

CITY PLANNING COMMISSION

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

APPLICANT	G. W. Consulting Engineers, 2400 Glendale Lane, Ste. G, Sacto., CA 95825		
OWNER	Centex Homes, 10144 Fair Oaks Blvd., Fair Oaks, CA 95628		
PLANS BY	_____		
FILING DATE	12-2-82	50 DAY CPC ACTION DATE	_____
REPORT BY	PB:bw		
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	117-532-05,06

APPLICATION: Lot Line Adjustment

LOCATION: 25 and 51 Milpitas Circle

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a property line between a single family lot and two halfplex units to provide for additional rear yard area for halfplex units in the Single Family (R-1) and Townhouse (R-1A) zones.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1968 Valley Hi Community Plan Designation:	Light Density Residential
Existing Zoning:	R-1; R-1A
Existing Land Use:	Residential

Surrounding Land Use and Zoning:

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

Parking Required:	3 spaces
Ratio Required:	1:dwelling unit
Parking Provided:	3 spaces
Ratio Provided:	1:dwelling unit
Property Dimensions:	Varies
Property Area:	Approximately 0.4 acre
Topography:	Flat
Street Improvements/Utilities:	Existing
School District:	Sacramento City Unified

BACKGROUND INFORMATION: The site presently consists of three dwelling units under construction (1 single family and 2 halfplexes). A rezoning, special permit and tentative map were approved in July 1982 for the halfplex units (P82-118).

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

STAFF EVALUATION: The subject site consists of approximately 0.4 acre with a single and two halfplex units under construction. The application is to relocate the recently recorded lot lines to allow slightly larger rear yards for the halfplex units. Staff has no objection to this proposal. The applicant, however, should be aware that all conditions of special permit P82-118 must be complied with.

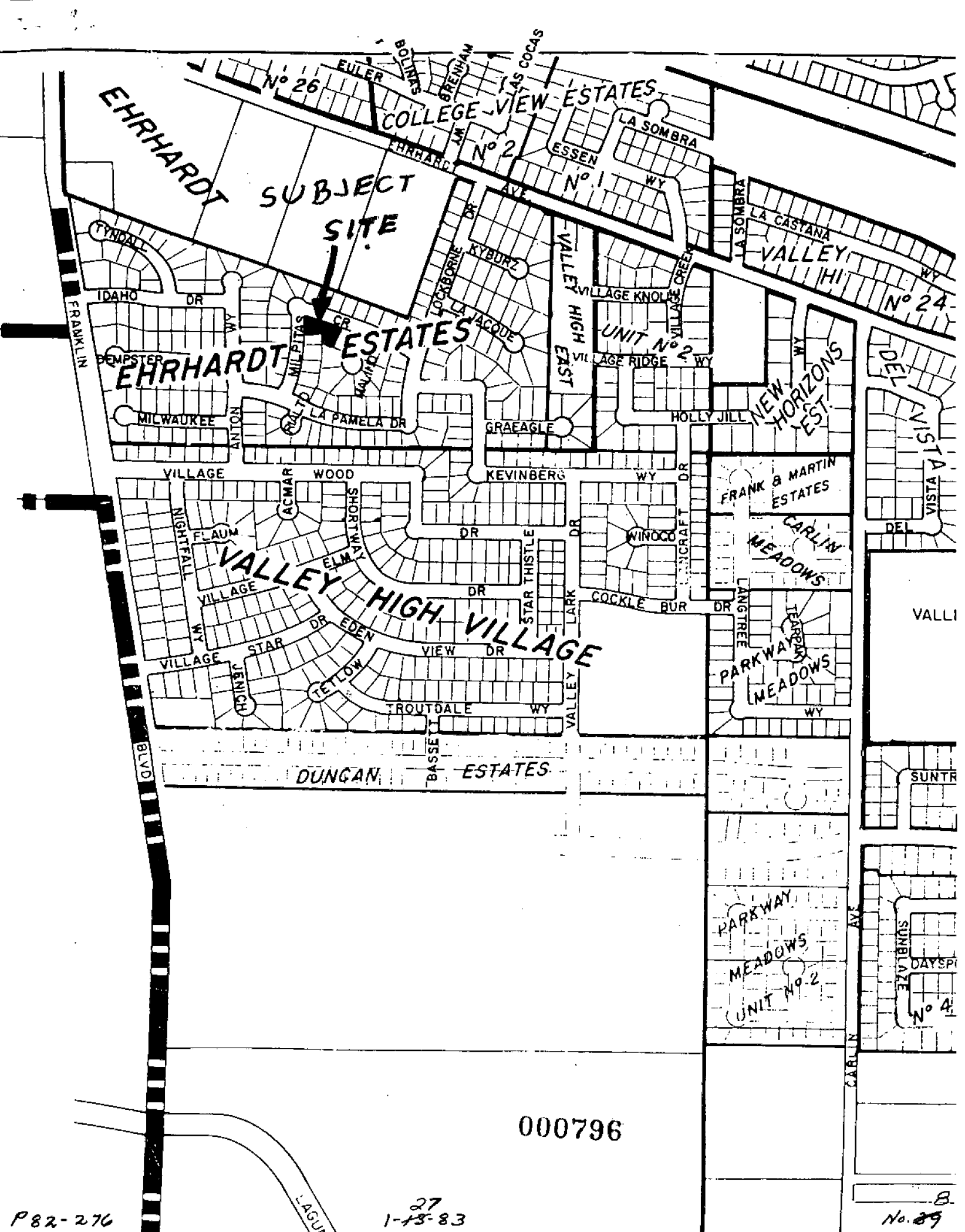
The proposal was reviewed by City Electrical Engineering, Water and Sewers Division and Building Inspections. There were no objections.

APPLC. NO. P82-276

MEETING DATE January 13, 1983

CPC ITEM NO. 39
000794 #8

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



EHRHARDT SUBJECT SITE

EHRHARDT ESTATES

VALLEY HIGH VILLAGE

DUNGAN ESTATES

PARKWAY MEADOWS UNIT No. 2

000796

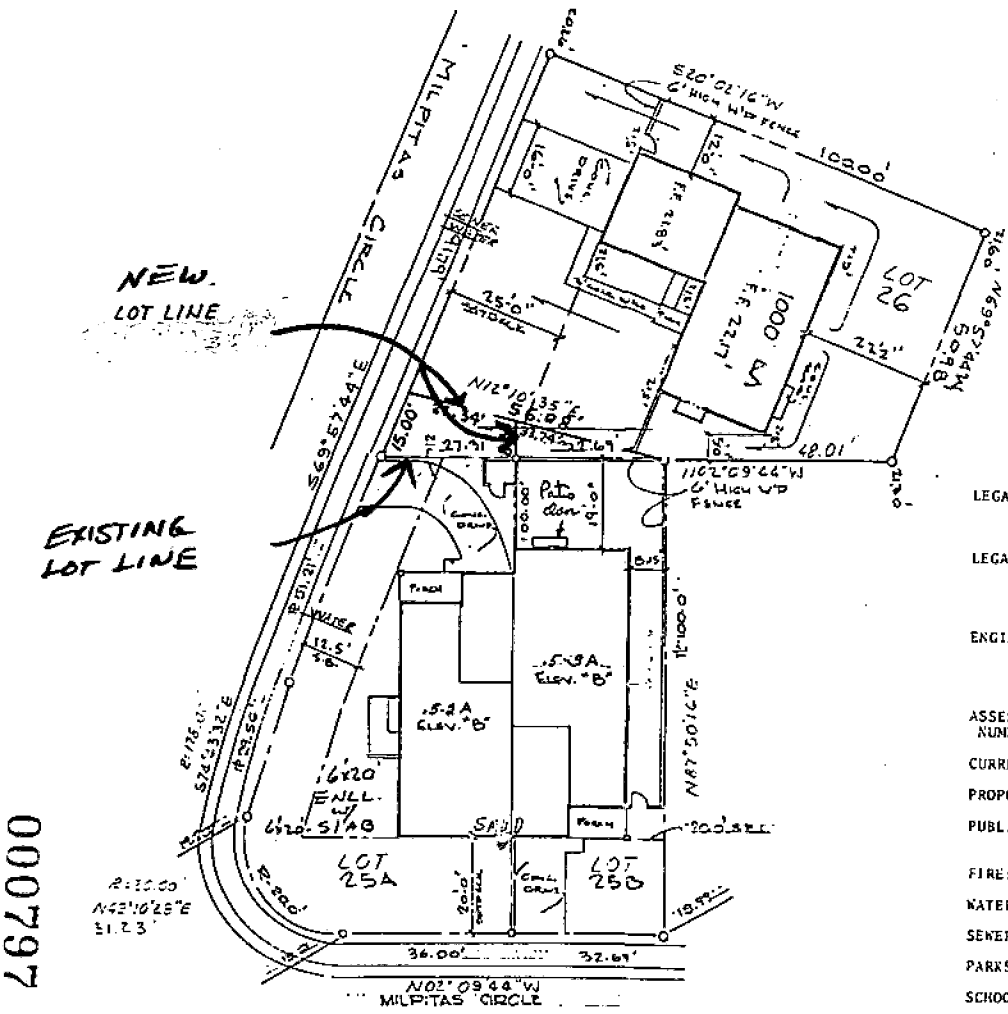
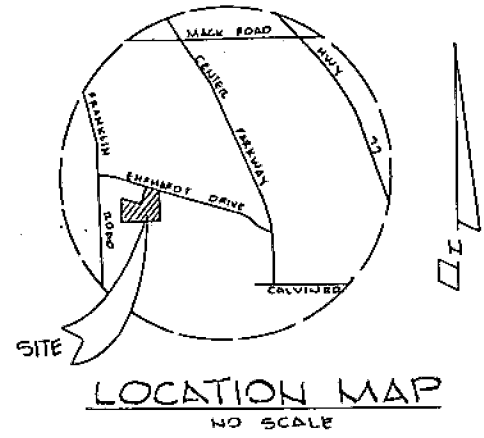
82-276

13 January 1983

27

No. 3

LOT LINE ADJUSTMENT



- LEGAL DESCRIPTION: Lots 25A and 25B of a resubdivision of a portion of Ehrhardt Estates, 150 B.M. 7, and lot 26 of Ehrhardt Estates, 129 B.M. 6.
- LEGAL OWNER: CENTEX HOMES OF CALIFORNIA, INC.
10144 Fair Oaks Boulevard
Fair Oaks, CA 95628
(916-961-3080)
- ENGINEER: G N CONSULTING ENGINEERS
2400 Glendale Lane, Suite G
Sacramento, CA 95825
(916-488-1720)
- ASSESSOR'S PARCEL NUMBERS: 117-532-05 and 06
- CURRENT ZONING: (05) R1; (06) R1A
- PROPOSED ZONING: (05) R1; (06) R1A
- PUBLIC IMPROVEMENTS: Existing: See Improvement Plans for Ehrhardt Estates on file with the City of Sacramento.
- FIRE: City of Sacramento
- WATER/DRAINAGE: City of Sacramento
- SEWER: Sanitation District No. 1
- PARKS: City of Sacramento
- SCHOOLS: Elk Grove School District

NOTES: APN 117-532-06 has been divided into two (2) lots on a recorded Subdivision Map (150 B.M. 2). New APN's have not been assigned. The structures shown hereon are now being constructed and are very nearly completed.

000797

EXHIBIT A