

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P O Box 2511, Sacramento, CA 95811			
OWNER	U. S. Home Corporation & Discovery Village Homeowners Assoc. 1054 E. Flamingo Rd. #84, Las Vegas, Nv. 90067			
PLANS BY	Applicant			
FILING DATE	11/14/86	ENVIR. DET.	EX15305 a	
ASSESSOR'S PCL. NO.	225-380-38 & 225-960-07		REPORT BY	FG/vf

APPLICATION: Lot Line Adjustment to relocate the common property line between two lots.

LOCATION: South side, Stonecreek Drive, approximately 525 feet south of Brewerton Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1986 South Natomas Community Plan Designation:	Medium density, residential, (7-15 du/ac)
Existing Zoning of Site:	R-1A and R-1AR
Existing Land Use of Site:	Residential

Surrounding Land Use and Zoning:

North:	Residential; R-1, R-1A, R-2B PUD
South:	Residential; R-1A PUD, R-2B PUD
East :	Apartments ; R-1, R-2B PUD
West :	Residential; R-1A PUD

Property Dimensions:	Irregular
Property Area:	0.0154+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots involving 0.0154+ acres which are zoned townhouse (R-1A and R-1A R). The site is designated for residential use by the 1974 General Plan and medium density residential (7-15 du/ac) by the 1986 South Natomas Community Plan. Surrounding uses are single and multiple family residential;
- B. The applicant is proposing to relocate the common property line between the two lots. The residential units located on parcel B are presently using the area within the boundary adjustment as part of their development. The adjustment would simply legitimize that usage.
- C. The project has been reviewed by Real Estate, Traffic and Public Works. No comments were received.

APPLC. NO. P86-451 MEETING DATE 12/8/86 ITEM NO 32

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

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION ON DATE OF DECEMBER 18, 1986

APPROVING A LOT LINE ADJUSTMENT TO LOT 63 OF SOUTHWICK

(P86-451)

WHEREAS, the Planning Director has submitted to the Planning Commission, a report and recommendation concerning the lot line adjustment for property located south side, Stonecreek Drive, approximately 525 feet south of Brewerton Drive; 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 1986 South Natomas 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 residential use by the 1986 S. Natomas Community Plan and the proposed lot line adjustment 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 south side Stonecreek Drive, approximately 525 feet south of Brewerton Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

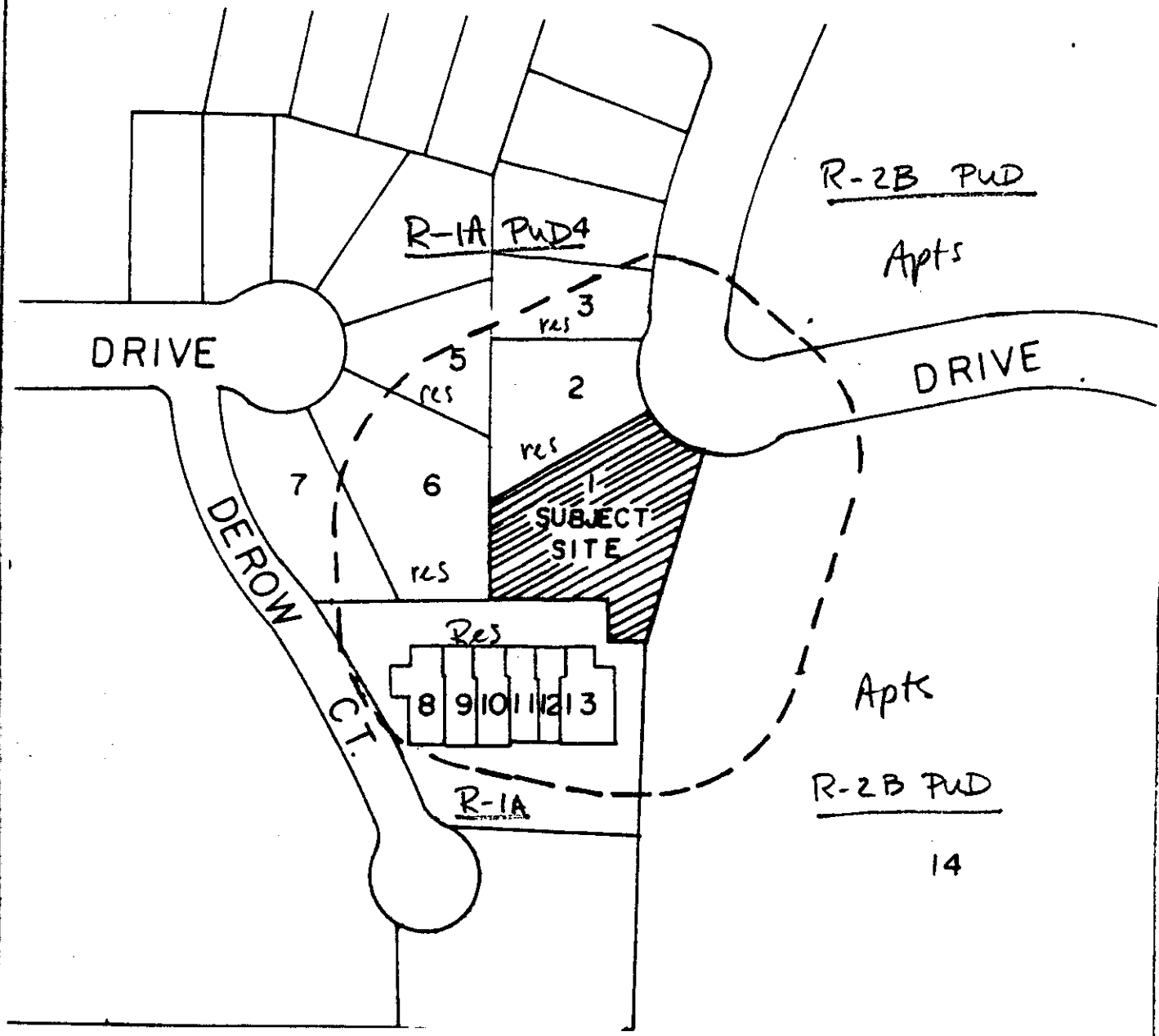
CHAIR

ATTEST

SECRETARY TO CITY PLANNING COMMISSION

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

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

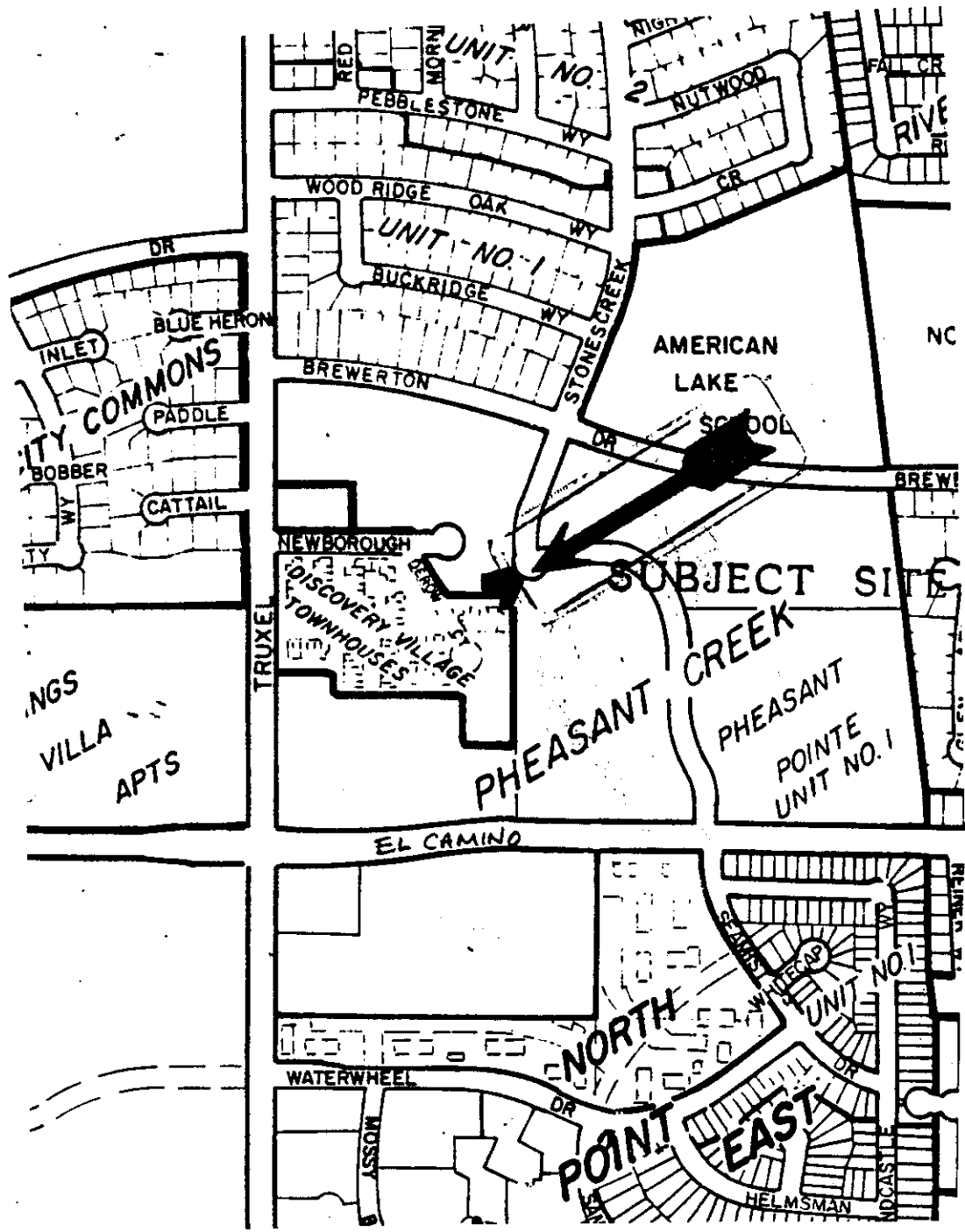


LAND USE & ZONING MAP

PS6-451

12-8-86

Item 32



VICINITY MAP

Exhibit A

9184-011-1

November 5, 1986

PROPOSED LOT

All that portion of Lot 63, as said lot is shown on the on the official plat map of Southwick, recorded in the office of the Recorder of Sacramento County in Book 169 of Maps, Map No. 11, described as follows:

Beginning at the most Northeasterly corner of said Lot 63, thence from said point of beginning along the boundary of Lot 63 the following three (3) courses: 1) South $59^{\circ} 45' 02''$ West 120.04 feet, 2) South $00^{\circ} 09' 00''$ East 58.99 feet and 3) North $89^{\circ} 51' 00''$ East 72.48 feet; thence North $89^{\circ} 51' 00''$ East 31.82 feet to a point located on the Easterly boundary of Lot 63; thence along said Easterly boundary of Lot 63 North $17^{\circ} 54' 03''$ East 98.90 feet; curving to the right on an arc of 56.00 feet radius, said arc being subtended by a chord bearing North $51^{\circ} 10' 27''$ West 40.00 feet to the point of beginning; containing 0.253 acres more or less.

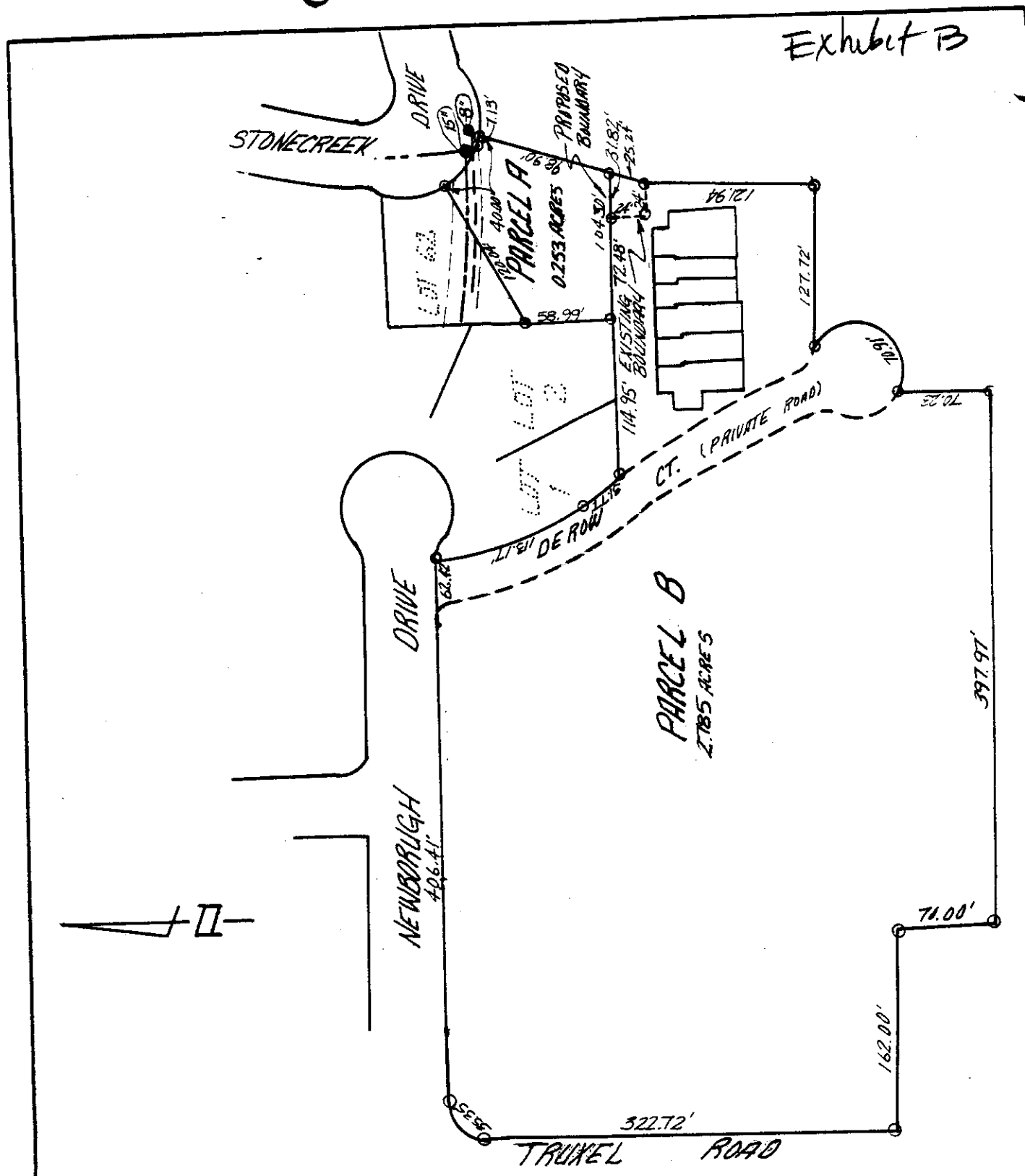
TR 11-12-86

786-451

12-1-86

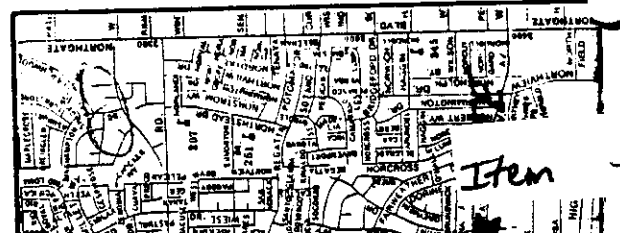
Item 32

Exhibit B



P86-451

12-8-86



32