

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
OWNER	Heart of California, P.O. Box 1398, Auburn, CA 95603		
PLANS BY	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
FILING DATE	1-19-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Ex. 15105(a)	EIR	ASSESSOR'S PCL. NO. 031-650-61,62

APPLICATION: Lot Line Adjustment (Sec. 40.107, Subdivision Ord., Ch. 40)

LOCATION: 7329 Rush River Drive

PROPOSAL: The applicant is requesting the entitlement necessary to relocate a portion of the common line located between existing halfplex units.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1976 South Pocket Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Halfplex structure

Surrounding Land Use and Zoning:

North:	Halfplex; R-1A
South:	Single Family; R-1
East:	Halfplex; R-1A
West:	Single Family; R-1

Property Dimensions:	105' x 110'
Property Area:	0.2± acre
Street Improvements/Utilities:	Existing

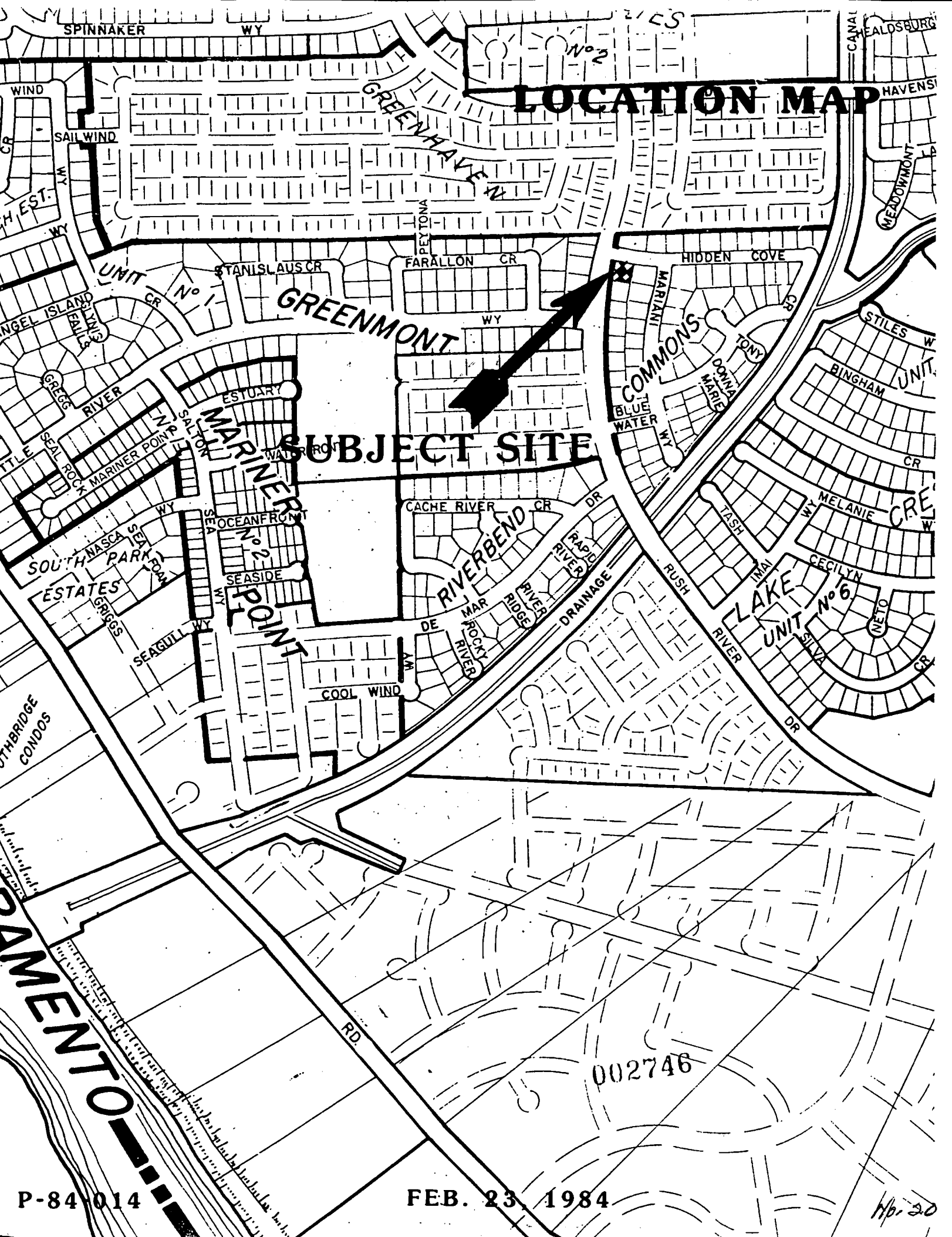
STAFF EVALUATION: Staff has the following comments:

1. The subject site is a corner lot located in the Riverbend Commons Subdivision in the Pocket area. On January 4, 1983 the City Council approved requests for halfplex development on various corner lots in Riverbend Commons (P82-250). The subject site was one of those corner lots. The surrounding area is developed with single family residences and corner lot halfplexes zoned R-1 and R-1A. The applicant is requesting to relocate the common lot line between each half of the structure. The new line will conform to the existing fence which was inadvertently constructed in the wrong location. Staff has no objection to the request in that adequate rear yard area is provided.
2. The proposed lot line adjustment was reviewed by Engineering, Real Estate and Building Inspections. No objections to the request were received.

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

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

002745



LOCATION MAP

SUBJECT SITE

SACRAMENTO

002746

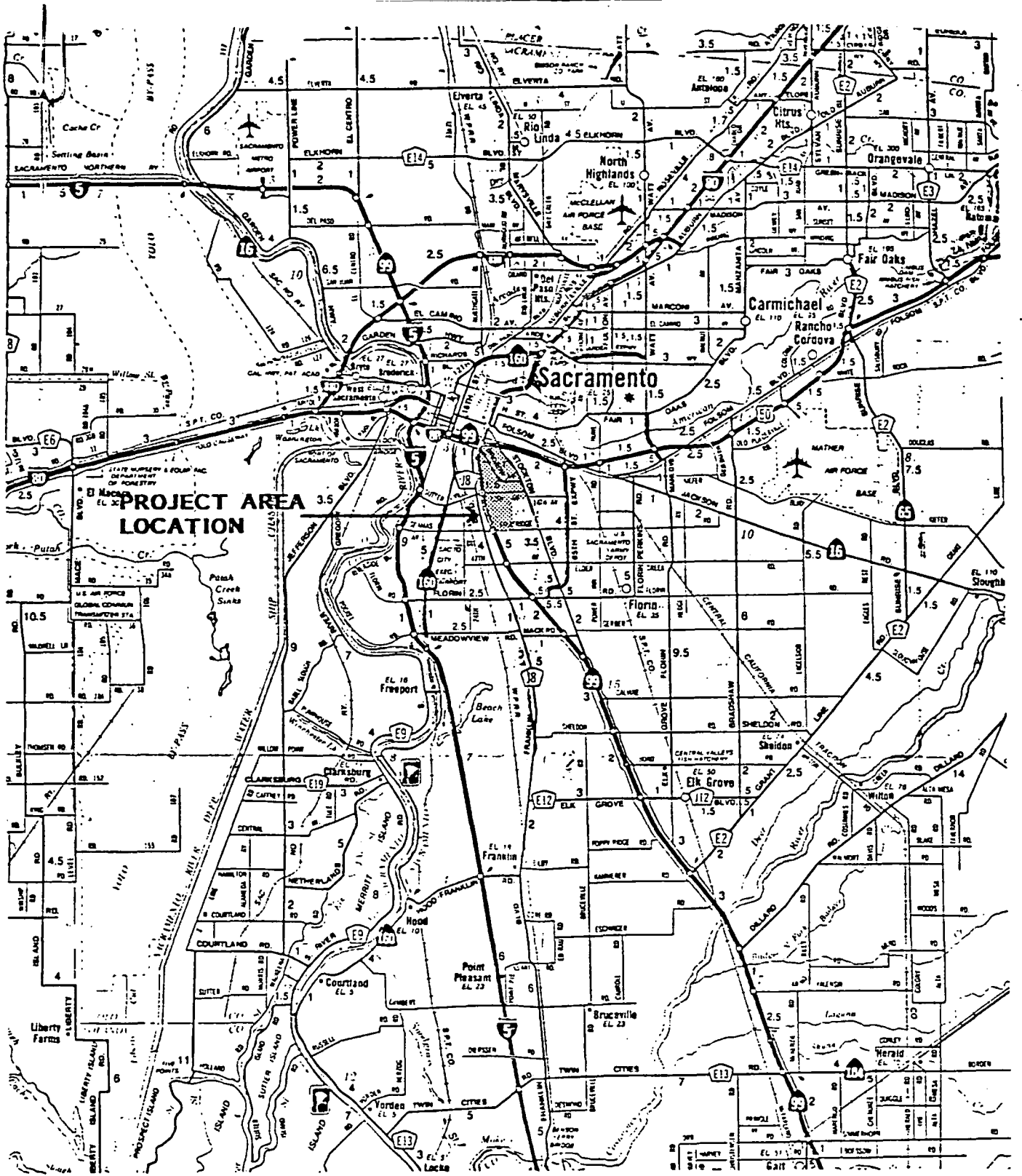


EXHIBIT A-2. LOCATION MAP

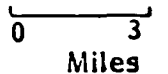


Project Area Location -- Oak Park
Redevelopment Plan



002747

Map copyrighted June, 1982 by the California State
Automobile Association. Reproduced by permission.



January 19, 1984

P 84014

EXHIBIT A

PARCEL A

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lot 68-A and all that portion of Lot 68-B as said lots are shown on the official "Plat of Resubdivision of Lots: 1, 14, 22, 27, 30, 34, 38, 41, 42, 48, 49, 58, 59, 67, 68, 76, 77, 86, 88, 93, 95, 99, 101, 106, 107, 113, 117, 122, 127, 128, 132, 135, 146, 147 of: Riverbend Commons, 135 B.M. 24" recorded in the office of the Recorder of Sacramento County in Book 152 of Maps, Map No. 2, described as follows:

Beginning at the Northeast corner of Said lot 68-A, thence along the line common to said lots 68-A and 68-B the following (4) Courses and Distances: (1) South 15° 36' 10" West 46.42 feet, (2) South 74° 23' 50" East 12.00 feet, (3) South 15° 36' 10" West 14.92 feet and (4) South 74° 23' 50" East 17.13 feet; thence leaving said Common line, along an existing fence South 28° 45' 42" East 46.91 feet to the most southerly corner of said Lot 68-B; thence along the Southerly boundaries of said Lots 68-A and 68-B, North 75° 03' 16" West 110.60 feet; thence along the Westerly boundary of said Lot 68-A curving to the right along an arc of 1360.00 feet radius, said arc being subtended by chord bearing North 16° 30' 32" East 74.20 feet; thence curving to the right along an arc of 20.00 feet radius, said arc being subtended by chord bearing North 59° 57' 05" East 26.70 feet; thence curving to the left along an arc of 442.00 feet radius, said arc being subtended by chord bearing South 80° 02' 45" East 28.97 feet to the point of beginning, containing 0.142 acres, more or less.

THE SPINK CORPORATION
 CHECKED: _____ DATE _____
 TYPING *CW*
 TRAVERSE *1-19-84*
 MAP _____
 DELIVERED TO: _____

002741

P-84-014

FEB. 23, 1984

Refer this description to title company for recording it in any jurisdiction and to the Planning Department.

No. 20

PARCEL B

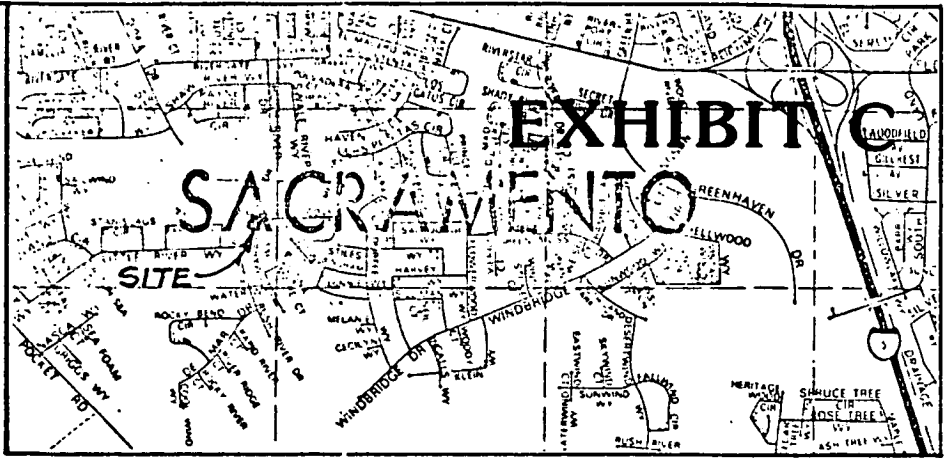
EXHIBIT B

All that certain real property situate in the City of Sacramento,
County of Sacramento, State of California, described as follows:

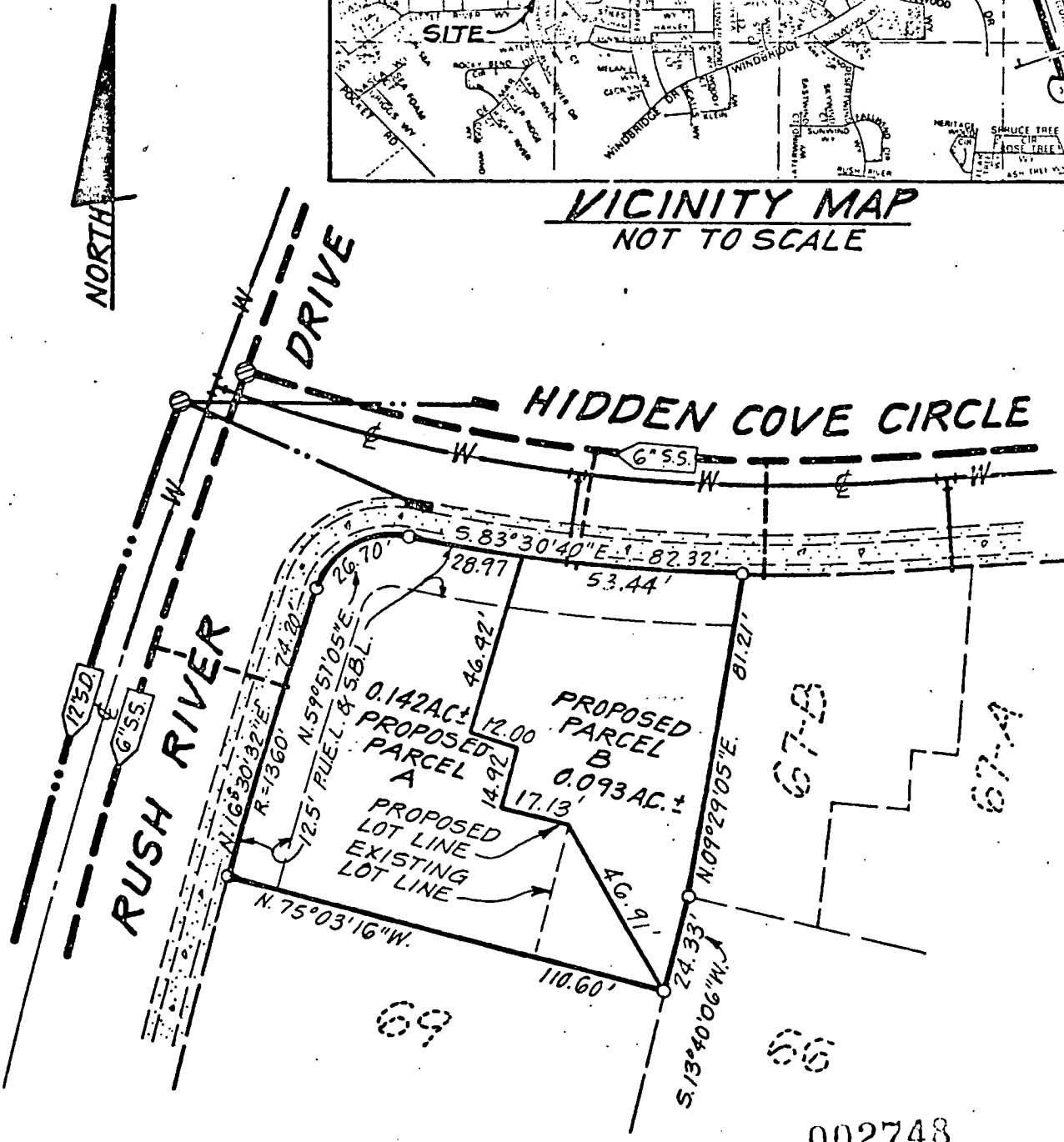
Lot 68-B as said lot is shown on the official "Plat of Resubdivision
of Lots: 1, 14, 22, 27, 30, 34, 38, 41, 42, 48, 49, 58, 59, 67, 68, 76, 77,
86, 88, 93, 95, 99, 101, 106, 107, 113, 117, 122, 127, 128, 132, 135, 146,
147 of: Riverbend Commons, 135 B.M. 24" recorded in the office of the
Recorder of Sacramento County in Book 152 of Maps, Map No. 2, described as
follows:

Beginning at the Northwest corner of said
Lot 68-B; thence along the northerly boundary of
said Lot 68-B, curving to the left along an arc
of 442.00 feet radius, said arc being subtended
by chord bearing South 85° 23' 21" West 53.44 feet;
thence along easterly boundary of said Lot 68-B
South 09° 29' 05" West 81.21 feet; thence South
13° 40' 06" West 24.33 feet; thence along an
existing fence North 28° 45' 42" West 46.91 feet;
thence along the line common to said Lot 68-B and
Lot 68-A as shown on said map the following (4)
courses and distances: (1) North 74° 23' 50" West
17.13 feet, (2) North 15° 36' 10" East 14.92 feet,
(3) North 74° 23' 50" West 12.00 feet and (4)
North 15° 36' 10" East 46.42 feet to the point
of beginning, containing 0.094 acres, more or less.

002742



VICINITY MAP
NOT TO SCALE



JOB NO: 3872-012
DATE: 1-12-84
P.O. 2141 PAGE: 75
SCALE: 1" = 40'
DRAWN BY: C.H.
CHECKED BY: C.W.

TITLE: SITE PLAN. - LOT LINE ADJUSTMENT
LOT 6B RIVER BEND COMMONS.

CLIENT: HEART OF CALIFORNIA

THE SPINK CORPORATION
ENGINEERS - PLANNERS - SURVEYORS

CODE: PKT-18 OR NO H-5907