

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	E. T. Efstratis Construction, 14 Saginaw Circle, Sacramento, CA 95833		
OWNER	Natomas Village Associates, 1460 Maria Lane, #420, Walnut Creek, CA 94596		
PLANS BY	MacKay & Soms, 1787 Tribute Road, Suite E, Sacramento, CA 95815		
FILING DATE	8/6/84	50 DAY CPC ACTION DATE	REPORT BY: JF:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 225-732-35,36

APPLICATION: Lot Line Adjustment to relocate common property lines in an R-1A zone.

LOCATION: 154/158 Saginaw Circle

PROPOSAL: Applicant requests the necessary entitlement to relocate a property line.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1978 South Natomas Community
 Plan Designation: Residential
 Existing Zoning of Site: R-1A
 Existing Land Use of Site: R-1A

Surrounding Land Use and Zoning:

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

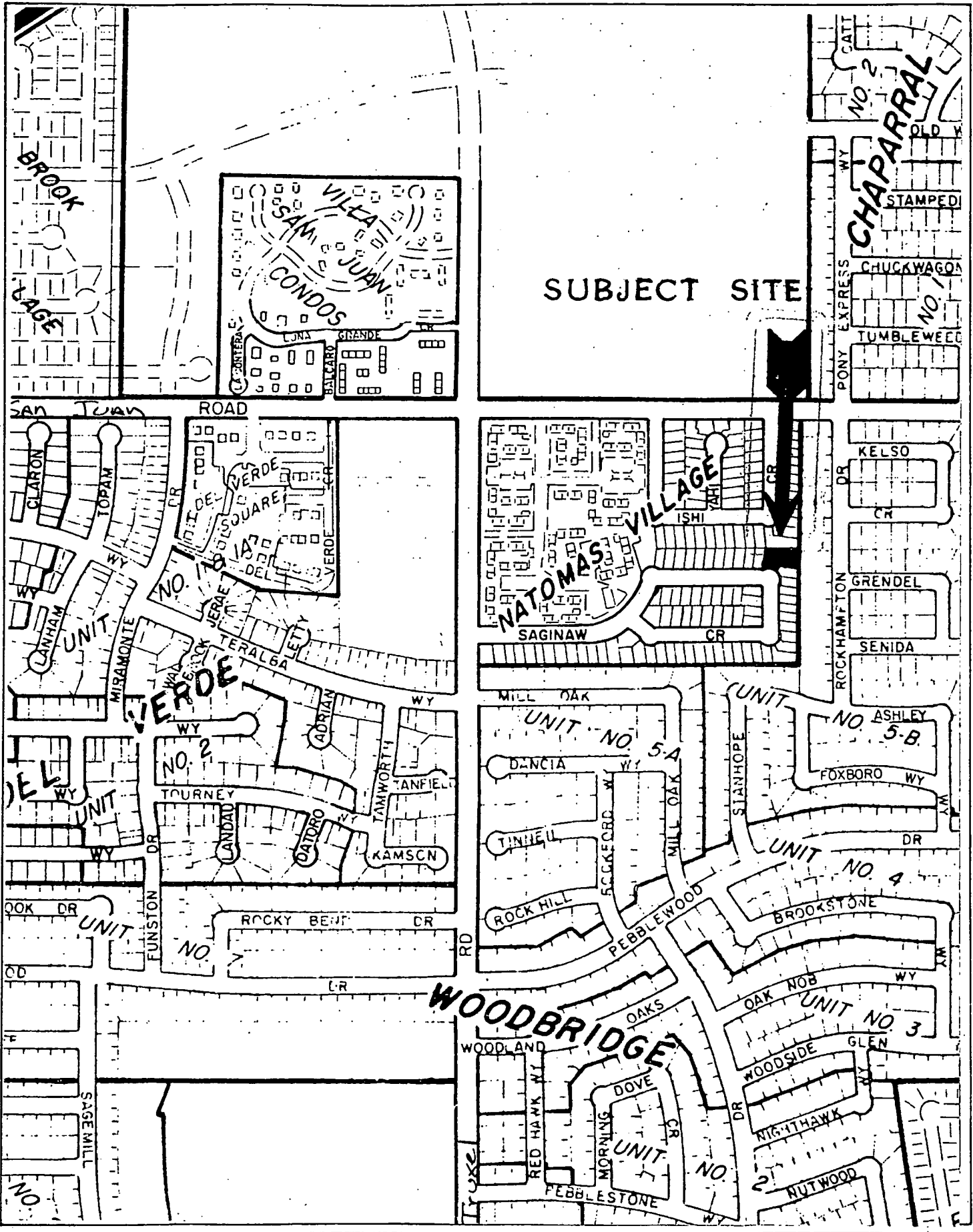
Property Dimensions: Irregular
 Property Area: 10,965 sq. ft.
 Topography: Flat
 Street Improvements/Utilities: Existing

PROJECT EVALUATION: Staff has the following comments regarding this request:

1. The applicant is requesting this lot line adjustment to align the property line with an existing fence. These lots are part of a zero lot line development. Since the dwelling was constructed with a window element on the zero lot line side of the building, a side yard setback was required. Therefore, a fence was constructed varying five to 15 feet from the dwelling. The lot line, however, was never adjusted at that time. This lot line adjustment is to align the fence and property line.
2. The proposed lot line adjustment was reviewed by the offices of Engineering, Real Estate, Traffic Engineering and Fire. There were no objections to this request.

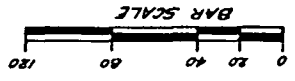
ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review, pursuant to State EIR Guidelines (CEQA 15305(a)).

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



VICINITY MAP

SITE PLAN
LOT LINE ADJUSTMENTS - LOTS 60/61
OF NATOMAS VILLAGE (137 BM 8)
 Sacramento California
MacKay & Sons
 CIVIL ENGINEERS
 SACRAMENTO CALIFORNIA
 1"=40'



ROCKHAMPTON DRIVE

