

CITY PLANNING COMMISSION

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

APPLICANT	Citation Builders, 530 Bercut Dr., #207, Sacramento, CA 95814		
OWNER	Security Title Ins. Co., 2201 K Street, Sacramento, CA 95814		
PLANS BY	The Spink Corporation - P.O. Box 2511, Sacramento, CA		
FILING DATE	10/7/83	50 DAY CPC ACTION DATE	REPORT BY: JP:lao
NEGATIVE DEC	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 225-763-01,02,03,04

APPLICATION: Lot Line Adjustment (Section 66499.20½, Subdivision Map Act)

LOCATION: East side of Azevedo Drive, between Yarwood Way and Pebblewood Drive

PROPOSAL: The applicant is requesting the necessary entitlement to merge and adjust the lot lines of four parcels totaling 0.5± acres into three parcels in the Single Family (R-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 South Natomas Community Plan Designation:	Residential, 4-21 du/ac (7 average)

Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	18,750 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

1. The subject site consists of four parcels in the Frates Ranch PUD and the Single Family (R-1) zone. The applicant proposes to readjust the lot lines to create three parcels in order to develop three single family units on the site. Staff has no objections to the proposed lot line adjustment and merger.
2. The proposal was reviewed by the City Engineering, Real Estate and Water and Sewer Divisions. They had no objections to the proposed merger. The following conditions, however, were requested:

001380

Engineering

- a. Monument new lot lines; and
- b. Relocate existing street light (details to be worked out with Department of Public Works - Electrical Division).

Real Estate

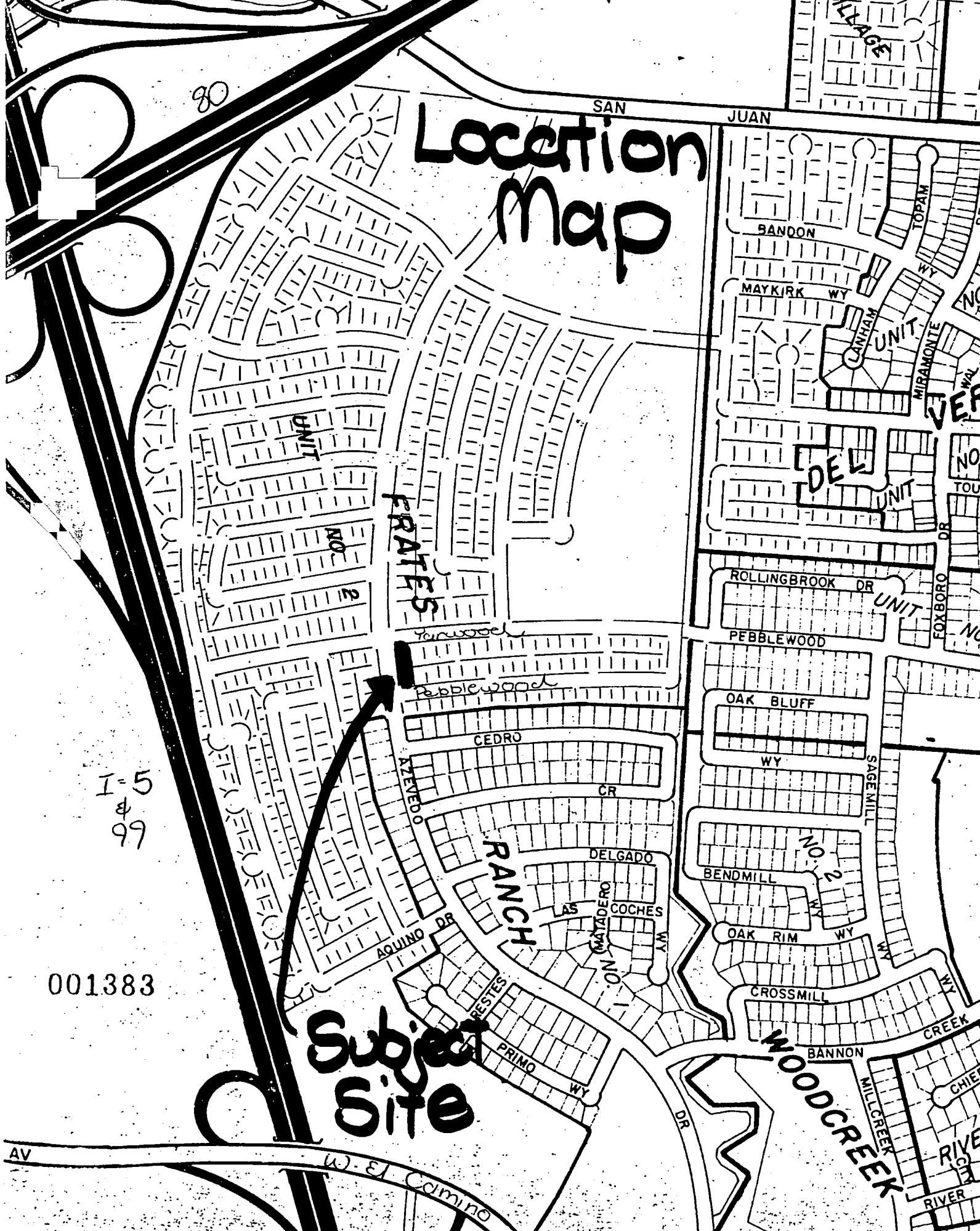
Pay off existing assessments.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment by adopting the attached resolution.

001381

Location Map

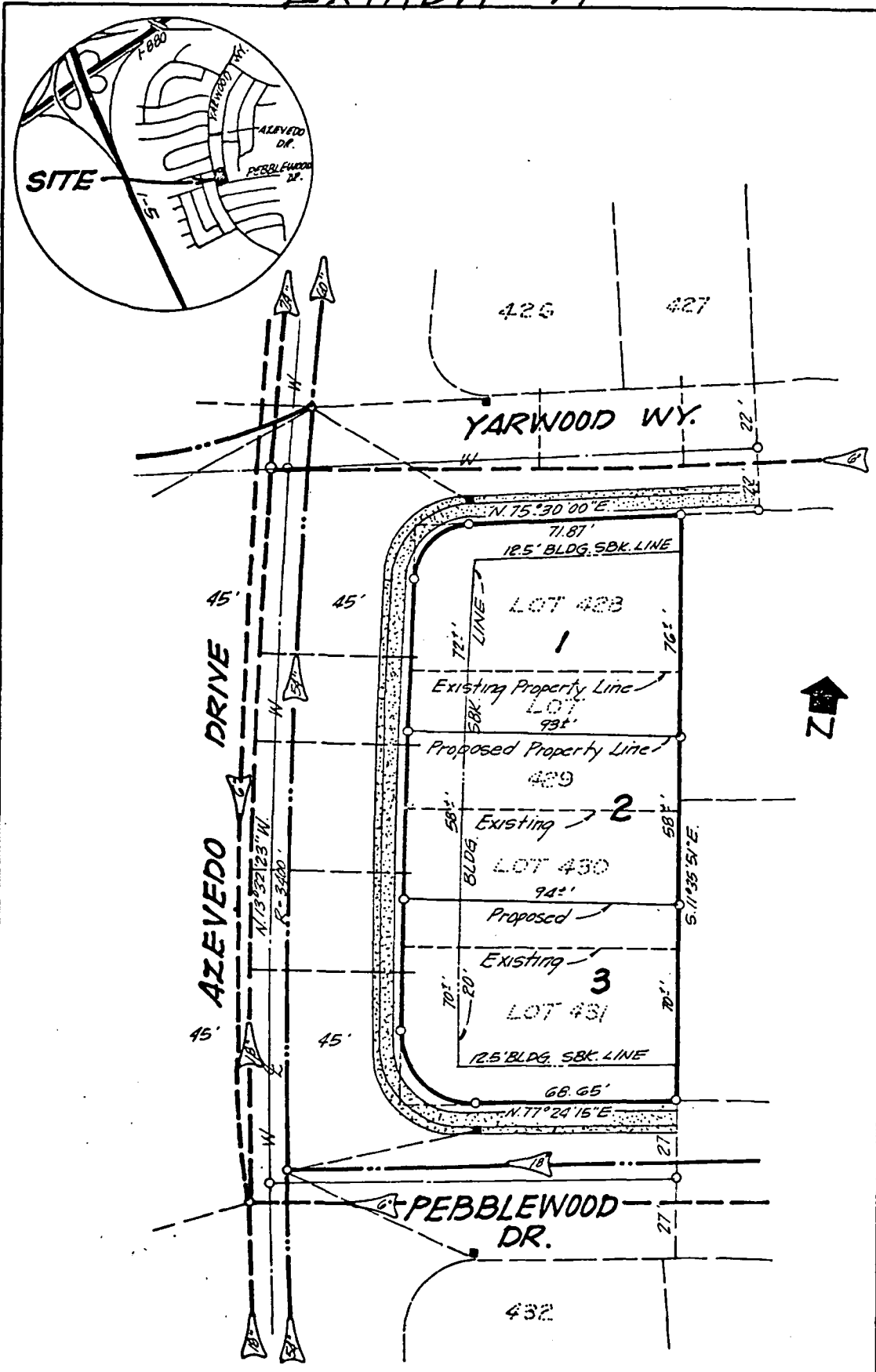



I-5
&
99

001383

Subject Site

EXHIBIT A



REVISION	JOB NO. 1575-129	TITLE: LOT LINE ADJUSTMENT OF	 THE SPINK CORPORATION ENGINEERS · PLANNERS · SURVEYORS
	DATE: 10-6-83	LOTS 428, 429, 430 & 431 OF	
	P.O. PAGE:	FRATES RANCH UNIT 2	
	SCALE: 1"=40'	CLIENT: CITATION BUILDERS	
	DRAWN BY: DA		
CHECKED BY:		CODE: L-16	DR. NO. 1 of 1

P83-340

11/10/83

ITEM 20

001382

EXHIBIT "B"

P 83340

DESCRIPTION OF LOT LINE ADJUSTMENT PARCELS, LOTS 428, 429, 430 and 431 FRATES RANCH UNIT NO. 2

PARCEL NO. 1:

All that portion of Lots 428 and 429, as said lots are shown on the Amended Plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the Northeast corner of said Lot 428; thence from said point of beginning along the easterly boundary of said Lots 428 and 429 South $11^{\circ} 35' 51''$ East 74.35 feet; thence South $77^{\circ} 24' 15''$ West 92.71 feet to a point located on the Westerly boundary of said Lot 429; thence along the westerly boundary of said Lots 429 and 428, northwesterly, curving to the right on an arc of 3355.00 feet radius, said arc being subtended by a chord bearing North $09^{\circ} 29' 52''$ West 53.28 feet; thence continuing along the boundary of said Lot 428 the following two (2) courses and distances: (1) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North $33^{\circ} 13' 46''$ East 26.90 feet and (2) North $75^{\circ} 30' 00''$ East 71.87 feet to the point of beginning; containing 6590 square feet, more or less.

PARCEL NO. 2:

All that portion of Lots 429 and 430, as said lots are shown on the Amended Plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at a point located on the easterly boundary of said Lot 429, from which the Northeast corner thereof bears North $11^{\circ} 35' 51''$ West 19.75 feet; thence from said point of beginning along the easterly boundary of said Lots 429 and 430, South $11^{\circ} 35' 51''$ East 58.01 feet; thence South $77^{\circ} 24' 15''$ West 93.88 feet to a point located on the westerly boundary of said Lot 430; thence along the westerly boundary of said Lots 430 and 429, northwesterly, curving to the right on an arc of 3355.00 feet radius, said arc being subtended by a chord bearing North $10^{\circ} 26' 54''$ West 58.04 feet; thence North $77^{\circ} 24' 15''$ East 92.71 feet to the point of beginning; containing 5416 square feet, more or less.

PARCEL NO. 3:

All that portion of Lots 430 and 431, as said lots are shown on the Amended Plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows: **001376**

Beginning at the Southeast corner of said Lot 431; thence along the boundary of said Lot 431, the following two (2) courses and distances: (1) South $77^{\circ} 24' 15''$ West 68.65 feet, (2) curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North $57^{\circ} 08' 54''$ West 35.63 feet; thence along the westerly boundary of said Lots 431 and 430, curving to the right on an arc of 3355.00 feet radius, said arc being subtended by a chord bearing North $11^{\circ} 19' 21''$ West 44.34 feet; thence North $77^{\circ} 24' 15''$ East 93.88 feet to a point located on the easterly boundary of said Lot 430; thence along

P 83-340

11/10/83

ITEM 20

EXHIBIT "B"

the easterly boundary of said Lots 430 and 431 South $11^{\circ} 35' 51''$ East 69.74 feet to the point of beginning; containing 6418 square feet, more or less.

THE SPINK CORPORATION:

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE _____

MAP _____

DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

001377

P 83-340

11/10/83

ITEM 20