

# CITY PLANNING COMMISSION

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

APPLICANT	Mark III Development Co.; 925 University Ave.; Sac., CA 95825				
OWNER	Same				
PLANS BY	Same				
FILING DATE	11-19-87	ENVIR. DET.	Ex 15305 A	REPORT BY	JC
ASSESSOR'S-PCL. NO.	031-1020-046, 047				

APPLICATION: Lot Line Adjustment to relocate the common property line between lots 1 and 2 of Spinnaker Estates #2.

LOCATION: Northwest corner of Aquapher Way and Pocket Road

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the common property line in order to preserve and accommodate an existing tree.

PROJECT INFORMATION:

1976 South Pocket Community  
Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: A & R-1: Vacant and single family residential  
South: R-1; Single family residential  
East : R-1; Single family residential  
West : R-1; Single family residential and river

Property Dimensions: 135 ft. x 95 ft.  
Property Area: 0.29+ acres  
Topography: Flat  
Street Improvements: Existing

BACKGROUND: On December 5, 1985, the Planning Commission recommended approval of a rezone from R-1A (Townhouse) and A (Agriculture to R-1 (Single Family), a tentative map and a variance/subdivision modification to create lots less than 100 ft. deep. On January 9, 1986, the City Council approved the aforementioned entitlements. The final map has been recorded (P85-435). On June 9, 1987, the Planning Director approved, with conditions, the applicant's request to reduce the front yard setback from 25 ft. to 21 ft. and 23 ft. (P87-211).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of two vacant lots totaling 0.29+ acres in the Single Family (R-1) zone. The 1976 South Pocket Community Plan designates the site as Low Density Residential. Surrounding land use and zoning is existing single family residential (R-1 & A) to the south and east and vacant, single family residential (R-1) to the north and west. The applicant is proposing to relocate the common property line to preserve and accommodate an existing tree.

- B. The proposed lot line adjustment has been reviewed by City Engineer, Water and Sewer Division and City Real Estate Division. No objections to the proposed property line adjustment have been received.

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

RECOMMENDATION: Staff recommends that the Planning Commission approve 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 THE COMMON PROPERTY LINE BETWEEN LOTS 1 AND 2 OF SPINNAKER ESTATES #2 (031-1020-046-047) (P87-442).**

**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 Aquapher Way and Pocket Road; 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 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 the northwest corner of Aquapher Way and Pocket Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto:

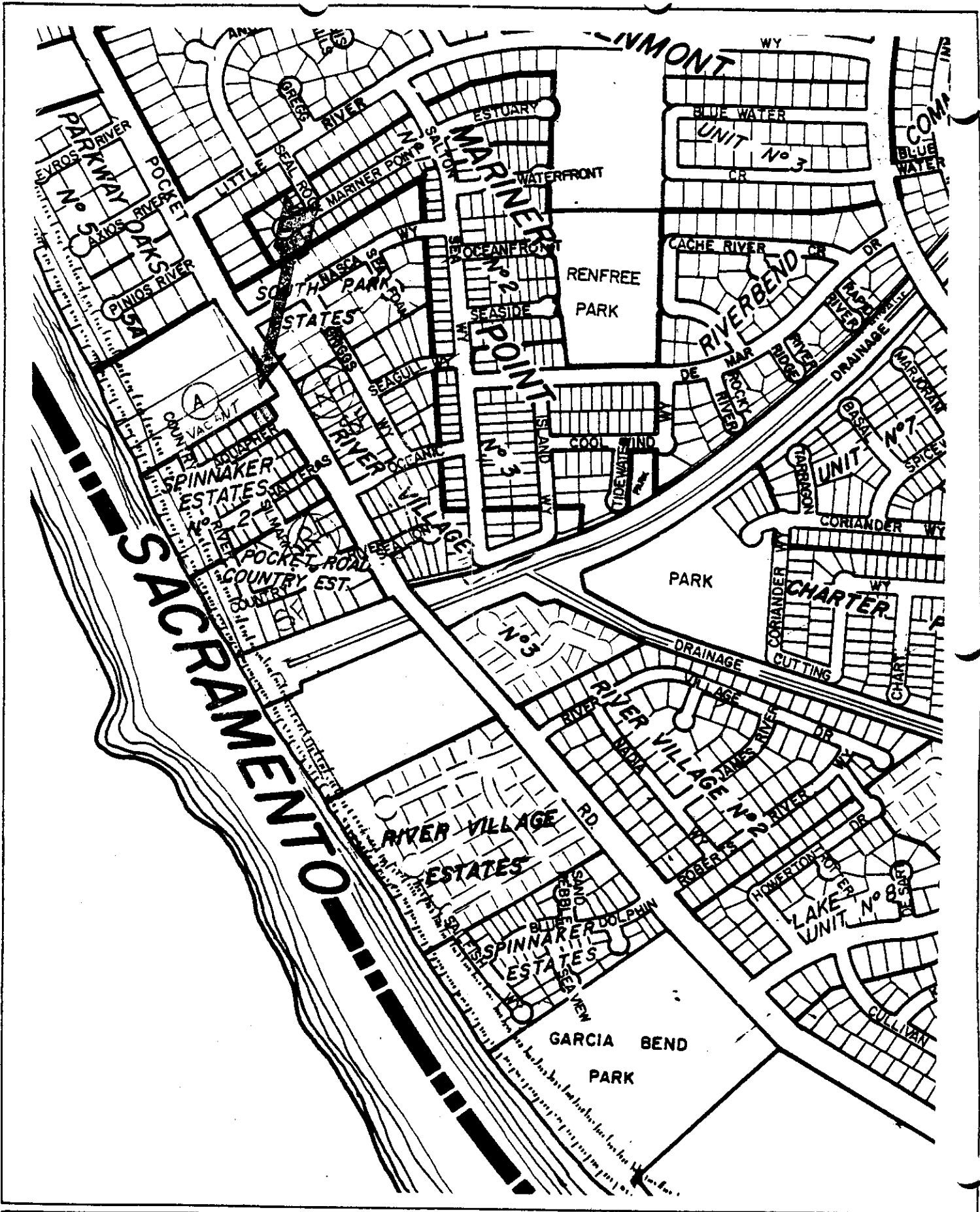
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 CHAIRPERSON

ATTEST:

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 SECRETARY TO CITY PLANNING COMMISSION



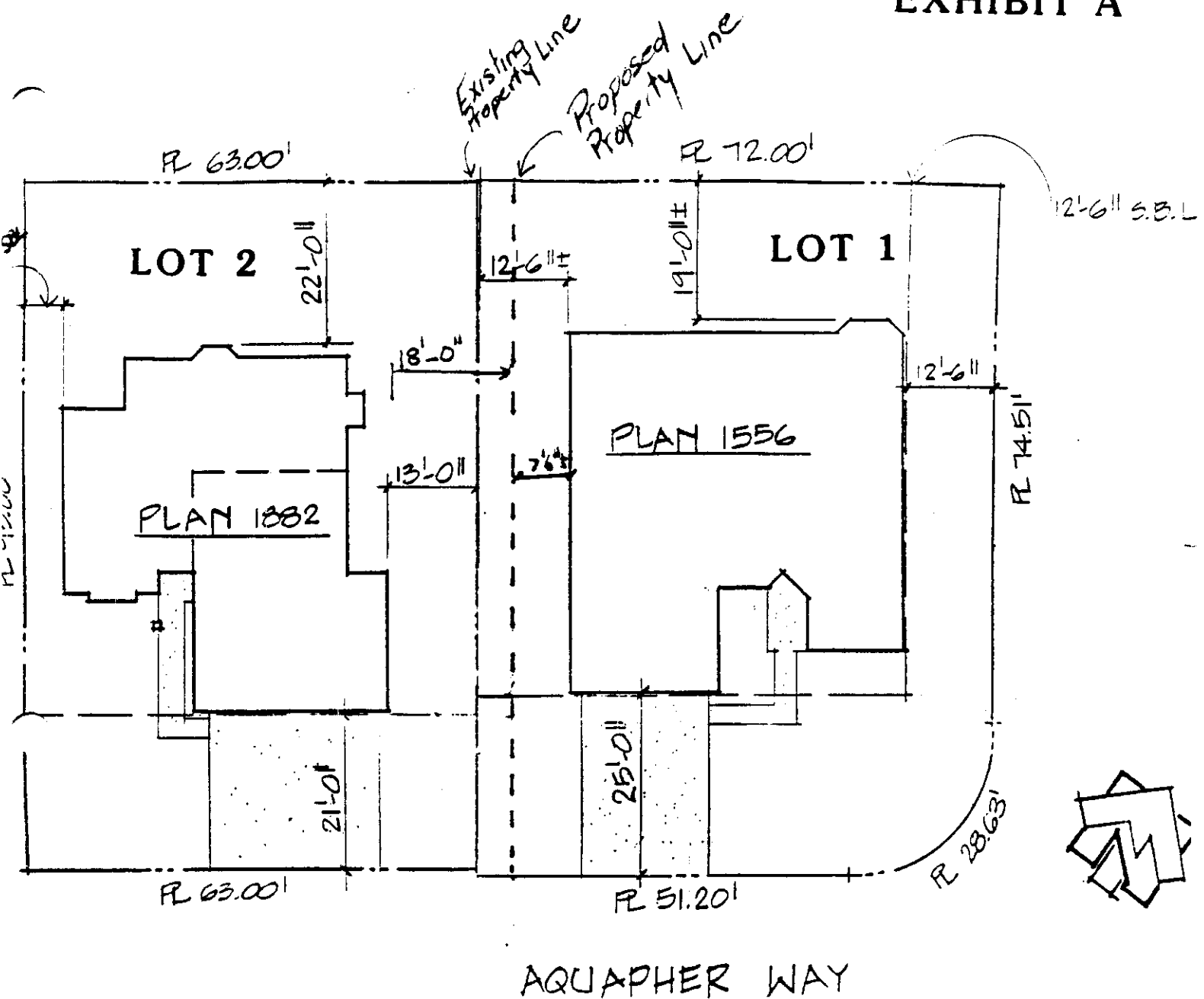
VICINITY - LAND USE - ZONING

187-442

12-3-87

ITEM 2627

EXHIBIT A



SPINNAKER ESTATES UNIT 2

SCALE: 1" = 20'-0"

PS 7-442

12-3-87

# 27

# EXHIBIT B

5578-008  
October 8, 1987

## DESCRIPTION FOR LOT LINE ADJUSTMENT LOTS 1 AND 2 SPINNAKER ESTATES UNIT NO. 2

### REVISED LOT 1:

All that portion of Lot 1, as said Lot is shown on the official plat of Spinnaker Estates Unit No. 2, recorded in the Office of the Recorder of Sacramento County in Book 171 of Maps, Map No. 20, described as follows:

Beginning at the most Northerly corner of said Lot 1; thence from said point of beginning along the boundary of said Lot 1, the following three (3) courses: (1) curving to the left on an arc of 1055.00 feet radius, said arc being subtended by a chord bearing South 35° 44' 43" East 74.51 feet, (2) curving to the right on an arc of 20.00 feet radius, said arc being subtended by a chord bearing South 07° 56' 00" East 28.63 feet and (3) South 53° 38' 09" West 46.20 feet; thence North 36° 21' 51" West 95.00 feet to a point located on the Northwesterly boundary of said Lot 1; thence along said Northwesterly boundary North 53° 38' 09" East 67.00 feet to the point of beginning; containing 0.142 acre, more or less.

### REVISED LOT 2:

Lot 2 and all that portion of Lot 1, as said lots are shown on the official plat of Spinnaker Estates Unit No. 2, recorded in the Office of the Recorder of Sacramento County in Book 171 of Maps, Map No. 20, described as follows:

Beginning at the most Westerly corner of said Lot 2; thence from said point of beginning along the Northwesterly boundary of said Lots 2 and 1 North 53° 38' 09" East 68.00 feet; thence South 36° 21' 51" East 95.00 feet to a point located on the Southeasterly boundary of said Lot 1; thence along the Southeasterly boundary of said Lots 1 and 2 South 53° 38' 09" West 68.00 feet to the most Southerly corner of said Lot 2; thence along the Southwesterly boundary of said Lot 2, North 36° 21' 51" West 95.00 feet to the point of beginning; containing 0.148 acre, more or less.

187-442

12-3-87

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