

CITY PLANNING COMMISSION

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

APPLICANT Psomas & Associates - 646 N. Market Blvd. Ste. 4, Sacramento, CA 95834
OWNER SCB Investments - 3434 Marconi Ave. Ste. C, Sacramento, CA 95821
PLANS BY Psomas & Associates - 646 N. Market Blvd. Ste. 4, Sacramento, CA 95834
FILING DATE 4-27-88 ENVIR. DET. Sec. 15305a REPORT BY JC:sg
ASSESSOR'S-PCL. NO. 226-0321-003-010

APPLICATION: Lot line adjustment to adjust the rear property line 3' to the north for four adjoining lots.

LOCATION: Southeast corner of Mint Leaf Way and Shady Leaf Way

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common rear property line 3' to the north for four adjoining lots.

PROJECT INFORMATION:

General Plan Designation:	Residential (4-15 du/ac)
1985 North Sacramento	
Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Vacant; R-1
East: Vacant; R-1
West: Vacant; R-1

Property Dimensions:	Interior lots: 52' x 103+'
	Approx. corner lots: 62' x 103+'
Property Area:	2.07+ acres
Topography:	Flat
Street Improvements:	To be constructed
Utilities:	To be constructed

Project Evaluation: Staff has the following comments:

- A. The site is designated residential (4-15 du/ac) by the General Plan and residential (4-8 du/ac) by the 1985 North Sacramento Community Plan. Lots 131, 132 and 133 are a proposed model home complex (P88-226). The surrounding land uses and zoning are vacant single family (R-1). The subdivision is currently being developed with single family residences.
- B. The applicant proposes to relocate the rear property line for lots 130-133 and 136-139 of Village Garden North Unit #4, 3' to the north. The lots which front Mint Leaf Way will be approximately 101' x 52' for interior lots and 101' x 62' for the corner lots. The lots fronting on Shady Leaf Way will be approximately 106' x 52' for interior lots and 106' x 62' for the corner lot. These dimensions meet the minimum lot size requirements of the Zoning Ordinance.

APPLC. NO. P88-195 **MEETING DATE** June 9, 1988 **ITEM NO** 31

C. The plans were reviewed by Traffic Engineering, Engineering, Water and Sewer and Real Estate. The following comments were received:

- o Pay off or segregate any existing assessments.
- o File Certificate of Compliance and waive parcel map prior to recordation of lot line adjustment.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

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

**LEGAL DESCRIPTION
(Proposed)**

Lot 138 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the southerly 3.00 feet thereof.



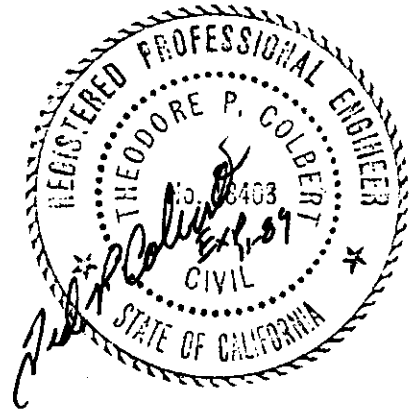
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P881951

**LEGAL DESCRIPTION
(Proposed)**

Lot 133 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California,

TOGETHER WITH the southerly 3.00 feet of Lot 136 of said Village Garden North Unit No. 4.



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P88195

**LEGAL DESCRIPTION
(Proposed)**

Lot 137 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California.

EXCEPTING THEREFROM the southerly 3.00 feet thereof.



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P88195

**LEGAL DESCRIPTION
(Proposed)**

Lot 132 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California,

TOGETHER WITH the southerly 3.00 feet of Lot 137 of said Village Garden North Unit No. 4.



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P88195

**LEGAL DESCRIPTION
(Proposed)**

Lot 131 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California,

TOGETHER WITH the southerly 3.00 feet of Lot 138 of said Village Garden North Unit No. 4.



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P88195

LEGAL DESCRIPTION
(Proposed)

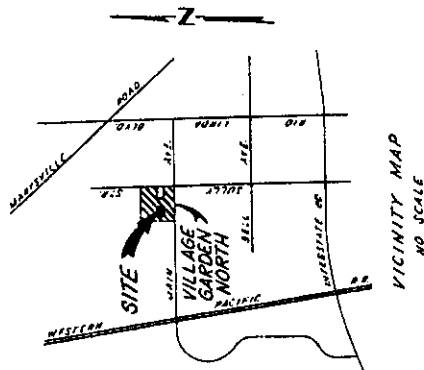
Lot 130 of Village Garden North Unit No. 4 as shown on the map thereof filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, Sacramento County, California,

TOGETHER WITH the southerly 3.00 feet of Lot 139 of said Village Garden North Unit No. 4.

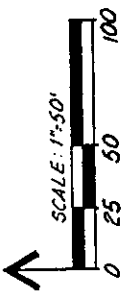


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P88195



LEGEND



SITE PLAN

LOT LINE ADJUSTMENT

LOTS 130 THRU 133
136 THRU 139

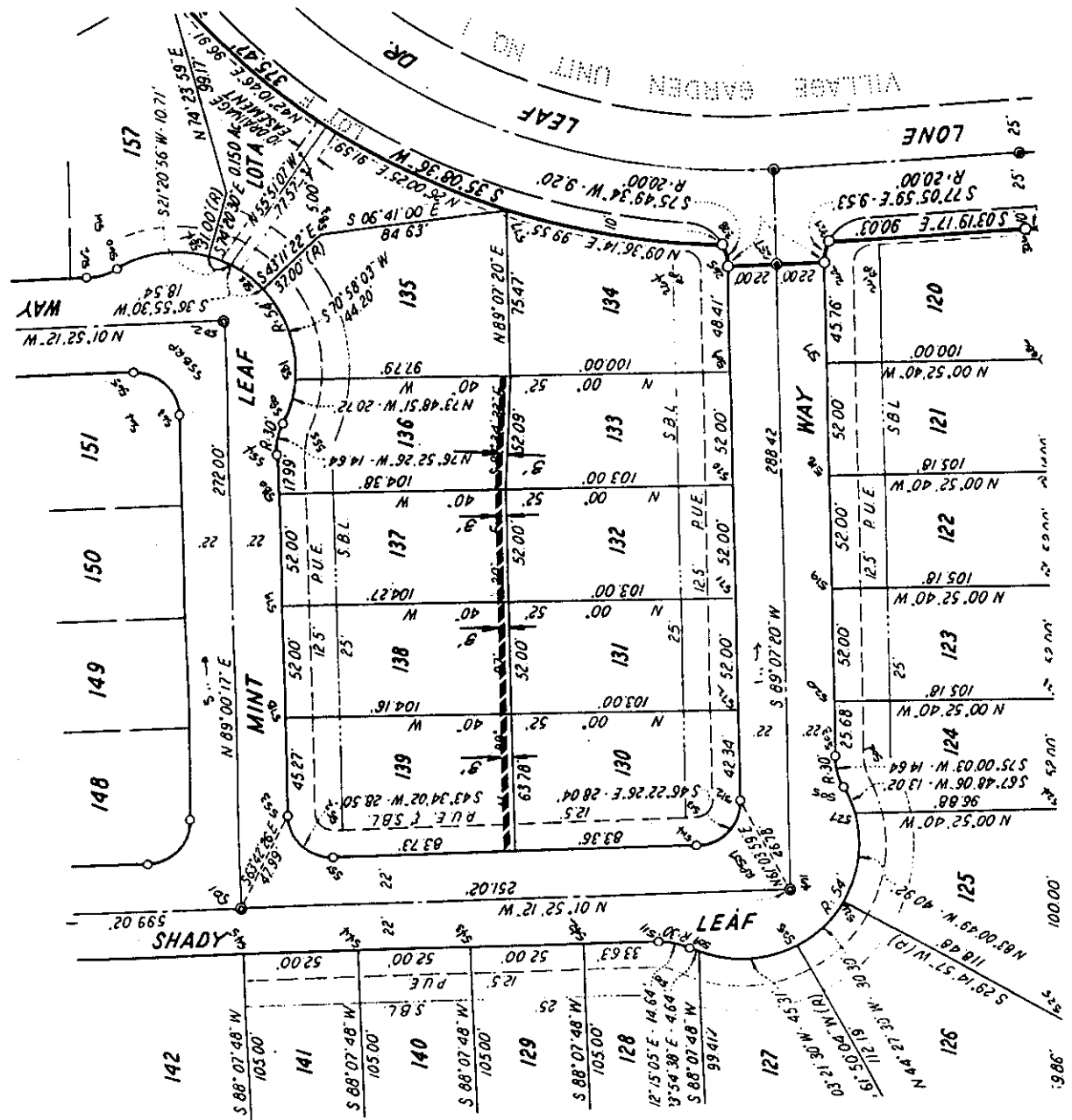
VILLAGE GARDEN NORTH

UNIT NO. 4

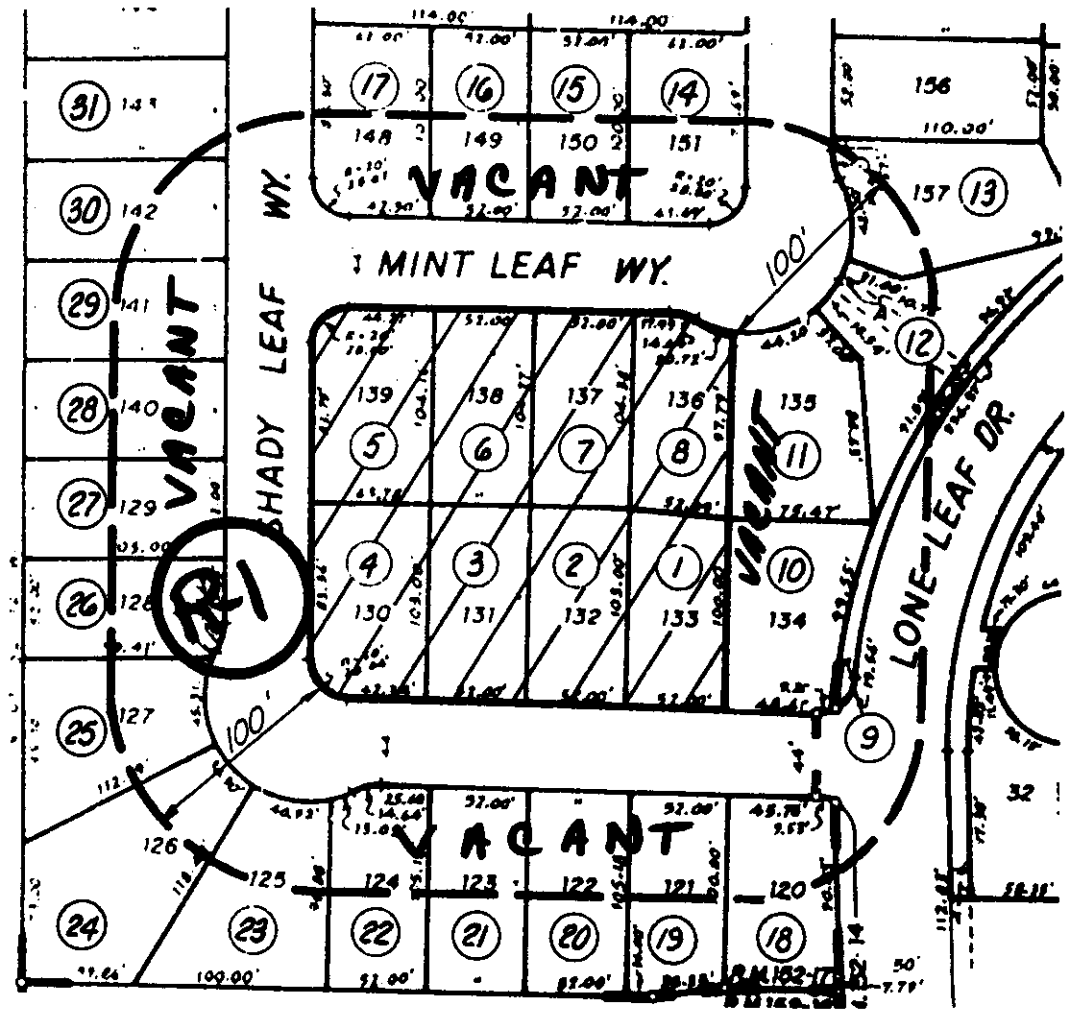
R.M. Bk. 152, Pg. 17

PSOMAS

Professional Surveyors
1000 North Main Street, Suite 100
Portland, Oregon 97228
PSOMAS 000000

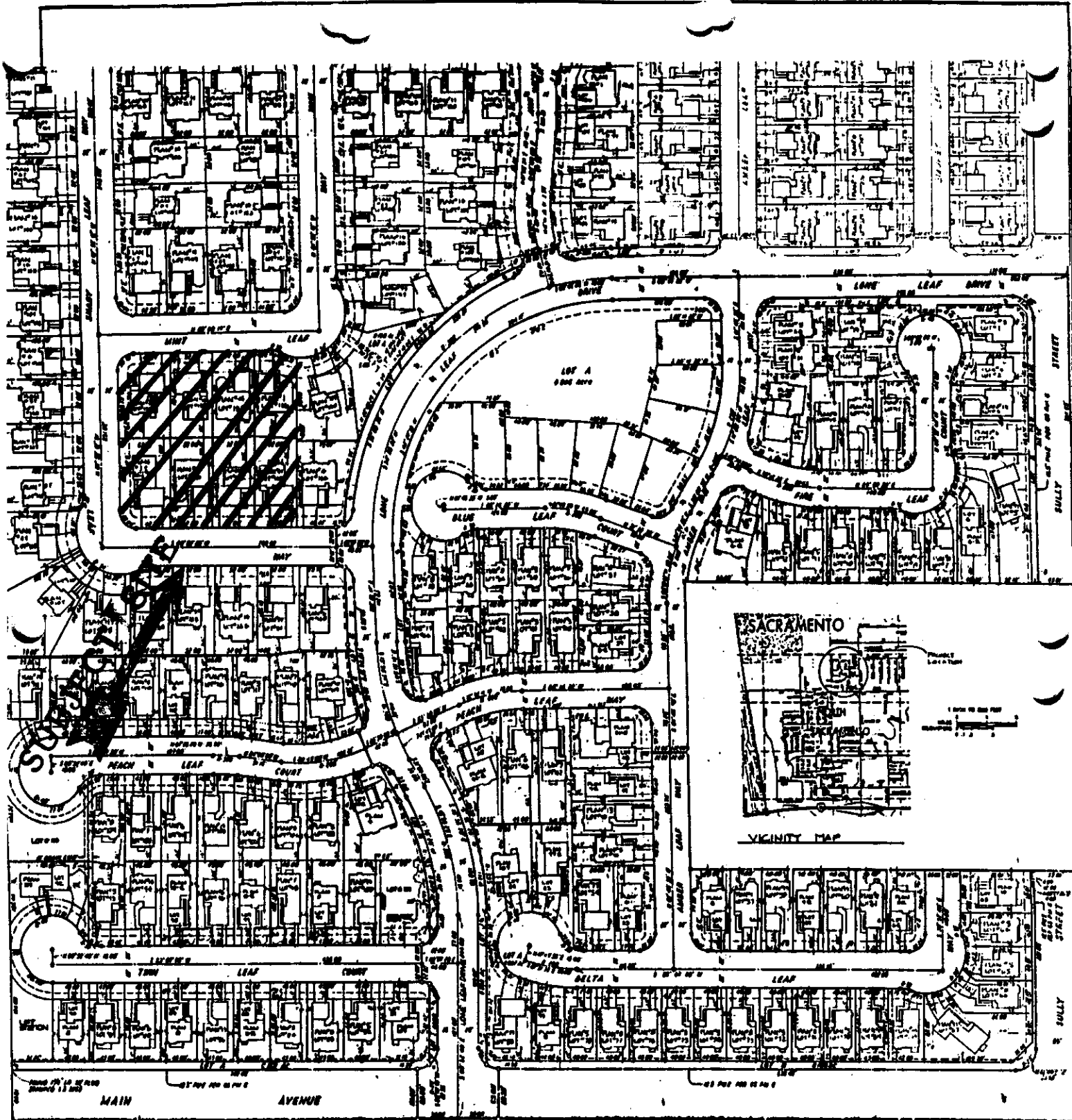


SCALE: 1"=100'



LAND USE - ZONING

P88-195



VICINITY

P88-195

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO
RELOCATE THE REAR PROPERTY LINE FOR
LOTS 130-133 AND 136-139 VILLAGE
GARDEN NORTH UNIT #4 (P88-195)
(APN: 226-0321-003-010)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Mint Leaf Way and Shady Leaf Way; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1985 North Sacramento Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southeast corner of Mint Leaf Way and Shady Leaf Way, City of Sacramento, be approved as shown and described in Exhibits A, B, C, D, E, F, G, H and I attached hereto, subject to the following conditions:

1. File certificate of compliance and waive parcel map prior to recordation; and
2. Pay off or segregate any existing assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION