

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
OWNER	James O'Rourke, 7017 Maita Court, Sacramento, CA 95820		
PLANS BY	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
FILING DATE	6/24/83	50 DAY CPC ACTION DATE	REPORT BY: SD: mm
NEGATIVE DEC.	7/18/83	EIR	ASSESSOR'S PCL. NO. 015-333-34,35,36

- APPLICATION:
1. Environmental Determination
 2. Variance to create lots of substandard area (Withdrawn)
 3. Variance to exceed the 25-percent rear yard coverage area to allow a detached accessory structure (Sec. 5-B-A)
 4. Subdivision Modification to create parcels substandard in area (Withdrawn)
 5. Lot Line Adjustment

LOCATION: 7017 Maita Circle

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common lot line located between 3 parcels 5 feet to the south in order for the line to coincide with an existing masonry wall.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1963 E. Broadway Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-2
Existing Land Use of Site:	3 single family residences
Surrounding Land Use and Zoning:	
North: Residential; R-1	
South: Residential; R-2	
East: Vacant, M-1	
West: Residential, R-2	

Property Dimensions:	Irregular
Property Area:	.53± ac.
Density of Development:	6 du/ac.
Significant features of site:	Existing masonry wall
Topography:	Flat
Street Improvements/Utilities:	Existing

STAFF EVALUATION: Staff has the following comments with regard to this request:

1. The applicant is proposing to relocate an existing east/west lot line 5 feet to the south. The line is common between the three parcels. The purpose of the request is to make the lot line coincide with a masonry wall which was inadvertently constructed in the wrong location.

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2. This project was reviewed by the City Engineer, Building Inspections, and the Real Estate Supervisor. The City Engineer requests the following:
 - a. The applicant shall submit new deed description and closure calculations.
 - b. New property line shall be monumented.

These should be completed prior to filing the final document recording the lot line adjustment.

3. Approval of the lot line adjustment necessitates approval of a Variance to cover more than 25-percent of the rear yard with a detached accessory structure for Parcels B and C. Since the situation exists physically by virtue of the location of the wall, staff has no objection to the request. The residential character of the neighborhood will not be altered.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has issued a Negative Declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

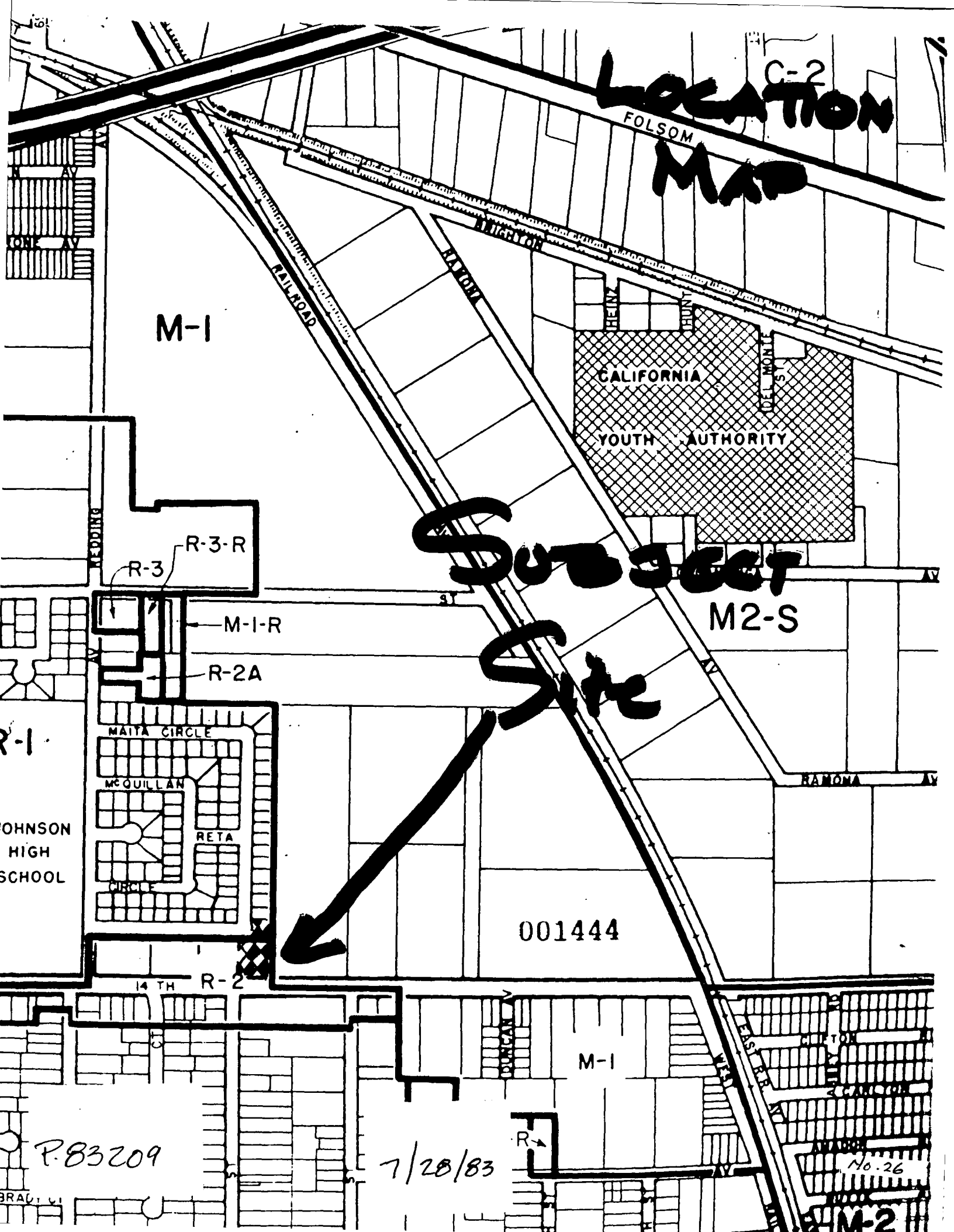
1. Ratification of the Negative Declaration.
2. Approval of the Variance to cover more than 25-percent of the rear yard with a detached accessory structure based upon findings of fact to follow.
3. Approval of the Lot Line Adjustment by approving the attached resolution.

Findings of Fact - Variance

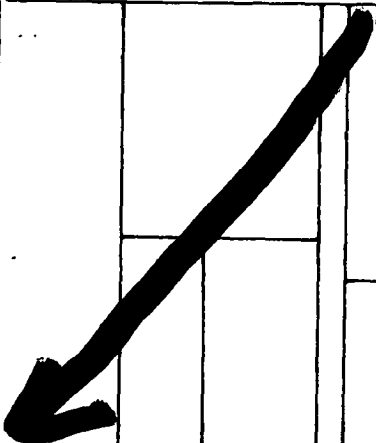
1. Granting the variances does not constitute a special privilege extended to an individual property owner in that the detached structures and the masonry wall are all existing and there will be no physical change to the rear yard areas.
2. Granting the variances does not represent a use variance in that the residential uses are allowed in the R-2 zone.
3. Granting the variances does not represent a disservice to the surrounding property in that it does not alter the residential character of the neighborhood.
4. The variance is in harmony with the 1974 General Plan and the 1963 East Broadway Community Plan which designate the site for residential uses.

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C-2
**LOCATION
MAP**



**SUBJECT
SITE**



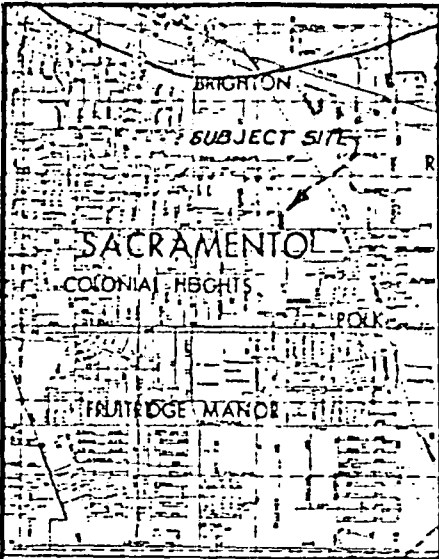
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No. 26

M-2



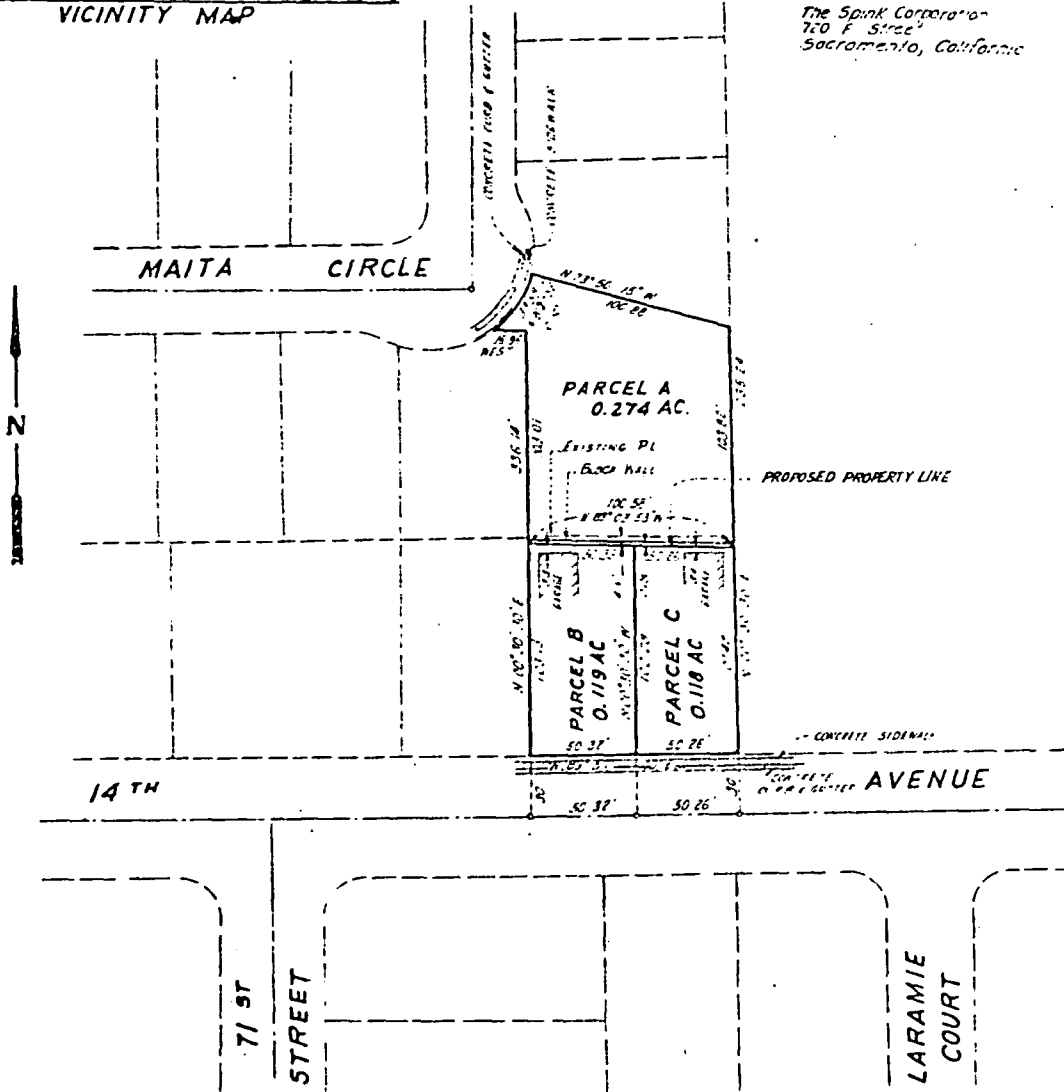
VICINITY MAP

OWNER & SUBDIVIDER

James O'Rourke
7017 Maita Circle
Sacramento, California 95814


SURVEYOR

The Spink Corporation
720 F Street
Sacramento, California



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SURFACE	JOB NO. _____	TITLE LOT LINE ADJUSTMENT & VARIANCE	 SPINK ENGINEERING COMPANY ENGINEERS PLANNERS SURVEYORS SACRAMENTO CALIFORNIA
	DATE: JUNE, 1983	PORTION LOT 3, RAFFETTO HEIGHTS	
	SCALE: 1" = 40'	(14 BM 57)	
	CLIENT: JAMES O'ROURKE		
DRAWN BY: DEV			CODE: _____
CHECKED BY: G.H.			DR NO: _____

June 8, 1983

PARCEL A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of Lots 3 & 4, as said Lots are shown on "Raffetto Heights", the official plat of which is recorded in the office of the Recorder of said County in Book 14 of maps, Map No. 57, described as follows:

Beginning at the southeast corner of Lot 28 of "Redding Avenue Subdivision", the official plat of which is recorded in the office of the Recorder of said County in Book 57 of Maps, Map No. 17, said point of beginning being located on the easterly line of said Lot 3 of "Raffetto Heights"; thence from said point of beginning along said easterly line South 00° 30' 30" West 103.82 feet; thence North 89° 03' 53" West 100.58 feet; thence North 00° 30' 30" East 103.01 feet; thence West 15.96 feet to a point located on the Southeasterly right of way line of Maita Circle; thence along said right of way line curving to the left on an arc of 50.00 feet radius, from a tangent bearing North 55° 24' 45" East, said arc being subtended by a chord bearing North 35° 47' 15" East 33.59 feet to the Southwest corner of said Lot 28 of "Redding Avenue Subdivision"; thence along the southerly line of said Lot 28 South 73° 50' 15" East 100.88 feet to the point of beginning, containing 0.274 acres, more or less.

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THE SPINK CORPORATION	
CHECKED:	DATE
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TRAVERSE	C.W. 6-8-83
MAP	
DELIVERED TO:	

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

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7/28/83

No. 26

June 8, 1983

PARCEL B

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of Lot 3, as said lot is shown on "Raffetto Heights", the official plat of which is recorded in the office of the Recorder of said County in Book 14 of maps, Map No. 57, described as follows:

Beginning at a point located on the northerly right of way line of 14th Avenue from which the Southeast corner of said Lot 3 bears South 00° 30' 30" West 30.00 feet and North 89° 57' 40" East 100.58 feet; thence from said point of beginning North 00° 30' 30" East 103.13 feet; thence South 89° 03' 53" East 50.32 feet; thence South 00° 30' 30" West 102.28 feet to a point located on said northerly right of way line of 14th Avenue; thence along said right of way line South 89° 57' 40" West 50.32 feet to the point of beginning, containing 0.119 acres, more or less.

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THE SPINK CORPORATION	
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TRAVERSE	C.W. 6-8-83
MAP	
DELIVERED TO:	

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June 8, 1983

PARCEL C

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California and being a portion of Lot 3, as said lot is shown on "Raffetto Heights", the official plat of which is recorded in the office of the Recorder of said County in Book 14 of maps, Map No. 57, described as follows:

Beginning at a point located on the easterly line of said Lot 3 from which the Southeast corner thereof bears South 00° 30' 30" West 131.42 feet; thence from said point of beginning along said easterly line South 00° 30' 30" West 101.42 feet to a point located on the northerly right of way line of 14th Avenue; thence along said right of way line South 89° 57' 40" West 50.26 feet; thence North 00° 30' 30" East 102.28 feet; thence South 89° 03' 53" East 50.26 feet to the point of beginning, containing 0.118 acres, more or less.

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THE SPINK CORPORATION
CHECKED: _____ DATE _____

TYPING _____

TRAVERSE *C.W* *6-8-83*

MAP _____

DELIVERED TO: _____

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