

CITY PLANNING COMMISSION

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

APPLICANT	Roger Hanchen, 6355 Riverside Blvd., Sacramento, CA 95831		
OWNER	L. and P. Land & Development, Inc. 6355 Riverside, Sacramento, CA 95831		
PLANS BY	Spink Corp. 720 F Street, Sacramento, CA 95814		
FILING DATE	9-19-86	ENVIR. DET. Ex. 15305a	REPORT BY EG:tc
ASSESSOR'S-PCL. NO.	031-760-91,92		

APPLICATION: Lot Line Adjustment to adjust the common property line between two lots.

LOCATION: 1 Rose River Court and 635 Castle River Way

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the common property line between two lots.

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: Residences

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Residential; R-1
East: Residential; R-1A
West: Residential; R-1 A

Property Dimensions: Irregular
Property Area: 0.21+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT INFORMATION: Staff has the following comments:

- A. The subject site consists of two developed lots totaling 0.21+ acres which are zoned Townhouse (R-1A). The General Plan the 1976 South Pocket Community Plan designate the site for residential and low density residential, respectively. Surrounding uses are entirely residential.
- B. The applicant is requesting the lot line adjustment due to the construction of a portion of a halfplex unit across the existing property line. The halfplex is under construction and the adjustment would correct the problem without significantly altering the lot size or configuration. The project has been reviewed by Real Estate, Traffic, and Public Works. No comments were received.

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

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

APPLC. NO. P86-359 MEETING DATE October 23, 1986 ITEM NO 23

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO LOT 209 OF RIVERSIDE MANOR
UNIT NO. THREE. (P86-359)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1 Rose River Court and 635 Castle River 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 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 lot line adjustment 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 1 Rose River Court and 635 Castle River Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A

5261-015-2
SEPTEMBER 8, 1986

DESCRIPTION OF REVISED LOT 209 B
RIVERSIDE MANOR UNIT NO. 3

All that portion of Lot 209, as said Lot is shown on the plat of Riverside Manor Unit No. 3, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 18, described as follows:

Beginning at the Northeast corner of said Lot 209; thence from said point of beginning along the Easterly and Southerly lines of said Lot 209 the following three (3) courses and distances: (1) South 03° 26' 35" East 75.00 feet, (2) South 86° 33' 25" West 103.00 feet, (3) Northwesterly along a curve to the right having an arc of 20.00 feet radius, said arc being subtended by a chord bearing North 70° 56' 37" West 15.31 feet; thence North 82° 33' 00" East 59.29 feet; thence North 03° 26' 35" West 65.00 feet to a point on the Northerly line of said Lot 209; thence North 86° 33' 25" East 58.00 feet to the point of beginning, containing 4,793 square feet, more or less.

DESCRIPTION OF REVISED LOT 209 A
RIVERSIDE MANOR UNIT NO. 3

All that portion of Lot 209, as said Lot is shown on the plat of Riverside Manor Unit No. 3, recorded in the office of the Recorder of Sacramento County in Book 139 of Maps, Map No. 18, described as follows:

Beginning at the Northwest corner of said Lot 209; thence from said point of beginning North 86° 33' 25" East along the Northerly line of said Lot 209, 65.00 feet; thence South 03° 26' 35" East 65.00 feet; thence South 82° 33' 00" West 59.29 feet to a point on the Westerly line of said Lot 209; thence along the westerly line of said Lot 209 the following two (2) courses and distances: (1) Northwesterly along a curve to the right having an arc of 20.00 feet radius, said arc being subtended by a chord bearing North 25° 56' 38" West 15.31 feet, (2) North 03° 26' 35" West 55.00 feet to the point of beginning, containing 4,346 square feet, more or less.

THE SPINK COMPANY
CHECKED:
T. H. B.
T. H. B.
T. H. B.
T. H. B.

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16-23-86

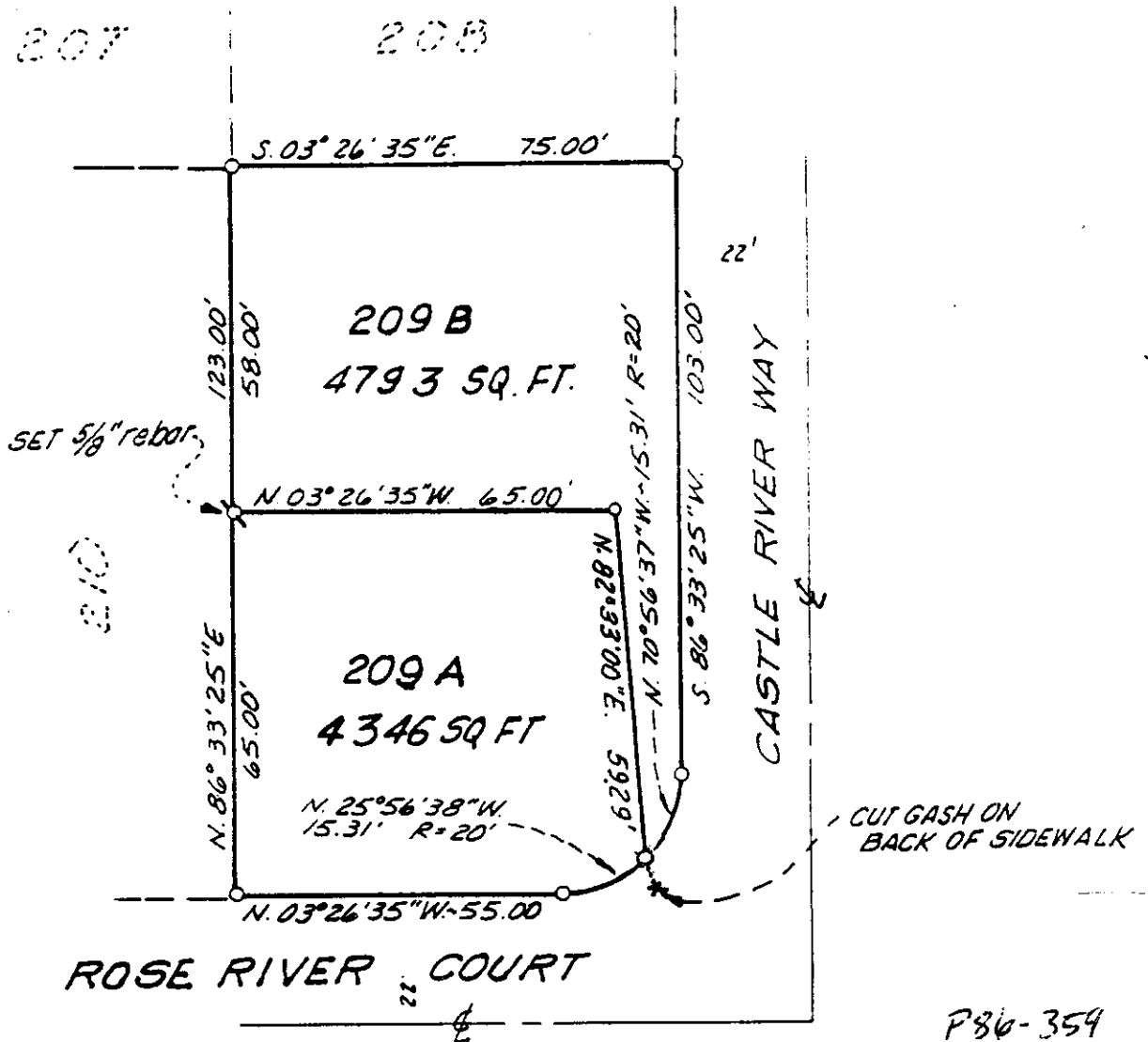
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EXHIBIT B



207

208



P86-354

JOB NO. 526-015
 DATE: JUNE, 1986
 SCALE: 1"=30'
 DRAWN BY: DAY
 CHECKED BY: RN

TITLE: LOTS 209A & 209 B
 RIVERSIDE MANOR UNIT NO. 3
 CITY OF SACRAMENTO CALIFORNIA
 CLIENT: L & P LAND DEVELOPMENT CO


THE SPINK CORPORATION
 ENGINEERS · PLANNERS · SURVEYORS

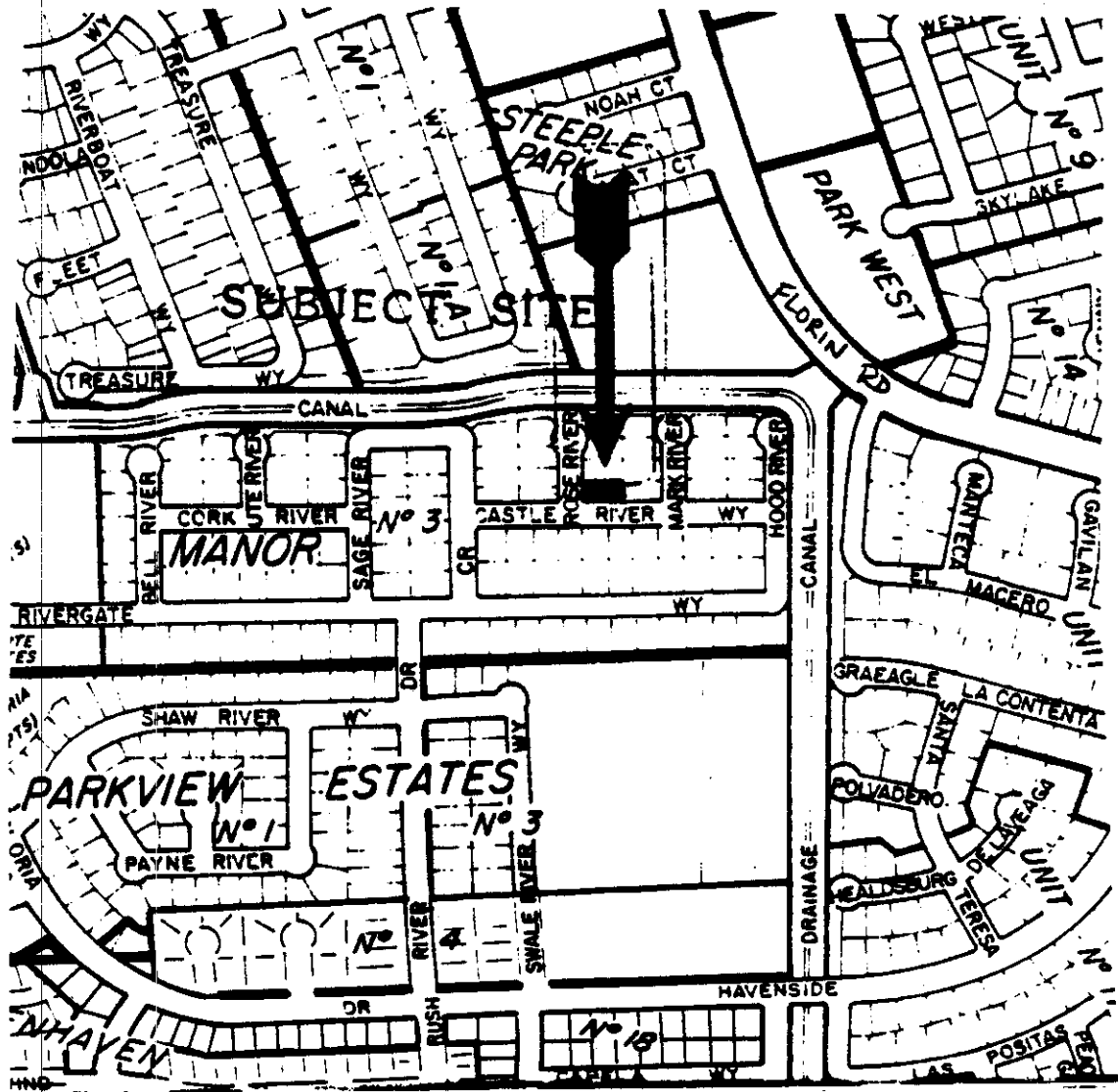
SCALE IN INCHES

CODE: PKT 13 OR NO H-6051

N 428 P86-354

10-23-06

Hen 23

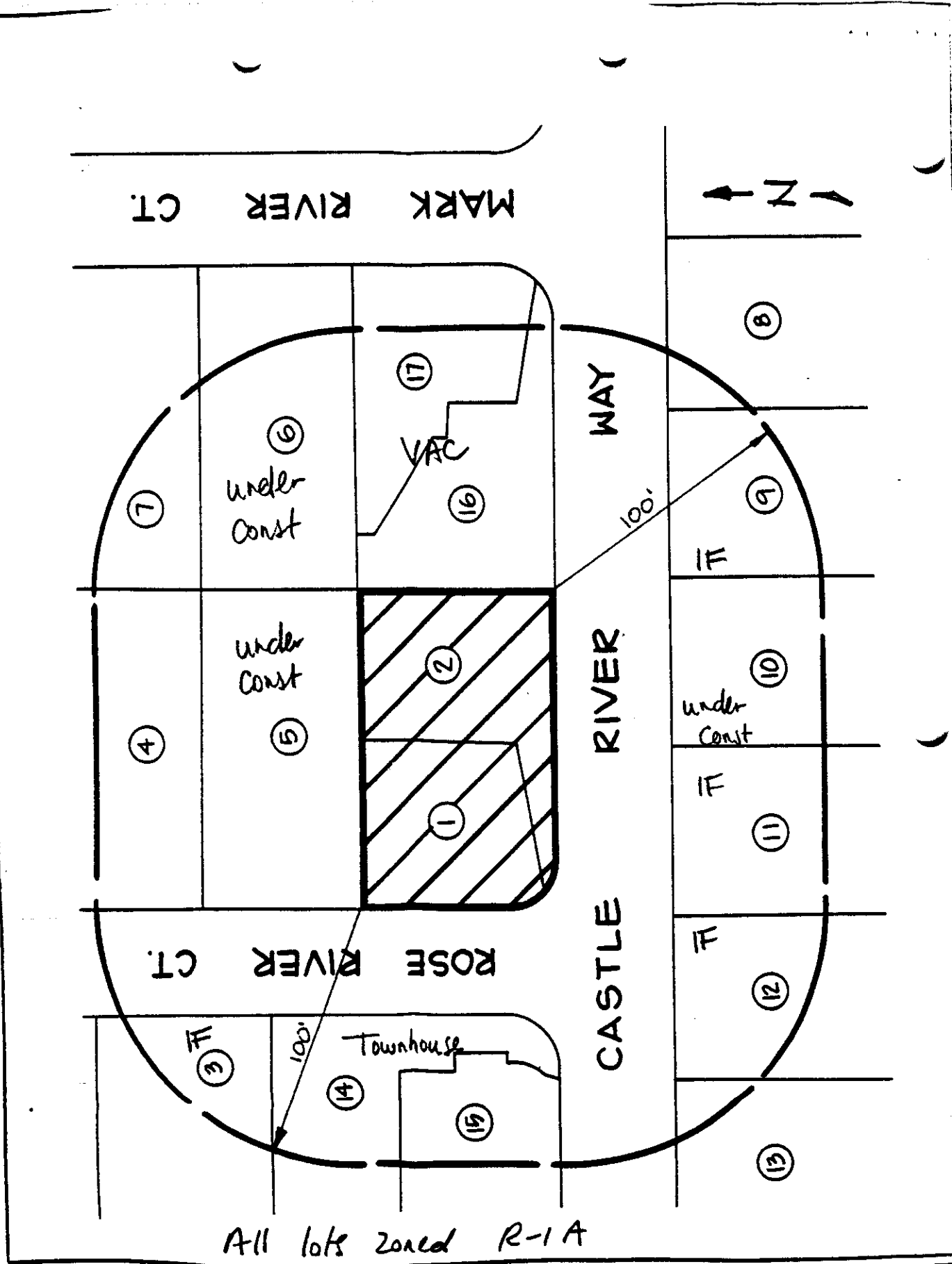


VICINITY MAP

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All lots zoned R-1A

LAND USE & ZONING MAP

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LOT 209 RIVERSIDE MANOR UNIT NO. 3 SACRAMENTO, CA.

DONALD JOSEPH CO

1-2-81
RIVERSIDE MANOR
UNIT NO. 3
LOT 209

L & L AND DEVELOPMENT, INC
188 RIVERSIDE MANOR, UNIT 3
SACRAMENTO, CA 95811

Cover Sheet
Site Plan
Roof Plan

C

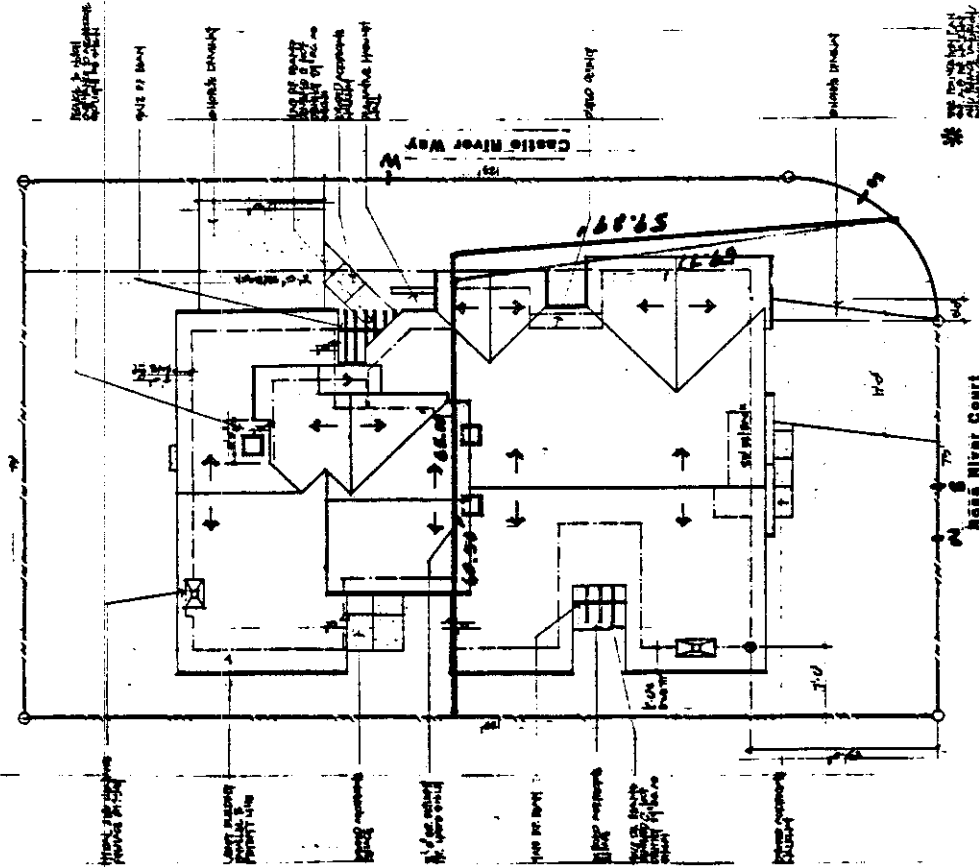
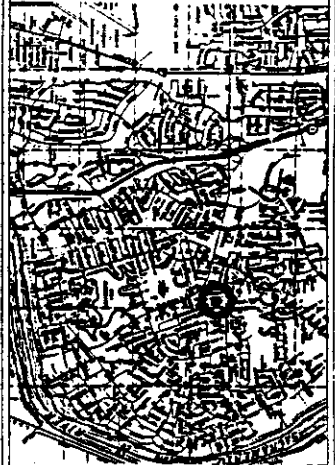
INDEX

- C Small units, 141 sq ft per unit
- A-1 One-story town unit #1 & 2
- A-2 One-story town unit #3 & 4
- A-3 Two-story town unit #5 & 6
- A-4 Two-story town unit #7 & 8
- A-5 Two-story town unit #9 & 10
- A-6 Two-story town unit #11 & 12
- A-7 Three-story town unit #13
- A-8 Four-story town unit #14
- A-9 Five-story town unit #15
- A-10 Construction details unit #1 & 2

NOTES

- 1. The proposed building shall be constructed in accordance with the provisions of the City of Sacramento Building Ordinance, Chapter 12.02, and the applicable provisions of the California Building Code, 1991 Edition, as amended.
- 2. The proposed building shall be constructed in accordance with the provisions of the City of Sacramento Building Ordinance, Chapter 12.02, and the applicable provisions of the California Building Code, 1991 Edition, as amended.
- 3. The proposed building shall be constructed in accordance with the provisions of the City of Sacramento Building Ordinance, Chapter 12.02, and the applicable provisions of the California Building Code, 1991 Edition, as amended.

VICINITY MAP



SITE PLAN

Scale: 1/4" = 1'-0"
 North Arrow
 1. All dimensions are in feet and inches.
 2. All dimensions are to the center of lines unless otherwise noted.
 3. All dimensions are to the outside of lines unless otherwise noted.
 4. All dimensions are to the center of lines unless otherwise noted.
 5. All dimensions are to the outside of lines unless otherwise noted.
 6. All dimensions are to the center of lines unless otherwise noted.
 7. All dimensions are to the outside of lines unless otherwise noted.
 8. All dimensions are to the center of lines unless otherwise noted.
 9. All dimensions are to the outside of lines unless otherwise noted.
 10. All dimensions are to the center of lines unless otherwise noted.

General Notes

1. All dimensions are in feet and inches.
2. All dimensions are to the center of lines unless otherwise noted.
3. All dimensions are to the outside of lines unless otherwise noted.
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