

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

**APPLICANT** Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608  
**OWNER** Ernest & Gwendolyn Jackson, 7085 Eider Way, Sacramento, CA 95831  
**PLANS BY** Gardner-Feusi Company, 2532 Garfield Avenue, Carmichael, CA 95608  
**FILING DATE** 5/22/86 **ENVIR. DET.** Exempt 15305(a) **REPORT BY** CV:bw  
**ASSESSOR'S-PCL. NO.** 031-300-100-101

**APPLICATION:** Lot Line Adjustment to relocate the common property line between two parcels.

**LOCATION:** 282 Rivertree Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property line in order to better accommodate proposed residential development plans.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1969 North 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:	Single Family; R-1
South:	Single Family; R-1
East:	Single Family; R-1A
West:	Single Family; R-1A

Property Dimensions:	Irregular
Property Area:	0.31+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. **Land Use/Zoning:** The subject site is zoned Townhouse (R-1A) and is presently vacant. Surrounding land uses are all single family residential.
- B. **Proposal:** The applicant proposes to readjust the common property line between two parcels to better fit the plans for proposed residential development halfplex on the subject parcels (see site plan).
- C. **Interdepartmental Review:** The proposed lot line adjustment was reviewed by the City Department of Traffic Engineering, Engineering and Real Estate, and the following comments were received:

**Real Estate**

1. Pay off any existing assessments;

2. Monument new lot lines.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

**RECOMMENDATION:** Staff recommends approval of the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON  
PROPERTY LINE BETWEEN PARCELS 100 AND 101. SEE ATTACHED  
LEGAL DESCRIPTION (APN: 031-300-100,101) (P86-202)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 282 Rivertree Way; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1969 North Pocket Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General Plan, and the proposed lot line conforms with the plan designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 282 Rivertree Way, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. Pay off any existing assessments;
2. Monument new lot lines.

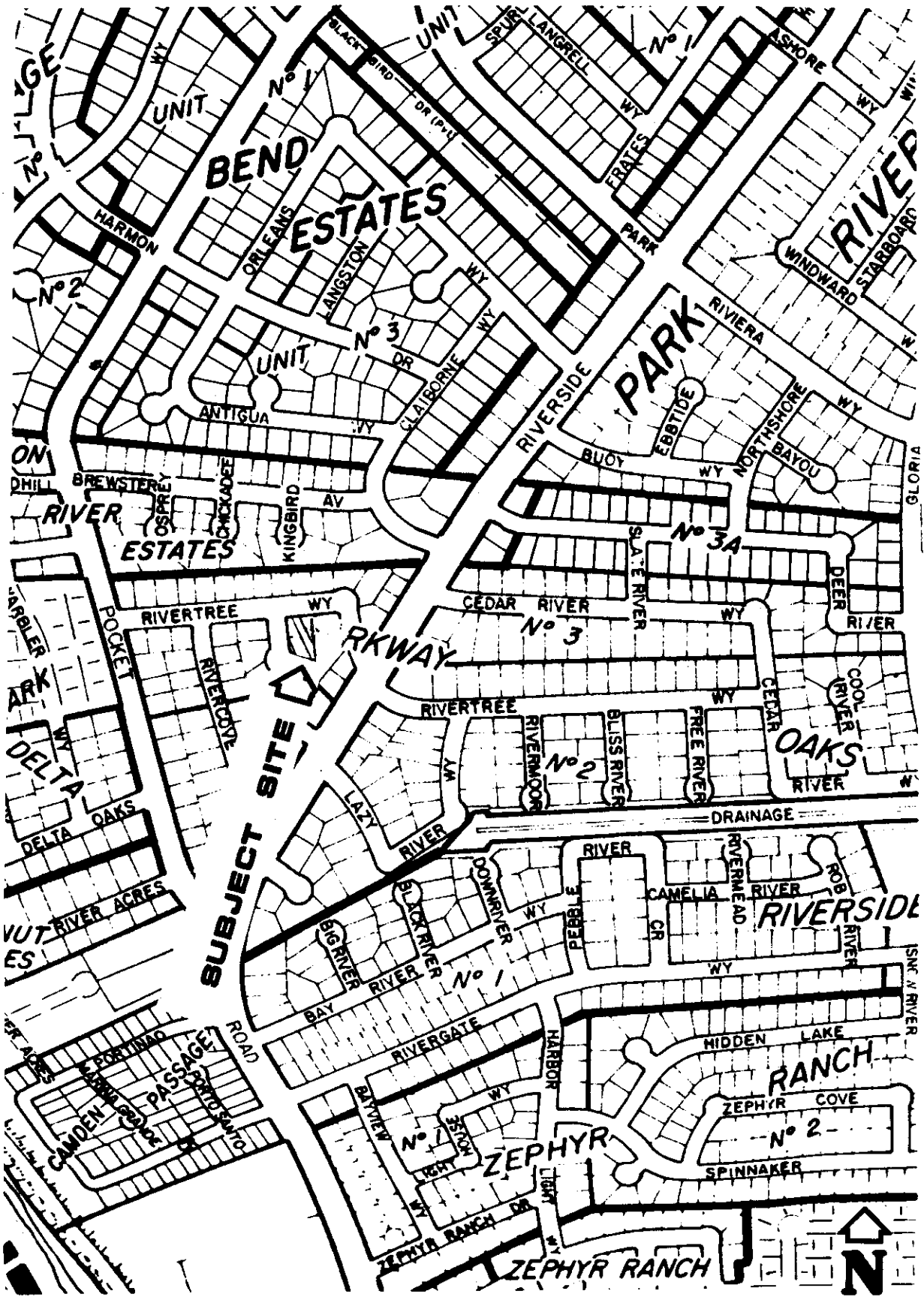
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CHAIR

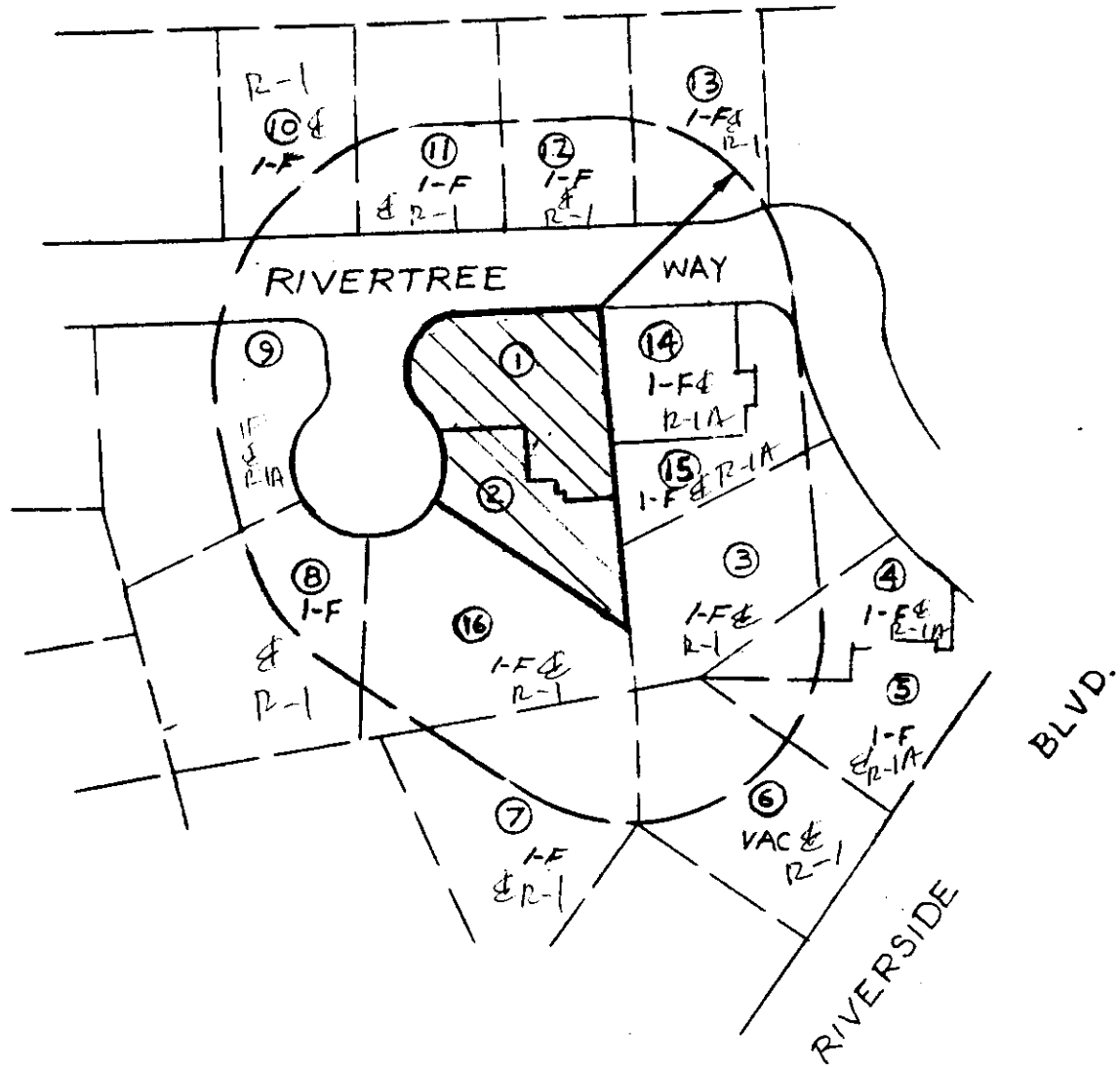
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



**VICINITY MAP**



FILE:  
86-

300-	DRAWN BY: A.F.	CHECKED BY: S.A.G.	DATE: 5-13-86	JACKSON, ERNEST J.
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2632 GARFIELD AVENUE • CARMICHAEL, CALIFORNIA 95608 • (916) 482-6177

# LAND USE & ZONING MAP

# LOT LINE ADJUSTMENT FOR

LOT 67 AS SHOWN ON "PLAT OF PARKWAY OAKS UNIT No 3" 118 BM 3  
SACRAMENTO CITY, CALIFORNIA  
MAY, 1986 SCALE 1" = 20'



(916) 482-5177  
2532 Garfield Avenue  
Carmichael, Ca. 95608

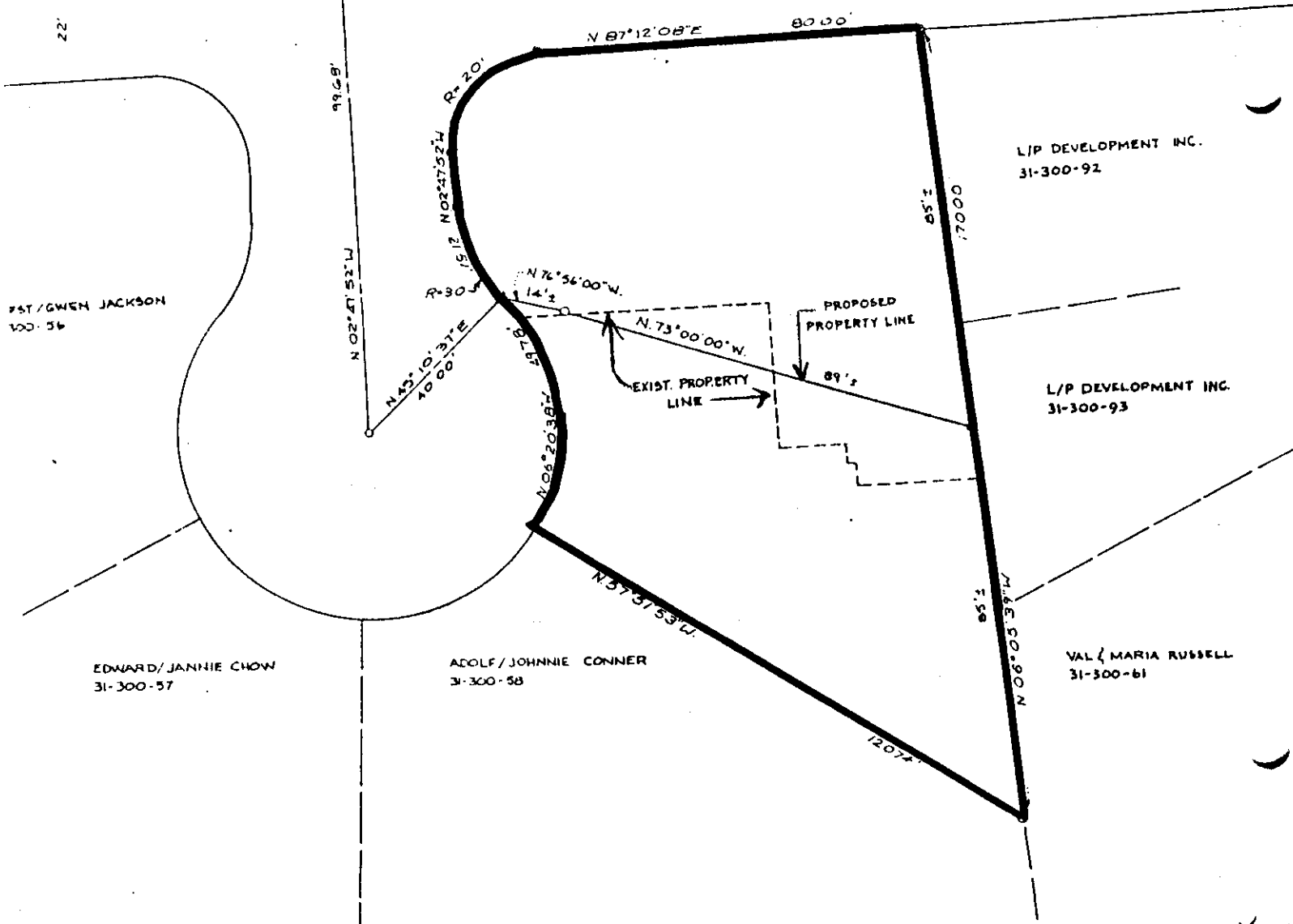
VIRSTASI CHOY/ET AL  
31-300-67

FRED/PAMELA MAYERS  
31-300-66

EDWARD JR./P LOADER  
31-300-65

GEORGE/GAY RICE  
31-300-64

RIVERTREE WAY



FST/GWEN JACKSON  
31-300-59

L/P DEVELOPMENT INC.  
31-300-92

L/P DEVELOPMENT INC.  
31-300-93

EDWARD/JANNIE CHOW  
31-300-57

ADOLF/JOHNNIE CONNER  
31-300-58

VAL/MARIA RUSSELL  
31-300-61

## PROPOSED PARCEL 'A'

All that portion of Lot 67 Parkway Oaks Unit No. 3, recorded in Book 118 of Maps, Map No. 3, Sacramento County Records, described as follows:

Beginning at the Southeast corner of said Lot 67; thence N. 06° 05' 39" W. 85.00 feet; thence N. 73° 00' 00" W. 89.00 feet; thence N. 76° 56' 00" W. 13.97 feet to the point of reverse curve on the right-of-way line of Rivertree Way; thence along said right-of-way line on a curve to the right with a radius of 40 feet the chord of which bears S. 06° 20' 38" E. 49.78 feet to the Southwest corner of said Lot 67; thence along the South line of said Lot 67 to the point of beginning.

PROPOSED PARCEL 'B'

Lot 67 Parkway Oaks Unit No. 3, recorded in Book 118 of Maps, Map No. 3, Sacramento County Records, excepting therefrom the following:

Beginning at the Southeast corner of said Lot 67; thence N. 06° 05' 39" W. 85.00 feet; thence N. 73° 00' 00" W. 89.00 feet; thence N. 76° 56' 00" W. 13.97 feet to the point of reverse curve on the right-of-way line of Rivertree Way; thence along said right-of-way line on a curve to the right with a radius of 40 feet the chord of which bears S. 06° 20' 38" E. 49.78 feet to the Southwest corner of said Lot 67; thence along the South line of said Lot 67 to the point of beginning.