

# CITY PLANNING COMMISSION

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

APPLICANT	Rod Mitchell - 8788 Elk Grove Blvd., M, Elk Grove, CA 95624				
OWNER	Charles Gordon - 8788 Elk Grove Blvd., M, Elk Grove, CA 95624				
PLANS BY	Mtchell Design Assoc.				
FILING DATE	12-6-82	50 DAY CPC ACTION DATE		REPORT BY:	PB:sq
<del>NEGATIVE DEED</del> <sup>Exempt</sup> Sec. 151505a	EIR	ASSESSOR'S PCL. NO.	031-860-10,11		

APPLICATION: Lot Line Adjustment

LOCATION: 279 & 281 Marina Park Way

PROPOSAL: The applicant is requesting the necessary entitlements to build two halfplex dwelling units by relocating an existing interior property line on 0.25± vacant acres in the Townhouse R-1A zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant
Surrounding Land Use and Zoning:	
North: Vacant; A	
South: Vacant; R-1	
East: Vacant; R-1	
West: Vacant; R-1	
Parking Required:	2
Parking Provided:	2
Ratio Required:	1:dwelling unit
Ratio Provided:	1:dwelling unit
Property Dimensions:	Varies
Property Area:	.25± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
School District:	City Unified

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

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of .2 vacant acres in the R-1A (Townhouse) zone. This application is to relocate an existing interior property line to allow redesign of the proposed halfplex previously approved for the site. Staff has no objection to this request.
2. The proposal was reviewed by City Engineering, Water and Building Divisions and the following comments were received:
  - a. New deed descriptions shall be approved by the City Engineering Department.

001026

APPLC. NO. P82-282

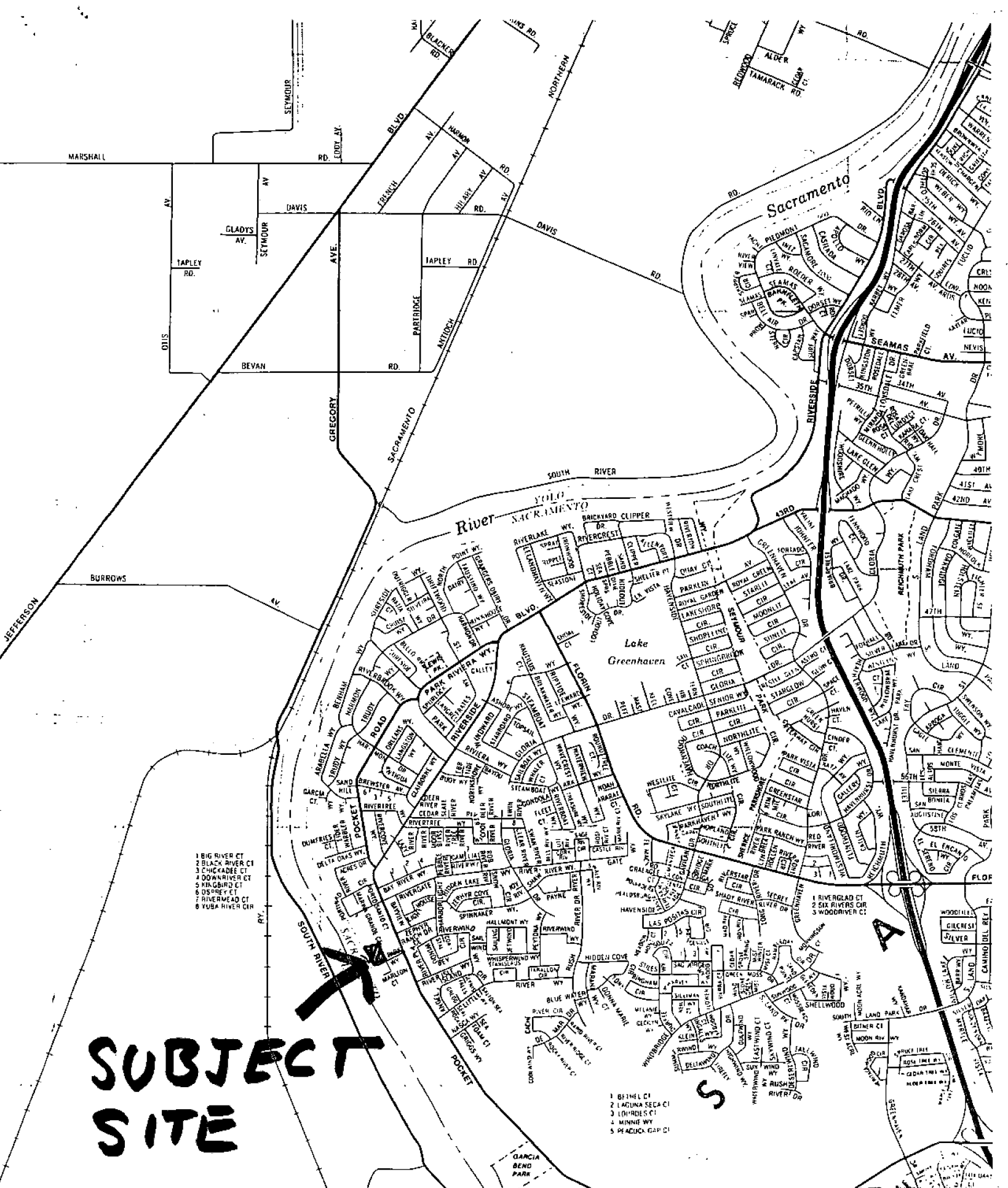
MEETING DATE January 18, 1983

CPC ITEM NO. A7 #9

b. Proposed lot lines to be monumented.

c. Separate water and sewer services should be provided to each lot.

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



- 1 BIG RIVER CT
- 2 BLACK RIVER CT
- 3 CHICKADEE CT
- 4 DOWNRIVER CT
- 5 KINGBIRD CT
- 6 OSPREY CT
- 7 RIVERWEED CT
- 8 YUBA RIVER CIR

- 1 BFINEL CT
- 2 LADINA SECA CT
- 3 LOYDES CT
- 4 MINNIE WY
- 5 PACIFICA GAP CT

**SUBJECT  
SITE**

001028

27  
13 January 83

Item # 9

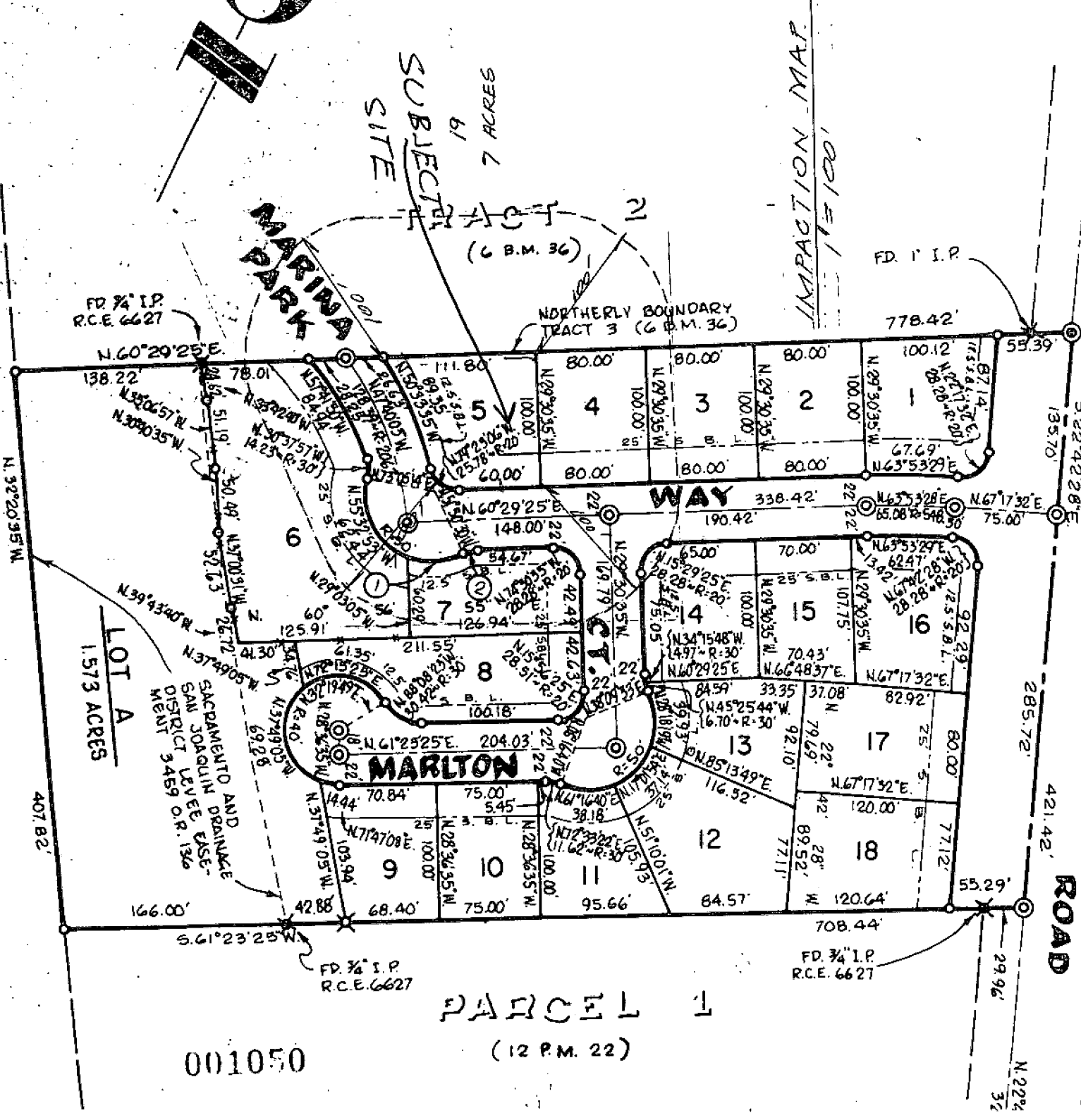
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P82-282

SACRAMENTO RIVER

1-18-83

Stem # 9



SUBJECT SITE  
7 ACRES

MARINA PARK

(6 B.M. 36)

NORTHERLY BOUNDARY TRACT 3 (6 B.M. 36)

IMPACTION MAP  
1001/11/100

FD. 3/4" I.P.  
R.C.E. 6627

FD. 3/4" I.P.  
R.C.E. 6627

N. 32° 20' 35" W.

LOT A  
1.573 ACRES

407.82'

SACRAMENTO AND SAN JOAQUIN DRAINAGE DISTRICT LEVEE EASEMENT 3459 O.R. 136

FD. 3/4" I.P.  
R.C.E. 6627

PARCEL 1  
(12 P.M. 22)

001050

P82-282-P

POCKET

ROAD

ZEPH RANCH  
(124 B.M.)

PARK (127 B.M. 10)

E S T

5.22' 42.28'

135.70'

285.72'

421.42'

55.29'

N. 22° 32'

778.42'

WAY

MARLON CT.

138.22' N. 60° 29' 25" E  
78.01' N. 33° 20' 20" W  
151.11' N. 33° 20' 20" W  
111.80' N. 29° 30' 35" W  
80.00' N. 29° 30' 35" W  
80.00' N. 29° 30' 35" W  
80.00' N. 29° 30' 35" W  
100.12' N. 29° 30' 35" W  
87.14' N. 29° 30' 35" W  
59.39' N. 63° 53' 29" E  
67.69' N. 63° 53' 29" E  
338.42' N. 63° 53' 29" E  
190.42' N. 63° 53' 29" E  
75.00' N. 67° 17' 32" E  
75.00' N. 67° 17' 32" E  
75.00' N. 67° 17' 32" E  
92.29' N. 67° 17' 32" E  
82.92' N. 67° 17' 32" E  
80.00' N. 67° 17' 32" E  
71.12' N. 67° 17' 32" E  
55.29' N. 67° 17' 32" E  
708.44' N. 67° 17' 32" E  
29.96' N. 22° 32'

82-282

27  
13 JANUARY 1985

TRM 9

001029

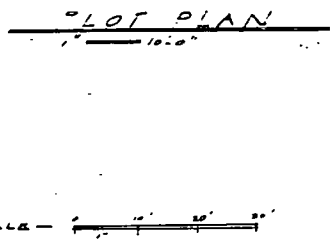
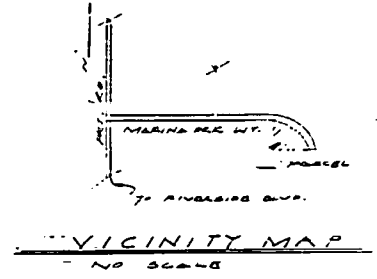
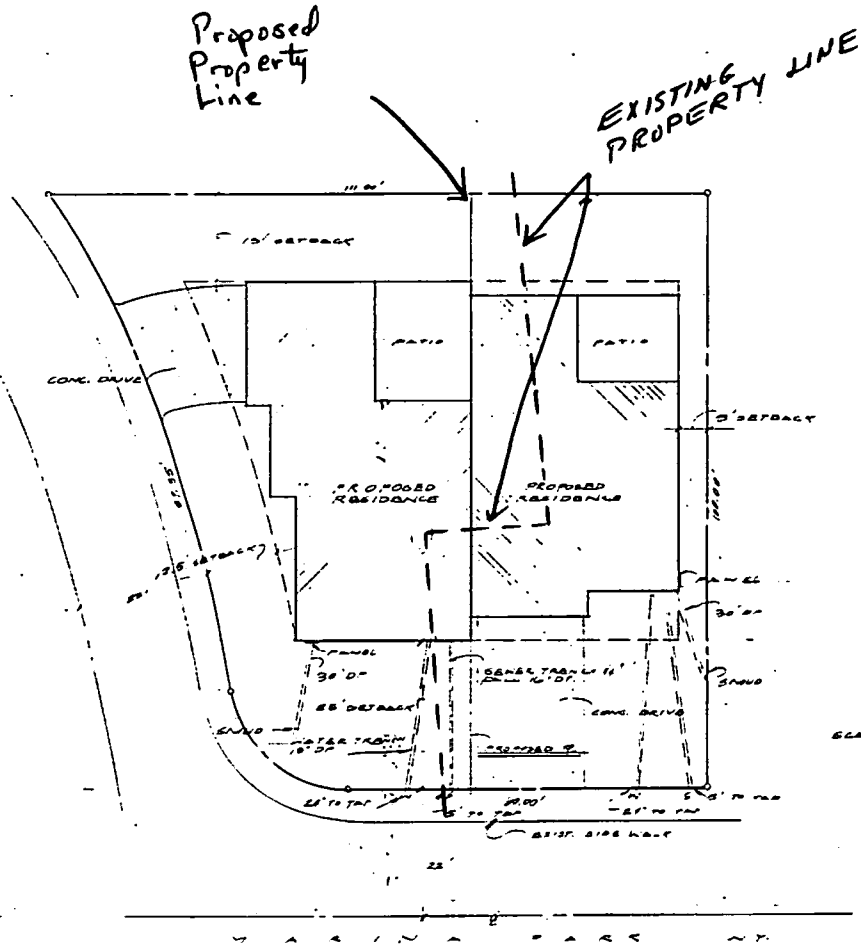
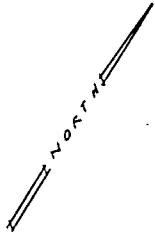


EXHIBIT A

REVISIONS	BY

PLANS FOR  
**CHARLES GORDON**  
 TRM PROJECT  
 ONE LOT

**Mitchell Design**  
 Architects

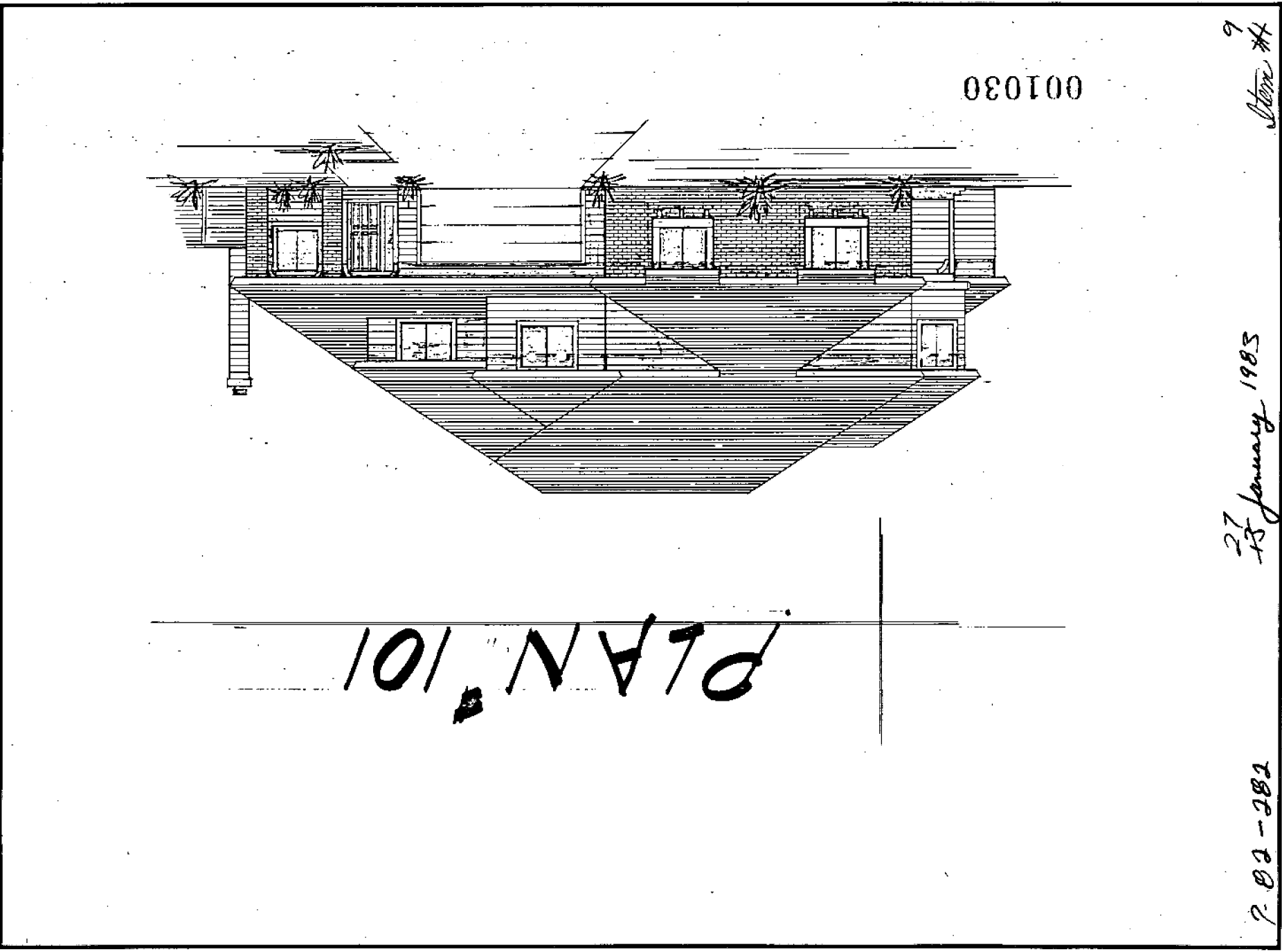
685-2888

DATE	
DESIGNED	
SITE	N. 27-02
SCALE	
ADD NO	
SHEET	


PLANS FOR  
 CHARLES GORDON  
 700 JIMMELINE AV  
 SAC JIMMELINE NY

Mitchell Design  
 Floodwater

MD  
 685-9888

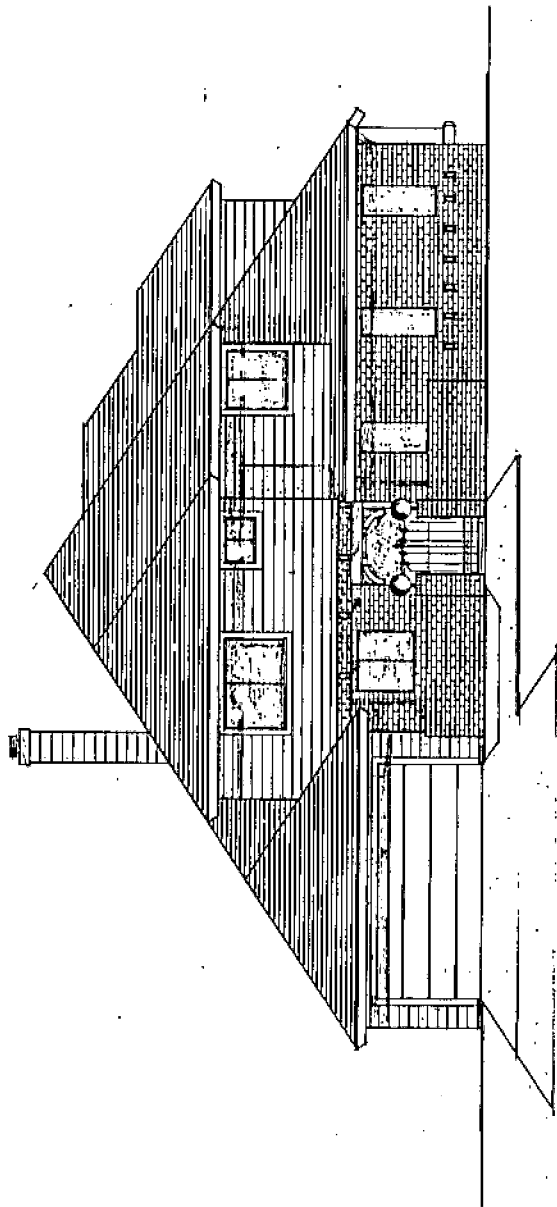
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685-9888

*mi*  
**Mitchell Design**  
Fluorobates

PLANS BOOK 2  
CHARLES GORDON  
7000 TIMBERLARK  
DALLAS, TX 75237

NO. 100	DATE	BY	CHECKED	DATE	BY	NO. 100



001031

P-82-282

*27*  
*15 January 1983*

*Stem* <sup>9</sup> ~~44~~