

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT CALVIN JEPSEN, 4020 El Camino Avenue, Ste. B-2, Sacramento, CA 95821
OWNER Joan O'Keefe, 815 Lake Front Dr., Sac., CA 95831
PLANS BY CALVIN JEPSEN, 4020 El Camino Avenue, Ste., B-2, Sacramento, CA 95821
FILING DATE 11/28/88 ENVIR. DET. Cat. Ex. Sec 15305(a) REPORT BY DEE:vf
ASSESSOR'S PCL. NO. 031-1240-23,24

APPLICATION: Lot Line Adjustment to relocate a common property line of two lots totaling 0.5+ developed acres in the Standard Single Family (R-1) zone.

LOCATION: 811-815 Lake Front Drive

PROPOSAL: The applicant is requesting the necessary entitlements to adjust an existing lot line between two single family residential units.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/net ac)
1987 Pocket Community	
Plan Designation:	Low Density Residential (3-6 du/net ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residential

Surrounding Land Use and Zoning:

North: Lake; A (PUD)
South: Residential; R-1
East : Residential; R-1
West : Residential; R-1

Property Dimensions:	Irregular
Property Area:	0.5+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION:

A. Land Use and Zoning

The subject site consists of two (2) developed single family residential lots totaling 0.5+ acres in the Standard Single Family (R-1) zone. The lots are developed with single family units fronting the LPPT lake in the Pocket area. The City's General Plan designates the site as low density residential (4-15 du/net ac). The 1987 Pocket Community Plan designates the site as Low Density Residential (3-6 du/net ac). Surrounding land uses and zoning includes residential/lake (A-(PUD)) to the north, and residential (R-1) to the south, east, and west.

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B. Applicant's Proposal

The applicant is requesting a lot line adjustment to relocate a common interior property line approximately 1-2 feet to the west onto lot 35 (APN: 031-0124-023). Side yard setbacks for both dwelling units would not be reduced to less than the required five feet as a result of this lot line adjustment. An existing chimney would project approximately two feet into the five foot side yard of Lot 36. Staff has no objections to this request.

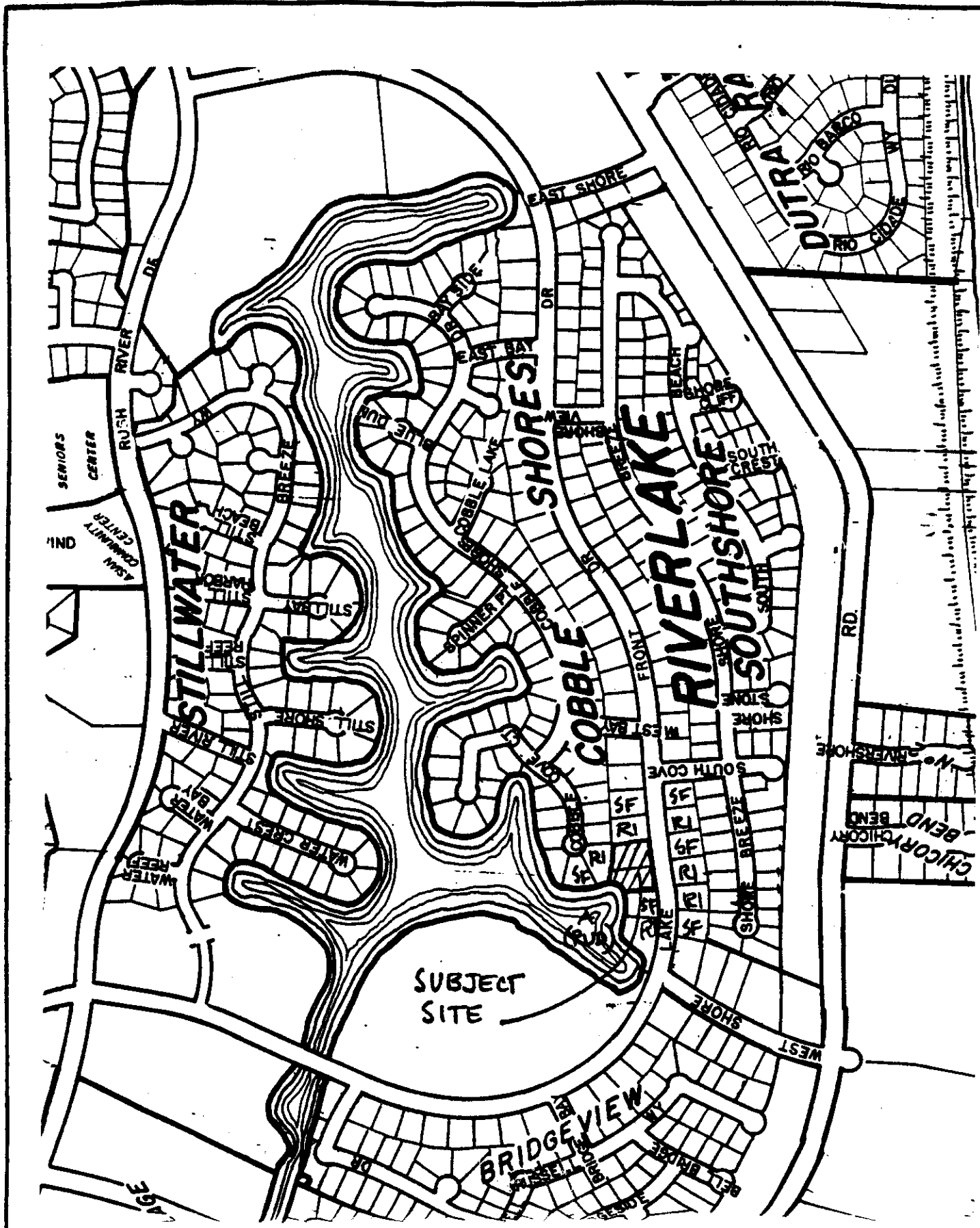
C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineer, and Real Estate Divisions. The following comments were received:

Engineering

1. File Certificate of Compliance and waive parcel map.
2. Pay off or segregate any existing bonds or assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project is categorically exempt pursuant to Section 15305 (a) of the California Environmental Quality Act (CEQA) Guidelines.

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



R1 = Standard Single Family Zone

SF = Single Family Use

VICINITY - LAND USE - ZONING

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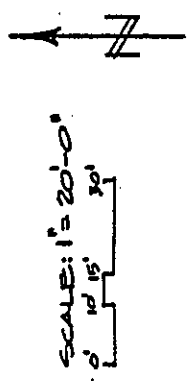
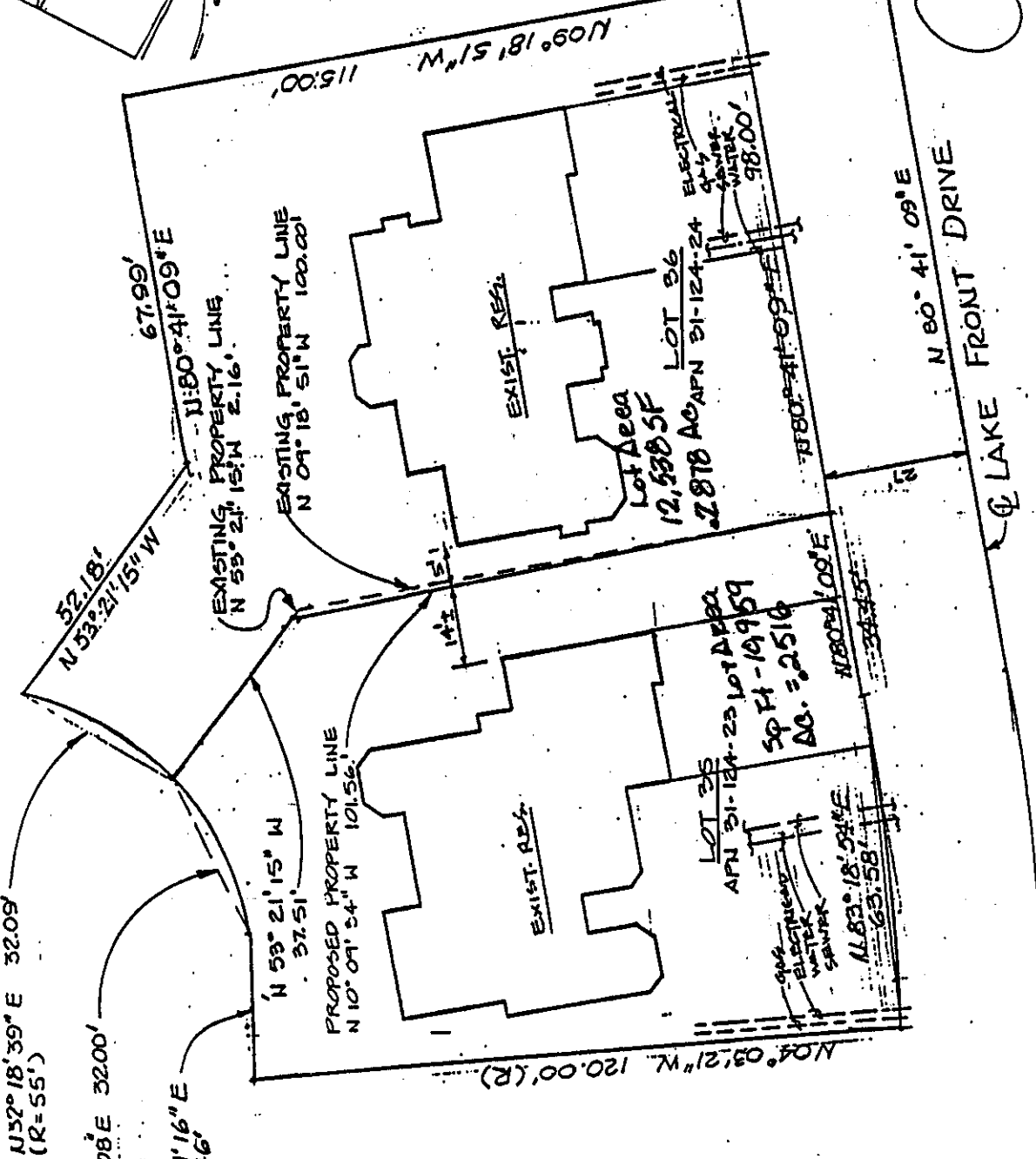
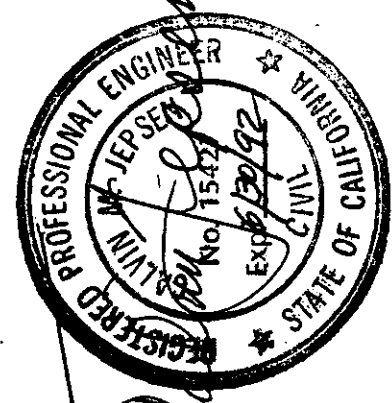
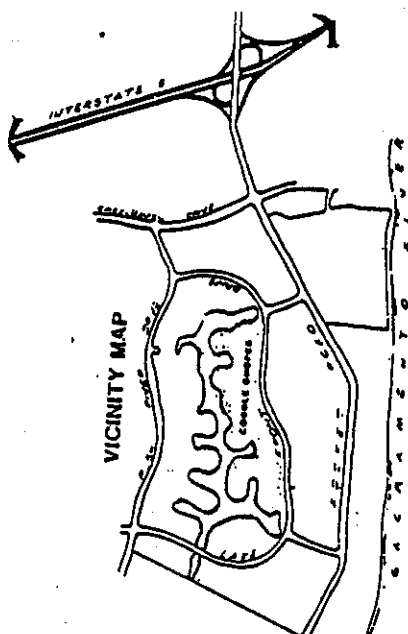


EXHIBIT A

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New Description For Lot 35

Lot 35 as shown on the official "Map of Cobble Shores at Riverlake" recorded in the office of the County Recorder of the County of Sacramento, in book 172 at page 2.

Excepting therefrom all that portion of said Lot 35 described as follows:

Beginning at the Southeast corner of said Lot 35; thence North $09^{\circ} 18' 51''$ West 100.00 feet; thence North $53^{\circ} 21' 15''$ West 2.16 feet; thence South $10^{\circ} 09' 54''$ East 101.56 feet to the said point of beginning, containing ~~1572~~ square feet.

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EXHIBIT B

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