

CITY PLANNING COMMISSION

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

APPLICANT Psomas & Associates, 646 North Market Blvd., #4, Sac., CA 95834
OWNER SCB Investments, 3434 Marconi - East Wing, Sac., CA 95825
PLANS BY Psomas & Associates, 646 N. Market Blvd., #4 Sacramento, CA 95834
FILING DATE 11/18/88 ENVIR. DET. 15305 a REPORT BY PW:vf
ASSESSOR'S PCL. NO. 226-0321-023 thru 030

APPLICATION: Lot Line Adjustment to relocate the property lines on eight lots totaling 1.2+ ac. in the Standard Single Family (R-1) zone.

LOCATION: North side of Copper Leaf Way between Shady Leaf Way and Mint Leaf Way.

PROPOSAL: The applicant is requesting the necessary entitlements to complete the construction on eight single family homes.

PROJECT INFORMATION:

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| General Plan Designation: | Low Density Residential |
| 1984 North Sacramento Community Plan Designation: | Low Density Residential |
| Existing Zoning of Site: | R-1 |
| Existing Land Use of Site: | Single family homes under construction |

Surrounding Land Use and Zoning:

North: Vacant; R-1
South: Homes under construction; R-1
East : Homes under construction; R-1
West : Homes under construction; R-1

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|-------------------------|---------------------------------------|
| Property Area: | 1.2+ acres, eight single family homes |
| Density of Development: | 5 d. u. per acre |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

STAFF EVALUATION: Staff has the following comments:

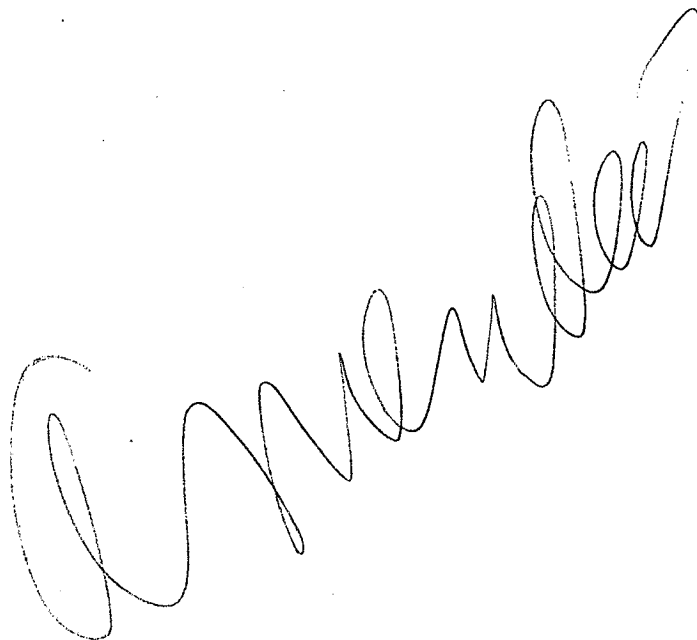
- A. The subject site consists of eight standard single family lots with homes currently under construction. The site is zoned R-1 and both the General Plan and 1984 North Sacramento Community Plan designate the site for low density residential uses. Surrounding land uses include vacant land and other single family homes under construction; all zoned R-1.
- B. The applicant is requesting to adjust the rear property line on eight single family lots in the Village Garden North Unit No. 4 subdivision. The eight lots will be increased in depth from 108 feet to 113 feet by incorporating a five foot strip of land from the adjoining property, which is under the same ownership as the subject site. The increase in depth is necessary to include an existing sloped bank into each lot which should provide a better drainage pattern. No changes in the side property lines is requested. Staff has no objections to the adjustment request.

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APPLC. NO. P89-006 MEETING DATE January 12, 1989 ITEM NO. 26

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 a).

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

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