

CITY PLANNING COMMISSION

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

APPLICANT	Charles Davidson Co. - 90 E. Gish Road, San Jose, CA 95112		
OWNER	Kaufman & Broad of Northern Calif. - 6379 Clark Avenue, Dublin, CA 94568		
PLANS BY	Charles Davidson Co. - 90 E. Gish Road, San Jose, CA 95112		
FILING DATE	10-24-84	50 DAY CPC ACTION DATE	---
		REPORT BY:	FG:sg
NEGATIVE DEC. Ex.	15305(a)	EIR	---
		ASSESSOR'S PCL NO	250-405-05;250-406-01-04

APPLICATION: Lot Line Adjustment to relocate the common property line between six lots located on 0.7+ acre.

LOCATION: South side of Larchwood Drive between Binghamton Drive and Bent Oak Court.

PROPOSAL: To adjust the common property lines between six lots so that proposed dwellings will fit on the lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential (4-21 d.u./ac. - 7 min. (PUD))
Existing Zoning of Site: R-1A(PUD)
Existing Land Use of Site: Vacant

Land Use and Zoning:

North: Residences under construction; R-1A(PUD)
South: Residences under construction; R-1A(PUD)
East: Residences under construction; R-1A(PUD)
West: Residences under construction; R-1A(PUD)

Property Dimensions: Varies
Property Area: 0.69+ acre
Topography: Flat
Street Improvements: Under construction
Utilities: Under construction

BACKGROUND INFORMATION: The subject site was a portion of the original Sunset Meadows PUD which was approved by the City Council on December 12, 1978 (P-8383). The entire project was never completed and a portion of Sunset Meadows was resubmitted as Rancho Coronado PUD and approved by the Planning Commission on September 23, 1982 (P82-192). On October 25, 1984, the Commission approved a one year extension of the special permit to develop the zero lot line units and halfplex structures. On October 30, 1984, the City Council approved an extension of the tentative map for the proposed project.

PROJECT EVALAUTION:

A. The subject sites are designated for residential use on both the 1974 General Plan and the 1978 South Natomas Community Plan. Presently, the sites are vacant with zero lot line units being proposed for each lot. The applicant is proposing to relocate the common property lines so that each dwelling unit will fit on the lot.

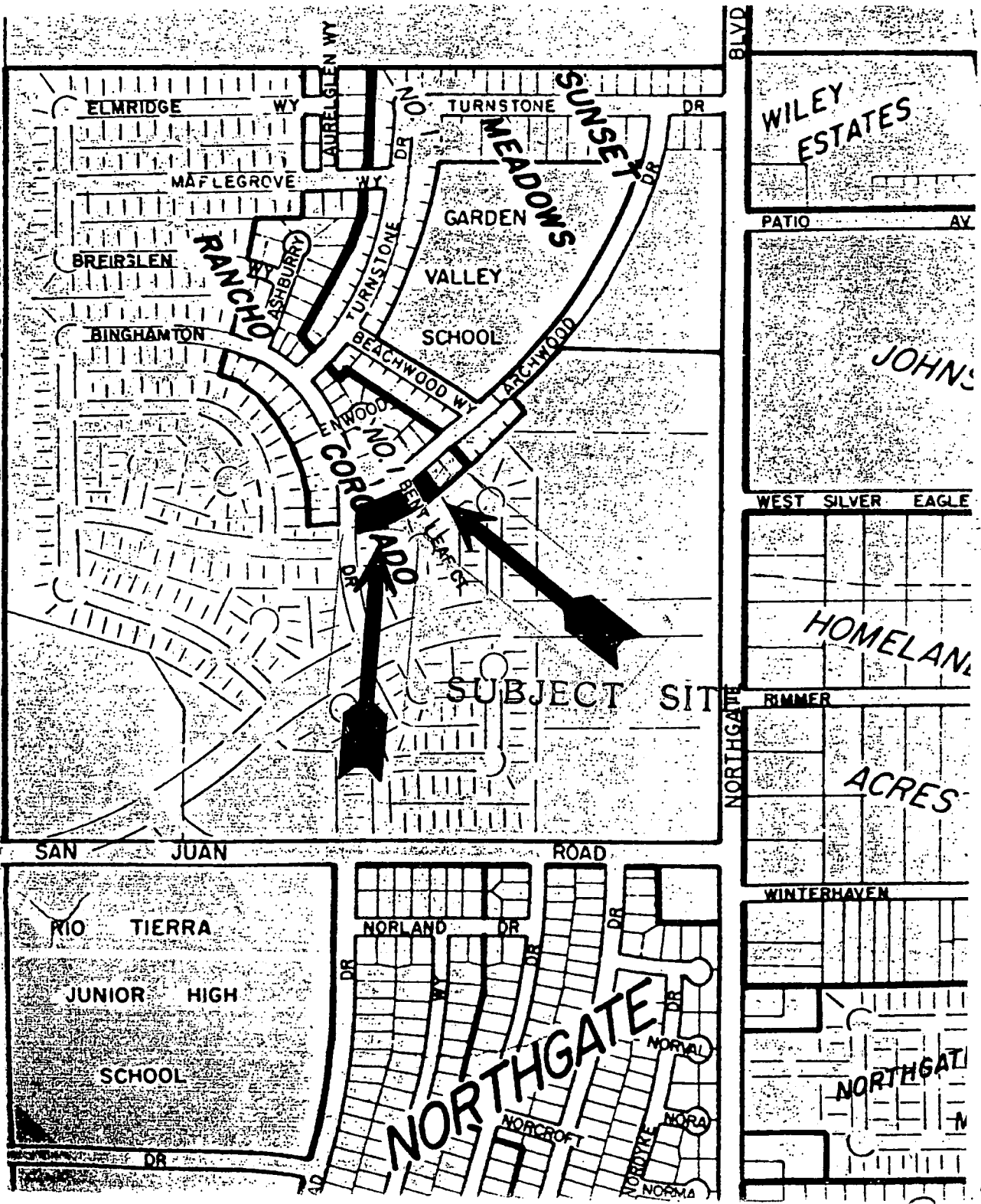
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B. The proposed lot line adjustment has been reviewed by the offices of the Real Estate, Engineering, Traffic Engineering and Water Divisions. No comments were received.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review, pursuant to the State EIR Guidelines (CEQA, Section 15305(a)).

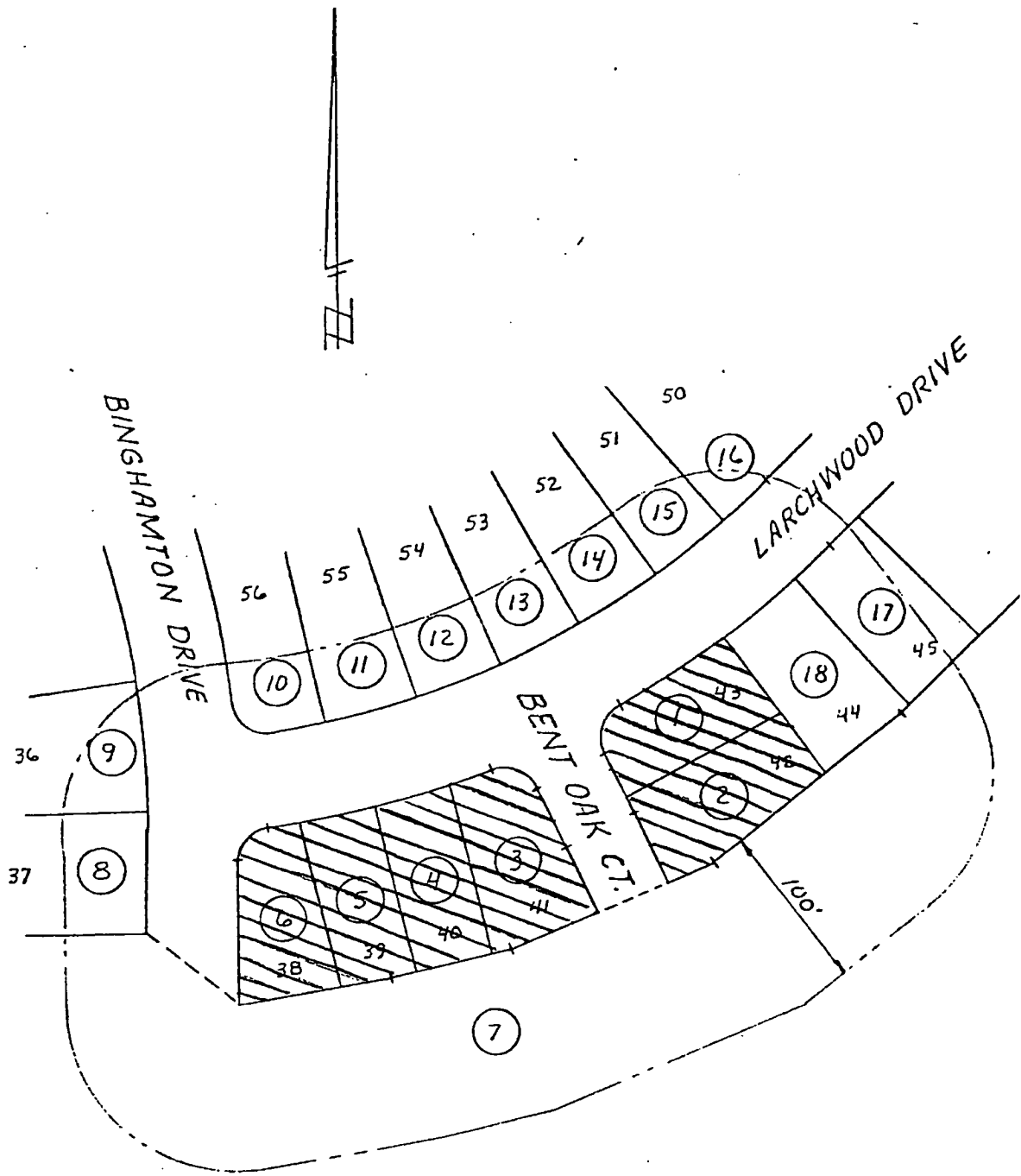
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

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VICINITY MAP



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All lots zoned R-1A (PUD)
 All lots vacant (under construction)

LAND USE & ZONING MAP

DESCRIPTION OF ADJUSTED LOT 43 OF
RANCHO CORONADO UNIT NO. 1

Beginning at the most northerly corner of Lot 43 as said Lot is shown on that certain plat of Rancho Coronado Unit No. 1 recorded in Book 158 of Maps at Page 3, Sacramento County Records ; thence along the northeasterly line of said Lot South $36^{\circ}29'36''$ East 56.00 feet; thence South $62^{\circ}26'33''$ West 100.67 feet; thence North $25^{\circ}30'02''$ West 29.27 feet to the beginning of a curve; thence northerly along the arc of a curve to the right, concave to the east, having a radius of 20.00 feet, subtended by a chord bearing North $17^{\circ}30'56''$ East 27.29 feet to a point of reverse curvature; thence northeasterly along the arc of a curve to the left, concave to the northwest, having a radius of 587.00 feet, subtended by a chord bearing North $51^{\circ}01'09''$ East 71.93 feet to the Point of Beginning.

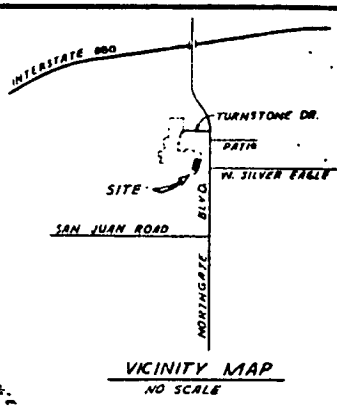
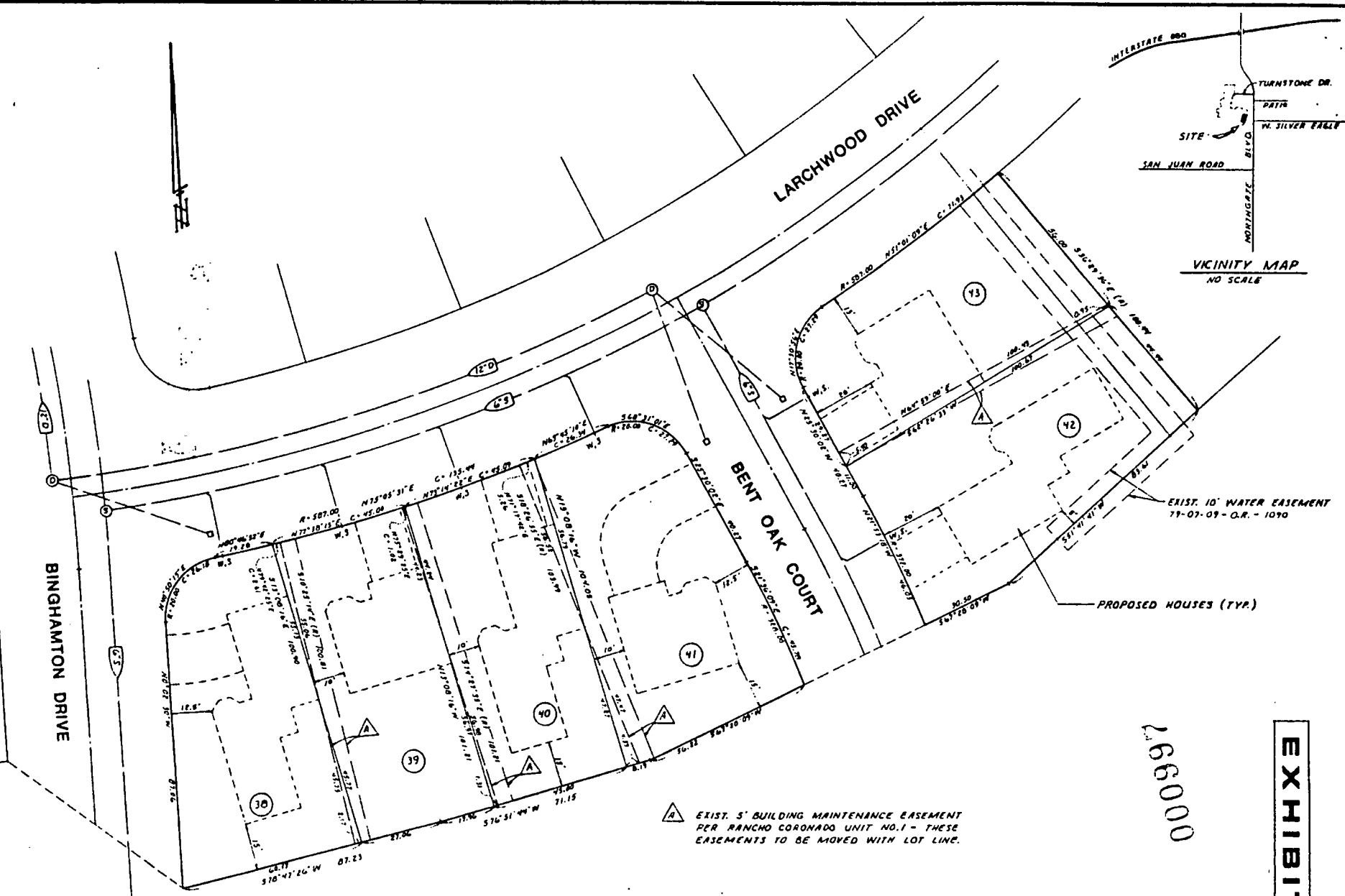
Containing 4,773 square feet.

000991

PBA-389

11-29-84

ITEM NO. 28



VICINITY MAP
NO SCALE

▲ EXIST. 5' BUILDING MAINTENANCE EASEMENT
PER RANCHO CORONADO UNIT NO. 1 - THESE
EASEMENTS TO BE MOVED WITH LOT LINE.

NOTES:

1. STREET IMPROVEMENTS FOR THIS TRACT ARE NOW BEING CONSTRUCTED.
2. THERE ALSO EXIST 5' EASEMENTS FOR MAIL DELIVERY BOXES AND 12.5' PUBLIC UTILITY EASEMENTS LYING CONTIGUOUS TO ALL PUBLIC STREETS.
3. THERE ALSO EXISTS 15' BUILDING SETBACK LINES ALONG THE FRONTS OF ALL LOTS AND 12.5' BUILDING SETBACK LINES ALONG THE SIDES OF THESE LOTS.



1660000

EXHIBIT B

DATE	10/13/87
SCALE	1" = 20'
DRAWN BY	F.L.R.
CHECKED BY	J.S.
REVISIONS	
Prepared by Charles M. Davidson Co. CONSULTING CIVIL ENGINEERS 90 E. BISH RD. #812 SAN JOSE CALIFORNIA	
SUPERVISOR W. J. Bell Registered Civil Engineer No. 12112	
LOT LINE ADJUSTMENT OF LOTS 38-43 OF RANCHO CORONADO UNIT NO. 1 SACRAMENTO, CALIFORNIA	
JOB NO.	1317
SHEET	1
OF	1