

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation - 720 F Street, Sacramento, CA 95814			
OWNER	M. J. Brock & Sons - 3350 Watt Avenue, Sacramento, CA 95821			
PLANS BY	The Spink Corporation - 720 F Street, Sacramento, CA 95814			
FILING DATE	10-8-82	50 DAY CPC ACTION DATE	11-10-82	REPORT BY:SC:sg
NEGATIVE DEC.	Ex. 15105a	EIR	ASSESSOR'S PCL. NO.	117-584-19 & 20

APPLICATION: Lot line adjustment to relocate common property line 1.3 feet to the north.

LOCATION: 7987 and 7991 Newgate Drive

PROPOSAL: The applicant is requesting a lot line adjustment to relocate a common property line on two parcels to provide for the five foot side yard setback on one developed lot.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
Valley Hi Community Plan Designation:	Light density residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Vacant and new residential structure
Surrounding Land Use and Zoning:	
North:	Vacant; R-1
South:	Single Family; R-1
East:	Single Family; R-1
West:	Single Family; R-1
Property Dimensions:	Irregular
Property Area:	11,761 sq. ft.
Density of Development:	7 per acre
Topography:	Flat
Street Improvements:	To be installed
Utilities:	Existing

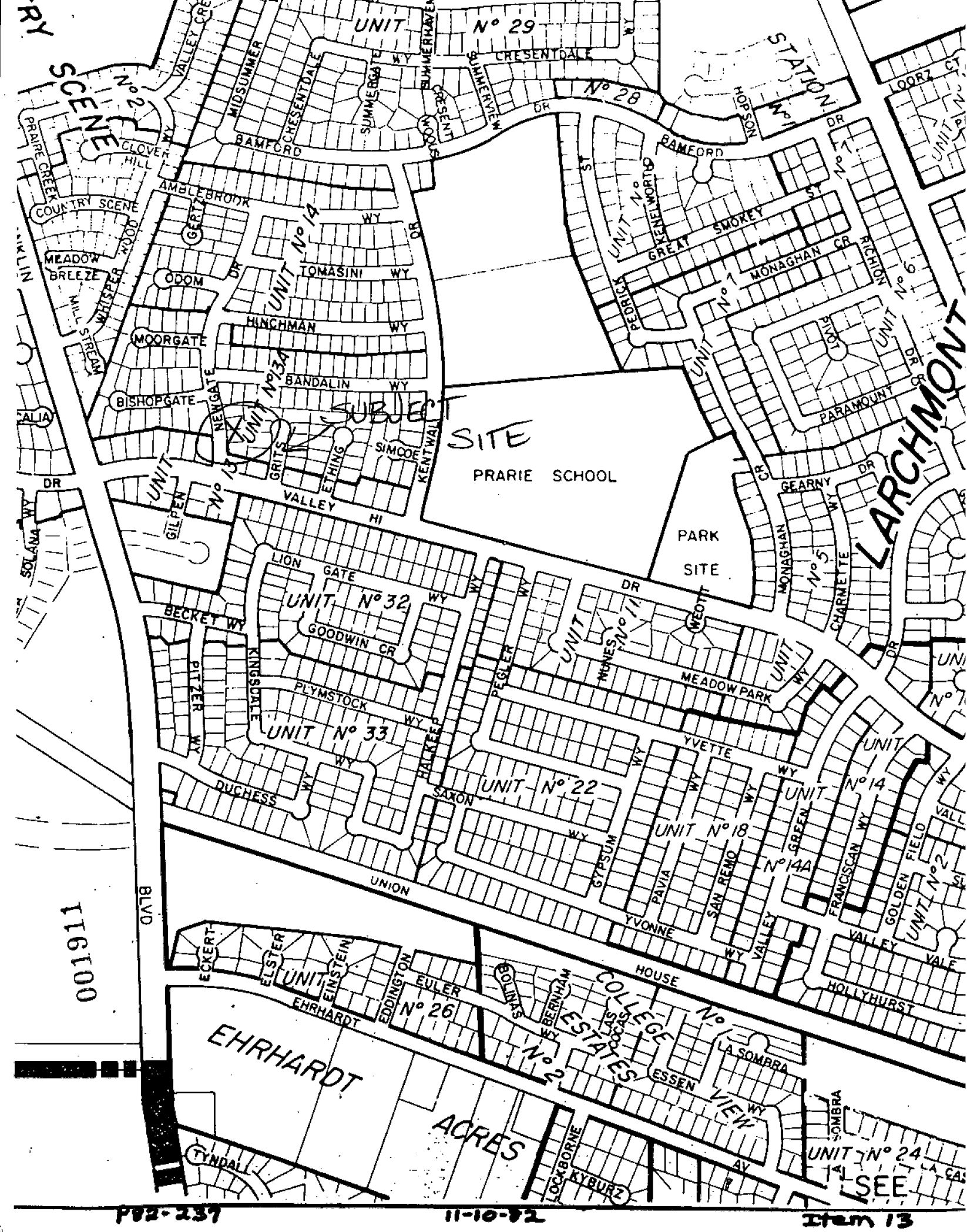
BACKGROUND INFORMATION: The subject site is located in the Larchmont Valley Hi Subdivision north of Valley Hi Drive on Newgate Drive. At the present time a new single family structure is located on parcel B. The lot line adjustment is necessary to provide the required five foot side yard setback for the existing structure on parcel B.

STAFF EVALUATION:

1. The lot line adjustment will not reduce the area in parcel A to less than the 5,200 square foot minimum and will not create a parcel substandard in width as determined by the average width of the lot.
2. The Zoning Ordinance requires a five foot minimum side yard setback and the lot line adjustment is necessary to comply with this requirement.
3. The City Engineer has requested that the new lot lines be properly monumented and that closure calculations and deed description be provided for approval by the Engineering Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment and merger by adopting the attached resolution with conditions.



RY

SCENE

UNIT No 29

CRESENTDALE

UNIT No 28

STATION

COUNTRY SCENE

MEADOW BREEZE

MILL STREAM

BISHOPGATE

MOORGATE

ODOM

GILFEN

VALLEY

BECKETT WY

PITZER WY

DUCHESS

UNION

ECKERT

ELSTER

EINSTEIN

EHRHARDT

EDDINGTON

EULER

BOLINAS

BERNHAM

LOCKBORNE

KYBURZ

UNIT No 14

UNIT No 13

UNIT No 32

UNIT No 33

UNIT No 22

UNIT No 18

UNIT No 14

UNIT No 24

SUBJECT

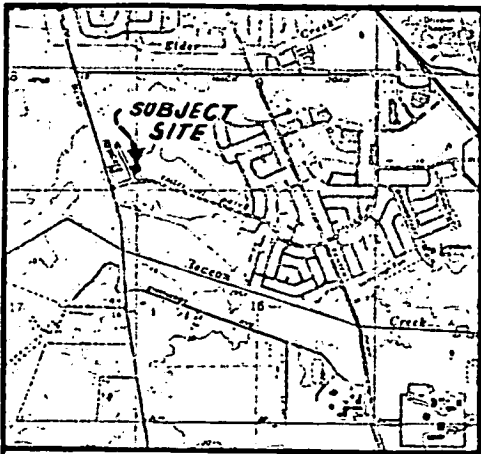
PRARIE SCHOOL

PARK SITE

LARCHMONT

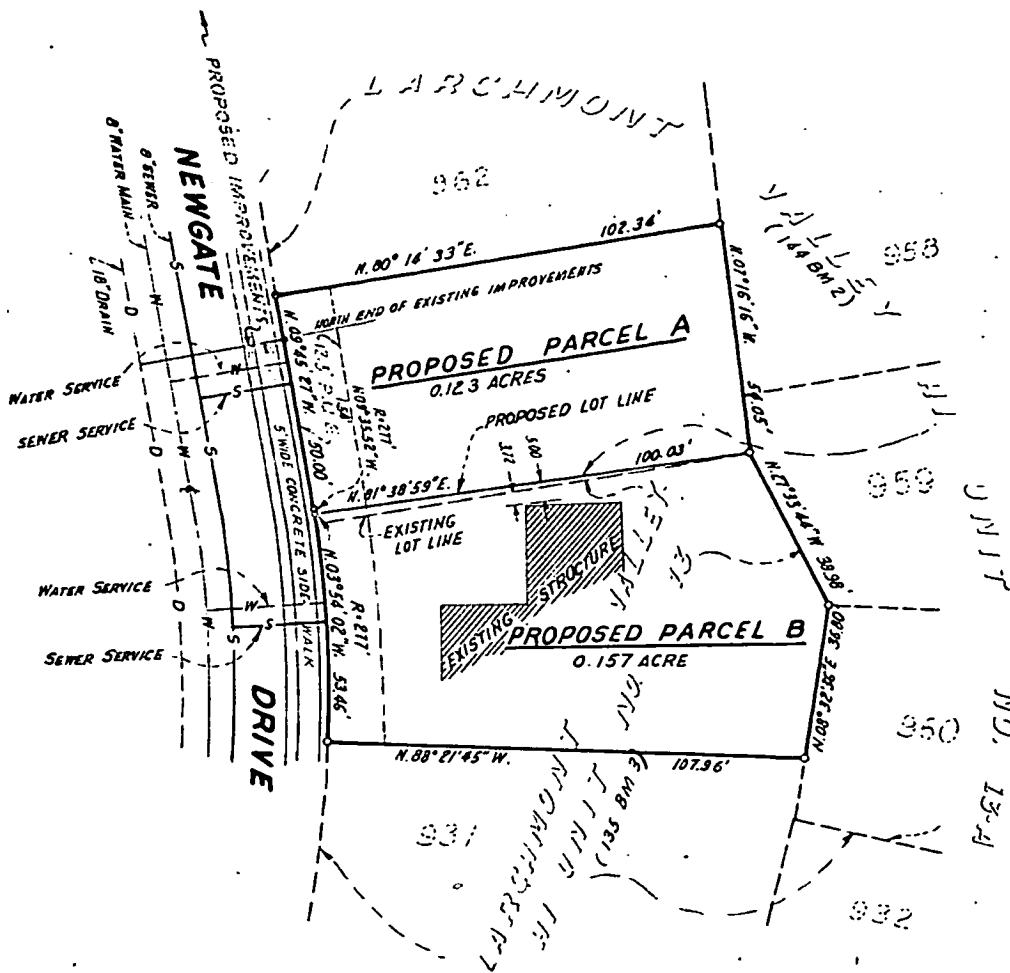
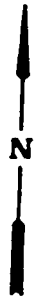
116100

EXHIBIT A



VICINITY MAP


Scale: 1" = 2000'



001912

TENTATIVE MAP

82237

REVISIONS	JOB NO. 1056-122	TITLE: LOT LINE ADJUSTMENT, PARCEL 2, 800328	 SPINK ENGINEERING COMPANY <small>ENGINEERS PLANNERS SURVEYORS</small> <small>SACRAMENTO CALIFORNIA</small>
	DATE: OCTOBER 1982	0.R.1293 & LOT 961, LARCHMONT VALLEY HI	
	F.S. 2137, PG. 7	UNIT NO. 13-A	
	SCALE: 1" = 20'	CITY OF SACRAMENTO CALIFORNIA	
	DRAWN BY: D.H.V.	M.J. BROCK	
	CHECKED BY: C.V.		COOC. 021621 OR. NO. 1-1156

PARCEL A

All that portion of Parcel No. 1, as said parcel is described in that certain certificate of compliance recorded in the office of the Recorder of Sacramento County in Book 800328 of Official Records at Page 1233, described as follows:

Beginning at the northeast corner of Lot 961 as said lot is shown on certain plat entitled "Larchmont Valley Unit No. 13-A", recorded in the Office of the Recorder of said County in Book 135 of maps, Map No. 3; thence from said point of beginning south 07° 16' 16" east 54.05 feet to the southeast corner of said Lot 961; thence south 81° 38' 59" west 100.03 feet to a point on the easterly right-of-way line of Newgate Drive; thence along said right-of-way line curving to the left on an arc of 277.00 feet radius, said arc being subtended by a chord bearing north 09° 35' 52" west 1.54 feet and north 09° 45' 27" west 50.00 feet to the northwest corner of lot 961; thence along the northerly line of said lot 961 north 80° 14' 33" east 102.34 feet to the point of beginning containing 0.123 acres, more or less.

THE SPINK CORPORATION

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE C.W.

10-8-82

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.

001905

PARCEL B

All that portion of Parcels No. 1 and 2, as said parcels are described in that certain Certificate of Compliance recorded in the Office of the Recorder of Sacramento County in Book 800328 of Official Records on Page 1233, described as follows:

Beginning at the most easterly corner of said Parcel No. 2; thence from said point of beginning along the easterly, southerly and westerly boundaries of said Parcel No. 2 and the northerly extension of said westerly boundary the following three (3) courses and distances: (1) south 08° 32' 36" west 36.80 feet; (2) north 88° 21' 45" west 107.96 feet and (3) curving to the left on an arc of 277.00 feet radius, said arc being subtended by a chord bearing north 03° 54' 02" west 53.46 feet; thence north 81° 38' 59" east 100.03 feet; thence south 27° 33' 44" east 38.98 feet to the point of beginning containing 0.157 acres, more or less.

THE SPINK CORPORATION
CHECKED: DATE

TYPING

TRAVERSE

MAP

DELIVERED TO:

CW | 10-8-82

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.

001906