

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811				
OWNER	Harris, John K. & Nora L. - 6816 Gloria Drive, Sacramento, CA 95831				
PLANS BY	Spink Corporation - P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	9-14-84	50 DAY CPC ACTION DATE		REPORT BY:	GM:sg
NEGATIVE DEC.	Ex. 15305(a)	EIR		ASSESSOR'S PCL. NO.	031-020-55;031-980-02,03

APPLICATION: Lot Line Adjustment to relocate common proptry lines between three parcels totalling 0.47+ vacant acres in the Single Family (R-1) zone.

LOCATION: Gloria Drive between Spinnaker Way and Peytona Way

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1976 South Pocket Community
Plan Designation: Low density residential
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Single family; R-1
South: Vacant; R-1
East: Single family; R-1
West: Multiple family; R-1

Property Area: 20,484 square feet
Square Footage of Lots: 7,722+ sq. ft., 6,360+ sq. ft., 6,300+ sq. ft.
Topography: Flat
Street Improvements: To be provided
Utilities: To be provided

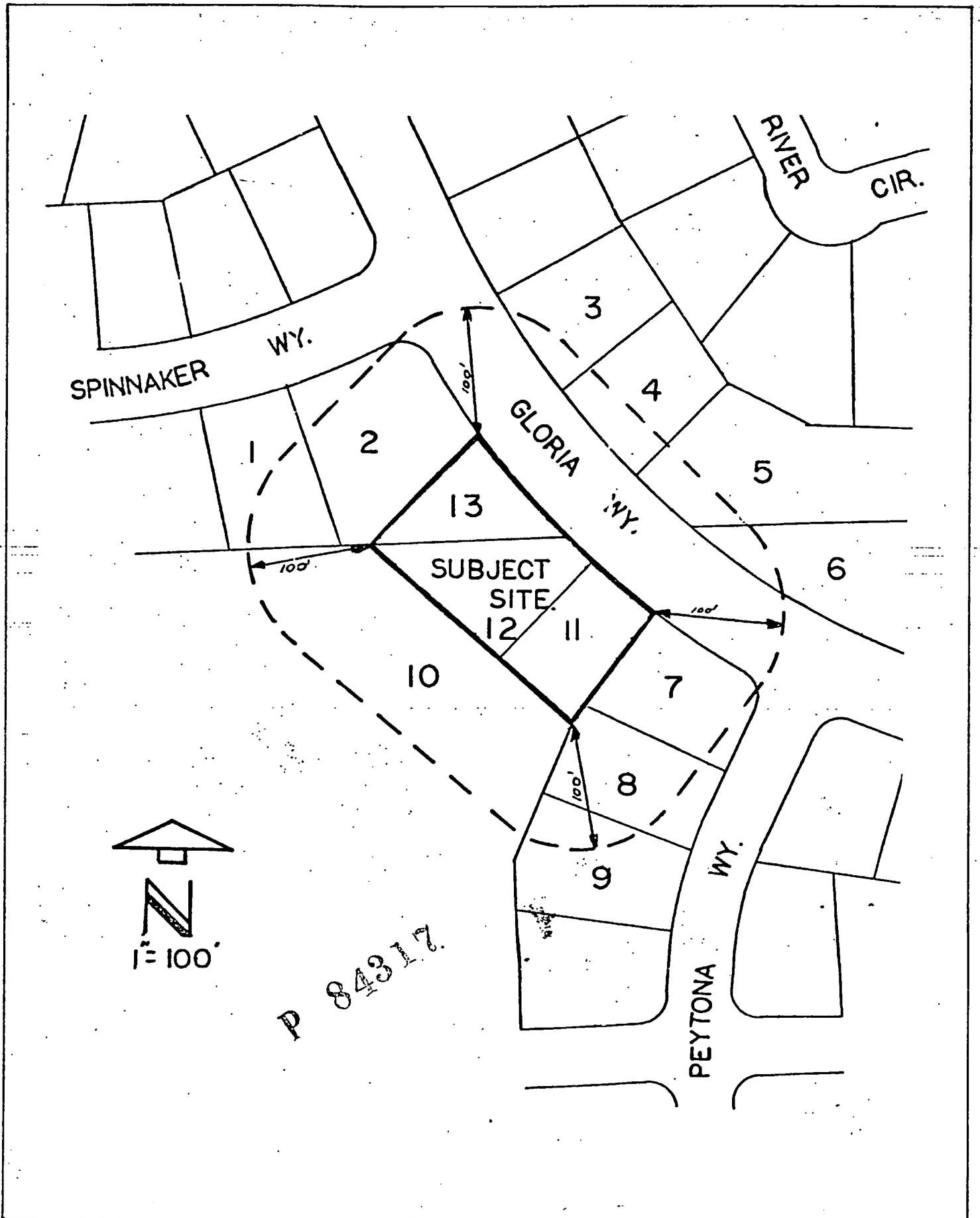
PROJECT EVALUATION:

- A. The subject site consists of three existing irregular shaped single family lots adjoining Gloria Drive in the South Pocket area. The proposed lot line adjustment will create three usable standard size single family lots.
- B. The proposed lot line adjustments were reviewed by the offices of City Engineering, Traffic and City Real Estate. There were no comments to the proposed lot line adjustment.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review, pursuant to State CEQA Guidelines (Section 15305(a)).

STAFF RECOMMENDATION: The staff recommends the Commission approve the lot line adjustment by adopting the attached resolution with conditions.

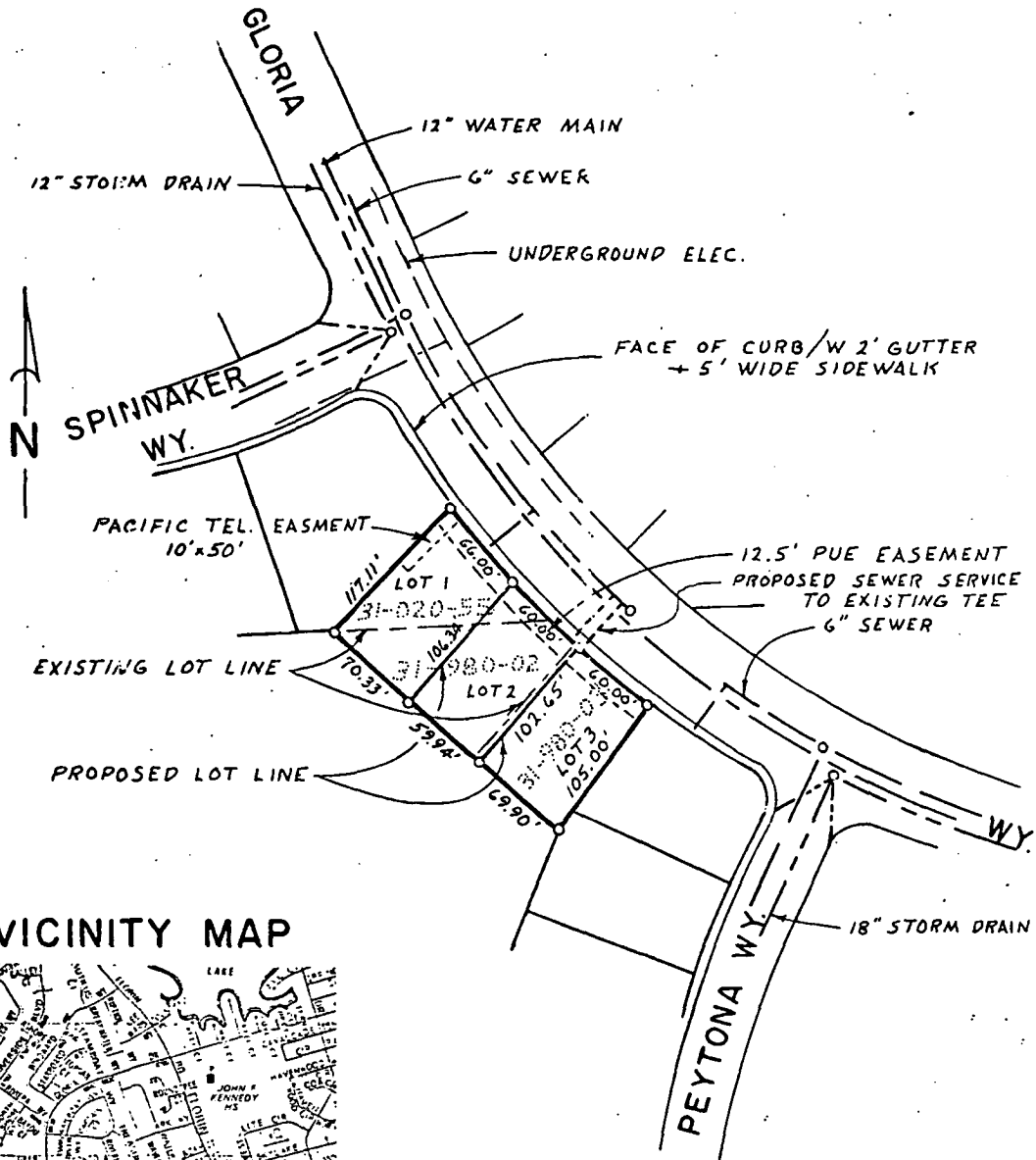
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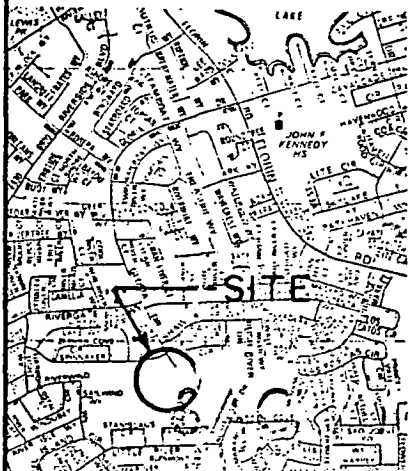
VICINITY MAP

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LOT LINE ADJUSTMENT, GREENHAVEN UNIT NO. 18 LOTS A, 78 & PORTION OF TRACT 2 S.L.S. NO. 147



VICINITY MAP



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JOB NO <u>5262-02</u> DATE: <u>8-8-84</u> P. D. _____ SCALE: <u>1"=100'</u> DRAWN BY: <u>JF</u> CHECKED BY: _____	TITLE: <u>LOT LINE ADJUSTMENT, GREENHAVEN UNIT NO. 18 LOTS A, 78 + PORTION OF TRACT 2 S.L.S. NO. 147.</u> CLIENT: <u>JOHN HARRIS</u>	 THE SPINK CORPORATION ENGINEERS - PLANNERS - SURVEYORS
SCALE IN INCHES 		CODE: <u>PKT 14</u> OR NO <u>H5926</u>

N74287

PARCEL 1

All that portion of Tract 2, as shown on the plat of "Swamp Land Survey No. 147," recorded in the office of the Recorder of Sacramento County in Book 6 of Maps, Map No. 36 and all that portion of Lot A, as shown on the plat of "Greenhaven Unit No. 18," recorded in the office of the Recorder of Sacramento County in Book 157 of Maps, Map No. 16-A, described as follows:

Beginning at the most Easterly corner of Lot 74, as said Lot is shown on the official plat of "Parkview Estates No. 1," recorded in the office of the Recorder of Sacramento County in Book 126 of Maps, Map No. 17; thence from said point of beginning along the Southerly boundary of said "Parkview Estates Unit No. 1," curving to the left on an arc 632.00 feet radius, said arc being subtended by a chord bearing South $39^{\circ} 41' 18''$ East 66.00 feet; thence South $41^{\circ} 52' 38''$ West 106.34 feet, to the boundary of said Lot A; thence along said boundary North $48^{\circ} 55' 22''$ West 70.33 feet to the Southerly boundary of said "Parkview Estates Unit No. 1;" thence along the Southerly boundary of said "Parkview Estates Unit No. 1," North $44^{\circ} 20' 37''$ East 117.11 feet to the point of beginning, containing 0.173 acres, more or less.

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PARCEL 2

All that portion of Tract 2, as shown on the plat of "Swamp Land Survey No. 147," recorded in the office of the Recorder of Sacramento County in Book 6 of Maps, Map No. 36 and all that portion of Lot A and Lot 78 as shown on the plat of "Greenhaven Unit No. 18," recorded in the office of the Recorder of Sacramento County in Book 157 of Maps, Map No. 16-A described as follows:

Beginning at a point which bears North $50^{\circ} 50' 37''$ West 60.00 feet from the most Easterly corner of said Lot 78; thence from said point of beginning South $41^{\circ} 52' 38''$ West 102.65 feet to the Westerly boundary of said Lot; thence along said boundary North $48^{\circ} 55' 22''$ West 59.94 feet; thence North $41^{\circ} 52' 38''$ East 106.34 feet; thence curving to the left on an arc of 632.00 feet radius, said arc being subtended by a chord bearing South $45^{\circ} 24' 08''$ East 60.00 feet to the point of beginning, containing 0.143 acres more or less.

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PARCEL 3

All that portion of Lot 78, as shown on the plat of "Greenhaven Unit No. 18," recorded in the office of the Recorder of Sacramento County in Book 157 of Maps, Map No. 16-A described as follows:

Beginning at the most Easterly corner of Lot 78, as said Lot is shown on the official plat of "Greenhaven Unit No. 18;" thence along the boundary of said Lot 78, South $36^{\circ} 26' 08''$ West 105.00 feet to the Westerly boundary of said Lot; thence along the Westerly boundary North $48^{\circ} 55' 22''$ West 69.90 feet; thence North $41^{\circ} 52' 38''$ East 102.65 feet to the Northerly boundary of said Lot 78; thence curving to the left on an arc of 632.00 feet radius, said arc being subtended by a chord bearing South $50^{\circ} 50' 37''$ East 60.00 feet to the point of beginning, containing 0.154 acres, more or less.

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