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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
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Marty Van Duhn

PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

March 20, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Lot Line Adjustment for Lot 930, Larchmont Valley Hi, Unit No. 13, and Lot 961, Larchmont Valley Hi, Unit No. 13-A (135 B.M.3) (Portion of Sections 8, 9, and 16, T.7N., R.5E. M.D.B. and M.) on Newgate Drive (P-8907)

SUMMARY

This is a request to adjust an east/west and a portion of a north/south property line for two parcels located in the R-1 zone. The purpose of the adjustment is to increase the width of Parcel 2 by four feet in order to accommodate a 44-foot wide solar home.

BACKGROUND

The proposal was reviewed by the offices of the Building Division, Traffic Engineer, City Water and Sewer Division, Fire and Planning Departments. There was no objection to the request. The City Engineer recommended that the following conditions be required:

1. The applicant shall submit closure calculation for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION

The project is exempt from Environmental Review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

APPROVED
BY THE CITY COUNCIL

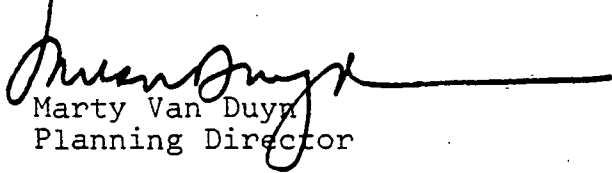
MAR 25 1980

OFFICE OF THE
CITY CLERK

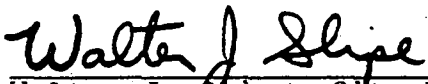
RECOMMENDATION

The staff recommends that the Council approve the lot line adjustment and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

MVD:JIT:jm
Attachments
P-8907

March 25, 1980
District No. 8

RESOLUTION NO. 80-174

Adopted by The Sacramento City Council on date of

MARCH 25, 1980

APPROVING A LOT LINE ADJUSTMENT FOR LOT 930,
LARCHMONT VALLEY HI, UNIT NO. 13 AND LOT 961,
LARCHMONT VALLEY HI, UNIT NO. 13-A (135 B.M.3)
(PORTION OF SECTIONS 8, 9, AND 16, T.7N., R.5E
M.D.B. AND M.) ON NEWGATE DRIVE (P-8907)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located at Newgate Drive; and

WHEREAS: The lot line adjustment is exempt from the 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 1968 Valley Hi Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for Lot 930, Larchmont Valley Hi, Unit 13, and Lot 961, Larchmont Valley Hi, Unit No. 13-A, City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented.

MAYOR

ATTEST:

CITY CLERK

P-8907

APPROVED
BY THE CITY COUNCIL

MAR 25 1980

OFFICE OF THE
CITY CLERK

January 4, 1980

EXHIBIT "A"

PARCEL NO. 1
(REMAINDER OF BROCK PROPERTY)

All that portion of Sections 8, 9 and 16, Township 7 North, Range 5 East, M. D. B. & M., and all that portion of Lot 930 as said lot is shown on Larchmont Valley Hi Unit No. 13, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 135 of Maps, Map No. 3, described as follows:

Beginning at the Northeast corner of said Larchmont Valley Hi Unit No. 13; thence from said point of beginning along the Northerly boundary of said Larchmont Valley Hi Unit No. 13 the following four (4) courses and distances: (1) North 75° 45' 27" West 254.76 feet, (2) South 18° 08' 05" West 35.08 feet, (3) North 75° 45' 27" West 493.10 feet and (4) North 08° 32' 36" East 50.14 feet; thence North 27° 33' 44" West 38.98 feet; thence South 80° 14' 33" West 100.03 feet; thence, Northwesterly, curving to the left on an arc of 277.00 feet radius, said arc being subtended by a chord bearing North 09° 20' 37" West 4.00 feet to a point located on the Northerly boundary of said Larchmont Valley Hi Unit No. 13; thence along the Northerly boundary of said Larchmont Valley Hi Unit No. 13, the following six (6) courses and distances: (1) North 09° 45' 27" West 39.00 feet, (2) South 80° 14' 33" West 54.00 feet, (3) North 88° 38' 00" West 183.55 feet, (4) North 86° 09' 11" West 123.45 feet, (5) South 85° 57' 44" West 142.54 feet and (6) North 86° 09' 10" West 104.88 feet to a point located on the Easterly boundary of Country Scene Unit No. 1, the official plat of which is recorded in the office of said Recorder in Book 131 of Maps, Map No. 5; thence along the Easterly boundary of said Country Scene Unit No. 1, the following two (2) courses and distances: (1) North 19° 27' 50" East 600.46 feet and (2) North 19° 27' 50" East 659.10 feet; thence South 78° 55' 35" East 467.90 feet; thence South 82° 41' 40" East 466.00 feet; thence North 81° 27' 29" East 17.03 feet; thence South 13° 24' 06" East 410.80 feet; thence, Southerly, curving to the right on an arc of 2000.00 feet radius, said arc being subtended by a chord bearing South 09° 00' 33" East 306.34 feet; thence, Southerly, curving to the right on an arc of 2000.00 feet radius, said arc being subtended by a chord bearing South 04° 01' 30" West 601.03 feet to the point of beginning; containing 35.448 acres, more or less.

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
MAP _____
DELIVERED TO: *[Signature]* *[Date]*

Refer this description to title com-
pany before incorporation in a new
document and to the Planning
Commission.

January 4, 1980

PARCEL NO. 2
(REVISED LOT 930)

All that portion of Lot 930 as said lot is shown on Larchmont Valley Hi Unit No. 13, the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 135 of Maps, Map No. 3, described as follows:

Beginning at the most Easterly corner of said Lot 930; thence from said point of beginning along the Easterly boundary line of said Lot 930 South 08° 32' 36" West 36.80 feet, to the Southeast corner of said Lot 930; thence along the Southerly boundary line of said Lot 930 North 88° 21' 45" West 107.96 feet, to the Southwest corner of said Lot 930; thence, Northwesterly, along the Westerly boundary line of said Lot 930, curving to the left on an arc of 277.00 feet radius, said arc being subtended by a chord bearing North 03° 38' 46" West 51.02 feet; thence North 80° 14' 33" East 100.03 feet; thence South 27° 33' 44" East 38.98 feet, to the point of beginning; containing 0.154 acre, more or less.

THE SPINK CORPORATION

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE _____

MAP _____

DELIVERED TO: *Ray* *1/4/80*

Refer this description to title company before recording in any document and to the Planning Commission of the governing body or compliance with lot split ordinances.

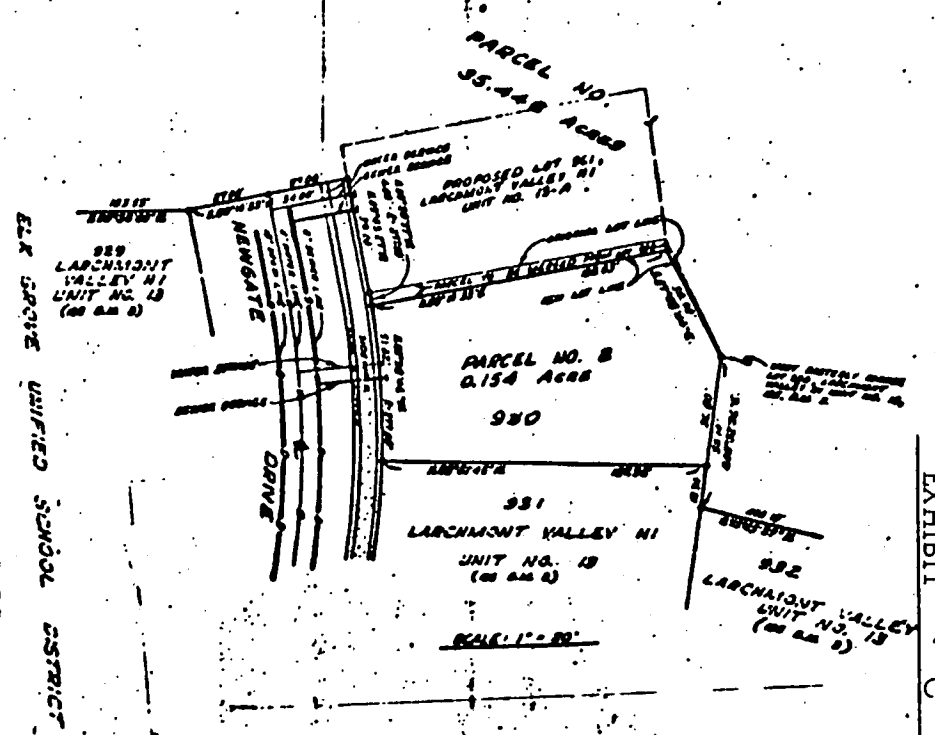
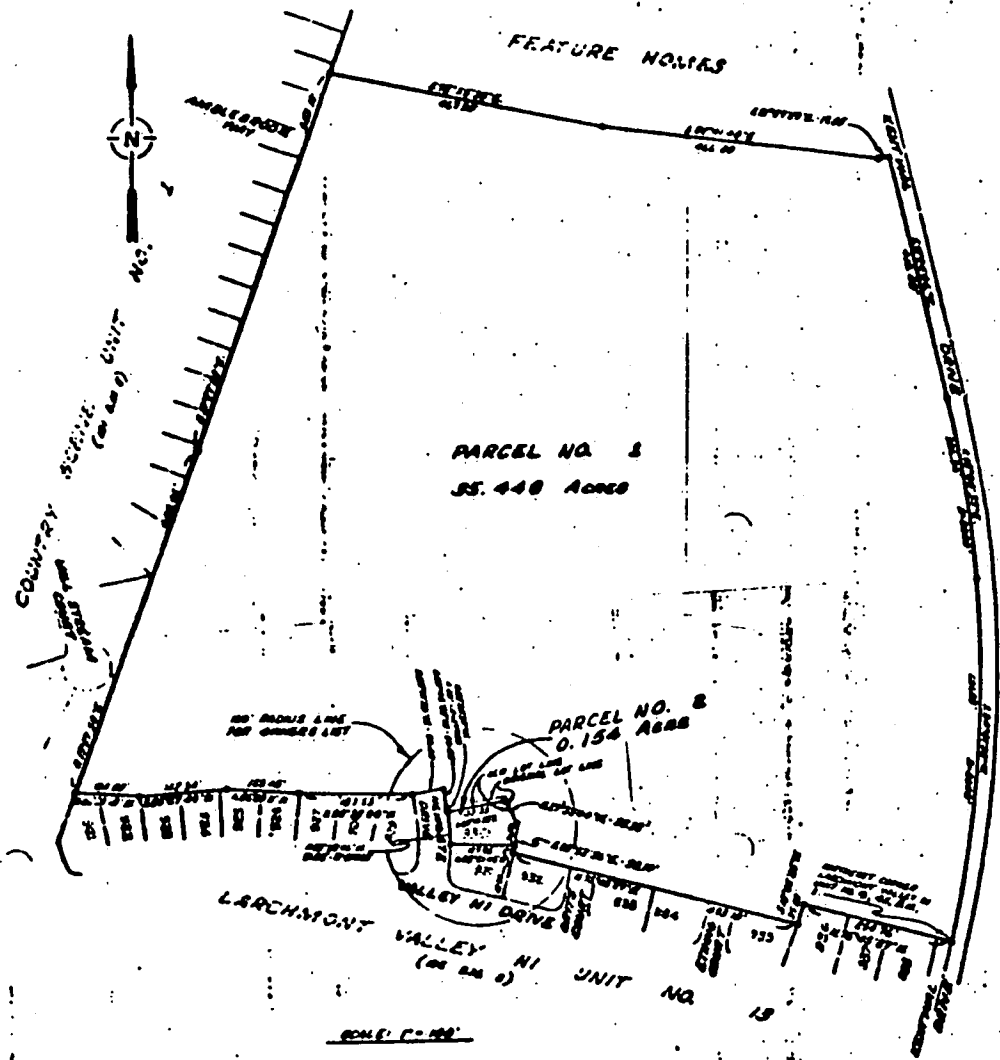


EXHIBIT MAP FOR LOT LINE ADJUSTMENT
 LOT 930, LARCHMONT VALLEY HI
 UNIT NO. 13, 135 B.M. 3
 AND
 PORTION OF SECTIONS 8, 9 AND 16, T.7N., R.5E.,
 M.D.B. & M.
 CITY OF SACRAMENTO, CALIFORNIA
 JANUARY, 1980 SCALE: AS SHOWN
 THE SPAIN CORPORATION

EXHIBIT "C"