

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
OWNER	Citation Builders, 530 Bercut Drive, Suite 207, Sacramento, CA 95814		
PLANS BY	The Spink Corporation (Craig Wecker) 720 'F' St., Sacramento, CA 95814		
FILING DATE	3-10-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	225-767-19 & 20

APPLICATION: Lot Line Adjustment to relocate lot line between existing structures

LOCATION: 2908 and 2912 Aquino Drive

PROPOSAL: The applicant is requesting the necessary entitlement to move a side yard lot line 3.6 feet to the north.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1978 South Natomas Community
Plan Designation: Residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

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

Parking Required: 1 space per dwelling unit
Parking Provided: 1 space per dwelling unit
Ratio Required: 1 space per dwelling unit
Ratio Provided: 1 space per dwelling unit
Property Dimensions: Approx. 52' x 100' each
Property Area: Approx. 5,200 sq. ft. each
Topography: Flat
Street Improvements/Utilities: Existing

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

STAFF EVALUATION: The staff has the following comments:

1. The subject site consists of two developed single family residential (R-1) lots, each approximately 5,200 square feet.
2. The applicant proposes to move the common side yard property line north 3.6 feet to allow the required five-foot side yard setback for both structures and to conform to the original survey reinforcing bar (see Exhibit A).
3. The proposal was reviewed by Engineering and Real Estate. There were no objections to the project. Engineering requires that the new lot line be monumented. Real Estate requires that new deeds shall be executed and recorded.

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

APPLC. NO. P83-085

MEETING DATE April 28, 1983

CPC ITEM NO. 19

000999

March 10, 1983

PARCELA

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 314 as shown on the amended plat of "Frates Ranch Unit No. 2", recorded in the office of the Recorder of said County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the Southwest corner of said Lot 314; thence from said point of beginning along the boundary of said Lot 314 the following three (3) courses and distances: (1) curving to the right on an arc of 4133.00 feet radius, from a tangent bearing North 16° 50' 09" West, said arc being subtended by a chord bearing North 16° 26' 55" West 55.88 feet, (2) North 73° 56' 20" East 100.00 feet and (3) South 16° 25' 14" East 50.93 feet; thence South 71° 06' 05" West 100.06 feet to the point of beginning, containing 0.123 acres, more or less.

Ed J. Lauer 3-18-83

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THE SPINK CORPORATION	
CHECKED:	DATE
TYPING	
TRAVERSE <i>C.W.</i>	<i>3-10-83</i>
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 ordi-

P83-085

4-28-83

No. 19

March 10, 1983

PARCEL B

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 314 & 315 as shown on the amended plat of "Frates Ranch Unit No. 2", recorded in the office of the Recorder of said County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the Northeast corner of said Lot 315; thence along the boundary of said Lot 315 the following three (3) courses and distances: (1) South $17^{\circ} 11' 11''$ East 52.18 feet, (2) South $72^{\circ} 25' 23''$ West 100.01 feet and (3) curving to the right on an arc of 4133.00 feet radius, from a tangent bearing North $17^{\circ} 34' 37''$ West, said arc being subtended by a chord bearing North $17^{\circ} 12' 23''$ West 53.46 feet; thence North $71^{\circ} 06' 05''$ East 100.06 feet to a point on the Easterly boundary line of said Lot 314; thence along said Easterly boundary line South $17^{\circ} 11' 11''$ East 3.60 feet to the point of beginning, containing 0.125 acres, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
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TRAVERSE *C.W.* | *3-10-83*
MAP _____
DELIVERED TO: _____

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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.

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