

# CITY PLANNING COMMISSION

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

APPLICANT L & P Land Development, 6355 Riverside Boulevard, Sacramento, CA 95831  
OWNER L & P Land Development, 6355 Riverside Boulevard, Sacramento, CA 95831  
PLANS BY Donald Joseph, 2210-16th Street, Sacramento, CA 95814  
FILING DATE 5/23/86 ENVIR. DET. Exempt 15305(a) REPORT BY LP:bw  
ASSESSOR'S-PCL. NO. 031-112-86,87

**APPLICATION:** Lot Line Adjustment to relocate a common property line for halfplex development on 0.18+ acres

**LOCATION:** Southwest corner of Sailwind Way and Pimental Way

**PROPOSAL:** The applicant is requesting the necessary entitlement to construct a halfplex on a corner lot.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1976 South Pocket Community Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family residences; R-1	Front:	25'	25'
South: Single Family residences; R-1	Side(Int):	5'	7'-6"
East: Single Family residences; R-1	Side(St):	12'-6"	15'
West: Single Family residences; R-1	Rear:	15'	7'-6"

(substituted rear yard)

Property Dimensions: 75' x 109'  
Property Area: 0.18+ acres  
Topography: Flat  
Street Improvements/Utilities: Existing

**PROJECT EVALUATION:** Staff offers the following comments:

- The subject site consists of two lots totaling 0.18+ acres located at the southwest corner of Sailwind Way and Pimental Way in a Townhouse (R-1A) zone. The surrounding land uses are exclusively single family residences. The development is consistent with the 1976 South Pocket Community Plan and the 1974 General Plan which designate the site Low Density Residential and Residential, respectively.
- The applicant is proposing to relocate a portion of the street side property line. This will result in a more even distribution of street side yard area per lot, but will not affect the design of the halfplex which is under construction.
- The project was reviewed by the City Engineer, Traffic Engineer and Real Estate Divisions, and the following comments were received:

**Real Estate:** Pay off any existing assessment

Traffic Engineer: The angular driveway on Pimental Way is improper and should be modified. The garage door should be to the rear of the property, not projecting beyond the corner radius. Corner driveways can be hazardous.

City Engineer: Monument new property lines.

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 ON LOTS 80A AND B IN THE  
GREENHAVEN UNIT 20 SUBDIVISION (APN: 031-112-86,87)  
(P86-206)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southwest corner of Sailwind Way and Pimental 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 1976 South Pocket 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 1976 South Pocket Community Plan, and the proposed halfplex development 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 the southwest corner of Sailwind Way and Pimental Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off existing assessments;
2. Monument new property lines.

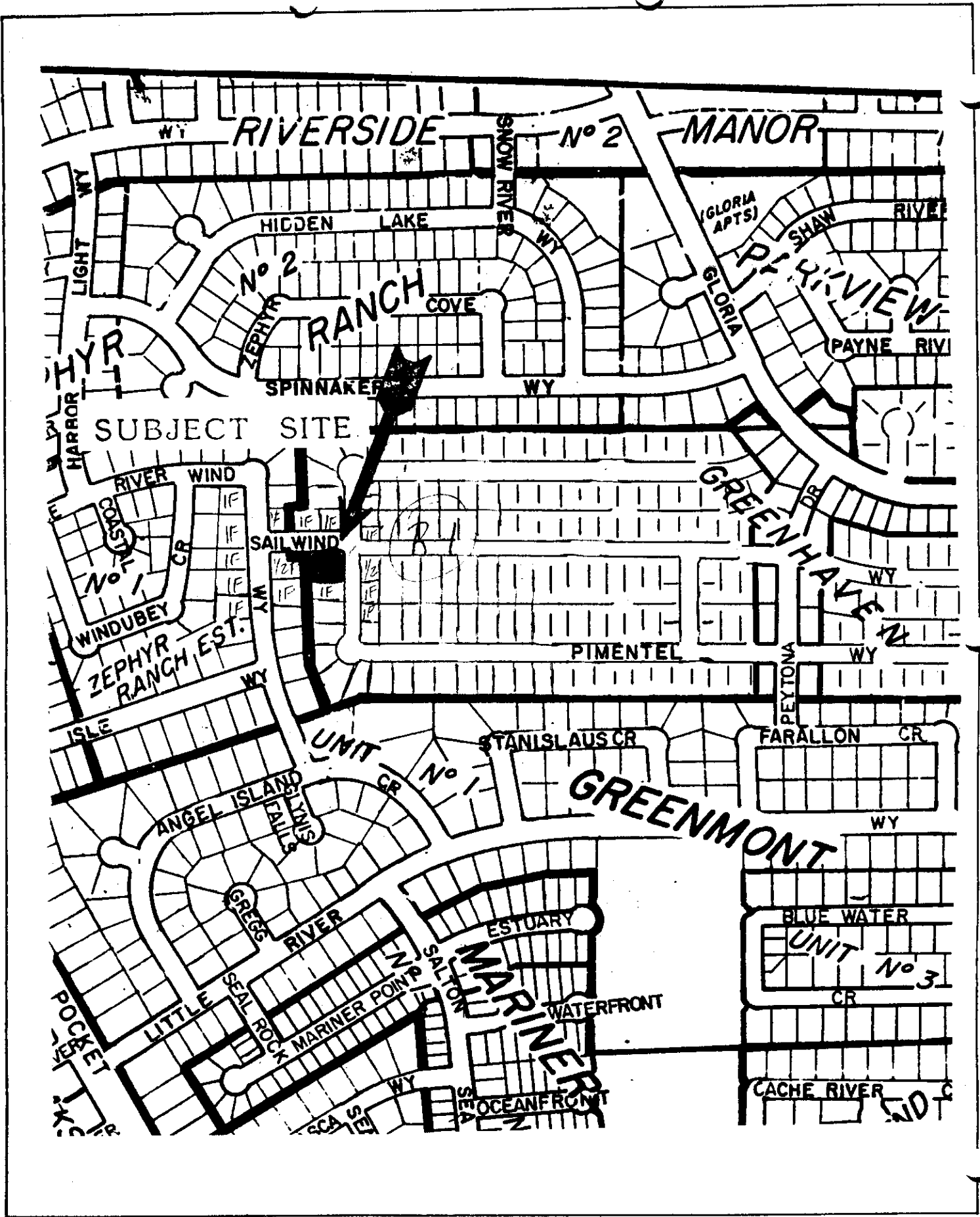
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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

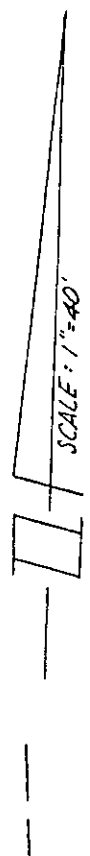
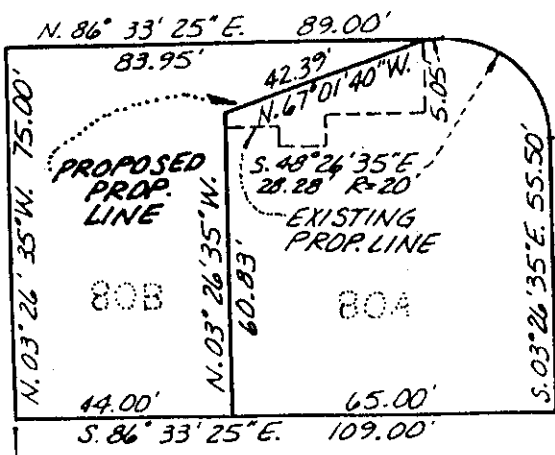


**VICINITY - LAND USE - ZONING**

**EXHIBIT A**  
**TENTATIVE MAP**

SAILWIND

WAY



WAY

PIMENTEL

DESCRIPTION OF REVISED LOT 80A  
GREENHAVEN UNIT NO. 20

All that portion of Lots 80A and 80B, as said lots are shown on the official plat of Greenhaven Unit No. 20, recorded in the office of the Recorder of Sacramento County in Book 168 of Maps, Map No. 4, described as follows:

Beginning at the Southwest corner of said Lot 80A; thence from said point of beginning along the Westerly boundary of said Lot 80A and the Northerly production thereof North 03° 26' 35" West 60.83 feet; thence North 67° 01' 40" East 42.39 feet to a point located on the Northerly boundary of said Lot 80A; thence along the boundary of said Lot 80A the following four (4) courses: (1) North 86° 33' 25" East 5.05 feet, (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 48° 26' 35" East 28.28 feet, (3) South 03° 26' 35" East 55.00 feet and (4) South 86° 33' 25" West 65.00 feet to the point of beginning; containing 0.103 acre, more or less.

THE SPINK CORPORATION	
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MAP	
DELIVERED TO:	

By \_\_\_\_\_  
Recorder of Sacramento County

DESCRIPTION OF REVISED LOT 80B  
GREENHAVEN UNIT NO. 20

All that portion of Lot 80B, as said lot is shown on the official plat of Greenhaven Unit No. 20, recorded in the office of the Recorder of Sacramento County in Book 168 of Maps, Map No. 4, described as follows:

Beginning at the Southwest corner of said Lot 80B; thence from said point of beginning along the boundary of said Lot 80B the following two (2) courses: (1) North 03° 26' 35" West 75.00 feet and (2) North 86° 33' 25" East 83.95 feet; thence South 67° 01' 40" West 42.39 feet; thence South 03° 26' 35" East 3.00 feet to a point located on the boundary of said Lot 80B; thence along the boundary of said Lot 80B the following two (2) courses: (1) South 03° 26' 35" East 57.83 feet and (2) South 86° 33' 25" West 44.00 feet to the point of beginning; containing 0.082 acre, more or less.

THE SPINK CORPORATION.

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RESOLUTION NO. 757A

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF JUNE 26, 1986

RESOLUTION RELATING TO THE STREET NAME CHANGE

FOR OAK LANDING CIRCLE TO BE KNOWN AS RIVER PLAZA DRIVE

WHEREAS, the adjacent property owners were informed of the new street name designation and no adverse comments were received; and

WHEREAS, the City Planning Commission has held a public hearing on the naming of a public street;

that the name of that certain street shown and designated as Oak Landing Circle, shown and designated as such and recorded in Book 274, page 32 of the County Assessor's map and exhibit A attached, shall be known as River Plaza Drive.



CHAIR

ATTEST:

  
SECRETARY TO CITY PLANNING COMMISSION

M86-036

June 26, 1986

Item No. 34

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*Suzanne*

SPECIAL MEETING

SYNOPSIS

SACRAMENTO CITY PLANNING COMMISSION

COMMISSION HEARING ROOM  
1231 I STREET, ROOM 100

5:30 P.M.

JUNE 19, 1986

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- 1. Ordinance Adding Section 3-D-9 to Zoning Ordinance Relating to Regulation of Satellite Dishes (M86-015)

NOT HEARD - FUTURE DATE NOT YET ESTABLISHED.

- 2. South Sacramento Community Plan, Rezoning, Final Environmental Impact Report (M83-003)

- a. Final EIR adequacy and certification.

COMMISSION CERTIFIED AND RECOMMENDED COUNCIL APPROVAL.

- b. Matz proposed land use changes.

COMMISSION RECOMMENDED COUNCIL APPROVAL OF STAFF RECOMMENDATIONS FOR LAND USE CHANGES.

- c. Community Plan text and land use map recommendations.

COMMISSION RECOMMENDED COUNCIL APPROVAL OF: THE PLAN TEXT WITH DIRECTIVE TO STAFF TO INCORPORATE ADDED PARK ACREAGE TO MEET CITY STANDARDS, A FINANCING PLAN TO MEET THE PROPOSED CITY SERVICES, AND TRAFFIC MITIGATION MEASURES FOR THE CAPITAL IMPROVEMENTS PROGRAM; AND THE PLAN MAP AS MODIFIED BY THE DESIGNATIONS CHANGES REPORT.

- d. Rezoning consistency recommendations.

COMMISSION RECOMMENDED COUNCIL APPROVAL OF STAFF RECOMMENDATIONS FOR REZONING CONSISTENCY WITH A FEW MODIFICATIONS.

- 3. Report to Transportation and Community Development Committee on Multiple Family Housing Development in South Sacramento (M83-003) - Information only.

COMMISSION ACCEPTED REPORT.



DESCRIPTION OF REVISED LOT 80B  
GREENHAVEN UNIT NO. 20

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