

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, 2590 Venture Oaks Way, Sac., CA 95833				
OWNER	Camray Development, 7919 Folsom Blvd., #150, Sac., CA 95826				
PLANS BY	The Spink Corporation				
FILING DATE	7/29/88	ENVIR. DET.	Ex. 15305 a	REPORT BY	S.DEE/pe
ASSESSOR'S PCL. NO.	274-0030-069				

APPLICATION: A. Lot Line Adjustment to relocate the common property line for lots 79 and 80 of Brisas Del Rio Subdivision 0.2+ vacant acres in the Singly Family Alternative-planned unit development (R1A-PUD) Zone.

LOCATION: 19 Las Uvas Court (Lot 79) and 15 Las Uvas Court (Lot 80)

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line for future development.

PROJECT INFORMATION:

General Plan Designation: Residential (16-29 du/ac).
Existing Zoning of Site: R1A (PUD)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Multi-Family Residential, R3 (PUD)
South: Office - Residential; F
East: Natomas Main Drainage Canal; A
West: Multi-Family Residential, R1A (PUD)

Property Dimensions: Irregular
Property Area: 0.241+ acres (Lot 79: 5720 sq.ft.; Lot 80: 4,796 sq. ft.)
Topography: Flat
Street Improvements: To be determined
Utilities: To be determined

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of one vacant lot totaling 0.241+ acres in the Single Family Alternative - Planned Unit Development (R1A-PUD) Zone. The City's General Plan designates the site as residential. Surrounding land uses include multi-family as residential zoned R-3 (PUD) to the north; office and residential Zoned F to the south; the Natomas Main Drainage Canal Zoned A to the east; and Multi-Family residential Zoned R-1A (PUD) to the west.
- B. The applicant is requesting a lot line adjustment to relocate the common property between two lots in order to provide appropriate side yard setbacks

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APPLC. NO. P88-341 MEETING DATE September 8, 1988 ITEM NO. 26

for the future development of the sites. The lot line adjustment will result in Lots 79 and 80 measuring 5,876 sq. ft. and 4,639 sq. ft. respectively. Staff has no objection to their request.

- C. The proposed lot line adjustment has been reviewed by the City's Engineering Division, Fire Department, Building Division and Real Estate Division. The following comments were received:

Engineering Division

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines.

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

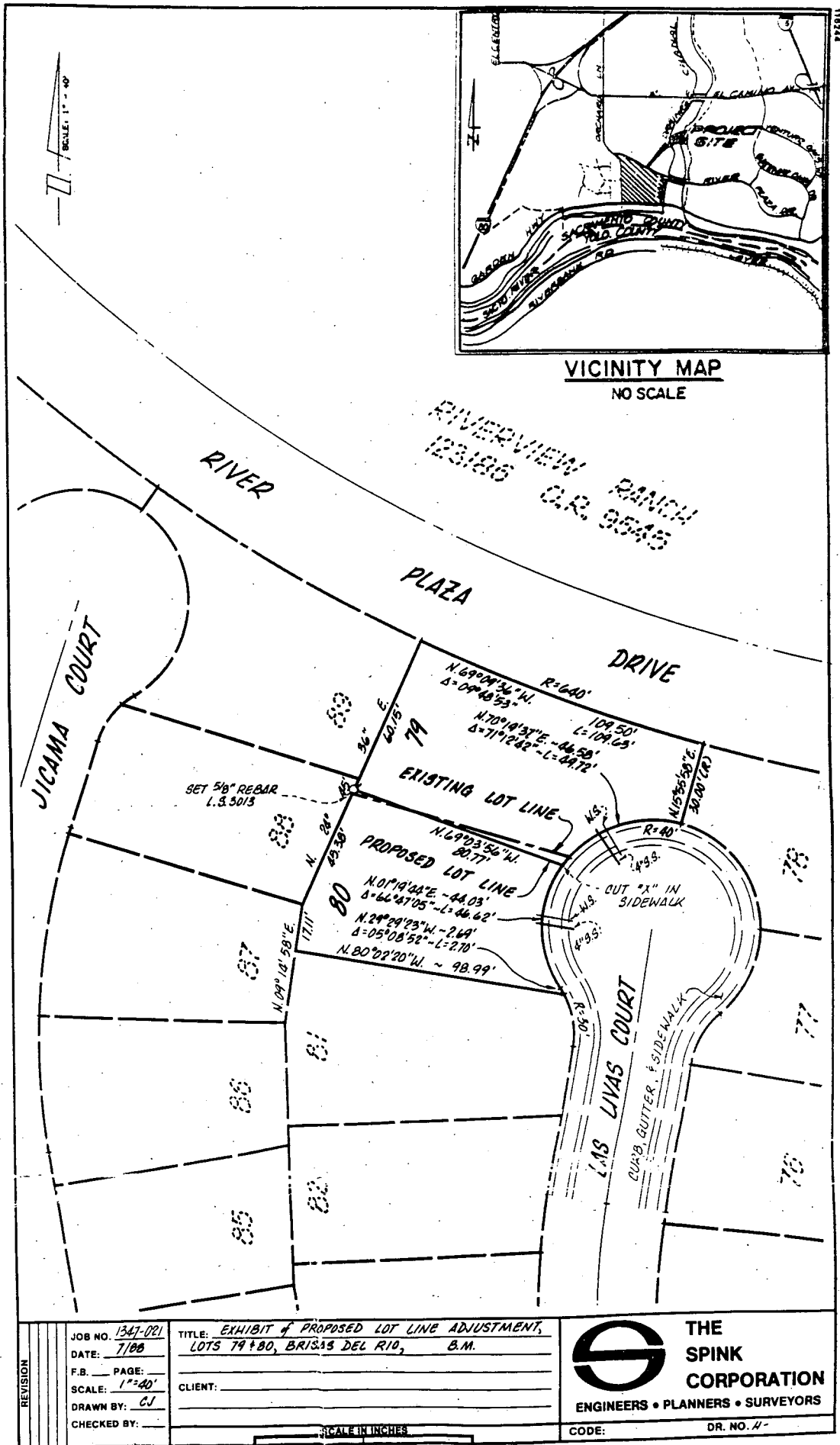


EXHIBIT A

P88341

P-88-341

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Item 26

PROPOSED LOT LINE ADJUSTMENT
LOTS 79 & 80, BRISAS DEL RIO,
185 B.M. 7

All that portion of Lots 79 and 80 as said lots are shown on that certain map entitled "Plat of Brisas Del Rio" recorded in Book 185 of Maps, Map No. 7, Official Records of Sacramento County, described as follows:

LOT 79:

Beginning at the most Northerly corner of said Lot 79; thence from said point of beginning along the boundary of said Lot 79 the following two (2) courses: (1) curving to the left on an arc of 640.00 feet radius, from a radial bearing of South 25° 44' 51" West, said arc being subtended by a chord bearing South 69° 09' 36" East 109.50 feet and (2) South 15° 55' 58" West 30.00 feet to a point on the Northerly line of Las Uvas Court, a public street; thence along said Northerly line of Las Uvas Court curving to the left on an arc of 40.00 feet radius, from a radial bearing of North 15° 55' 58" East, said arc being subtended by a chord bearing South 70° 19' 37" West 46.58 feet; thence leaving said Northerly line North 69° 03' 56" West 80.77 feet to a point on the Westerly line of said lot 79; thence along said Westerly line North 24° 45' 36" East 60.15 feet to the point of beginning.

LOT 80:

Beginning at the Southwest corner of said Lot 80; thence from said point of beginning along the Westerly line of said Lot 80 North 09° 14' 58" East 17.11 feet; thence North 24° 45' 36" East 45.38 feet; thence South 69° 03' 56" East 80.77 feet to a point on the Easterly line of said Lot 80; thence along the boundary of said Lot 80 the following three (3) courses: (1) curving to the left on an arc of 40.00 feet radius, from a radial bearing of North 55° 16' 44" West, said arc being subtended by a chord bearing South 01° 19' 44" West 44.03 feet, (2) curving to the right on an arc of 30.00 feet radius, said arc being subtended by a chord bearing South 29° 29' 23" East 2.69 feet and (3) North 80° 02' 20" West 98.99 feet to the point of beginning.

EXHIBIT B

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P-88-341

9-8-88

THE SPINK CORPORATION
CHECKED: _____ DATE _____
TYPING _____
TRAVERSE _____
MAP _____
DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

Item 26

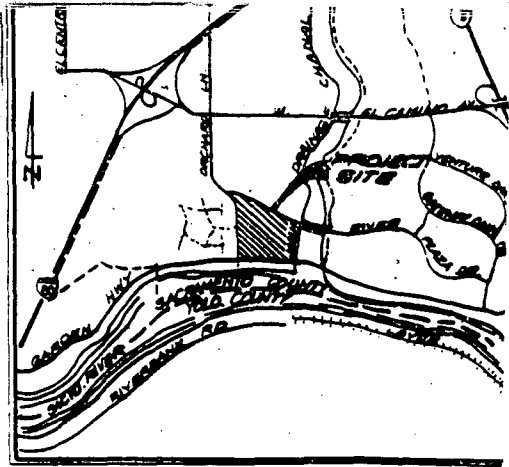
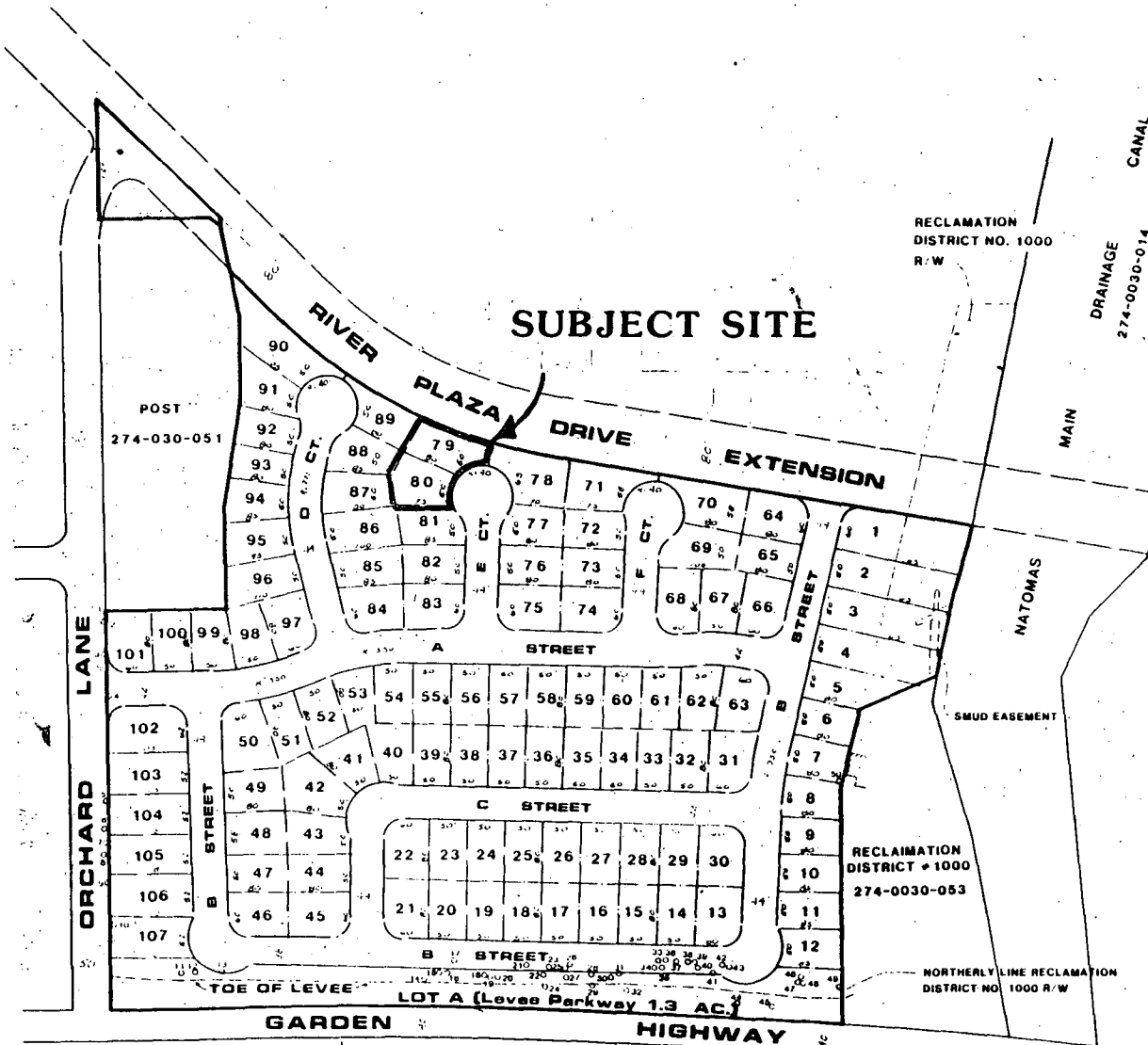
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VICINITY MAP

Hern Jb



VICINITY MAP
NO SCALE

DATE: _____

- * LOTS 102-107 ARE STANDARD R-1 SIZED LOTS.
- * SUBDIVIDER PROPOSES TO VARY FRONT YARD SETBACKS.

TENTATIVE SUBDIVISION MAP

BRISAS DEL RIO

City of Sacramento,
California

June, 1987



RECLAMATION DISTRICT NO. 1000 R/W

DRAINAGE CANAL 274-0030-014

MAIN

NATOMAS

SMUD EASEMENT

RECLAMATION DISTRICT # 1000 274-0030-053

NORTHERLY LINE RECLAMATION DISTRICT NO. 1000 R/W

GARDEN HIGHWAY

POST 274-030-051

ORCHARD LANE

SUBJECT SITE

RIVER PLAZA DRIVE EXTENSION

A STREET

C STREET

B STREET

LOT A (Levee Parkway 1.3 AC.)

TOE OF LEVEE

