

# CITY PLANNING COMMISSION

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

APPLICANT	Metropolitan Civil Eng. - 2120 Royale Road, Sacramento, CA 95815				
OWNER	D.W.B.D. Development - 6355 Riverside Boulevard, Sacramento, CA 95831				
PLANS BY	Metropolitan Civil Eng. - 2120 Royale Road, Sacramento, CA 95815				
FILING DATE	10-27-83	50 DAY CPC ACTION DATE	12-1-83	REPORT BY:	SC:sg
NEGATIVE DEC.	Ex. 15105	EIR		ASSESSOR'S PCL. NO.	031-570-09 & 46

APPLICATION: Lot Line Adjustment to relocate an existing property line five feet to the east between two halfplex lots in the (R-1A) Townhouse zone on a 0.2± acre site.

LOCATION: North side of Spruce Tree Circle at knuckle.

PROPOSAL: The applicant is requesting entitlements necessary for the development of a halfplex structure where existing property lines conflict with the structural design.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1979 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: Irregular  
Property Area: .27± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: To be provided

Staff Evaluation: Staff has the following comments regarding this request:

1. The subject site is located in an area presently being developed with halfplex structures. The requested lot line adjustment is necessary in order for the property line to conform to the design of the halfplex structure that will be developed on the subject site. The lot line adjustment will not reduce the lot area or the required street frontage below that allowed in this zone, therefore, staff has no objections to this request.
2. The proposed lot line adjustment was reviewed by City Real Estate, Engineering and Water and Sewer Divisions and they have indicated no objection to the request subject to conditions in the attached resolution.

Environmental Determination: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

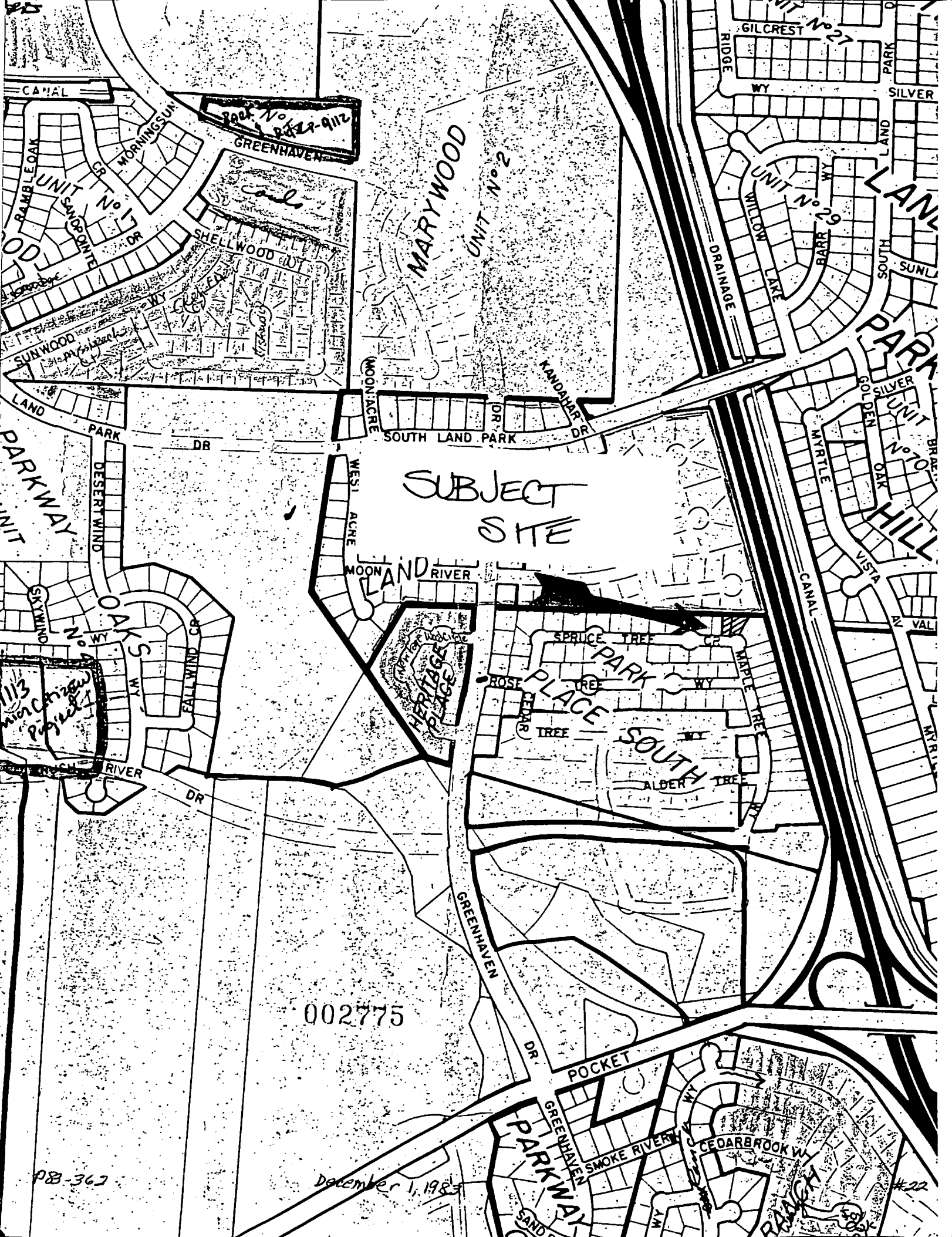
Staff Recommendation: Staff recommends that the Commission approve the project by adopting the attached resolution.

002774

APPLC. NO. P83-362

MEETING DATE December 1, 1983

CPC ITEM NO. 22



Map No. 2122-912  
GREENHAVEN

MARYWOOD UNIT No. 2

GILCREST UNIT No. 27

UNIT No. 29

LAND PARK UNIT No. 70

SUBJECT SITE

MOON RIVER

HERITAGE PLACE

PARK PLACE

SOUTH ALDER TREE

002775

POCKET

PARKWAY

CEARBROOK WY

December 1, 1983

08-363

#22

DESCRIPTION FOR LOT LINE ADJUSTMENT

LOTS 11A AND 11 B, PARK PLACE SOUTH  
(BOOK 130 OF MAPS, MAP NO. 7)

PARCEL 1:

ALL THAT PORTION OF LOTS 11A AND 11B AS SHOWN ON THE OFFICIAL "PLAT OF PARK PLACE SOUTH", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 130 OF MAPS, MAP NO. 7, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11A; THENCE FROM SAID POINT OF BEGINNING, NORTH  $00^{\circ} 17' 53''$  WEST, 95.00 FEET; THENCE NORTH  $89^{\circ} 42' 07''$  EAST, 53.59 FEET; THENCE SOUTH  $06^{\circ} 47' 00''$  WEST, 71.06 FEET; THENCE SOUTH  $22^{\circ} 23' 17''$  WEST, 20.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 50.00 FEET IN RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH  $82^{\circ} 17' 01''$  WEST, 25.73 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 30.00 FEET IN RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH  $78^{\circ} 32' 08''$  WEST, 11.62 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF LOT 11B AS SHOWN ON THE OFFICIAL "PLAT OF PARK PLACE SOUTH", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 130 OF MAPS, MAP NO. 7, DESCRIBED AS FOLLOWS:

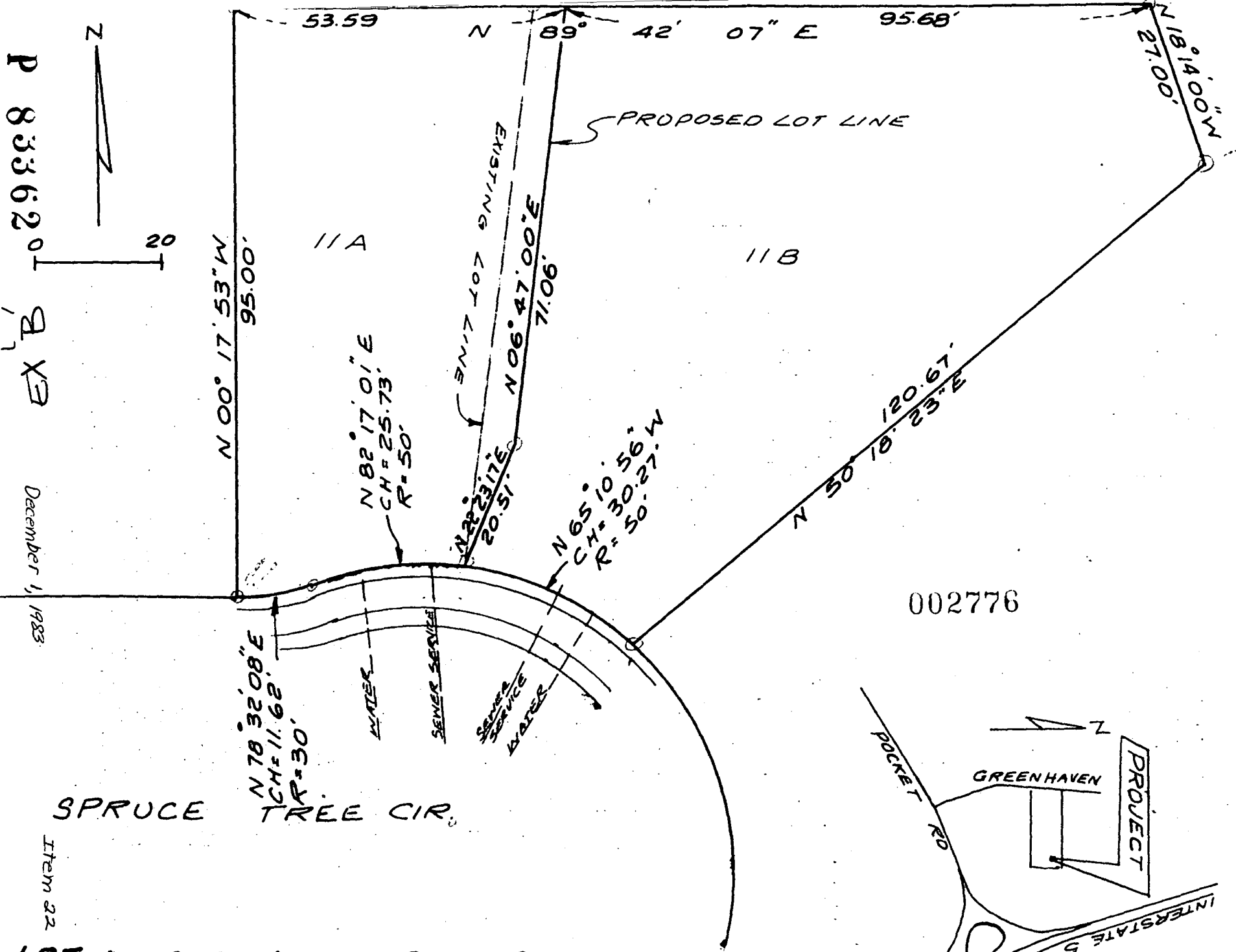
BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 11B; THENCE FROM SAID POINT OF BEGINNING, NORTH  $50^{\circ} 18' 23''$  EAST, 120.67 FEET; THENCE NORTH  $18^{\circ} 14' 00''$  WEST, 27.00 FEET; THENCE SOUTH  $89^{\circ} 42' 07''$  WEST, 95.68 FEET; THENCE SOUTH  $06^{\circ} 47' 00''$  WEST, 71.06 FEET; THENCE SOUTH  $22^{\circ} 23' 17''$  WEST, 20.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 50.00 FEET IN RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH  $65^{\circ} 10' 56''$  EAST, 30.27 FEET, TO THE POINT OF BEGINNING.

P 833620  
EX B

December 1, 1983

Item 22

**LOT LINE ADJUSTMENT PLAT**  
**LOTS 11A & 11B**  
**PARK PLACE SOUTH (130 BM 7) APN 031-570-09 & 46**



002776

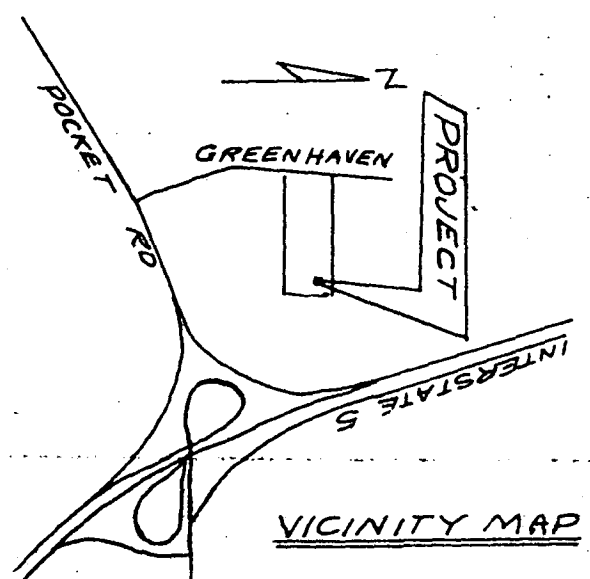


EXHIBIT B

VICINITY MAP