

CITY PLANNING COMMISSION

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

APPLICANT	Ron Gilbert, The Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
OWNER	Underwood-Wise Corporation, 3400 Bradshaw Road, Ste. C, Sacramento, CA 95825		
PLANS BY	The Spink Corporation		
FILING DATE	2-3-83	50 DAY CPC ACTION DATE	REPORT BY JP:bw
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	031-390-57,58,59,60

APPLICATION: Lot Line Adjustment

LOCATION: 35 Pebble River Circle

PROPOSAL: Lot Line Adjustment to relocate three lot lines to create the necessary five-foot side yard setbacks for four proposed single-family residences.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low Density Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant (structure started on Lot 103)

Surrounding Land Use and Zoning:

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

Property Dimensions: Varies
Property Area: 0.8± acres
Significant Features of Site: Foundation poured on Lot 103; forms are in Lot 105; foundation trenches dug in Lots 104 and 106
Topography: Flat
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: During the preliminary stages of construction at the subject site, the locations for the foundation pads of four single-family units were miscalculated, resulting in side yard setbacks below the five-foot minimum. The applicant is requesting the lot line adjustments so existing forms and foundations need not be removed.

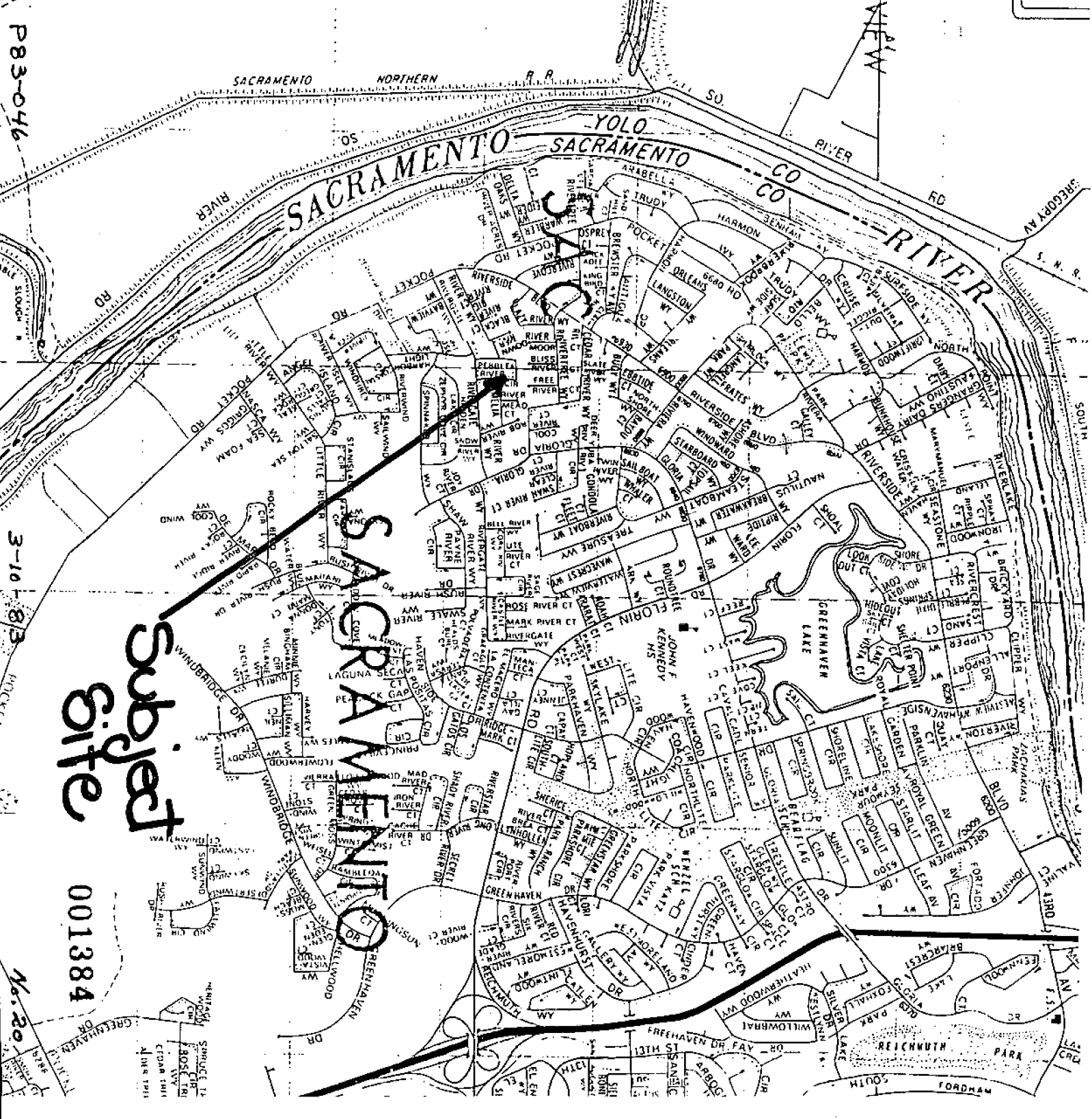
STAFF EVALUATION: Staff has no objection to the proposed lot line adjustments as they will provide the necessary five-foot side yard setbacks required for single family residences in the R-1 zone. Staff notes that a new foundation will have to be dug at Lot 106 for the proposed structure to meet the required five-foot side yard setback at the southern property line of the parcel.

The proposed lot line adjustment was reviewed by the City Engineer and the City Real Estate Department. City Real Estate requested that existing assessments be paid off.

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

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

Location Map



Subject
Site

001384

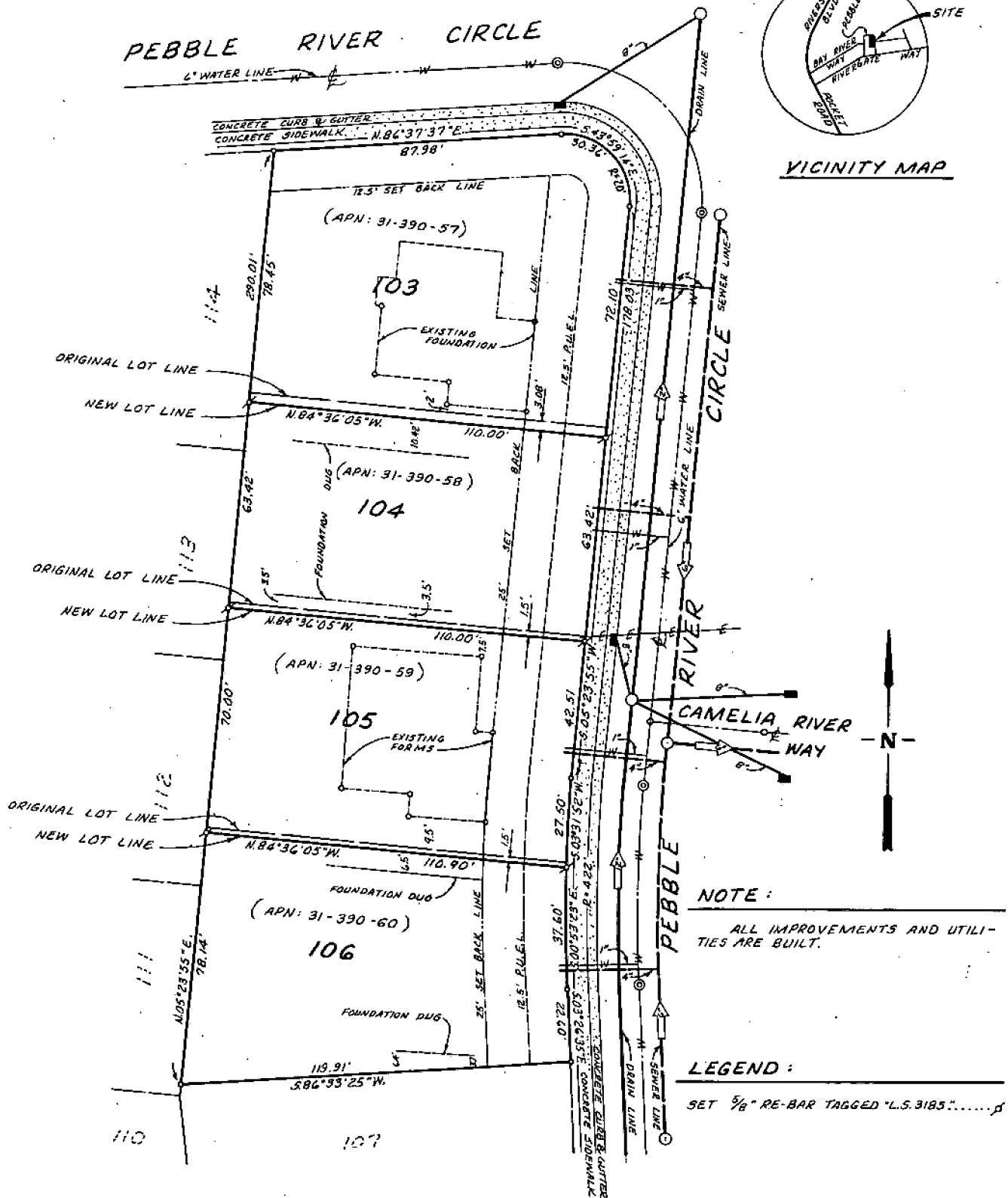
P83-046

3-10-83

No. 20

Exhibit A

L-1164



001385

TENTATIVE MAP FOR
LOT LINE ADJUSTMENT

3-10-83

No. 20

REVISIONS	JOB NO.	TITLE: LOTS 103, 104, 105, & 106,	SPINK ENGINEERING COMPANY ENGINEERS PLANNERS SURVEYORS SACRAMENTO, CALIFORNIA CODE: PKT-13 DR. NO. L-1164
	DATE: 1-12-83	RIVERSIDE MANOR UNIT NO. 1	
	F.B. 2133 PG. 63	180 S.M. 18	
	SCALE: 1" = 20'	CLIENT: THE SPINK CORPORATION	
	DRAWN BY: RG		
CHECKED BY: JWE			

P83-046

L-1164

Exhibit B

February 1, 1983

DESCRIPTION OF REVISED

LOT 103

All that portion of Lots 103 and 104, as said lots are shown on the official plat of Riverside Manor Unit No. 1, recorded in the office of the Recorder of Sacramento County in Book 120 of Maps, Map No. 18, described as follows:

Beginning at the Northwest corner of said Lot 103; thence from said point of beginning along the boundary said Lot 103, the following two (2) courses and distances: (1) North $86^{\circ} 37' 37''$ East 87.98 feet, and (2) southeasterly curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South $43^{\circ} 59' 14''$ East 30.36 feet to a point located on the East boundary line of said Lots 103 and 104; thence along the East boundary line of said Lots 103 and 104 South $05^{\circ} 23' 55''$ West 72.10 feet; thence North $84^{\circ} 36' 05''$ West 110.00 feet to a point located on the West boundary line of said Lots 103 and 104; thence along the West boundary line of said Lots 103 and 104, North $05^{\circ} 23' 55''$ East 78.45 feet to the point of beginning; containing 9,441 square feet, more or less.

OK *MA Shumway*
2-3-83

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE *Rg* | *2/3/83*
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.

001376

P 83046

3-10-83

No. 20

Exhibit C

February 2, 1983

DESCRIPTION OF REVISED

LOT 104

All that portion of Lots 104 and 105, as said lots are shown on the official plat of Riverside Manor Unit No. 1, recorded in the office of the Recorder of Sacramento County in Book 120 of Maps, Map No. 18, described as follows:

Beginning at a point located on the West boundary line of said Lots 104 and 105, from which the Northwest corner of Lot 103, as said lot is shown on the official plat of said Riverside Manor Unit No. 1, bears North 05° 23' 55" East 78.45 feet; thence from said point of beginning South 84° 36' 05" East 110.00 feet to a point located on the East boundary of said Lots 104, and 105; thence along the East boundary line of said Lots 104 and 105 South 05° 23' 55" West 63.42 feet; thence North 84° 36' 05" West 110.00 feet to a point located on the West boundary line of said Lots 104 and 105; thence along the West boundary line of said Lots 104 and 105 North 05° 23' 55" East 63.42 feet to the point of beginning; containing 6,976 square feet, more or less.

OK MASHUMING
2-3-83

THE SPINK CORPORATION
CHECKED: _____ DATE _____

TYPING. *Rg*
TRAVERSE *Rg* | *2/3/83*
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.

001377

Exhibit D

February 2, 1983

DESCRIPTION OF REVISED

LOT 105

All that portion of Lots 105 and 106, as said lots are shown on the official plat of Riverside Manor Unit No. 1, recorded in the office of the Recorder of Sacramento County in Book 120 of Maps, Map No. 18, described as follows:

Beginning at a point located on the West boundary line of said Lots 105 and 106, from which the Southwest corner of said Lot 106 bears South 05° 23' 55" West 78.14 feet; thence from said point of beginning along the West boundary line of said Lots 105 and 106, North 05° 23' 55" East 70.00 feet; thence South 84° 36' 05" East 110.00 feet, to a point located on the East boundary line of said Lots 105 and 106; thence along the East boundary line of said Lots 105 and 106 the following two (2) courses and distances: (1) South 05° 23' 55" West 42.51 feet, and (2) southwesterly, curving to the left on an arc of 422.00 feet radius, said arc being subtended by a chord bearing South 03° 31' 52" West 27.50 feet; thence North 84° 36' 05" West 110.90 feet to the point of beginning; containing 7,708 square feet more or less.

THE SPINK CORPORATION

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE *Rg* | *2/3/83*

MAP _____

DELIVERED TO: _____

OK MA Shimmey
2-3-83

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.

001378

Exhibit E

February 1, 1983

DESCRIPTION OF REVISED

LOT 106

All that portion of Lot 106, as said lot is shown on the official plat of Riverside Manor Unit No. 1 recorded in the office of the Recorder of Sacramento County in Book 120 of Maps, Map No. 18, described as follows:

Beginning at the Southwest corner of said Lot 106; thence from said point of beginning along the West boundary line of said Lot 106, North 05° 23' 55" East 78.14 feet; thence South 84° 36' 05" East 110.90 feet to a point located on the East boundary line of said Lot 106; thence along the East boundary line of said Lot 106 the following two (2) courses and distances: (1) Southwesterly, curving to the left on an arc of 422.00 feet radius, said arc being subtended by a chord bearing South 00° 53' 23" East 37.60 feet, and (2) South 03° 26' 35" East 22.60 feet to the Southeast corner of said Lot 106; thence along the South boundary line of said Lot 106 South 86° 33' 25" West 119.91 feet, to the point of beginning; containing 7,910 square feet, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____

TYPING _____
TRAVERSE *Rg* | *2/3/83*
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.

OK M.A. Hummer
2-3-83

001379

Exhibit F

February 2, 1983

DESCRIPTION OF SUBJECT SITE

All that portion of Lots 103, 104, 105 and 106, as said lots are shown on the official plat of Riverside Manor Unit No. 1, recorded in the office of the Recorder of Sacramento County in Book 120 of Maps, Map No. 18.

ok M.A. Shumway
2-3-83

THE SPINK CORPORATION

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE *kg* | *2/3/83*

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.

001380

P 83046

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT FOR
ALL THAT PORTION OF LOTS 103,104,105
AND 106, AS SAID LOTS ARE SHOWN ON
THE OFFICIAL PLAT OF RIVERSIDE MANOR,
UNIT NO. 1, RECORDED IN THE OFFICE OF
THE RECORDER OF SACRAMENTO COUNTY IN
BOOK 120 OF MAPS, MAP NO. 18 (P83-046)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 35 Pebble River Circle; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1976 South Pocket Community Plan;

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

that the lot line adjustment for property located at 35 Pebble River Circle;

City of Sacramento, be approved as shown and described in Exhibits A through F attached hereto, subject to the following conditions:

1. Existing assessments are to be paid off.
2. The proposed lot lines are to be monumented.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING
COMMISSION