



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814

TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 15, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Lot Line Adjustment for all that portion of Block Z of addition No. 4, North Sacramento, between Roseville Road and Auburn Boulevard (P-8924)

SUMMARY

This is a request to shift an existing north/south property line 40.0 feet to the east as shown on Exhibit "B." The purpose of the adjustment is to increase the width of the Parcel 1 from 100.0 feet to 140.0 feet. The proposed Parcel 1 presently has an existing (truck maintenance) building on the property and the proposed 40.0 feet will be used as a parking area for trucks. Both parcels are zoned M-1 (Light Industrial).

EVALUATION

The proposal was reviewed by the offices of the Building Division, Fire Department, City Engineer and Planning Department. The City Engineer, Traffic Engineer, Planning and Water/Sewer Division are requesting that the following conditions be required:

1. The applicant shall submit closure calculation for each parcel and the overall boundary of the site. It shall be subject to the City Engineer's review and approval.
2. The proposed lot lines are to be monumented.
3. The applicant shall provide two separate water and sewer services to the existing Parcels 1 and 2 to the satisfaction of the Water/Sewer Division.
4. The proposed dirt parking area on Parcel 1 shall comply with Section 6 of the Zoning Ordinance (Off-Street Parking Regulations).

FILED

By the City Council
Office of the City Clerk

Cont to
4-29-80

APR 22 1980

Staff has one concern relative to the existing development of the site. The site is presently being used for truck parking, and it is not improved nor are there any frontage improvements. Staff suggests that the lot be improved with pavement and landscaping as required by the Zoning Ordinance.


ENVIRONMENTAL DETERMINATION

The project is exempt from Environmental Review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).


STAFF RECOMMENDATION

The staff recommends that the City Council approve the lot line adjustment by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyen
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:JIT:bw

April 22, 1980
District No. 2

Attachments
P-8924

RESOLUTION NO.

Adopted by The Sacramento City Council on date of

APRIL 22, 1980

APPROVING A LOT LINE ADJUSTMENT FOR ALL THAT PORTION OF BLOCK Z OF ADDITION NO. 4, NORTH SACRAMENTO, BETWEEN ROSEVILLE ROAD AND AUBURN BOULEVARD (P-8924) (APN: 266-111-3, 4, 11, 12)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located between Roseville Road and Auburn Boulevard; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105a); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General and the 1965 Arden-Arcade Community Plans.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for property located between Roseville Road and Auburn Boulevard, "All of that portion of Block Z of Addition No. 4, North Sacramento," City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented;
3. The applicant shall provide two separate water and sewer services to the existing Parcels 1 and 2 and review by the Water and Sewer Division;
4. The proposed dirt parking area on Parcel 1 shall comply with Section 6 of the Zoning Ordinance (Off-Street Parking Regulations).
5. This map is subject to the express condition that the subdivider shall install landscaping and pavement in strict accordance with Section 6-D-3 of the City Zoning Ordinance (Off-Street Parking Regulations) on Parcel 1 before recordation of the Certificate of Compliance. In the event the subdivider does not satisfy this condition, the City shall record Notice of Violation in accordance with Government Code Section 66499.36. The subdivider expressly waives all notice and hearing pursuant to Government Code, Section 66499.36. Time is of the essence to this condition.

MAYOR

ATTEST:

CITY CLERK

P-8924

EXHIBIT "A"

PARCEL NO. 1

All that portion of Block Z of Addition No. 4, North Sacramento, California, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map No. 38, described as follows:

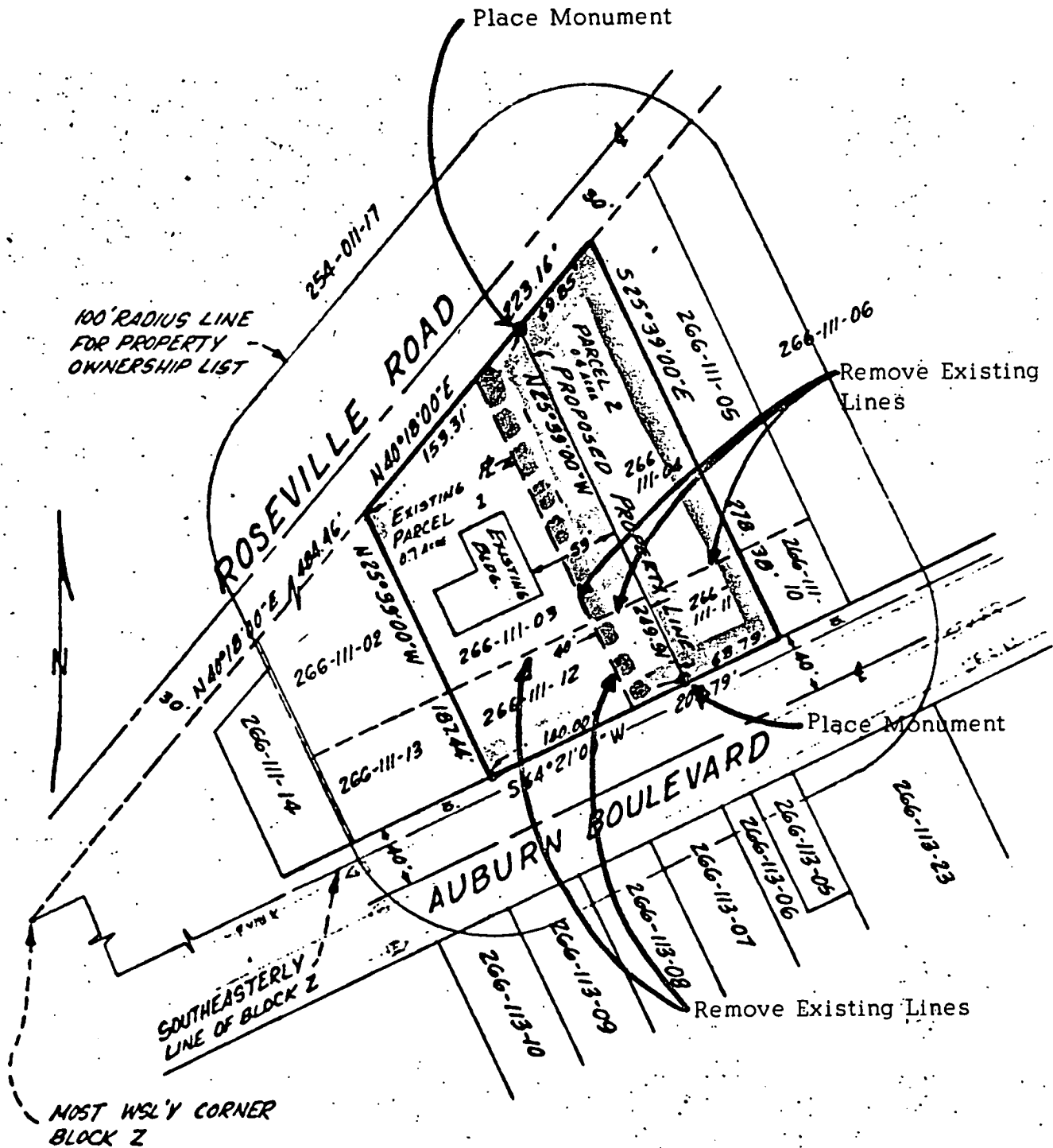
Beginning at a point on the Northwesterly line of said Block Z, from which the most Westerly corner of said Block Z bears South 40° 18' 00" West 484.46 feet and running thence along said Northwesterly line North 40° 18' 00" East 153.31 feet; thence South 25° 39' 00" East 249.91 feet to a point located 10 feet, measured at right angles, from the Southeasterly line of said Block Z; thence parallel to said Southeasterly line, South 64° 21' 00" West 140.00 feet; thence North 25° 39' 00" West 187.44 feet to the point of beginning; containing 0.703 acre, more or less.

PARCEL NO. 2

All that portion of Block Z of Addition No. 4, North Sacramento, California, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map No. 38, described as follows:

Beginning at a point on the Northwesterly line of said Block Z, from which the most Westerly corner of said Block Z bears South 40° 18' 00" West 637.77 feet, and running thence along said Northwesterly line North 40° 18' 00" East 69.85 feet; thence South 25° 39' 00" East 278.38 feet to a point located 10 feet, measured at right angles, from the Southeasterly line of said Block Z; thence parallel to said Southeasterly line, South 64° 21' 00" West 63.79 feet; thence North 25° 39' 00" West 249.91 feet to the point of beginning; containing 0.387 acre, more or less.

EXHIBIT "B"



JOB NO. 2053-00	TITLE: PORTION OF BLOCK Z, NORTH
DATE: 12-20-79	SACRAMENTO ADD'N No. 4, 11BM38
P. 1222-000-20	LOT LINE ADJUSTMENT
SCALE: 1"=10'	CLIENT: LEYD THURACIFF
DRAWN BY: ABE	
CHECKED BY:	



THE SPINK CORPORATION
ENGINEERS • PLANNERS • SURVEYORS

CODE: NS-93 OR NO



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5428

LORRAINE MAGANA
CITY CLERK

April 23, 1980

Nottingham Development Corp.
P. O. Box 566
Vacaville, CA 95688

Gentlemen:

On April 22, 1980, the City Council granted a one-time, one-year time extension for Sunset Meadows - Units 3 & 4 tentative map to lapse on February 28, 1981. (P-8279)

Sincerely,


Lorraine Magana
City Clerk

LM:HO'

cc: John Gehan
Planning Department

Item No. 24