

# 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.	Ex. 15305(a) REPORT BY P.sg
ASSESSOR'S-PCL. NO.	031-112-39.40		

**APPLICATION:** Lot Line Adjustment to relocate a common property line for half-plex development on 0.19+ acres.

**LOCATION:** Northwest corner of Sailwind Way and Arbusto Circle

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a half-plex.

**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: Vacant; R-1	Side(Int):	5'	7'6"
East: Single family residences; R-1	Side(St):	12'6"	13'
West: Single family residences; R-1	Rear:	15'	10' (substitute rear yard)

Property Dimensions: 75' x 110'  
 Property Area: 0.19+ acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

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

- A. The applicant is proposing to relocate the common property line on the 0.19+ acre lot at the corner of Arbusto Circle and Sailwind Way to accommodate a proposed half-plex. Surrounding land uses are single family residences to the north, east and west, and vacant land to the south. The site is designated as residential and low density residential on the 1974 General Plan and 1976 South Pocket Community Plan, respectively.
- B. The applicant is proposing to relocate the property line in the street side yard setback to provide a more equal distribution of yard per lot, but will not affect the design of the half-plex.
- C. The project was reviewed by the City Engineer, Traffic Engineer and Real Estate divisions and the following comments were received:

City Engineer - Monument new lot lines

Real Estate - Pay off any existing assessments

Traffic Engineer - The angular driveway on Sailwind 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 driveway can be hazardous.

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 36A AND B IN THE  
GREENHAVEN UNIT 20 SUBDIVISION (APN: 031-112-39,40)  
(P86-205)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northwest corner of Sailwind Way and Arbusto Circle; 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 low density residential use by the 1976 South Pocket Community Plan and the proposed half-plex 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 northwest corner of Sailwind Way and Arbusto Circle, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Monument new lot lines.
2. Pay off existing assessments.

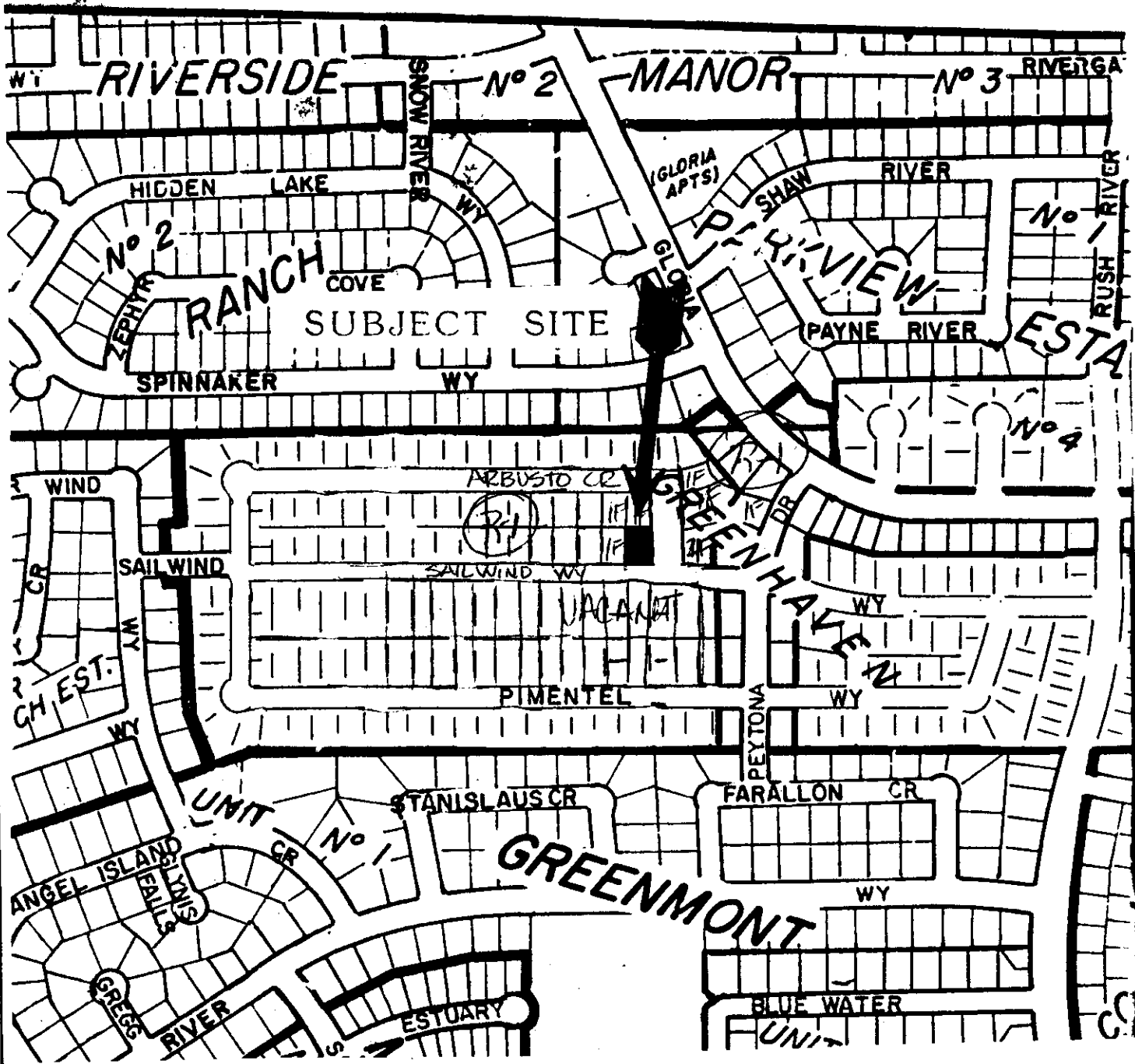
---

CHAIR

ATTEST:

---

SECRETARY TO CITY PLANNING COMMISSION



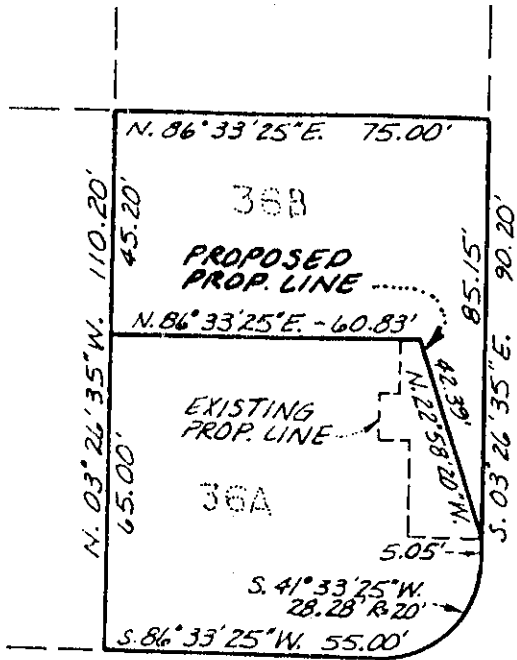
**VICINITY - LAND USE - ZONING**

D86-305

June 33 1986

Item 32

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



ARBUSTO CIRCLE

SAILWIND

WAY

DESCRIPTION OF REVISED LOT 36B  
GREENHAVEN UNIT NO. 20

All that portion of Lot 36B, 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 36B; thence from said point of beginning along the boundary of said Lot 36B the following three (3) courses: (1) North 03° 26' 35" West 45.20 feet, (2) North 86° 33' 25" East 75.00 feet and (3) South 03° 26' 35" East 85.15 feet; thence North 22° 58' 20" West 42.39 feet; thence South 86° 33' 25" West 60.83 feet to the point of beginning; containing 0.084 acre more or less.

THE SPINK CORPORATION  
CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_

TYPING \_\_\_\_\_

TRAVERSE \_\_\_\_\_

MAP \_\_\_\_\_

DELIVERED TO: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DESCRIPTION OF REVISED LOT 36A  
GREENHAVEN UNIT NO. 20

All that portion of Lots 36A and 36B, 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 Northwest corner of said Lot 36A; thence from said point of beginning along the Northerly boundary of said Lot 36A and the Easterly production thereof North 86° 33' 25" East 60.83 feet; thence South 22° 58' 20" East 42.39 feet to a point located on the Easterly boundary of said Lot 36A; thence along the boundary of said Lot 36A the following four (4) courses: (1) South 03° 26' 35" 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 41° 33' 25" West 28.28 feet, (3) South 86° 33' 25" West 55.00 feet and (4) North 03° 26' 35" West 65.00 feet to the point of beginning; containing 0.103 acre, more or less.

THE SPINK CORPORATION

REPLICATED:	DATE
TYPING	5/22/86
TRAVERSE	
MAP	

DELIVERED TO:  
.....  
.....  
.....  
.....  
.....  
.....  
.....