

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831</u>		
OWNER <u>L & P Land & Development Company, 8144 Pocket Road, Sacramento, CA 95831</u>		
PLANS BY <u>The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA, 95833</u>		
FILING DATE <u>July 28, 1992</u>	ENVIR. DET. <u>Exempt 15305(a)</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>031-1420-019,018</u>		

APPLICATION: Lot Line Adjustment to relocate an existing property line for two parcels totaling 0.22± vacant acres in the Single Family Alternative, Planned Unit Development (R-1A)(PUD) zone.

LOCATION: 7707 and 7725 Oak Bay Circle
(City Council District 7)

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

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Pocket	
Community Plan Designation:	Low Density Residential (7-15 du/na)
Existing Zoning of Site:	R-1A(PUD)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, R-1(PUD)
South:	Vacant, R-1(PUD)
East:	Vacant, R-1A(PUD)
West:	Vacant, R-1(PUD)

Property Dimensions:	84 feet X 109 feet
Property Area:	0.22± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of a corner with two halfplex lots totaling 0.22± vacant acres in the Single Family Alternative (R-1A)(PUD) zone (see Exhibit A). The subject site is vacant. The

General Plan designates the subject site as Low Density Residential (4-15 du/na) and the Pocket Community Plan designates the site as Low Density Residential (7-15 du/na). The surrounding land use and zoning for the subject site are vacant, zoned Standard Single Family (R-1)(PUD) to the north, south, and west; and vacant, zoned (R-1A)(PUD) to the east.

B. Applicant's Proposal

The applicant is proposing to relocate a common property between two halfplex lots. The common property line is to be relocated to be oriented north to south (see Exhibit A).

C. Staff Analysis

Staff has no objection to the proposed lot line adjustment. The applicant is proposing to construct two custom halfplex units totaling 4,547 square feet on the subject site. The existing common property line runs east to west across the site and the applicant proposes to reorient the line to run north to south. Each lot will still have adequate area to construct a halfplex with usable rear yard area.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, the Air Quality Management District, and the G-P Residents for Neighborhood Schools. The following comments were received from Development Services:

1. Engineering Departments staff comments:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.
- d. Submit drawing showing location of existing sewer and water services to verify each lot has a separate service.
- e. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15305{a}).

RECOMMENDATION: Staff recommends that the Planning Commission approve the Lot Line Adjustment by adopting the attached resolution.



VICINITY MAP

1314

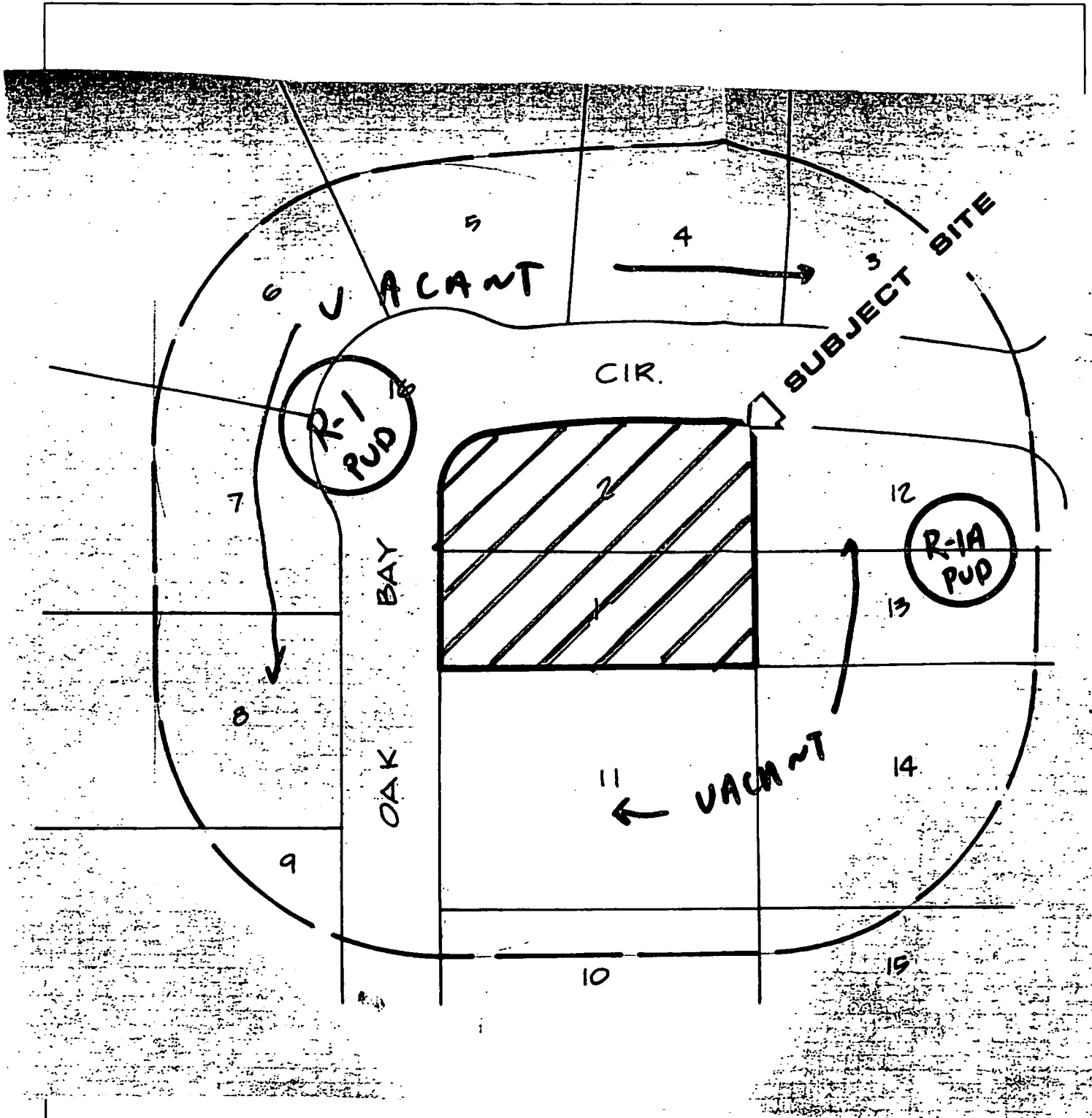
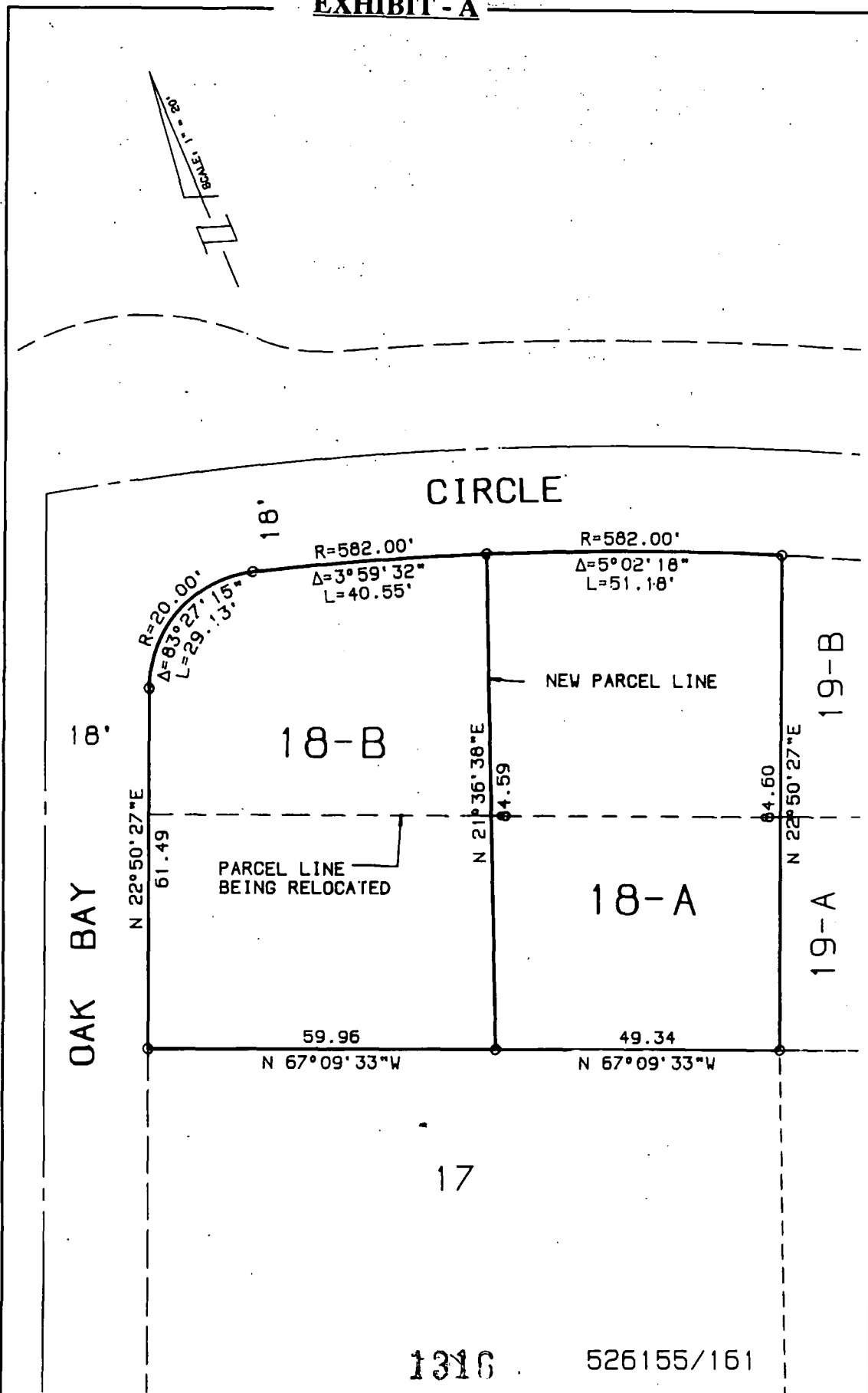


EXHIBIT - A



TITLE:	LOT LINE ADJUSTMENT	DATE: 7-08-92	JOB NO.: 5262-013
	LOT 18A, 18B	DRAWN BY: T.M.	CHECKED BY: R.N.
CLIENT:	OAKSHORE AT RIVERLAKE	REVISION	
	UNIT NO. 1 203 M 1	The Spink Corporation	
	L & P LAND AND DEVELOPMENT	2590 VENTURE OAKS WAY SACRAMENTO, CA 95833	
		(916) 925-5550 FAX NO. (916) 921-9274	
		SCALE: 1"=20' CODE: PKT-19 DR. NO.: H-7225	

P92-210

SEPTEMBER 10, 1992

ITEM 14



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: Oakshore Lots 18 A & B

L & P-Pacific/Teichert

PROPERTY OWNER'S NAME:

Mailing Address: 8144 Pocket Road, Sacramento Zip Code 95831
Telephone: Business (916) 427-2936 Home () _____

APPLICANT'S/AGENT'S NAME: L & P Land & Development, Inc.

Mailing Address: 8144 Pocket Road, Sacramento Zip Code 95831
Telephone: Business (916) 427-2936 Home () _____
Contact Person's Name: Roger O. Hanchen Phone (916) 427-2936

PROJECT SITE INFORMATION LEGAL DESCRIPTION MUST BE ATTACHED

Property Address or Location 7707 & 7725 Oak Bay Circle
Property Assessor Parcel Number(s) 031-1420-019 & 031-1420-018
Property Dimensions: 84± x 109±
Property Area: Square Footage (gross) _____ (net) 9455
Acreage (gross) _____ (net) .217
Land Use: Undeveloped/Vacant X Developed (give bldg.sq.ft.) _____
Existing Zoning of Project Site: RI-A Proposed Zoning: RI-A PUD

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	RI PUD	Residential
South	RI PUD	Residential
East	RI-A PUD	Residential
West	RI PUD	Residential

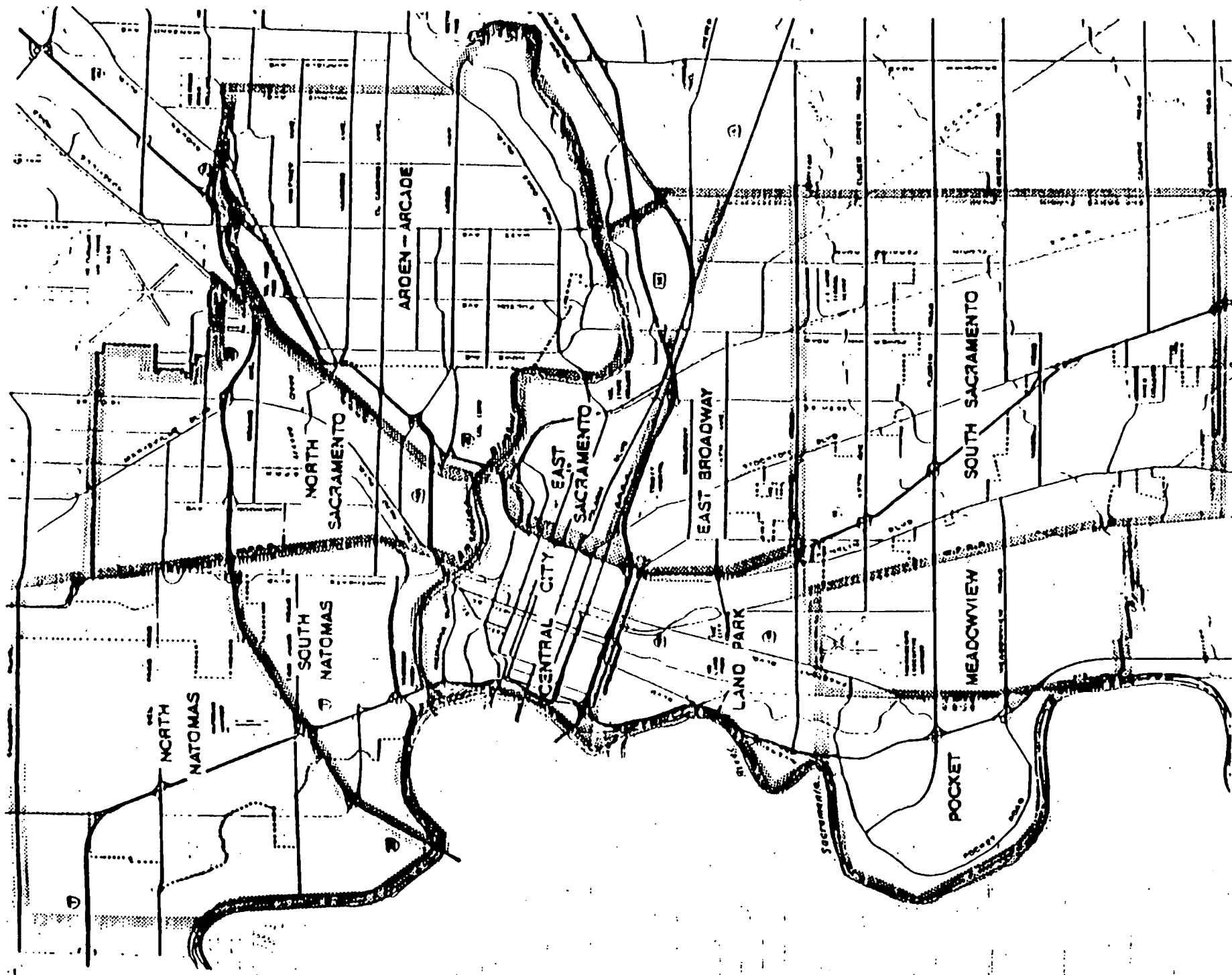
FOR OFFICE USE ONLY

P No.: **P92 210** Date Rec'd: 7/28/92 By: Mudal

General Plan Design: _____	Rezone _____
Amend To: _____	Tent. Map _____
Com. Plan Area: _____	Spec. Permit _____
Existing Design: _____	Variance _____
Amend To: _____	Sub. Mod. _____
Other Plan Design: _____	LLA _____
Amend To: _____	Other _____

Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____;
By: _____, Date _____

PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT



PREVIOUS LAND USE

Explain existing and previous land use(s) of site for last ten years:

For approximately two years the site has been two R1-A lots in a residential subdivision; prior to that time it was undeveloped acreage.

PREVIOUS ENVIRONMENTAL DOCUMENTS

If this project is part of a larger project for which a Negative Declaration or Environmental Impact Report has been prepared, reference the document below (include date and project number if applicable):

89-098

NO PREVIOUS ENVIRONMENTAL DOCUMENTS

Is this project part of a larger project for which no environmental review has been prepared? _____ yes _____ no

SITE CHARACTERISTICS

Are there any Trees/Shrubs on the Project Site? No

Are any to be removed? No

Are any to be transplanted? No If so, state location of transplant site. _____

Plot on Site Plan by Size and Type all trees to be removed and/or transplanted.

Is the site part of an Airport Overlay Zone? Explain: No

Will the proposed use involve any toxic or hazardous materials or waste? Explain: Normal construction materials.

DEMOLITION OF STRUCTURES

Are there any structures on the project site? No

Present Use of Existing Structure(s): N/A

Proposed Use of Existing Structure(s): N/A

Are any Structures Occupied: N/A

Describe the type of occupancy (number of residents, type of use)

N/A

Structures to be Demolished: None
 Structures to be Moved: None
 Describe age, condition, size, and architectural style of all existing on-site structures (include photos): N/A

**RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL, OR OTHER PROJECT
 (IF PROJECT IS ONLY RESIDENTIAL, DO NOT ANSWER THIS SECTION)**

Type of Use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of Operation: _____
 Total Occupancy/Capacity of Building(s): _____
 Total Number of Fixed Seats: _____
 Square Footage of: _____ Warehouse Area: _____
 Office Area: _____ Loading Area: _____
 Sales Area: _____ Storage Area: _____
 Total Number of Employees: _____
 Anticipated Number of Employees Per Shift: _____
 Total Number of Visitors/Customers on site at any one time: _____
 Other Occupants (specify): _____

RESIDENTIAL PROJECTS

Total Lots: 2 Total Dwelling Units: 2
 Total Acreage: .217 Net Density/Acre: 9.2 Gross Density/Acre: _____

	Single Family	Two Family Duplex/Halfplex	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units	_____	<u>2</u>	_____	_____
Acreage	_____	<u>.217</u>	_____	_____
Square Feet per Unit	_____	<u>2088-2459 SF</u>	_____	_____
For Sale or Rent	_____	<u>Sale</u>	_____	_____
Price Range	_____	<u>\$230M - 270M</u>	_____	_____
Type of Unit:				
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	<u>X</u>	_____	_____
4+ Bedroom	_____	_____	_____	_____

Are any of these units proposed to be subsidised? No
 If yes, describe the type and source of the subsidy.

PROPOSED BUILDING(S) CHARACTERISTICS
FOR ENTIRE PROJECT

Size of New Structure(s) or Building Addition(s): 4547 Gross Sq. Ft.

Building Height (Measured from Ground to Highest Point):
24 Ft. No. of Floors 2

Height of Other Appurtenances (Excluding Buildings) Measured from Ground to Highest Point (e.g., Antennas, Microwave Equipment, Solar Energy Equipment, Light Pole Standards, etc.) N/A

Project Site Coverage:	Building Coverage:	<u>3198</u>	Sq. Ft.	<u>33.82</u>	%
	Landscaped Area:	<u>5157</u>	Sq. Ft.	<u>54.54</u>	%
	Paved Surfaced Area:	<u>1100</u>	Sq. Ft.	<u>11.64</u>	%
	Total:	<u>9455</u>	Sq. Ft.	<u>100</u>	%

Exterior Building Materials: Wood/stucco Roof Materials: shakes

Exterior Building Colors: Earth tones - soft grays

Describe the need and demand for child care services generated by the proposed project and indicate any plans for providing such services in conjunction with the project: N/A

Total Number of Off-Street Parking Spaces:
On-Site Required 4 On-Site Proposed: 8

Total Number of Proposed Off-Site Parking: N/A
(Include a Signed Lease Agreement or Letter of Agency)

Total Number of Bicycle Locker Facilities Proposed: N/A Required:

Describe the Type of Exterior Lighting Proposed for the Project (Height, Intensity): Building: N/A Parking:

Estimate Total Construction Cost for Project: \$ 280,000

Construction Starting Date: 9/1/92 Estimated Completion Date: 2/1/93

Does this Proposal include Signage? No If yes, explain the following:
Height: Illumination:
Area: Type:
Dimensions: Colors/Materials:
Locations (On/Off-Site):

NOTE: IF THE PROJECT SITE IS ON OR NEAR A HISTORICAL SITE, ARCHAEOLOGICAL SITE, LANDFILL SITE, RIVER, FLOODPLAIN, FREEWAY, RAILROAD, OR AIRPORT, THEN SPECIFIC TECHNICAL STUDIES MAY BE REQUIRED. APPLICANTS ARE ENCOURAGED TO CONTACT THE ENVIRONMENTAL SECTION AT THE EARLIEST OPPORTUNITY TO DETERMINE THE POSSIBLE NEED AND SCOPE OF SUCH STUDIES.

OTHER PERMITS OR APPROVALS

List any and all other public approvals required for this project. Specify type of permit or approval, agency/department, address, person to contact, and their telephone number.

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person</u>	<u>Phone Number</u>
Bldg. Permit	Bldg. Dept.	1231 I St.		264-5716

AS THE APPLICANT/AGENT FOR THIS PROPOSAL, I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, THE ABOVE ANSWERS AND STATEMENTS ARE TRUE AND COMPLETE. I CERTIFY THAT THE PROPOSAL DESCRIBED IN THIS APPLICATION IS NOT A PART OF A LARGER PROJECT OR A PHASE OF A LARGER PROJECT.

L & P Land & Development, Inc.

By: *R. O. Hanchen*
 Signature of Applicant/Agent

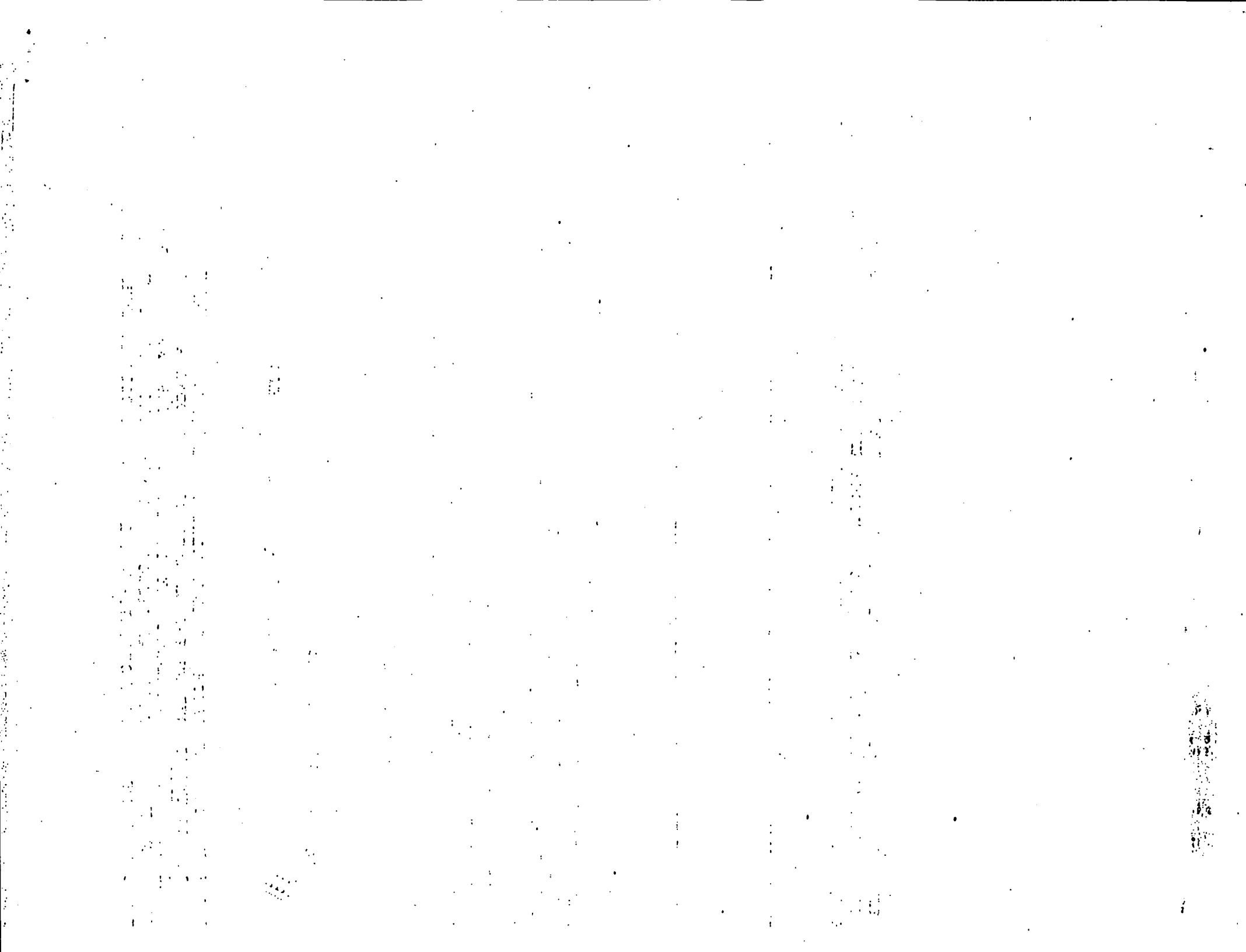
7/24/92
 Date

Roger O. Hanchen, V.P.
 Print Name and Title of Applicant/Agent

427-2936
 Phone

BECAUSE THE TIME REQUIRED FOR ENVIRONMENTAL OR STAFF REVIEW MAY VARY ACCORDING TO THE COMPLEXITY OF THE PROJECT, THE PLANNING DIVISION WILL NOTIFY YOU OF THE SCHEDULED HEARING DATE ON YOUR PROJECT ONCE IT HAS BEEN RELEASED FROM THE ENVIRONMENTAL SERVICES DIVISION.

1323



NOTICE OF EXEMPTION

To: Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

From: City of Sacramento
Environmental Services
1231 I Street, Room 301
Sacramento CA 95814

County Clerk
County of Sacramento

Project Title: P92-210

Project Location-Specific: Oakshore Lots 18A & 18B, City of Sacramento, Sacramento County

Description of Project:

Lot Line Adjustment to relocate the property line for two parcels totaling 0.22± vacant acres in the Single Family Alterative (R-1A (PUD)) zone.

Name of Public Agency Approving Project: Planning Commission

Name of Person or Agency Carrying out Project: City of Sacramento, Planning and Development Department

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268) ;
- Declared Emergency (Sec 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and number: 15305(a)
- Statutory Exemption. State code number: _____

Reasons why project is exempt: The proposed project consists of a minor alteration of land use (Lot Line Adjustment). The project includes the readjustment of a property line between two half-plexes. The project site is surrounded by residential land uses and is located within areas of the City where: 1) it is determined to have less than 100 year flood protection, 2) it is anticipated that noise from Pocket Road will exceed the 60 dB Ldn noise limit for residential land uses (SGPU EIR, AA-27) and 3) it is located within a Primary Impact Area known for cultural resources (SGPU EIR, V-5). The primary noise source is Pocket Road. The proposed project is located approximately 500 feet from Pocket Road. Noise from Pocket Road is currently 61 dB Ldn and is anticipated to reach 69 dB Ldn at SGPU buildout (the year 2006, EIR, AA-23). Due to the distance of the noise source to the subject site, a corrected noise level can be obtained. Using Technical Appendix 9, six decibels of noise can be subtracted for every 200 feet of distance from the noise source to the subject site. Also, the SGPU states that a typical row of residences can attenuate noise by approximately 5-8 dB Ldn (EIR, AA-10). Therefore, the noise level at the subject site is anticipated to be approximately 49 dB Ldn (500 ft/200ft= 2.5, 2.5 x 6 dB Ldn = 15 dB Ldn attenuation (due to distance from Pocket Road), 15 + 5 dB Ldn additional attenuation (due to the adjacent residences) = 20 dB Ldn, ∴ 20 dB Ldn is the total attenuation anticipated). Again, this attenuation (20 dB Ldn) results in a final dB Ldn noise figure (at the project site) of 49 dB Ldn (69 dB Ldn - 20 dB Ldn = 49 dB Ldn). Therefore, noise from Pocket Road is anticipated to result in a less-than-significant noise impact.

Similarity, no significant grade changes or excavations are anticipated with the proposed project and therefore, the proposed project is not anticipated to result in a significant cultural resources impact. The proposed project will not involve the removal of a scenic resource including trees or historic buildings. The requested lot line adjustment does not result in the creation of a new parcel. Therefore, the proposed lot line adjustment is anticipated to have a less than significant environmental impact.

Lead Agency: City of Sacramento, Planning Department

Contact Person: Laura Matteoli Area Code/Telephone/Extension: (916) 264-7037

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?
 Yes No

Signature: Laura Matteoli Date 8/20/92 Title Planner

- Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR:

PROOF OF SERVICE BY MAIL)

STATE OF CALIFORNIA)

COUNTY OF SACRAMENTO)

The below signed verily states:

That I am an employee of the Sacramento City Planning Division and that I am a citizen of the United States and a resident of the County aforementioned; that I am over the age of eighteen years and not a party to the within entitled proceedings; that my business address is 1231 I Street, Room 200, Sacramento, CA 95814.

On August 28, 1992 I served the applicant and the property owners whose names appear on the attached list(s) at the addresses shown, public notices in said proceedings by placing a true copy thereof with postage fully prepaid in the United States Post Office mail at Sacramento, California.

I CERTIFY OF DECLARE UNDER THE PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Dennis Fisher

**SACRAMENTO CITY PLANNING COMMISSION
PUBLIC NOTICE**

Notice is hereby given that the Sacramento City Planning Commission is scheduled to consider the following projects on September 10, 1992 at 5:30 P.M., room 102, first floor, 1231 I Street, Sacramento, California.

- P92-200** Lot Line Adjustment to merge four lots into two lots totaling 3.73± developed acres in the Heavy Industrial (M-2) zone. Loc: 1317 North B St. APN: 002-0020-001,005,007 & 011
- P92-206** Lot Line Adjustment to readjust an existing property line at a 90 degree angle between two partially developed lots on 0.27± acres in the Standard Single Family (R-1) zone. Loc: NE corner of Roanoke Ave. & Branch St. APN: 251-134-01,24
- P92-209** Lot Line Adjustment to relocate the property line for two parcels totaling 0.22± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 4 Willow Cove Ct. & 7739 Oakshore Dr. APN: 031-1420-030,029
- ✓ **P92-210** Lot Line Adjustment to relocate the property line between two parcels totaling 0.217± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7707 & 7725 Oak Bay Cr. APN: 031-1420-018,019
- P92-211** Lot Line Adjustment to relocate the property line between two parcels totaling 0.19± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7717 E. Port Dr. & 1027 E. Landing Way APN: 031-1400-043,044

Ad No. 80
Run 1 Time: 8-21-92


Suzanne Glimstad
Secretary to the Planning Commission



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

PUBLIC NOTICE

Date: August 27, 1992

Dear Property Owner:

The Planning Division is notifying all owners of property within 100' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on September 10, 1992.

The proposed project is:

P92-210 Lot Line Adjustment to relocate the property line between two parcels totaling 0.217± vacant acres in the Single Family Alternative (Planned Unit Development) (R-1A{PUD}) zone. Loc: 7707 & 7725 Oak Bay Cr. APN: 031-1420-018,019

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Sandra Yope at the City Planning Division, 264-5604, and please refer to the above 'P' or 'M' number.

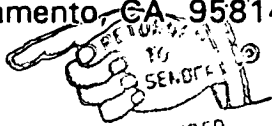
1231 "I" STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 800 95811-2987
916 264-5371
FAX 916 264-7185
BUILDING INSPECTIONS
ROOM 200 95811-2998
916 264-5716
FAX 916 264-7016
ECONOMIC DEVELOPMENT
ROOM 300 95811-2987
916 264-7223
ENVIRONMENTAL SERVICES
ROOM 301 95811-2982
916 264-7057
PLANNING
ROOM 200 95811-2998
916 264-5381

812 TENTH STREET
SACRAMENTO, CA 95811-2091
NEIGHBORHOOD SERVICES
916 264-5968
FAX 916 264-7722

20

Planning & Development
1231 I Street, 2nd Floor
Sacramento, CA 95814



NO SUCH NUMBER

Moved Forward Order Expired

Attempted Unknown

Insufficient Address

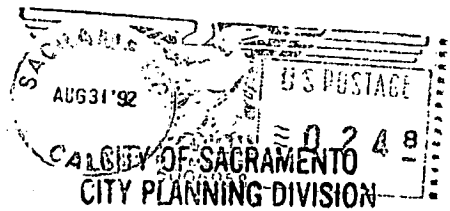
Vacant

RTE 312 Carrier

PUBLIC NOTICE

APN 031-1420-35
Riverlake Community Association
6355 Riverside Blvd. #C
Sacramento, CA 95831

PRESORTED
FIRST CLASS



16

SEP 09 1992

RECEIVED

RIVE355 958311031 IN 09/02/92
RETURN TO SENDER
NO FORWARD ORDER ON FILE
UNABLE TO FORWARD
RETURN TO SENDER



APN 031-1420-18,19
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

1,2

APN 031-1420-02---08
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

3--9

APN 031-1420-16,17
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

10,11

APN 031-1420-20--23
L/P-Powell/Teichert
8144 Pocket Road
Sacramento, CA 95831

12--15

APN 031-1420-35
Riverlake Community Association
6355 Riverside Blvd. #C
Sacramento, CA 95831

16

L/P Land & Development, Inc
8144 Pocket Road
Sacramento, CA 95831

2

P 92 210

1330

Key No.	Assessor's Parcel No.			Property Owner	Mailing Address	City	Zipcode
1	031	1420	18	L/P - POWELL/TEICHERT	8144 POCKET RD	SAC	831
2			19	/	-	-	-
3			02	-			
4			03	/			
5			04	/			
6			05	/			
7			06	/			
8			07	/			
9			08	/			
10			16	/			
11			17	/			
12			20	/			
13			21	/			
14			22	/			
15			23	/			
16			35	RIVERLAKE COMM. ASSN	16355 RIVERSIDE BL C	-	-
17							
18				L/P LAND + DEVELOPMENT INC	8144 POCKET RD	SAC	831
19							
20							
21							
22							
23	1331						
24							
25							

P92 210