

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

APPLICANT <u>Allied-Langdon Engineering, 8421 Auburn Boulevard, Suite 260, Citrus Heights, California 95610</u>	
OWNER <u>N & D Properties (Neal Andrews), 8539 Nephi Way, Fair Oaks, California 95628</u>	
PLANS BY <u>Allied-Langdon Engineering, 8421 Auburn Boulevard, Suite 260, Citrus Heights, California 95610</u>	
FILING DATE <u>July 29, 1992</u> ENVIR DET <u>Exempt 15303(a) & 15305(a)</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>048-0260-030 and 031</u>	

- APPLICATION:**
- A. Special Permit Modification to change the previously approved setbacks from zero-lot-line to five feet for two parcels totaling 0.22± partially developed acres in the Single Family Alternative (R-1A) zone.

 - B. Lot Line Adjustment to relocate the common property line between two parcels totaling 0.22± partially developed acres in the Single Family Alternative (R-1A) zone.

LOCATION: West side of Casa Linda Court, south of Casa Linda Drive
(Council District 8)

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct two single family residences.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/na)
Airport Meadowview Community	
Plan Designation:	Residential (4-8 du/na)
Existing Zoning of Site:	R-1A
Existing Land Use of Site:	Vacant and Single Family Under Construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; R-1A	Front:	To Be	25'
South: Single Family; R-1A	Side(St):	Deter-	n/a
East: Vacant; R-1A	Side(Int):	mined	5'
West: Vacant; R-1	Rear:	By CPC	19'

Property Dimensions:	85' x 103'
Property Area:	0.2± acres
Square Footage of Residence on Lot 30:	1,029 square feet
Square Footage of Residence on Lot 31:	1,339 square feet
Height of Building:	One Story
Topography:	Flat
Street Improvements:	Existing

APPLC.NO. P92-213

MEETING DATE September 24, 1992

ITEM NO. 9

Utilities:	Existing
Exterior Building Materials:	Wood siding
Roof Materials:	Composition Shingle

BACKGROUND INFORMATION: The Planning Commission, on July 26, 1990, approved a tentative map to subdivide 4.7± acres into 32 lots, a special permit to develop in the R-1A zone, and a special permit for a seven percent density bonus (P90-178). The City Council subsequently approved the tentative map on September 11, 1990. The tentative map has been recorded, and construction has begun on many of the units.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two parcels totaling 0.2± acres in the Single Family Alternative (R-1A) zone. Parcel 30 is vacant, and Parcel 31 has a single family home under construction. The surrounding land use and zoning includes vacant land, zoned R-1A, to the north; single family, zoned R-1A, to the south; vacant land, zoned R-1A, to the east; and vacant land, zoned R-1 to the west. The General Plan designates the site Low Density Residential (4-15 du/na). The Airport Meadowview Community Plan designates the site Residential (4-8 du/na).

B. Applicant's Proposal

The applicant is requesting the necessary entitlements to relocate a common property line between two parcels and construct two single family residences. The original approval for the development included Lot 31 with a zero setback on one side and a five foot setback on the other. The approval for Lot 30 included five foot setbacks on each side. The foundation for the residence on Lot 31 was located in the wrong area. The applicant is proposing to solve the problem by making Lot 31, 45 feet wide to allow the five foot setbacks on either side, and change Lot 30 to 40 feet wide with five foot setbacks on both sides.

C. Site Plan Design

Lot 30 is currently 45 feet wide, and Lot 31 is 40 feet wide. The applicant is proposing to modify the property lines, making Lot 30, 40 feet wide and Lot 31, 45 feet wide. Staff has no objection to this request. The original development required special permit approval. The applicant is requesting a special permit modification to swap the originally approved setbacks of Lots 30 and 31. Staff also has no objection to this request, provided all the original design conditions of P90-178 are satisfied.

D. Building Design

The proposed building materials include wood siding and composition shingle. There were conditions placed upon the design of the units as part of the original approval (P90-178). The applicant's proposal appears to meet these conditions.

E. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, and Utilities. The following comments were received from Engineering Development Services:

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. Notice: Property to be adjusted in accordance with the 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, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303[a] and 15305[a]).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Approve the Special Permit Modification to change the previously approved setbacks from zero-lot-line to five feet for two parcels subject to conditions and based upon findings of fact which follow.
- B. Adopt the attached Resolution approving the Lot Line Adjustment to relocate the common property line between two parcels.

Conditions

1. The applicant shall comply with the original conditions of approval (P90-178).

Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed single family residential development is compatible with the surrounding area which includes single family uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking and setbacks are provided.

3. The project is consistent with the General Plan and Airport Meadowview Community Plan which both designate the site for low density residential uses.

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RESOLUTION NO. 1377

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF SEPTEMBER 24, 1992

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE COMMON PROPERTY LINE OF ALL THAT PORTION OF LOTS 30 AND 31 OF MEADOWVALE ESTATES, A SHOWN ON THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 217 OF MAPS, MAP NO. 16 (048-0260-030 AND 048-0260-031) (P92-213)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the west side of Casa Linda Court, south of Casa Linda Drive; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303{a} and 15305{a}); and


WHEREAS, the lot line adjustment is consistent with the General Plan and Airport Meadowview 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 west side of Casa Linda Court, south of Casa Linda Drive, County of Sacramento, be approved as shown and described in Exhibits A, B and C 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. Notice: Property to be adjusted in accordance with the 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, Room 100, 927 10th Street.



 CHAIRPERSON

ATTEST:

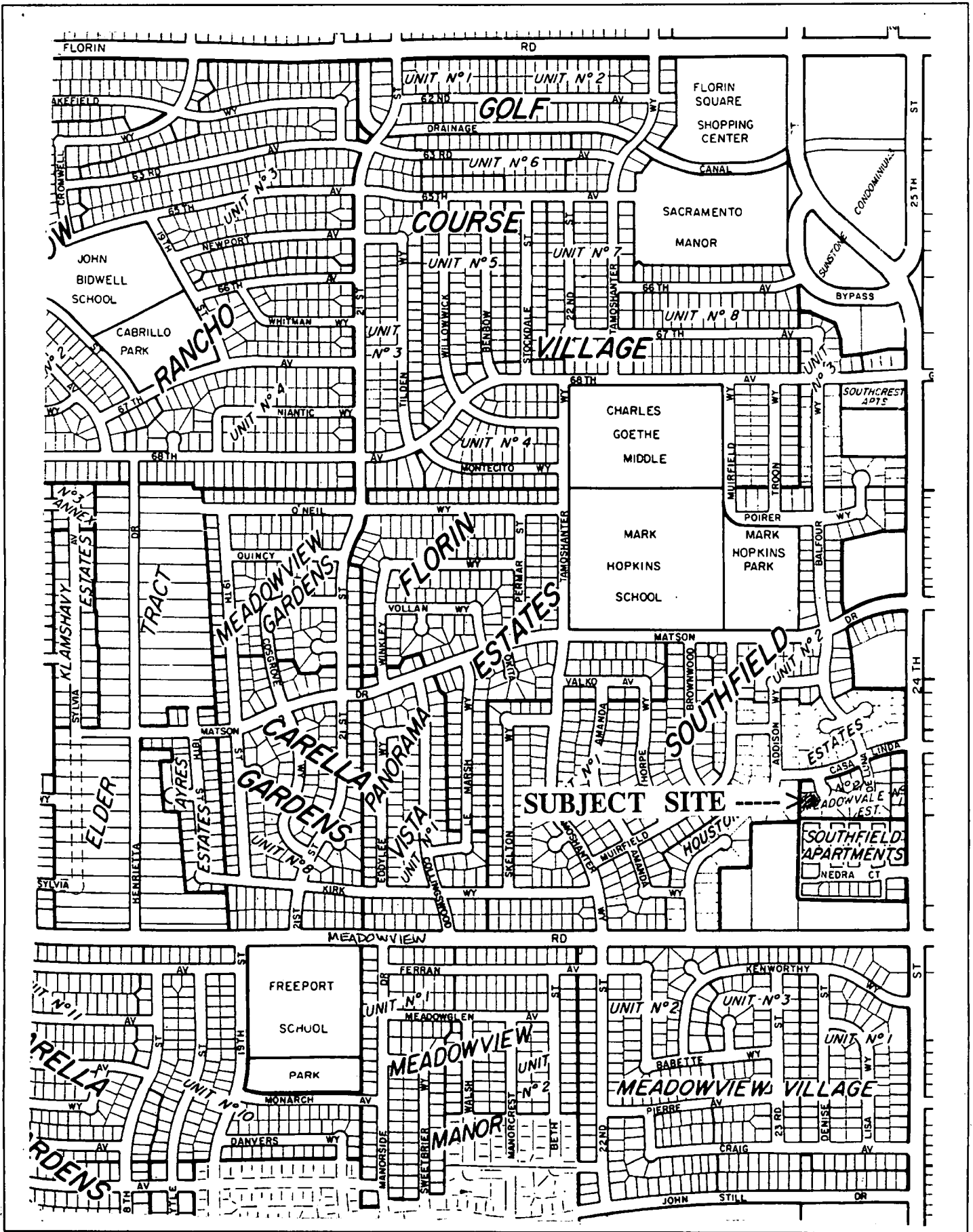


 SECRETARY TO CITY PLANNING COMMISSION

APPLC.NO. P92-213

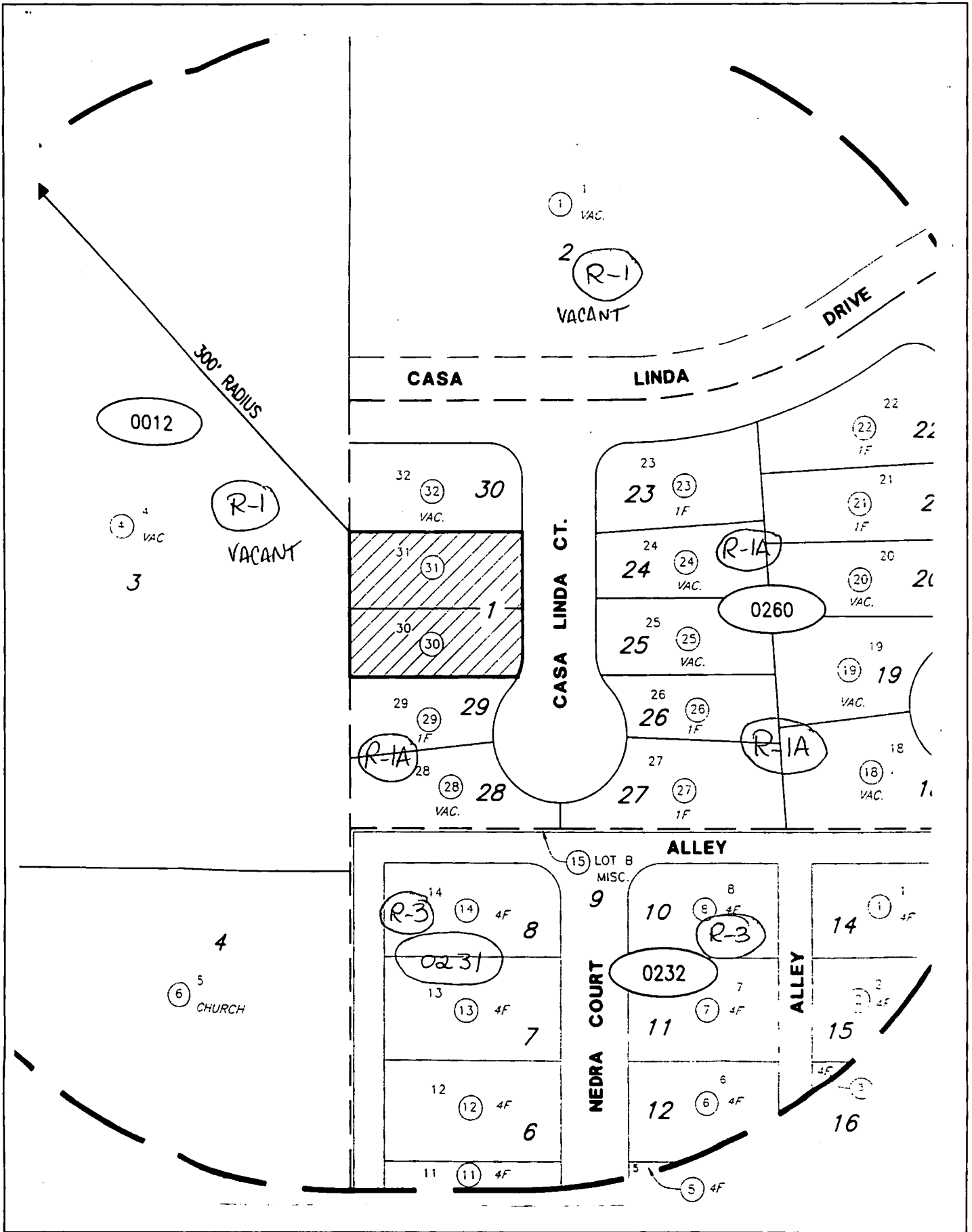
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VICINITY MAP

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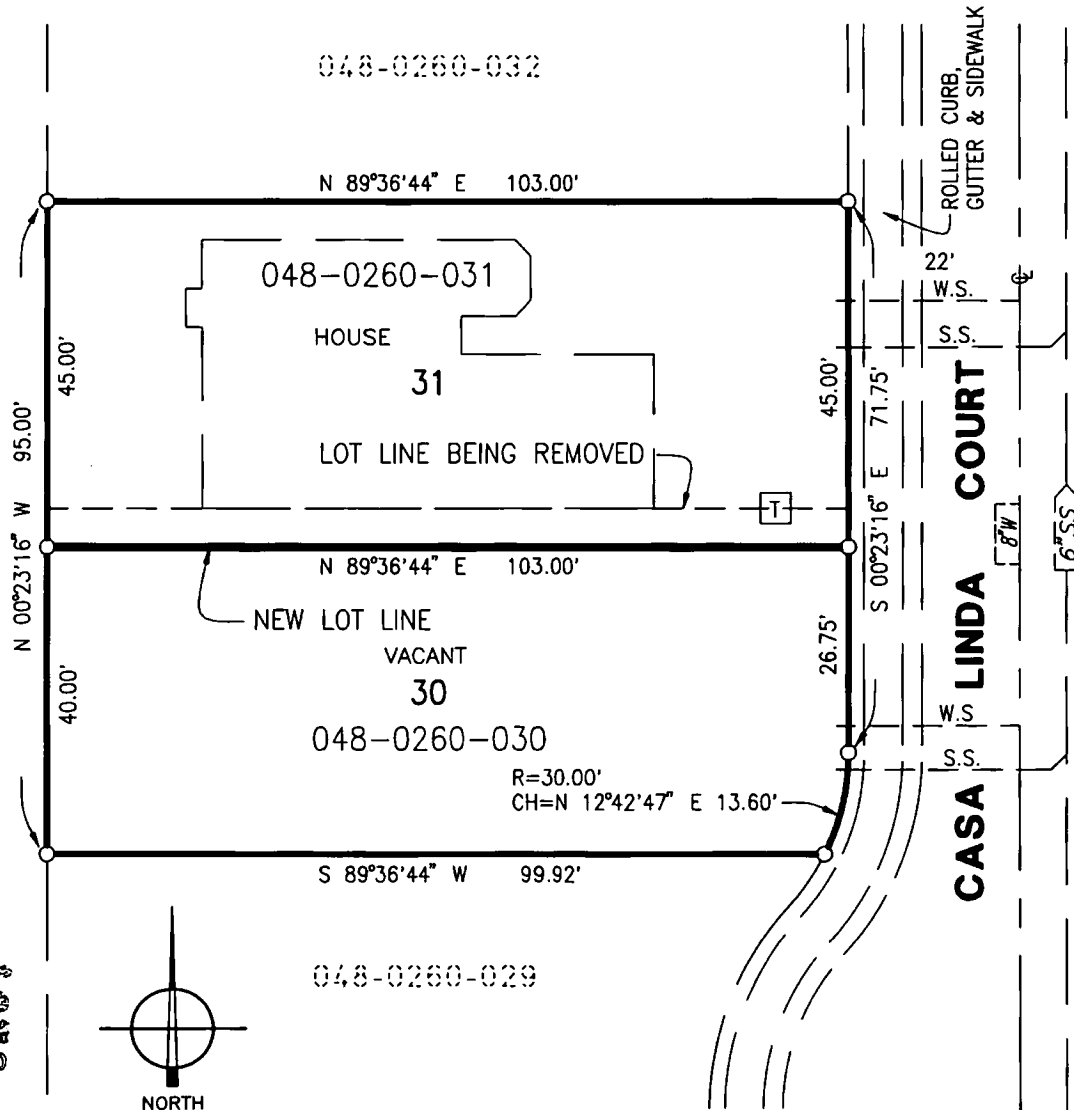
LAND USE & ZONING MAP

1378

P92-213

September 24 1992

Mem # 9



**SKETCH TO ACCOMPANY
LOT LINE ADJUSTMENT
LOTS 30 AND 31
MEADOWVALE ESTATES (217 MAPS 16)
CITY OF SACRAMENTO, CALIFORNIA
JULY, 1992 SCALE: 1"=20'
SHEET 1 OF 1**



LEGEND:

- S.S. SEWER SERVICE
- W.S. WATER SERVICE
- T TRANSFORMER

**ALLIED
LANGDON
ENGINEERING**

8421 AUBURN BLVD. SUITE 260, CITRUS HEIGHTS
SAC. (916)969-7533 C.H. (916)726-3375 AUB. (916)624-1997

#900044

EXHIBIT A

200

RECEIVED

JUL 29 1994

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P 92 - 213

EXHIBIT B

RECEIVED

JUL 29 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NEW DESCRIPTION
PARCEL 1

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Lot 30 of Meadowvale Estates, as shown on the official plat thereof, filed in the office of the Recorder of Sacramento County in Book 217 of Maps, Map No. 16, described as follows:

Beginning at the Southwest corner of said Lot 30; thence from said POINT OF BEGINNING, along the West line of said Lot 30, North 00°23'16" West 40.00 feet to a point from which the Northwest corner of said Lot 30 bears North 00°23'16" West 5.00 feet; thence parallel with the North line of said Lot 30, North 89°36'44" East 103.00 feet to the East line of said Lot 30 and to the West line of Casa Linda Court, a 44 foot wide court, as shown on said plat; thence along the East line of said Lot 30 and along the West line of said Casa Linda Court, the following two (2) courses: (1) South 00°23'16" East 26.75 feet to a 30.00 foot radius curve to the Right; and (2) along the arc of said curve, through a central angle of 26°12'05", the chord of which bears South 12°42'47" West 13.60 feet to the Southeast corner of said Lot 30; thence along the South line of said Lot 30, South 89°36'44" West 99.92 feet to the point of beginning.

Dated: July 23, 1992

Gerald D. Dishington
Gerald D. Dishington, P.L.S. 5109
My Registration Expires 6-30-95



EXHIBIT C

RECEIVED

JUL 29 1992

CITY OF SACRAMENTO
CITY PLANNING DIVISION

NEW DESCRIPTION
PARCEL 2

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

All that portion of Lots 30 and 31 of Meadowvale Estates, as shown on the official plat thereof, filed in the office of the Recorder of Sacramento County in Book 217 of Maps, Map No. 16, described as follows:

Beginning at the Northwest corner of said Lot 31; thence from said POINT OF BEGINNING, along the North line of said Lot 31, North 89°36'44" East 103.00 feet to the Northeast corner of said Lot 31 and to the West line of Casa Linda Court, a 44 foot wide court, as shown on said plat; thence along the East line of said Lot 31, along the East line of said Lot 30 and along the West line of said Casa Linda Court, South 00°23'16" East 45.00 feet to a point from which the Northeast corner of said Lot 30 bears North 00°23'16" West 5.00 feet; thence parallel with the North line of said Lot 30, South 89°36'44" West 103.00 feet to the West line of said Lot 30; thence along the West line of said Lot 30 and along the West line of said Lot 31, North 00°23'16" West 45.00 feet to the point of beginning.

Dated: July 23, 1992
Gerald D. Dishington
Gerald D. Dishington, P.L.S. 5109
My Registration Expires 6-30-95

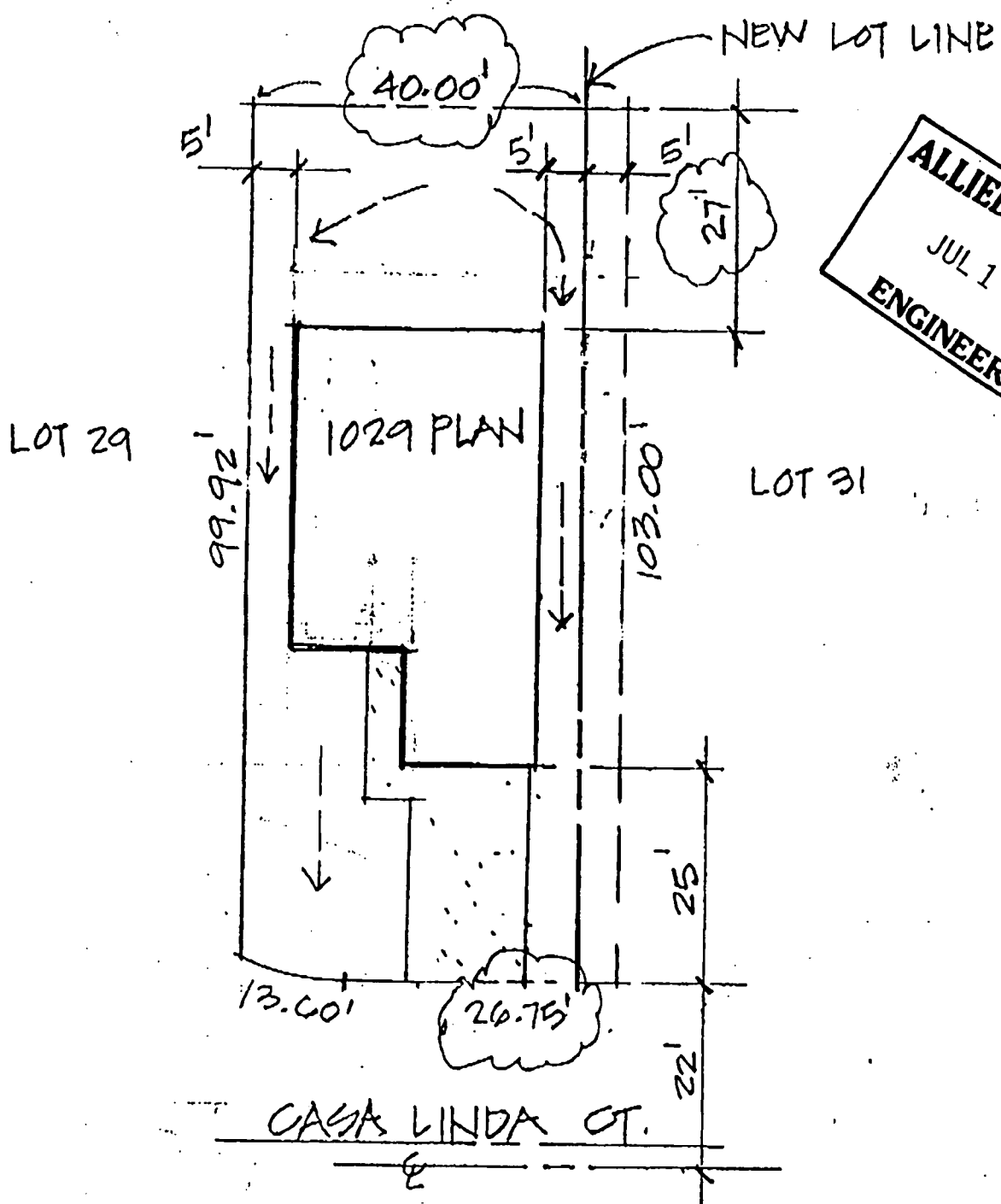


AFFREY GLORIOSO

417 CROW CANYON
FOLSOM, CA 95630
(916) 988-0464

LOT 30
MEADOWVALE EST.
SACRAMENTO
N&D PROPERTIES

REV. 7/17/92



ALLIED-LANGDO
JUL 17 1992
ENGINEERING

PL0 EXHIBIT D AN
11=20

6# W074
JEFFREY GLORIOSO

2 bbl' to requirements

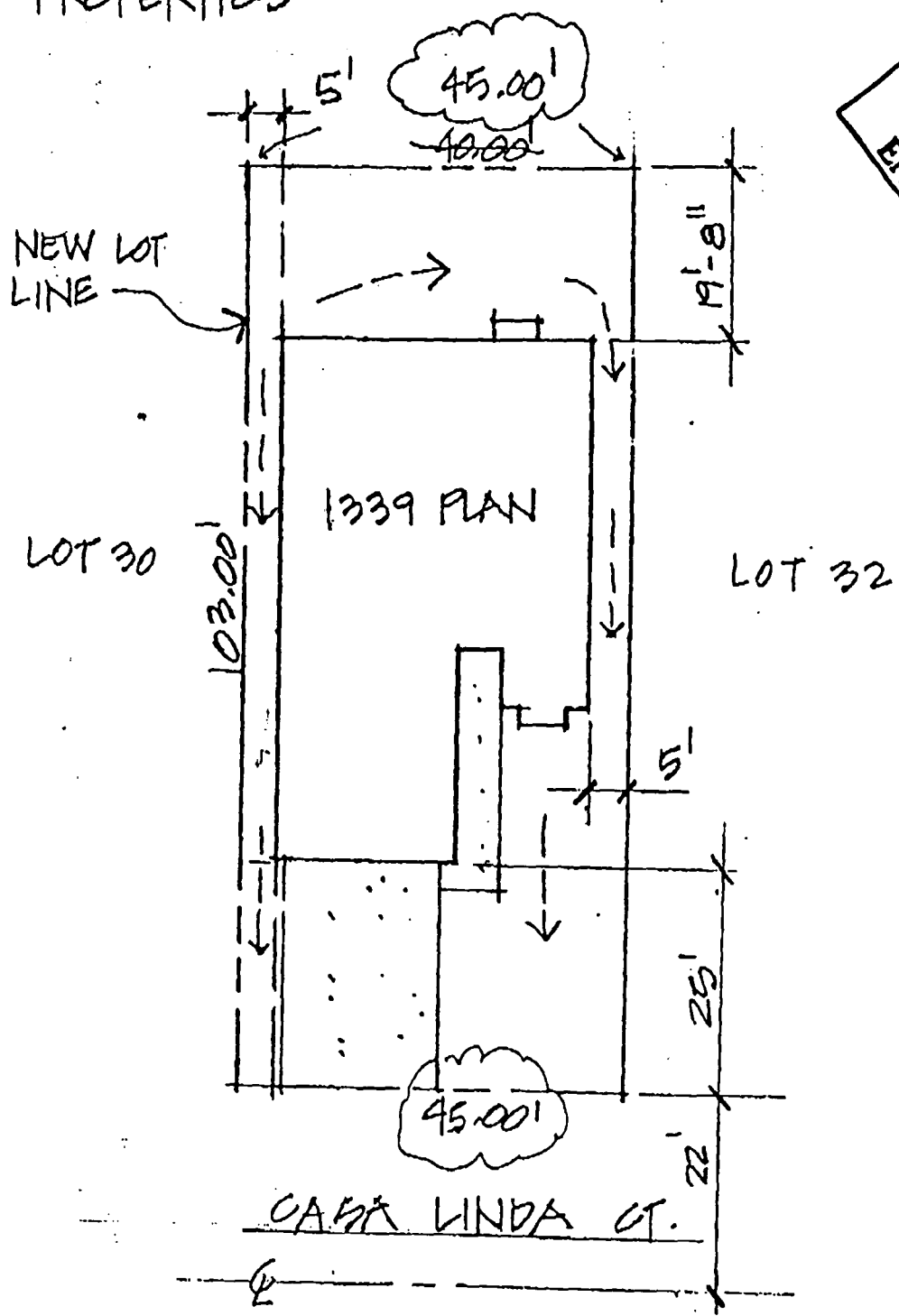
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417 CROW CANYON
FOLSOM, CA 95630
(916) 988-0464

LOT 31
MEADOWVALE EST.
SACRAMENTO
N&D PROPERTIES

REV. 7/17/92

ALLIED-LANGDON
JUL 17 1992
ENGINEERING



PLOT EXHIBIT - E
20 = 11