

## CITY PLANNING COMMISSION

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

<b>APPLICANT</b> <u>The Spink Corporation, P O Box 2511, Sacramento, CA 95811</u>
<b>OWNER</b> <u>Mabel Wittpen, 6882 Arabella Way, Sacramento, CA 95831</u>
<b>PLANS BY</b> <u>The Spink Corporation, P O Box 2511, Sacramento, CA 95811</u>
<b>FILING DATE</b> <u>5/8/87</u> <b>ENVIR. DET.</b> <u>Neg. Dec</u> <b>REPORT BY</b> <u>CV:vf</u>
<b>ASSESSOR'S-PCL. NO.</b> <u>031-0360-70-74</u>

- APPLICATION:**
- A. Negative Declaration.
  - B. Lot Line Adjustment to relocate the common property line 40 feet to the west.

**LOCATION:** Adjacent to and west of Garcia Court and Arabella Way, east of the Sacramento River.

**PROPOSAL:** The applicant is requesting the necessary the necessary entitlements so the lot lines coincide with the toe of the levee and the size of the two vacant parcels is increased.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential/open space
1976 South Pocket Community Plan Designation:	Low Density Residential/major park node
Existing Zoning of Site:	R-1, F
Existing Land Use of Site:	Two single family residences

**Surrounding Land Use and Zoning:**

North: Single Family Residential; R-1  
South: Single Family Residential; R-1  
East : Single Family Residential; R-1  
West : Sacramento River

Property Dimensions:	Irregular
Property Area:	3.29+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**BACKGROUND:** On March 19, 1985, the City Council approved a Tentative Map to subdivide 2.4+ acres into four single family lots and a fifth lot containing an existing marina (P84-352). A Subdivision Modification was also approved to create a lot in excess of 160 feet in depth.

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Single Family Residential (R-1) and Floodway (F) and is developed with two single family residences and a private marina.

**APPLC. NO.** P87-234      **MEETING DATE** June 25, 1987      **ITEM NO** 17

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The 1974 General Plan designates the site as residential and open space. The 1976 South Pocket Community Plan designates the site for Low Density Residential and major park node.

The 1976 Sacramento Bikeways Master Plan designates a bikeway along the Sacramento River levee from Arabella Way south to the City limits.

B. Proposal

The applicant proposes to relocate the common property line to coincide with the landward toe of the levee, forty feet to the west. The purpose of this relocation is to provide for increased lot area for parcels 70 and 71 to increase their marketability.

A recreational use easement for a bikeway and landscaping extends east from the Sacramento River and includes all of Parcel 74 and 40 feet to the east of the landward toe of the levee. This easement was established as a condition of Tentative Map (P84-352) as described in the background section.

A ten foot wide drainage easement originally established by the Sacramento/San Joaquin County Drainage District is located adjacent to the landward levee toe. This easement provides the necessary access to the levee toe area for maintenance and repair purposes.

Garcia Bend Marina, a privately owned commercial operation, is located on Parcel five. Access to this marina is provided by a 40 foot public access easement from Arabella Way. Relocating the common property line as proposed, would locate a portion of this 40 foot public access easement on parcels 72 and 73.

C. Staff Evaluation

The 1976 South Pocket Specific Plan contains standards regarding the Sacramento River Parkway as adopted by the City Council in 1977. The intent of these standards is to ensure parkway and levee maintenance access. Design standard 5 contained in the 1976 South Pocket Specific Plan states, "Parkway corridor dimensions landward from the land side toe of the levee to the residential side lot lines should be 40 feet; 10 feet of clear area for the maintenance of the levee, then 20 feet for tree or other vegetative planting, and then 20 feet of clear area to the residential side lot line".

Staff has no problem with the proposed lot line adjustment provided no structures including fences or pools of any type are placed within the 40 foot public access easement, the recreational use easement or the 10 foot easement located adjacent to the landward toe of the levee. Staff recommends when the new lot lines are recorded that the deeds to each of the affected parcels state that no structures, fences or pools shall be located within the 40 foot public access easement, the recreational use easement and the 10 foot easement adjacent to the landward toe of the levee.

D. Interdepartmental/Agency Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Real Estate, Community Services, the State Reclamation Board, State Lands Commission and the U. S. Army Corps of Engineers and the following comments were received:

Engineering

Public Works requires a minimum 10 foot levee maintenance easement at toe of levee.

Real Estate

This could cause a problem with the 40 foot recreational easement that exists. The public will have the right to enter into the back yards of four of the parcels.

U. S. Army Corps of Engineers

The lot line should not be closer than 10 feet to the land side of the levee toe.

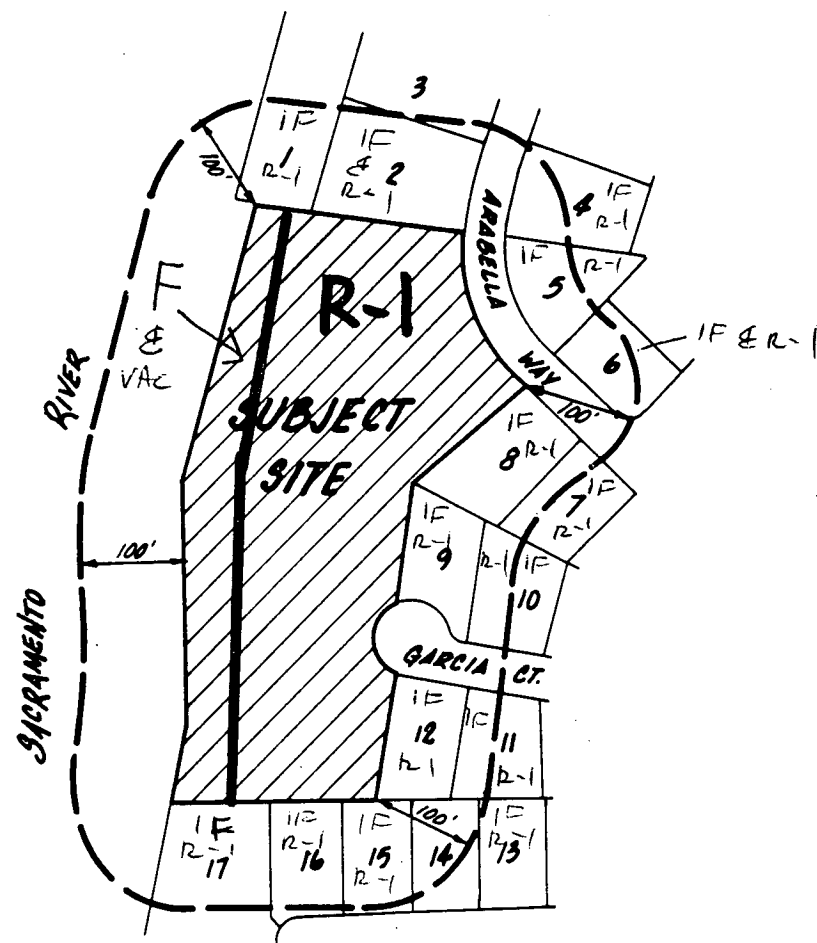
Traffic Engineering

The present unimproved access across parcel five is the alignment for the bike trail. The existing recreational use easement is necessary to maintain access to this bike trail.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project will not have a significant impact provided the following mitigation measures are complied with. The applicant shall provide access to the river to the satisfaction of the Garcia Bend Marina, State Reclamation Board, U. S. Army Corps of Engineers, State Lands Commission, City Department of Community Services, Department of Public Works and the City Planning Department.

RECOMMENDATION: Staff recommends the Planning Commission approve the proposed lot line adjustment by adopting the attached resolution.





## LAND USE & ZONING MAP

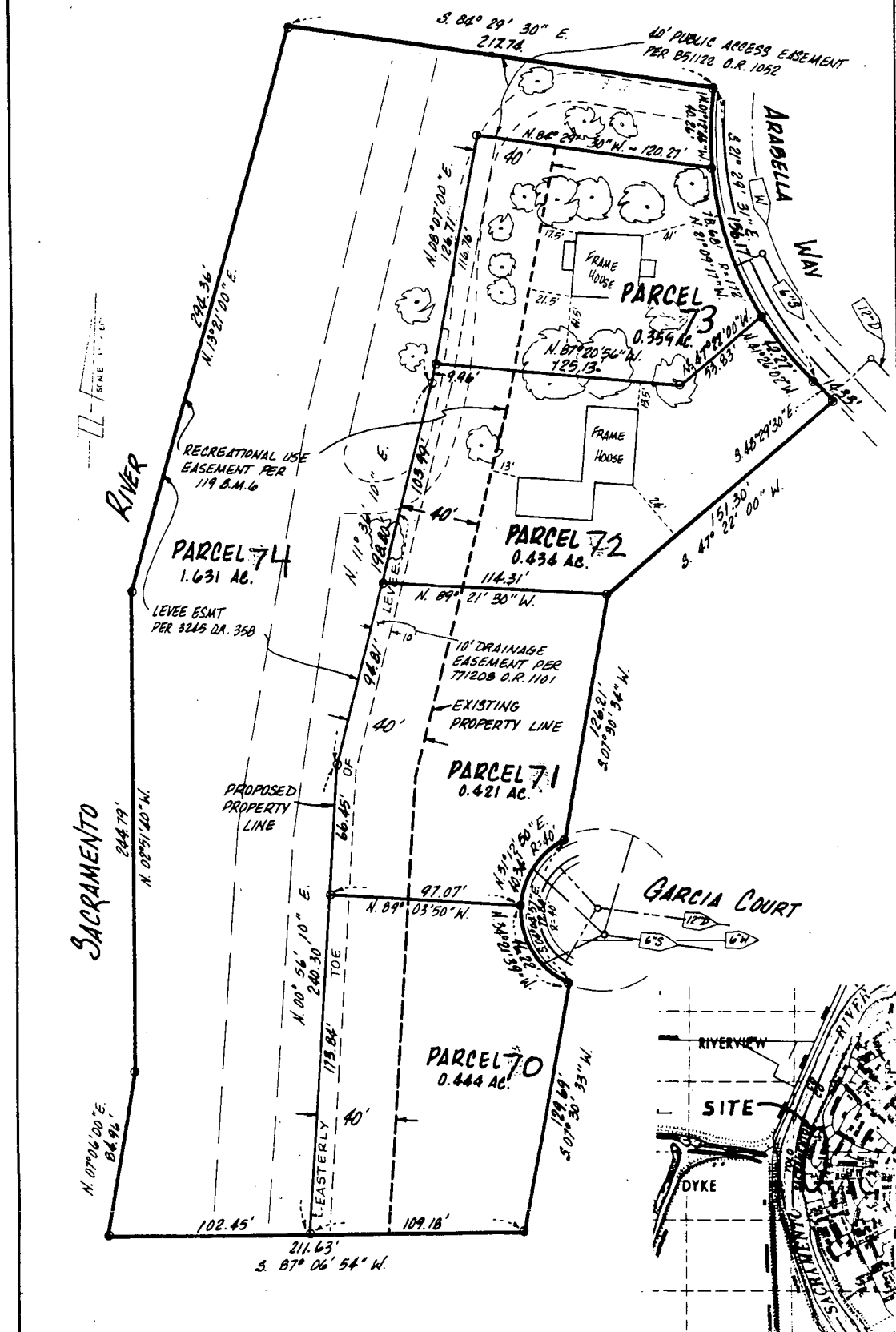
P87-234

6-25-87

ITEM 17

P87234

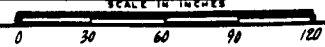
EXHIBIT A



JOB NO: 9555-003	TITLE: LOT LINE ADJUSTMENT OF PARCELS 1, 2, 3, 4, 5 PER 95 P.M. 6.
DATE: 4/27/87	
P. D. PAGE:	
SCALE: 1" = 60'	CLIENT: WITPEN, et al.
DRAWN BY: CJ	
CHECKED BY:	

**THE SPINK CORPORATION**  
 ENGINEERS - PLANNERS - SURVEYORS

CODE: PCT-13 OR NO



P87-234

6-25-87

P8790 A ITEM 11

**EXHIBIT B**9555-003  
April 28, 1987**EXHIBIT A  
DESCRIPTION OF LOT LINE ADJUSTMENT  
PARCELS 1, 2, 3, 4 & 5, 95 P.M. 6**

All those portions of Parcels 1, 2, 3, 4 & 5 as shown on that certain parcel map entitled "Lot A, London River Estates Unit No. 1, 119 B.M. 6" recorded in the Office of the Recorder in the City of Sacramento in Book 95 of Parcel Maps, Map No. 6, described as follows:

**REVISED PARCEL 1:**

Beginning at the Southeast corner of said Parcel 1; thence from said point of beginning along the Southerly boundary of said Parcel 1 South 87° 06' 54" West 109.18 feet; thence leaving said boundary North 00° 56' 10" East 173.84 feet; thence South 89° 03' 50" East 97.07 feet to the Northerly corner of said Parcel 1; thence curving to the left on an arc of forty feet radius, said arc being subtended by a chord bearing North 34° 21' 39" West 46.22 feet; thence South 07° 30' 33" West 129.69 feet to the point of beginning, containing 0.444 acres, more or less.

**REVISED PARCEL 2:**

Beginning at the Southeast corner of said Parcel 2; thence along the Southerly boundary of said Parcel 2 North 89° 03' 50" West 97.07 feet; thence leaving said Southerly boundary North 00° 56' 10" East 66.45 feet; thence North 11° 36' 10" East 94.81 feet; thence South 89° 21' 30" East 114.31 feet to the Northeast corner of said Parcel 2; thence continuing along the Easterly boundary of said Parcel 2 South 07° 30' 34" West 126.21 feet; thence curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North 31° 12' 50" East 40.34 feet to the point of beginning, containing 0.421 acres, more or less.

**REVISED PARCEL 3:**

Beginning at the Southeast corner of said Parcel 3; thence along the Southerly boundary of said Parcel 3 North 89° 21' 30" West 114.31 feet; thence leaving said Southerly boundary North 11° 36' 10" East 103.99 feet; thence North 08° 07' 00" East 9.96 feet; thence South 87° 20' 56" East 125.13 feet; thence North 47° 22' 00" East 53.83 feet to the Northeast corner of said Parcel 3; thence continuing along the Northeasterly boundary of said Parcel 3 curving to the left on an arc of 172.00 feet radius, said arc being subtended by a chord bearing South 41° 26' 02" East 42.27 feet; thence South 48° 29' 30" East 14.33 feet; thence South 47° 22' 00" West 151.30 feet to the point of beginning containing 0.434 acres, more or less.

**REVISED PARCEL 4:**

Beginning at the Easterly corner of said Parcel 4; thence along the Southeasterly boundary of said Parcel 4 South 47° 22' 00" West 53.83 feet; thence along the Southerly boundary of said Parcel 4 North 87° 20' 56" West 125.13 feet; thence leaving said Southerly boundary North 08° 07' 00" East 116.76 feet; thence South 84° 29' 30" East 120.27 feet to the Northeast corner of said Parcel 4; thence along the Northeasterly boundary of said Parcel 4 curving to the left on an arc of 172.00 feet radius, said arc being subtended by a chord bearing South 21° 09' 17" East 78.68 feet to the point of beginning, containing 0.359 acres, more or less.

P87-234

6-25-87

ITEM 17

9555.001  
April 28, 1987

REVISED PARCEL 5:

Beginning at the Northeast corner of said Parcel 5; thence from said point of beginning along the Easterly boundary of said Parcel 5 curving to the left on an arc of 172.00 feet radius, said arc being subtended by a chord bearing South 01° 12' 46" East 40.26 feet; thence North 84° 29' 30" West 120.27 feet to a point on the Easterly toe of levee as said toe of levee is shown on said parcel map; thence along said Easterly toe of levee the following three (3) courses: (1) South 08° 07' 00" West 126.71 feet; (2) South 11° 36' 10" West 198.80 feet; and (3) South 00° 56' 10" West 240.30 feet to a point on the Southerly boundary of said Parcel 5; thence along the Southerly boundary of said Parcel 5 South 87° 06' 54" West 102.45 feet to the Southwest corner of said Parcel 5, thence along the Westerly boundary of said Parcel 5 the following three (3) courses: (1) North 07° 06' 00" East 84.96 feet; (2) North 02° 51' 40" West 244.79 feet; (3) North 13° 21' 00" East 294.36 feet to the Northwest corner of said Parcel 5; thence along the Northerly boundary of said Parcel 5 South 84° 29' 30" East 217.74 feet to the point of beginning, containing 1.631 acres, more or less.

P87-234

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ITEM 17