

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Citation Builders, 530 Bercut Drive, Sacramento, CA 95814		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	6/7/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC. EX.	15305	EIR	ASSESSOR'S PCL NO. 225-761-12,13; 225-765-11,12

APPLICATION: Lot Line Adjustment (Subdivision Ord., Chapter 40.107)

LOCATION: 175± feet west of Azevedo Drive on the north side of Coroval Drive and 176± feet south of Coroval Drive on the east side of Candido Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to relocate common lot lines between two sets of residential lots located in Frates Ranch Unit.2.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1978 South Natomas Community  
Plan Designation: 4-21 du/ac; 7 minimum, Frates Ranch PUD  
Existing Zoning of Site: R-1 (PUD)  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant residential; R-1(PUD)  
South: Residential; R-1(PUD)  
East: Vacant residential; R-1(PUD)  
West: Residential; R-1(PUD)

Property Dimensions: 110' x 100'  
Property Area: .5± acre  
Density of Development: 8 du/ac  
Topography: Flat  
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

- A. The subject sites are four residential lots located in the Frates Ranch PUD. There are two separate sites located within Unit 2 of the subdivision. The sites are surrounded by existing single family residences and vacant residentially zoned lots. The applicant proposes to relocate the common lot line between each pair of lots five feet. Resulting lots exceed minimum single family lot width requirements.
- B. Plans for the proposed lot line adjustment were routed to Traffic, Engineering, Real Estate and Water and Sewer Divisions. The Real Estate Supervisor requests that existing assessments be paid. The City Engineer requests that the new lines be monumented. Staff has no objection to the request.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305).

STAFF RECOMMENDATION: Staff recommends the Commission approve the proposed 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 FOR  
LOTS 227 AND 228 AND LOTS 420 AND 421 AS SAID  
LOTS ARE SHOWN ON THE AMENDED PLAT OF FRATES  
RANCH UNIT 2, RECORDED IN THE OFFICE OF THE  
RECORDER OF SACRAMENTO COUNTY IN BOOK 139 OF  
MAPS, MAP NO. 17 (P84-221)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for Lots 227 and 228 and Lots 420 and 421 of Frates Ranch Unit 2; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1978 South Natomas Community Plan;

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

that the lot line adjustment for Lots 227 and 228 and  
Lots 420 and 421,

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 pay off existing assessments.
2. The proposed lot lines are to be monumented.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

LOCATION AND  
LAND USE MAP

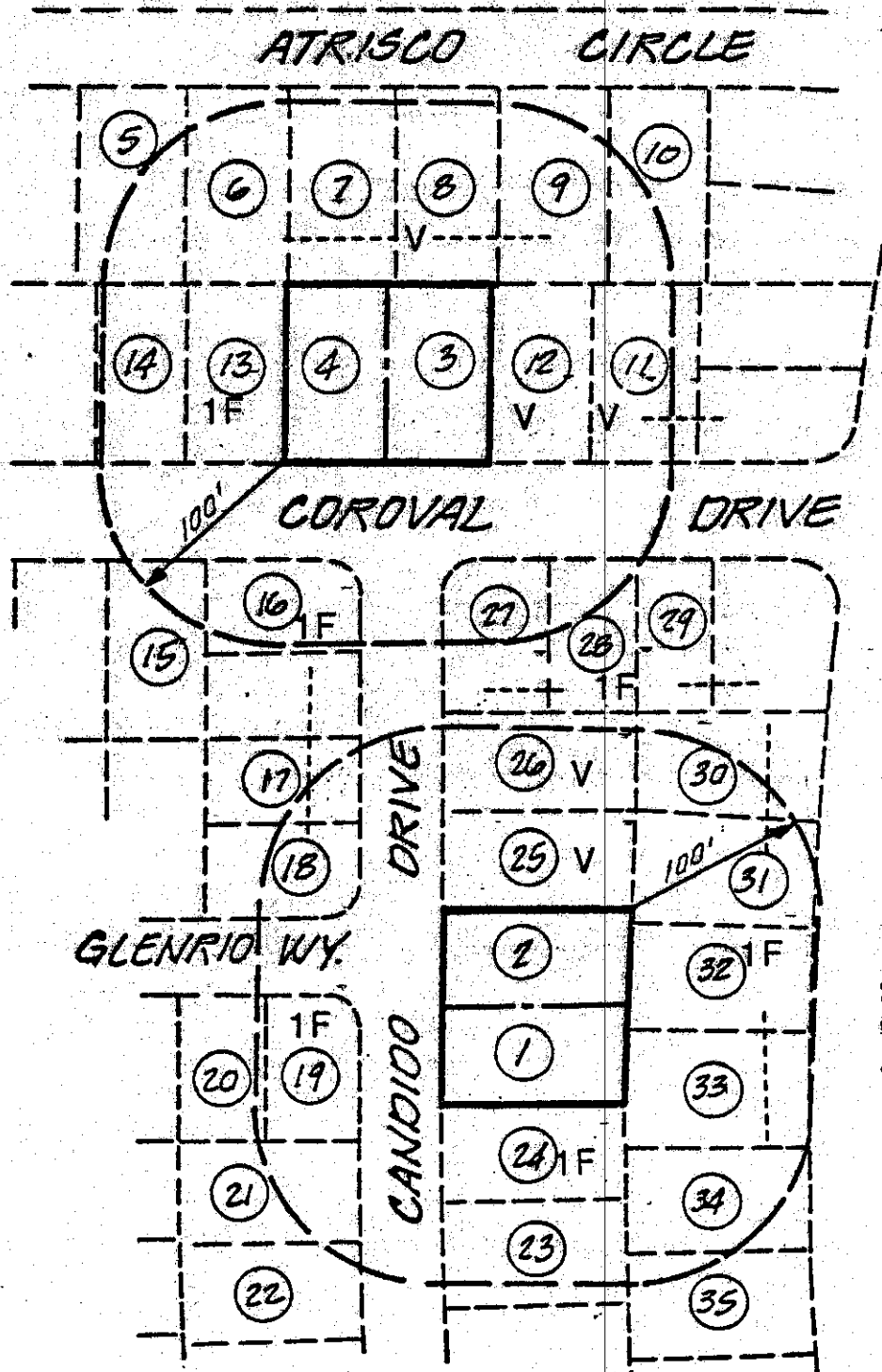
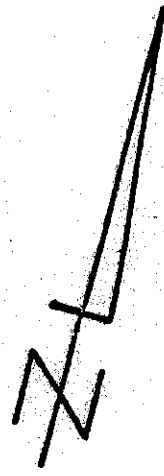
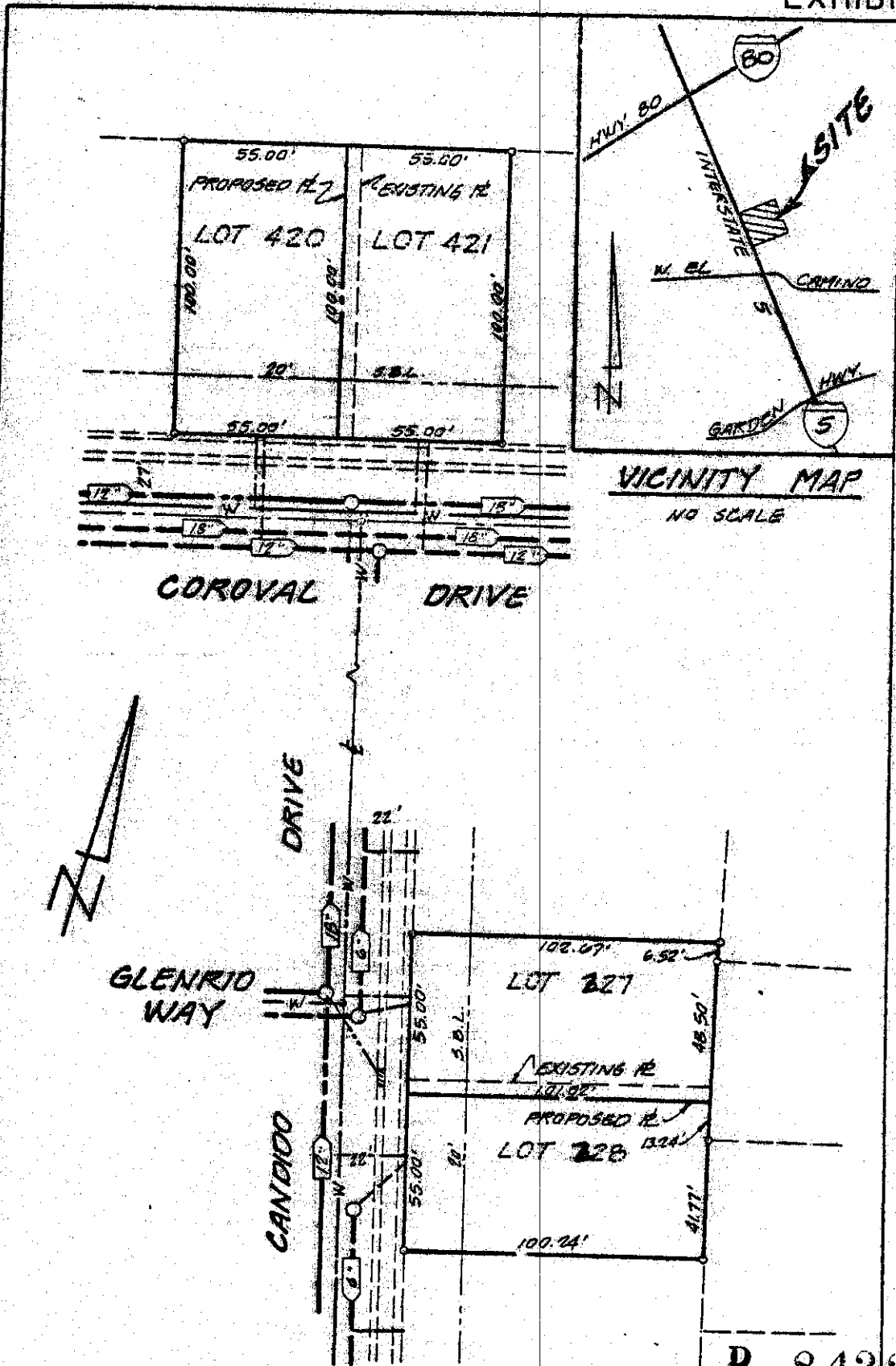



EXHIBIT A



VICINITY MAP  
NO SCALE

P 84221

<p>JOB NO. 1225-147 DATE: 6-84 P.B. _____ SCALE: 1"=40' DRAWN BY: M.Z. CHECKED BY: P.N.</p>	<p>TITLE: LOT LINE ADJUSTMENT OF LOTS 327, 328, 420, 421 OF FRATES RANCH UNIT NO. 2 CLIENT: CITATION BUILDERS</p>	<p> THE SPINK CORPORATION ENGINEERS - PLANNERS - SURVEYORS</p>
---	---	--

P84-221

7-12-84

No. 29

DESCRIPTION OF REVISED LOT 227  
FRATES RANCH UNIT NO. 2

Lot 227 and all that portion of Lot 228, as said lots are shown on the amended plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the most westerly corner of said Lot 227; thence from said point of beginning along the boundary of said Lots 227 and 228 the following three (3) courses and distances: (1) North  $75^{\circ} 30' 00''$  East 102.67 feet, (2) South  $11^{\circ} 51' 51''$  East 6.52 feet and (3) South  $12^{\circ} 54' 10''$  East 48.51 feet; thence South  $75^{\circ} 30' 00''$  West 101.02 feet to a point located on the westerly boundary of said Lot 228; thence along the westerly boundary of said Lots 228 and 227 North  $14^{\circ} 30' 00''$  West 55.00 feet to the point of beginning; containing 5,599 square feet, more or less.

DESCRIPTION OF REVISED LOT 228  
FRATES RANCH UNIT NO. 2

All that portion of Lot 228 as said lot is shown on the amended plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the most Southerly corner of said Lot 228; thence from said point of beginning along the westerly boundary of said Lot 228 North  $14^{\circ} 30' 00''$  West 55.00 feet; thence North  $75^{\circ} 30' 00''$  East 101.02 feet to a point located on the easterly boundary of said Lot 228; thence along the boundary of said Lot 228 the following three (3) courses and distances: (1) South  $12^{\circ} 54' 10''$  East 13.23 feet, (2) South  $13^{\circ} 56' 35''$  East 41.77 feet and (3) South  $75^{\circ} 30' 00''$  West 100.24 feet to the point of beginning; containing 5,529 square feet, more or less.

DESCRIPTION OF REVISED LOT 420  
FRATES RANCH UNIT NO. 2

All that portion of Lot 420 as said lot is shown on the amended plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the most westerly corner of said Lot 420; thence from said point of beginning along the northerly boundary of said Lot 420 North  $75^{\circ} 30' 00''$  East 55.00 feet; thence South  $14^{\circ} 30' 00''$  East 100.00 feet to a point located on the southerly boundary of said Lot 420; thence along the boundary of said Lot 420 the following two (2) courses and distances: (1) South  $75^{\circ} 30' 00''$  West 55.00 feet and (2) North  $14^{\circ} 30' 00''$  West 100.00

DESCRIPTION OF REVISED LOT 421  
FRATES RANCH UNIT NO. 2

Lot 421 and all that portion of Lot 420, as said lots are shown on the amended plat of Frates Ranch Unit No. 2, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 17, described as follows:

Beginning at the most easterly corner of said Lot 421; thence from said point of beginning along the southerly boundary of said Lots 421 and 420 South  $75^{\circ} 30' 00''$  West 55.00 feet; thence North  $14^{\circ} 30' 00''$  West 100.00 feet to a point located on the northerly boundary of said Lot 420; thence along the northerly boundary of said Lots 420 and 421 North  $75^{\circ} 30' 00''$  East 55.00 feet to the most northerly corner of said Lot 421; thence along the easterly boundary of said Lot 421 South  $14^{\circ} 30' 00''$  East 100.00 feet to the point of beginning; containing 5,500 square feet, more or less.