

# CITY PLANNING COMMISSION

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

APPLICANT	TASK Engineering, Inc., P.O. Box 860, Fair Oaks, CA 95628		
OWNER	Centex Homes of California, Inc., 10144, Fair Oaks Boulevard, Fair Oaks, CA 95628		
PLANS BY			
FILING DATE	3-5-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 117-541-01,02,07 & 08

APPLICATION: Lot Line Adjustment to relocate a common property line 10 feet to the south for four parcels developed with two halfplex units on .33± acres in the Townhouse (R-1A) zone.

LOCATION: Southeast corner Ehrhardt and Lockborne Drives

PROPOSAL: The applicant is requesting the necessary entitlement to allow concrete driveways to be constructed without the removal or relocation of an existing SMUD transformer.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1968 Valley Hi Community Plan  
Designation: Light Density Residential  
Existing Zoning: R-1A (Townhouse)  
Existing Land Use: 4 halfplex units

Surrounding Land Use and Zoning:

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

Parking Required: 4 spaces  
Parking Provided: 8 spaces  
Ratio Required: 1 per dwelling unit  
Ratio Provided: 2 per dwelling unit  
Property Dimensions: Approx. 33' x 100'  
Property Area: Approx. 3,630 each  
Density of Development: 12 du/ac.  
Significant Feature of Site: 4 halfplex units under construction  
Topography: Flat  
Street Improvements/Utilities: Existing

BACKGROUND INFORMATION: The City Council on July 27, 1982 approved a resubdivision to halfplex lots for a portion of Erhardt Estates. One of the conditions of that project was a provision that corner halfplex units have garages fronting onto separate streets. A revised site plan for the subject site, which meets that condition, was approved by staff on September 20, 1982 (see Exhibit C).

001399

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is located in a developing residential area. The requested lot line adjustment would relocate a line common to four halfplex units, which are under construction, 10 feet to the south. Staff has no objection to the request in that it will allow a concrete driveway to be constructed without the removal or relocation of an existing SMUD transformer.

APPLC. NO. P84-091

MEETING DATE April 12, 1984

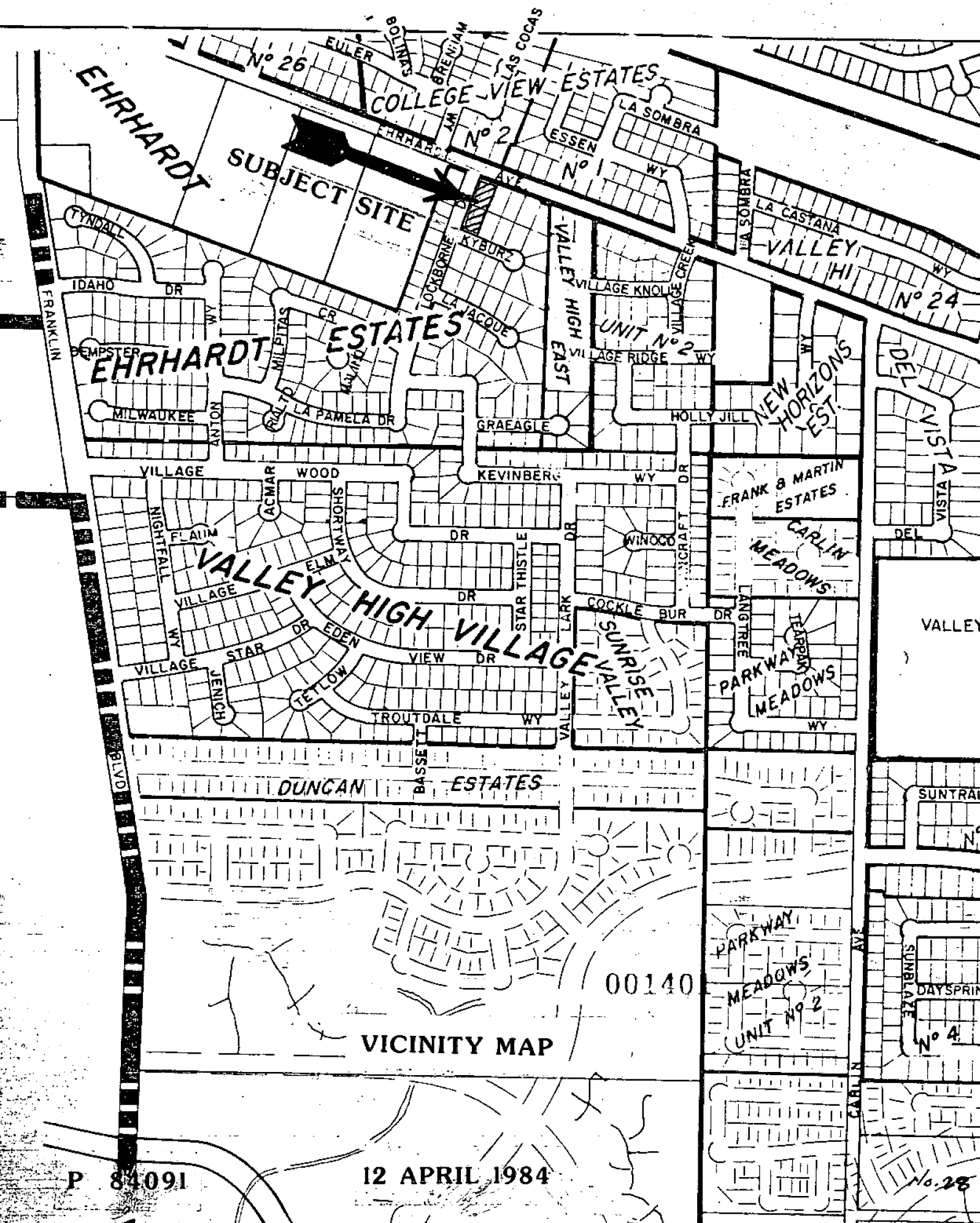
CPC ITEM NO. 28

2. The proposed lot line adjustment was reviewed by City Engineer, Traffic, Fire, Building Inspections, Water/Sewers and Real Estate. There were no objections; however, the following comments were received:
- a. Engineering requires that 1) the new lot line be monumented; 2) a new plat shall be provided prior to filing for a certificate of compliance; and 3) private easements may be required for water and sewer lines;
  - b. Building Inspections requires that buildings shall conform to property line firewall requirements;
  - c. Water and Sewer requires separate water and sewer services be provided for each unit.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.

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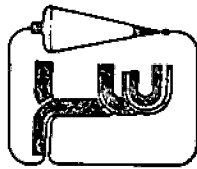
VICINITY MAP

12 APRIL 1984

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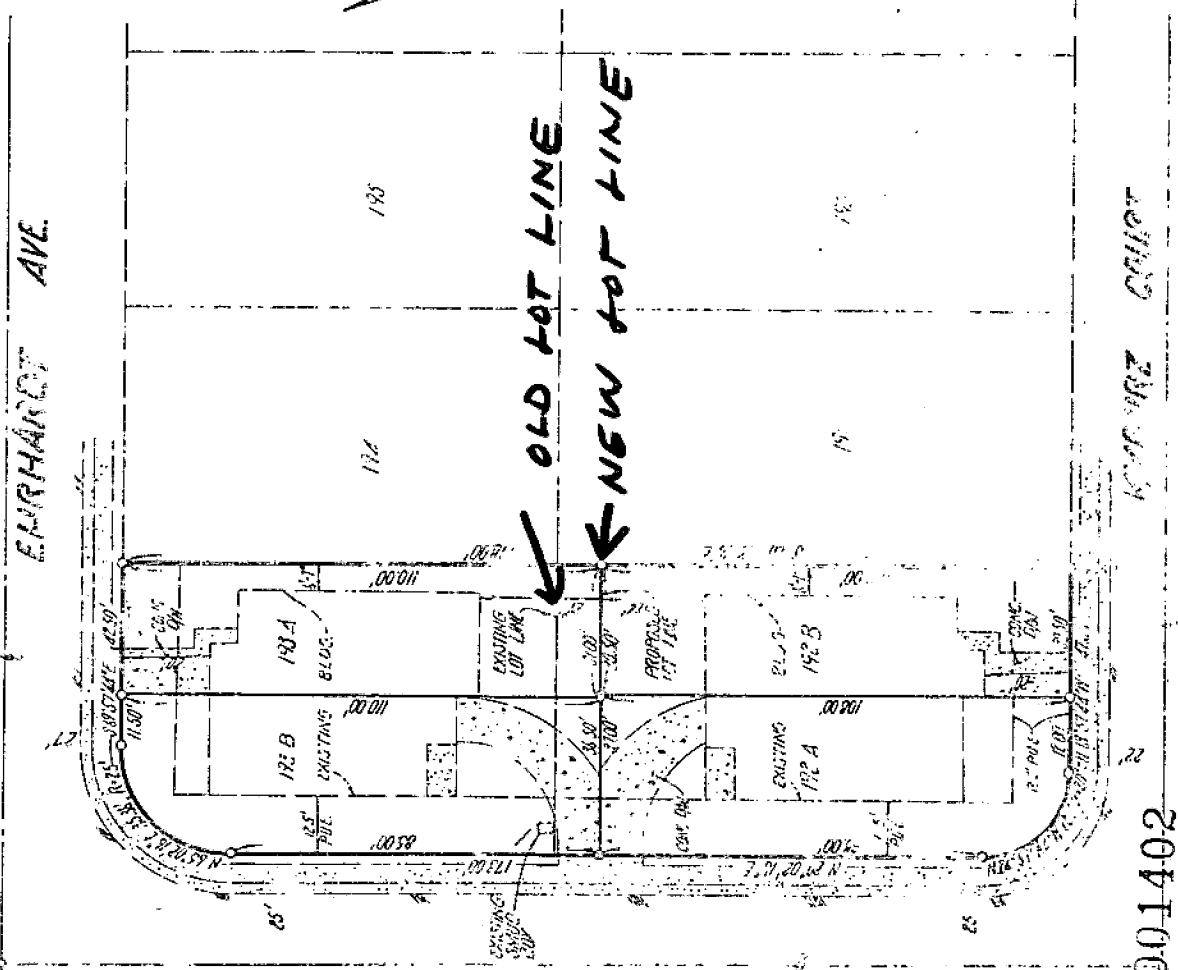
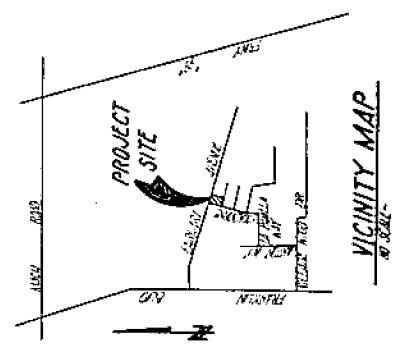
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# EXHIBIT A

## LOT LINE ADJUSTMENT

FOR  
LOT 192 A, 192 B, 193 A & 193 B, PER RESUB OF 'ENRHARDT ESTATES'  
1300 S.W.M. 2  
COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, CALIFORNIA  
SCALE 1"=20' , SHEET 1 OF 1 , MARCH, 1984  
**TASK ENGINEERING, INC.**  
ASSOCIATES' PARCEL NO. 17-341-12, 7 1/8

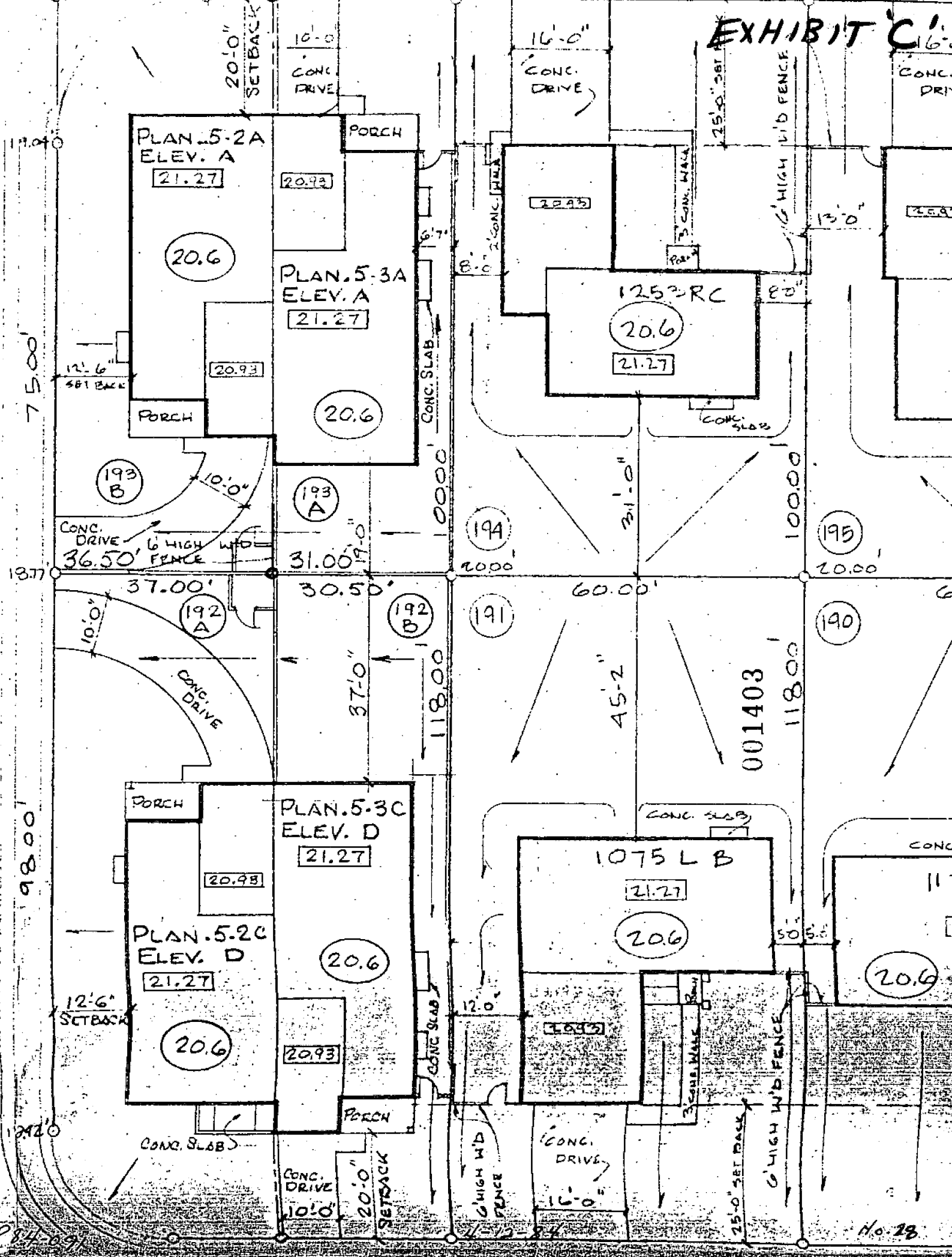


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EXHIBIT C



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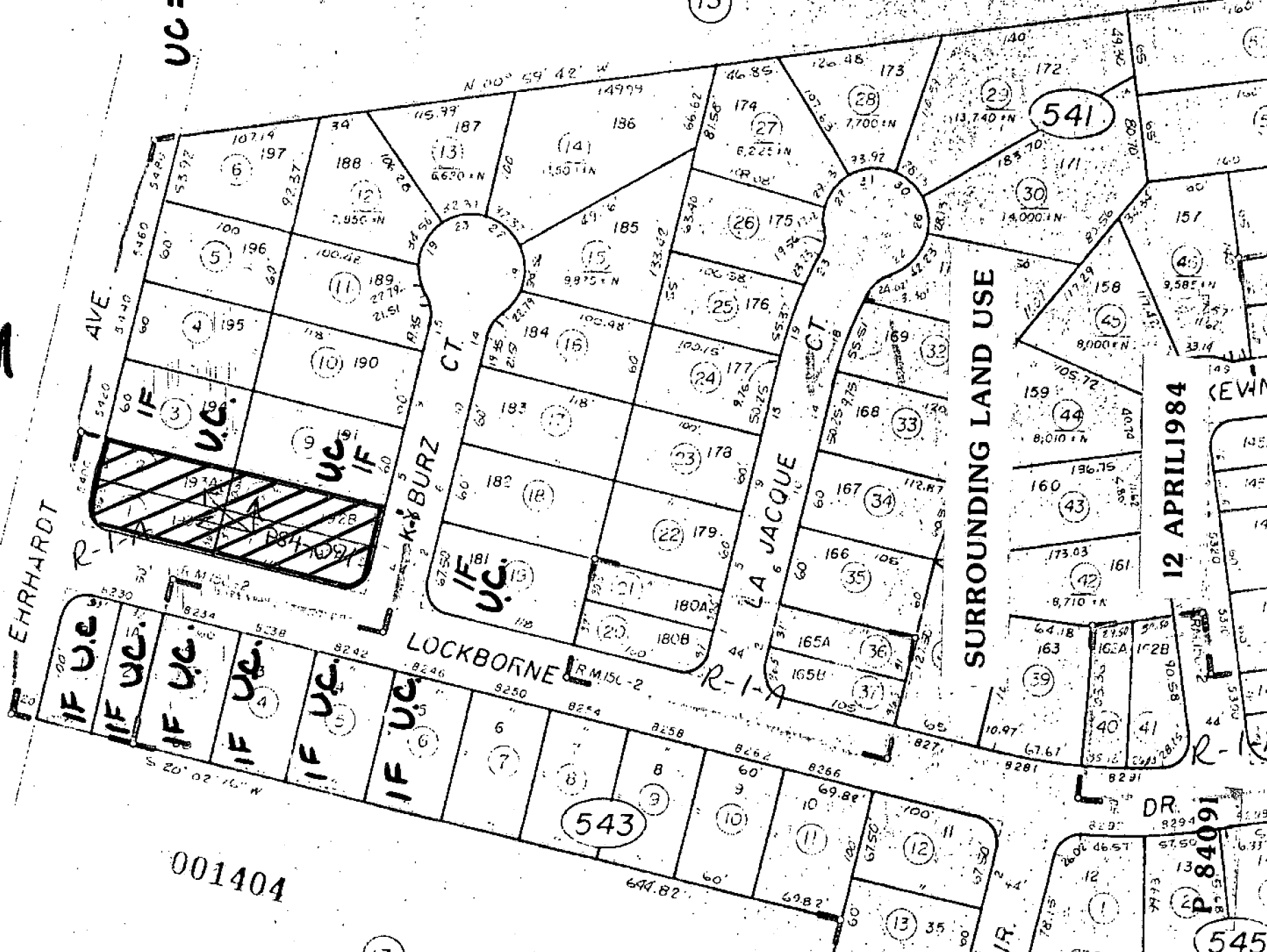
POR. T.7N., R.5E., M.D.B. & M.

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UC = UNDER CONSTRUCTION

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12 APRIL 1984

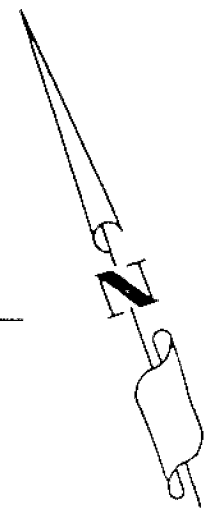
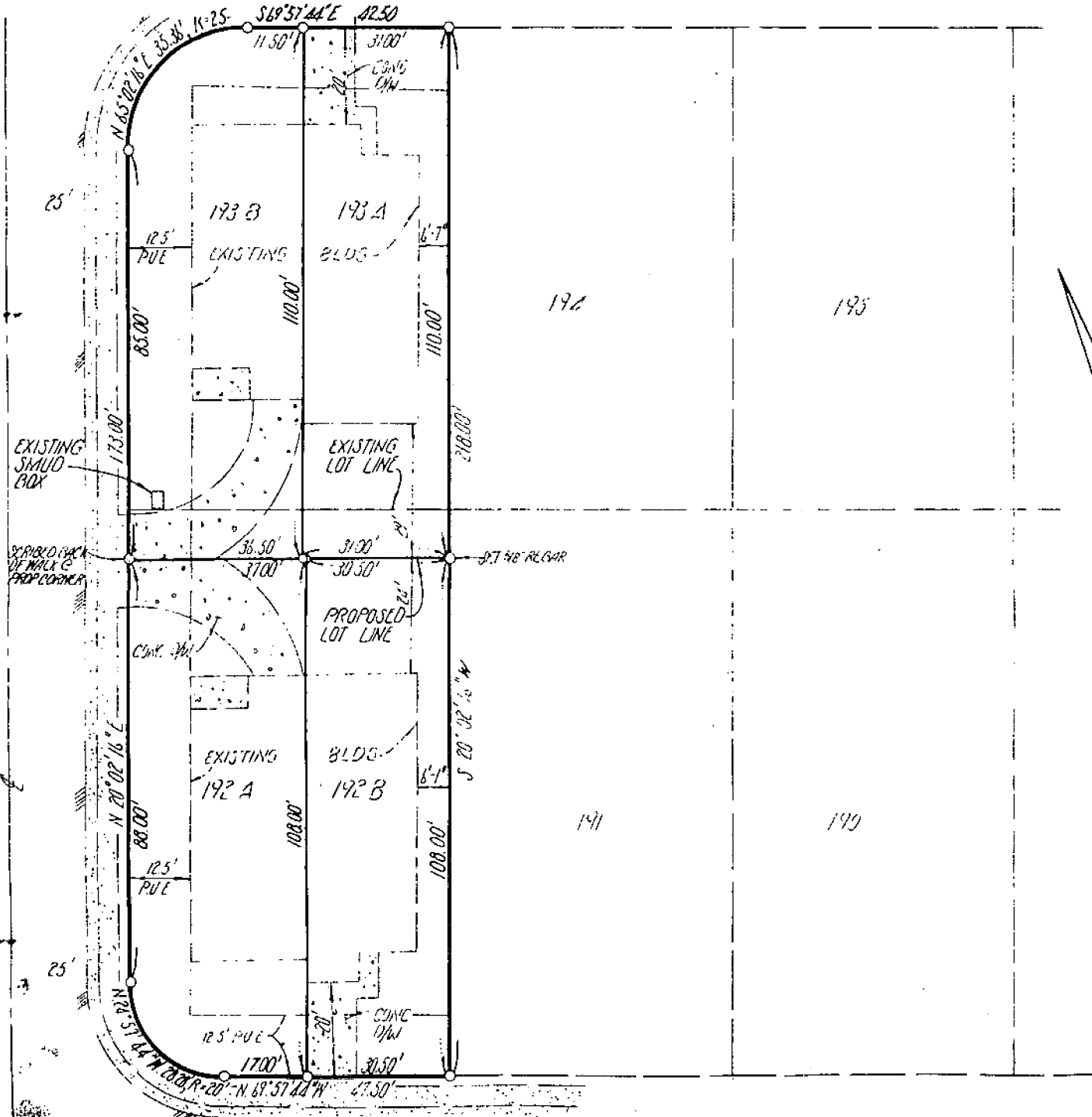
545

25'

DRIVE

LOCKBORNE

25'



VICIN

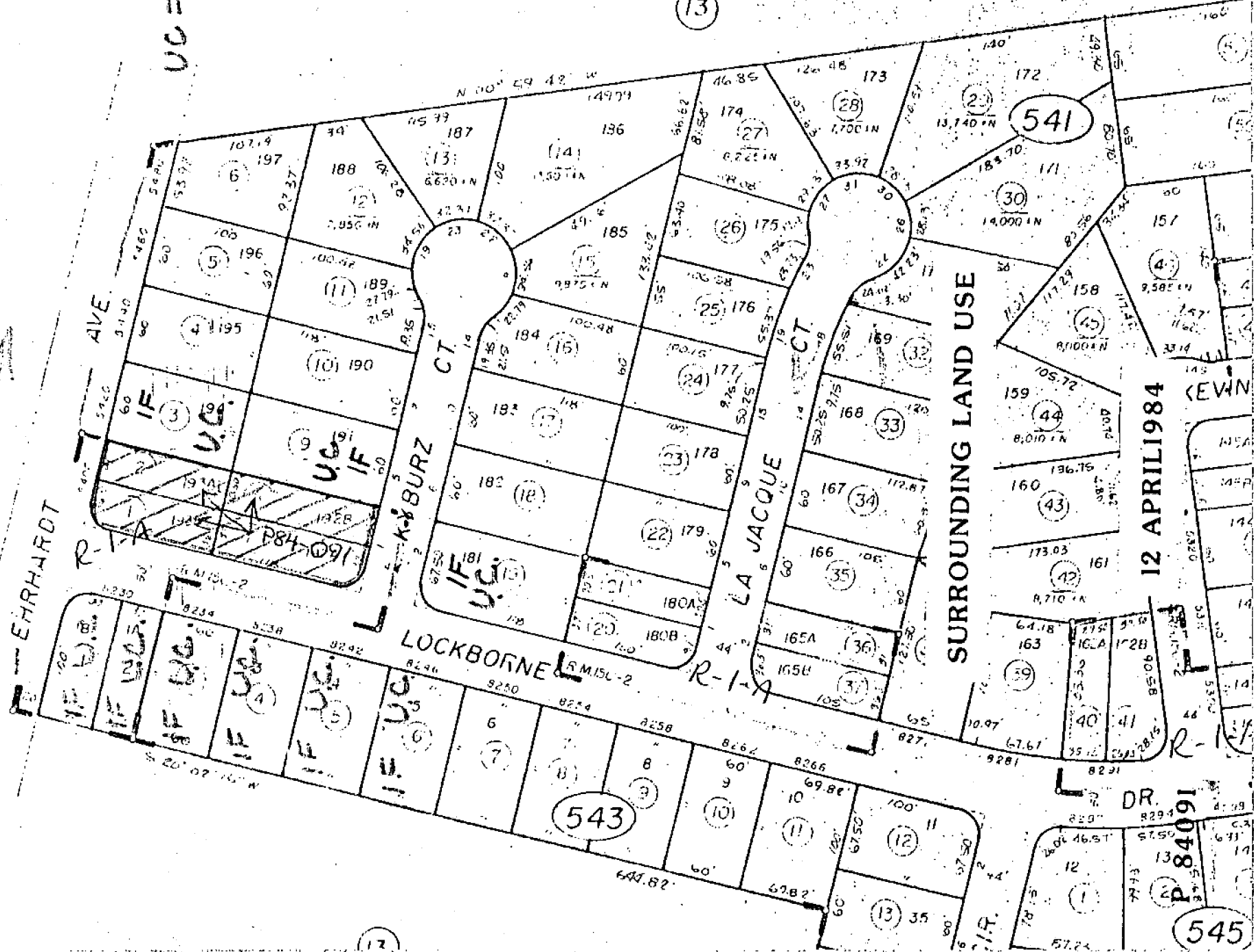
POR. T.7N., R.5E., M.D.B. & M.

001406

No. 18

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UC = UNDER  
CONTRACT



SURROUNDING LAND USE

12 APRIL 1984

KEVIN

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543

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