

# CITY PLANNING COMMISSION

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

APPLICANT	Citation Homes, 530 Bercut Drive, Sacramento, CA 95814		
OWNER	Citation Homes, 530 Bercut Drive, Sacramento, CA 95814		
PLANS BY	Spink Corporation, 720.'F' Street, Sacramento, CA 95814		
FILING DATE	3-6-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
Exempt	15303(a);15305(a)	EIR	ASSESSOR'S PCL NO. 225-871-35,36,37
NEGATIVE DEC			

225-881-01,02

APPLICATION: Lot Line Adjustment of five lots totaling .5± acres in the Single Family (R-1) zone.

LOCATION: Southwest corner of Maricopa Way and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlement to revise five lots to four single family lots.

### PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: Residential; 4-21 du/ac. (7 minimum)  
Existing Zoning: R-1 (Single Family)  
Existing Land Use: Vacant

#### Surrounding Land Use and Zoning:

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

Property Dimensions: Average, approx. 100' x 65'  
Property Area: All at least 5,200 sq. ft.  
Density of Development: 6.5 du/ac. reduced from 8.2 du/ac.  
Square Footage of Lots: Average 6,625  
Street Improvements/Utilities: Being constructed

### STAFF EVALUATION: Staff has the following comments:

1. The vacant subject sites are located in a developing area. The sites are vacant and zoned Single Family (R-1).
2. The applicant proposes to revise five single family lots by generally reducing the width on one on Maricopa Way and adjusting the common lot lines of the four lots on Azevedo Drive to create three larger lots. All lots will exceed 5,200 square feet. The applicant has also submitted a request for special permit for model homes on the three lots on Azevedo Drive. The special permit is scheduled for the April 26 Commission hearing. Staff has no objection to this request.
3. The original subdivision was approved for a density of 7.03 dwelling units per acre. This project will reduce these lots to a density below seven dwelling units per acre.

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4. The proposed lot line adjustments were reviewed by City Water/Sewers, Electrical and Real Estate. There were no objections to the proposed project; however, the following comments were received:
- a. Water and Sewer requires that all water and sewer services be shown on the final map;
  - b. Electrical requires that the street light be relocated to the north lot line of lot number two;
  - c. Real Estate requires owner to pay off any existing assessments.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustments are exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Sections 15303(a) and 15305(a)).

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

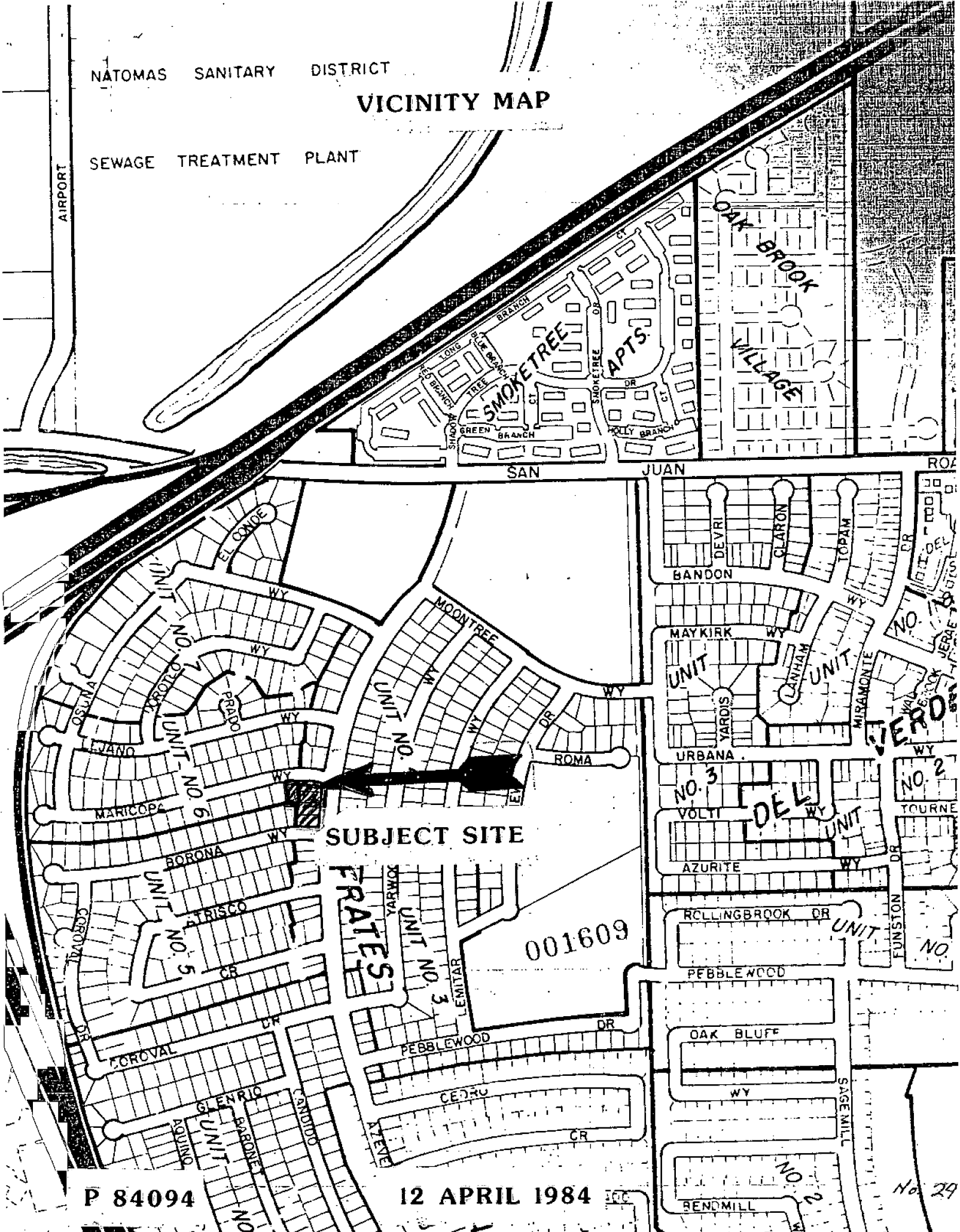
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NATOMAS SANITARY DISTRICT

# VICINITY MAP

SEWAGE TREATMENT PLANT

AIRPORT



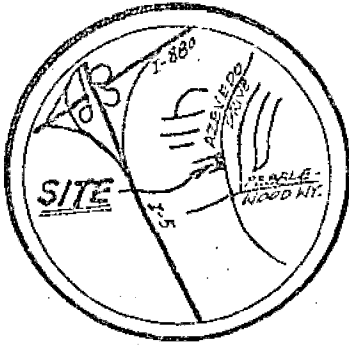
**SUBJECT SITE**

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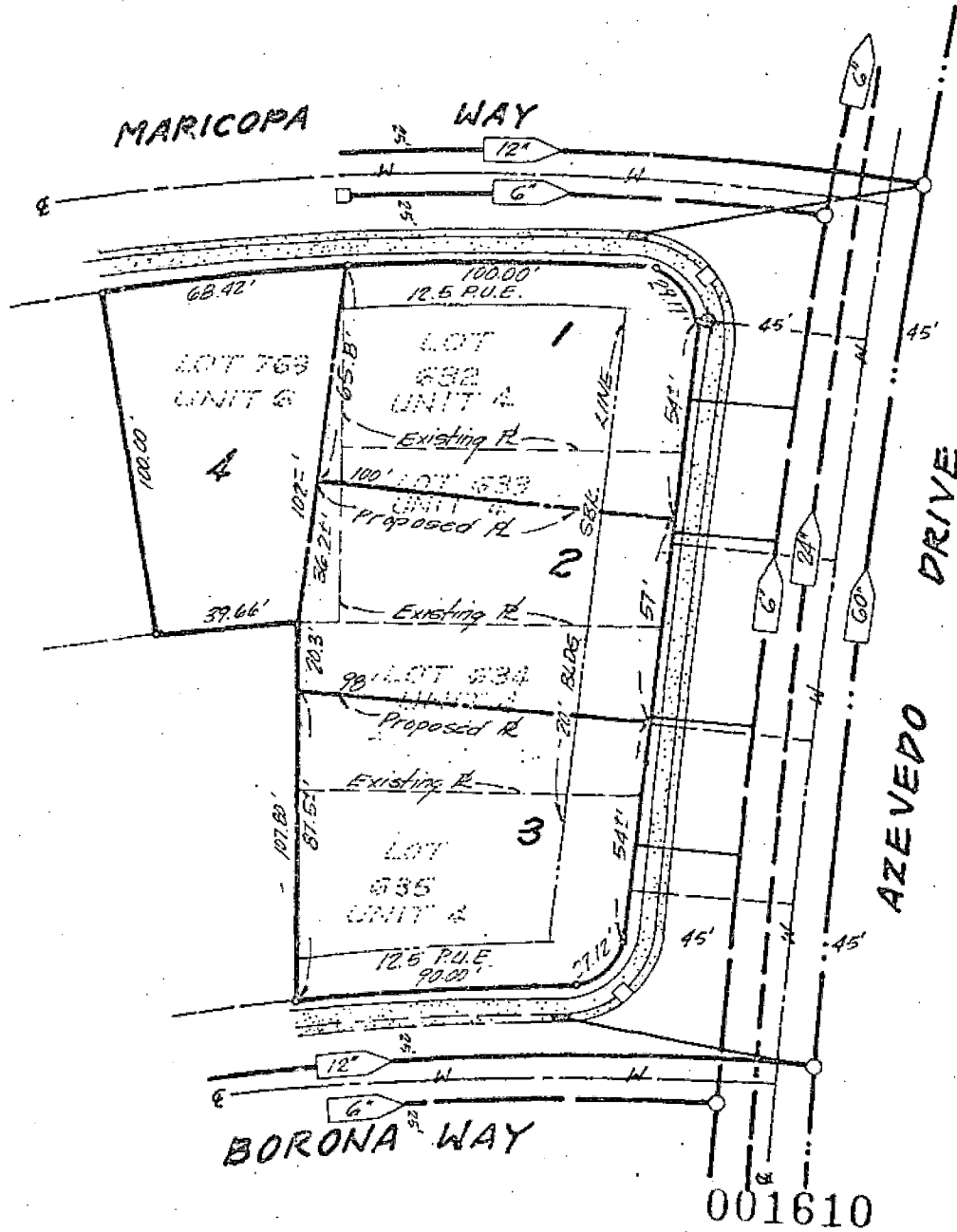
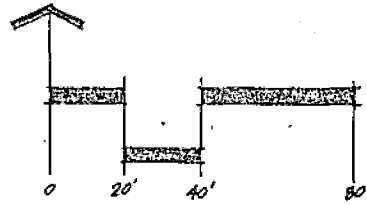
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12 APRIL 1984

No 29



VICINITY MAP



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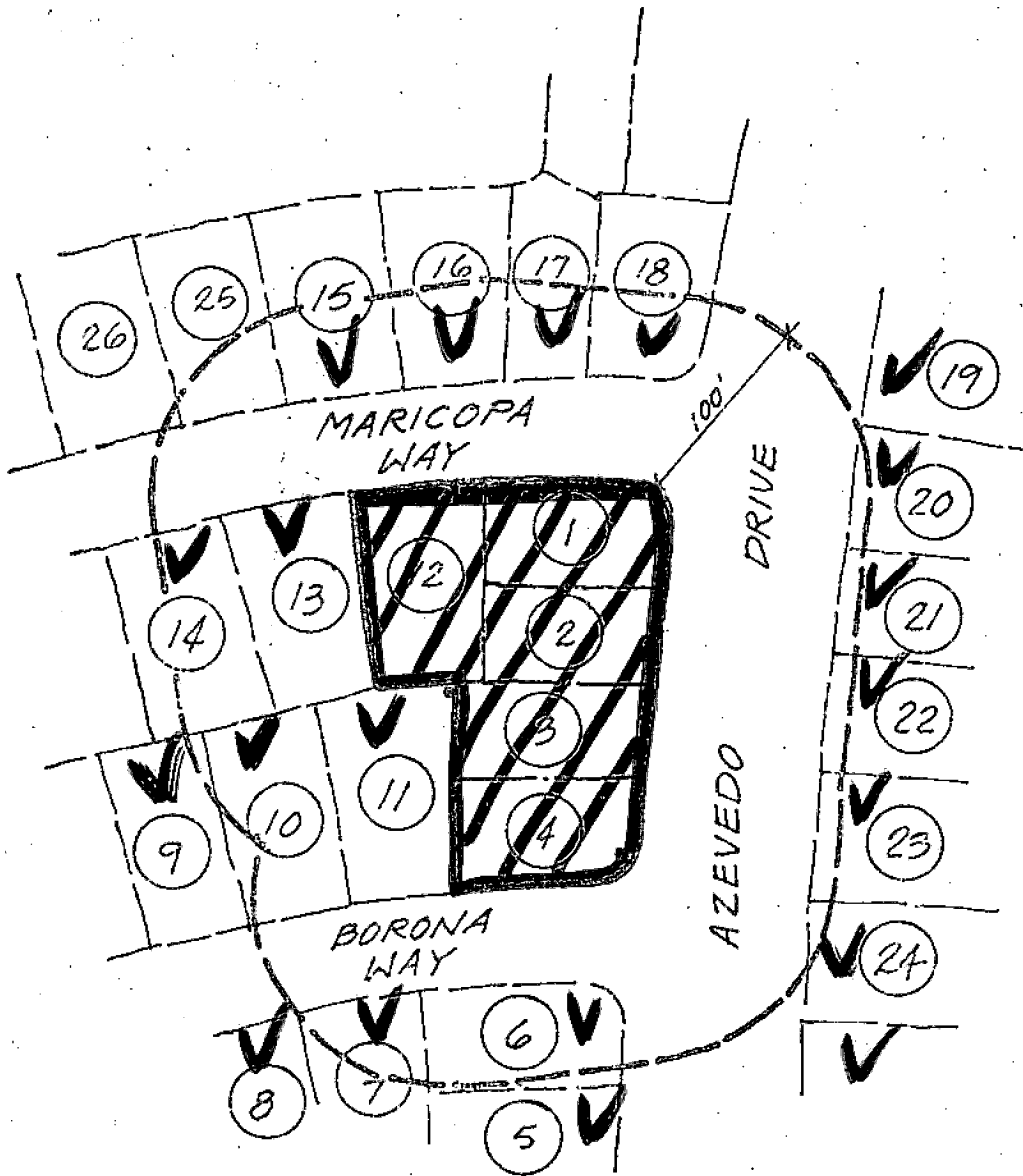
JOB NO.	2-27-84
DATE	
P.R.	
SCALE	1" = 40'
DRAWN BY	J.S.
CHECKED BY	

TITLE	LOT LINE ADJUSTMENT OF LOTS 632, 633, 634 & 635 OF FRATES RANCH UNIT 4 & LOT 763 OF FRATES RANCH 6
CLIENT	CITATION BUILDERS
SCALE IN INCHES	


**THE SPINK CORPORATION**  
 ENGINEERS - PLANNERS - SURVEYORS  
 CODE: \_\_\_\_\_ DR. NO. \_\_\_\_\_

SURROUNDING LAND USE

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001637

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12 APRIL 1984

No. 29

JOB NO. DATE: 2-27-84 P. 2. PAGE: SCALE: 1"=100' DRAWN BY: JS CHECKED BY:	TITLE: OWNERSHIP EXHIBIT FOR LOTS 632, 633, 634 & 635 OF FRATES RANCH UNIT #41 763 OF FRATES RANCH #6	 <p>THE SPINK CORPORATION ENGINEERS - PLANNERS - SURVEYORS</p>	
	CLIENT: CITATION BUILDERS		
	SPACE IS PRECISE		
	CODE:		DR NO
	1474237		