

# CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton and Pitalo Inc. 1430 Alhambra Blvd., Sacramento, CA 95819				
OWNER	Feature Homes c/o Morton & Pitalo Inc.				
PLANS BY	Morton and Pitalo Inc.				
FILING DATE	11/14/86	ENVIR. DET.	Exempt 15305 a	REPORT BY	KMB
ASSESSOR'S PCL. NO.	117-646-21,22 and 23				

**APPLICATION:** Lot line adjustment to relocate two property line between three partially developed lots totaling 0.3+ acres in the townhouse (R-1A) zone.

**LOCATION:** South side of Majorca Circle, approximately 200 feet east of Yvonne Way

**PROPOSAL:** The applicant is requesting the necessary entitlements to adjust lot lines between three lots.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1986 South Sacramento Community Plan Designation:	Residential; 4-8
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Residence under construction

**Surrounding Land Use and Zoning:**

North:	Residential; R-1A
South:	Residential; R-1A
East :	Residential; R-1A
West :	Residential; R-1A

Parking Required:	2 spaces
Parking Provided:	2 spaces
Property Dimensions:	40' x 100' each lot
Property Area:	.3+ acres
Square Footage of Building:	1,750+
Height of Footage of Building:	35 feet, 2 story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:**

A. Land Use and Zoning: The subject site consists of three lots totaling 0.3+ acres in the Townhouse (R-1A) zone. The lots are designated "Residential" by the General Plan and "Residential 4-8" by the 1986 South Sacramento Community Plan. Residences are under construction on all three lots. The site is surrounded by residential uses and R-1A zoning.

B. Project Description: The applicant proposes to adjust lot lines for three lots in order to provide the required side yard setbacks for three residences under construction. Staff has reviewed this request and has no objections.

C. Agency Review: This project was reviewed by the Real Estate Division, which had no comments.

ENVIRONMENTAL DETERMINATION:

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).

RECOMMENDATION:

Staff recommends approval of the lot line adjustment by adoption of the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 18, 1986

APPROVING A LOT LINE ADJUSTMENT TO THE SOUTH SIDE OF  
MAJORCA CIRCLE, APPROXIMATELY 200 FEET EAST OF YVONNE WAY. APN 117-646-21,22 AND 23  
(P86-445)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the south side of Majorca Circle; 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 General Plan and 1986 South Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential 4-8 use by the 1986 South Sacramento Community Plan and the proposed lot line adjustment conforms with the Plan Designation;

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

that the lot line adjustment for property located at the south side of Majorca Circle, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

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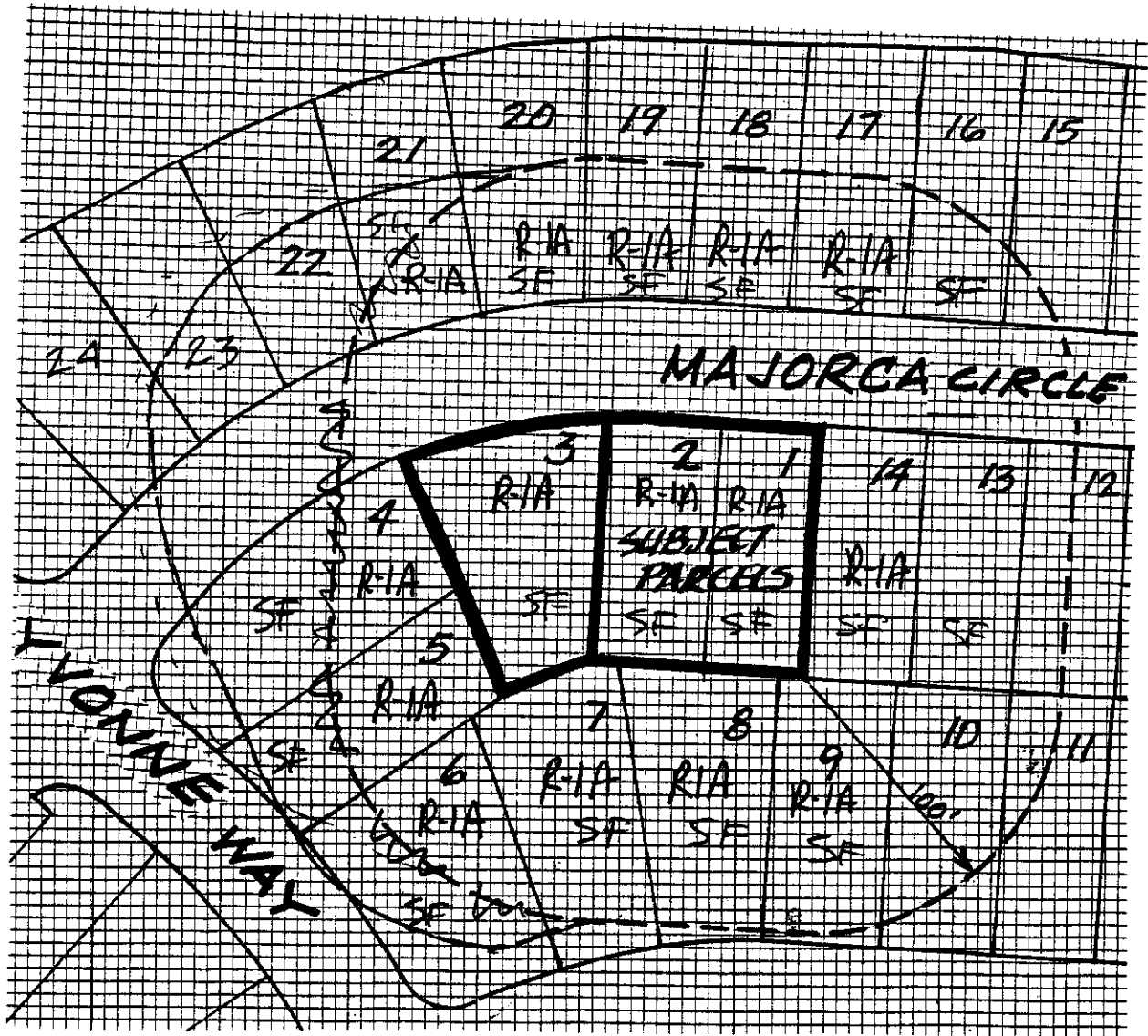
CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



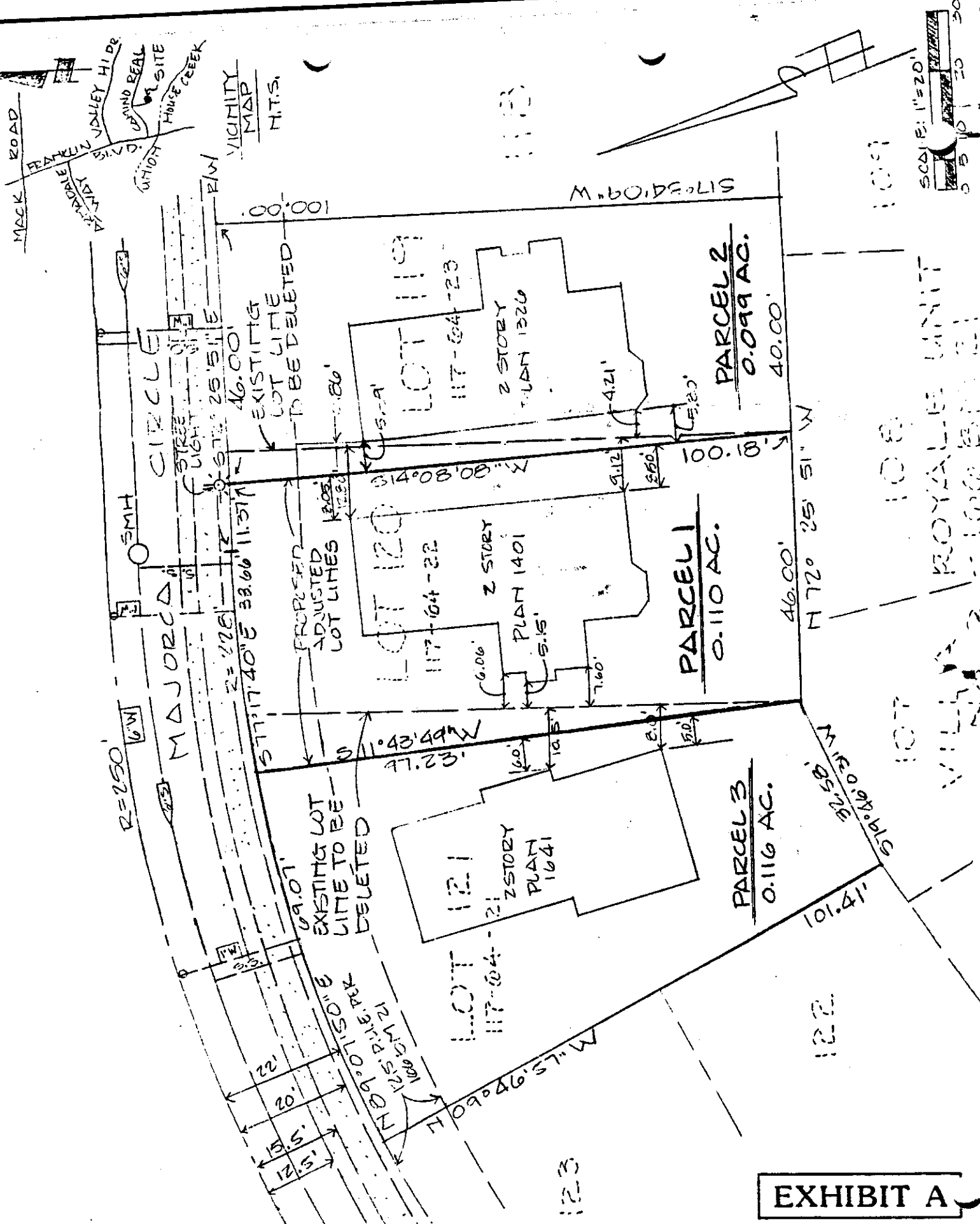


P86-445

December 18, 1986

Item —

**LAND USE & ZONING MAP**



**EXHIBIT A**

P86-445

December 18, 1986

Item \_\_\_\_\_



November 12, 1986  
86-0350

**MORTON & PITALO, INC.**  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

LOT LINE ADJUSTMENT

PARCEL 1

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

All that portion of Lots 120 and 121, as shown on the Plat of Villa Royale Unit No. 3, filed in Book 166 of Maps, Map No. 21, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Lot 120; thence, from said point of beginning, along the Southerly line of said Lot 120, North  $72^{\circ}25'51''$  West 46.00 feet; thence, leaving said Southerly line, North  $11^{\circ}43'49''$  East 97.23 feet to a point in the Northerly line of said Lot 121; thence, along the Northerly lines of said Lots 121 and 120, the following two (2) courses: (1) along the arc of a curve to the right, concave Southerly, having a radius of 228.00 feet, subtended by a chord bearing South  $77^{\circ}17'40''$  East 38.66 feet; and (2) South  $72^{\circ}25'51''$  East 11.37 feet; thence, leaving said Northerly line, South  $14^{\circ}08'08''$  West 100.18 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

CITY PLANNING DEPARTMENT

NOV 12 1986

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186445

December 18, 1986

EXHIBIT B

Item \_\_\_\_\_



November 10, 1986  
86-0350

**MORTON & PITALO, INC.**  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

LOT LINE ADJUSTMENT

PARCEL 2

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

All that portion of Lot 120 and all of Lot 119, as shown on the Plat of Villa Royale Unit No. 3, filed in Book 166 of Maps, Map No. 21, Official Records of Sacramento County, described as follows:

BEGINNING at the Northeast corner of said Lot 119; thence, from said point of beginning, along the line common to said Lot 119 and Lot 118, as shown on said Plat, South 17°34'09" West 100.00 feet to the Southeast corner of said Lot 119; thence, leaving said common line, along the Southerly line of said Lot 119, North 72°25'51" West 40.00 feet to the Southwest corner of said Lot 119; thence, leaving said Southerly line, North 14°08'08" East 100.18 feet to a point in the Northerly line of said Lot 120; thence, along the Northerly lines of said Lots 120 and 119, South 72°25'51" East 46.00 feet to the point of beginning.

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CITY PLANNING DEPARTMENT

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P86445

December 18, 1986

EXHIBIT B

Item —



November 12, 1986  
86-0350



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Civil Engineering, Planning, Surveying  
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Sacramento, Ca. 95816  
916/454-9600

LOT LINE ADJUSTMENT

PARCEL 3

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

All that portion of Lot 121, as shown on the Plat of Villa Royale Unit No. 3, filed in Book 166 of Maps, Map No. 21, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Lot 121; thence, from said point of beginning, along the Southerly, Westerly and Northerly lines of said Lot 121, the following three (3) courses: (1) South 79°46'03" West 32.58 feet; (2) North 09°46'57" West 101.41 feet; and (3) along the arc of a curve to the right, concave Southerly, having a radius of 228.00 feet, subtended by a chord bearing North 89°07'50" East 69.07 feet; thence, leaving said Northerly line, South 11°43'49" West 97.23 feet to the point of beginning.

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**EXHIBIT B**

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