

# CITY PLANNING COMMISSION

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

APPLICANT H.W. Bradley, Jr. c/o Dave Bradley; 3001 P St.; Sac., CA 95816  
OWNER Citation Homes; 530 Bercut Dr., Suite 207; Sac. CA  
PLANS BY Corelis Assoc.; 1310 H St.; Sac. Ca.  
FILING DATE 10/30/87 ENVIR. DET. Ex 15305 a REPORT BY SD  
ASSESSOR'S-PCL. NO. 225-0765-005 & 006

APPLICATION: Lot Line Adjustment

LOCATION: Southwest corner of Coroval Drive and Azevedo Drive

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing lot line eight ft. to the east in order to construct a duplex.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	Staggered	21'
South: Residential; R-1	Side(Int):	5'	5'
East : Residential; R-1	Side(St):	12.5'	15'
West : Residential; R-1	Rear:	15'	15'

Parking Required: 2 spaces  
Parking Provided: 4 spaces  
Property Dimensions: 86' x 103'  
Property Area: 0.2+ acre(s)  
Square Footage of Unit: 1,278 and 1,185 sq. ft.  
Height of Building: 1 Story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Horizontal wood siding  
Roof Material: Shake shingles

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two vacant lots in Frates Ranch which were subdivided for halfplex development. The lots are zoned Standard Single Family (R-1) and are designated for residential use in the 1974 General Plan. Surrounding land uses are residential.
- B. The applicant is requesting to relocate the property line on which the common wall of the halfplex is to be located. This will give Plan "1278" a larger rear yard setback. Staff has no objection to this request.
- C. Front setbacks in Frates Ranch are staggered. The applicant proposes a 21 foot front setback. Staff finds this acceptable.

D. Plans for this project were routed to Traffic, Engineering, Real Estate and Water and Sewer. The following comment was received from Engineering:

"Waive Parcel Map and file a Certificate of Compliance prior to recordation."

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State E.I.R. Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment request by adopting the attached Resolution.

**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION**

**ON DATE OF**

**APPROVING A LOT LINE ADJUSTMENT TO PROPERTY LOCATED AT  
THE SOUTHWEST CORNER OF COROVAL AND AZEVEDO DRIVE.**

**(APN: 225-0765-005 AND 006)**

**(P87-457)**

**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 Coroval and Azevedo Drive; and

**WHEREAS**, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

**WHEREAS**, the project is found to be consistent with the Interim Discretionary Land Use Policy of the City based on a review of the 1974 City General Plan specified in the interim policy;

**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 Coroval and Azevedo Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

"Waive parcel map and file a Certificate of Compliance prior to recordation."

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

# EXHIBIT A

## PROPOSED LEGAL DESCRIPTION OF NEW LOT 221:

All that certain real property situate in the County of Sacramento, State of California and being a portion of Lot 221, as said lot is shown and so designated on that certain map entitled Frates Ranch Unit No. 2, filed in the office of the Recorder of Sacramento County in Book \_\_\_\_\_ of Maps, Map No. \_\_\_\_\_, more particularly described as follows:

Lot 221 of Frates Ranch Unit No. 2 less the West 8.00 feet of the East 86.02 feet of said lot.

## PROPOSED LEGAL DESCRIPTION OF NEW LOT 222:

All that certain real property situate in the County of Sacramento, State of California and being Lot 222 and a portion of Lot 221, as said lots are shown and so designated on that certain map entitled Frates Ranch Unit No. 2, filed in the office of the Recorder of Sacramento County in Book \_\_\_\_\_ of Maps, Map No. \_\_\_\_\_, more particularly described as follows:

Lot 222 of Frates Ranch Unit No. 2 plus the West 8.00 feet of the East 86.02 feet of Lot 221 of Frates Ranch Unit No. 2.

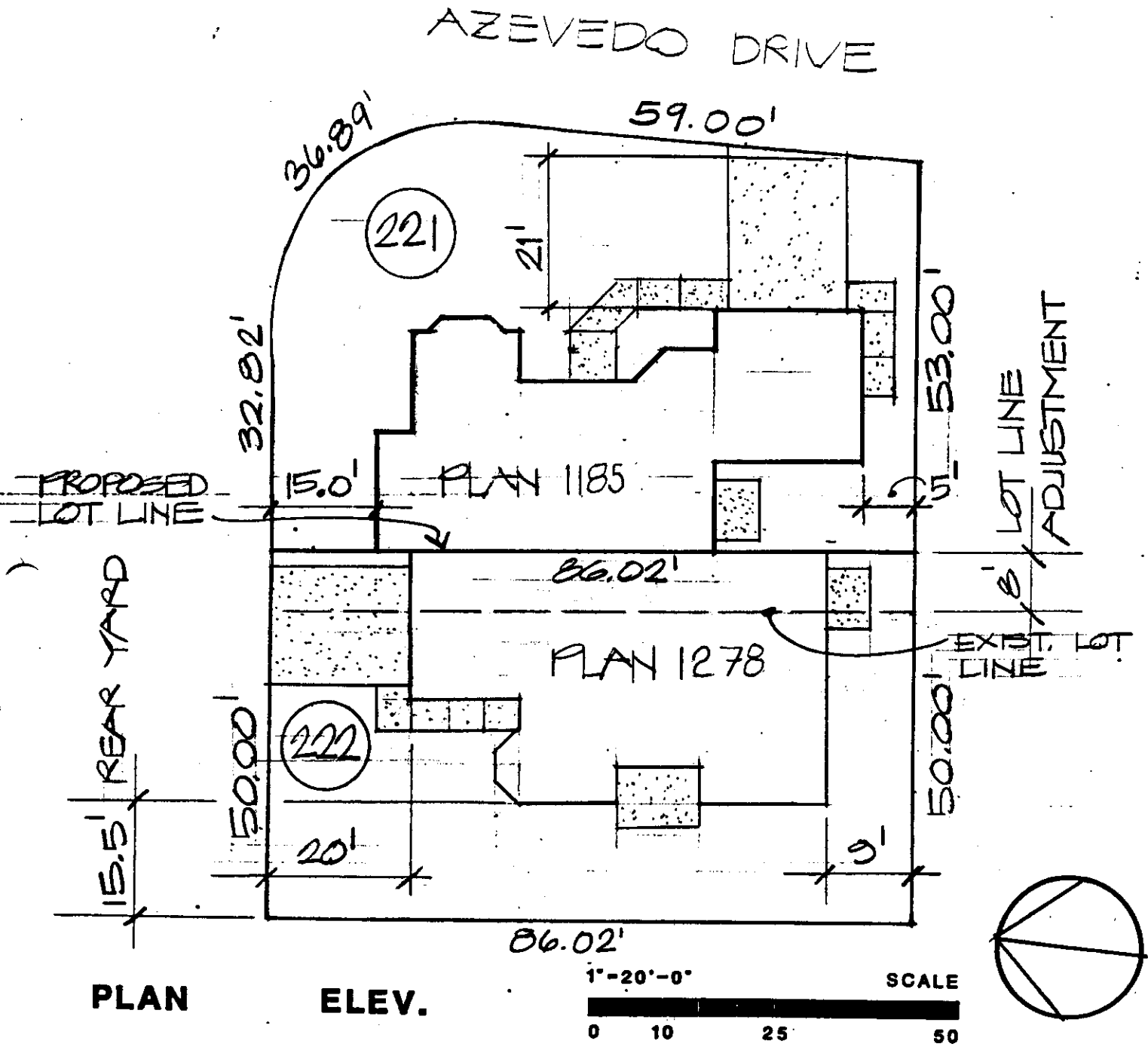
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# EXHIBIT B



PLOT PLAN - LOT 221/222

FRATES RANCH  
SACRAMENTO, CALIFORNIA  
HALFPLEXES FOR DAVID BRADLEY

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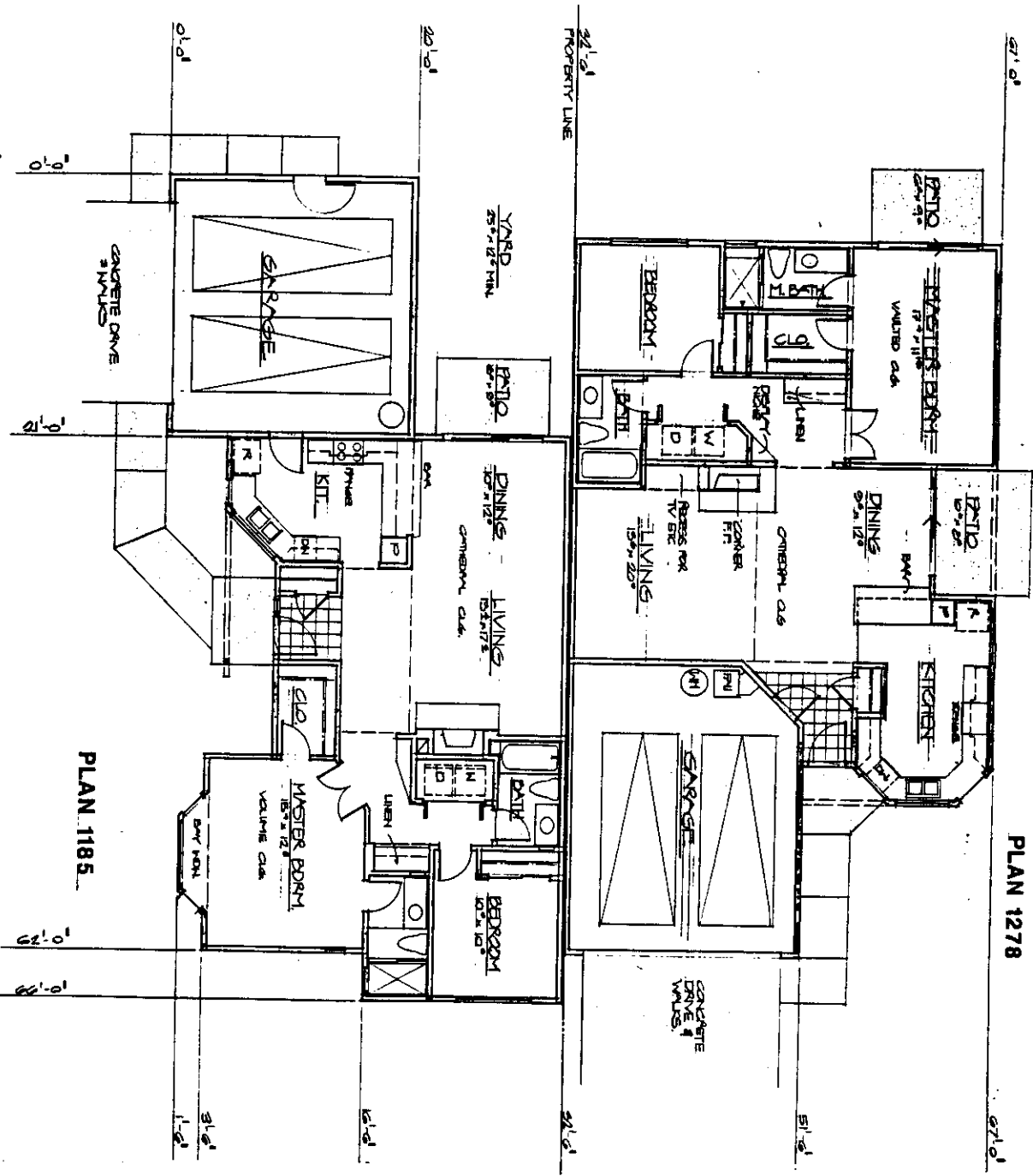


PROJ. NO. 8634

BY: DJC

CHKD:

DATE: #30



FLOOR PLANS

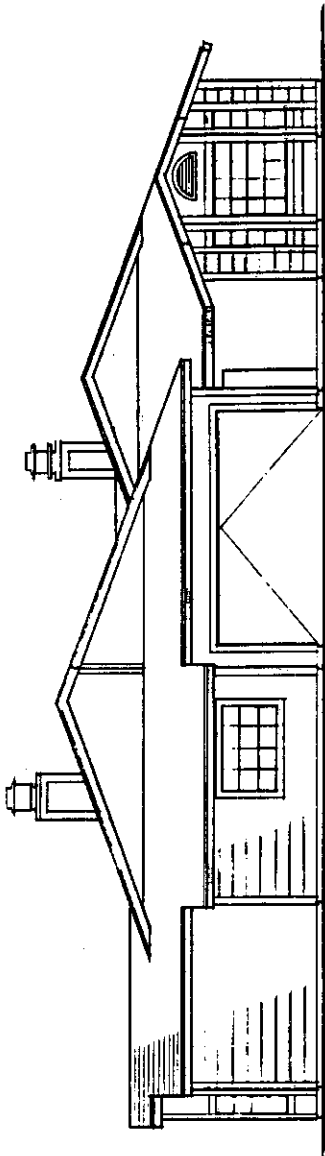
<p><b>FRATES RANCH</b></p> <p>HALFLEXES FOR HERBERT W. BRADLEY, JR.</p> <p>SACRAMENTO, CALIFORNIA</p>		<p>DATE: 11/1/57</p> <p>BY: [Signature]</p> <p>SCALE: AS SHOWN</p> <p>PROJECT NO. 1</p>
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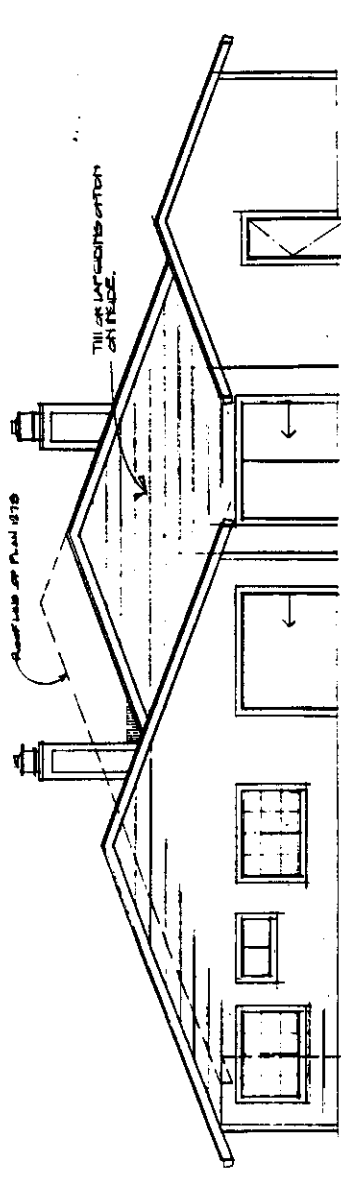
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INSIDE UNIT ENTRY ELEVATION - PLAN 1315

SEE SHEET 3 FOR SIMILAR TYPICAL NOTES.



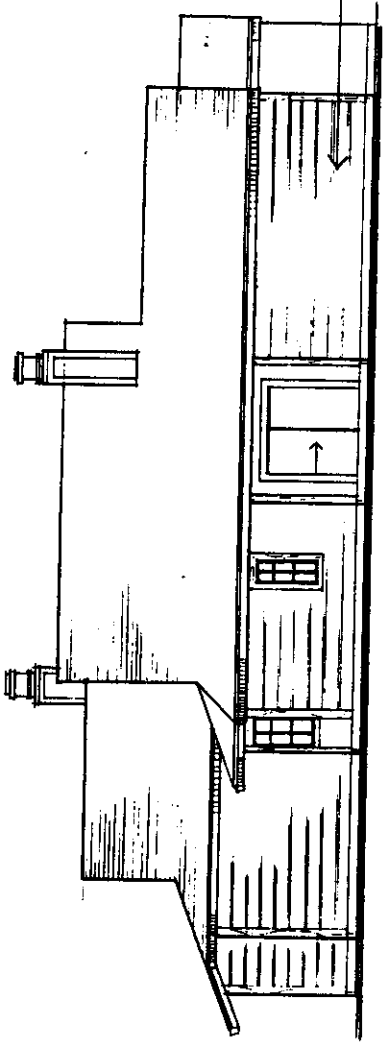
REAR/SIDE YARD ELEVATION - PLAN 1315



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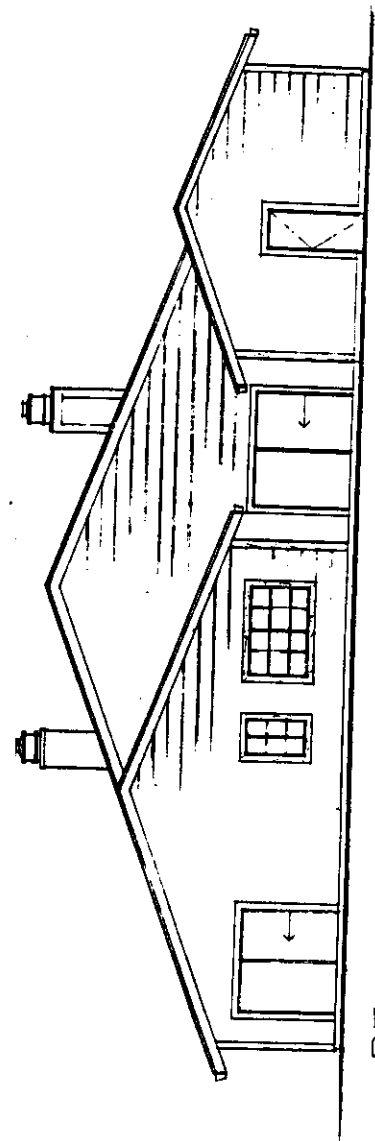
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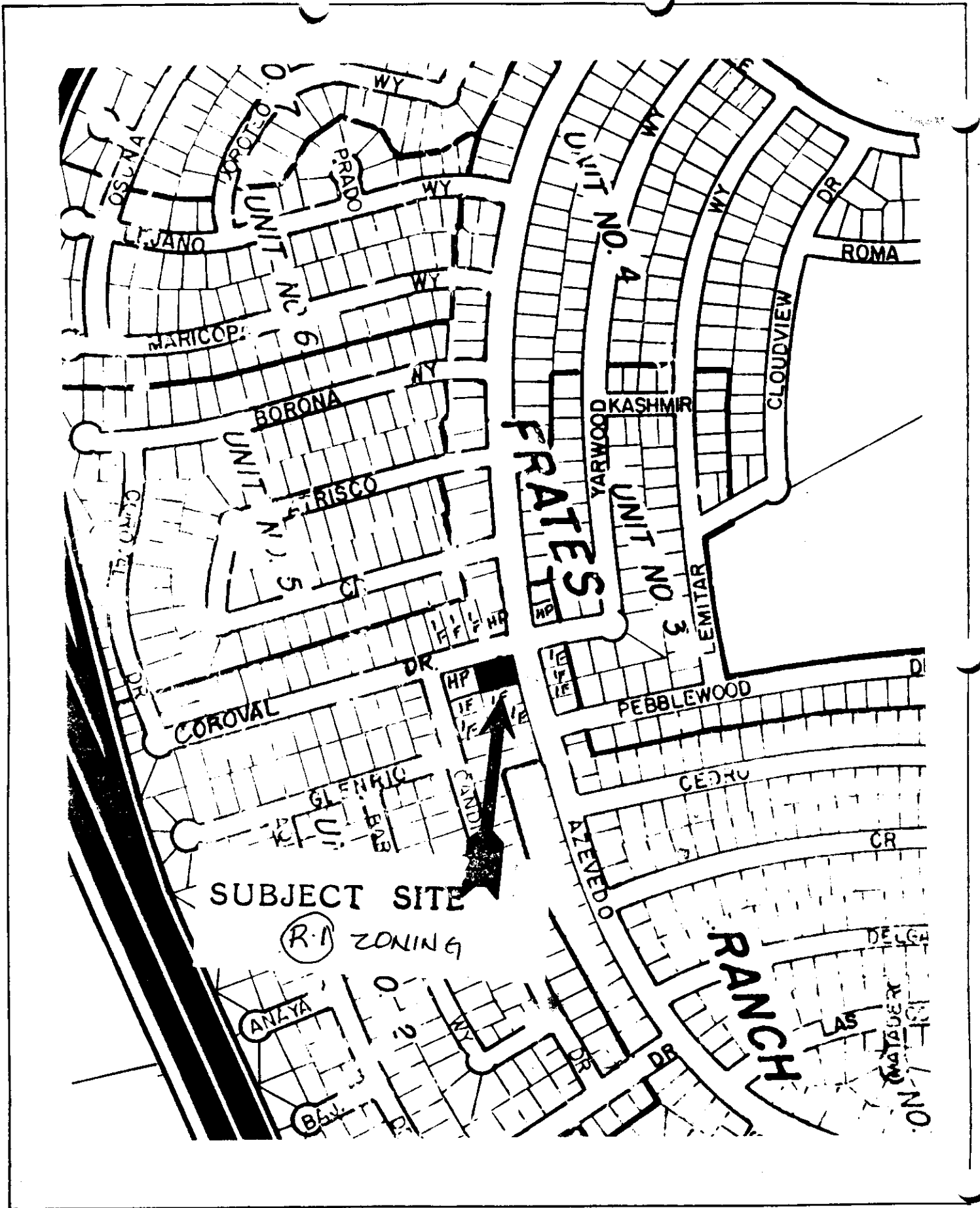
SEE SHEET 3 FOR SIMILAR TYPICAL NOTES.

T-111 OR HARDBOARD SIDING (OPTIONAL) @ INSIDE/REAR ELEVATIONS.

SIDE / PATIO ELEVATION - PLAN 127B



REAR / SIDE YARD ELEVATION - PLAN 127B / 1185



**VICINITY - LAND USE - ZONING**

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