

CITY PLANNING COMMISSION

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

APPLICANT	Rod Mitchell & Charles R. Gordon, 8788 Elk Grove Blvd., #M, Elk Grove, CA		
OWNER	Rod Mitchell & Charles R. Gordon, 8788 Elk Grove Blvd., #M, Elk Grove, CA 95624		
PLANS BY	Mitchell Design Associates		
FILING DATE	12-6-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	031-020-77

APPLICATION: Lot Line Adjustment

LOCATION: Southwest corner Marina Park Way and Marlton Court

PROPOSAL: Lot Line Adjustment to relocate an existing interior property line for two proposed halfplexes.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 Pocket Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions:	Approximately 100' x 45' (proposed)
Property Area:	4,500 square feet
Density of Development:	7 units per acre
Square Footage of Building(s):	1,700± sq. ft. per halfplex
Height of Structure(s):	25 feet maximum
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Wood siding and brick

BACKGROUND INFORMATION: On April 28, 1981 the City Council approved the necessary entitlements (P-9328) to allow the development of eight halfplex units on various corner lots within the Marina Park Subdivision.

The current request is to adjust one of the interior property lines between two halfplex lots to accommodate revised plans.

STAFF EVALUATION: Planning staff has no objection to the proposed lot line adjustment for it will create a more usable rear yard area for one lot without reducing the rear yard area for the other lot below standard single family setbacks.

The proposed lot line adjustment was reviewed by the City Engineer, Water and Sewer Division and Building Inspections Department. The City Engineer requested that:

1. A new deed description be submitted; and

APPLC. NO. P82-281

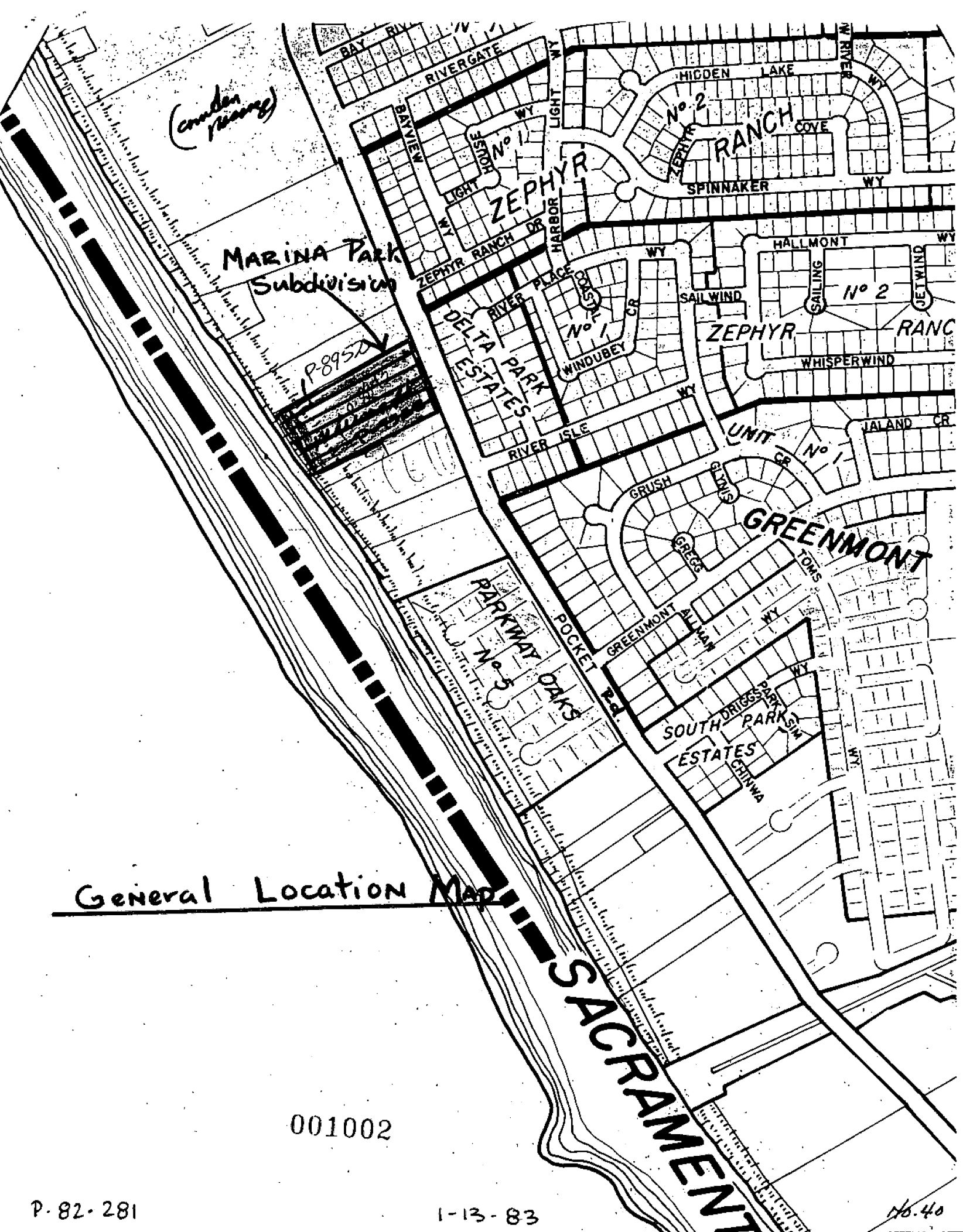
MEETING DATE January 13, 1983

001000
CPC ITEM NO. 40

2. The new lot line be monumented.

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

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



(consider raising)

MARINA PARK
Subdivision

P-8952

General Location Map

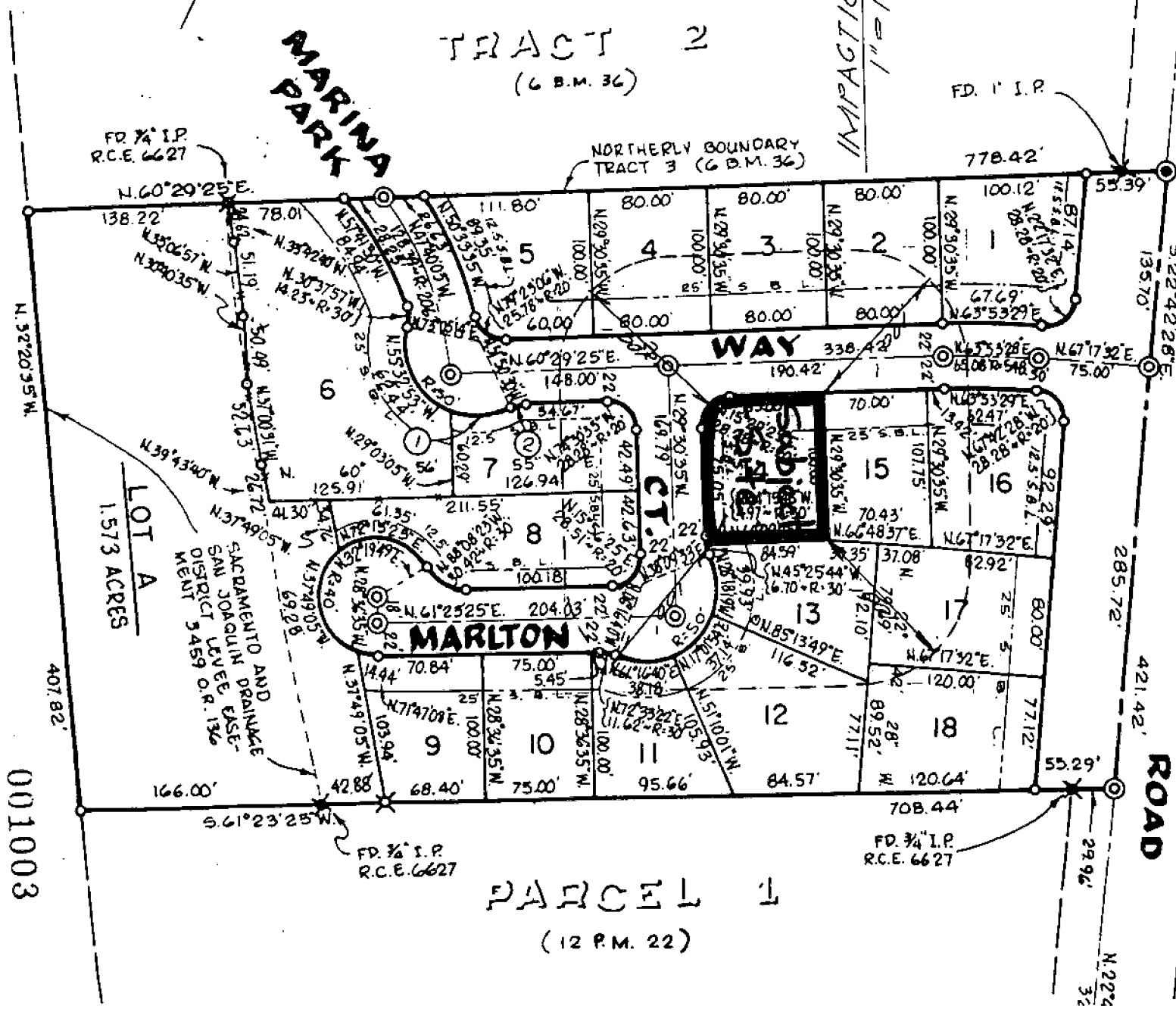
001002

P-82-781

1-13-83

No. 40

SACRAMENTO RIVER



TRACT 2
(6 B.M. 36)

PARCEL 1
(12 P.M. 22)

MARINA PARK

FD. 1/4 I.P.
R.C.E. 6627

NORTHERLY BOUNDARY
TRACT 3 (6 B.M. 36)

FD. 1/4 I.P.

N.60°29'25"E.

138.22'

N.15°04'51"W

N.30°03'35"W

51.19'

N.37°22'24"W

N.30°37'57"W

N.23°41'30"W

78.01'

N.33°33'55"W

N.37°22'24"W

N.30°37'57"W

N.23°41'30"W

50.99'

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

N.57°00'11"W

LOT A
1.573 ACRES

SACRAMENTO AND
SAN JOAQUIN DRAINAGE
DISTRICT LEVEE EASE-
MENT 5459 O.R. 136

MARLTON

WAY

CT.

IMPACTION MAP
1"=100'

778.42'

53.39'

135.70'

5.22°42'28"E

285.72'

421.42'

55.29'

29.96'

N.22°2'

32'

ROAD

POCKET

NEED
PLAN
(124)

74

Specific Location Map (127 B.M. 10)

PARK

EST

