

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, 720 F Street, Sacramento, CA 95814				
OWNER	A Seckman & J. Dunham, 2232 & 2236 Murieta Way, Sacramento, CA 95822				
PLANS BY	The Spink Corporation, 720 F Street, Sacramento, CA 95814				
FILING DATE	5/8/86	ENVIR. DET.	Exempt 15305(a)	REPORT BY	LP:bw
ASSESSOR'S-PCL. NO.	018-237-06,07				

APPLICATION: Lot Line Adjustment to relocate a common property line 3.5 feet to the west on 0.5+ developed acres

LOCATION: 2232 and 2236 Murieta Way

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common property line.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Sutterville Heights Community Plan Designation:	Light Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Two single family residences

Surrounding Land Use and Zoning:

North:	Single Family Residence; R-1
South:	Single Family Residence; R-1
East:	Single Family Residence; R-1
West:	Single Family Residence; R-1

Property Dimensions:	Irregular
Property Area:	0.5+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totaling 0.5+ acres located at 2232 and 2236 Murieta Way in a Single Family Residential (R-1) zone. The surrounding land uses are exclusively single family residences. The existing development is consistent with the 1974 General Plan, which designates the site for residential development.
- B. The applicant is proposing to relocate the common property line 3.5+ feet to the west. This will result in one lot having a 12-foot side yard setback and the other lot with a 12.5 foot side yard setback. The reason for the relocation is to allow one lot to have a side yard wide enough to accommodate a driveway so that a recreational vehicle can be parked in the rear yard.
- C. The project was reviewed by the City Engineer, Traffic Engineering, Building Inspections, Water and Sewer and Real Estate Divisions and no comments were received.

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 3.5 FEET TO THE WEST BETWEEN LOTS 78
AND 79 OF THE WRIGHT AND KIMBROUGH SUTTERVILLE PARKS
P86-186 (APN: 018-237-06,07)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2232 and 2236 Murieta 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 1965 Sutterville Heights 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 1974 General Plan, and the proposed lot line adjustment conforms with the plan designation;

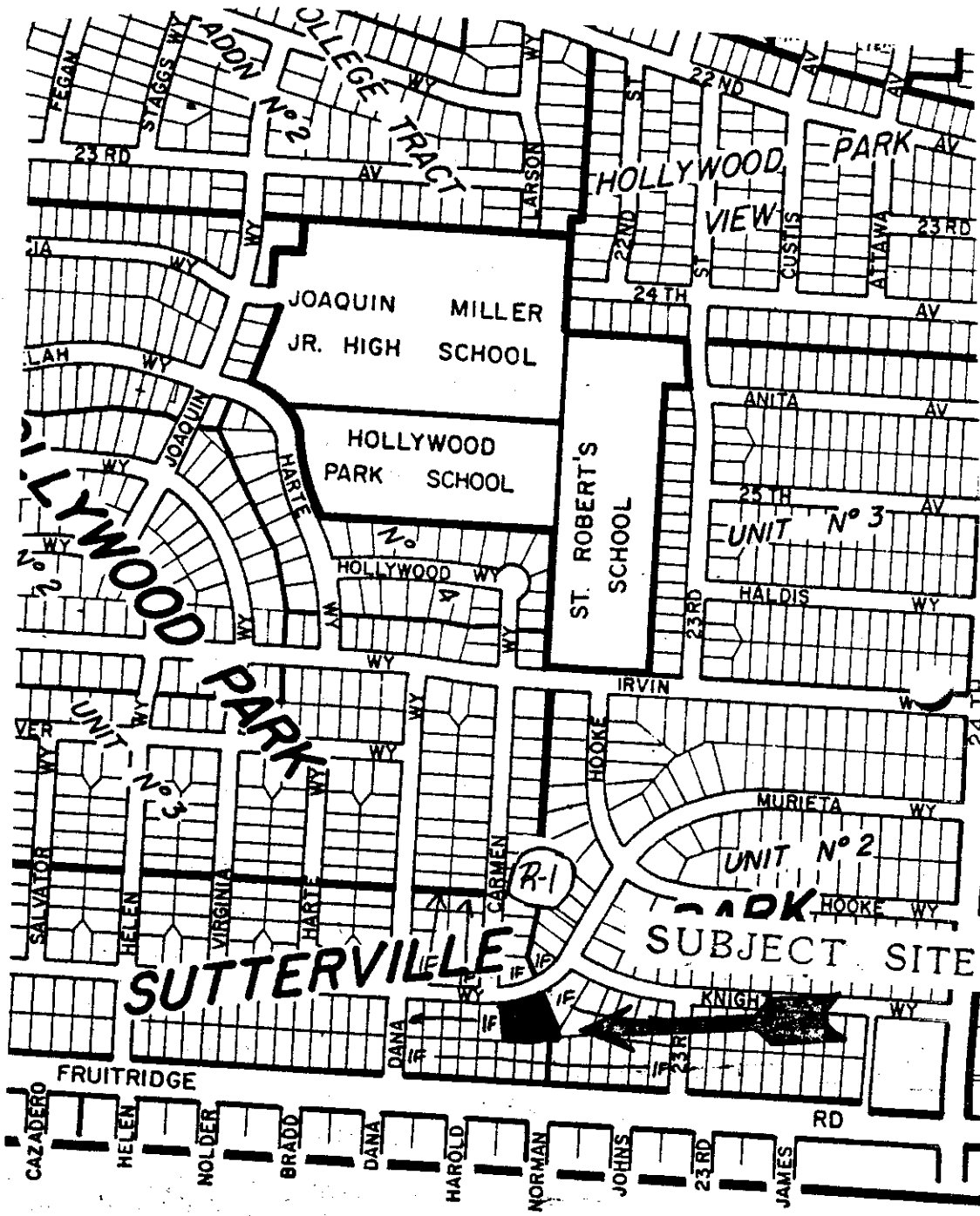
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 2232 and 2236 Murieta Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

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Stem

Exhibit A

2400-003

DESCRIPTIONS OF PROPOSED PARCELS

PARCEL NO. 1:

All that portion of Lot 79, as said lot is shown on the official plat of "Wright and Kimbrough Sutterville Parks", recorded in the office of the Recorder of Sacramento County in Books 24 of Maps, Map no. 25, described as follows:

Beginning at the Northwest corner of said Lot 79; thence from said point of beginning along the Northerly boundary of said Lot 79, curving to the left on an arc of 251.00 feet radius, said arc being subtended by a chord bearing North 76° 06' 35" East 62.40 feet; thence leaving said Northerly boundary South 21° 35' 33" East 138.32 feet to a point on the Southerly boundary of said Lot 79; thence along said Southerly boundary the following two (2) courses: (1) South 81° 16' 00" West 57.32 feet and (2) North 89° 36' 35" West 40.38 feet to the Southwest corner of said Lot 79; thence along the Westerly boundary of said Lot 79 North 06° 45' 00" West 122.91 feet to the point of beginning, containing 0.238 acre, more or less.

PARCEL NO. 2:

All that portion of Lots 78 and 79, as said lots are shown on the official plat of "Wright and Kimbrough Sutterville Park", recorded in the office of the Recorder of Sacramento County in Book 24 of Maps, Map No. 25, described as follows:

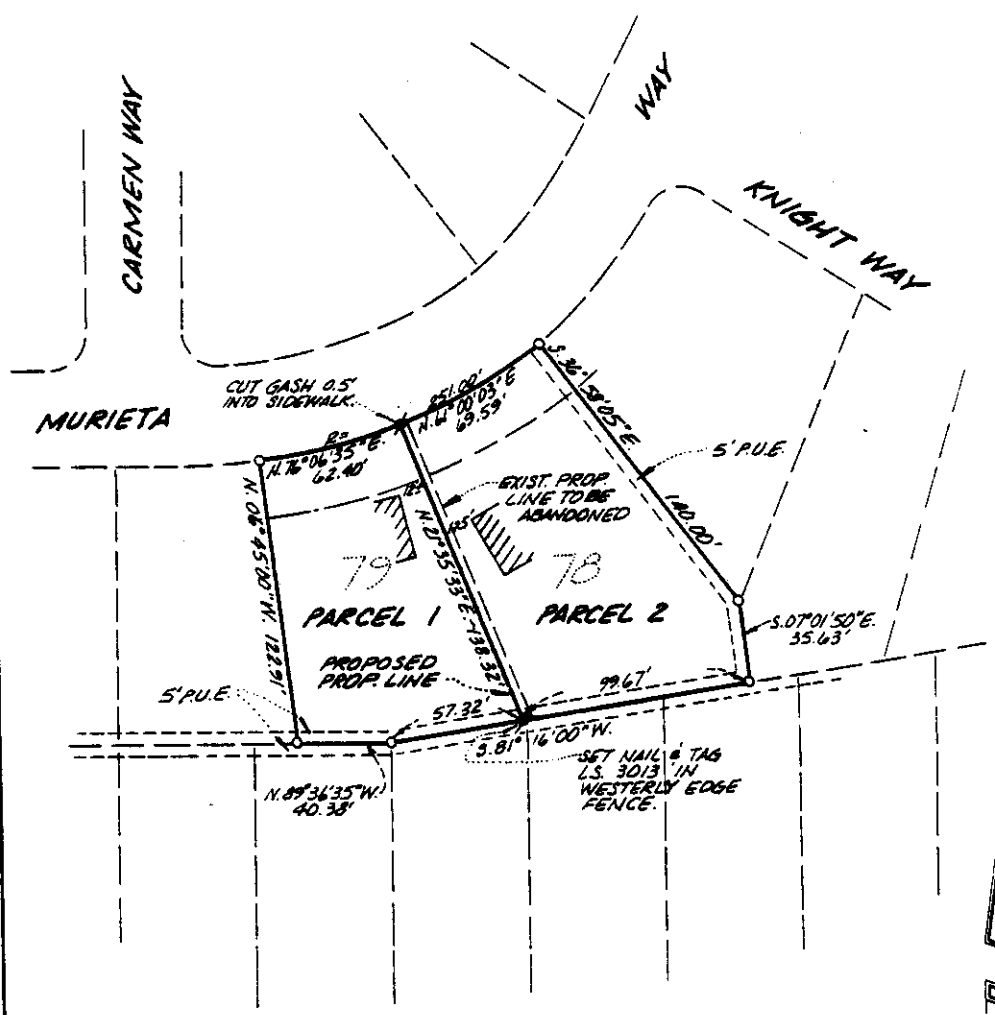
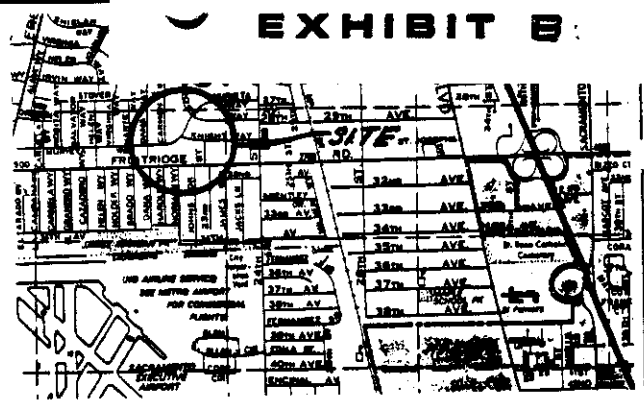
Beginning at a point beginning the Northeast corner of said Lot 78; thence from said point of beginning along the Easterly boundary of said Lot 78 the following two (2) courses: (1) South 36° 58' 05" East 140.00 feet and (2) South 07° 01' 50" East 35.63 feet to the Southeast corner of said Lot 78; thence along the Southerly boundary of said Lots 78 and 79 South 81° 16' 00" West 99.67 feet; thence leaving said Southerly boundary North 21° 35' 33" West 138.32 feet to a point on the Northerly boundary of said Lot 79; thence along the Northerly boundary of said Lots 78 and 79 curving to the left on an arc of 251.00 feet radius, said arc being subtended by a chord bearing North 61° 00' 03" East 69.59 feet to the point of beginning, containing 0.317, acre more or less.

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EXHIBIT B



JOB NO: 2400-003	TITLE: LOT LINE ADJUSTMENT OF LOTS 78 & 79 OF SUTTERVILLE PARK
DATE: 5/86	
P. D.:	
SCALE: 1" = 60'	CLIENT: CHARLES AND JOAN DUNHAM
DRAWN BY: KAJ	
CHECKED BY: CN	

THE SPINK CORPORATION
 ENGINEERS - PLANNERS - SURVEYORS

CODE: M-22 OR NO H-6065

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