

CITY PLANNING COMMISSION

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

APPLICANT <u>Spink Corporation, P.O. Box 2511, Sacramento, CA 95811</u>
OWNER <u>Homes Savings of America, 3704 Bridgeford Drive, Sacramento, CA 95834</u>
PLANS BY <u>Spink Corporation, P.O. Box 2511, Sacramento, CA 95811</u>
FILING DATE <u>8-5-85</u> ENVIR. DET. <u>Exempt 15305(a)</u> REPORT BY <u>DH:bw</u>
ASSESSOR'S-PCL. NO. <u>225-842-04,05</u>

APPLICATION: Lot Line Adjustment to relocate a common property line between two parcels in the Townhouse (R-1A) zone on 0.19+ acres.

LOCATION: 3440 and 3444 Rio Loma Way

PROPOSAL: The applicant is requesting the necessary entitlements to move a common property line one and one-half feet between two partially developed single family lots in the Townhouse (R-1A) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1985 South Natomas Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Foundation slab poured; under construction

Surrounding Land Use and Zoning:

North:	Single Family under construction; R-1A
South:	Single Family under construction; R-1A
East:	Single Family under construction; R-1A
West:	Single Family under construction; R-1A

Parking Required:	1 space per dwelling
Parking Provided:	1 space per dwelling
Property Dimensions:	Lot 86-A: 42.55 ft. x 100.55 ft. Lot 87-A: 38.64 ft. x 100 ft.
Property Area:	0.19+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

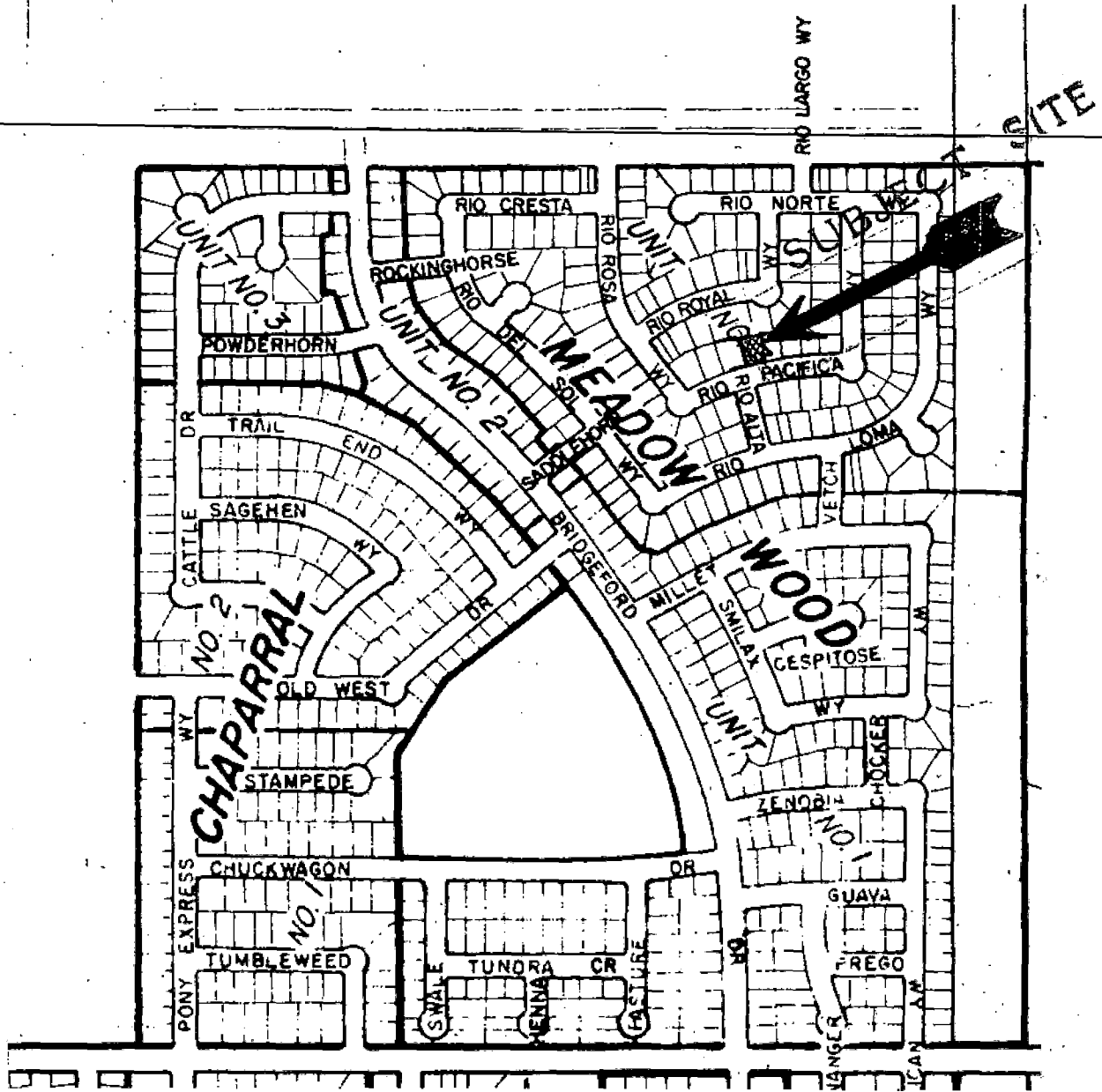
- A. The subject site is shown on the General Plan as residential and on the 1985 South Natomas Community Plan as Low Density Residential. The area is zoned Townhouse (R-1A) which allows a variety of house styles. The applicant proposes to adjust the common property line between Lots 86 and 87 by one and one-half feet to establish a five-foot building side yard setback. Foundations have been poured on both parcels with four feet and six feet as existing setbacks.
- B. The proposal was reviewed by the City Divisions of Real Estate, Traffic Engineering, Engineering and Water. They had no objections to the proposed lot line adjustment.

002831

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

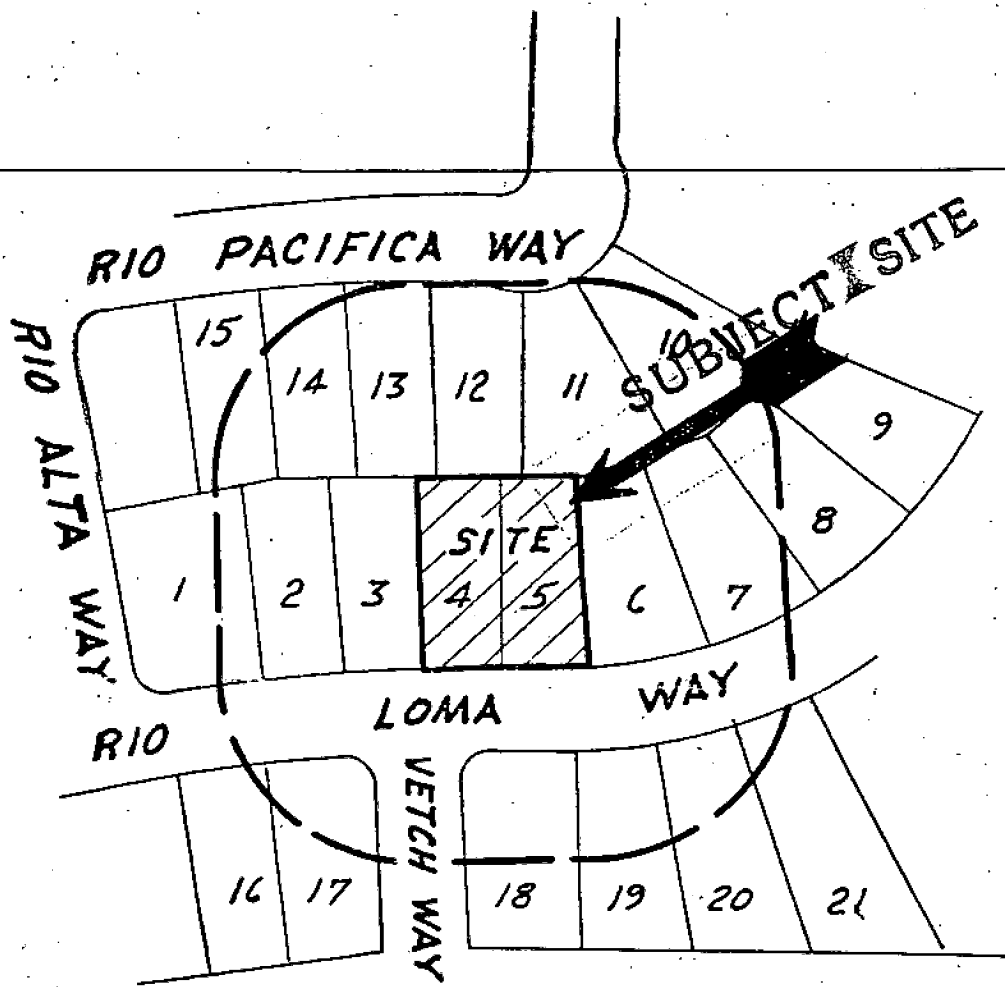
STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment to adjust the common property line by adopting the attached resolution.

002832



002833

VICINITY MAP



Land Use: Single Family Dwellings under construction
 Zoning: Townhouse, R-1A Zone entire area

North
 ↑
 Scale: 1" = 100'

002861

LAND USE & ZONING MAP

LOT 86-A

All that portion of Lot 86 as said lot is shown on the plat of "Plat of Resubdivision of Meadow Wood Unit No. 3," recorded in the office of the Recorder of Sacramento County in Book 157 of Maps, Map No. 17, described as follows:

Beginning at the Southeast corner of said Lot 86; as said lot is shown on the official plat of "Plat of Resubdivision of Meadow Wood Unit No. 3"; thence from said point of beginning along the boundary of said Lot 86 the following three (3) courses and distances: (1) curving to the left on an arc of 1071.00 feet radius, said arc being subtended by a chord bearing South 87° 48' 04" West 40.00 feet, (2) North 03° 16' 08" West 100.55 feet and (3) North 88° 47' 34" East 42.55 feet; thence South 01° 48' 55" East 99.80 feet to the point of beginning, containing 4128 square feet, more or less.

LOT 87-A

~~Lot 87 and all that portion of Lot 86 as said lots are shown on the plat of~~
"Plat of Resubdivision of Meadow Wood Unit No. 3," recorded in the office of the Recorder of Sacramento County in Book 157 of Maps, Map No. 17, described as follows:

Beginning at the Northeast corner of said Lot 87 as said lot is shown on the official plat of "Plat of Resubdivision of Meadow Wood Unit No. 3"; thence from said point of beginning along the boundary of said Lot 87 the following three (3) courses and distances: (1) South 04° 19' 11" East 100.00 feet, (2) curving to the right on an arc of 228.00 feet radius, said arc being subtended by a chord bearing South 87° 56' 40" West 18.01 feet and (3) curving to the left on a 1071.00 foot arc of reverse curvature, said arc being subtended by a chord bearing South 89° 32' 24" West 25.00 feet; thence North 01° 48' 55" West 99.80 feet; thence North 88° 47' 34" East 1.20 feet to the boundary of said Lot 87; thence continuing along said boundary North 88° 47' 34" East 37.44 feet to the point of beginning, containing 4082 square feet, more or less.

000827

EXHIBIT A

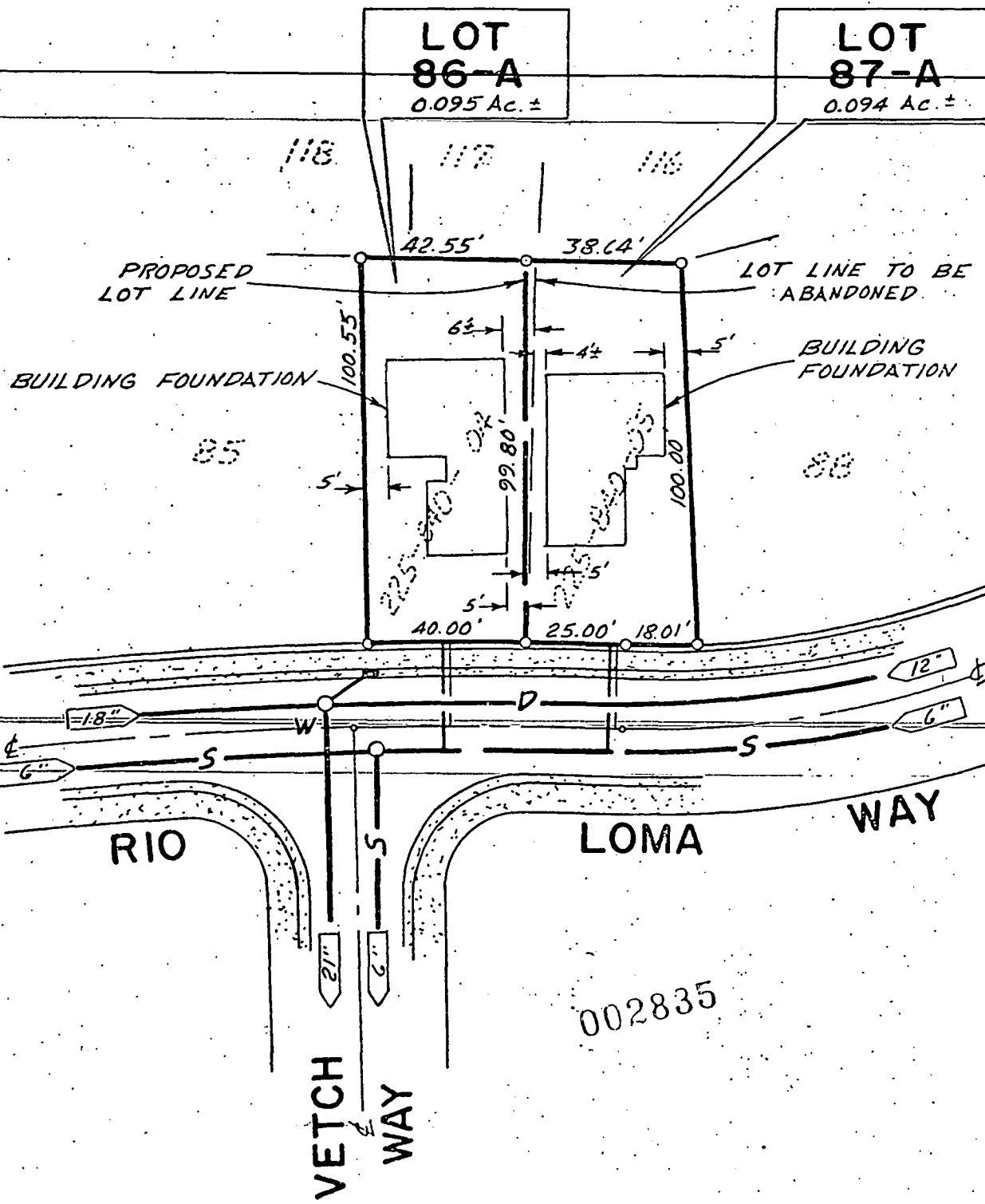


EXHIBIT B