

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825
OWNER	Charles Gordon, 7360 Pocket Road, Sacramento, CA 95831
PLANS BY	Raymond Vail & Associates, 1410 Ethan Way, Sacramento, CA 95825
FILING DATE	5/25/84
50 DAY CPC ACTION DATE	
REPORT BY	SD:bw
NEGATIVE DEC.	Exempt 15305(a)EIR
ASSESSOR'S PCL. NO	031-370-33,58* & 59*

(\*new numbers)

APPLICATION: Lot Line Adjustment to relocate a property line (Sub. Ord., Sec. 40.107)

LOCATION: 308 Brewster Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a common lot line between two halfplex units to accommodate a proposed patio.

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: Halfplex under construction

Surrounding Land Use and Zoning:  
 North: Single Family; R-1A  
 South: Single Family; R-1  
 East: Single Family; R-1  
 West: Single Family; R-1

Property Dimensions: Irregular  
 Property Area: .2± ac.  
 Topography: Flat  
 Street Improvements/Utilities: Provided

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site consists of two parcels located in the Townhouse (R-1A) zone. A halfplex is currently under construction on the site. The applicant proposes to relocate a portion of the common property line 11 feet to the south to accommodate a patio on Lot 73A.
2. The project was reviewed by the offices of Engineering, Building Inspections and Real Estate. There were no objections to the request; however, the following conditions were requested:
  - a. Pay off existing assessments;
  - b. Monument the new lot line

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

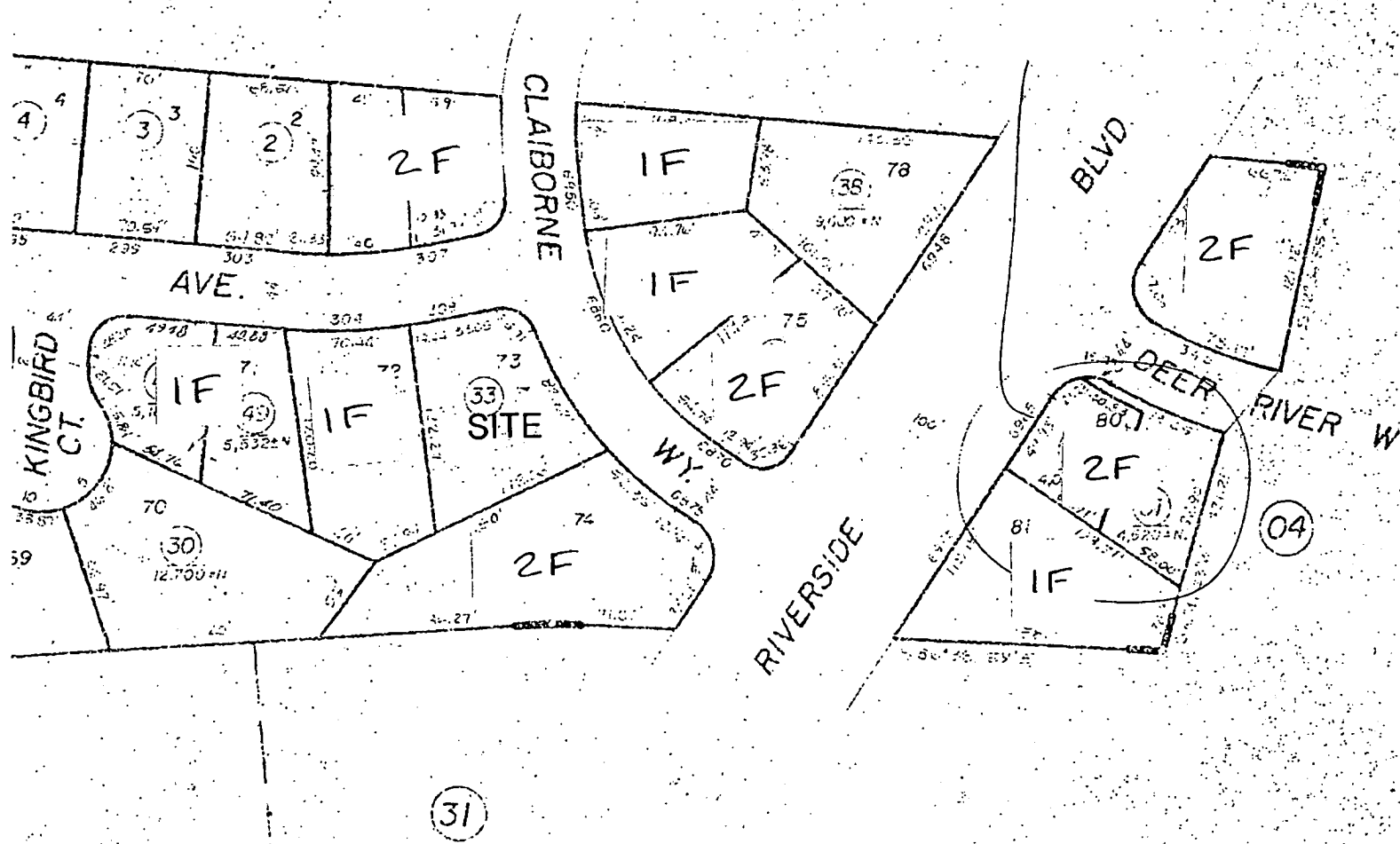
STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

000362

LOCATION MAP



SUBJECT SITE  
000363



000364

CITY OF SACRAMENTO  
 Assessor's Map Bk. 31, Pg. 37  
 County of Sacramento, Calif

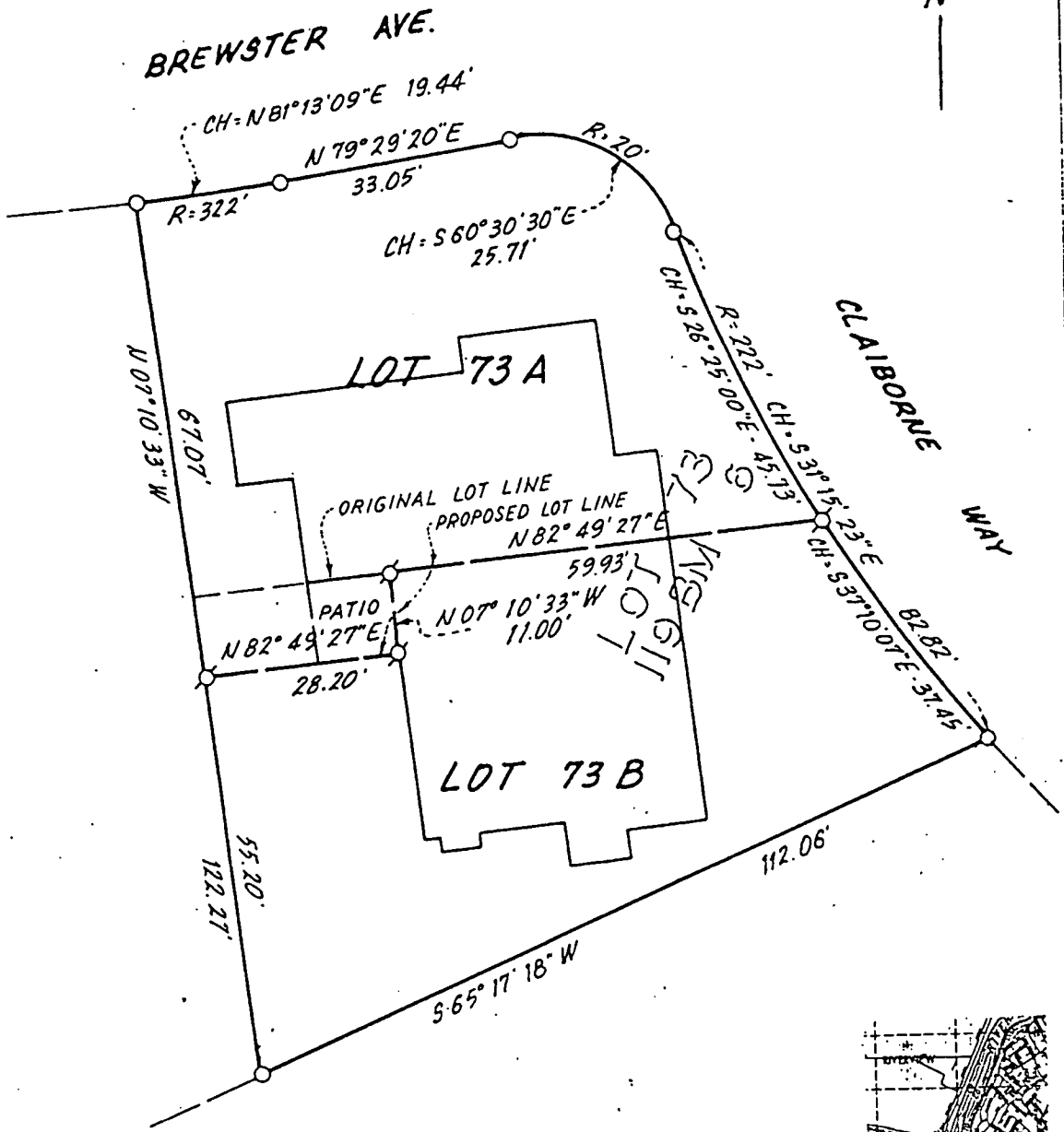
(3-16-78.)

P84-193

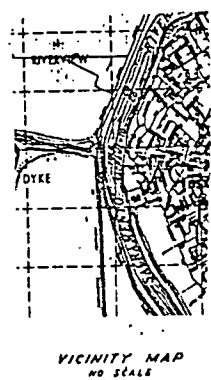
6-28-84

No. 26

EXHIBIT A



000365



**RAYMOND VAIL AND ASSOCIATES**  
 ENGINEERING • PLANNING • ARCHITECTURAL • SURVEYING  
 SACRAMENTO • ANTIPOCH • SONORA • TAHOE CITY

DESIGNED BY _____	LONDON RIVER ESTATES UNIT NO. 1 LOTS 73A & 73B	SCALE: 1" = 20'
DRAWN BY _____		SHEET _____ OF _____ SHEETS
CHECKED BY _____	CITY OF SACRAMENTO CALIFORNIA	FILE NO. _____
DATE _____	SUBMITTED BY: _____	

A.P.P. 031-370-33

P84-193

6-28-84

No. 26

NEW DESCRIPTION - LOT 73A

A portion of Lot 73 as shown on the plat entitled "London River Estates Unit No. 1," filed in the Office of the Recorder of Sacramento County, California, on March 16, 1978, in Book 119 of Maps, Map No. 6, described as follows:

Beginning at the northwest corner of Lot 73, thence along the northerly boundary thereof the following two (2) courses: (1) along the arc of a 322.00 foot radius curve to the left, said arc being subtended by a chord bearing North 81°13'09" East 19.44 feet and (2) North 79°29'20" East 33.05 feet; thence, along the arc of a 20.00 foot radius curve to the right, said arc being subtended by a chord bearing South 60°30'30" East 25.71 feet to a point of reverse curvature; thence, along the arc of a 222.00 foot radius curve to the left, said arc being subtended by a chord bearing South 26°25'00" East 45.73 feet; thence, South 82°49'27" West 59.93 feet, thence, South 07°10'33" East 11.00 feet; thence, South 82°49'27" West 28.20 feet, to a point in the westerly boundary of said Lot 73; thence, along said westerly boundary North 07°10'33" West 66.07 feet to the point of beginning, containing an area of 0.108 acre, more or less.

NEW DESCRIPTION - LOT 73B

A portion of Lot 73 as shown on the plat entitled "London River Estates Unit No. 1," filed in the Office of the Recorder of Sacramento County, California, on March 16, 1978, in Book 119 of Maps, Map No. 6, described as follows:

Beginning at the southwest corner of Lot 73, thence along the westerly boundary thereof North 07°10'33" West 55.20 feet; thence, leaving said westerly boundary North 82°49'27" East 28.20 feet; thence, North 07°10'33" West 11.00 feet; thence, North 82°49'27" East 59.93 feet; thence, along the arc of a 222.00 foot radius curve to the left, said arc being subtended by a chord bearing South 37°10'07" East 37.45 feet to the most easterly corner of said Lot 73; thence, South 65°17'18" West 112.06 feet to the point of beginning, containing an area of 0.114 acre, more or less.

000360

P 84193

6-28-84

No. 26