

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.	031-1400-044,043				

APPLICATION: Lot Line Adjustment to relocate an existing property line for two parcels totaling 0.19± vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

LOCATION: 7717 East Port Drive and 1027 East Landing Way
(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:	Single Family, R-1A(PUD)
South:	Vacant, R-1A(PUD)
East:	Vacant, R-1A(PUD)
West:	Vacant, R-1(PUD)

Property Dimensions:	71 feet X 111 feet
Property Area:	0.19± 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 a single family residence, zoned (R-1A)(PUD) to the north; and vacant, zoned (R-1A)(PUD) to the south, east, and 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:

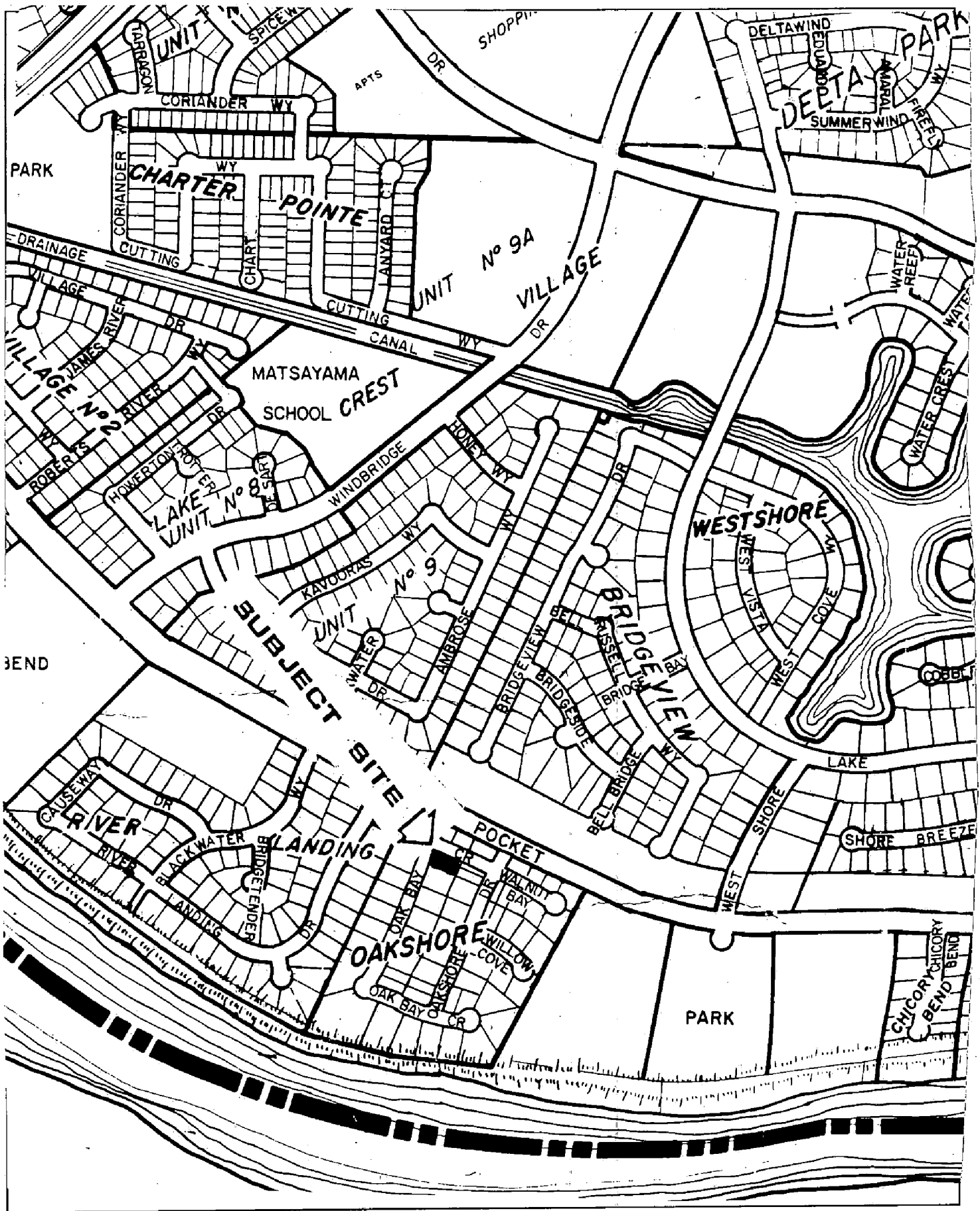
1. Engineering Departments staff comments:

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.

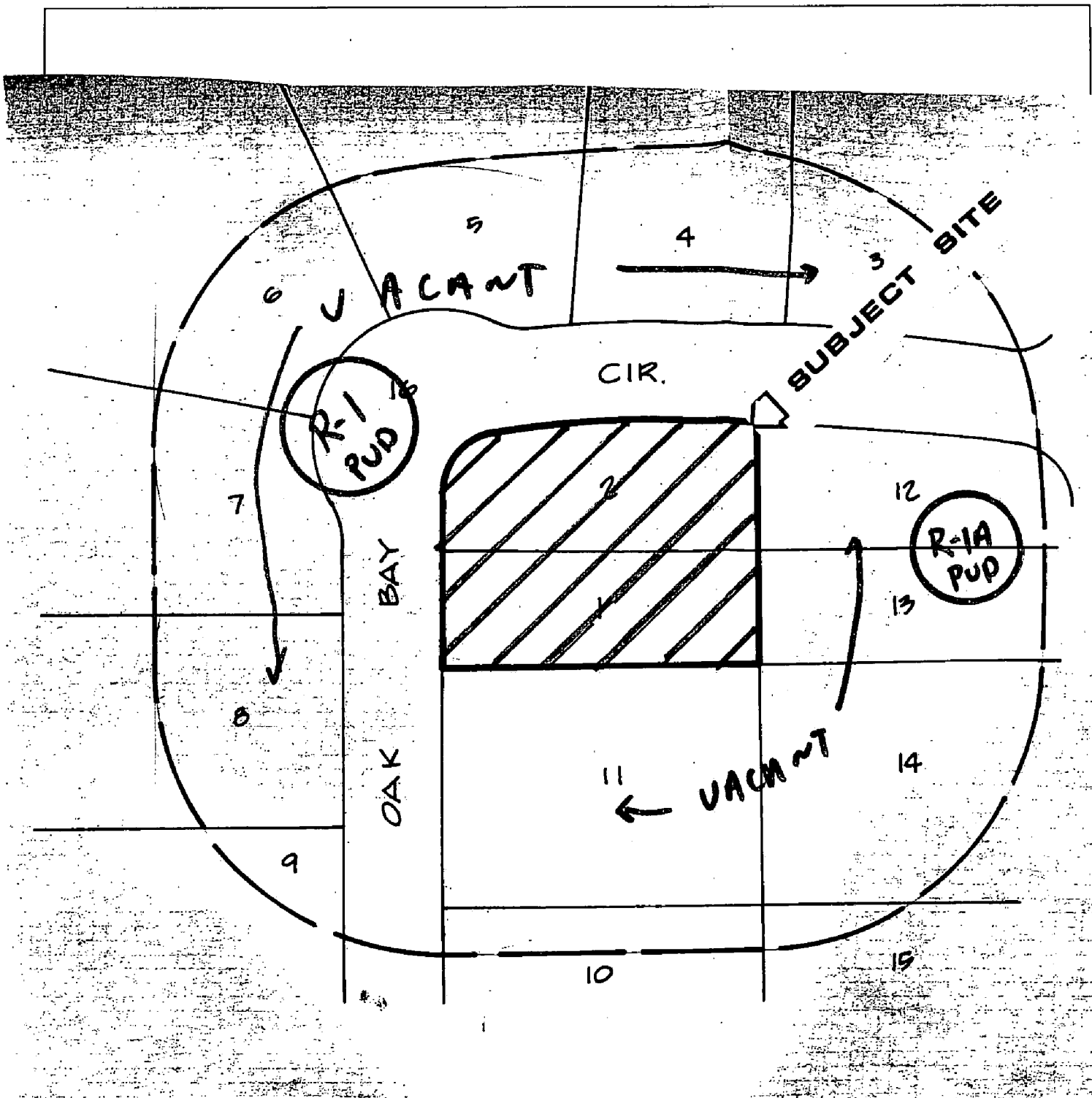
ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305(a)).

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



VICINITY MAP

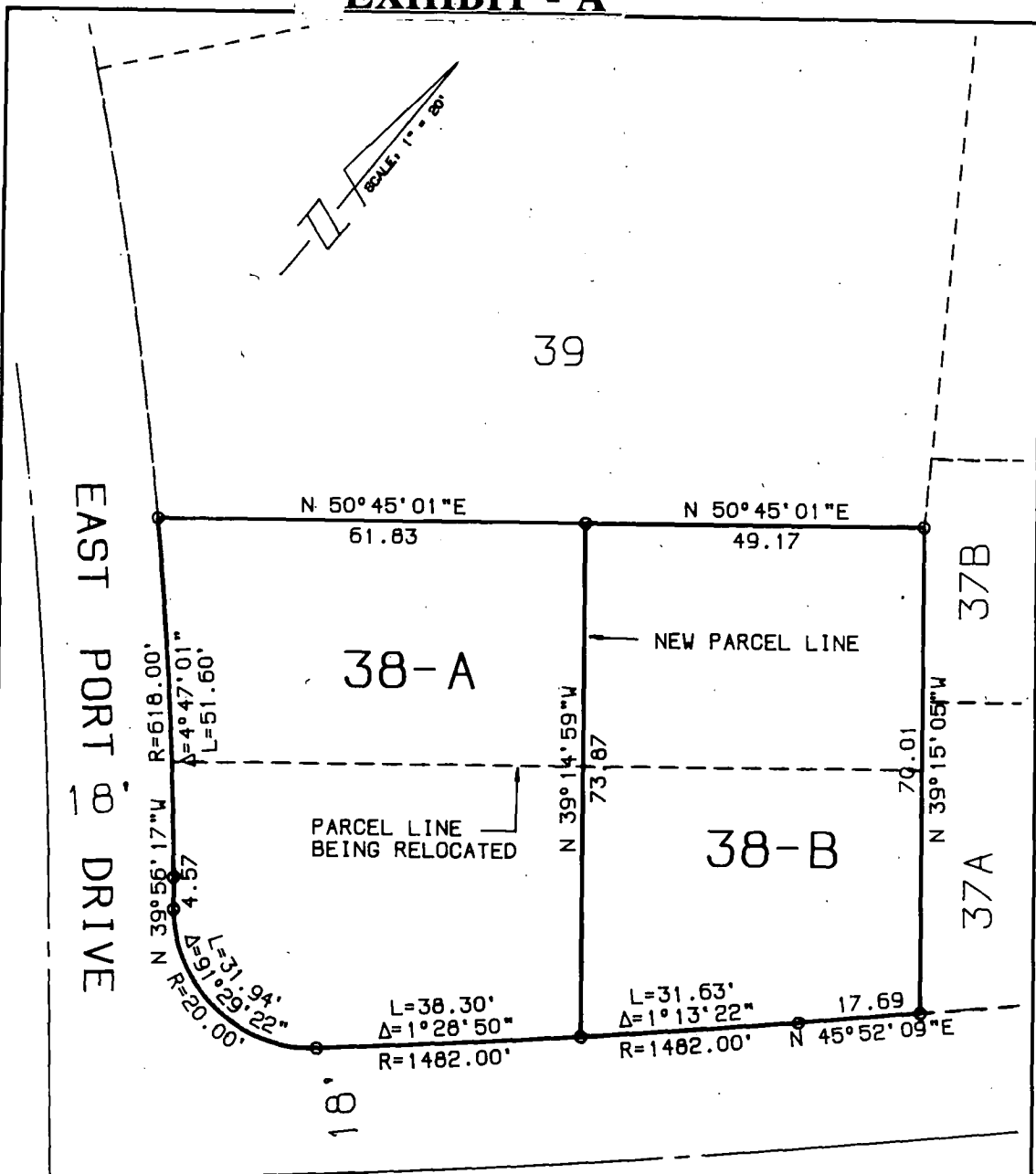
1314



LAND USE & ZONING MAP

1315

EXHIBIT - A



EAST LANDING WAY

526156/161

TITLE:	LOT LINE ADJUSTMENT	DATE: 7-8-92	JOB NO.: 5262-013
	LOT 38	DRAWN BY: T.M.	CHECKED BY: R.N.
CLIENT:	EASTSHORE AT RIVERLAKE	REVISION	
	200 M !!	The Spink Corporation	
	L. & P LAND AND DEVELOPMENT	2590 VENTURE OAKS WAY SACRAMENTO, CA 95833	
		(916) 925-5880 FAX NO. (916) 921-9274	
		SCALE: 1" = 20' CODE: PKT 19 DR. NO.: H-7227	

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P92-211

SEPTEMBER 10, 1992

ITEM 15



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: Eastshore Lots 38 A & B

PROPERTY OWNER'S NAME: L & P - Pacific/Teichert
Mailing Address: 8144 Pocket Road, Sacramento Zip Code 95831
Telephone: Business (916) 427-2936 Home () _____

APPLICANT'S/AGENT'S NAME: L & P Land & Development, Inc.
Mailing Address: 8144 Pocket Road, Sacramento Zip Code 95831
Telephone: Business (916) 427-2936 Home () _____
Contact Person's Name: Roger O. Hanchen Phone (916) 427-2936

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED
Property Address or Location 7717 East Port Dr.; 1027 East Landing Way
Property Assessor Parcel Number(s) 031-1400-044; 031-1400-043
Property Dimensions: 71'+ x 111
Property Area: Square Footage (gross) _____ (net) 8275+
Acreage (gross) _____ (net) .19
Land Use: Undeveloped/Vacant X Developed (give bldg.sq.ft.) _____
Existing Zoning of Project Site: RIA-PUD Proposed Zoning: RIA PUD

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North <u>RIA-PUD</u>	<u>Residential</u>
South <u>RIA-PUD</u>	<u>Residential</u>
East <u>RIA-PUD</u>	<u>Residential</u>
West <u>RIA-PUD</u>	<u>Residential</u>

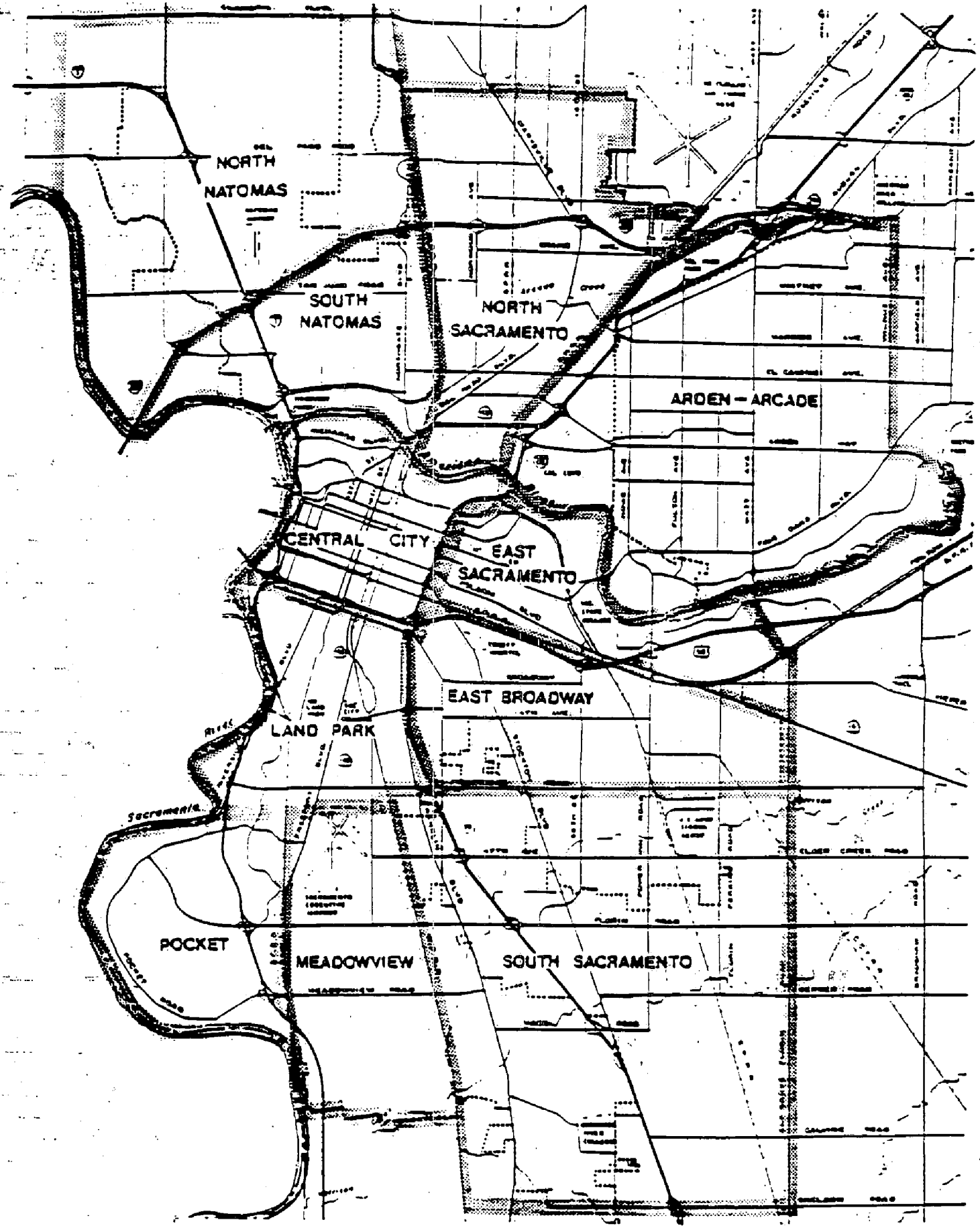
FOR OFFICE USE ONLY

P No.: P92 211 Date Rec'd: 7/28/92 By: M. Dal

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other _____

Environmental Determination: Exempt: _____ : Neg. Dec _____ ; EIR _____ ;
By: _____, Date _____

PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



APPLICANT'S STATEMENT OF INTENT: This is a 3-part statement to be provided in the spaces below and shall contain the following:

- a. A description of what it is you propose to do. This description should include the entitlements being requested (i.e., rezone, tentative map, special permit, etc.)
- b. Information pertinent to the application, such as the number of units, size of buildings, number of off-street parking spaces, height of fence and any other pertinent information not shown on the submitted plans.
- c. Information and reasoning justifying your request.

STATEMENT OF INTENT: We request a lot line adjustment to accommodate two
half-plexes which will be constructed on site.

Structures to be Demolished: None
 Structures to be Moved: None
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): N / A

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of Operation: _____
 Total Occupancy/Capacity of Building(s): _____
 Total Number of Fixed Seats: _____
 Square Footage of: _____ Warehouse Area: _____
 Office Area: _____ Loading Area: _____
 Sales Area: _____ Storage Area: _____
 Total Number of Employees: _____
 Anticipated Number of Employees Per Shift: _____
 Total Number of Visitors/Customers on site at any one time: _____
 Other Occupants (specify): _____

RESIDENTIAL PROJECTS

Total Lots: 2 Total Dwelling Units: 2
 Total Acreage: .19± Net Density/Acre: 10.5 Gross Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units		2		
Acreage		.19		
Square Feet per Unit		1969-2362		
For Sale or Rent		Sale		
Price Range		\$230M -270M		
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+ Bedroom		x		

Are any of these units proposed to be subsidised? No
 If yes, describe the type and source of the subsidy.

PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): 4331 SF Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):
24 Ft. No. of Floors 2

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.)

N/A

Project Site Coverage:	Building Coverage:	<u>2884</u>	Sq. Ft.	<u>34.85</u>	%
	Landscaped Area:	<u>4311</u>	Sq. Ft.	<u>52.10</u>	%
	Paved Surfaced Area:	<u>1080</u>	Sq. Ft.	<u>13.05</u>	%
	Total:	<u>8275</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: Wood or Stucco Roof Materials: Shakes

Exterior Building Colors: Earth tones or soft grays

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project: N/A

Total Number of Off-Street Parking Spaces:
On-Site Required 4 On-Site Proposed: 8

Total Number of Proposed Off-Site Parking: N/A
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: N/A Required:

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: N/A Parking:

Estimate Total Construction Cost for Project: \$ 280,000

Construction Starting Date: 10/1/92 Estimated Completion Date: 3/1/92

Does this Proposal include Signage? No If yes, explain the following:
Height: Illumination:
Area: Type:
Dimensions: Colors/Materials:
Locations (On/Off-Site):

NOTE:

IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
Bldg. Permit	Bldg. Dept.	1231 I St.		264-5716

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.

L & P Land & Development, Inc.

By:

R. O. Hanchen

7/24/92

Signature of Applicant/Agent

Date

Roger O. Hanchen, V.P.

427-2936

Print Name and Title of Applicant/Agent

Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

FROM: Environmental Coordinator
City of Sacramento

 Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

ACTIVITY/PROJECT TITLE: P92-211

ACTIVITY/PROJECT LOCATION: 7717 East Port Dr. and 1027 East Landing Way

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: Lot Line Adjustment to relocate the property line for two parcels totaling 0.19± vacant acres in the Single Family Alternative (R-1A(PUD))zone.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT:
Roger O. Hanchen

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- Activity is not a project as defined in Section 15378 [Section 15061(b)(1)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutorial Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Declared Emergency Exemption [Section 15269(a)]
- Emergency Project [Section 15269(b) and (c)]
- Categorical Exemption-State Class 05 and Section Number 15305(a)

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The proposed project is requesting to relocate the property line between two parcels. The project will not result in any changes in land use or density. Also, the project will not result in the creation of any new parcel. Building permit applicants, by agreement with the City, assume the risk of all flood-related damage to any permitted new construction and agree to notify subsequent purchasers of flood risk.

CONTACT PERSON: Lisa Cabodi

TELEPHONE: (916) 264-7037

DATED: 8/18/92

Lisa Cabodi
Lisa Cabodi, Environmental Planner

CITY OF SACRAMENTO

NOTICE OF HEARING

PUBLIC NOTICE is hereby given that the following hearing will be held on date of March 23, 1993, at the hour of 2:00 p.m. in the Council Chambers of City Hall, 915 I Street, Sacramento, California:

P92-111 Various requests for property located at 3211 6th Avenue (D5) (APN: 013-0283-001, 002, 003, 004, 005, 006, 007, 039 & 040)

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. Amend General Plan for 1.1± acres from Low Density Residential (4-15 du/na) to Heavy Commercial or Warehouse
- D. Rezone 0.1± acres from C-1 and 1.0± acres from R-1 to 1.1± of C-4-R zone

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On August 28, 1992 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Bonnie Fisher

DECLARATION OF POSTING NOTICE

COUNTY OF SACRAMENTO)
) ss.
STATE OF CALIFORNIA)

SANDRA L. YOPE, the undersigned, states:

I am a resident of the United States, over 18 years of age, a resident of Sacramento County, and not a part of this action. My business address is 1231 I Street, Room 200, Sacramento, California.

On 31 AUG 19 92, I posted a copy of the attached notice in a conspicuous place on the property located at _____
7717 E. Port Dr & 1027 E Landing Wy. in the City of Sacramento, California. I certify and declare under the penalty of perjury that the foregoing is true and correct.

Executed in Sacramento, California, on 31 Aug 92.

P-92-211

Sandra L. Yope

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1231 I STREET
SACRAMENTO, CA



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street Sacramento, Ca. 95814

ADMINISTRATION
ROOM 300, 95814-2987
(916) 264-5571
FAX (916) 264-7185
BUILDING INSPECTIONS
ROOM 200, 95814-2998
(916) 264-5716
FAX (916) 264-7046
ECONOMIC DEVELOPMENT
ROOM 300, 95814-2987
(916) 264-7223
ENVIRONMENTAL SERVICES
ROOM 301, 95814-3982
(916) 264-7037
PLANNING
ROOM 200, 95814-2998
(916) 264-5381

PUBLIC NOTICE

Date: August 27, 1992

Dear Property Owner:

812 TENTH STREET
SACRAMENTO, CA 95814-2694
NEIGHBORHOOD SERVICES
(916) 264-5948
FAX (916) 264-7722

The Planning Division is notifying all owners of property within 100' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on September 10, 1992.

The proposed project is:

P92-211 Lot Line Adjustment to relocate the property line between two parcels totaling 0.19+ vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7717 E. Port Dr. & 1027 E. Landing Way APN: 031-1400-043,044

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Sandra Yope at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

**SACRAMENTO CITY PLANNING COMMISSION
PUBLIC NOTICE**

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on September 10, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California.

P92-200 Lot Line Adjustment to merge four lots into two lots totaling 3.73+ developed acres in the Heavy Industrial (M-2) zone. Loc: 1317 North B St. APN: 002-0020-001,005,007 & 011


P92-206 Lot Line Adjustment to readjust an existing property line at a 90 degree angle between two partially developed lots on 0.27+ acres in the Standard Single Family (R-1) zone. Loc: NE corner of Roanoke Ave. & Branch St. APN: 251-134-01,24

P92-209 Lot Line Adjustment to relocate the property line for two parcels totaling 0.22+ vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 4 Willow Cove Ct. & 7739 Oakshore Dr. APN: 031-1420-030,029

P92-210 Lot Line Adjustment to relocate the property line between two parcels totaling 0.217+ vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7707 & 7725 Oak Bay Cr. APN: 031-1420-018,019

✓**P92-211** Lot Line Adjustment to relocate the property line between two parcels totaling 0.19+ vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7717 E. Port Dr. & 1027 E. Landing Way APN: 031-1400-043,044

**Ad No. 80
Run 1 Time: 8-21-92**


**Suzanne Glimstad
Secretary to the Planning Commission**

APN 031-1400-43,44 1,2
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

APN 031-1400-26 6
C. Bichard
401 Laurel Ave.
Millbrae, CA 94030

APN 031-1400-39 10
C. Lee
10 Tony Court
Sacramento, CA 95831

APN 031-1400-45 14
J. Reichle
P. O. Box 22764
Sacramento, CA 95822

APN 031-1400-11 3
J. Chen
7 Still Shore Ct.
Sacramento, CA 95831

APN 031-1400-27,28 7,8
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

APN 031-1400-40 11
A. Ng
790 Portugal Way
Sacramento, CA 95831

APN 031-1400-46 15
S. Taggart
8920 Sunset Ave.
Fair Oaks, CA 95628

APN 031-1400-12,13 4,5
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

APN 031-1400-29 9
J. Clemens
6838 Havenhurst Drive
Sacramento, CA 95831

APN 031-1400-41,42 12,13
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

APN 031-1400-52 16
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

L/P Land & Development, Inc.
8144 Pocket Road
Sacramento, CA 95831

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P 92 211

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Key No.	Assessor's Parcel No.	Property Owner	Mailing Address	City	Zipcode
1	031 1400 43	L/P- POWELL/TEICWERT	8144 POCKET RD	SAC	831
2		44 -	-	-	-
3		11 J CHEN	7 STILL SHORE CT	-	-
4		12 L/P-POW-			
5		13 -			
6		26 C RICHARD	401 LAUREL AV	MILLBRAE	94030
7		27 L/P-POW--			
8		28 -			
9		29 J CLEMENS	6833 HAVENHURST DR	SAC	831
10		39 C LEE	10 TONY CT	-	-
11		40 A NG	790 PORTUGAL WY	-	-
12		41 L/P-POW-			
13		42 -			
14		45 J REICHLER	P O Box 22764	-	822
15		46 S TAGGART	8920 SUNSET AV	F O	628
16	P 92	52 L/P-POW-			
17					
18					
19	211	L/P LAND * DEVELOPMENT INC	8144 POCKET RD	SACTO	831
20					
21					
22					
23	1360				
24					
25					