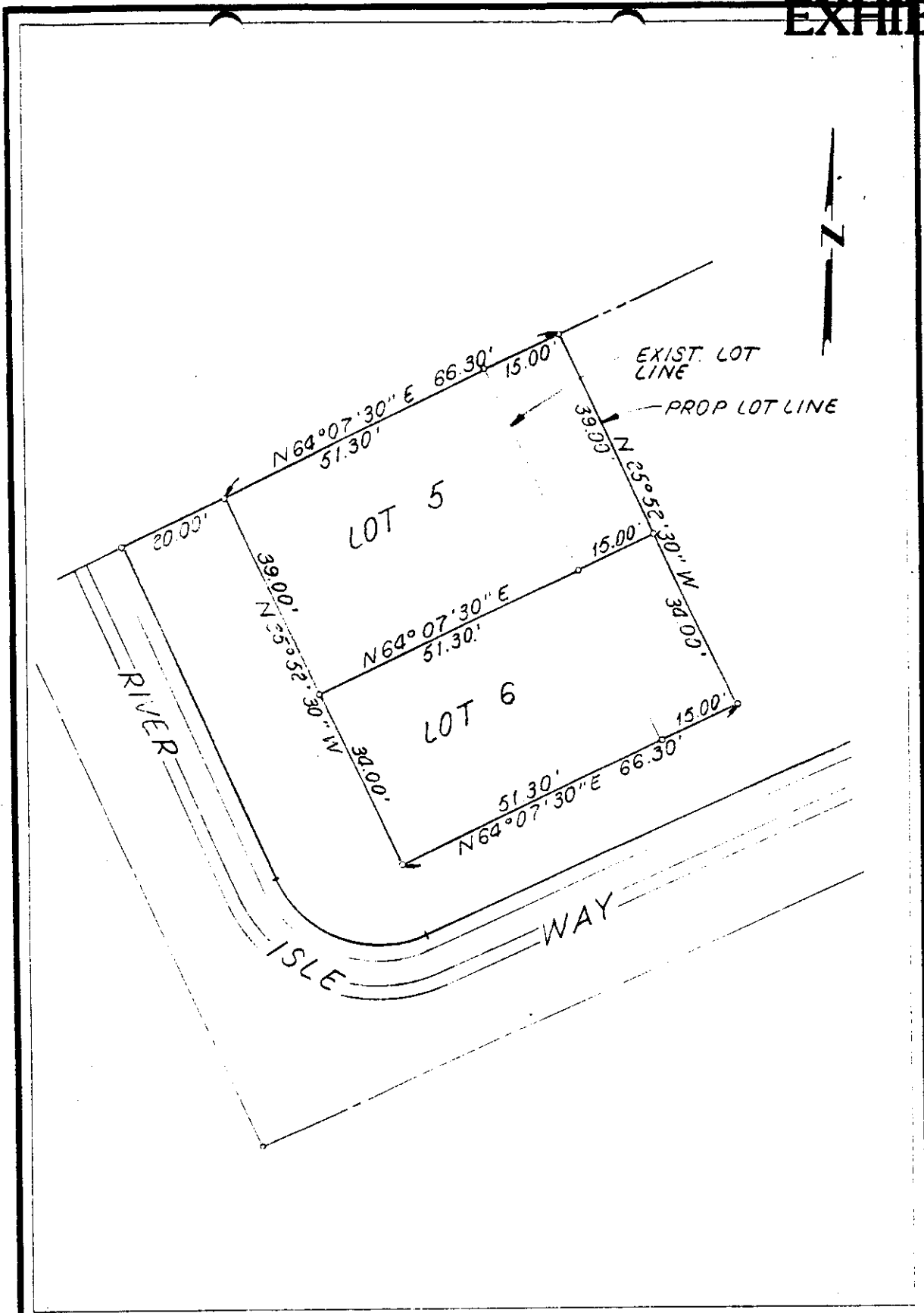
RAYMOND VAIL AND ASSOCIATES  
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 1110 ETHAN WAY SACRAMENTO, CALIFORNIA 95834 (916) 486-2322

DESIGNED BY _____	PLAT TO ACCOMPANY DESCRIPTION OF LOT LINE ADJUSTMENT, LOTS 12, 13, 14, MARINA OAKS-175BM 15	SCALE: 1" = 20'
DRAWN BY <u>MSS</u>		SHEET _____ OF _____ SHEETS
CHECKED BY <u>SMM</u>		FILE NO. _____
DATE <u>7/20/87</u>		SUBMITTED BY: _____

P87-333

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DESIGNED BY \_\_\_\_\_  
DRAWN BY M.S.S.  
CHECKED BY S.M.M.  
DATE 7/20/87

PLAT TO ACCOMPANY DESCRIPTION  
OF LOT LINE ADJUSTMENT,  
LOTS 5 & 6, MARINA OAKS-175BM15

SUBMITTED BY: \_\_\_\_\_

SCALE: 1"=20'

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS  
FILE NO. \_\_\_\_\_

P87-333

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# EXHIBIT C

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## NEW LOT 5 AND A PORTION OF LOT "C"

All of Lot 5 and a portion of Lot "C" as shown and so designated on that certain plat entitled "Marina Oaks" filed in the office of the recorder of Sacramento County, California in Book 175 of Maps, Map No. 15 described as follows:

Beginning at the most Northeast corner of said Lot 5, thence from said point of beginning North 64°07'30" East 15.00 feet; thence South 25°52'30" East 39.00 feet; thence South 64°07'30" West 15.00 feet to the Southeast corner of said Lot 5; thence South 64°07'30" West 51.30 feet to the Southwest corner of said Lot 5; thence North 25°52'30" West 39.00 feet to the Northwest corner of said Lot 5; thence North 64°07'30" East 51.30 feet to the point of beginning.



*Steven M. Mendenhall*

P87-333

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# EXHIBIT D



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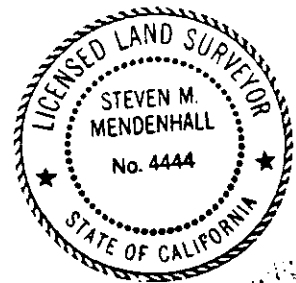
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## NEW LOT 6

Lot 6 together with all that portion of Lot C as shown and so designated on that certain plat entitled "Marina Oaks" filed in the office of the recorder of Sacramento County, California in Book 175 of Maps, Map No. 15B described as follows:

A strip of land that uniform width of 15.00 feet measured at right angles and lying Northeasterly of and contiguous to the following described line:

Beginning at the most Northerly corner of said Lot 6 thence coincident with the Northeasterly line thereof South 25°52'30" East 34.00 feet to the point of termination.



*Steven M. Mendenhall*



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# EXHIBIT E

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## NEW LOT 12

Lot 12 together with all that portion of Lot D as shown and so designated on that certain plot entitled "Marina Oaks" filed in the office of the recorder of Sacramento County, California in Book 175 of Maps, Map No. 15B described as follows:

A strip of land the uniform width of 2.66 feet, measured at right angles and lying Northwesterly of and contiguous to the following described line:

Beginning at the North most corner of said Lot 12 thence coincident with the Northwesterly line there of South 65°31'11" West 34.00 feet to the most Westerly corner of said Lot 12 being the point of termination.



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# EXHIBIT F



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## NEW LOT 13

Lot 13 together with all that portion of Lot D as shown and so designated on that certain plot entitled "Marina Oaks" filed in the office of the recorder of Sacramento County, California in Book 175 of Maps, Map No. 15B described as follows:

A strip of land the uniform width of 2.50 feet, measured at right angles and lying Northwesterly of and contiguous to the following described line:

Beginning at the North most corner of said Lot 13 thence coincident with the Northwesterly line there of South 65°31'11" West 34.00 feet to the most Westerly corner of said Lot 13 being the point of termination.



P87-333

8-27-87

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# EXHIBIT G

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## NEW LOT 14

Lot 14 together with all that portion of Lot D as shown and so designated on that certain plat entitled "Marina Oaks" filed in the office of the recorder of Sacramento County, California in Book 175 of Maps, Map No. 15B described as follows:

A strip of land the uniform width of 7.66 feet, measured at right angles and lying Northwesterly of and contiguous to the following described line:

Beginning at the North most corner of said Lot 14 thence coincident with the Northwesterly line there of South  $65^{\circ}31'11''$  West 30.00 feet to the most Westerly corner of said Lot 14.

Also together with all that portion of Lot 15 as shown on said plat and being a strip of land the uniform width of 1.11 feet measured at right angles and lying Northwesterly of and contiguous to the following described line:

Beginning at the Northeasterly terminus of a line shown as " $N65^{\circ}31'11''$  E4.00" on said Lot 14 thence, coincident there with South  $65^{\circ}31'11''$  West 4.00 feet to the point of termination.



*Steven M. Mendenhall*

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# EXHIBIT H



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W.O. 2353.00C

August 6, 1987

## NEW LOT 15

Lot 15 as shown and so designated on that certain plat entitled "Marina Oaks" filed in the office of the recorder of Sacramento County, California in Book 175 of Maps, Map No. 15 described as follows:

Excluding all that portion of Lot 15 as shown on said plat and being a strip of land the uniform width of 1.11 feet measured at right angles and lying northwesterly of and contiguous to the following described line:

Beginning at the northeasterly terminus of a line shown as North  $65^{\circ}31'11''$  East 4.00 feet on said Lot 14; thence, coincident therewith South  $65^{\circ}31'11''$  West 4.00 feet to the point of termination.



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