

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

|                     |   |             |              |           |       |
|---------------------|---|-------------|--------------|-----------|-------|
| APPLICANT           | Spink Corporation, 720 F Street, Sacramento, CA 95814 |             |              |           |       |
| OWNER               | Ahmad Rashid, 3345 Arden Way, Sacramento, CA 95825    |             |              |           |       |
| PLANS BY            | Spink Corporation                                     |             |              |           |       |
| FILING DATE         | 11/14/86  | ENVIR. DET. | Ex 15305 (a) | REPORT BY | CV/vf |
| ASSESSOR'S PCL. NO. | 031-1060-45,46  |             |              |           |       |

- APPLICATION:**
- A. Lot Line Adjustment to relocate the common property line
  - B. Variance to reduce the sideyard setback from five feet to four feet for parcel 45

**LOCATION:** Northeast of Sea Lion court and Pocket Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to allow one existing single family residence to be located 4.35 feet from the interior property line.

**PROJECT INFORMATION:**

1974 General Plan Designation: Residential  
1976 South Pocket Community Plan Designation: Low Density Residential  
Existing Zoning of Site: R-1A  
Existing Land Use of Site: Developed with Single Family residences

| Surrounding Land Use and Zoning: | Setbacks:   | Required | Provided |
|----------------------------------|-------------|----------|----------|
| North: Residential; R-1A         | Front:      | 20'      | 20'      |
| South: Residential; R-1A         | Side (Int): | 5'       | 4.35'    |
| East : Residential; R-1A         |             |          |          |
| West : Residential; R-1A         | Rear:       | 15'      | 15'      |

Property Dimensions: Irregular  
Property Area: 0.306+ acres  
Height of Building: One story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**Background**

The subject site was part of a vacant 12+ acre site approved for a rezone from Agriculture (A) to Townhouse (R-1A) and a Tentative Map by the Council on September 12, 1984 (P84-214). On September 26, 1985, the Planning Commission approved a Major modification of the special permit to change building elevations and size for 60 lots located in the River Village Subdivision.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use Zoning:

The subject site is zoned Townhouse (R-1A) and is developed with two new one story single family residences. Surrounding land uses are single family residential.

B. Lot Line Adjustment:

The applicant proposes to relocate the common property line so that a five foot interior sideyard setback area can be established between parcels 45 and 46. A portion of the interior sideyard for parcel 45 is less than five feet. (see site plan).

C. Variance:

The applicant requests a variance to reduce the interior sideyard setback from 5 feet to 4.35 feet to accommodate an existing single family residence. According to the applicant, the building contractor placed the foundation incorrectly on the lot. The lot is wide enough for the existing residence and still allows for compliance with the setback requirements. Only a small portion of the building projects into this easterly five foot sideyard. (see site plan). The building inspector has approved foundation plans and has recently approved the final inspection. The building inspector, at the time of the foundation inspection, missed the reduced sideyard setback.

Staff inspected the site and notes the exterior of both residences are completely finished and both residences are occupied.

D. Staff Comment:

Staff recommends several trees be planted adjacent to that portion of the building located within the five foot setback area to provide some landscape screening.

E. Interdepartmental Review:

This project was reviewed by the City Engineer, Traffic Engineer, Water Division and Real Estate and no comments were received. In addition, the adjacent property owner (parcel B) was notified of this variance and no comment was received.

ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the lot line adjustment by adopting the attached resolution;
- B. Approval of the variance to reduce the sideyard setback from 5 feet to 4.35 feet subject to conditions and based upon findings of fact which follow:

Condition - Variance:

Two 15 gallon Evergreen trees shall be planted between the east property line and the building wall located in the four foot setback area.

Findings of Fact - Variance:

- A. The variance request does not constitute a special privilege in that:
  - 1. redesigning the house is not feasible because the exterior of the house is completely constructed.
  - 2. a lot line adjustment is being requested to attempt to comply with the sideyard setbacks.
- B. The use does not constitute a use variance in that single family residential is allowed in the R-1A zone.
- C. The proposal, as conditioned, will not be injurious to the general public or surrounding property owners, in that the building wall will be adequately screened by 15 gallon trees.
- D. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for residential use by the 1976 South Pocket Community Plan and the proposed building setback conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 18, 1986

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINE (APN:031-1060-45,46)

(P86-452)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 15 and 19 Sea Lion court; and

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

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1976 South Pocket Community Plan and the proposed Lot Line Adjustment conforms with the Plan Designation.

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

that the lot line adjustment for property located at 15 and 19 Sea Lion Court, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

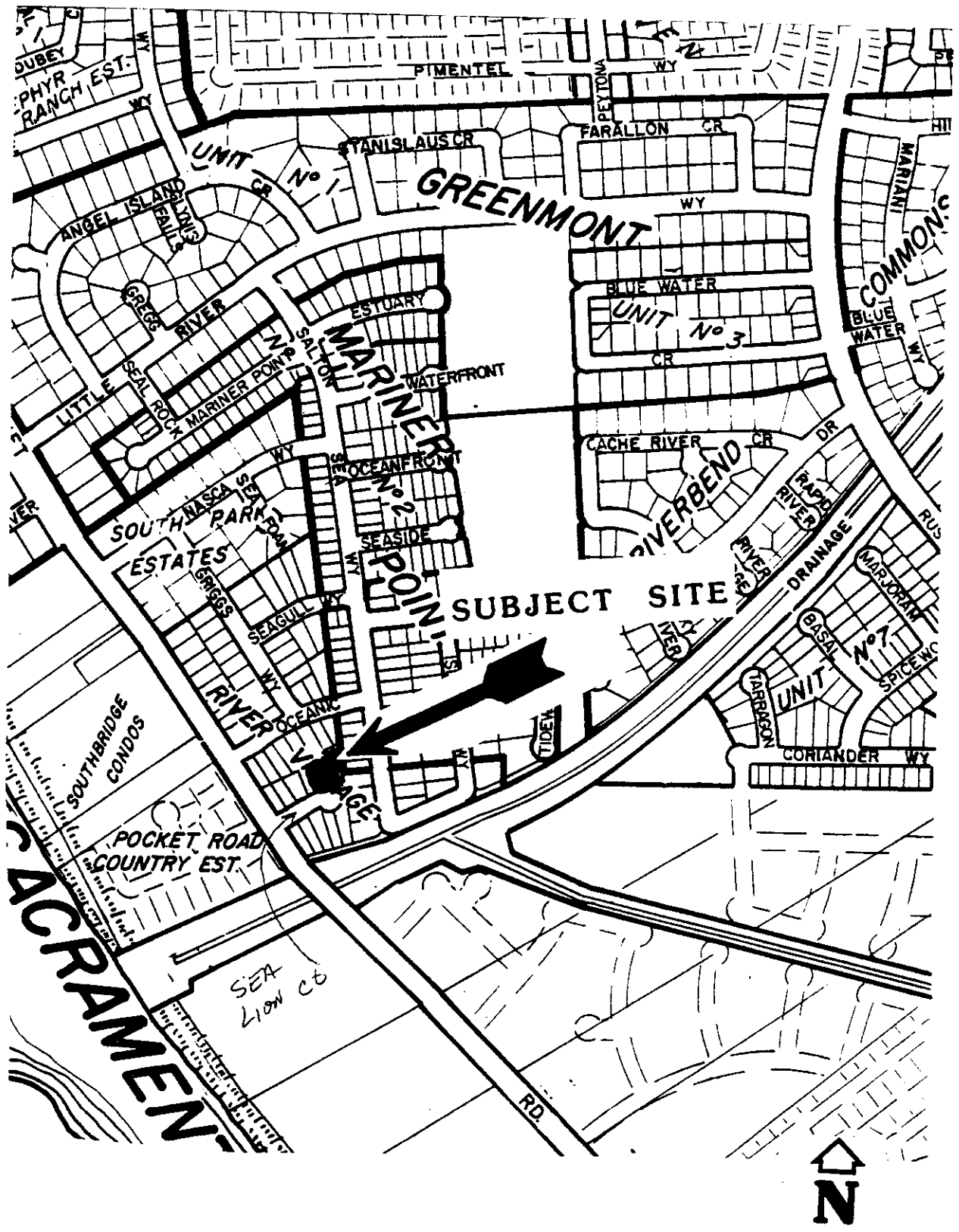
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CHAIR

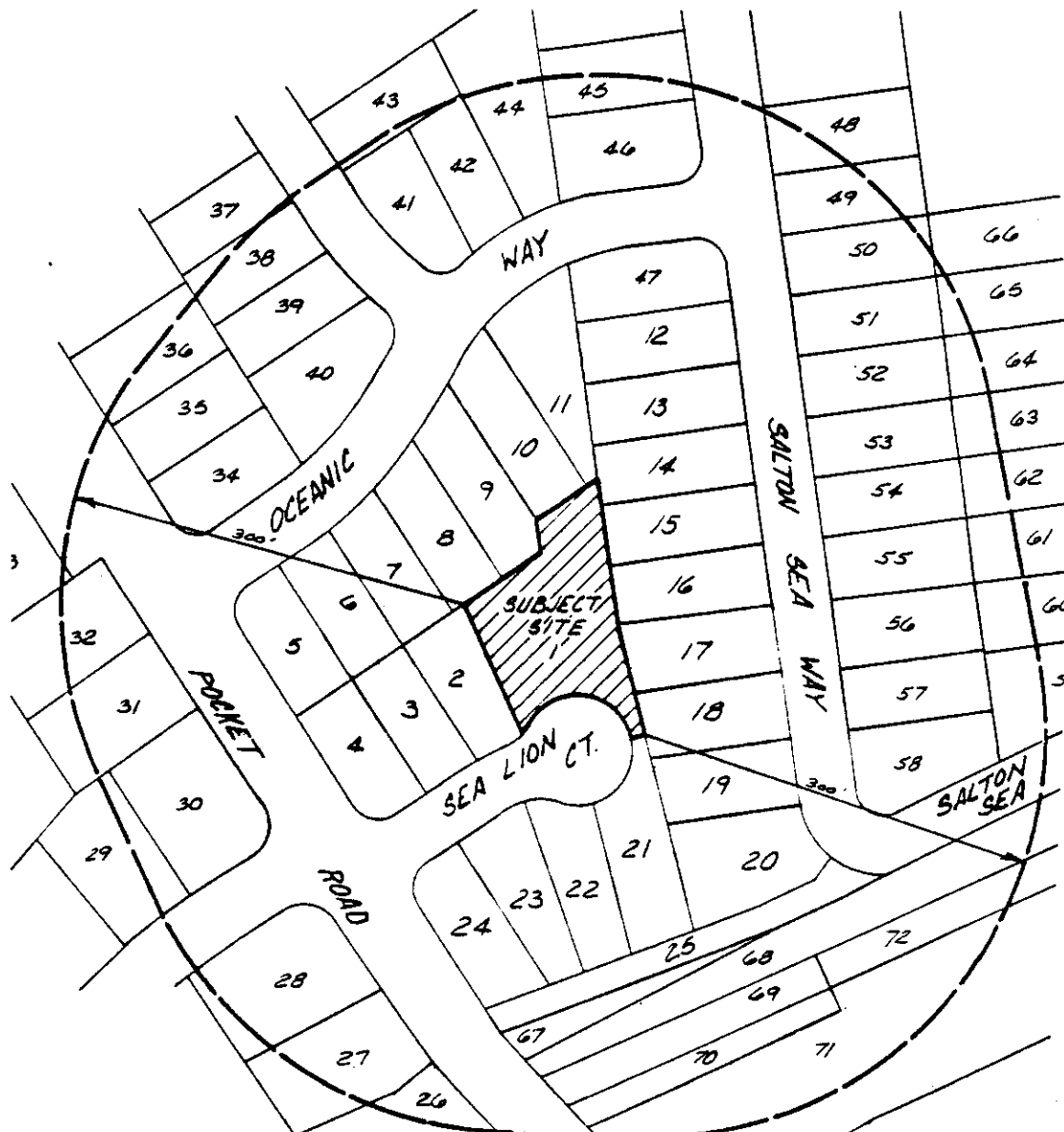
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



# VICINITY MAP



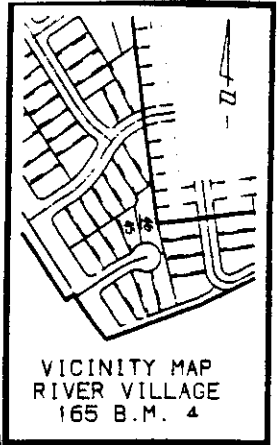
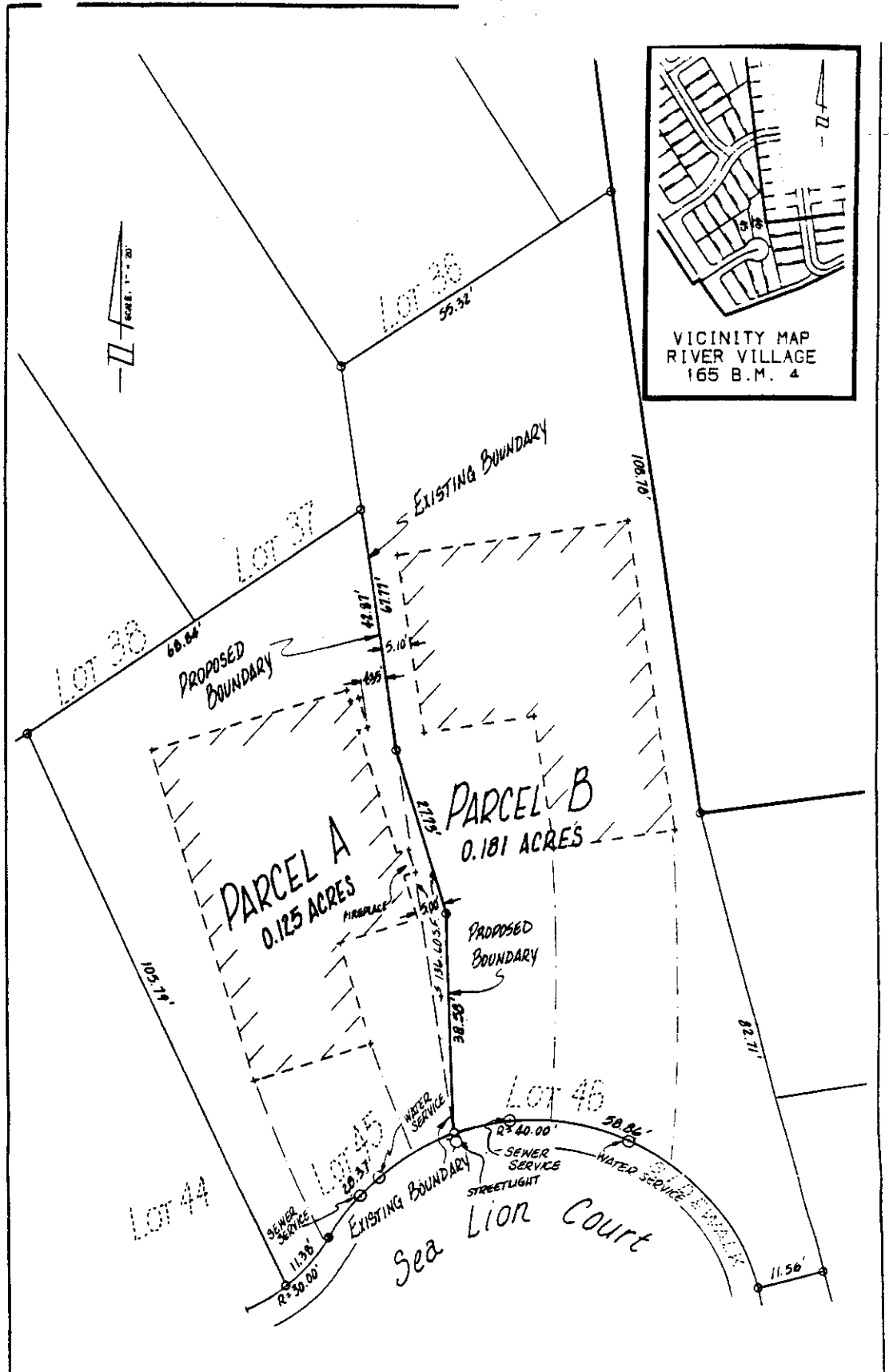
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|

ALL R-1A  
 & Single Family RESIDENTIAL


**SPI  
 COI**  
 ENGINEERS - PLANNERS  
 CODE: PAT-19

# LAND USE & ZONING MAP

# SITE PLAN



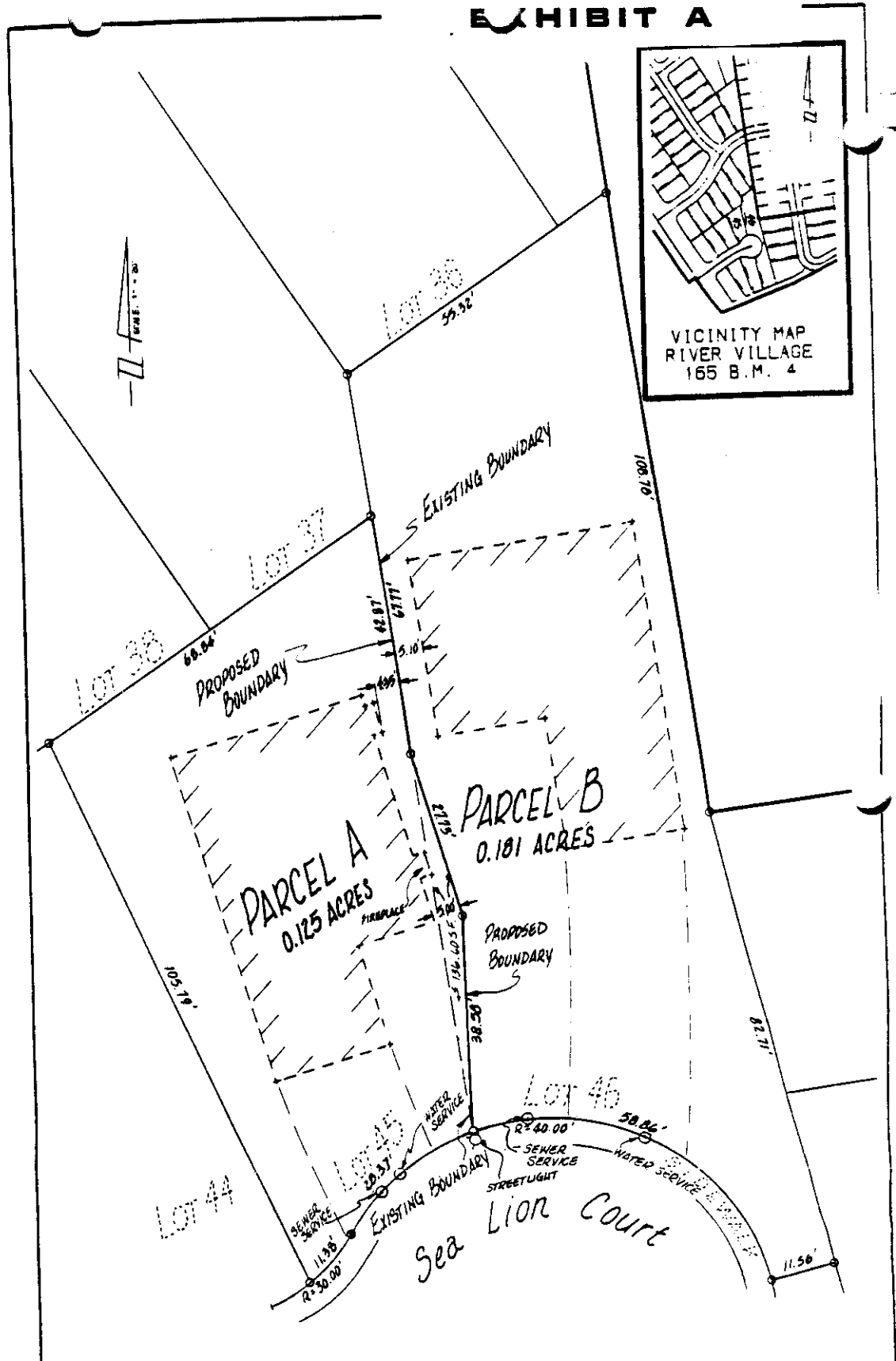
|   |   |  |
|---|---|--|
| JOB NO.<br>DATE: 10/20/86<br>P. O.<br>SCALE: 1" = 20'<br>DRAWN BY:<br>CHECKED BY: | TITLE: LOT LINE ADJUSTMENT OF LOTS 45 & 46,<br>"RIVER VILLAGE" SUBDIVISION (165 B.M. 4) | <b>THE SPINK CORPORATION</b><br>ENGINEERS · PLANNERS · SURVEYORS |
|   | CLIENT: AHMAD RASUUD  |  |
|   | SEAL IN INCHES  |  |
|   | CODE:   |  |
|   | OR NO   |  |

N74287




R 86452

# EXHIBIT A



|   |  |
|---|--|
| JOB NO.<br>DATE: 10/20/86<br>P. O.<br>SCALE: 1" = 20'<br>DRAWN BY:<br>CHECKED BY: | TITLE: LOT LINE ADJUSTMENT OF LOTS 45 & 46<br>"RIVER VILLAGE" SUBDIVISION (165 B.M. 4) |
|   | CLIENT: AHMAD RASHID   |
|   | SCALE IN FEET: 0 10 20 30 40   |
|   | CODE:  |
|   | DR NO:   |


**THE SPINK CORPORATION**  
 ENGINEERS · PLANNERS · SURVEYORS



7342-011-2  
November 4, 1986

## PROPOSED PARCELS

PARCEL A:

Lot 45 and a portion of Lot 46 as said lots are shown on the plat of "River Village", recorded in the Office of the Recorder of Sacramento County in Book 165 of Maps, Map No. 4, described as follows:

Beginning at the Southwest corner of said Lot 45, as said lot is shown on the official plat of "River Village"; thence from said point of beginning North 24° 26' 56" West 105.79 feet; thence North 56° 25' 26" East 68.84 feet; thence South 08° 14' 23" East 42.87 feet; thence South 16° 51' 17" East 27.73 feet; thence South 02° 03' 35" East 38.58 feet; curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing South 50° 08' 58" West 28.37 feet; curving to the right on an arc of 30.00 feet radius, said arc being subtended by a chord bearing South 40° 19' 01" West 11.38 feet to the point of beginning containing 0.125 acres, more or less.

PARCEL B:

A portion of Lot 46 as said lot is shown on the plat of "River Village", recorded in the Office of the Recorder of Sacramento County in Book 165 of Maps, Map No. 4, described as follows:

Beginning at the Northwest corner of said Lot 46, as said lot is shown on the official plat of "River Village," thence from said point of beginning North 56° 25' 26" East 55.32 feet; thence South 08° 14' 23" East 108.78 feet; thence South 14° 20' 39" East 82.71 feet; thence South 75° 39' 21" West 11.56 feet; thence curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North 61° 42' 48" West 58.86 feet; thence North 02° 03' 35" West 38.58 feet; thence North 16° 51' 17" West 27.73 feet; thence North 08° 14' 23" West 67.77 feet to the point of beginning containing 0.181 acres, more or less.