

REVISED BY STAFF 1/12/89
CITY PLANNING COMMISSION

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

APPLICANT	PSOMAS & ASSOCIATES, 646 North Market Blvd., #4 Sac., CA 95835		
OWNER	SCB INVESTMENTS, 3434 Marconi - East Wing, Sac., CA 95825		
PLANS BY	PSOMAS & ASSOCIATES, 646 N. Market Blvd., #4, Sac., CA 95834		
FILING DATE	11/18/88	ENVIR. DET.	15305 a REPORT BY PW:v6
ASSESSOR'S PCL. NO.	226-0321-023 thru 030		

APPLICATION: Lot Line Adjustment to relocate the property lines on eight lots totaling 1.2+ ac. in the Standard Single Family (R-1) zone.

LOCATION: North side of Copper Leaf Way between Shady Leaf Way and Mint Leaf Way.

PROPOSAL: The applicant is requesting the necessary entitlements to complete the construction on eight single family homes.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
1984 North Sacramento Community Plan Designation:	Low Density Residential
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single family homes under construction

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Homes under construction; R-1
East : Homes under construction; R-1
West : Homes under construction; R-1

Property Area:	1.2+ acres, eight single family homes
Density of Development:	5 d. u. per acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

STAFF EVALUATION: Staff has the following comments:

- A. The subject site consists of eight standard single family lots with homes currently under construction. The site is zoned R-1 and both the General Plan and 1984 North Sacramento Community Plan designate the site for low density residential uses. Surrounding land uses include vacant land and other single family homes under construction; all zoned R-1.
- B. The applicant is requesting to adjust the rear property line on eight single family lots in the Village Garden North Unit No. 4 subdivision. The eight lots will be increased in depth from 108 feet to 113 feet by incorporating a five foot strip of land from the adjoining property, which is under the same ownership as the subject site. The increase in depth is necessary to include an existing sloped bank into each lot which should provide a better drainage pattern. No changes in the side property lines is requested. Staff has no objections to the adjustment request.

ENVIRONMENTAL DETERMINATION: The proposed 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.

CITY PLANNING COMMISSION
123 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

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OWNER	SCB INVESTMENTS, 3434 Marconi - East Wing, Sac., CA 95825				
PLANS BY	PSOMAS & ASSOCIATES, 646 N. Market Blvd., #4, Sac., CA 95834				
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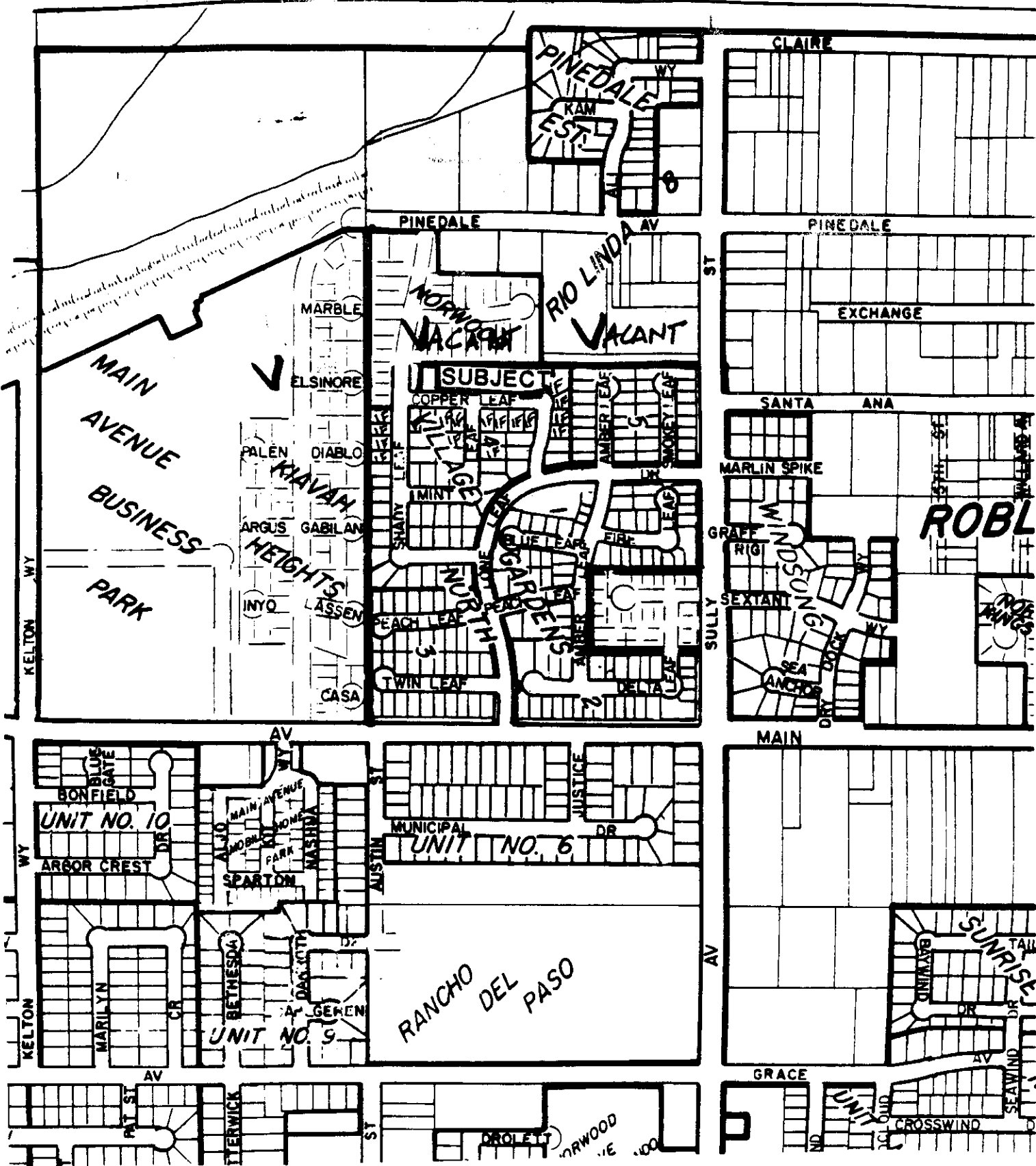
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- B. The applicant is requesting to adjust the rear property line on eight single family lots in the Village Garden North Unit No. 4 subdivision. The eight lots will be increased in depth from 108 feet to 113 feet by incorporating a five foot strip of land from the adjoining property, which is under the same ownership as the subject site. The increase in depth is necessary to include an existing sloped bank into each lot which should provide a better drainage pattern. No changes in the side property lines is requested. Staff has no objections to the adjustment request.

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



ALL SURROUNDING ZONING IS R-1

VICINITY - LAND USE - ZONING

189-006

1-26-89
4/2/89

item 26

P89-006

887211
68-92-1

HOBBS MARLOW, INC.
79-07-19 C.R. 584
01°56'E(2)
01°52'12"W
1945.26

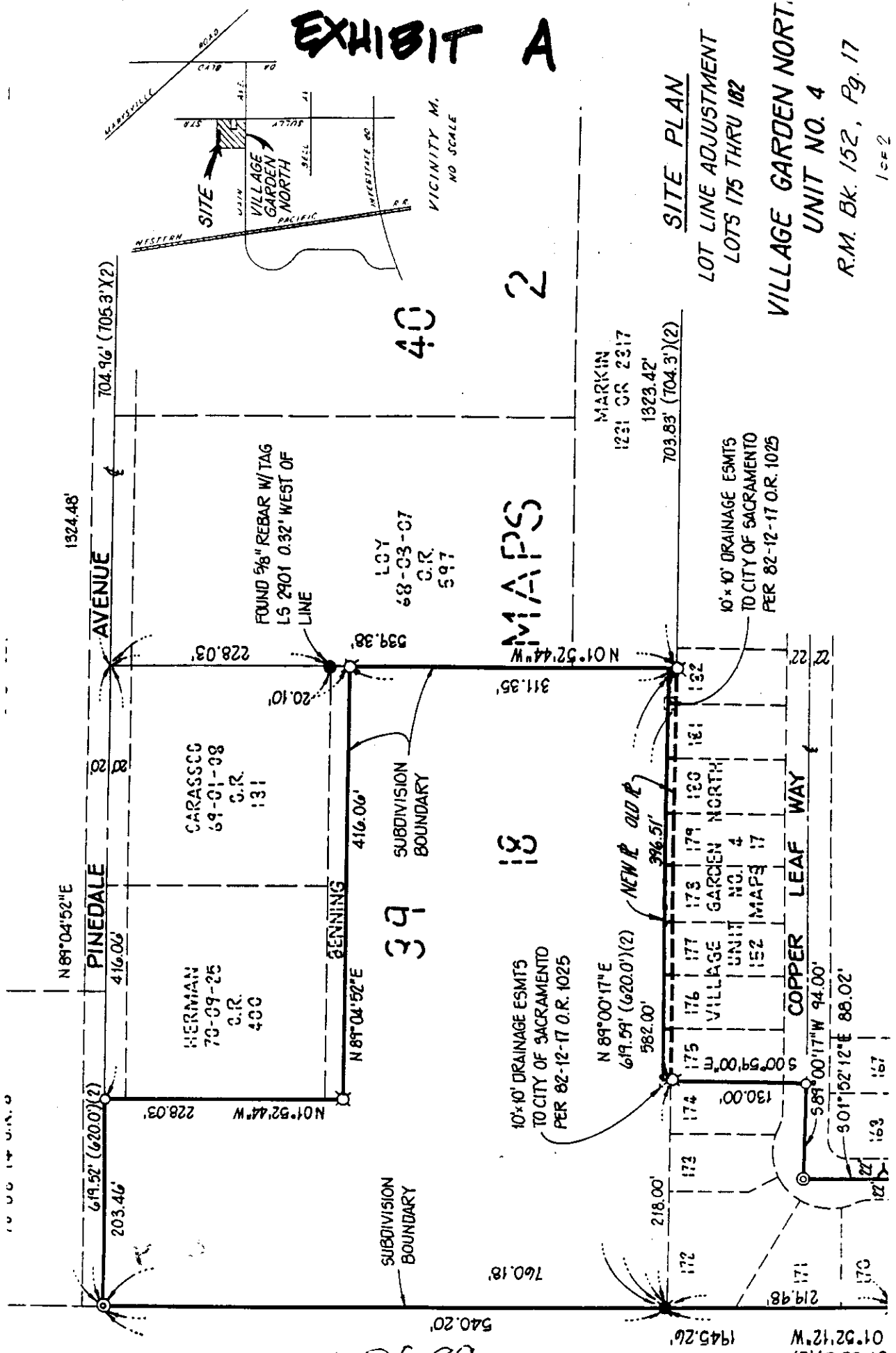


EXHIBIT A

SITE PLAN

LOT LINE ADJUSTMENT
LOTS 175 THRU 182

VILLAGE GARDEN NORT.
UNIT NO. 4

R.M. BK. 152, Pg. 17

1 OF 2

MAPS

18

39

40

2

SUBDIVISION BOUNDARY

SUBDIVISION BOUNDARY

FOUND 5/8" REBAR W/TAG
LS 2901 0.32' WEST OF
LINE

10'x10' DRAINAGE ESMTS
TO CITY OF SACRAMENTO
PER 82-12-17 O.R. 1025

10'x10' DRAINAGE ESMTS
TO CITY OF SACRAMENTO
PER 82-12-17 O.R. 1025

NEW R. OLD R.

10 00 14 U.S.C.

EXHIBIT B

LEGAL DESCRIPTION

Revised Lot 175

Lot 175 as shown on the "Plat of Village Garden North Unit No. 4", filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 175, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 175; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:T1.17

P89.006

1-28-89
1/12/89

item 26

LEGAL DESCRIPTION

Revised Lot 176

Lot 176 as shown on the "Plat of Village Garden North Unit No. 4", filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 176, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 176; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:Tl.17

P89-006

1-26-89
1/2/89

item 26

LEGAL DESCRIPTION

Revised Lot 177

Lot 177 as shown on the "Plat of Village Garden North Unit No. 4," filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 177, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 177; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:Tl.17

P89-006

1-26-89
~~1/12/89~~

item 26

LEGAL DESCRIPTION

Revised Lot 178

Lot 178 as shown on the "Plat of Village Garden North Unit No. 4," filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 178, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 178; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:Tl.17

P89-006

1-26-89
1/12/89

item 26

LEGAL DESCRIPTION

Revised Lot 179

Lot 179 as shown on the "Plat of Village Garden North Unit No. 4," filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 179, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 179; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:T1.17

P89-006

1-26-89
4/12/89

item 26

LEGAL DESCRIPTION

Revised Lot 180

Lot 180 as shown on the "Plat of Village Garden North Unit No. 4," filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 180, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 180; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:Tl.17

1/12/89

1-29-89
1/12/89

item 26

LEGAL DESCRIPTION

Revised Lot 181

Lot 181 as shown on the "Plat of Village Garden North Unit No. 4," filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width abutting and measured at right angles to the Northerly boundary of said Lot 181, said strip being a portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County, and being further described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 181; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 52.00 feet; thence leaving said Southerly boundary North $00^{\circ}59'43''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 52.00 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:Tl.17

1/12/89

1-2689
1/12/89

item 26

LEGAL DESCRIPTION

Revised Lot 182

Lot 182 as shown on the "Plat of Village Garden North Unit No. 4," filed in the office of the Recorder of Sacramento County on June 3, 1983, in Book 152 of Maps, at Page 17, in the City of Sacramento, Sacramento County, California;

Together with a strip of land five (5) feet in width described as follows:

A portion of Lot 39 as shown on the "Plat of Rio Linda Subdivision No. 8," recorded in Book 18 of Maps, Map No. 2, records of said County described as follows:

Beginning at a point on the Southerly boundary of said Lot 39, which point is coincident with the Northwest corner of said Lot 182; thence from said point of beginning along said Southerly boundary North $89^{\circ}00'17''$ East 32.59 feet; thence leaving said Southerly boundary North $01^{\circ}52'44''$ West 5.00 feet; thence South $89^{\circ}00'17''$ West 32.51 feet; thence South $00^{\circ}59'43''$ East 5.00 feet to the point of beginning.

TPC.dh:T1.17

1/12/89

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