

CITY PLANNING COMMISSION

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

APPLICANT	Citation Homes, 530 Bercut Drive, Sacramento, CA 95814		
OWNER	Citation Homes, 530 Bercut Drive, Sacramento, CA 95814		
PLANS BY	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
FILING DATE	3-6-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
EXEMPT	15303(a); 15305(a)	EIR	ASSESSOR'S PCL. NO. 225-871-35,36,37
NEGATIVE DEC.			225-881-01,02

APPLICATION: Lot Line Adjustment of five lots totaling .5± acres in the Single Family (R-1) zone.

LOCATION: Southwest corner of Maricopa Way and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlement to revise five lots to four single family lots.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Natomas Community Plan Designation: Residential; 4-21 du/ac. (7 minimum)
 Existing Zoning: R-1 (Single Family)
 Existing Land Use: Vacant

Surrounding Land Use and Zoning:

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

Property Dimensions: Average, approx. 100' x 65'
 Property Area: All at least 5,200 sq. ft.
 Density of Development: 6.5 du/ac. reduced from 8.2 du/ac.
 Square Footage of Lots: Average 6,625
 Street Improvements/Utilities: Being constructed

STAFF EVALUATION: Staff has the following comments:

1. The vacant subject sites are located in a developing area. The sites are vacant and zoned Single Family (R-1).
2. The applicant proposes to revise five single family lots by generally reducing the width on one on Maricopa Way and adjusting the common lot lines of the four lots on Azevedo Drive to create three larger lots. All lots will exceed 5,200 square feet. The applicant has also submitted a request for special permit for model homes on the three lots on Azevedo Drive. The special permit is scheduled for the April 26 Commission hearing. Staff has no objection to this request.
3. The original subdivision was approved for a density of 7.03 dwelling units per acre. This project will reduce these lots to a density below seven dwelling units per acre.

4. The proposed lot line adjustments were reviewed by City Water/Sewers, Electrical and Real Estate. There were no objections to the proposed project; however, the following comments were received:
 - a. Water and Sewer requires that all water and sewer services be shown on the final map;
 - b. Electrical requires that the street light be relocated to the north lot line of lot number two;
 - c. Real Estate requires owner to pay off any existing assessments.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustments are exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Sections 15303(a) and 15305(a)).

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

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT FOR LOTS 632, 633,
634 AND 635, FRATES RANCH NO. 4; LOT 763 FRATES
RANCH NO. 6.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustments for properties located at the southwest corner of Maricopa Way and Azevedo Drive; and

WHEREAS, the lot line adjustments are exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(a) and 15305(a)); and

WHEREAS, the lot line adjustments are consistent with the 1974 City General Plan and the 1978 South Natomas Community Plan;

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

that the lot line adjustments for properties located at the southwest corner of Maricopa Way and Azevedo Drive, 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 sites. They 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. All water and sewer services be shown on the final map.
4. Street light should be relocated to the north lot line of proposed Lot No. 2 as required by the City Electrical Engineer.
5. Pay off any existing assessments.

CHAIR

ATTEST:

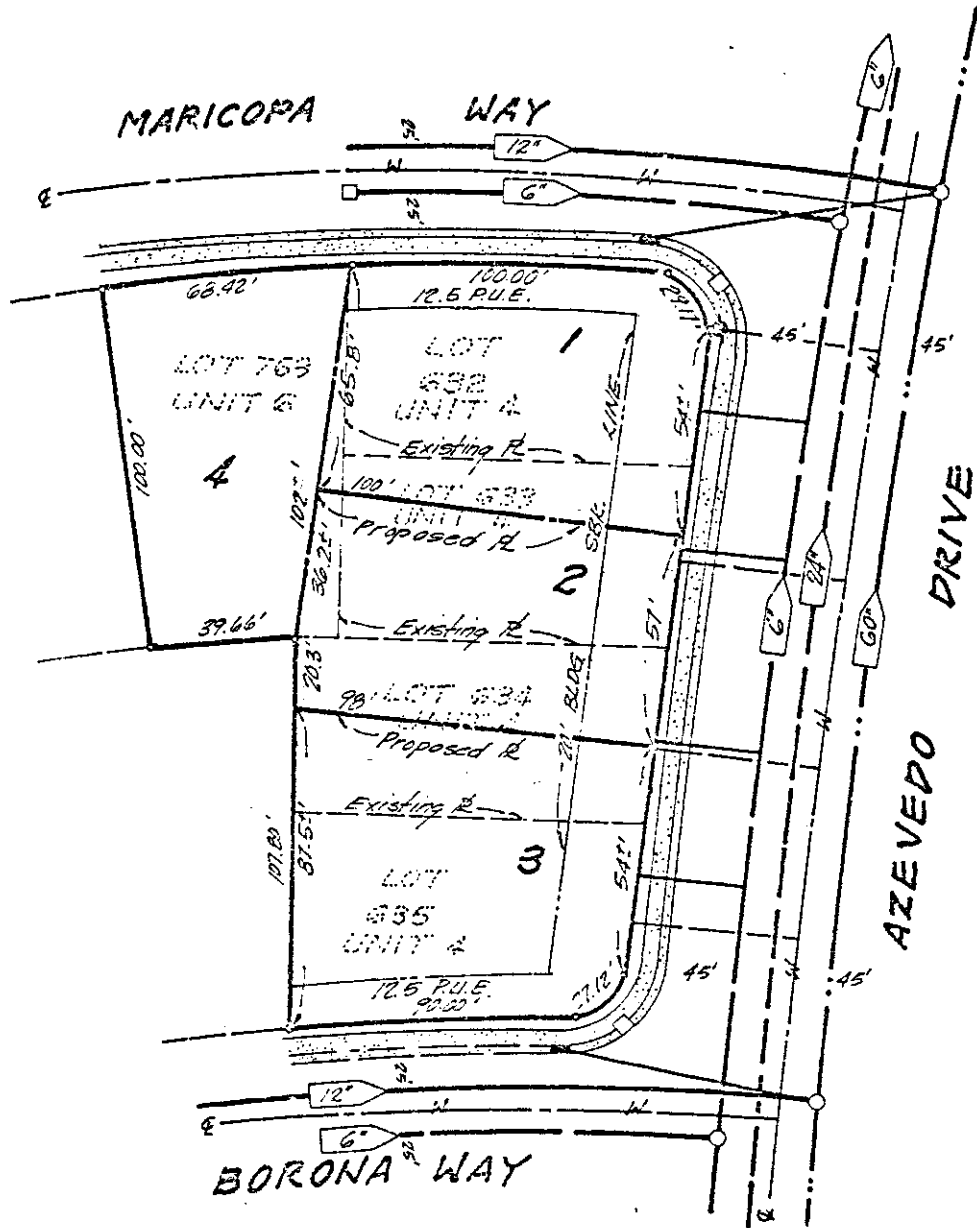
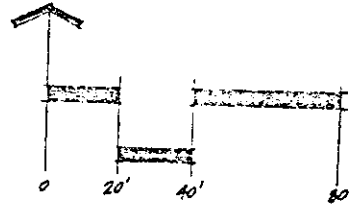
SECRETARY TO CITY PLANNING COMMISSION


EXHIBIT A

P 84094



VICINITY MAP



JOB NO. _____ DATE: 2-21-84 P. # _____ SCALE: 1"=60' DRAWN BY: JS CHECKED BY: _____	TITLE: LOT LINE ADJUSTMENT OF LOTS 632, 633, 634 & 635 OF FRATES RANCH UNIT 4 CLIENT: LOT 123 OF FRATES RANCH 6 CITATION BUILDERS	 <p>THE SPINK CORPORATION ENGINEERS - PLANNERS - SURVEYORS</p>
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DESCRIPTION OF REVISED LOTS 632 THRU 635
FRATES RANCH UNIT NO. 4 AND LOT 763
FRANTES RANCH UNIT NO. 6

PARCEL 1:

All that portion of Lots 632 and 633, as said lots are shown on the official plat of Frates Ranch Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 145 of Maps, Map No. 28 and all that portion of Lot 763, as said lot is shown on the official plat of Frates Ranch Unit No. 6, recorded in the office of said Recorder in Book 146 of Maps, Map No. 2, described as follows:

Beginning at the Northwest corner of said Lot 632; thence from said point of beginning along the boundary of said Lots 632 and 633 the following three (3) courses and distances: (1) Easterly, curving to the right on an arc of 700.00 feet radius, said arc being subtended by a chord bearing South $89^{\circ} 52' 04''$ East 90.40 feet, (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South $39^{\circ} 20' 07''$ East 29.17 feet and (3) curving to the left on an arc of 3445.00 feet radius, said arc being subtended by a chord bearing South $07^{\circ} 02' 43''$ West 54.06 feet; thence North $84^{\circ} 16' 30''$ West 110.93 feet; thence North $07^{\circ} 04' 32''$ East 65.86 feet to the point of beginning; containing 0.181 acre, more or less.

PARCEL 2:

All that portion of Lots 633 and 634, as said lots are shown on the official plat of Frates Ranch Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 145 of Maps, Map No. 28 and all that portion of Lot 763, as said lot is shown on the official plat of Frates Ranch Unit No. 6, recorded in the office of said Recorder in Book 146 of Maps, Map No. 2, described as follows:

Beginning at the Northwest corner of said Lot 634; thence from said point of beginning North $07^{\circ} 04' 32''$ East 36.83 feet; thence South $84^{\circ} 16' 30''$ East 110.93 feet to a point located on the easterly boundary of said Lot 633; thence along the easterly boundary of said Lots 633 and 634, southerly, curving to the left on an arc of 3445.00 feet radius, said arc being subtended by a chord bearing South $06^{\circ} 07' 18''$ West 57.00 feet; thence North $84^{\circ} 16' 30''$ West 109.24 feet to a point located on the westerly boundary of said Lot 634; thence along said westerly boundary North $00^{\circ} 23' 34''$ West 20.30 feet to the point of beginning; containing 0.145 acre, more or less.

PARCEL 3:

All that portion of Lots 634 and 635, as said lots are shown on the official plat of Frates Ranch Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 145 of Maps, Map No. 28 described as follows:

Beginning at the Southwest corner of said Lot 635; thence from said point of beginning along the westerly boundary of said Lots 635 and 634 North $00^{\circ} 23' 34''$ West 87.50 feet; thence South $84^{\circ} 16' 30''$ East 109.24 feet to a point located on the easterly

boundary of said Lot 634; thence along the boundary of said Lots 634 and 635 the following three (3) courses and distances: (1) Southerly, curving the left on an arc of 3445.00 feet radius, said arc being subtended by a chord bearing South 05° 11' 55" West 54.00 feet, (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 47° 25' 39" West 27.12 feet and (3) curving to the left on an arc of 750.00 feet radius, said arc being subtended by a chord bearing South 86° 55' 12" West 83.35 feet to the point of beginning; containing 0.189 acre, more or less.

PARCEL 4:

All that portion of Lot 763, as said lot is shown on the official plot of Frates Ranch Unit No. 6, recorded in the office of the Recorder of Sacramento County in Book 146 of Maps, Map No. 2, described as follows:

Beginning at the Southwest corner of said Lot 763; thence from said point of beginning along the boundary of said Lot 763 the following two (2) courses and distances: (1) North 09° 10' 22" West 100.00 feet and (2) easterly, curving to the right on an arc of 700.00 feet radius, said arc being subtended by a chord bearing North 83° 37' 43" East 68.42 feet; thence South 07° 04' 32" West 102.68 feet to a point located on the southerly boundary of said Lot 763; thence along said southerly boundary South 83° 36' 34" West 39.66 feet to the point of beginning; containing 0.125 acres, more or less.

THE SPINK CORPORATION

CHECKED:	DATE
TYPING	_____
TRAVERSE	_____
MAP	_____
DELIVERED TO:	_____

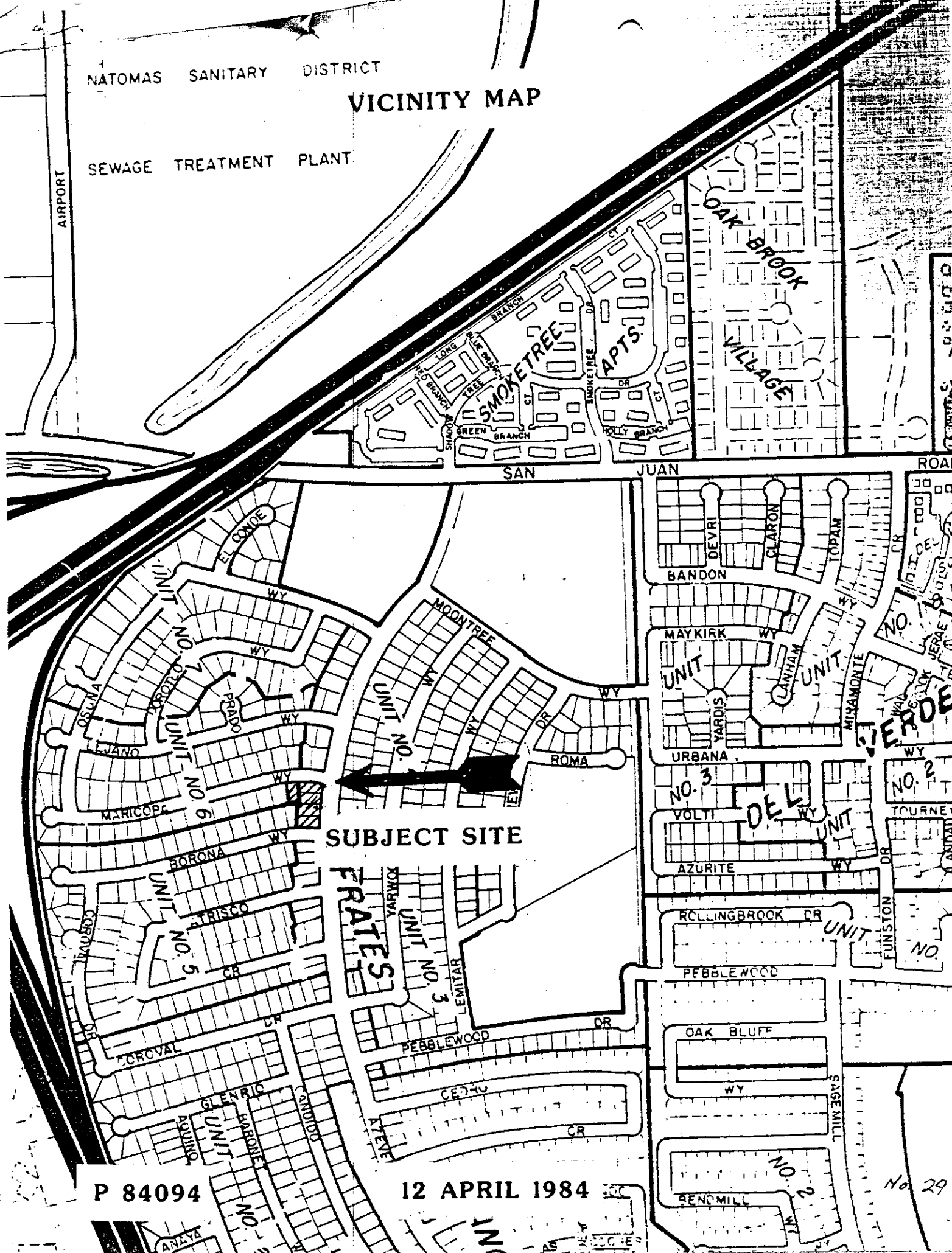
Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

NATOMAS SANITARY DISTRICT

VICINITY MAP

SEWAGE TREATMENT PLANT

AIRPORT



SUBJECT SITE



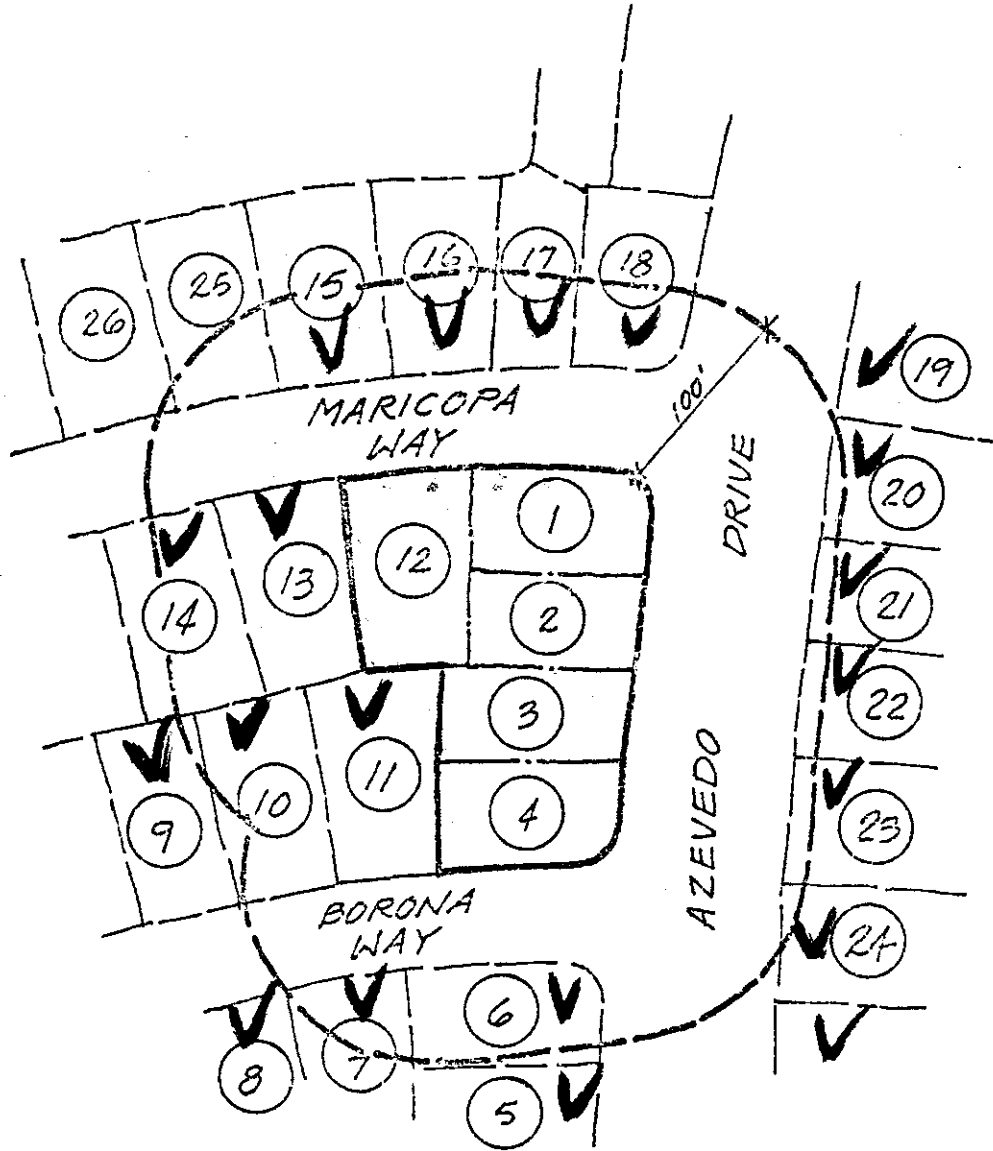
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12 APRIL 1984

No. 29

SURROUNDING LAND USE


P 84094



P 84094

12 APRIL 1984

No. 29

JOB NO: _____ DATE: <u>2-27-84</u> P. S. PAGE: _____ SCALE: <u>1"=100'</u> DRAWN BY: <u>[Signature]</u> CHECKED BY: _____	TITLE: <u>OWNERSHIP EXHIBIT FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 OF FRATES RANCH UNIT 544, T6S, R6E, S46, RANGE #6</u> CLIENT: <u>CITATION BUILDERS</u>	 <p>THE SPINK CORPORATION ENGINEERS • PLANNERS • SURVEYORS</p>
CODE: _____		DN NO _____