

CITY PLANNING COMMISSION

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

APPLICANT The Spink Corp. - 2590 Venture Oaks Way, Sacramento, CA 95833
OWNER Beard & Hoshaw Invest. Builders - 4121 Westerly Pl., Newport Beach 92660
PLANS BY The Spink Corp. - 2590 Venture Oaks Way, Sacramento, CA 95833
FILING DATE 2-10-89 ENVIR. DET. Exempt 15305a REPORT BY DTH:sg
ASSESSOR'S PCL. NO. 031-1220-071 and 072

APPLICATION: Lot Line Adjustment

LOCATION: Northwest corner of Cobbleshores Drive and Blue Dun Court

PROPOSAL: The applicant is requesting the necessary entitlements to adjust a common property line approximately 19± feet to the south in order to properly reflect the positioning of the two adjoining halfplex units on the subject site.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15 du/ac)
1979 Pocket Community	
Plan Designation:	Low Density Residential (3-6 du/ac)
Existing Zoning of Site:	R-1A(PUD)
Existing Land Use of Site:	R-1A Half-plex

Surrounding Land Use and Zoning:

North: Vacant and lake; R-1(PUD)
South: Residential; R-1 & R-1A(PUD)
East: Vacant; R-1A(PUD)
West: Lake front; R-1(PUD)

Property Dimensions:	Irregular
Property Area:	.252± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of two partially developed lots totaling 0.25± acres in the Single Family Alternative (R-1A) zone. The existing lot line is a zero lot line between two adjoining halfplex units. The General Plan and 1979 Pocket

Community Plan designate the site as Low Density Residential. The subject site is surrounded by vacant land to the north and east, single family residences to the south and a lake front park on the west.

B. Applicant's Proposal

The applicant proposes to relocate the existing common property line of Lot 122A and B (see Exhibit A) approximately 19+ feet to the south. The lot line is a zero lot line between two adjoining halfplex units. By relocating the existing common property line the usable rear yard of Lot 122B will be increased.

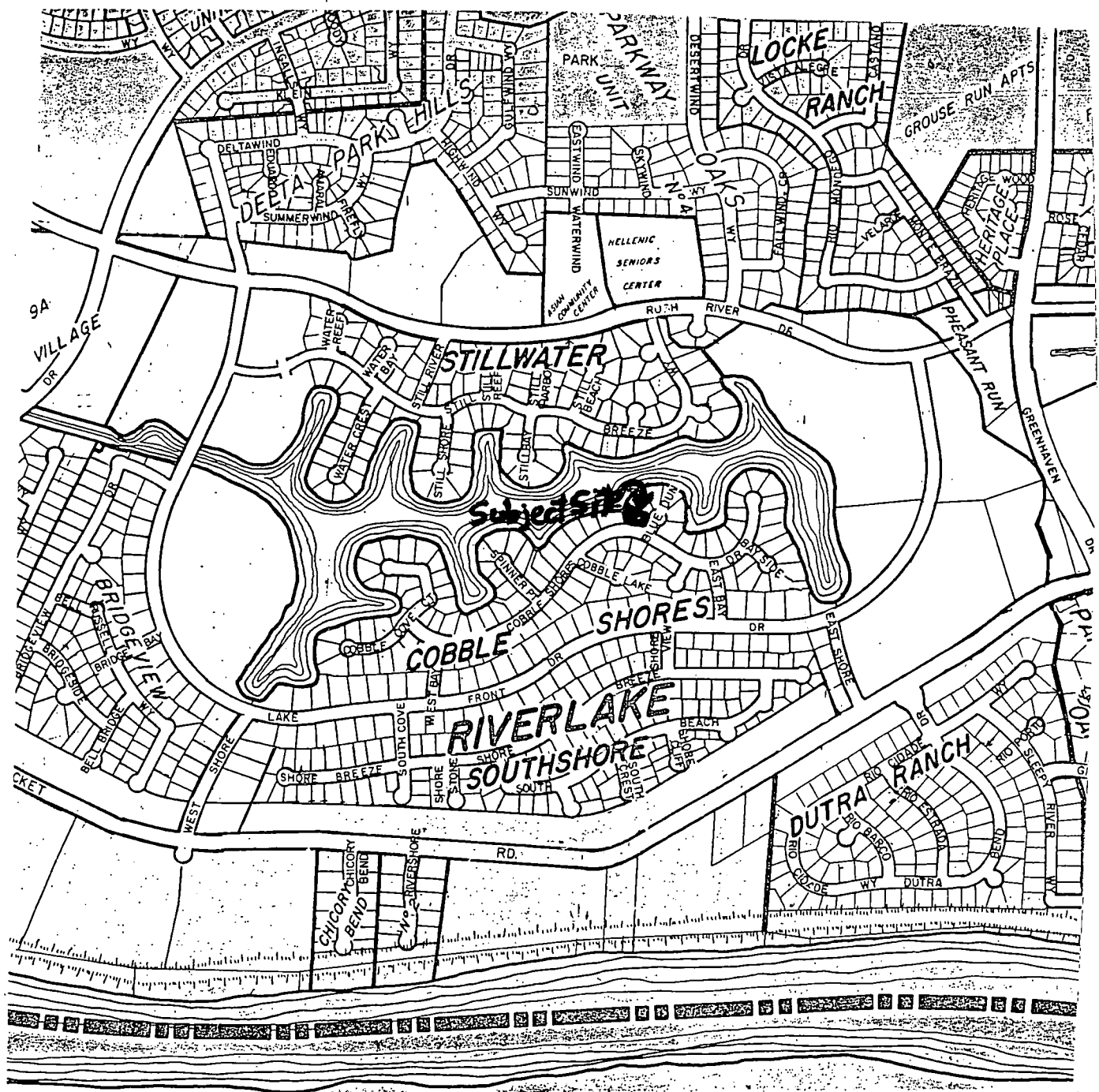
C. The project has been reviewed by City Real Estate, Water and Sewer, Engineering and Traffic Engineering. The following comments have been received from the Engineering Division.

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees to Public Works Department (presently \$500.00).
2. File a waiver of parcel map.
3. Pay off or segregate any existing assessments.

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

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

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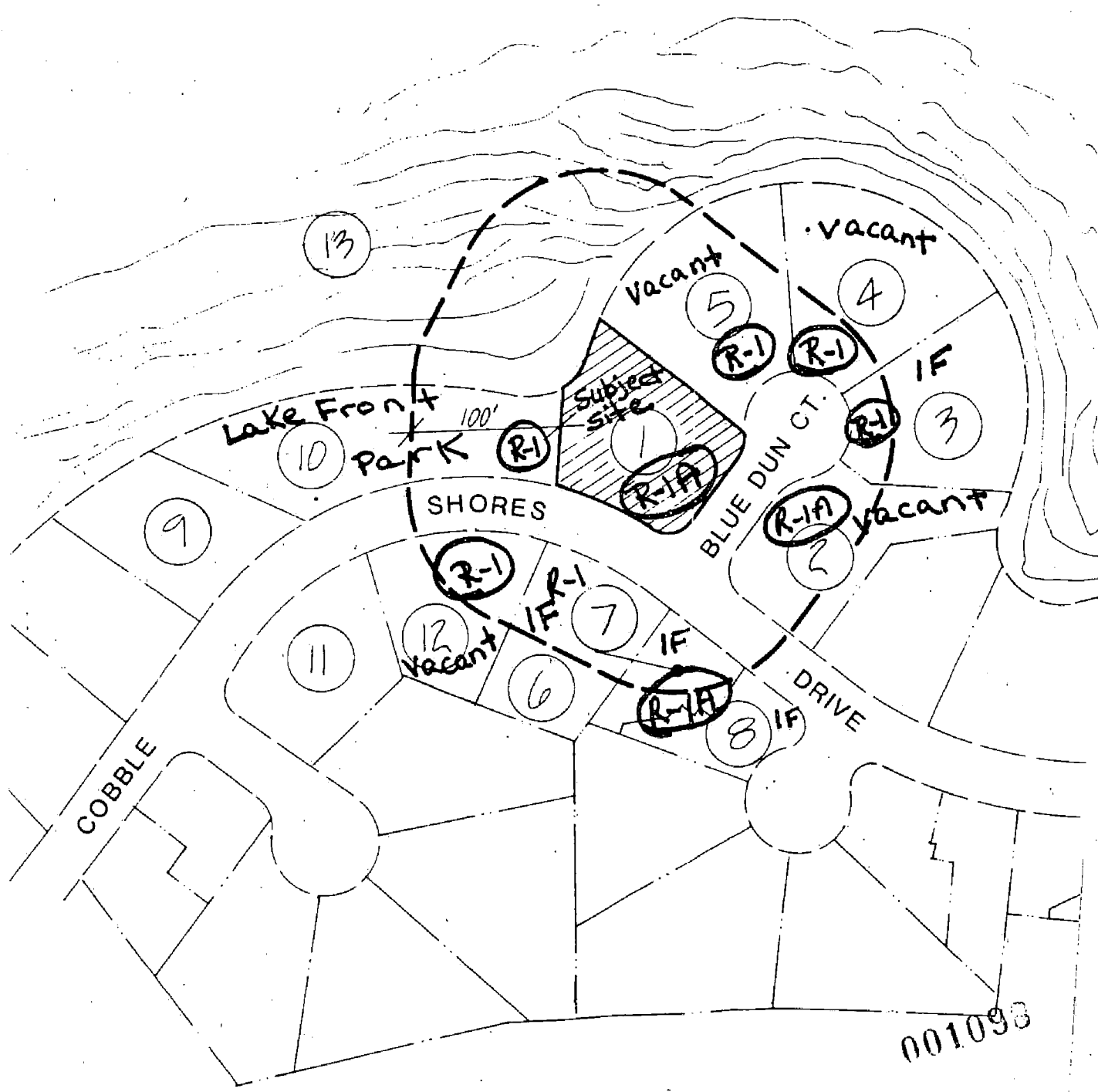
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VICINITY MAP

P89-092

3-23-89

Item # 31



001093

LAND USE & ZONING MAP

