

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	A. Tsakopoulos, 7700 College Town Dr., #101, Sacramento, CA 95826		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	9-8-83	50 DAY CPC ACTION DATE	REPORT BY: SC:bw
NEGATIVE DEC.	10-3-83	EIR	ASSESSOR'S PCL. NO. 031-020-17 & 26

APPLICATION:

1. Environmental Determination
2. Rezone from R-1A & R-1 to A for 1± acres
3. Lot Line Adjustment to relocate a common property line for two lots totaling 18± acres in the Single Family (R-1) zone

LOCATION: West of Pocket Road, opposite Little River Way

PROPOSAL: The applicant is requesting an entitlement necessary to relocate a common property line on the rear portion of lots 1 through 4 of Parkway Oaks No. 5.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1 & R-1A & A
Existing Land Use of Site: Two single family dwelling units

Surrounding Land Use and Zoning:

North: Vacant/Agricultural; A
South: Residential/Agricultural; A
East: Residential/Single Family; R-1
West: Sacramento River

Property Dimensions: Irregular
Property Area: 18± acres
Topography: Flat to sloping
Utilities: Available

STAFF EVALUATION: Staff has the following comments regarding this request:

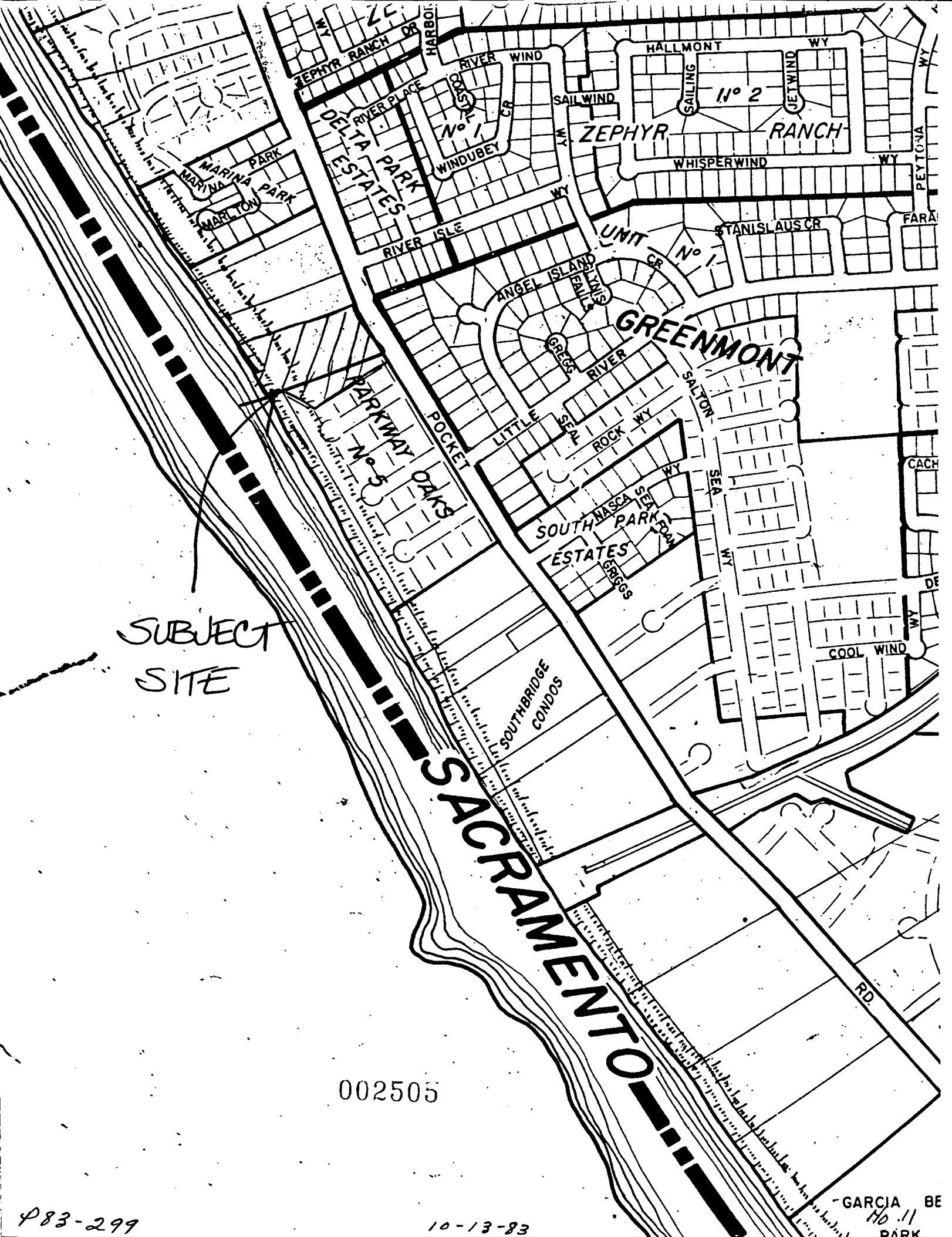
1. The subject site consists of two parcels of land in the South Pocket Community Plan area. The parcel on the north side of the subject site is developed with a single family residence, and the southern portion of the site is being proposed for future single family development known as Parkway Oaks, Unit No. 5. The lot line adjustment will remove excess property at the northern boundary of Lots 1 through 4 of the Parkway Oaks Subdivision. The excess property will be merged with the parcel on the north which is zoned for agricultural use and therefore a rezone of this portion of land is necessary to conform to the zoning on this parcel.
2. The proposed lot line adjustment was reviewed by the City Engineer who indicated no objections to the request provided the new lot line be monumented.
3. Staff has no objections to the applicant's request since the lots on the southern boundary of the property line will not be reduced below the minimum depth and area required by the Subdivision Regulations.

002501

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a Negative Declaration pursuant to State EIR Guidelines.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Rezone from R-1 and R-1A to A zone;
3. Approval of the Lot Line Adjustment by adopting the attached resolution with conditions.



SUBJECT
SITE

002505

P83-299

10-13-83

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PARK