

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Speath Engineering, Inc., 5710 Garfield Ave., Suite B, Sacramento, CA 95841
OWNER Dennis P. Firenze, 635 Turnstone Dr./Jerome Frazer, Jr., 1192 Smoke River Way, Sacto.
PLANS BY Speath Engineering, Inc., 5710 Garfield Ave., Suite B, Sacramento, CA 95841
FILING DATE 6-24-83 50 DAY CPC ACTION DATE _____ REPORT BY: JP:bw
NEGATIVE DEC Exempt 15105(a) EIR ASSESSOR'S PCL NO. 031-480-21; 031-540-44

APPLICATION: Lot Line Adjustment

LOCATION: South side of Smoke River Way, approximately 150 feet east of Greenhaven Drive

PROPOSAL: Lot Line Adjustment to relocate common property line of two parcels to the south to accommodate existing residential development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Residential (under construction)

Surrounding Land Use and Zoning:

North: Residential; R-1 & R-2-R
South: Residential; R-1
East: Residential; R-1-A
West: Residential; R-1

Parking Required: 2 spaces
Parking Provided: 2 spaces
Property Area: 22,700± square feet
Square Footage of Buildings: 2,180 and 2,221
Topography: Flat
Street Improvements: Existing
Utilities: Available

001873

BACKGROUND INFORMATION:

1. The subject site consists of two parcels in the Single Family Residential (R-1) zone, totaling 22,700± square feet. A single family residence is presently being constructed on each parcel. The applicant is requesting a lot line adjustment to relocate a portion of the existing common lot line to the west in order to create a more logical lot layout and to increase the lot width of proposed parcel 1.
2. The proposal was reviewed by the City Real Estate, Engineering, Planning and Building Inspections Departments. The following comments were received:
 - a. Real Estate: Pay off existing assessment or file necessary segregation request and pay required segregation fees;
 - b. Engineering: Provide new deed description and closure calculations and monument new property lines;

- c. Building Inspections: Informational Item: On all future plans, applicant should indicate distance between property lines and structures.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

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

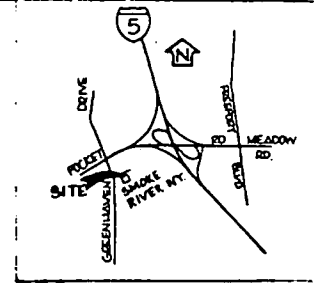
001874

P83-214

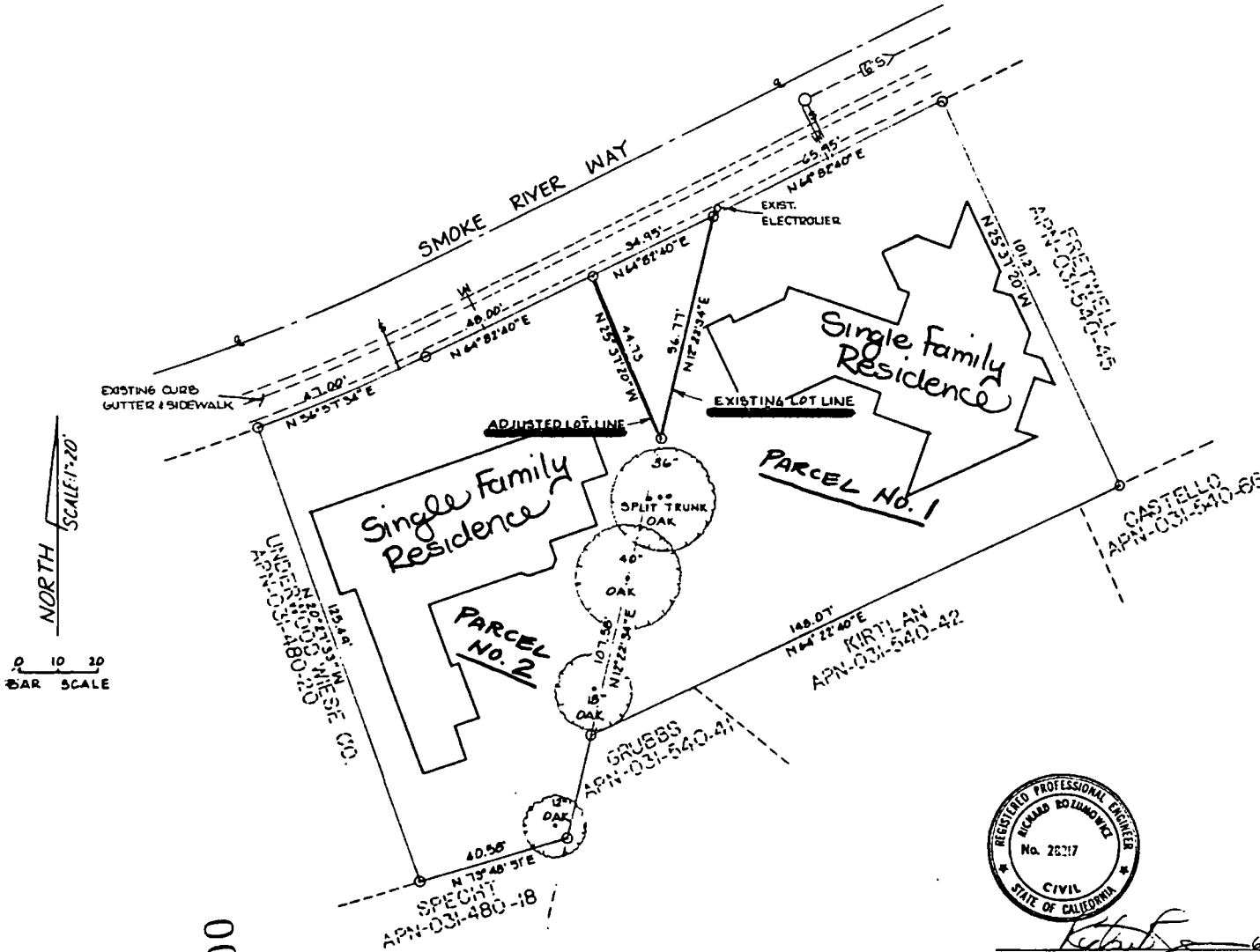
7-28-83

No. 30

LOT LINE ADJUSTMENT FOR LOT 47 OF 128 BM 15 AND LOT 44 OF 128 BM 26



VICINITY MAP
N.T.S.



LEGEND:

SEWER SERVICE \$

WATER SERVICE H

ADJUSTED LOT LINE - - - - -



Richard Bolinowicz 6/24/83

Exhibit A

P 83214

001876

SPEATH ENGINEERING
Civil Engineers

5710 Garfield Ave. Suite "B"
Sacramento, CA 95841 (916) 334-8308

Exhibit B

PARCEL No. 2

Proposed Legal Description for Lot 47 Parkway Oaks Unit No. 1

Lot 47 as shown on the plat of "Parkway Oaks Unit No. 1" recorded in Book 128 of Maps, Map No. 13 City of Sacramento, Sacramento County Records.

EXCEPTING THEREFROM the following described portion, beginning at the Northeast corner of said Lot 47; thence from said point of beginning along the North line of said Lot 47 South 64°22'40" West 34.95 feet; thence South 25°37'20" East 44.74 feet to the Easterly line of said Lot 47; thence along the Easterly line of said Lot 47 North 12°22'39" East 56.77 feet to the point of beginning.

O K Ed H Lowers 6-24-83

PARCEL No. 1

Proposed Legal Description for Lot 44 River Oaks Ranch Unit No. 1

Lot 44 as shown on the plat of "River Oaks Ranch Unit No. 1" recorded in Book 128 of Maps, Map No. 26 City of Sacramento, Sacramento County records.

Together with a portion of Lot 47 as shown on the plat "Parkway Oaks Unit No. 1" recorded in Book 128 of Maps, Map No. 13 City of Sacramento, Sacramento County, more particularly described as follows:

Beginning at the Northeast corner of said Lot 47; thence from said point of beginning along the North line of said Lot 47 South 64°22'40" West 34.95 feet; thence South 25°37'20" East 44.74 feet to the Easterly line of said Lot 47; thence along the Easterly line of said Lot 47 North 12°22'39" East 56.77 feet to the point of beginning.

O K Ed H Lowers 6-24-83

P 83214

001870