

CITY PLANNING COMMISSION

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

APPLICANT	G. W. Consulting Engineers, 2400 Glendale Lane, Ste. G, Sacramento, CA		
OWNER	Centex Homes, 10144 Fair Oaks Blvd., Fair Oaks, CA 95628		
PLANS BY			
FILING DATE	1-7-83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	117-540-48 & 49

APPLICATION: Lot Line Adjustment to relocate a common property line 7.5± feet to accommodate driveway and yard area between two proposed structures on 0.3± vacant acres in the Single Family (R-1) zone

LOCATION: Northeast corner of Kevinberg Way and Graeagle Way

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
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:	Irregular
Property Area:	0.3± acres
Street Improvements/Utilities:	To be provided
Topography:	Flat

STAFF EVALUATION: The subject site consists of two separate parcels which are currently vacant. The subject parcels are located in the subdivision called Ehrhardt Estates (P82-118) approved by the City Council on July 27, 1982. The applicant proposes to relocate the common property line 7½ feet to the north to allow sufficient room to construct a 90° angle curved driveway for Parcel 156A in compliance with City driveway radius standards (see Exhibit B).

The proposal was reviewed by the offices of the Traffic Engineering, Water and Sewer Division, Building Inspections, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following conditions for this lot line adjustment:

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 monumended.

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

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

APPLC. NO. P83-011

MEETING DATE February 10, 1983

CPC ITEM NO. 181

002634

R I V E R

SUBJECT
SITE

THE EMBARGADERO

(EYE) ST

2ND ST.

3RD ST.

4TH ST

ST.

ST.

ST.

N ST.

CAPITAL

SACRAMENTS
DIVISION

S/P

S/P

40
24
2

NEAR

2-10-83

ROAD
SPRINKLER

VICINITY
MAP

Nov 19

REVISED LOT 156A

Lot 156A as shown on that Map being a resubdivision of a portion of Ehrhardt Estates as filed for record in the Office of the County Recorder of the Count of Sacramento, in Book 150 of Maps, Map No. 2, and a portion of Lot 157 as said lot is shown on that Map of Ehrhardt Estates as filed for record in the Office of the County Recorder of the County of Sacramento, in Book 129 of Maps, Map Number 6, being more particularly described as follows:

Beginning at the southeast corner of said lot 156A; thence along the boundary of said Lot 156A the following four (4) courses: (1) S 89°07'16" W 20.08 Ft.; (2) along a curve to the right having a radius of 20.00 Ft. the chord of which bears N 45°24'18" W 28.52 Ft.; (3) along a curve to the left having a radius of 522.00 Ft. the chord of which bears N 00°24'18" W 8.64 Ft.; and (4) N 00°52'44" W 71.03 Ft.' thence along the boundary of said Lot 157 N 00°52'44" W 7.57 Ft.' thence leaving said boundary S 85°06'56" E 40.20 Ft.' thence S 00°52'44" E 3.53. Ft. to the northeast corner of said Lot 156A; thence along the east line of said Lot 156A S 00°52'44" E 100.00 Ft. to the point of beginning.

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EX. A(1)

No. 18

REVISED LOT 156B

Lot 156B as shown on that Map being a resubdivision of a portion of Ehrhardt Estates as filed for record in the Office of the County Recorder of the County of Sacramento, in Book 150 of Maps, Map Number 2, and a portion of Lot 157 as said Lot is shown on that Map of Ehrhardt Estates as filed for record in the Office of the County Recorder of the County of Sacramento, in Book 129 of Maps, Map Number 6, being more particularly described as follows:

Beginning at the northeast corner of said Lot 156B; thence along the boundary of said Lot 156B the following three (3) courses: (1) S 00°52'44" E 100.00 Ft.; (2) S 89°07'16" W 35.00 Ft.; and (3) N 00°52'44" W 100.00 Ft. to the northwest corner of said Lot 156B being a point on the south line of said Lot 157; thence leaving said boundary of Lot 156B N 00°52'44" W 3.53. Ft.; thence S 85°06'56" E 35.18 Ft. to the point of beginning.

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P 83011

REVISED LOT 157

All that portion of Lot 157 as shown on that Map of Ehrhardt Estates as filed for record in the Office of the County Recorder of the County of Sacramento in Book 129 of Maps, Map Number 6, being more particularly described as follows:

Beginning at the southeast corner of said Lot 157; thence along the south line of said lot S 89°07'16" W 65.00 Ft.; thence leaving said south line N 85°06'56" W 75.38 Ft. to a point on the boundary of said lot; thence along said boundary the following five (5) courses: (1) along a curve to the right having a radius of 30.00 Ft. the chord of which bears N 10°17'13" E. 11.62 Ft.; (2) along a curve to the left having a radius of 50.00 Ft. the chord of which bears N 02°06'04" E 33.14 Ft.; (3) N 72°44'59" E 117.42 Ft.; (4) S 43°46'18" E 34.34 Ft. and (5) S 00°52'44" E 60.00 Ft. to the point of beginning.

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EX. A(3)
No. 18

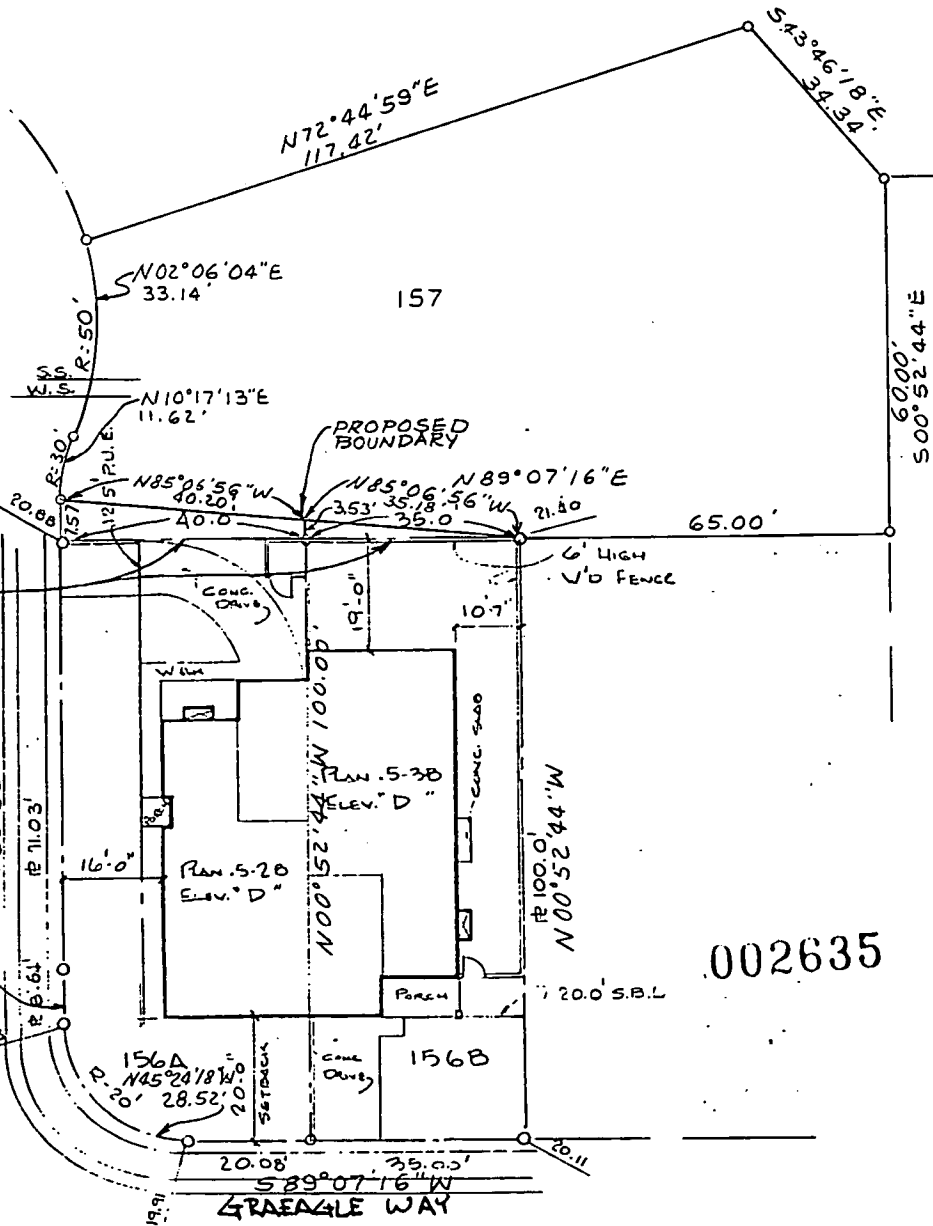
LOT LINE ADJUSTMENT

P83-011

P 83011

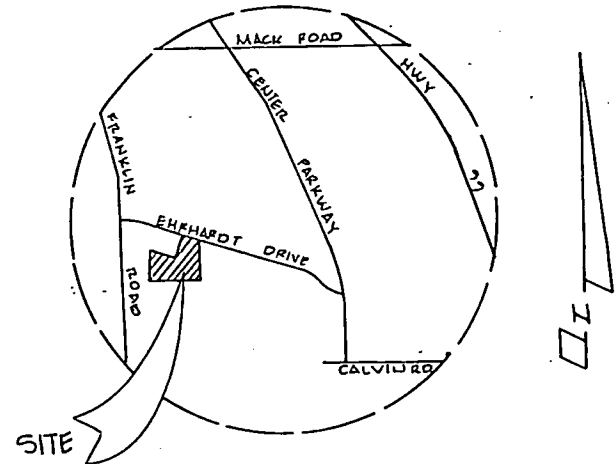
2-10-83

EXIST. BOUNDARY



PLOT PLAN SCALE 1"=20'-0"

LOT 156A & 156B
EHRHARDT ESTATES



LOCATION MAP

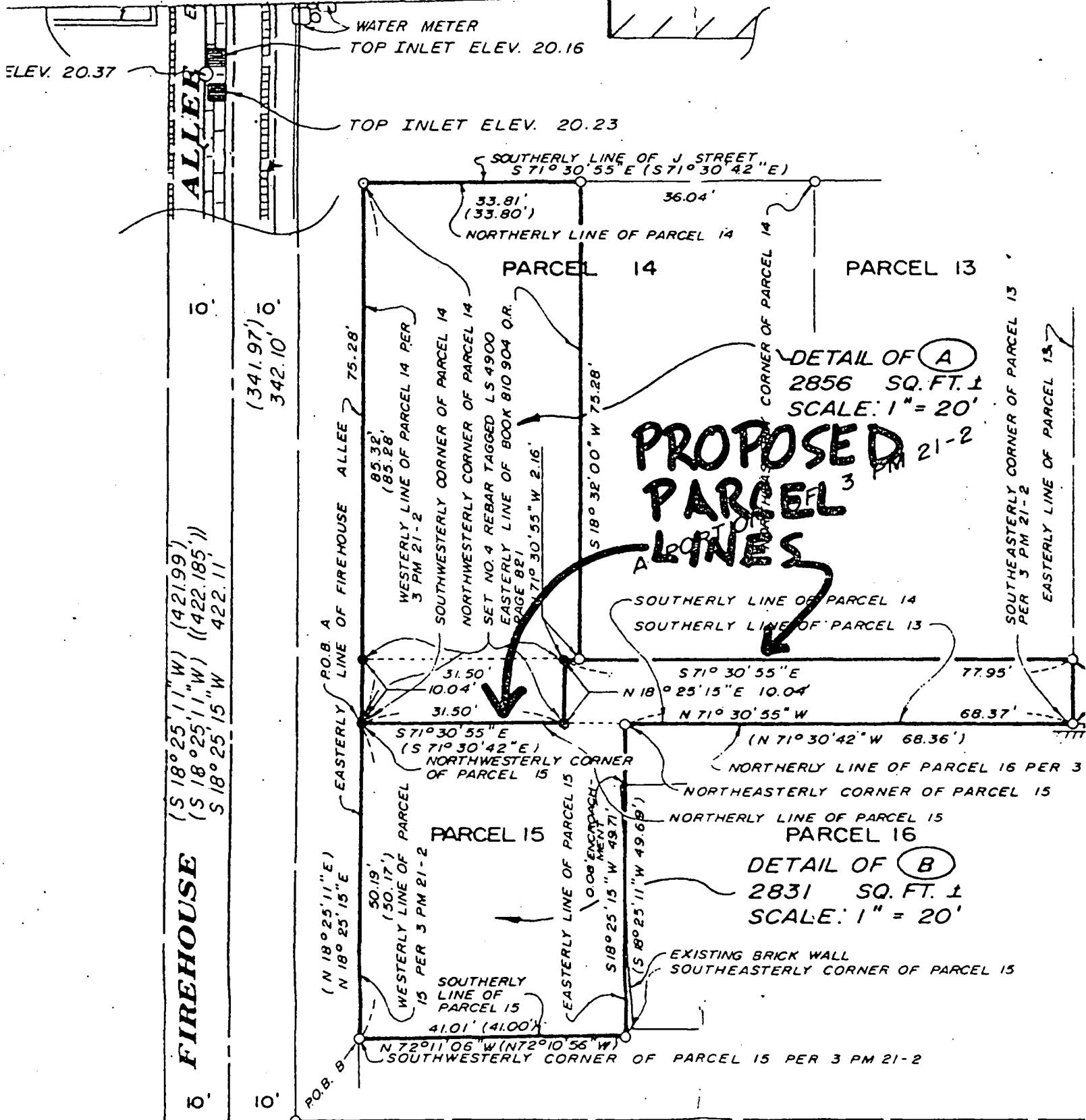
NO SCALE

- LEGAL DESCRIPTION:** Lots 156A and 156B of a resubdivision of a portion of Ehrhardt Estates, 150 B.M. 2, and Lot 157 of Ehrhardt Estates, 129 B.M. 6.
- LEGAL OWNER:** CENTEX HOMES OF CALIFORNIA, INC.
10144 Fair Oaks Boulevard
Fair Oaks, CA 95628
(916-961-3080)
- ENGINEER:** G W CONSULTING ENGINEERS
2400 Glendale Lane, Suite G
Sacramento, CA 95825
(916-488-1720)
- ASSESSOR'S PARCEL NUMBERS:** 117-540-48 and 49
- CURRENT ZONING:** (49) R1; (48) R1A
- PROPOSED ZONING:** (49) R1; (48) R1A
- PUBLIC IMPROVEMENTS:** Existing: See Improvement Plans for Ehrhardt Estates on file with the City of Sacramento.
- FIRE:** City of Sacramento
- WATER/DRAINAGE:** City of Sacramento
- SEWER:** Sanitation District No. 1
- PARKS:** City of Sacramento
- SCHOOLS:** Elk Grove School District
- NOTES:** APN 117-540-48 has been divided into two (2) lots on a recorded Subdivision Map (150 B.M. 2). New APN's have not been assigned.
Plots are vacant. Half-plexes shown on 156A and 156B are as depicted on P82-118 application.

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EX. B No. 18

PROPOSED PARCELS



002636

150.31'
(150.29')

EXHIBIT C
EX.B(2)

PARCEL - A

PARCEL "A" AS SHOWN ON EXHIBIT "C" ATTACHED HERETO, BEING A PORTION OF PARCEL 14, AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO, SACRAMENTO, CALIFORNIA, THE 1 ST DAY OF APRIL, 1970 IN BOOK 3 OF PARCEL MAPS AT PAGE 21, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 14, FROM WHICH THE NORTHEASTERLY CORNER OF SAID PARCEL 14 BEARS SOUTH $71^{\circ} 30' 55''$ EAST 36.04 FEET; THENCE SOUTH $18^{\circ} 32' 00''$ WEST 75.28 FEET SOUTHERLY ALONG THE WESTERLY FACE OF A MASONRY WALL; THENCE NORTH $71^{\circ} 30' 55''$ WEST 2.16 FEET ALONG A LINE PARALLEL TO THE SOUTHERLY LINE OF SAID PARCEL 14; THENCE SOUTH $18^{\circ} 25' 15''$ WEST 10.04 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 14; THENCE NORTH $71^{\circ} 30' 55''$ WEST 31.50 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 14 TO THE WESTERLY LINE OF SAID PARCEL 14; THENCE NORTH $18^{\circ} 25' 15''$ EAST 85.32 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 14; THENCE SOUTH $71^{\circ} 30' 55''$ EAST 33.81 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL 14 TO THE POINT OF BEGINNING, CONTAINING 2,856 SQUARE FEET MORE OR LESS.

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EXHIBIT A(1)

PARCEL - B

PARCEL "B" AS SHOWN ON EXHIBIT "C" ATTACHED HERETO, BEING A PORTION OF PARCELS 13, 14, and 15 AS SHOWN ON THAT CERTAIN PARCEL MAP, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SACRAMENTO, SACRAMENTO, CALIFORNIA, THE 1ST DAY OF APRIL, 1970 IN BOOK 3 OF PARCEL MAPS AT PAGE 21, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 15; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FIREHOUSE ALLEE AND THE WESTERLY LINE OF PARCEL 15 NORTH $18^{\circ} 25' 15''$ EAST 50.19 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 15 SOUTH $71^{\circ} 30' 55''$ EAST 31.50 FEET; THENCE NORTH $18^{\circ} 25' 15''$ EAST 10.04 FEET, TO A POINT WHICH BEARS SOUTH $18^{\circ} 32' 00''$ WEST 75.28 FEET FROM THE NORTHERLY LINE OF SAID PARCEL 14; THENCE ALONG A LINE PARALLEL WITH THE NORTHERLY AND THE SOUTHERLY LINE OF SAID PARCELS 13 AND 14 SOUTH $71^{\circ} 30' 55''$ EAST 77.95 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 13; THENCE SOUTH $18^{\circ} 50' 38''$ WEST 10.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 13; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCELS 13 AND 14 NORTH $71^{\circ} 30' 55''$ WEST 68.37 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 15; THENCE SOUTH $18^{\circ} 25' 15''$ WEST 49.71 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 15; THENCE NORTH $72^{\circ} 11' 06''$ WEST 41.01 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 15 AND THE POINT OF BEGINNING, CONTAINING 2,831 SQUARE FEET MORE OR LESS.

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EXHIBIT A(2)