

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

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|---------------------|--|-----------------------------|----------------|
| APPLICANT | L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831 | | |
| OWNER | L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831 | | |
| PLANS BY | The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA, 95833 | | |
| FILING DATE | August 6, 1992 | ENVIR. DET. Exempt 15305(a) | REPORT BY SILY |
| ASSESSOR'S PCL. NO. | 031-1350-065,066 | | |

APPLICATION: Lot Line Adjustment to merge two parcels into one parcel totaling 0.238[±] vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

LOCATION: 780 and 782 Still Breeze Way
(City Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements to merge two parcels into one parcel.

PROJECT INFORMATION:

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| General Plan Designation: | Low Density Residential (4-15 du/na) |
| Pocket | |
| Community Plan Designation: | Low Density Residential (3-6 du/na) |
| Existing Zoning of Site: | R-1A(PUD) |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

| | |
|--------|--------------------------|
| North: | Single Family, R-1A(PUD) |
| South: | Lake, A (PUD) |
| East: | Vacant, R-1(PUD) |
| West: | Vacant, R-1(PUD) |

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| Property Dimensions: | Irregular |
| Property Area: | 0.22 [±] acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a corner with two halfplex lots totaling 0.238[±] vacant acres in the Single Family Alternative (R-1A)(PUD) zone (see Exhibit A). The subject site is vacant. The

General Plan designates the subject site as Low Density Residential (4-15 du/na) and the Pocket Community Plan designates the site as Low Density Residential (3-6 du/na). The surrounding land use and zoning for the subject site are single family residential, zoned (R-1A)(PUD) to the north; a lake, zoned Agricultural (A)(PUD) to the south; and vacant, zoned Standard Single Family (R-1)(PUD) to the east and west.

B. Applicant's Proposal

The applicant is proposing to merge two parcels into one parcel for a future single family residence (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line merger. The applicant is proposing to merge two halfplex lots into one lot for future construction of one single family unit. The future single family residence will require a special permit if the unit has variable setbacks which do not meet standard residential setbacks.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, the Air Quality Management District, and the G-P Residents for Neighborhood Schools. The following comments were received from Development Services:

1. Engineering Departments staff comments:

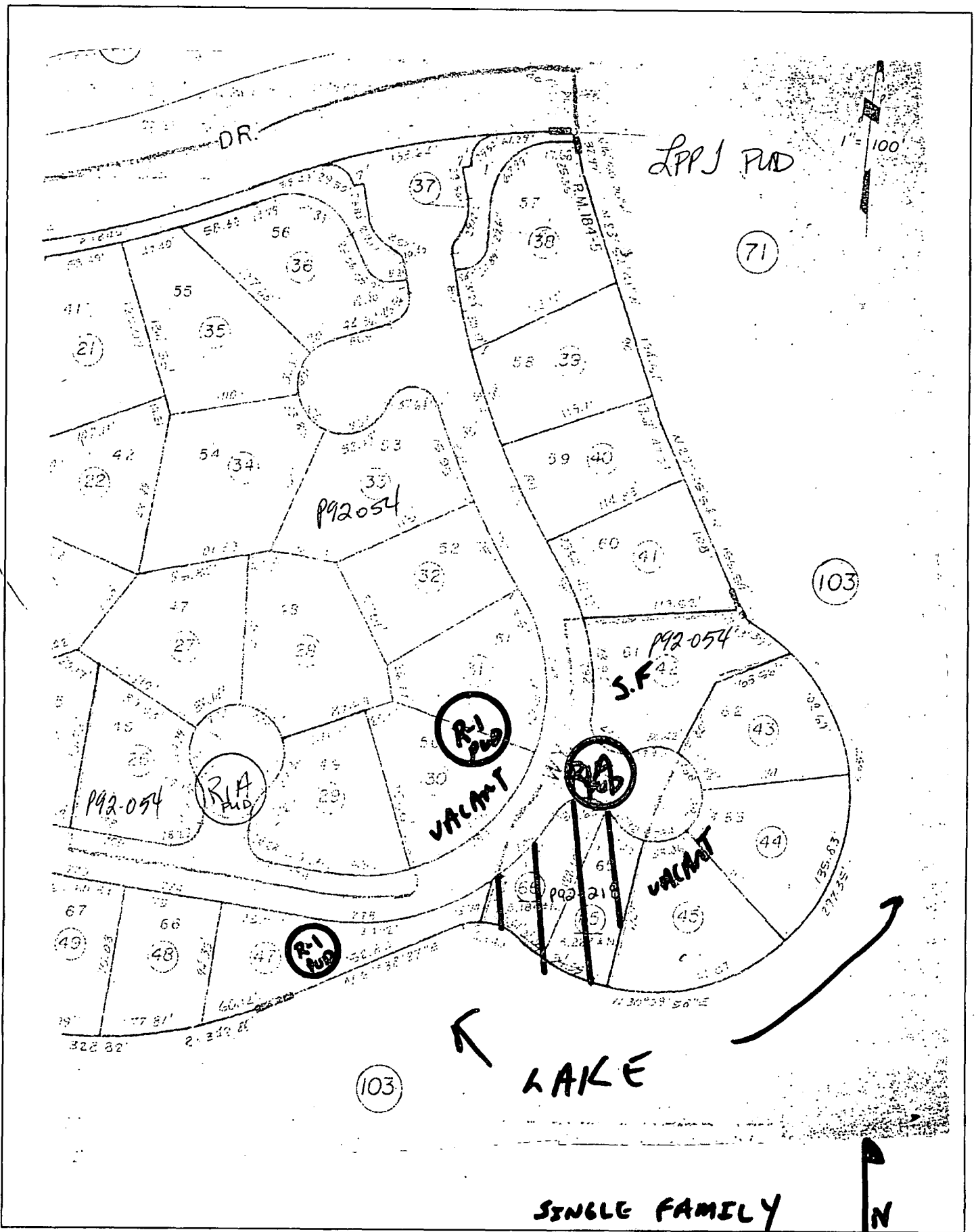
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or combine any existing assessments.
- d. Submit drawing showing location of existing sewer and water services.
- e. Properly abandon any excess water services to the satisfaction of the Utility Department. (One service per lot is permitted.)
- f. Notice: Property to be merged in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department,

Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305{a}).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.

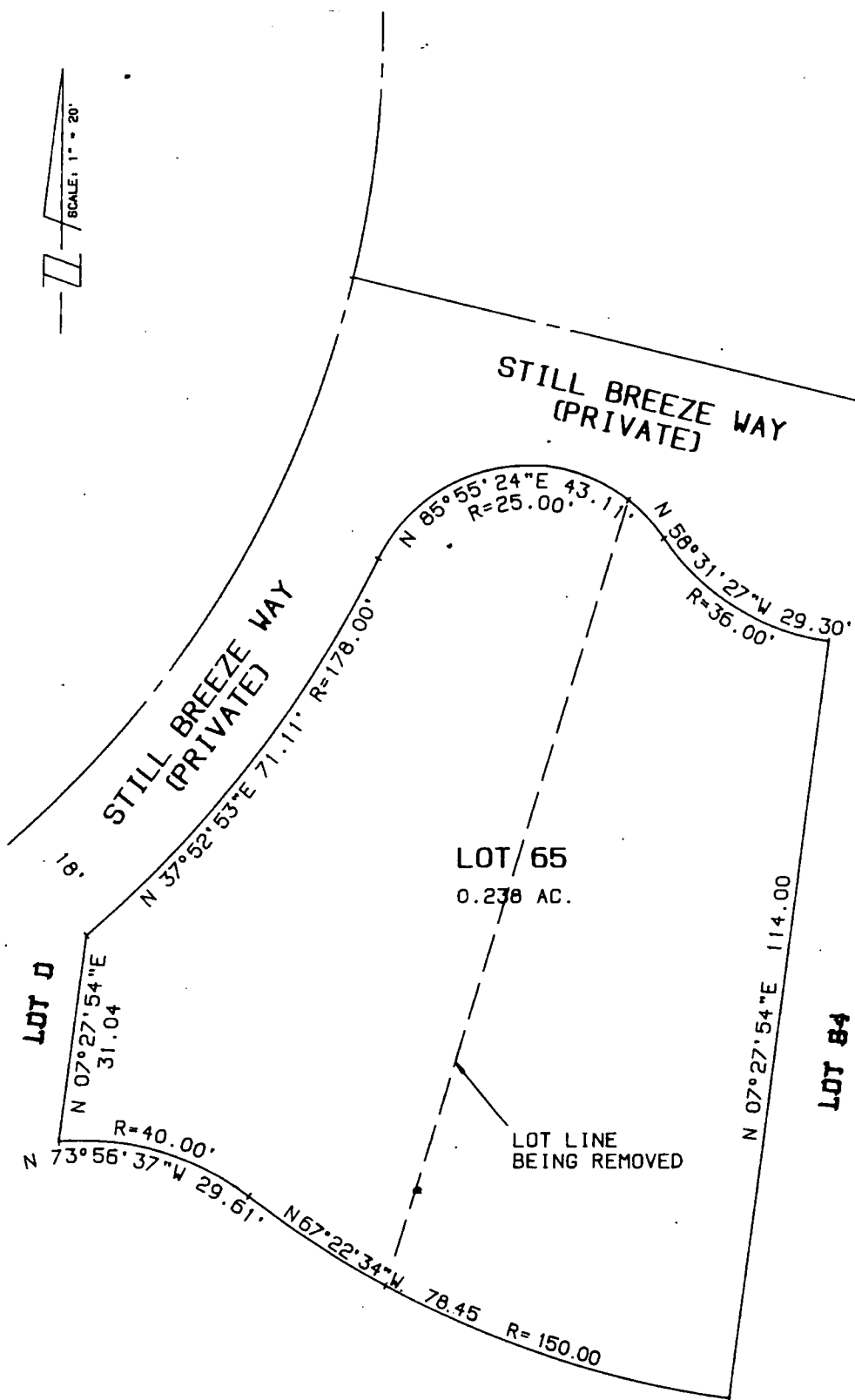


LAND USE & ZONING MAP

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EXHIBIT A


150987



CRAIG WECKER L.S. 5532

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|-----------------------|-------------------------|---|--|
| REVISION | JOB NO: <u>5262-016</u> | TITLE: <u>EXHIBIT FOR LOT MERGER</u> |  <p>THE SPINK CORPORATION ENGINEERS • PLANNERS • SURVEYORS</p> |
| | DATE: <u>JULY 92</u> | <u>LOT 65 A & 65 B, STILLWATER</u> | |
| | F.B. PAGE: _____ | <u>@ RIVERLAKE CERTIFICATE OF</u> | |
| | SCALE: <u>1" = 20'</u> | <u>COMPLIANCE 89-11-09 O.R. 956</u> | |
| | DRAWN BY: <u>NB</u> | <u>CLIENT: L & P LAND DEVELOPMENT</u> | |
| CHECKED BY: <u>AW</u> | | | CODE: <u>PKT-19</u> DR. NO. <u>H-7250</u> |

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EXHIBIT B

**DESCRIPTION FOR LOT MERGER
LOTS 65A AND 65B
STILLWATER AT RIVERLAKE**

Lot 65, as said lot is shown on the official plat of Stillwater at Riverlake, filed in the office of the Recorder of Sacramento County in Book 184 of Maps, Map No. 5, more particularly described as follows:

Beginning at the Northeast corner of said Lot 65; thence from said point of beginning along the boundary of said Lot 65 the following seven (7) courses: (1) South 07° 27' 54" West 114.00 feet, (2) curving to the right on an arc of 150.00 feet radius, from a radial bearing of South 07° 27' 54" West, said arc being subtended by a chord bearing North 67° 22' 34" West 78.45 feet, (3) curving to the left on an arc of reverse curvature with a radius of 40.00 feet, said arc being subtended by a chord bearing North 73° 56' 37" West 29.61 feet, (4) North 07° 27' 54" East 31.04 feet, (5) curving to the left on an arc of 178.00 feet radius, from a radial bearing of South 40° 35' 49" East, said arc being subtended by a chord bearing North 37° 52' 53" East 71.11 feet, (6) curving to the right on an arc of reverse curvature with a radius of 25.00 feet radius, said arc being subtended by a chord bearing North 85° 55' 24" East 43.11 feet and (7) curving to the left on an arc of reverse curvature with a radius of 36.00 feet, said arc being subtended by a chord bearing South 58° 31' 27" East 29.30 feet to the point of beginning; containing 0.238 acre, more or less.

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