

# CITY PLANNING COMMISSION

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

APPLICANT	Robert I. Harris, 6355 Riverside Blvd., Ste. H, Sacramento, CA 95832		
OWNER	Coralee Johnson, 7694 Laurie Way, Sacramento, CA 95832		
PLANS BY			
FILING DATE	1-9-84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	EX. 15305(a)	EIR	ASSESSOR'S PCL. NO. 031-790-22,23

APPLICATION: Lot Line Adjustment to merge two parcels (Sub. Map Act. Sec. 66499.20-3/4)

LOCATION: 7595 River Ranch Way

PROPOSAL: The applicant is requesting the entitlement necessary to combine two existing residential lots for construction of a single family dwelling.

## 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: Vacant; R-2B-R  
South: Residential; R-1A  
East: Vacant; R-1  
West: Vacant; R-1

Property Dimensions: 140' x 110'  
Property Area: 15,400± sq. ft.  
Topography: Flat  
Street Improvements/Utilities: Existing

## STAFF EVALUATION: Staff has the following comments:

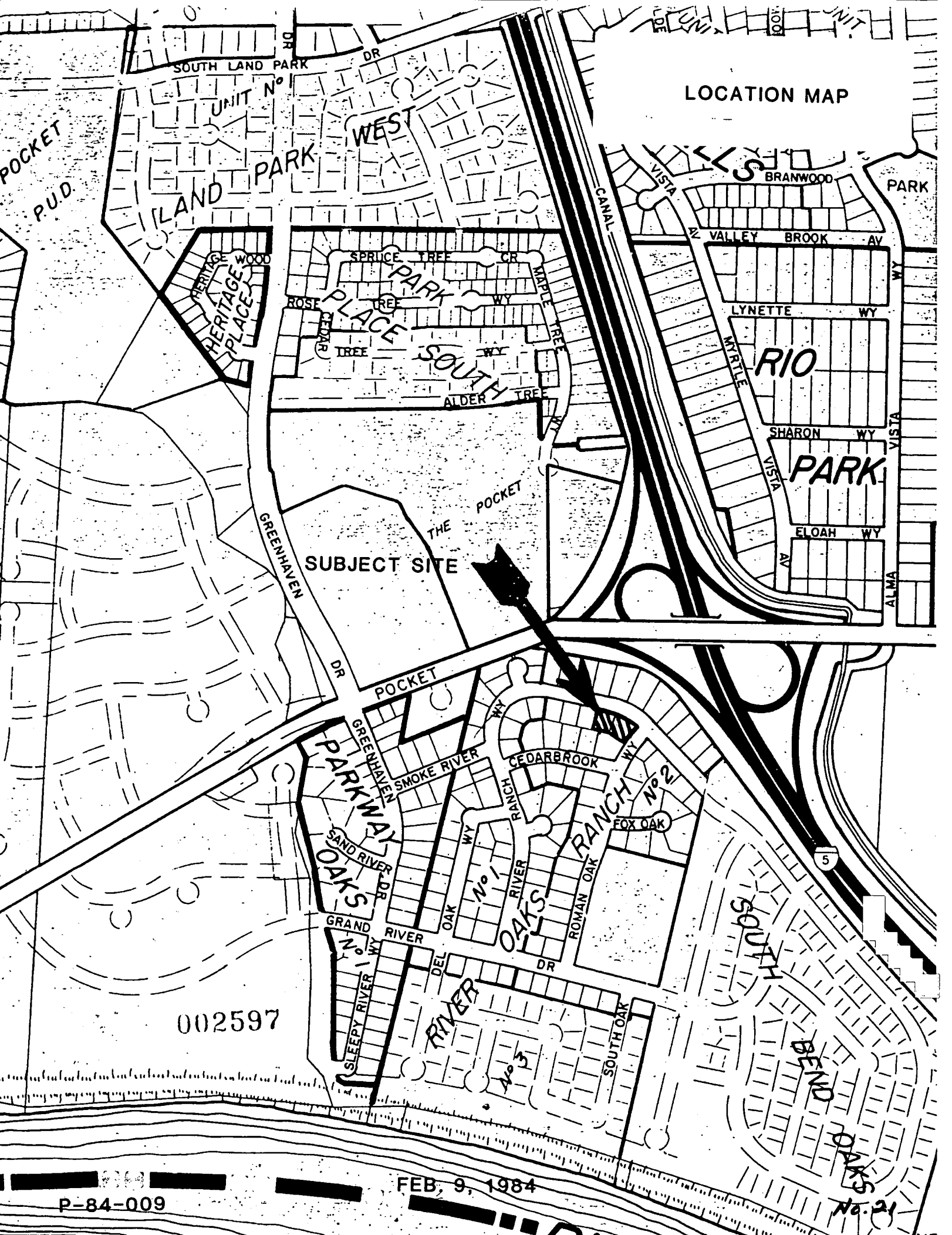
1. The subject site consists of a vacant corner lot and an adjacent interior lot located in the Single Family (R-1) zone in the Pocket area. The lots are portions of River Oaks Ranch which was approved by Council on September 18, 1979 (P8712). The applicant is requesting to combine these two lots in order to construct a large single family residence. Staff has no objection to the request.
2. The proposed merger was reviewed by the City Engineer and Real Estate Supervisor. The Real Estate Supervisor requests that the applicant provide a new deed description.
3. The applicant indicates a 12-foot structural setback along Roman Oak Way. When the lots are merged the front will be located on Roman Oak Way. The front setback is therefore established by the existing residence on the adjacent lot south of the subject site. The front building setback is determined by the average of the two adjacent structures. Since the adjacent structure is set back 12 and one-half feet, the required setback for the subject structure is 12 and one-half feet on Roman Oak Way.

002595

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

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve the lot line merger by adopting the attached resolution.

002596



LOCATION MAP

SUBJECT SITE

THE POCKET

002597

FEB, 9, 1984

P-84-009

POCKET P.U.D.

LAND PARK WEST

WEST

PARK PLACE

SOUTH

RIO

PARK

PARKWAY

OAKS

CEDARBROOK

RANCH No. 1

RANCH No. 2

RIVER

No. 3

SOUTH BEND

OAKS

No. 21

SOUTH LAND PARK DR

UNIT No. 9

PARK

SPRUCE TREE CR

ROSE TREE

ROSE TREE

ALDER TREE

MAPLE TREE

GREENHAVEN DR

POCKET

DR

SMOKE RIVER

SAND RIVER DR

GRAND RIVER

SLEEPY RIVER

DEL RIVER

DR

ROMAN OAK

SOUTH OAK

CANAL

VISTA

BRANWOOD

PARK

VALLEY BROOK AV

LYNETTE WY

SHARON WY

ELOAH WY

ALMA

VISTA

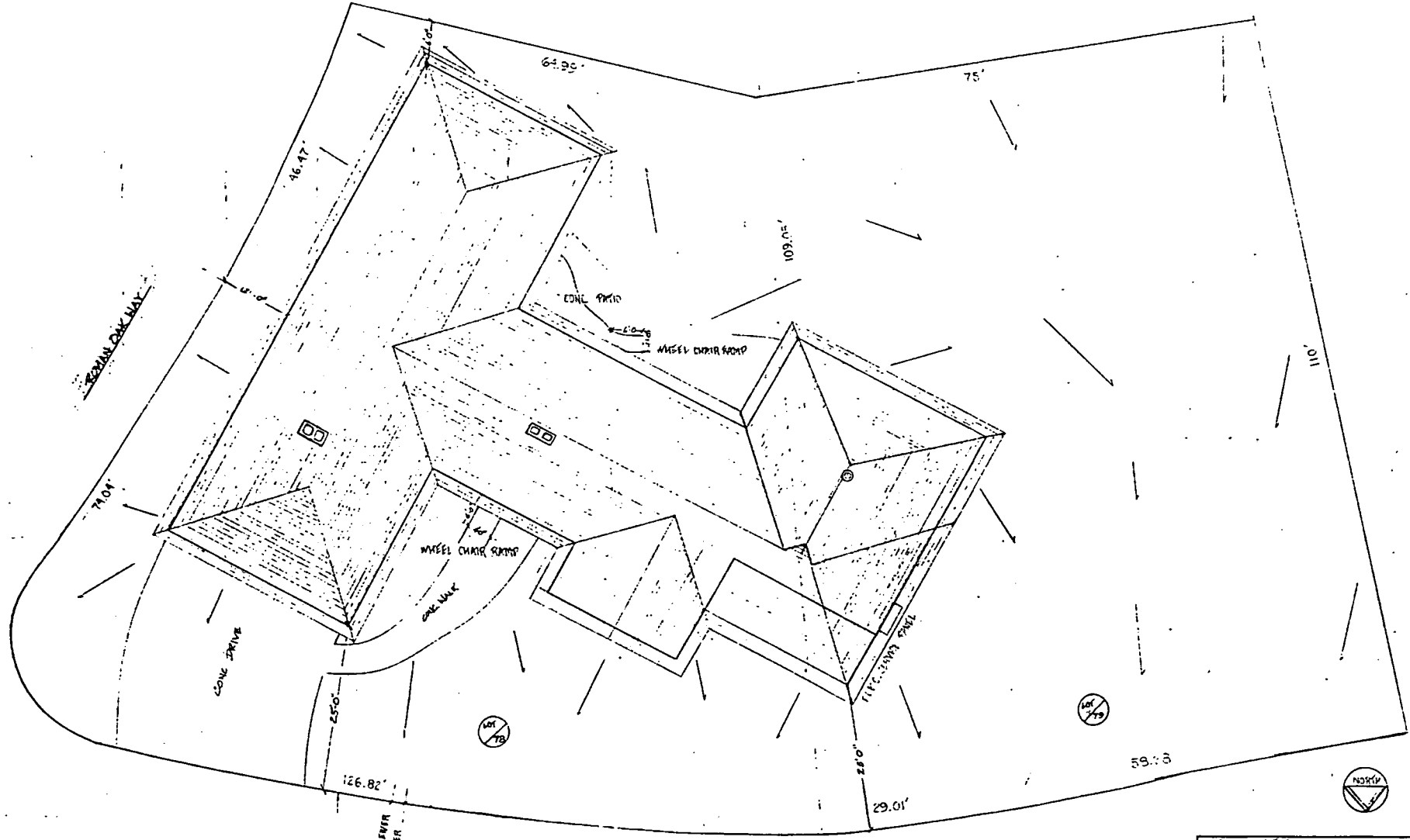
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SITE PLAN

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FEB. 9, 1984

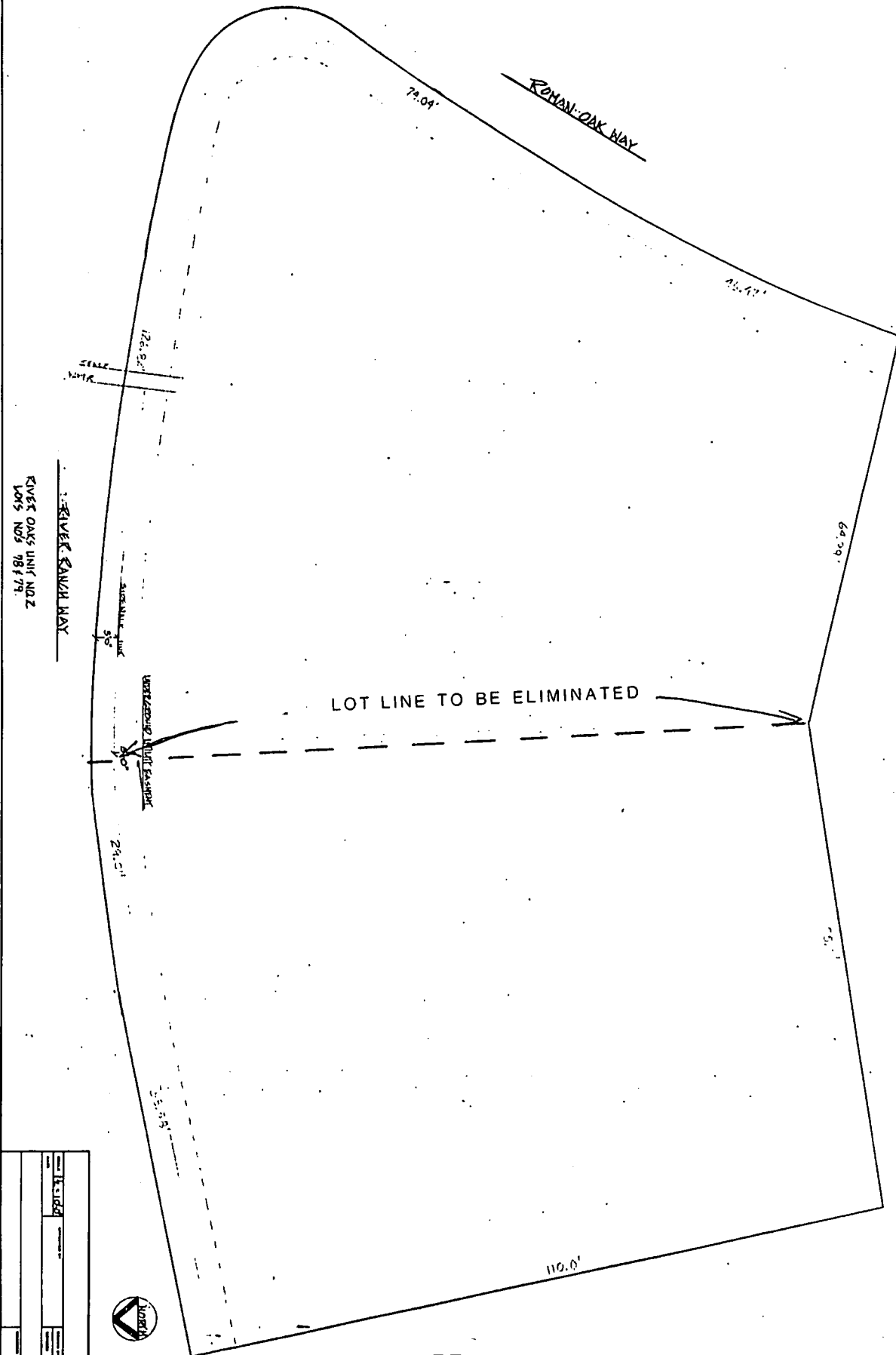
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RIVER RANCH WAY

RIVER OAKS UNIT NO. 2 RM. BK. 144, P. 15  
 LOTS NO'S 78 & 79

RESIDENCE FOR CORA LEE JOHNSON (ARIZONA)	
DATE: 12-10-83	SCALE: 1/8" = 1'-0"
BY: DONALD H. KING	PROJECT: 1172-2111
DONALD H. KING GENERAL CONTRACTOR INCORPORATED P.O. BOX 2223 SACRAMENTO CALIF. 95810	
PLOT PLAN 1 of 10	

EXHIBIT A



002599

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No. 21

Lots 78 and 79

~~Lot 79~~, as shown on the "Plat of River Oaks Ranch Unit No. 2", recorded in Book 144 of Maps, Map No. 15, records of said County.

EXCEPTING THEREFROM an undivided three-fifths ( $3/5$ th) in all oil, mineral gas and other hydrocarbon substances below a depth of 500 feet under the real property described above without right to surface entry; as reserved in Deed from Richard Lavery, et al, to William Lyon, Jr., et al, recorded in Book 74-06-28, at Page 1572, Official Records.

EXCEPTING THEREFROM a two-fifths interest ( $2/5$ th) in all oil, mineral gas and other hydrocarbon substances below a depth of 500 feet under the real property described above without the right of surface entry, as reserved in Deed from Anita Champton, trustee for Frank R. Skover, et al recorded September 8, 1982, in Book 82-09-08 at Page 148, of Official Records.