

# CITY PLANNING COMMISSION

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

APPLICANT	TASK Engineering, Inc., P.O. Box 860, Fair Oaks, CA 95628		
OWNER	Centex Homes of California, Inc., 10144, Fair Oaks Boulevard, Fair Oaks, CA 95628		
PLANS BY			
FILING DATE	3-5-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 117-541-01,02,07 & 08

APPLICATION: Lot Line Adjustment to relocate a common property line 10 feet to the south for four parcels developed with two halfplex units on .33± acres in the Townhouse (R-1A) zone.

LOCATION: Southeast corner Ehrhardt and Lockborne Drives

PROPOSAL: The applicant is requesting the necessary entitlement to allow concrete driveways to be constructed without the removal or relocation of an existing SMUD transformer.

### PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning:	R-1A (Townhouse)
Existing Land Use:	4 halfplex units

#### Surrounding Land Use and Zoning:

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

Parking Required:	4 spaces
Parking Provided:	8 spaces
Ratio Required:	1 per dwelling unit
Ratio Provided:	2 per dwelling unit
Property Dimensions:	Approx. 33' x 100'
Property Area:	Approx. 3,630 each
Density of Development:	12 du/ac.
Significant Feature of Site:	4 halfplex units under construction
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The City Council on July 27, 1982 approved a resubdivision to halfplex lots for a portion of Erhardt Estates. One of the conditions of that project was a provision that corner halfplex units have garages fronting onto separate streets. A revised site plan for the subject site, which meets that condition, was approved by staff on September 20, 1982 (see Exhibit C).

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

1. The subject site is located in a developing residential area. The requested lot line adjustment would relocate a line common to four halfplex units, which are under construction, 10 feet to the south. Staff has no objection to the request in that it will allow a concrete driveway to be constructed without the removal or relocation of an existing SMUD transformer.

APPLC. NO. P84-091

MEETING DATE April 12, 1984

CPC ITEM NO. 28

2. The proposed lot line adjustment was reviewed by City Engineer, Traffic, Fire, Building Inspections, Water/Sewers and Real Estate. There were no objections; however, the following comments were received:
  - a. Engineering requires that 1) the new lot line be monumented; 2) a new plat shall be provided prior to filing for a certificate of compliance; and 3) private easements may be required for water and sewer lines;
  - b. Building Inspections requires that buildings shall conform to property line firewall requirements;
  - c. Water and Sewer requires separate water and sewer services be provided for each unit.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve 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 FOR LOTS 192A AND  
B, 193A AND B, RESUBDIVISION OF EHRHARDT ESTATES

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner Ehrhardt and Lockborne Drives, north of Kyburz Court; 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 City General Plan and the 1968 Valley Hi Community Plan;

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

that the lot line adjustment for property located at southeast corner Ehrhardt and Lockborne Drives, north of Kyburz Court, City of Sacramento, be approved as shown and described in Exhibits A and B, attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.
3. A new plat shall be provided prior to filing for certificate of compliance.
4. Private easements may be required for water and sewer lines.
5. Buildings shall conform to property line firewall requirements.
6. Separate water and sewer services shall be provided to each unit.

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CHAIR

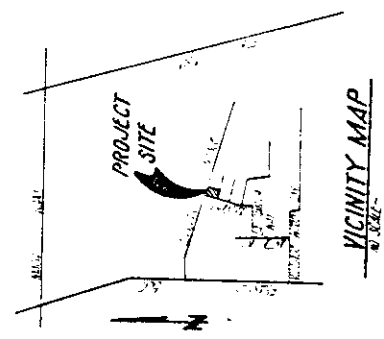
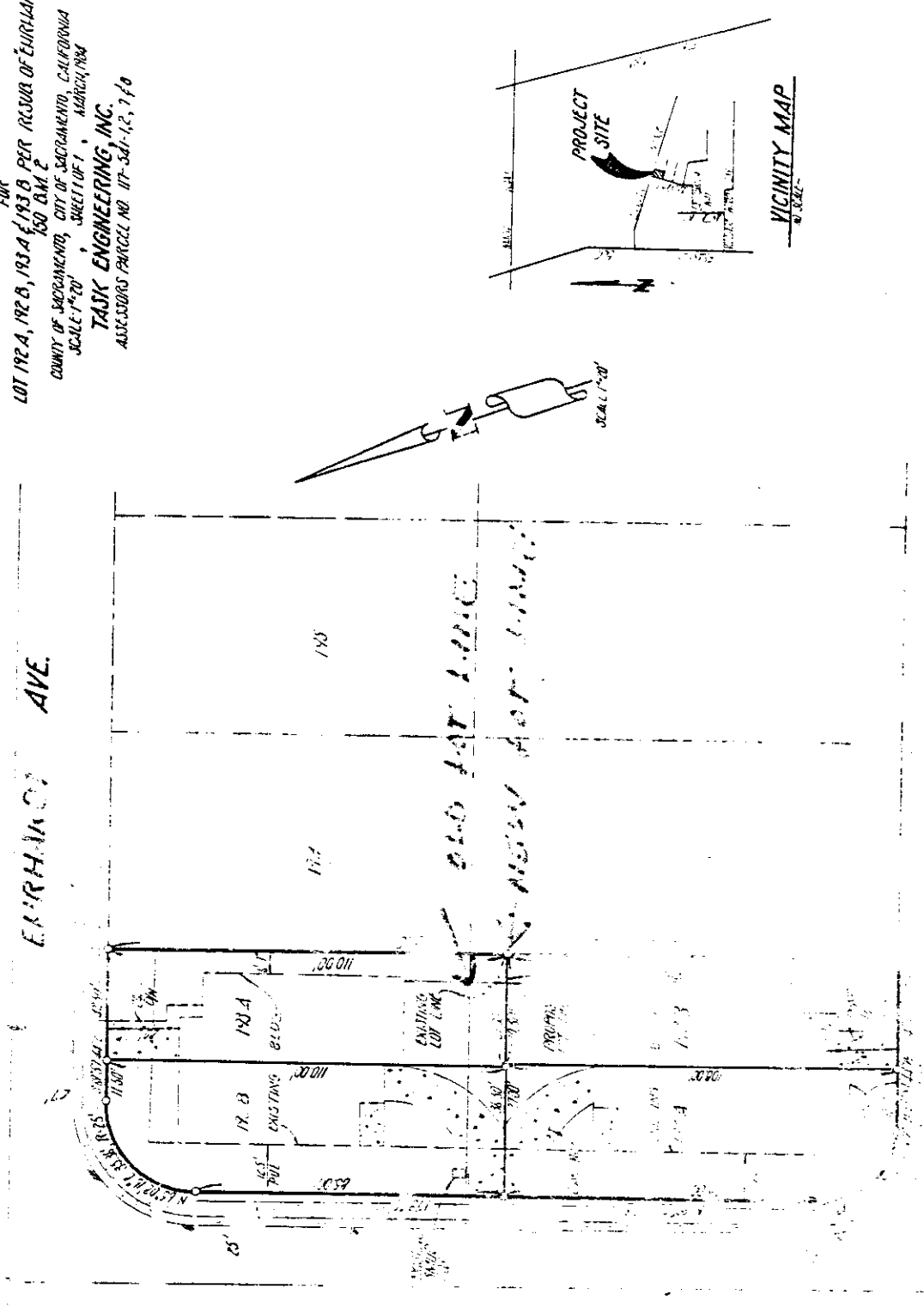
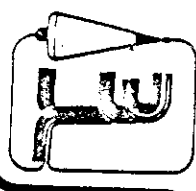
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

# LOT LINE ADJUSTMENT

FOR  
LOT 192 A, 192 B, 193 A & 193 B, PER RECORD OF EHRHARDT ESTATES"  
150 CHM 2  
COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, CALIFORNIA  
SCALE: 1"=20' SHEET 1 OF 1, MARCH 1984  
TASK ENGINEERING, INC.  
ADDRESS: 3000 PARKWAY NO. 117-341-12, 1/8

## EXHIBIT A



EHRHARDT AVE.

OLD LOT LINE  
NEW LOT LINE

RZ CRIST

P 84091

12 APRIL 1984

No. 28

PROPERTY DESCRIPTION

LOT 192 B

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF LOT 192B, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN "PLAT OF EHRHARDT ESTATES, 129 BM 6", SAID PLAT BEING FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 150 OF MAPS, MAP NO. 2 EXCEPTING THEREFROM THE NORTH 10.00 FEET OF SAID LOT 192B, SAID NORTH 10.00 FEET BEING MEASURED PARALLEL WITH THE NORTH LINE OF SAID LOT 192B.

PROPERTY DESCRIPTION

LOT 192 A

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING A PORTION OF LOT 192A, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN "PLAT OF EHRHARDT ESTATES, 129 BM 6", SAID PLAT BEING FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 150 OF MAPS, MAP NO. 2, EXCEPTING THEREFROM THE NORTH 10.00 FEET OF SAID LOT 192A SAID NORTH 10.00 FEET BEING MEASURED PARALLEL WITH THE NORTH LINE OF SAID LOT 192A.

## PROPERTY DESCRIPTION

LOT 193 B

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING LOT 193B AND A PORTION OF LOT 192A, AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN "PLAT OF EHRHARDT ESTATES, 129 BM 6", SAID PLAT BEING FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 150 OF MAPS, MAP NO. 2; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID LOT 193B TOGETHER WITH THE WEST 36.50 FEET OF THE NORTH 10.00 FEET OF SAID LOT 192A, AND BEING MEASURED PARALLEL WITH THE NORTH AND EAST LINES OF SAID LOT 192A.

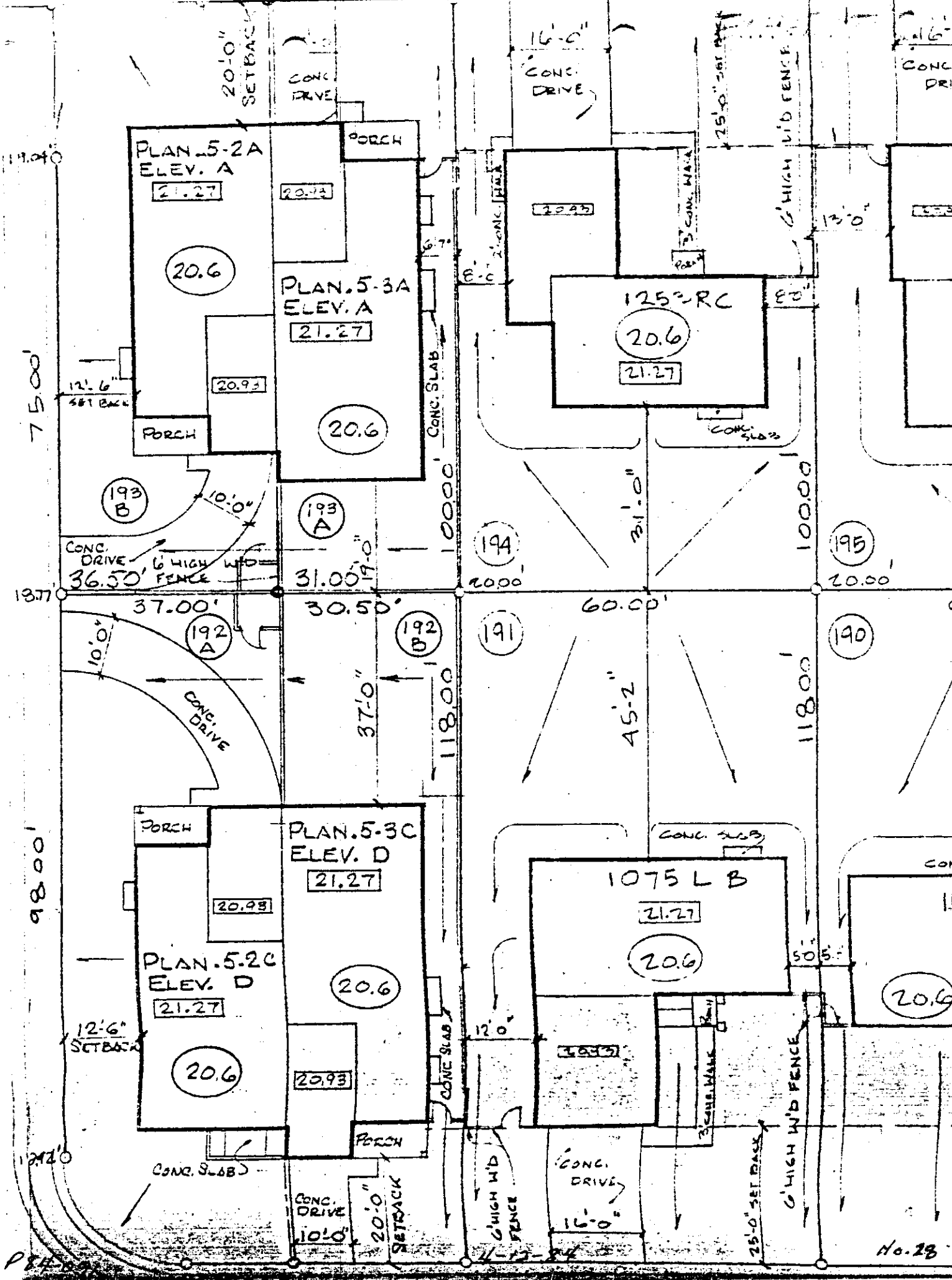
## PROPERTY DESCRIPTION

LOT 193 A

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA AND BEING 193A AND A PORTION OF LOT 192A AND LOT 192B, AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN "PLAT OF EHRHARDT ESTATES, 129 BM 6", SAID PLAT BEING FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 150 OF MAPS, MAP NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID LOT 193A TOGETHER WITH THE NORTH 10.00 FEET OF SAID LOT 192B, SAID NORTH 10.00 FEET BEING MEASURED PARALLEL WITH THE NORTH LINE OF SAID LOT 192 B.

AND TOGETHER WITH THE EAST 0.50 FEET OF THE NORTH 10.00 OF SAID LOT 192A, SAID EAST 0.5 FEET BEING MEASURED PARALLEL WITH THE EAST LINE OF SAID LOT 192A.







EHRHARDT

AVE.

UC = UNDER CONSTRUCTION

K-BURZ CT.

LOCKBONE

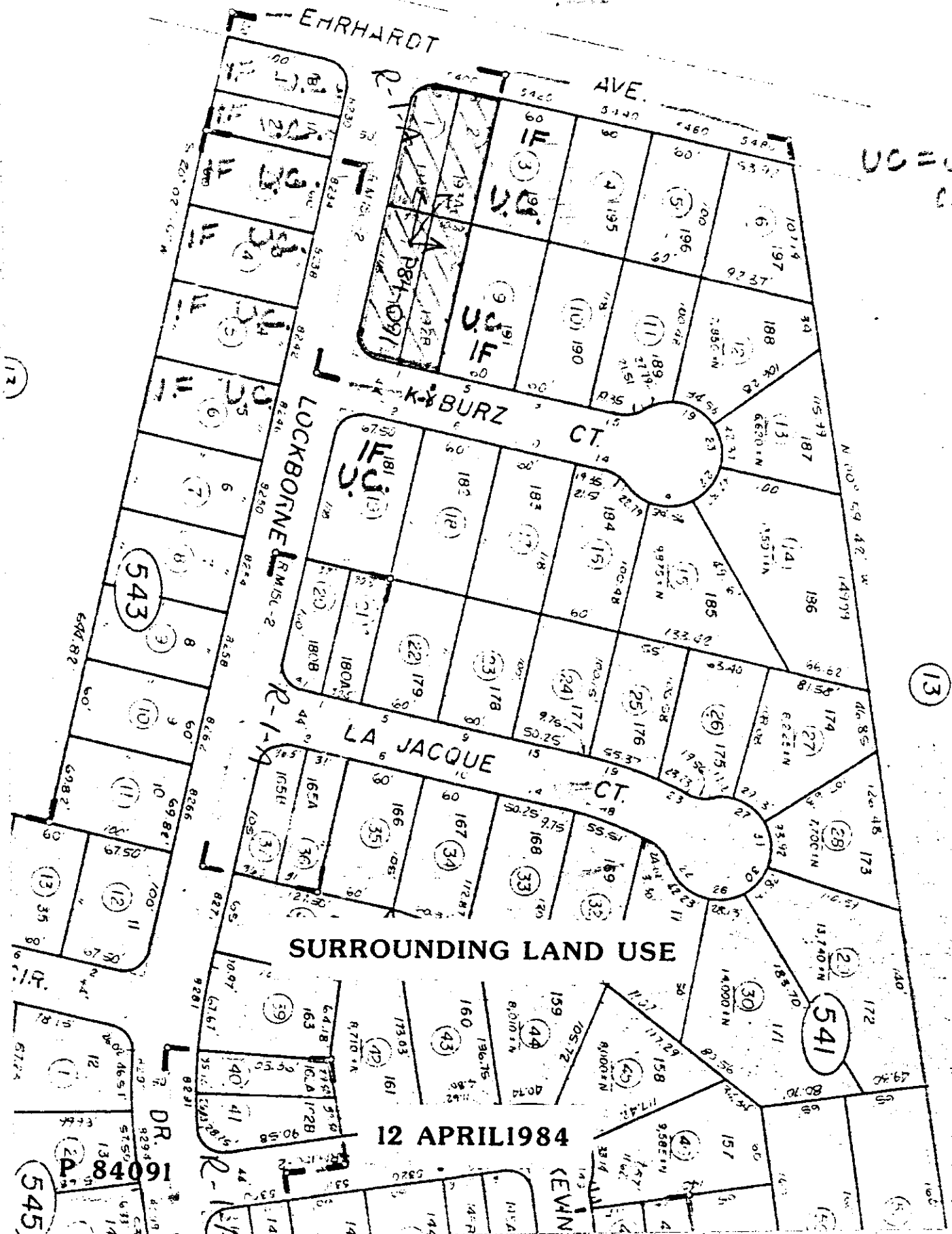
LA JACQUE CT.

SURROUNDING LAND USE

12 APRIL 1984

KEVIN

POR. T.7N., R.5E., M.D.B. & M.



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DR. 1618409

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