

CITY PLANNING COMMISSION

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

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|---------------|---|------------------------|--|---------------------|---------------|
| APPLICANT | Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827 | | | | |
| OWNER | H. C. Elliot Homes, Inc., 11093 Suncenter Dr., Rancho Cordova, CA 95070 | | | | |
| PLANS BY | Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827 | | | | |
| FILING DATE | 6/21/84 | 50 DAY CPC ACTION DATE | | REPORT BY: | PB:bw |
| NEGATIVE DEC. | Ex. 15305(a) | EIR | | ASSESSOR'S PCL. NO. | 225-930-30,31 |

APPLICATION: Lot Line Adjustment to relocate common property line

LOCATION: 2995 & 2991 Cactus Way

PROPOSAL: The applicant is requesting the necessary entitlement to move lot line three feet south for proper setback for structures under construction.

PROJECT INFORMATION:

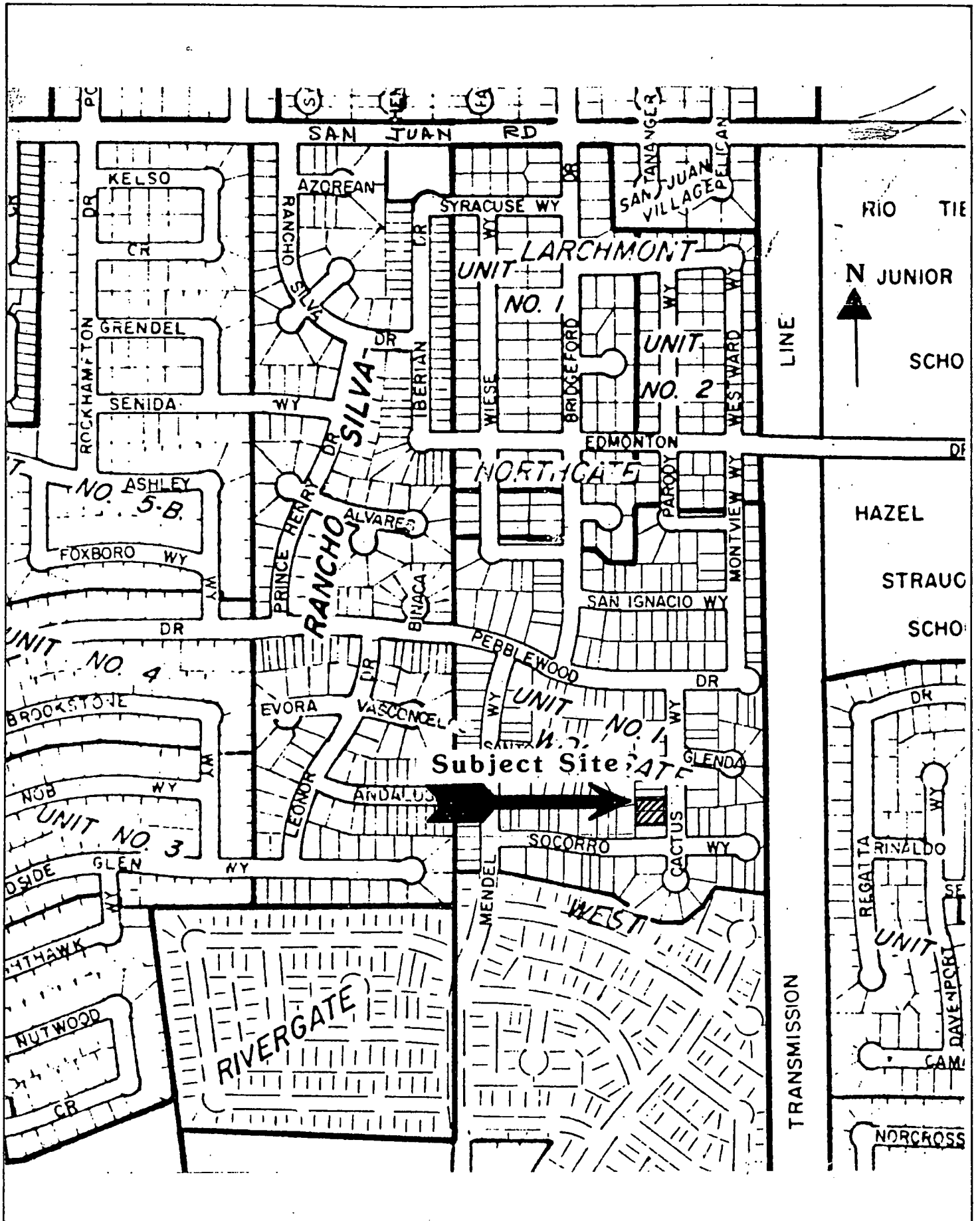
1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: 4-21 du/ac; 7 min. residential
Woodgate West PUD
Existing Zoning: R-1
Existing Land Use: Residential
Surrounding Land Use and Zoning:
North: Vacant: R-1
South: Single Family under construction; R-1
East: Vacant and single family under construction; R-1
West: Single Family and under construction; R-1
Property Area: Total .4± acres
Density of Development: Approx. 7 du/ac
Significant Features of Site: Existing single family houses
Street Improvements/Utilities: Existing

PROJECT EVALUATION: Staff has the following comments regarding this request.

1. The subject site is located in a developing area generally south of San Juan Road and west of Northgate Boulevard. The requested lot line adjustment will allow for the required five-foot setback for both structures. Staff has no objection to this request, in that it will eliminate a side yard that is less than the required five feet in width.
2. The proposed lot line adjustment was reviewed by Engineering, Traffic, Building Inspections, Water/Sewers and Real Estate. There were no objections to this request; however, Engineering requires that the applicant/developer provide a new deed description of the parcels being created.

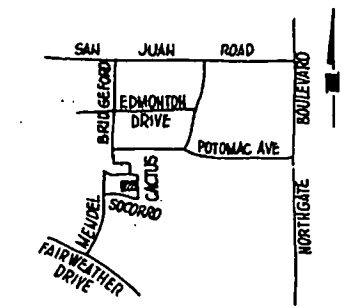
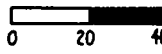
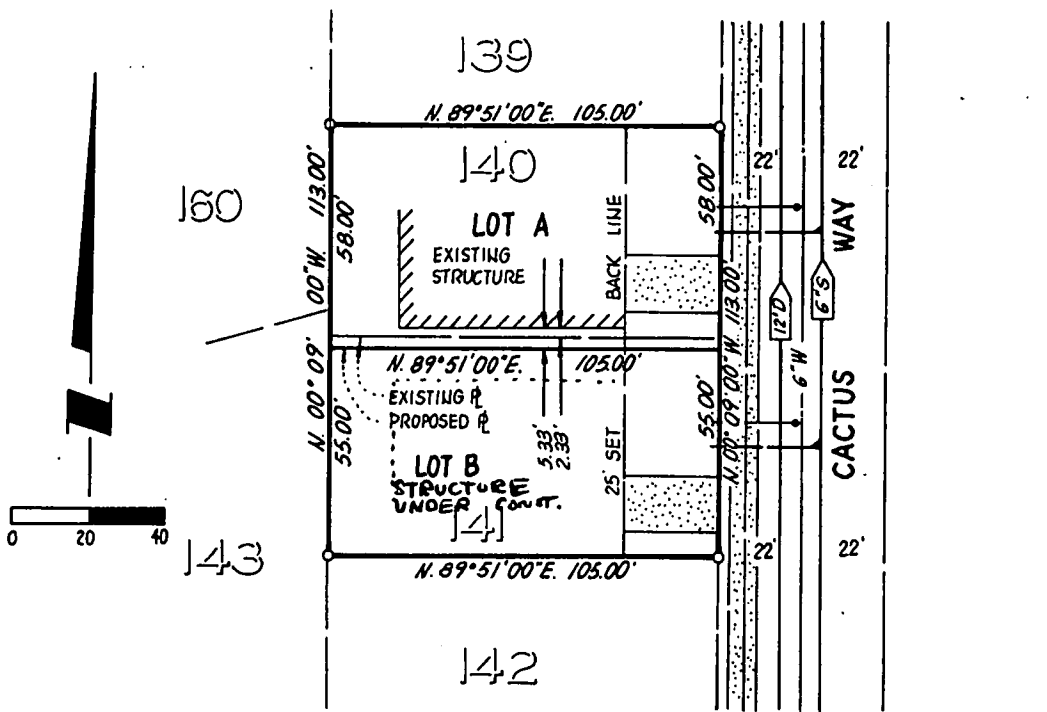
ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA Sec. 15305(a)).

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



VICINITY MAP

EXHIBIT A



VICINITY MAP NO SCALE

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| <p>CALC. _____ DRN. <i>Hain</i> CKD. <i>Hain</i> APRVD. _____</p> | <p>LOT LINE ADJUSTMENT AND MERGER EXHIBIT for LOTS 140 & 141 WOODGATE WEST UNIT 1 (147 BM6) MURRAY M. SMITH CIVIL ENGINEERING COMPANY SACRAMENTO, CALIFORNIA</p> | <p>DATE JUNE '84 SCALE 1"=40' F.B. N/A W.O. 84</p> |
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LEGAL DESCRIPTION FOR LOT LINE
ADJUSTMENT - LOTS 140 & 141
WOODGATE WEST UNIT NO. 1 (147 B.M. 6)

LOT A

Lot 140 as said Lot is shown and so designated on that certain Map of "WOODGATE WEST UNIT NO. 1" filed in the office of the Recorder, County of Sacramento, State of California in Book 147 of Maps, Page 6.

TOGETHER WITH the North 3.00 feet of Lot 141 as said Lot is shown and so designated on said Map.

LOT B

Lot 141 as said Lot is shown and so designated on that certain Map of "WOODGATE WEST UNIT NO. 1" filed in the office of the Recorder, County of Sacramento, State of California in Book 147 of Maps, Page 6.

EXCEPTING THEREFROM the North 3.00 feet of said Lot 141.

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