

CITY PLANNING COMMISSION

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

APPLICANT	Balfrey & Abbott; 1801 I Street, Ste. 200; Sacramento, CA 95814				
OWNER	Arden Fair Asso.; 1689 Arden Way; Sacramento, CA 95815				
PLANS BY	CHM Hill				
FILING DATE	8/11/89	ENVIR. DET.	Exempt 15305a	REPORT BY	BW:hp
ASSESSOR'S PCL. NO.	277-160-08.09				

APPLICATION: Lot line adjustment to relocate the common property line between two lots totaling 61.6+ developed acres in the General Commercial (C-2) zone.

LOCATION: Arden Way at Business 80

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the existing lot lines between the Arden Fair Mall and Weinstock's.

PROJECT INFORMATION:

General Plan Designation: Regional Commercial and Office
Existing Zoning Site: C-2
Existing Land Use of Site: Arden Fair Mall/Weinstock's

Surrounding Land use and Zoning:

North: Parking Lot; Residential; R-1
South: Commercial; C-2
East: Commercial; SC-R
West: Commercial; Mall; C-2

Property Dimensions: Irregular
Property Area: 61.5+
Height of Building: 3 Stories
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Masonry and/or Stucco
Roof Material: Metal; Glass; Built-up Roof

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two developed lots totaling 61.65+ acres in the General Commercial (C-2) zone. The General Plan designates the site for Regional Commercial and offices. The surrounding land uses and zoning are a parking lot and residential to the north, zoned R-1; commercial uses to the south and east, zoned C-2 and SC-R; and the Arden Fair Mall to the west, zoned C-2.
- B. The applicant proposes to adjust the common property line between the existing

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Arden Fair Mall and Weinstock's department store. The purpose of the adjustment is to adjust the lot line in order to reflect the actual location of the Weinstock's building and the Arden Fair Mall building. As indicated on the attached exhibit, the existing property line bisects the Weinstock's building. The new lot line modifications will be consistent with the overall plans for the Arden Fair Mall expansion. Both property owners concur with the adjustment.

C. The proposed lot line adjustment was reviewed by Traffic Engineering, Engineering and City Real Estate. The following comments were received:

1. File a certificate of compliance and submit all required documents according to the submittal requirements check list, and pay necessary fees.
2. File a waiver of parcel map.
3. Exhibit for certificate of compliance shall include the entire site, not just the common line being adjusted.

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

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

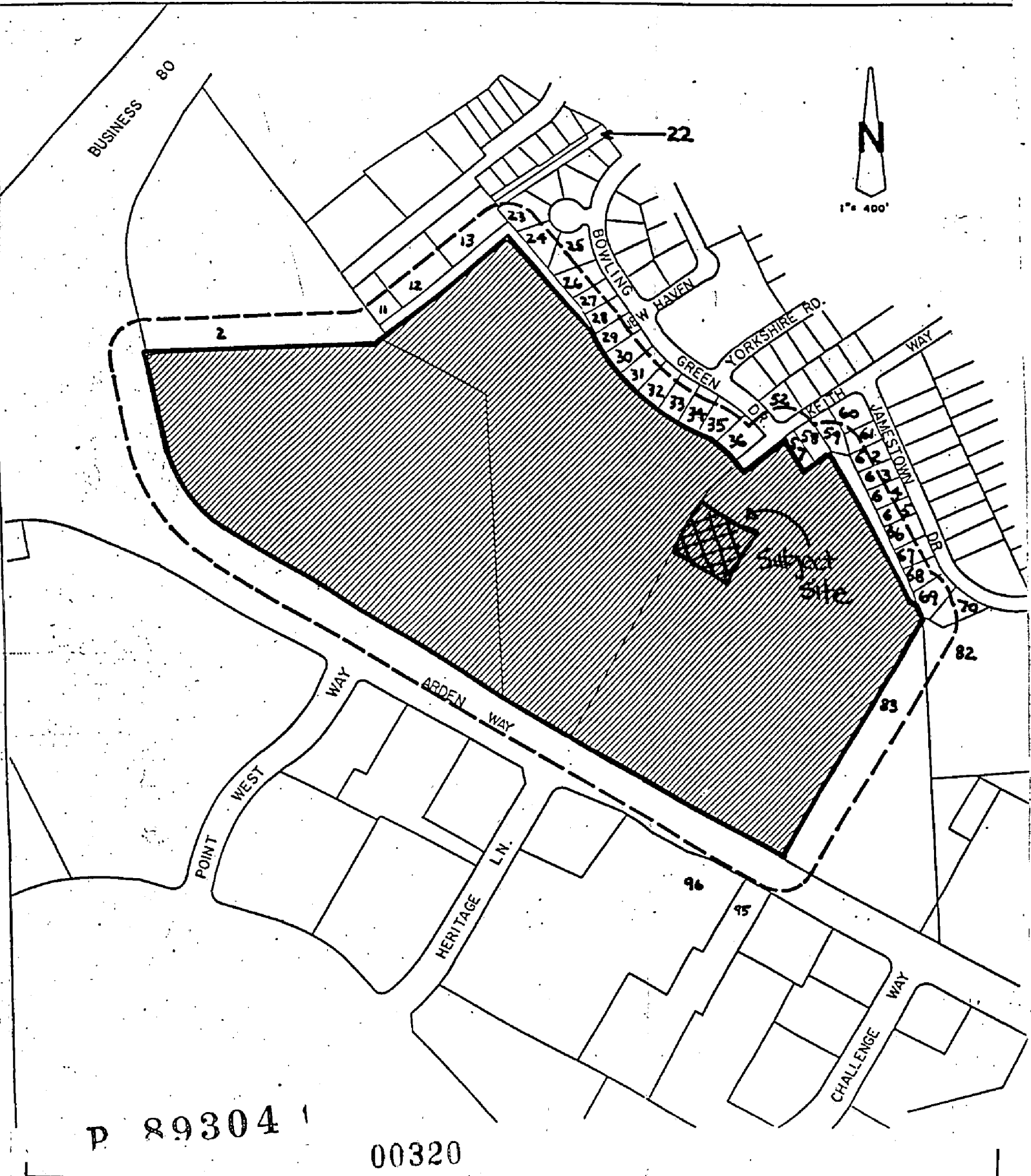
ATTACHMENT B

STATEMENT OF INTENT

a.) This lot line adjustment will move the property line which separates the Arden Fair Associate's parcel from the Carter Hawley Hale parcel to be consistent with the actual locations of the Arden Fair Mall and Weinstock's buildings.

b.) Information pertinent to the subject lot line adjustment is attached to this application.

c.) The purpose of this lot line adjustment is to adjust the lot line to properly reflect the actual location of the Weinstock's building and the Arden Fair Mall building. As it currently exists, the lot line now runs through the Mall northwest of the Weinstock's building, so that the lot line bisects some of the existing businesses within the Mall. The new lot line configuration will be consistent the overall plans for expansion of the Arden Fair Mall.



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VICINITY - LAND USE - ZONING

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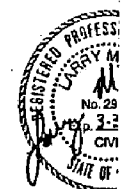
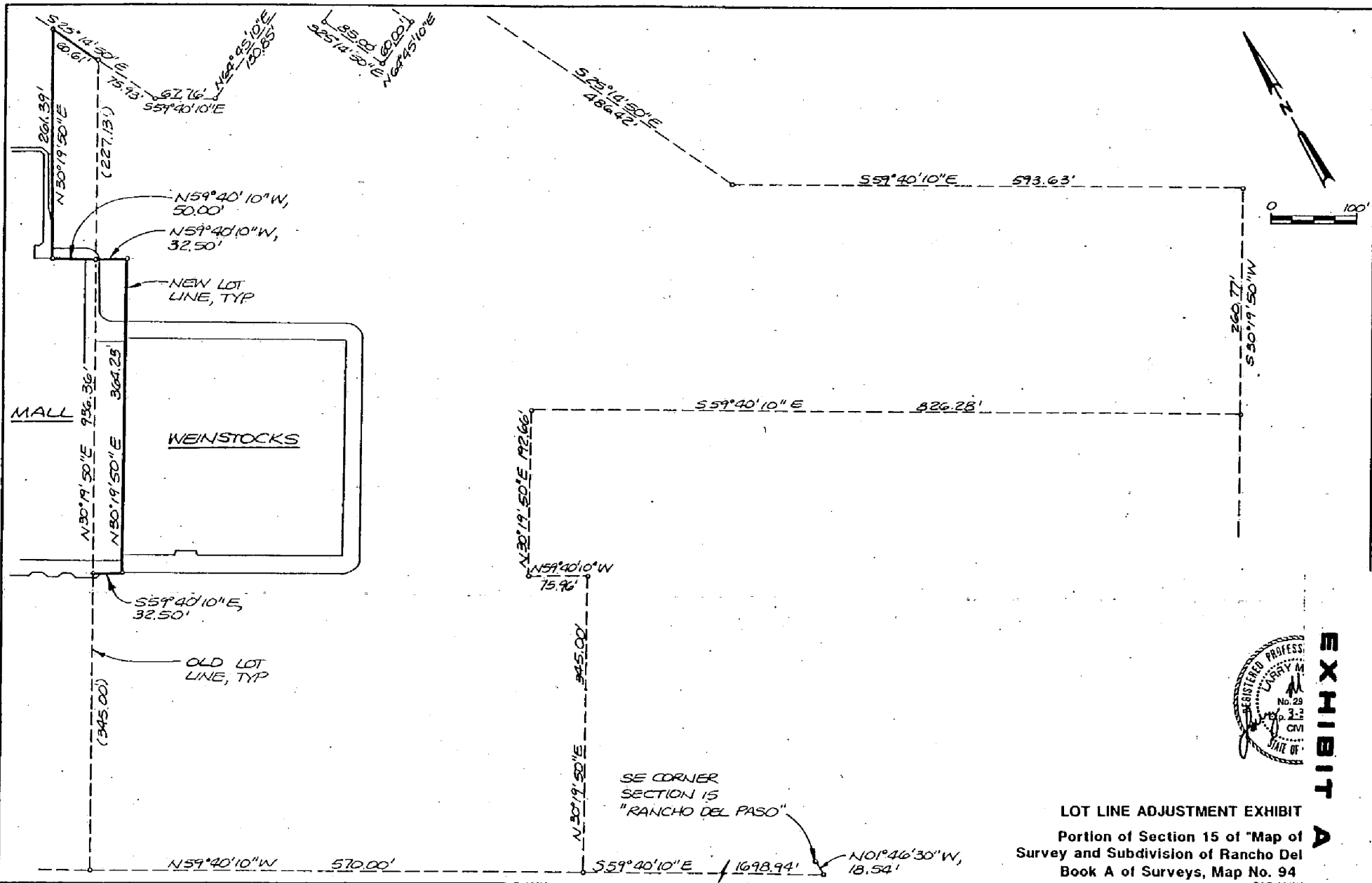


EXHIBIT A

LOT LINE ADJUSTMENT EXHIBIT
 Portion of Section 15 of "Map of Survey and Subdivision of Rancho Del Book A of Surveys, Map No. 94

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LEGAL DESCRIPTION: WEINSTOCK'S PARCEL AFTER LOT LINE
ADJUSTMENT (8/9/89)

ALL THAT PORTION OF SECTION 15, AS SAID SECTION IS SHOWN AND SO DESIGNATED ON THE "MAP OF SURVEY AND SUBDIVISION OF RANCHO DEL PASO," RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK A OF SURVEYS, MAP NO. 94, DESCRIBED AS FOLLOWS:

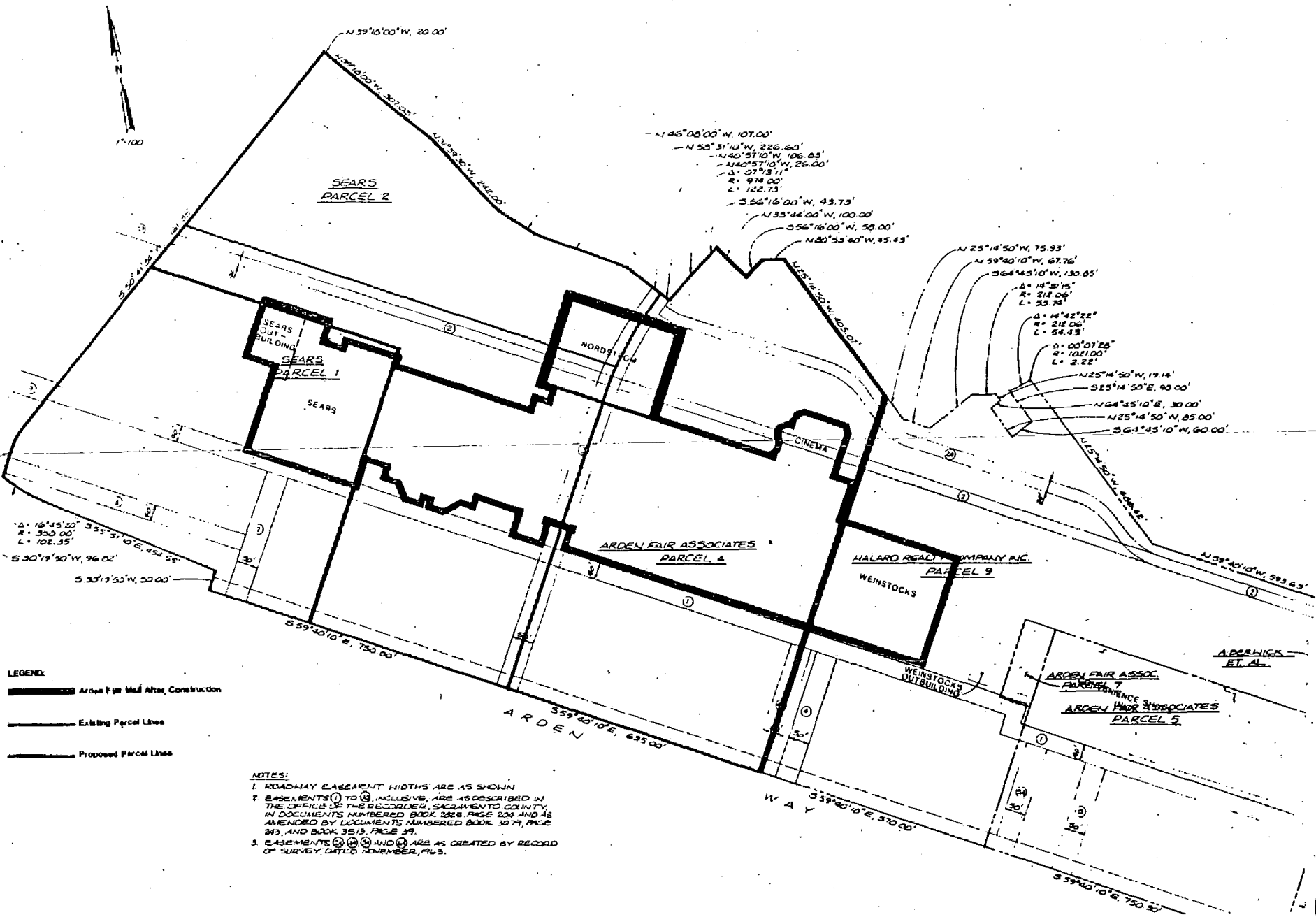
BEGINNING AT A POINT ON THE CENTERLINE OF ARDEN WAY, A PUBLIC ROAD, 60.00 FEET IN WIDTH, AS SAID CENTERLINE IS SHOWN ON THE PLAT OF SURVEY ENTITLED "A PORTION OF SECTIONS 15, 64, 65 OF RANCHO DEL PASO," RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 9 OF SURVEYS, MAP NO. 22, SAID POINT BEING ALSO ON THE NORTHEASTERLY LINE OF PROPERTY ACQUIRED BY THE STATE OF CALIFORNIA AS DESCRIBED IN THE FINAL DECREE OF CONDEMNATION IN THE MATTER OF THE STATE OF CALIFORNIA VS. ROBERT SWANSTON, ET AL., A CERTIFIED COPY THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 1769 OF OFFICIAL RECORDS, AT PAGE 470, ET SEQ., FROM WHICH POINT OF BEGINNING THE SOUTHEAST CORNER OF SAID SECTION 15 BEARS SOUTH 59°40'10" EAST 2267.93 FEET ALONG THE CENTERLINE OF SAID ARDEN WAY AND THE NORTHEASTERLY LINE OF SAID STATE OF CALIFORNIA PROPERTY TO A POINT ON THE CENTERLINE OF ETHAN WAY, A PUBLIC ROAD 60.00 FEET IN WIDTH, AND NORTH 01°46'30" WEST 18.54 FEET ALONG SAID CENTERLINE TO SAID SOUTHEAST CORNER; THENCE FROM SAID POINT OF BEGINNING NORTH 30°19'50" EAST 345.00 FEET; THENCE SOUTH 59°40'10" EAST 32.50 FEET; COURSE NORTH 25° 14' 50" WEST DISTANCE 423.49 FEET IS MISSING; THENCE NORTH 59°40'10" WEST 82.50 FEET; THENCE NORTH 30°19'50" EAST 261.39 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SWANSTON ESTATES UNIT NO. 4, THE OFFICIAL PLAT OF WHICH IS RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 39 OF MAPS, MAP NO. 36; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID SWANSTON ESTATES UNIT NO. 4 THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 25°14'50" EAST 136.54 FEET; THENCE SOUTH 59°40'10" EAST 67.76 FEET; THENCE NORTH 64°45'10" EAST 130.85 FEET; AND THENCE EASTERLY, CURVING TO THE LEFT ON AN ARC OF 212.06 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 78°17'15" EAST 53.60 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED DATED JULY 17, 1957, EXECUTED BY HARATY AND GANNON, A COPARTNERSHIP, TO

ARCADE COUNTY WATER DISTRICT, RECORDED SEPTEMBER 12, 1957, IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 3367 OF OFFICIAL RECORDS, AT PAGE 48; THENCE ALONG THE BOUNDARY OF SAID ARCADE COUNTY WATER DISTRICT PROPERTY THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 25°14'50" EAST 19.14 FEET; THENCE SOUTH 64°45'10" WEST 30.00 FEET; AND THENCE SOUTH 25°14'50" EAST 25.00 FEET TO THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED EXECUTED BY HARATY AND GANNON, A COPARTNERSHIP TO SACRAMENTO MUNICIPAL UTILITY DISTRICT, RECORDED DECEMBER 10, 1956, IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 3208 OF OFFICIAL RECORDS, AT PAGE 102; THENCE ALONG THE BOUNDARY OF SAID SACRAMENTO MUNICIPAL UTILITY DISTRICT PROPERTY THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 25°14'50" EAST 60.00 FEET; THENCE NORTH 64°45'10" EAST 60.00 FEET; AND THENCE NORTH 25°14'50" WEST 90.00 FEET TO THE MOST NORTHERLY CORNER OF SAID SACRAMENTO MUNICIPAL UTILITY DISTRICT PROPERTY, SAID CORNER BEING A POINT ON THE SOUTHERLY LINE OF JAMESTOWN DRIVE, AS SHOWN ON SAID PLAT OF SWANSTON ESTATES UNIT NO. 4; THENCE EASTERLY ALONG SAID SOUTHERLY LINE CURVING TO THE LEFT ON AN ARC OF 212.06 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 78°07'40" EAST 54.28 FEET; AND THENCE CURVING TO THE LEFT ON AN ARC OF 1021.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 70°50' EAST 2.22 FEET TO THE MOST WESTERLY CORNER OF LOT 283, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THE OFFICIAL PLAT OF SWANSTON ESTATES UNIT NO. 3, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 38 OF MAPS, MAP NO. 39; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SWANSTON ESTATES UNIT NO. 3, SOUTH 25°14'50" EAST 486.42 FEET; AND THENCE SOUTH 59°40'10" EAST 107.43 FEET TO THE MOST WESTERLY CORNER OF LOT 274, AS SAID LOT IS SHOWN AND SO DESIGNATED ON THE OFFICIAL MAP OF SWANSTON ESTATES UNIT NO. 2, RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 38 OF MAPS, MAP NO. 16; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID SWANSTON ESTATES UNIT NO. 2, SOUTH 59°40'10" EAST 486.20 FEET; THENCE SOUTH 30°19'50" WEST 260.77 FEET; THENCE NORTH 59°40'10" WEST 826.28 FEET; THENCE SOUTH 30°19'50" WEST 192.68 FEET; THENCE SOUTH 59°40'10" EAST 75.98 FEET; THENCE SOUTH 30°19'50" WEST 345.00 FEET TO A POINT ON THE SAID CENTERLINE OF ARDEN WAY; THENCE ALONG THE CENTERLINE OF SAID ARDEN WAY NORTH 59°40'10" WEST 570.00 FEET TO THE POINT OF BEGINNING.

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LEGEND:

- Arden Fair Mall After Construction
- Existing Parcel Lines
- Proposed Parcel Lines

NOTES:

1. ROADWAY EASEMENT WIDTHS ARE AS SHOWN
2. EASEMENTS ① TO ④, INCLUSIVE, ARE AS DESCRIBED IN THE OFFICIAL RECORDS OF SACRAMENTO COUNTY, IN DOCUMENTS NUMBERED BOOK 3226, PAGE 204 AND AS AMENDED BY DOCUMENTS NUMBERED BOOK 3079, PAGE 243, AND BOOK 3513, PAGE 39.
3. EASEMENTS ⑤, ⑥ AND ⑦ ARE AS CREATED BY RECORD OF SURVEY, DATED NOVEMBER, 1963.

EXHIBIT C