

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

APPLICANT <u>Vail Engineering Corporation, 2033 Howe Ave #220, Sacto, CA 95825</u>
OWNER <u>The Hofmann Company, P.O. Box 348210, Sacto, CA 95814</u>
PLANS BY <u>Vail Engineering Corporation, 2033 Howe Ave #220, Sacto, CA 95825</u>
FILING DATE <u>March 11, 1993</u> ENVIR DET <u>Exempt 15305a</u> REPORT BY <u>Lisa Cahodi</u>
ASSESSOR'S PCL. NO. <u>117-1030-006, 117-1030-019 & 117-1030-020</u>

APPLICATION: Lot Line Adjustment to relocate the common property lines between three parcels on 0.82± developed acres in the Standard Single Family (R-1) zone.

LOCATION: 5 Wingina Ct., 8648 & 8649 Maple Hall Drive
(Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements in order to relocate the common property lines between three parcels.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential
1986 South Sacramento Community Plan Designation:	Residential (4-8 du/ac)
Existing Zoning of Site:	R-1
Existing Land Use of Site:	Single Family Residential

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	0.82± 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 three lots totaling 0.82± acres in the Standard Single Family (R-1) zone. The site is developed with single family homes. The General Plan designates the site Low

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MEETING DATE April 8, 1993

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01739

Density Residential and the 1986 South Sacramento Community Plan designates the site as Residential (4-8 du/ac). The surrounding land use and zoning to the north, south, east, and west, include residential, zoned R-1.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to relocate the common property lines between three parcels. This request will allow the lot lines to correspond to the existing fence locations.

C. Policy Considerations

The General Plan designates the site Low Density Residential. The existing development is consistent with the plan designations.

D. Staff Analysis

Staff has no objection to the applicant's request. The lot line adjustments will allow the existing fence locations to match the lot lines.

E. Agency Comments

The proposed project has been reviewed by the City Transportation Division, Utility Division, Utilities Division, and Engineering Development Services. The following comments have been received from Engineering Development Services:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment to relocate the property lines between three parcels by adopting the attached resolution.

01740

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF APRIL 8, 1993

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE PROPERTY LINES
BETWEEN A PORTION OF LOT 6, LOT 19, AND LOT 20 AS SHOWN ON THAT
CERTAIN MAP ENTITLED "PLAT OF ARLINGTON PARK UNIT NO. 2".
(117-1030-006, 117-1030-019, 117-1030-020) (P93-054)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5 Wingina Ct., 8648 & 8649 Maple Hall Drive ;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 the General Plan and the 1986 South Sacramento Community Plan and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 5 Wingina Ct., 8648 & 8649 Maple Hall Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

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

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.

CHAIRPERSON

ATTEST:

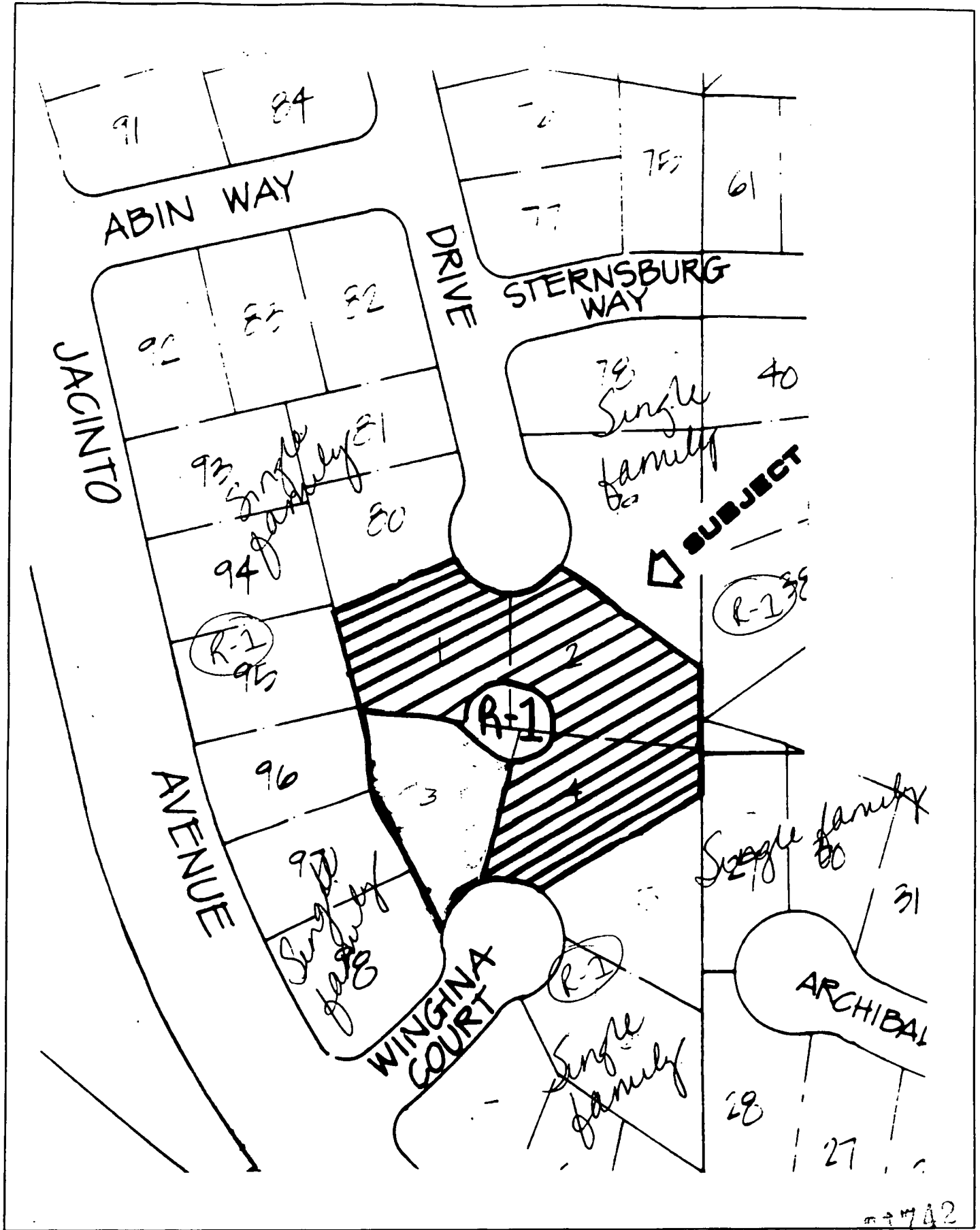
SECRETARY TO CITY PLANNING COMMISSION

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APPLC.NO. P93-054

MEETING DATE April 8, 1993

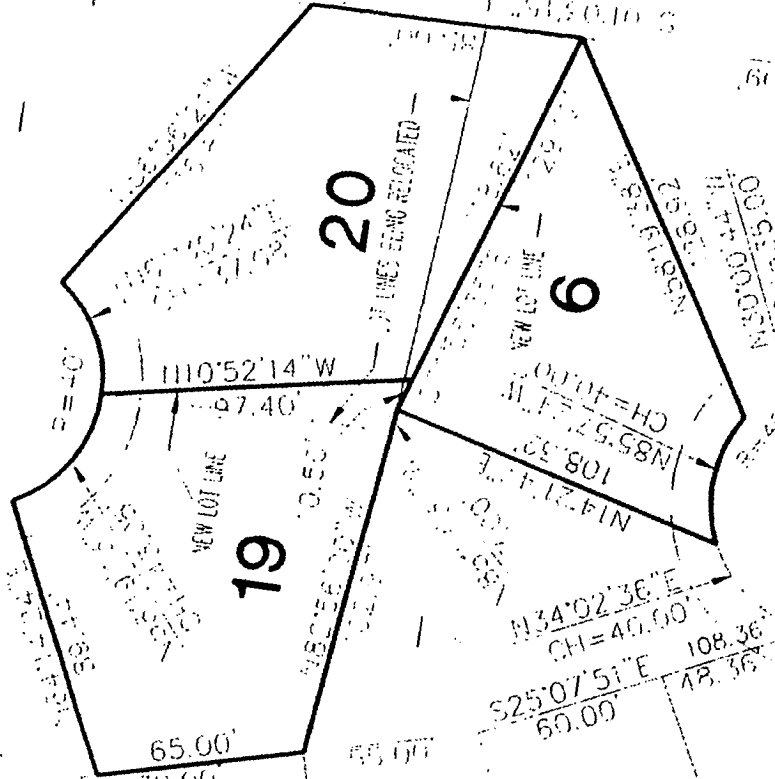
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VICINITY, LAND USE & ZONING MAP

EXHIBIT - A



SCALE: 1" = 60'

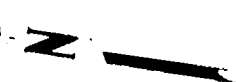
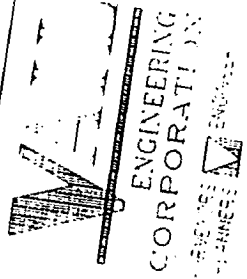


EXHIBIT B

LOT LINE ADJUSTMENT FOR
 LOTS 6, 19 & 20
 BRINGTON PARK UNIT NO. 1
 CITY OF SACRAMENTO, CA.

01743



DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 DESIGNED BY: _____ DATE: _____
 DWG NO: 49944-DWG

93-054

EXHIBIT - B

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LOT 6

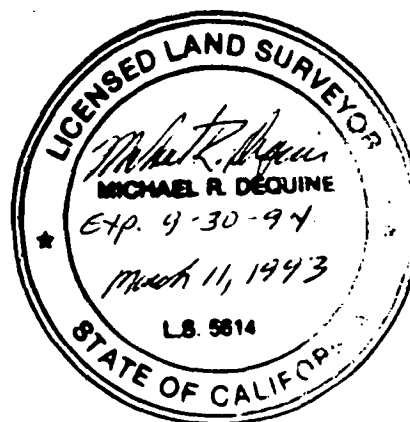
A portion of Lot 6 as shown on that certain Map entitled "Plat of Arlington Park Unit No. 2" filed on March 30, 1990 in Book 203 of Maps, at Page 11, in the office of the recorder of Sacramento County, State of California, more particularly described as follows:

BEGINNING AT the southwest corner of said Lot 6; Thence from said **POINT OF BEGINNING**, North 14°21'47" East 108.32 feet to the northwest corner of said Lot 6; Thence South 71°55'35" East 129.12 feet to the most easterly corner of said Lot 6, said point also being the most northerly corner of Lot 5 as shown on said Map; Thence, along the line common to said Lots 5 & 6, South 58°19'38" West 128.92 feet to the most southerly corner of said Lot 6; Thence 41.89 feet along the arc of a 40.00-foot radius curve to the left through a central angle of 60°00'00" subtended by a chord of North 85°57'24" West 40.00 feet to the **POINT OF BEGINNING**, containing 0.191 acres, more of less.

LOT 19

All of Lot 19 and a portion of Lots 6 & 20 as shown on that certain Map entitled "Plat of Arlington Park Unit No. 2" filed on March 30, 1990 in Book 203 of Maps, at page 11, in the office of the recorder of Sacramento County, State of California, more particularly described as follows:

BEGINNING AT the southeast corner of said Lot 19; Thence from said **POINT OF BEGINNING**, North 82°56'00" West 102.97 feet to the southwest corner of said Lot 19; Thence North 14°37'25" West 65.00 feet to the northwest corner of said Lot 19; Thence North 64°14'24" East 89.44 feet along the northerly lot line of said Lot 19; Thence 45.46 feet along the arc of a 40.00-foot radius curve to the left through a central angle of 65°07'09" subtended by a chord of South 58°19'13" East 43.05 feet to the northeast corner of said Lot 19; Thence South 10°52'14" East 97.40 feet; Thence North 71°55'35" West 10.50 feet to the northwest corner of said Lot 6; Thence North 85°17'31" West 7.00 feet to the **POINT OF BEGINNING**, containing 0.246 acres, more or less.



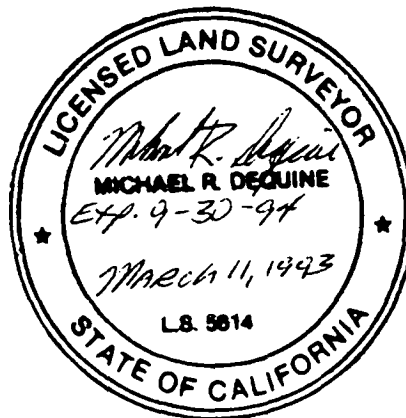
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LOT 20

A portion of Lots 6 and 20 as shown on that certain Map entitled "Plat of Arlington Park Unit No. 2" filed on March 30, 1990 in Book 203 of Maps, at page 11, in the office of the recorder of Sacramento County, State of California, more particularly described as follows:

BEGINNING AT the northwest corner of said Lot 20; Thence from said **POINT OF BEGINNING**, South $10^{\circ}52'14''$ East 97.40 feet; Thence South $71^{\circ}55'35''$ East 118.62 feet to the most easterly corner of said Lot 6, said point being also the most northerly corner of Lot 5 as shown on said record Map, Thence North $01^{\circ}03'15''$ West 85.00 feet along the easterly boundary of said record Map to the northeast corner of said Lot 20; Thence North $56^{\circ}06'21''$ West 116.84 feet to a point; Thence 38.55 feet along the arc of a 40.00-foot radius curve to the right with a central angle of $55^{\circ}13'27''$ subtended by a chord of South $61^{\circ}30'24''$ West 37.08 feet to the **POINT OF BEGINNING**, containing 0.283 acres, more or less.



01745

RESOLUTION NO. 1403

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ON DATE OF APRIL 8, 1993

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CHAIRPERSON

ATTEST:



SECRETARY TO CITY PLANNING COMMISSION

01746