

CITY PLANNING COMMISSION

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

APPLICANT L & P Land Development, 6355 Riverside Boulevard, Sacramento, CA 95831
OWNER L & P Land Development, 6355 Riverside Boulevard, Sacramento, CA 95831
PLANS BY Donald Joseph, 2210-16th Street, Sacramento, CA 95814
FILING DATE 5/23/86 **ENVIR. DET.** Exempt 15305(a) **REPORT BY** LP:bw
ASSESSOR'S-PCL. NO. 031-112-83,84

APPLICATION: Lot Line Adjustment to relocate a common property line for halfplex development on 0.19+ acres

LOCATION: Pimental Way

PROPOSAL: The applicant is requesting the necessary entitlement to construct a halfplex.

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: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family residences; R-1	Front:	25'	25'
South: Single Family residences; R-1	Side(Int):	5'	5'
East: Single Family residences; R-1	Side(St):	12-1/2'	12-1/2'
West: Single Family residences; R-1	Rear:	15'	22'

Property Dimensions: 70' x 124'
Property Area: 0.19+ acres
Topography: Flat
Street Improvements/Utilities: Existing

PROJECT EVALUATION: Staff offers the following comments:

- The subject site contains two lots totaling 0.19+ acres located on a corner lot on Pimental Way in a Townhouse (R-1A) zone. The surrounding land uses are exclusively single family residences. The development is consistent with the 1976 South Pocket Community Plan and the 1974 General Plan which designate the site Low Density Residential and Residential, respectively.
- The applicant is proposing to relocate the property line in the street side and interior side yards. This will provide a more even distribution of yard area, but will not affect the design of the halfplex.
- The project was reviewed by the City Engineer, Traffic Engineer and Real Estate Divisions, and the following comments were received:

Real Estate: Pay off any existing assessments.

Traffic Engineer: The angular driveway on the corner is improper and should be modified. The garage door should be to the rear of the property, not projecting beyond the corner radius. Corner driveways can be hazardous.

City Engineer: Monument new property lines.

ENVIRONMENTAL DETERMINATION: The 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 adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A
COMMON PROPERTY LINE BETWEEN LOTS 79A AND 79B
IN GREENHAVEN UNIT 20 SUBDIVISION (P86-204)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on a corner lot on Pimental Way; 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 the 1976 South Pocket 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 Low Density Residential use by the 1976 South Pocket Community Plan, and the proposed halfplex conforms with the plan designation;

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

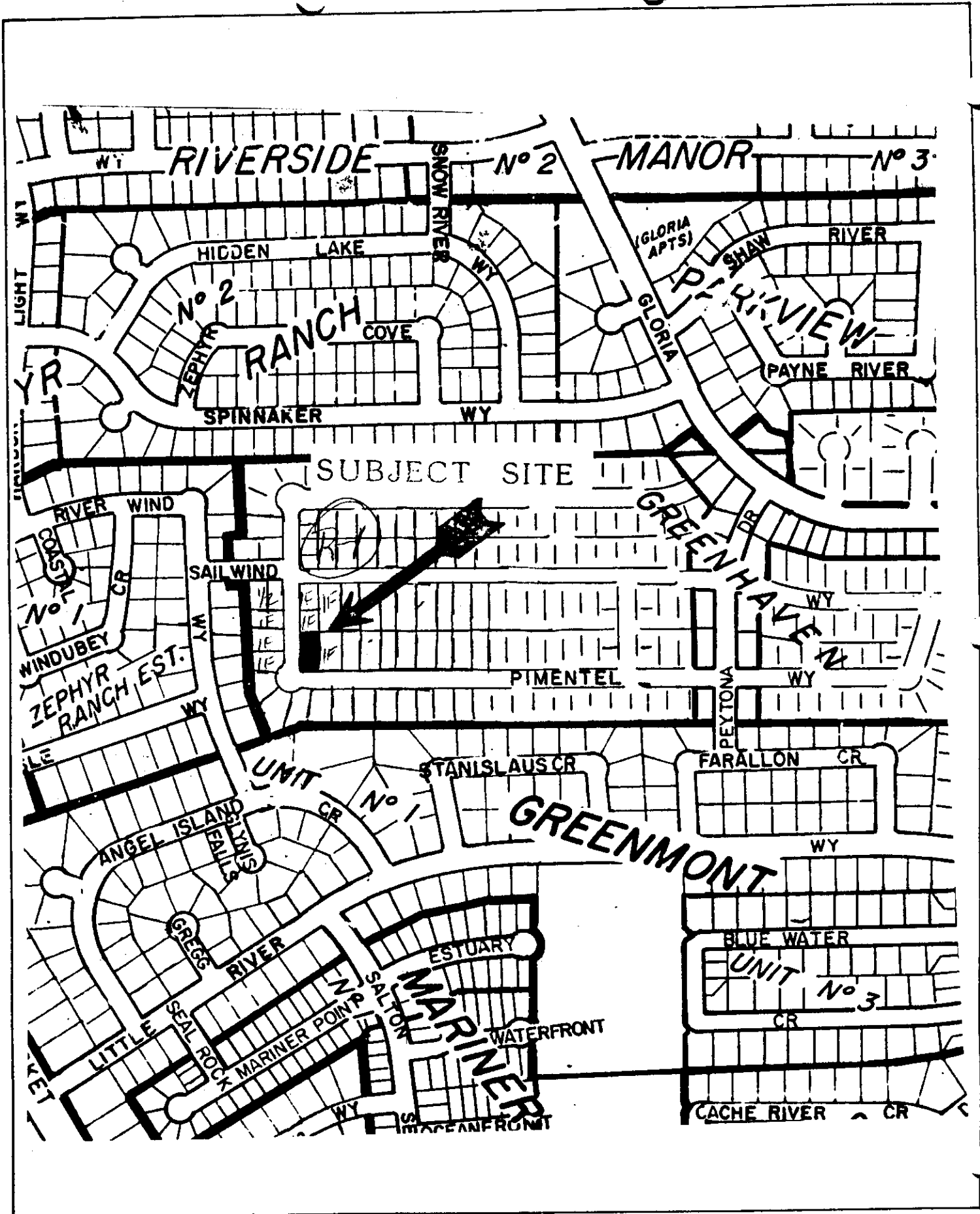
that the lot line adjustment for property located on a corner lot on Pimental Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments;
2. Monument new property lines.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

179 or 2016

June 26 1981

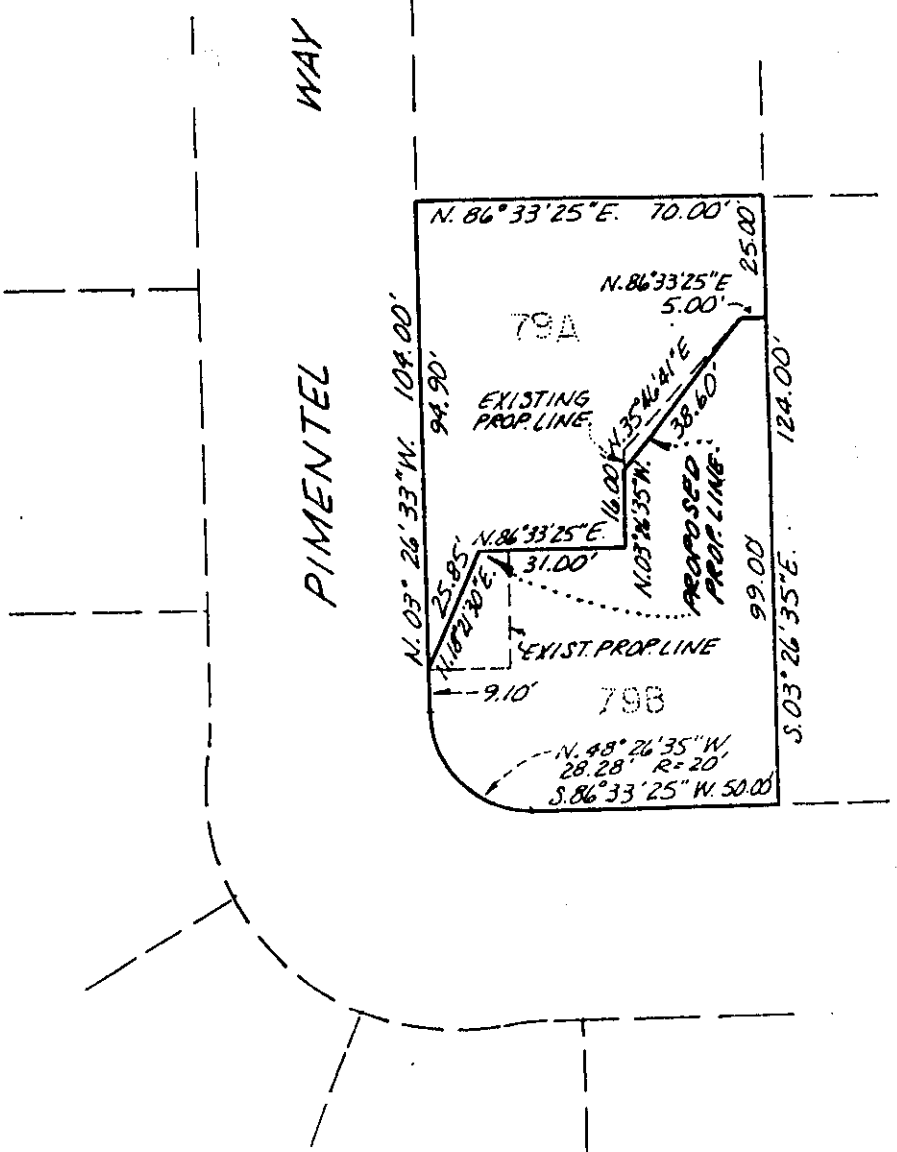
#em 31

Exhibit A

WAY

PIMENTEL WAY

SCALE: 1"=40'



P86-204

June 28, 1986

Mem 31

JOB NO _____	TITLE: _____	
DATE: _____	_____	
PAGE: _____	_____	

DESCRIPTION OF REVISED LOT 79A
GREENHAVEN UNIT NO. 20

All that portion of Lots 79A and 79B, as said lots are shown on the official plat of Greenhaven Unit No. 20, recorded in the office of the Recorder of Sacramento County in Book 168 of Maps, Map No. 4, described as follows:

Beginning at the Southwest corner of said 79A; thence from said point of beginning along the boundary of said Lot 79A the following four (4) courses: (1) North 03° 26' 35" West 94.90 feet, (2) North 86° 33' 25" East 70.00 feet, (3) South 03° 26' 35" East 25.00 feet and (4) South 86° 33' 25" West 5.00 feet; thence South 35° 46' 41" West 38.60 feet to a point located on the Easterly boundary of said Lot 79A; thence along the boundary of said Lot 79A the following two (2) courses: (1) South 03° 26' 35" East 16.00 feet and (2) South 86° 33' 25" West 24.00 feet; thence continuing South 86° 33' 25" West 7.00 feet; thence South 18° 21' 30" West 25.85 feet to the point of beginning; containing 0.094 acre, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____

TYPING _____
TRAVERSE _____

MAP _____

DELIVERED TO:

DESCRIPTION OF REVISED LOT 79B
GREENHAVEN UNIT NO. 20

All that portion of Lots 79A and 79B, as said lots are shown on the official plat of Greenhaven Unit No. 20, recorded in the office of the Recorder of Sacramento County in Book 168 of Maps, Map No. 4, described as follows:

Beginning at the Southeast corner of said Lot 79B; thence from said point of beginning along the boundary of said Lot 79B the following three (3) courses: (1) South 86° 33' 25" West 50.00 feet, (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing North 48° 26' 35" West 28.28 feet and (3) North 03° 26' 35" West 9.10 feet; thence North 18° 21' 30" East 25.85 feet; thence North 86° 33' 25" East 7.00 feet to a point located on the Northerly boundary of said Lot 79B; thence along the boundary of said Lot 79B the following two (2) courses: (1) North 86° 33' 25" East 24.00 feet and (2) North 03° 26' 35" West 16.00 feet; thence North 35° 46' 41" East 38.60 feet to a point located on the Northerly boundary of said Lot 79B; thence along the boundary of said Lot 79B the following two (2) courses: (1) North 86° 33' 25" East 5.00 feet and (2) South 03° 26' 35" East 99.00 feet to the point of beginning; containing 0.103 acre, more or less.

THE SPINK CORPORATION

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