

**CITY PLANNING COMMISSION**  
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Speath Engineering, 5710 Garfield Ave., #B, Sacramento 95814		
OWNER	Leisure Garden Townhomes, 6840 30th Street, No. Highlands 95660		
PLANS BY	Speath Engineering - 5710 Garfield Ave., B, Sacramento, CA 95814		
FILING DATE	11-3-82	50 DAY CPC ACTION DATE	REPORT BY: PB:sg
Negative DEC. Ex.	15105a	EIR	266-242-25-26-28-30-31, 32, 39
		ASSESSOR'S PCL. NO.	

APPLICATION: Lot Line Adjustment to relocate lot lines between structures.

LOCATION: 1821 Helena Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to develop four of a recently approved ten-unit residential condominium project on 1± acres of land zoned Garden Apartment R-2A.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1965 Arden Arcade Community Plan Designation:	Multiple Family Residential,
Existing Zoning of Site:	R-2A
Existing Land Use of Site:	Condominium under construction
Surrounding Land Use and Zoning:	
North: Single Family; R-2A	
South: Single Family; R-2A	
East: Single Family; R-2A	
West: Single Family; R-2A	
Parking Required:	4
Parking Provided:	4
Ratio Required:	1:du
Ratio Provided:	3.6:du
Property Dimensions:	Irregular
Property Area:	1.2± acres
Topography:	Flat
Street Improvements:	To be provided under previous approval (P82-089)
Utilities:	To be provided under previous approval (P82-089)

BACKGROUND: The Planning Commission approved a Special Permit for a ten-unit condominium on May 13, 1982. A Tentative Map for the same project was approved by City Council on June 15, 1982.

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

STAFF EVALUATION: The staff has the following comments:

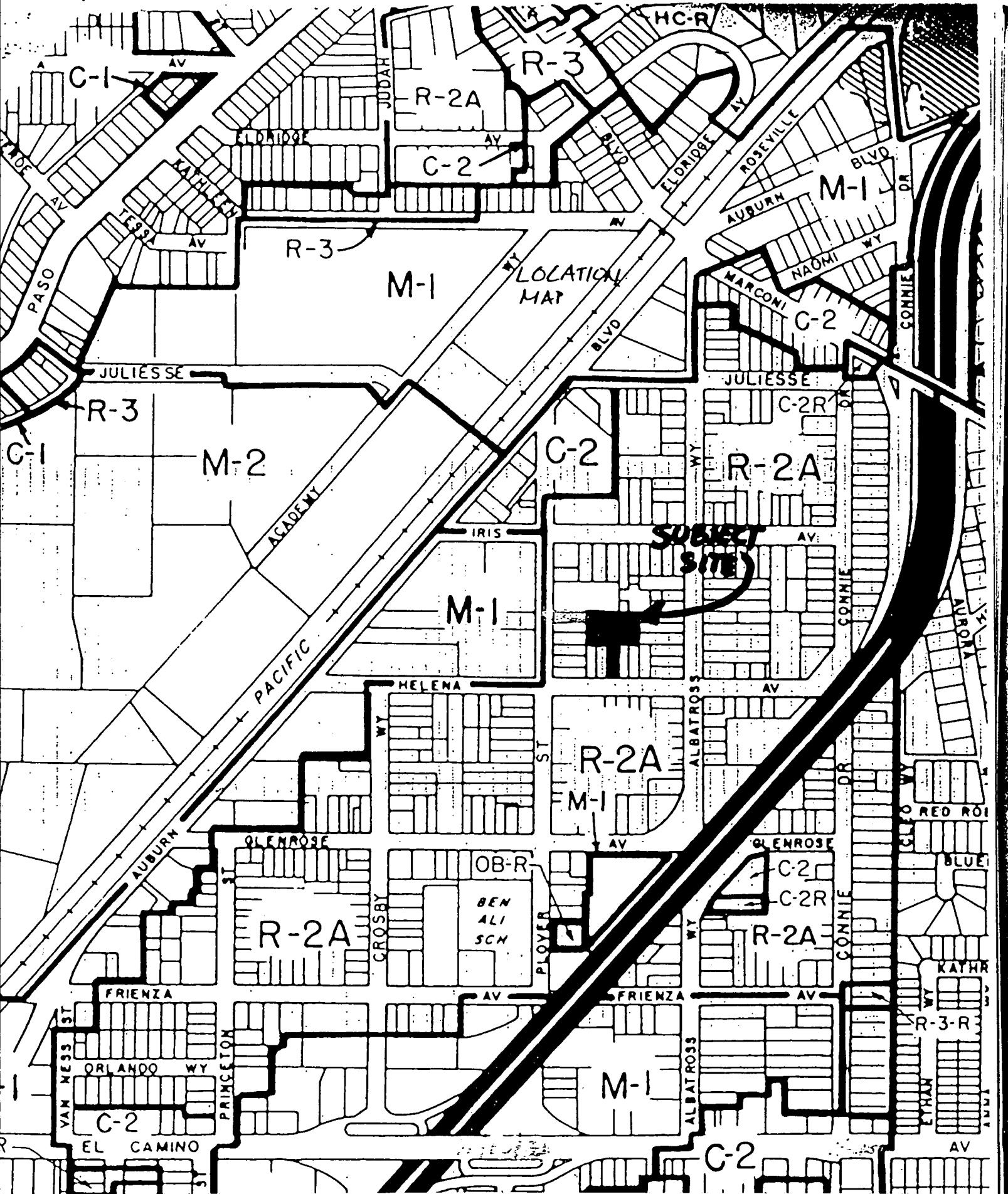
1. The subject site consists of approximately one acre with a ten-unit condominium under construction. This application is to relocate the recently recorded lot lines between two units in order to provide adequate driveway area and open space area for each unit.

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2. The proposal was reviewed by Engineering, Real Estate and Sewer and Water. There were no objections to the proposed project. Engineering is requiring that the new parcel lines be monumented.

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

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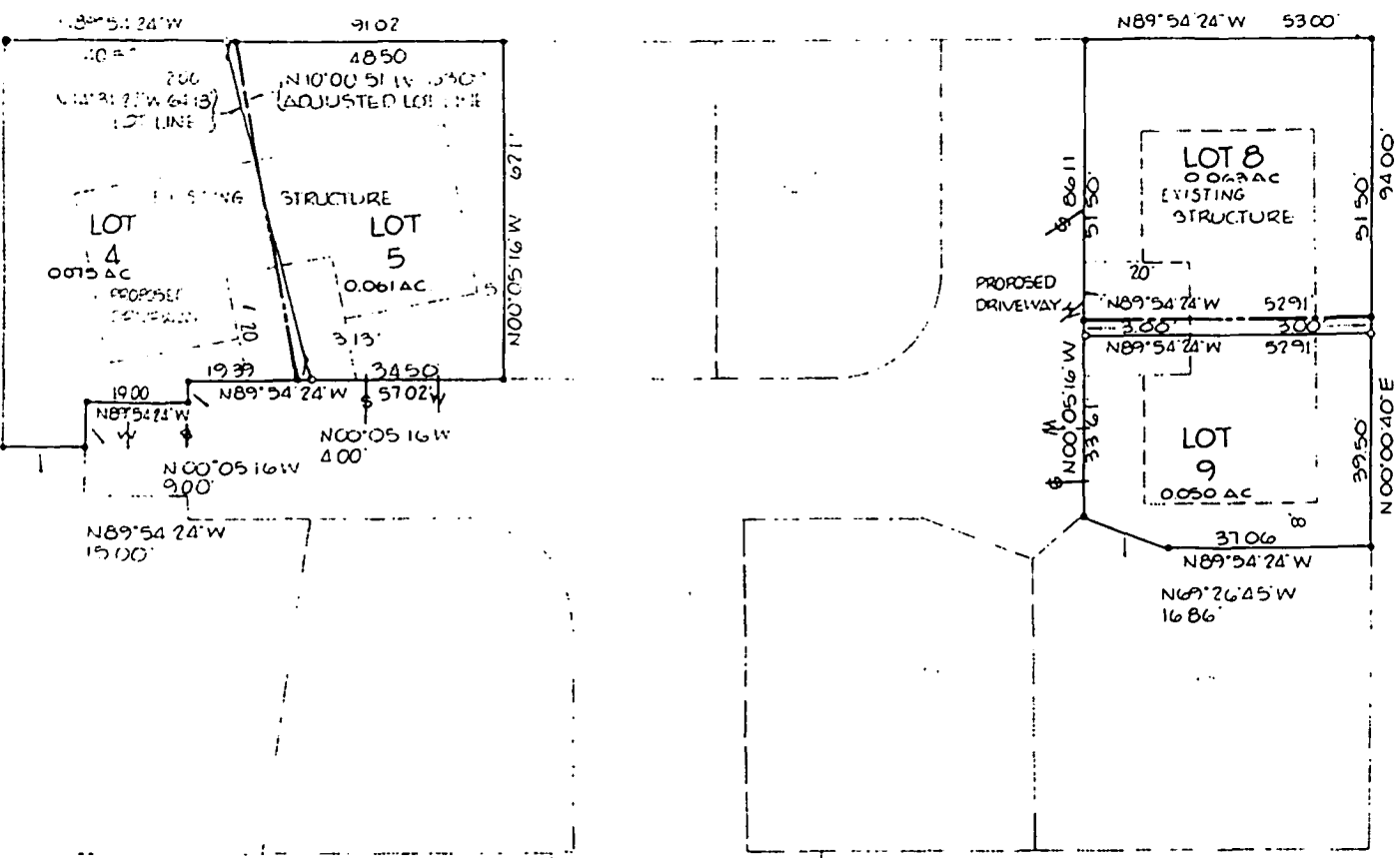


82-260  
P82-260

12-9-82  
December 9, 1982

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Item 24



ADJUSTMENT  
 8.19 AS SHOWN  
 OF LEISURE GARDEN  
 RECORDED IN BOOK  
 MAP NO. 7.

**LEGEND:**  
 SEWER SERVICE  $\phi$   
 WATER SERVICE  $\psi$   
 ADJUSTED LOT LINE  $\cdots$   
 SET 1/2" REBAR TAGGED  
 RCE 28217  $\perp$

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LELENA AVENUE

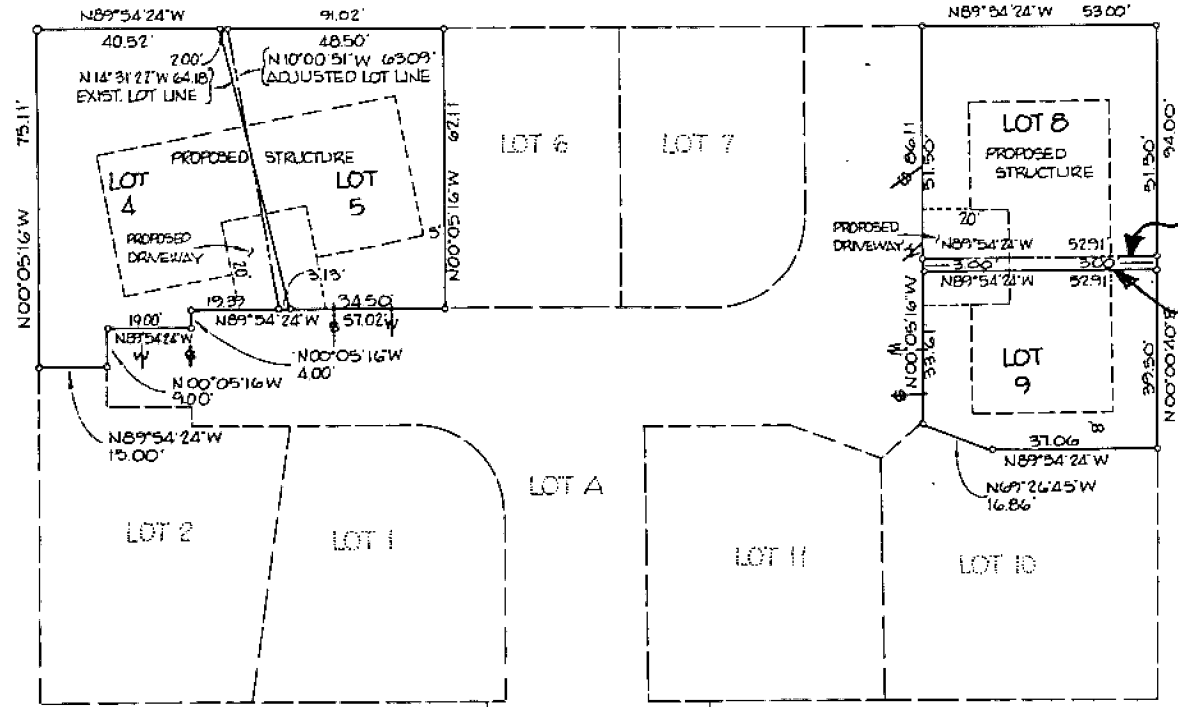
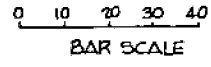
SPEAR  
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 5710 GA  
 SACRAMEN  
 95815

82-260

12-9-82

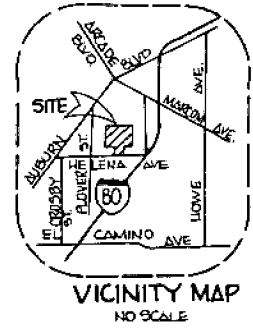


SCALE 1"=20'



Adjusted  
lot Line

Existing Lot Line



VICINITY MAP  
NO SCALE

LOT LINE ADJUSTMENT  
FOR LOTS 4, 5, 8, 9 AS SHOWN  
ON THE 'PLAT OF LEISURE GARDEN  
TOWNHOMES RECORDED IN BOOK  
150 OF MAPS MAP NO. 7.

LEGEND:

- SEWER SERVICE ———— S
- WATER SERVICE ———— W
- ADJUSTED LOT LINE - - - - -

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LELENA AVENUE



**SPEATH ENGINEERING**  
 CIVIL ENGINEERS  
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EXHIBIT A