

# CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	H. C. Elliot & Sons, 4101 Power Inn Road, Sacramento, CA 95826		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	10-15-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	119-380-06 and 07

APPLICATION: Lot Line Adjustment

LOCATION: 4101 and 4111 Armadale Way

PROPOSAL: The applicant is proposing to relocate a common property line between two proposed halfplexes to increase the amount of usable yard area.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1968 Valley Hi Community Plan Designation: Light Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Residential/Vacant; R-1 and R-1A  
South: Residential/Vacant; R-1 and R-1A  
East: Residential/Vacant; R-1 and R-1A  
West: Residential/Vacant; R-1 and R-1A

Property Dimensions: Irregular  
Property Area: .13± acres (each parcel)  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior Building Colors: Earth tones  
Exterior Building Materials: "Bayside" lapped siding; stucco; synthetic stone with shake roofs.

BACKGROUND INFORMATION: The subject site is zoned R-1A and located within Unit 4 of the Mesa Grande Subdivision. On December 10, 1981 the Planning Commission approved a special permit extension (P-9590) which allowed the development of halfplexes on the subject site. The original special permit and rezoning request (P-8686) were approved in June of 1977. The special permit, which was approved for these units, was conditioned upon staff review prior to the issuance of building permits. The two subject lots were approved for a 'reversed' design in that the structure approved for Lot 567 has a traditional rear yard and expanded side yard, whereas the structure approved for Lot 568 will have an enclosed yard area in the front of the lot instead of the rear of the lot.

STAFF EVALUATION: Staff has no objection to the proposed lot line adjustment for it will provide for additional rear and interior side yard areas for Lot 567 without adversely affecting Lot 568.

002043

APPLC. NO. P82-240

MEETING DATE November 24, 1982

CPC ITEM NO. 22

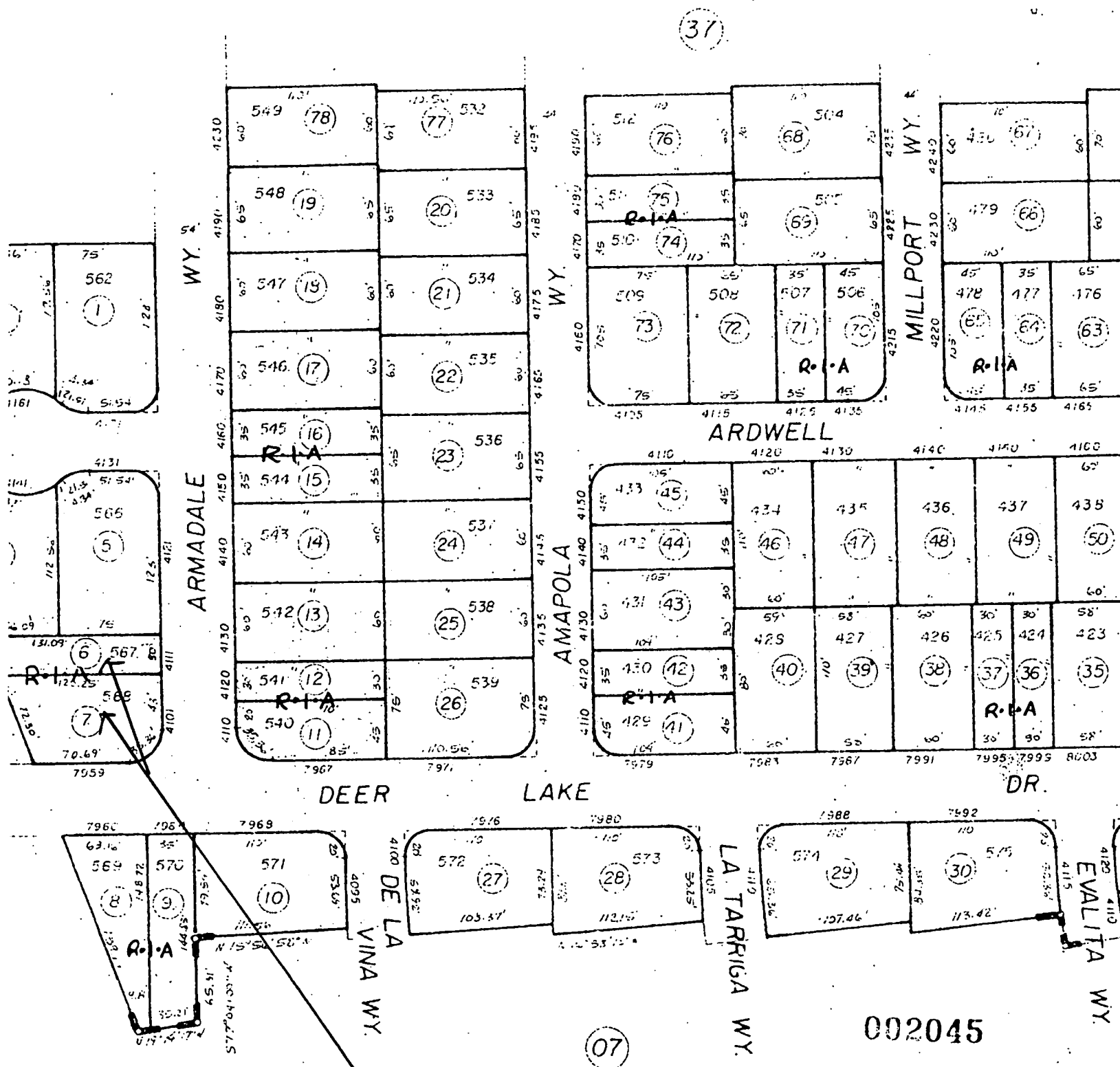
The proposed lot line adjustment was reviewed by the City Engineer, Water and Sewer Division and Building Department. The City Engineer requested that:

1. A deed description should be submitted; and
2. The lot line should be monumented.

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

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

LOCATION MAP



Subject Sites

002045

FOR M/R SEE 119 '07

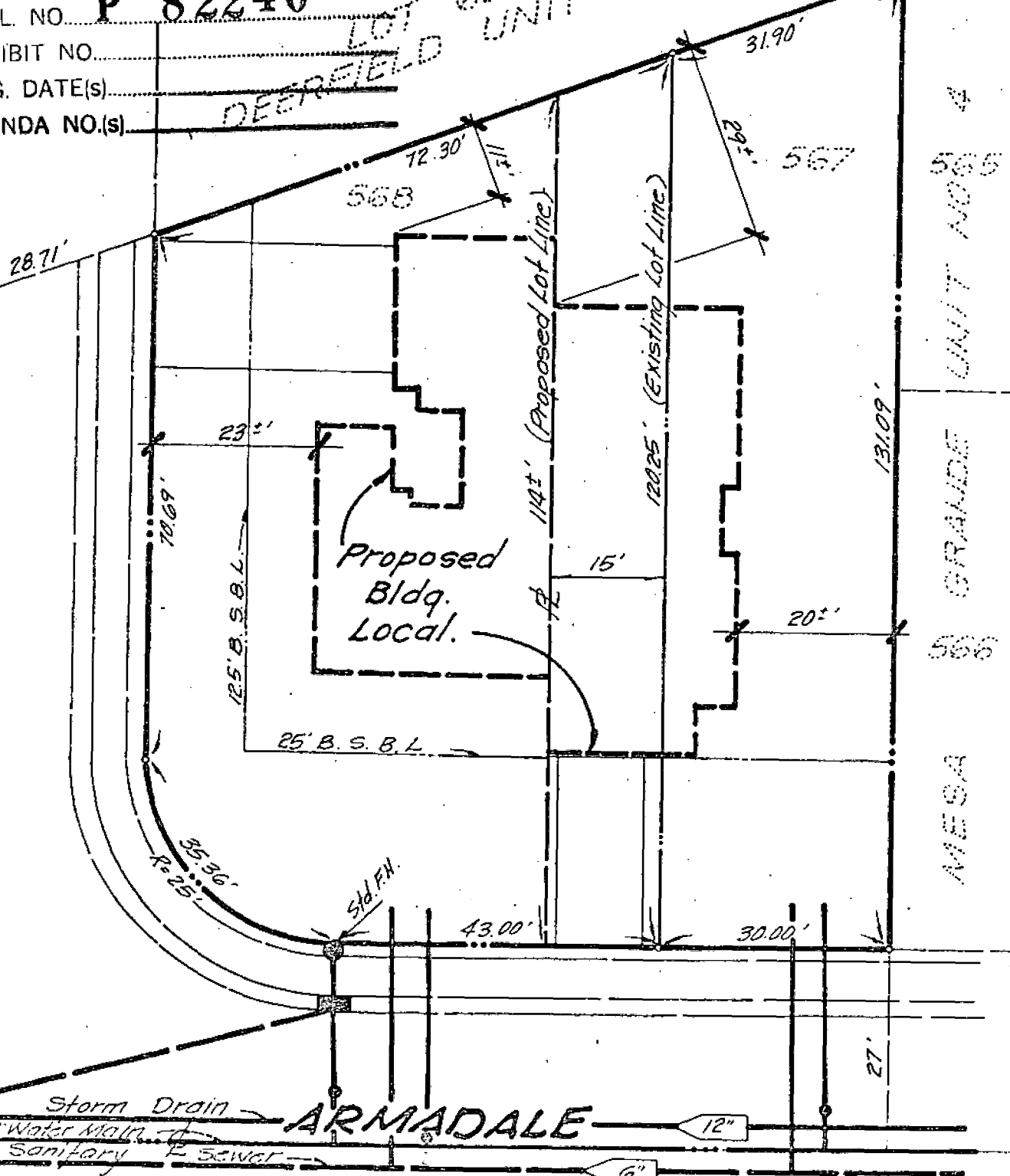
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APPL. NO. \_\_\_\_\_  
EXHIBIT NO. \_\_\_\_\_  
MTG. DATE(S) \_\_\_\_\_  
AGENDA NO.(S) \_\_\_\_\_

P 82240

LOT 62  
DEERFIELD UNIT NO. 2

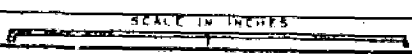
DEER LAKE DR. 8" Water Main  
Sanitary Sewer  
6"



JOB NO. \_\_\_\_\_  
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SCALE: \_\_\_\_\_  
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TITLE: LOT LINE ADJUSTMENT  
OF LOTS 567 & 568 OF MESA  
GRANDE UNIT 4  
Scale: 1" = 20'

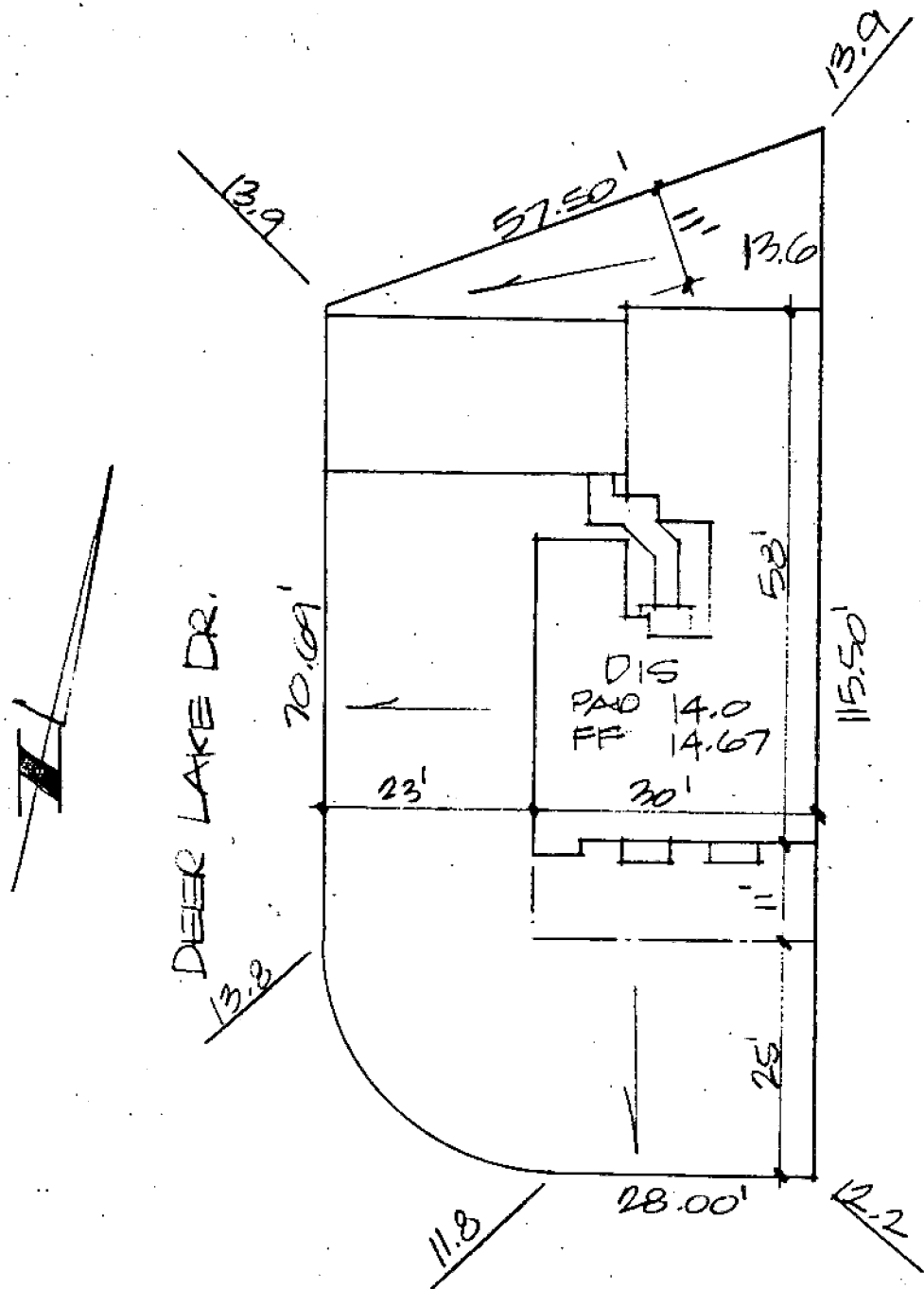
**S** THE SPINK CORPORATION  
ENGINEERS - PLANNERS - SURVEYORS



CODE: \_\_\_\_\_ OR. NO. \_\_\_\_\_

002046

P 82240



DEER LAKE DR.

DIS  
PAO 14.0  
FF 14.67

ARMADALE HT.

H. C. ELLIOTT, INC.

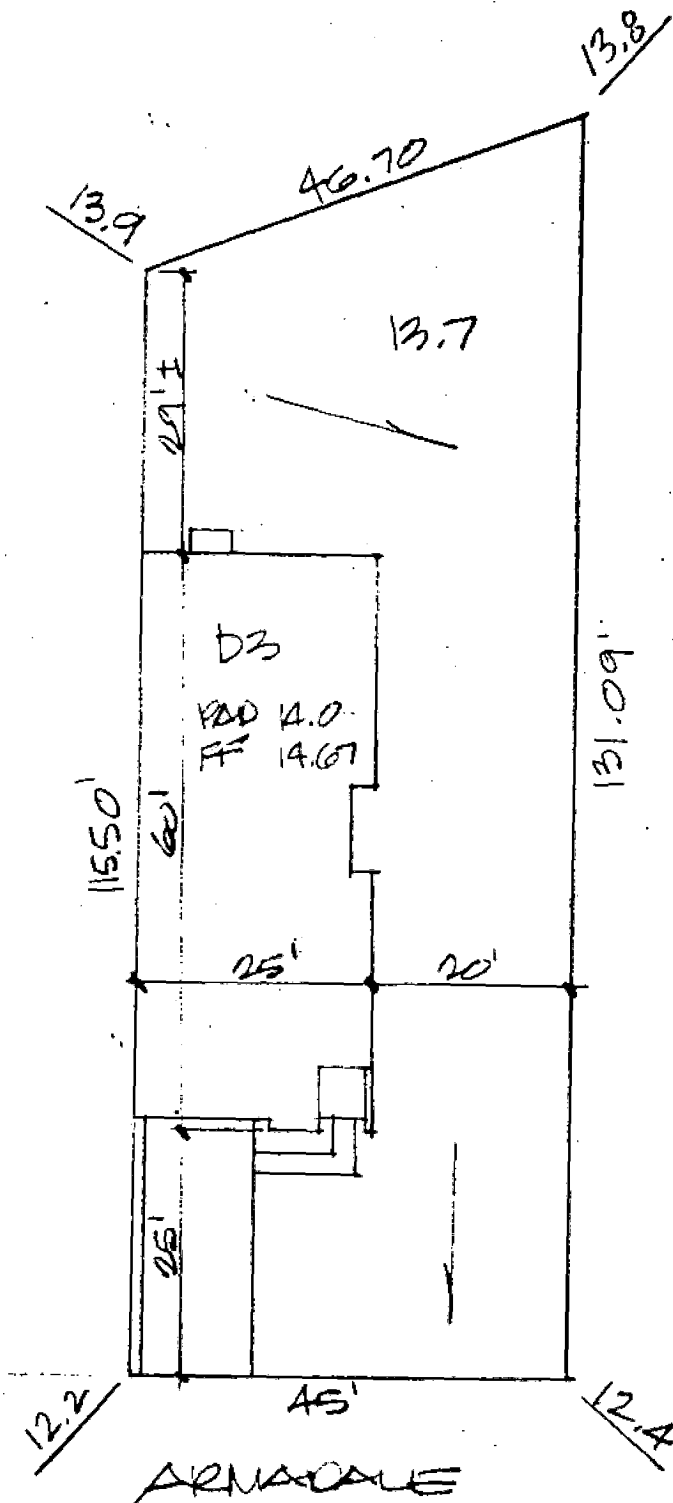
LOT 568

MESA GRANDE UNIT 4

CITY OF SACRAMENTO, CALIF.

SCALE 1" = 20'

002047



H. C. ELLIOTT, INC.

LOT 567  
 MESA GRANDE UNIT 4  
 CITY OF SACRAMENTO, CALIF.  
 SCALE 1" = 20'

002048