

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Company, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Placer Savings and Loan, P.O. Box 87, Auburn, CA 95603		
PLANS BY	The Spink Company, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4-18-86	ENVIR. DET.	Ex. 15305(a)
ASSESSOR'S-PCL. NO.	031-111-38,39,40		REPORT BY LP:tc

APPLICATION: Lot Line Adjustment to relocate a common property line 1.97 feet to the west between three properties totalling 0.51+ acres

LOCATION: Northeast corner of De Sart Circle and Windbridge Drive

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1978 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:	Vacant;	R-1
South:	Vacant;	R-1
East:	Vacant;	R-1
West:	Vacant;	R-1

Property Dimensions:	Irregular
Property Area:	0.51+ acres
Topography:	Flat
Street Improvements/Utilities:	Under construction

STAFF EVALUATION: Staff has the following comments:

- A. The subject site consists of three lots totalling 0.51+ acres located on the northeast corner of De Sart Circle and Windbridge Drive in a Single Family (R-1) zone. The three lots are within a subdivision (Lake Crest Village) which is currently under construction. The surrounding land use on all sides is vacant land within the subdivision, and is also zoned R-1.
- B. The applicant is proposing to relocate the common property line 1.97+ feet to the west. This will result in a slightly wider rear yard for one of the lots. The applicant has indicated the adjustment is to accommodate a house plan on the lot which currently would not meet setback requirements, however, plans for the proposed house have not been submitted.

C. The project was reviewed by the City Departments of Real Estate, Engineering, Traffic Engineering, and Water and Sewer. The following comments were received:

Real Estate: Pay off any existing assessments

Engineering: Provide monumentation of new lot corners.

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

RECOMMENDATION: Staff recommends approval of 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 A COMMON PROPERTY
LINE 1.97± FEET BETWEEN LOTS 38, 39, AND 40 OF LAKECREST
VILLAGE UNIT 8 (P86-153).

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the northeast corner of De Sart Circle and Windbridge Drive; and

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

WHEREAS, the property project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Residential Use by the 1976 South Pocket Community Plan and the proposed lot line adjustment to relocate a common property line conforms with the Plan Designation.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

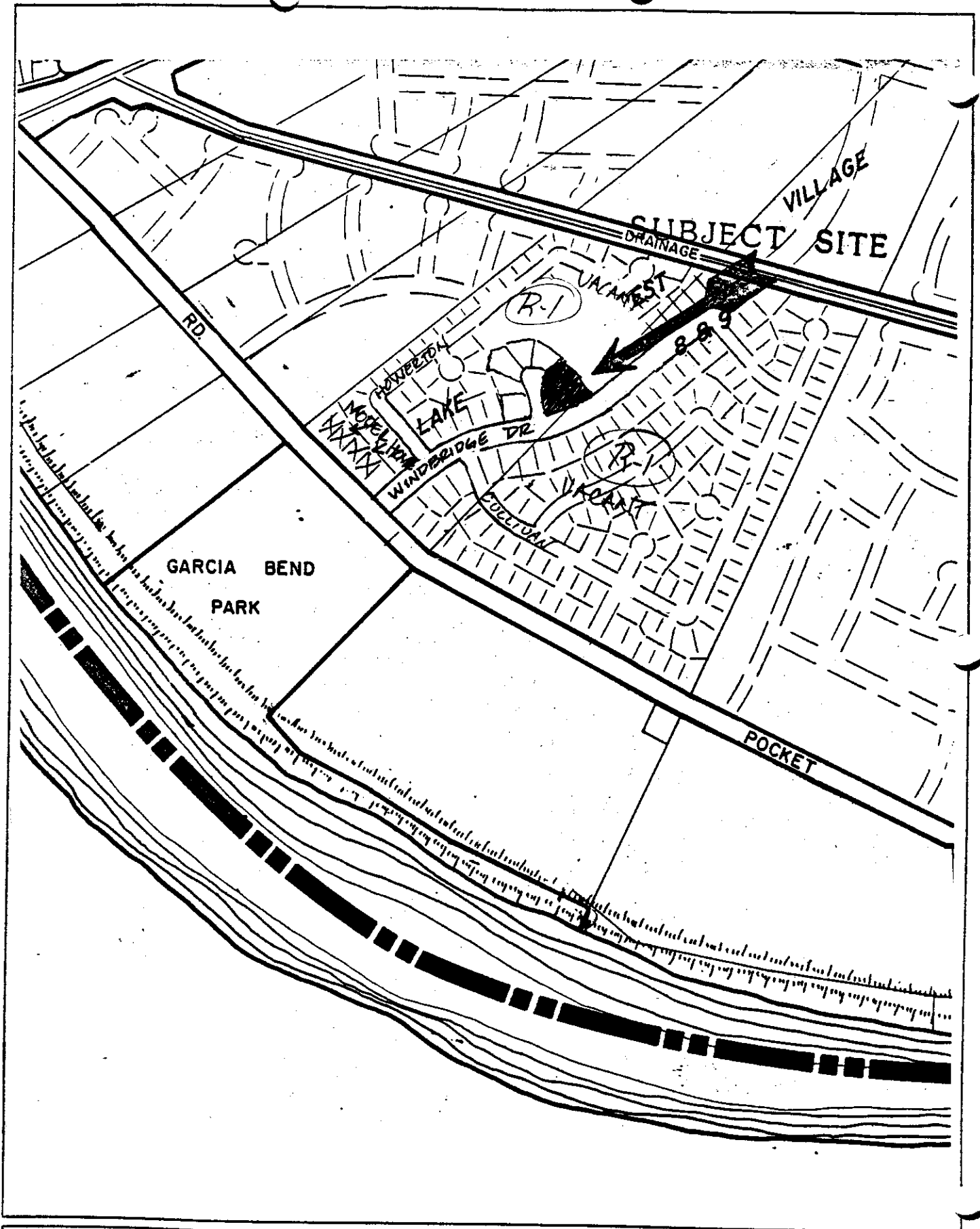
that the lot line adjustment for property located at the northeast corner of De Sart Circle and Windbridge Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments.
2. Provide monumentation of new lot corners.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



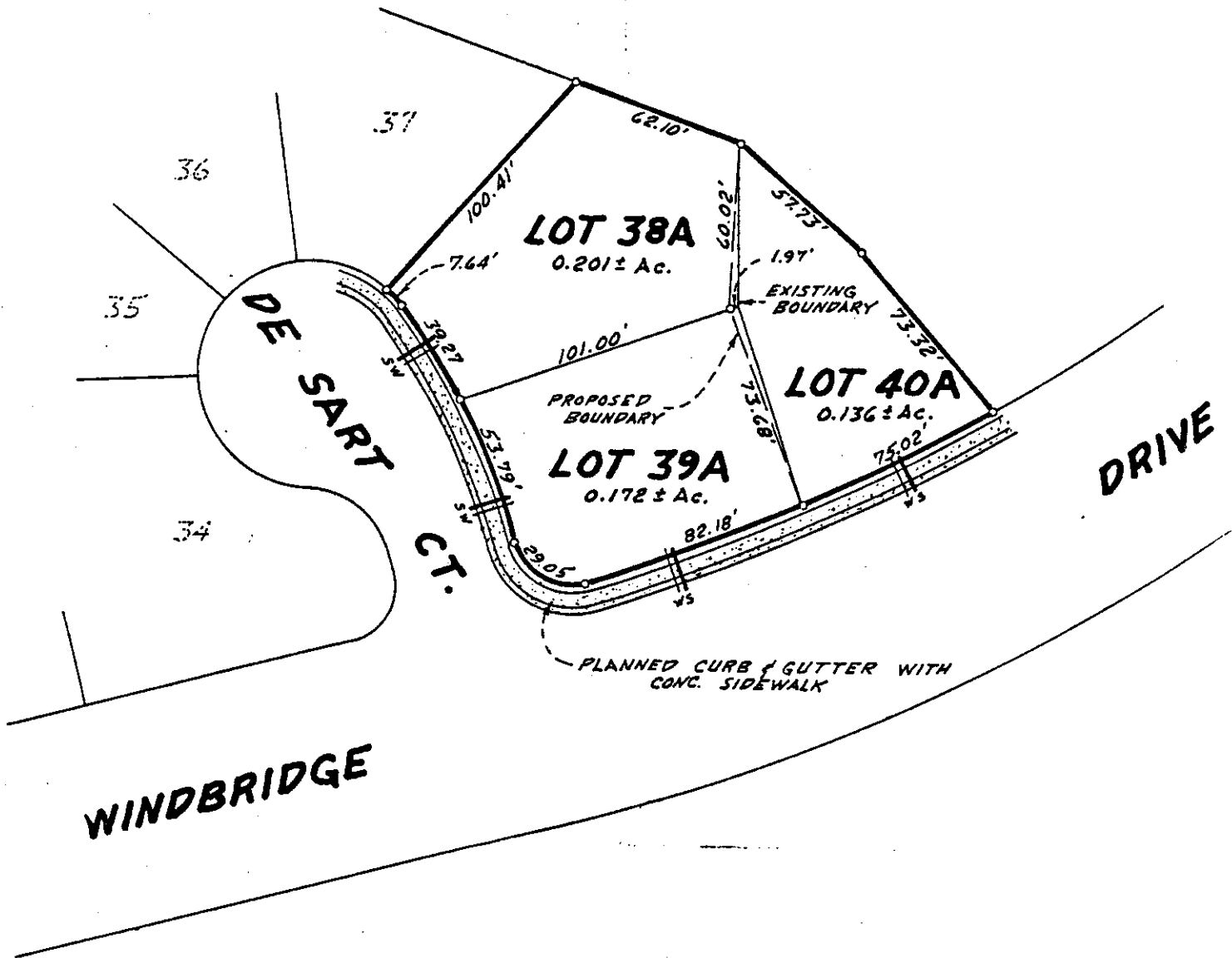
LAND USE MAP

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Item 23

Exhibit A



LEGEND :

WATER SERVICE W
SEWER SERVICE S

Sublot B

7440-071A-1

4/17/86

LOT 38A

Lot 38, as said lot is shown on that certain map entitled "Lake Crest Village Unit No. 8", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 167 of Maps, Map No. 12, described as follows:

Beginning at the Southwest corner of said Lot 38; thence from said point of beginning along the boundary of said Lot 38 the following four (4) courses: (1) curving to the left on an arc of 228.00 feet radius, from a tangent bearing North 27° 56' 16" West, said arc being subtended by a chord bearing North 32° 52' 40" West 39.27 feet, (2) curving to the left on an arc of compound curvature with a radius of 40.00 feet, said arc being subtended by a chord bearing North 43° 17' 50" West 7.64 feet, (3) North 41° 13' 24" East 100.41 feet, (4) South 70° 47' 55" East 62.10 feet; thence South 02° 54' 48" West 60.02 feet; thence South 70° 30' 40" West 101.00 feet to the point of beginning, containing 0.202 acre, more or less.

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Exhibit B

7440-71A-2

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LOT 39A

Lot 39, as said lot is shown on that certain map entitled "Lake Crest Village Unit No. 8", the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 167 of Maps, Map No. 12, described as follows:

Beginning at the Southeast corner of said Lot 39; thence from said point of beginning along the boundary of said Lot 39 the following four (4) courses: (1) curving to the right on an arc of 721.19 feet radius, from a tangent bearing South 65° 56' 05" West, said arc being subtended by a chord bearing South 69° 12' 04" West 82.18 feet, (2) curving to the right on an arc of compound curvature with a radius of 20.00 feet, said arc being subtended by a chord bearing North 60° 57' 40" West 29.05 feet, (3) curving to the left on an arc of reverse curvature with a radius of 228.00 feet, said arc being subtended by a chord bearing North 21° 09' 50" West 53.79 feet and (4) North 70° 30' 40" East 101.00 feet; thence South 21° 01' 28" East 73.68 feet to the point of beginning, containing 0.172 acre, more or less.

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Exhibit B

7440-071A-3

4/17/86

LOT 40A

Lot 40 and all that portion of Lots 38 and 39 as said lots are shown on that certain map entitled "Lake Crest Village Unit No. 8", the official plat of which is recorded in the office of the Recorder of Sacramento County in book 167 of Maps, Map No. 12, described as follows:

Beginning at the most Northerly corner of said Lot 40; thence from said point of beginning along the boundary of said Lot 40 the following three (3) courses: (1) South $48^{\circ} 14' 52''$ East 57.73 feet, (2) South $40^{\circ} 00' 35''$ East 73.32 feet and (3) curving to the right on an arc of 721.19 feet radius, from a tangent bearing South $59^{\circ} 58' 17''$ West, said arc being subtended by a chord bearing South $62^{\circ} 57' 11''$ West 75.02 feet; thence North $21^{\circ} 01' 28''$ West 73.68 feet; thence North $02^{\circ} 54' 48''$ East 60.02 feet to the point of beginning, containing 0.137 acre, more or less.

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