

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831				
OWNER	L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831				
PLANS BY	The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA, 95833				
FILING DATE	July 28, 1992	ENVIR. DET.	Exempt 15305(a)	REPORT BY	SLY
ASSESSOR'S PCL. NO.	031-1420-030,029				

APPLICATION: Lot Line Adjustment to relocate an existing property line for two parcels totaling 0.22+ vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

LOCATION: 4 Willow Cove Court and 7739 Oakshore Drive
(City Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line between two halfplex lots.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket	
Community Plan Designation:	Low Density Residential (7-15 du/na)
Existing Zoning of Site:	R-1A(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, R-1(PUD) and R-1A(PUD)
South:	Vacant, R-1(PUD)
East:	Vacant, R-1(PUD)
West:	Single Family, R-1(PUD)

Property Dimensions:	75 feet X 127 feet
Property Area:	0.22+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a corner with two halfplex lots totaling 0.22+ vacant acres in the Single Family Alternative (R-1A)(PUD) zone (see Exhibit A). The subject site is vacant. The

General Plan designates the subject site as Low Density Residential (4-15 du/na) and the Pocket Community Plan designates the site as Low Density Residential (7-15 du/na). The surrounding land use and zoning for the subject site are vacant, zoned Standard Single Family (R-1)(PUD) and (R-1A)(PUD) to the north; vacant, zoned (R-1)(PUD) to the south and east; and single family residential, zoned Standard Single Family (R-1)(PUD) to the west.

B. Applicant's Proposal

The applicant is proposing to relocate a common property between two halfplex lots. The common property line is to be relocated to be oriented north to south (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The applicant is proposing to construct two custom halfplex units totaling 4,331 square feet on the subject site. The existing common property line runs east to west across the site and the applicant proposes to reorient the line to run north to south. Each lot will still have adequate area to construct a halfplex with usable rear yard area.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, the Air Quality Management District, and the G-P Residents for Neighborhood Schools. The following comments were received from Development Services:

1. Engineering Departments staff comments:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

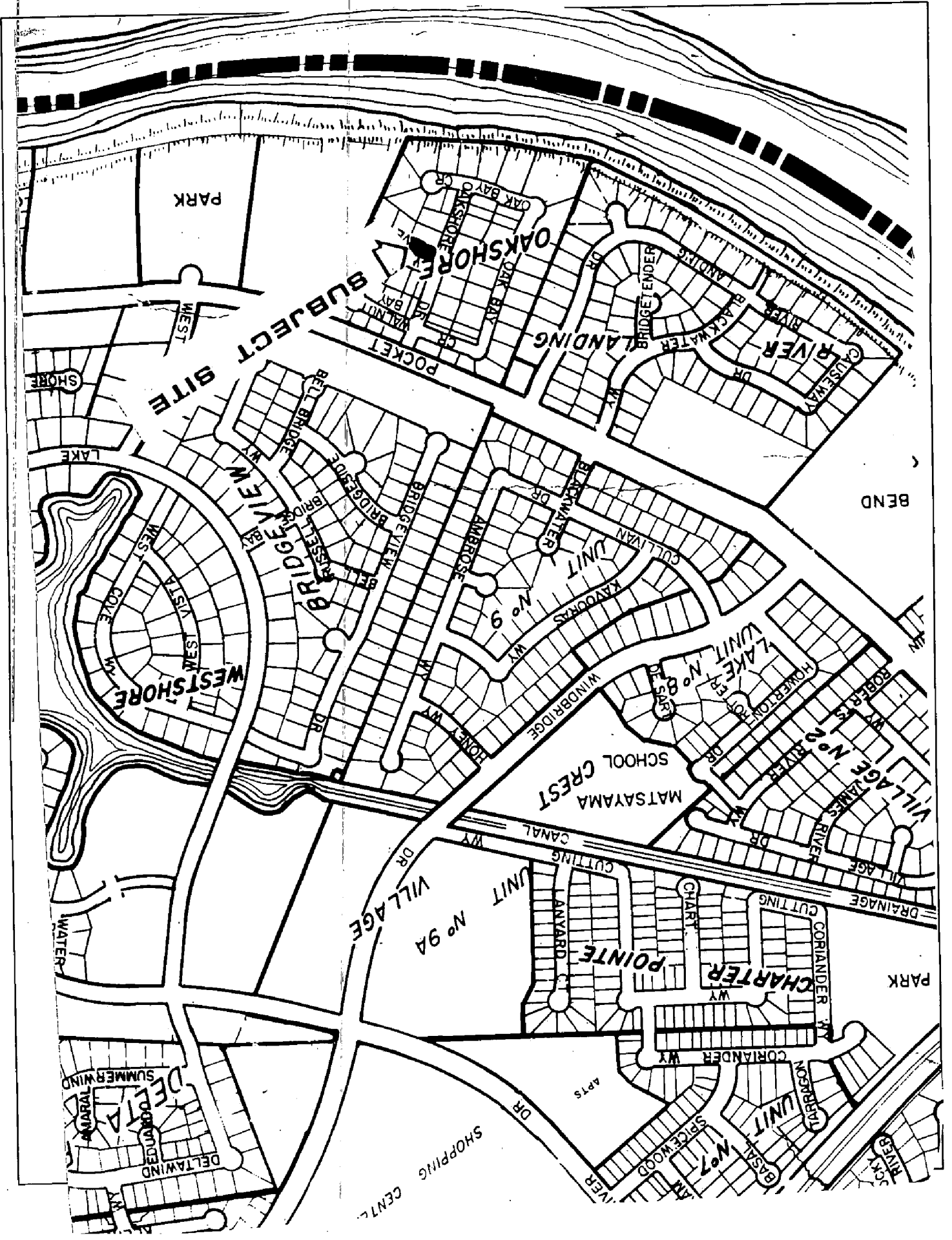
- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Submit drawing showing location of existing sewer and water services to verify each lot has a separate service.
- e. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

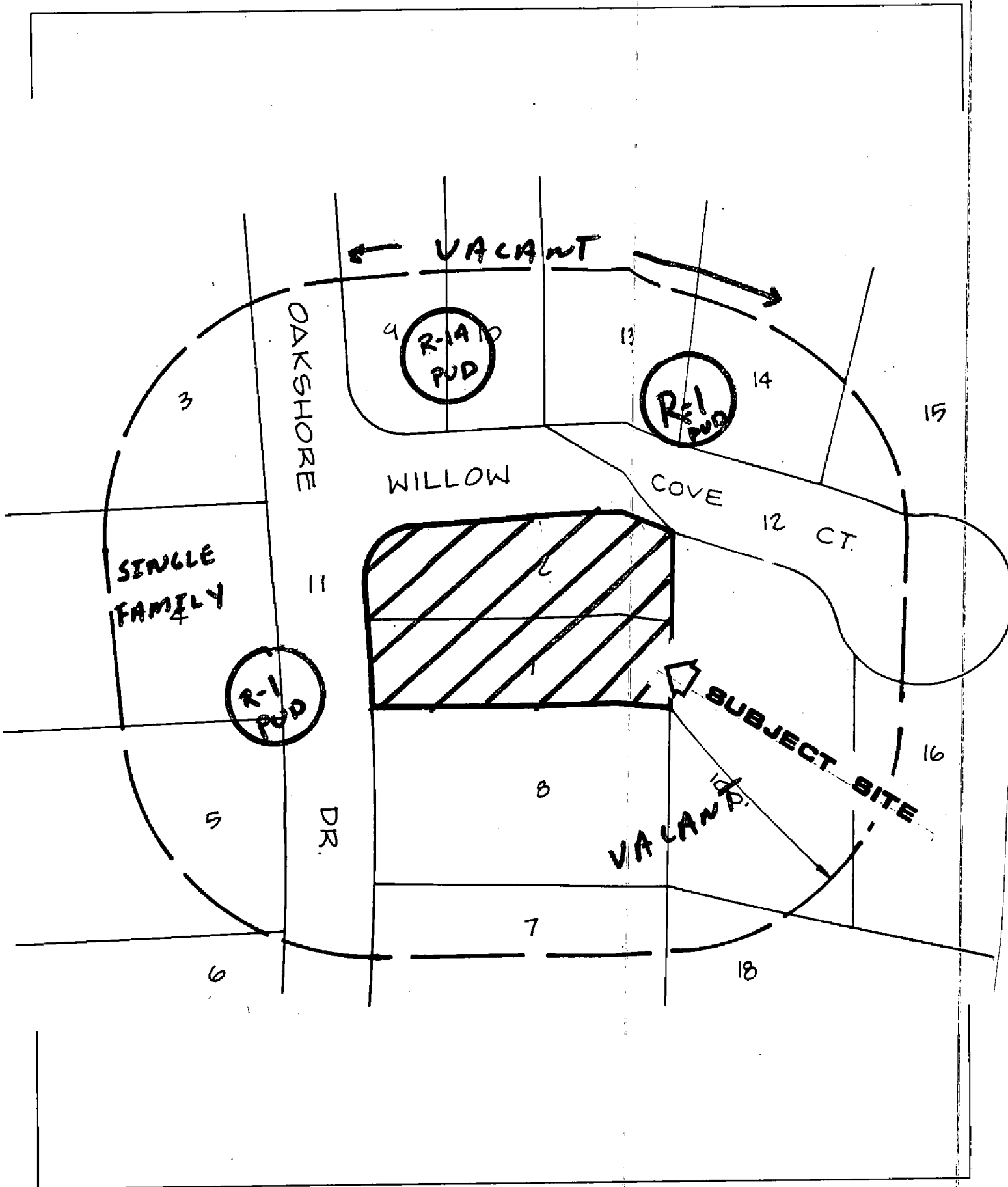
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305{a}).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.

VICINITY MAP

1285

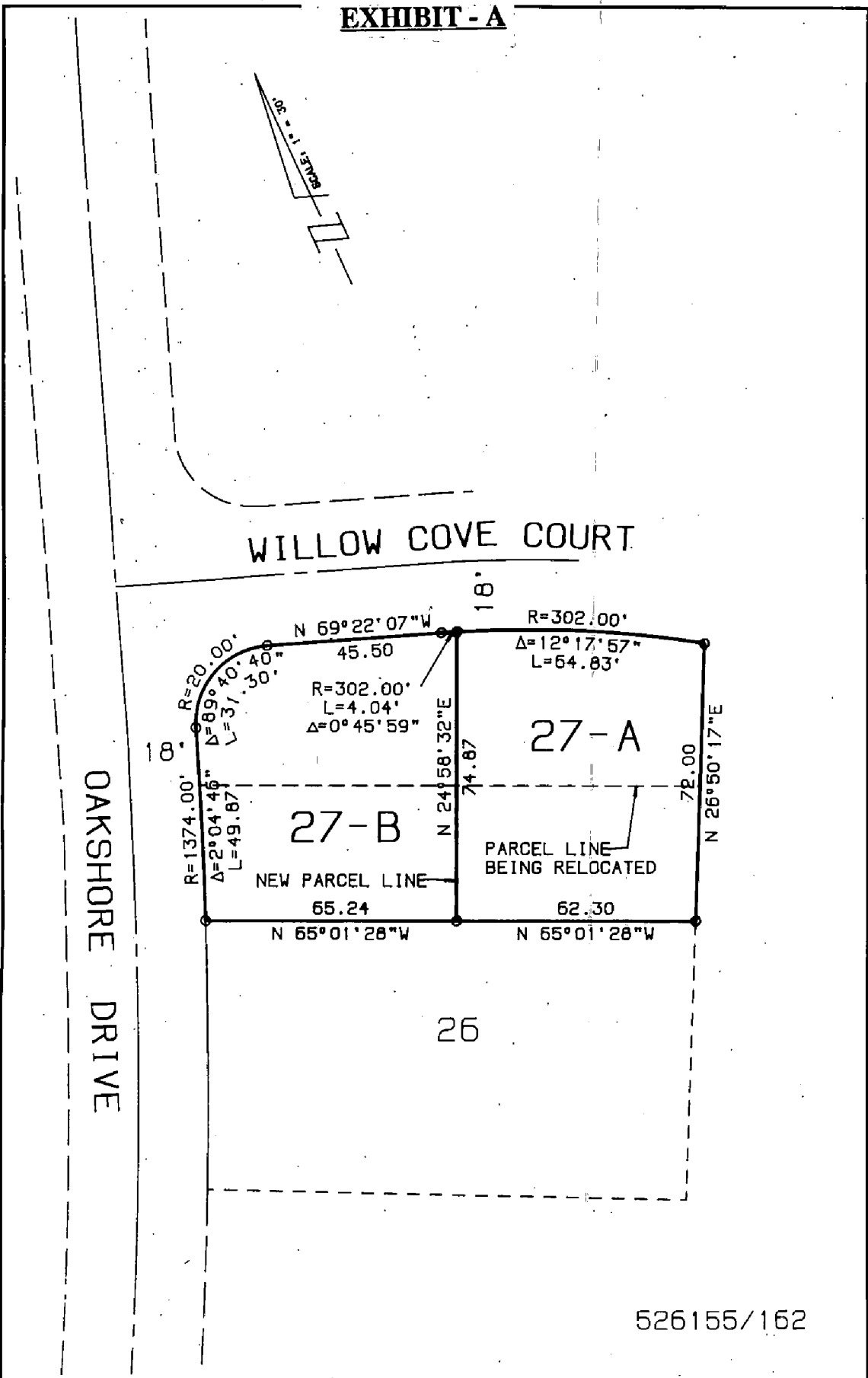




LAND USE & ZONING MAP

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EXHIBIT - A



526155/162

TITLE: LOT LINE ADJUSTMENT LOTS 27A, 27B OAKSHORE AT RIVERLAKE UNIT NO.1 203 M 1 CLIENT: L & P LAND AND DEVELOPMENT	DATE: 7-08-92 JOB NO.: 5262-013 DRAWN BY: T.M. CHECKED BY: R.N.	REVISION
	The Spink Corporation 2590 VENTURE OAKS WAY SACRAMENTO, CA 95833 (916) 925-5550 FAX NO. (916) 921-9274	
SCALE: 1" = 30' CODE: PKT-19 DR.NO.: H-7226		

P92-209

SEPTEMBER 10, 1992

ITEM 13

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