

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	C. Davidson Co. - 90 E Gish Road, San Jose, CA 95112				
OWNER	Kaufman & Broad of No. Calif. - 6379 Clark Ave., Dublin, CA 94566				
PLANS BY	C. Davidson Co. - 90 E Gish Road, San Jose, CA 95112				
FILING DATE	1-16-84	50 DAY CPC ACTION DATE	2-23-84	REPORT BY:	SC:sg
NEGATIVE DEC.	Ex.15505(a)	EIR		ASSESSOR'S PCL. NO.	250-01-67

APPLICATION: Lot Line Adjustment to merge three remnant lots from Rancho Coronado Unit #1 into Units 2A and 2B located to the west in the Townhouse-PUD (R-1A) zone on 18.5± vacant acres.

LOCATION: North side of San Juan Road approximately 1,000 feet west of Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to merge substandard remnant lots into a parcel on the west of the subject site.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation & Sunset
Meadows PUD: Residential, 4-21 du/ac., 12 min. av.
Existing Zoning of Site: R-1A(PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Agricultural; A
South: Vacant; R-1A(PUD)
East: Vacant; R-1A(PUD)
West: Residential; R-1 & R-1A

Property Dimensions: Irregular
Property Area: 18.5± acres
Topography: Flat

BACKGROUND INFORMATION: The subject site is part of the Sunset Meadows PUD Unit #2A. A portion of this subdivision was developed and the remainder was subsequently included in the Rancho Coronado Subdivision (P82-192). The applicant is now preparing to record Sunset Meadows Unit 2A, however, minor modifications were made on the final map. These changes have created three remnant lots which would not be capable of development, therefore, the City has requested the applicant merge the remnant parcels into Sunset Meadows Unit 2B which is part of the Rancho Coronado Subdivision.

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The proposed lot line merger is being requested to allow future residential development on the subject site and to eliminate remnant lots not capable of development. Staff has no objections to this request since the merger is necessary to allow future development on the site.
2. The proposed lot line adjustment was reviewed by the City Traffic Engineer, City Real Estate and City Engineering. They indicated no objections to the request

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subject to conditions in the attached resolution. The City Engineer did, however, request that Rancho Coronado Unit #1 be filed prior to recordation of the lot line merger since lots A, B and C do not exist at this time. Staff is requesting that the lot merger and Rancho Coronado Unit #1 be filed concurrently to ensure that no unuseable lots are created.

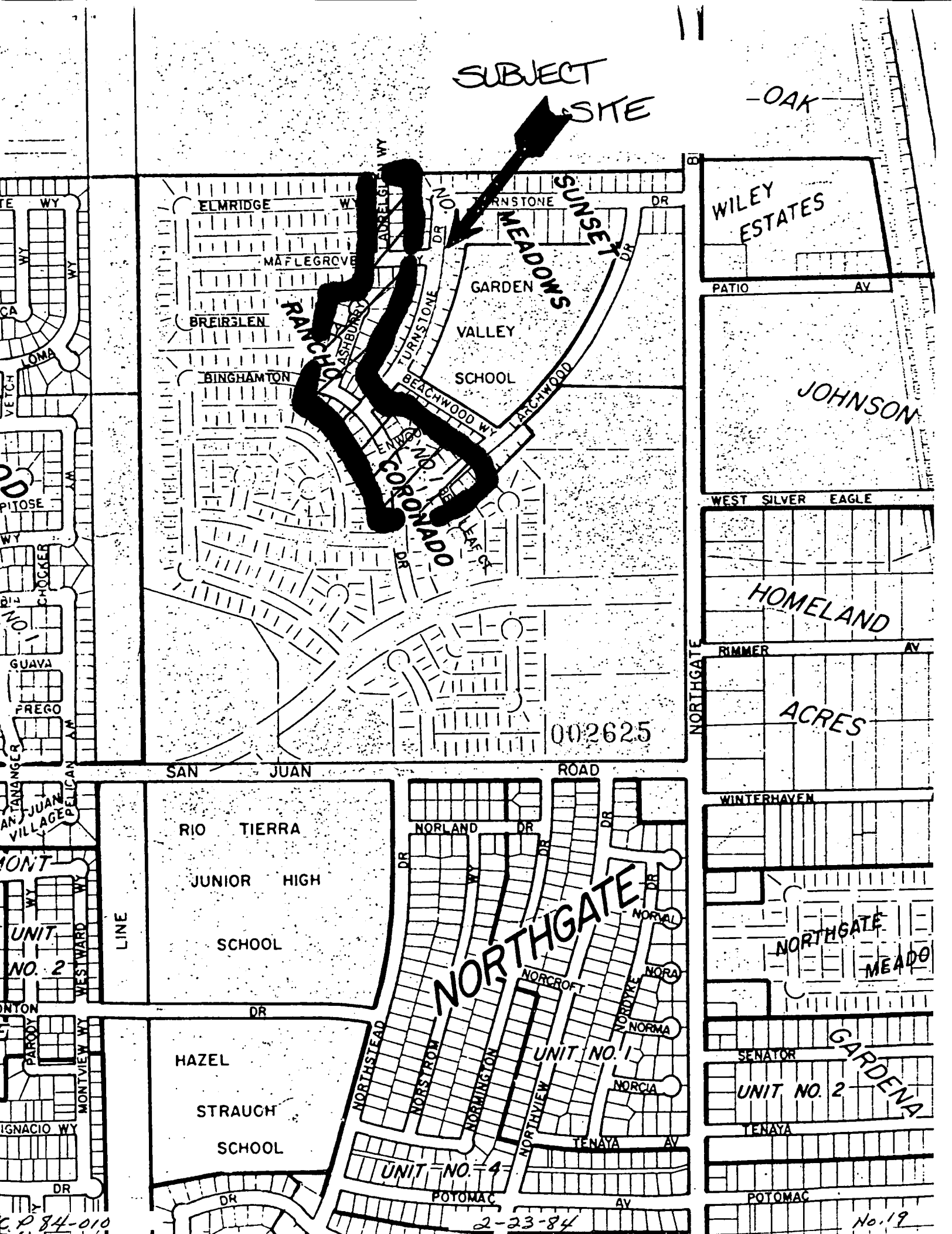
ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends the Commission approve the lot line merger by adopting the attached resolution.

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SUBJECT SITE

-OAK-



WILEY ESTATES

JOHNSON

WEST SILVER EAGLE

HOMELAND

ACRES

WINTERHAVEN

NORTHGATE MEADOW

GARDENA

UNIT NO. 2

TENAYA

POTOMAC

No. 19

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SAN JUAN ROAD

RIO TIERRA

JUNIOR HIGH

SCHOOL

HAZEL

STRAUCH

SCHOOL

NORTHGATE

UNIT NO. 1

UNIT NO. 4

2-23-84

C.P. 84-010