

CITY PLANNING COMMISSION

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

APPLICANT CNA Engineering Inc., 2575 Valley Road, Sacramento, CA 95821
OWNER College Greens Shopping Center, 4112 Pennsylvania Ave., Fair Oaks, CA 95628
PLANS BY CNA Engineering Inc., 2575 Valley Road, Sacramento, CA 95821
FILING DATE 9-14-89 ENVIR. DET. Exempt 1530a REPORT BY DTH:df
ASSESSOR'S PCL. NO. 079-0182-013, 016, 017, 019, & 020

APPLICATION: A. Lot Line Adjustment to relocate the common property lines on 5 parcels totaling 4.02+ partially developed acres in the General Commercial (C-2) zone.

LOCATION: NE corner of Folsom Boulevard & Notre Dame Drive

PROPOSAL: The applicant is requesting the necessary entitlement to adjust the common property lines between 5 parcels in order to provide the necessary parking required for each parcel on

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices

Existing Zoning of Site: C-2

Existing Land Use of Site: Vacant and Shopping Center

Surrounding Land Use and Zoning:

- North: Apartments & Shopping Center; C-2
- South: Industrial & Commercial; M-2S
- East: Shopping Center; C-2
- West: Apartments & Commercial; R-3 & C-2

Property Dimensions: Irregular
Property Area: 4.02+
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of five partially developed parcels which total 4.02+ acres and are located in the General Commercial (C-2) zone. The site is surrounded to the north by apartments and a shopping center zoned C-2, to the east by a shopping center zoned C-2, to the south by industrial/commercial zoned M-2S, and to the west by apartments and commercial uses zoned R-3 and C-2.
- B. The applicant is proposing to relocate the common property lines between five parcels in order to better facilitate the future development of these parcels. By relocating the existing parcel lines the applicant will be able to create

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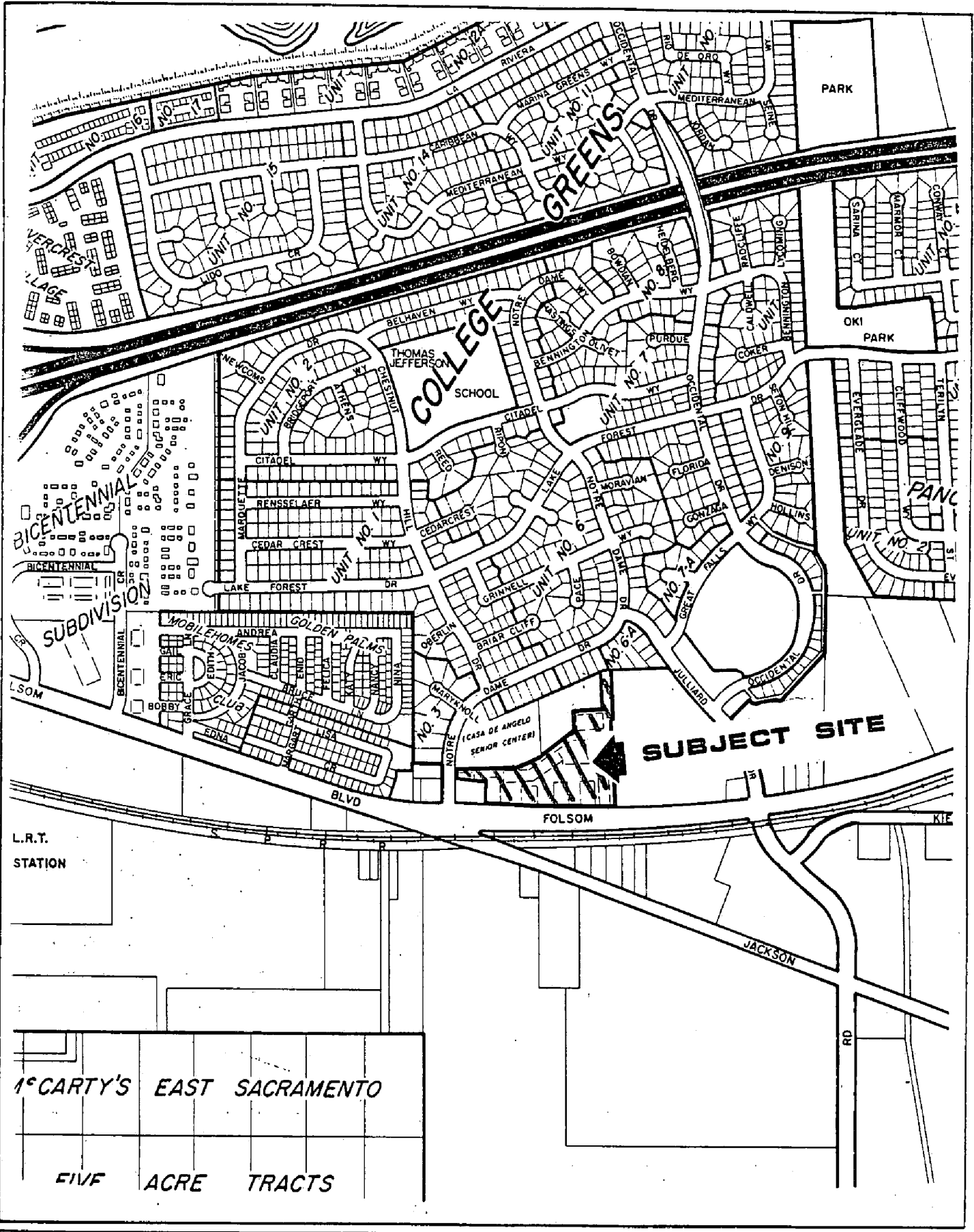
a development with four building sites, all of which will have the required on site parking, the fifth lot will be used for maneuvering and access to the four building sites. Planning staff has no objection to this request.

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

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:
 - a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees;
 - b. File a Waiver of Parcel Map; and
 - c. Provide reciprocal easements as needed for ingress, egress, parking and maneuvering as well as drainage at the time of sale of the adjacent parcels.

ENVIRONMENTAL DETERMINATION: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 a).

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

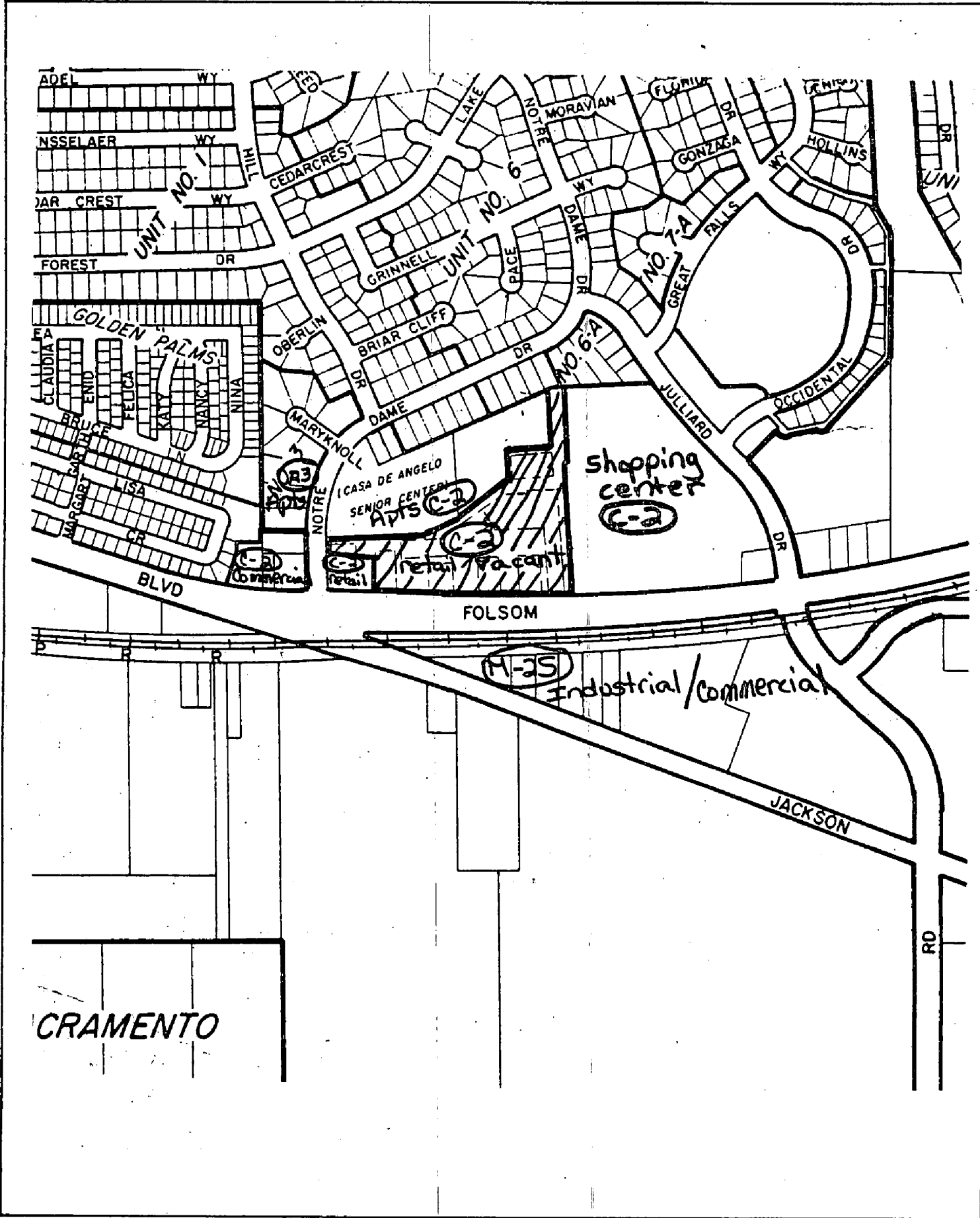


VICINITY MAP

P89-338

11-16-89

Sheet # 15

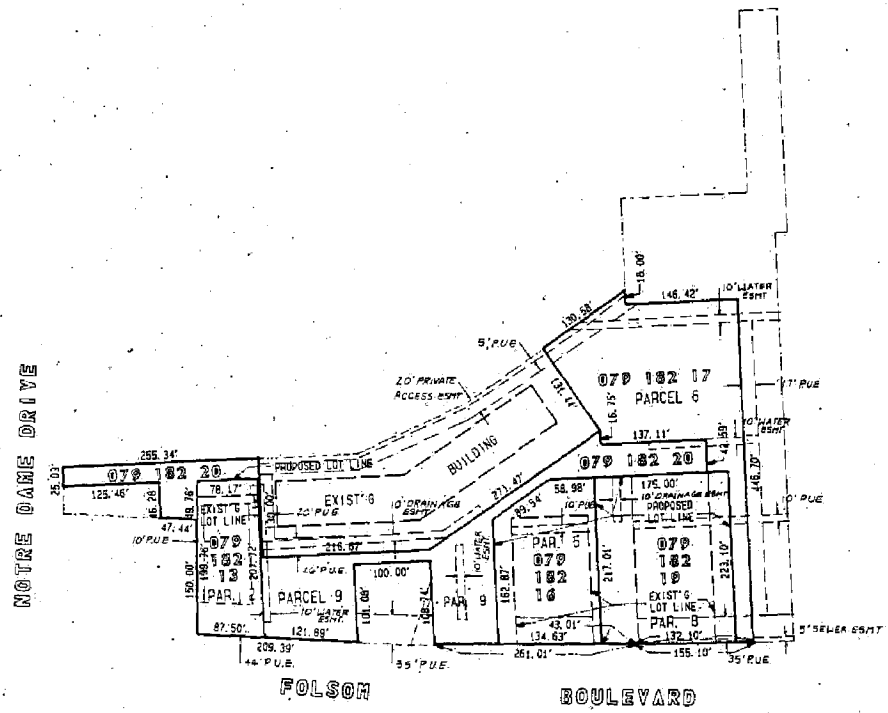


LAND USE & ZONING MAP

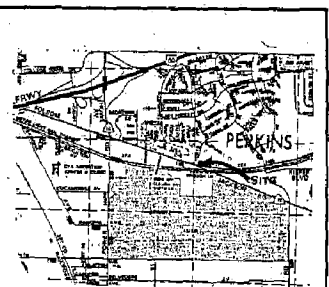
LOT LINE ADJUSTMENT
A.P.N. 079-182-16 AND A.P.N. 079-182-19
CITY OF SACRAMENTO, CALIFORNIA



CNA ENGINEERING INC.
 CIVIL ENGINEERING · LAND SURVEYS · PLANNING · STRUCTURAL DESIGN



SCALE 1"=100'



LOCATION MAP

OWNER
 COLLEGE GREENS PLAZA
 SHOPPING CENTER
 4112 PENNSYLVANIA AVE
 FAIR OAKS, CA. 95616

ENGINEER
 C.N.A. ENGINEERING INC.

PARCEL NO.
 079-182-19, 16

EXISTING USE
 COMMERCIAL

PROPOSED USE
 COMMERCIAL

SEWER DISPOSAL
 SACRAMENTO CITY

WATER
 SACRAMENTO CITY

SCHOOL DISTRICT
 SACRAMENTO CITY

FIRE DISTRICT
 SACRAMENTO CITY

PARK DISTRICT
 SACRAMENTO CITY

ELECTRICAL
 S.F.U.D.

3-339

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PROPOSED DESCRIPTION

PARCEL 2A

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Beginning at a point on the Southwest corner of Parcel 2 as shown in Book 109 of Parcel Maps, at page 20, Sacramento County Records; thence from said point of beginning along the West line of said Parcel North $00^{\circ} 36' 40''$ West 178.74 feet; thence leaving said line and continuing North $00^{\circ} 36' 40''$ West 21.02 feet; thence North $86^{\circ} 49' 18''$ East 78.17 feet; thence South $03^{\circ} 10' 42''$ East 21.00 feet to the Northeast corner of said Parcel 2; thence continuing along the East line and South line of said Parcel 2 South $03^{\circ} 10' 42''$ East 186.72 feet and North $87^{\circ} 49' 40''$ West 87.50 feet to the point of beginning.



PROPOSED DESCRIPTION

PARCEL 5A

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Beginning at a point on the north right-of-way line of Folsom Blvd. located South 89° 23' 20" West 23.75 Feet from Southwest corner of Parcel 5 as shown in Book 109 of Parcel Maps, at Page 20, Sacramento County Records; thence from said point of beginning

North 03° 10' 42" West 162.87 feet;

thence North 54° 19' 17" East 89.54 feet;

thence North 86° 49' 18" East 58.99 feet;

thence South 03° 10' 42" East 217.01 feet;

to the north line of said Folsom Blvd.

thence at said right-of-way line South 89° 23' 20" West 134.64 feet to the point of beginning.



PROPOSED DESCRIPTION

PARCEL 6A

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Parcel 6 as shown in Book 109 of Parcel Maps, at page 20 Sacramento County Records;

EXCEPTING THEREFROM all that portion described as follows: beginning at the Southwest corner of said Parcel 6, point, also being on the north right-of-way line of Folsom Blvd. thence from said point of beginning;

North 03° 10' 42" West 222.54 feet;
thence North 86° 49' 18" East 26.78 feet;
thence South 03° 10' 42" East 223.10 feet;

to the north right-of-way line of said Folsom Blvd.

thence along said right-of-way line on a curve to the right having a radius of 4950.00 feet the cord of which bears South 88° 00' 53" West 26.78 feet to the point of beginning.



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PROPOSED DESCRIPTION

PARCEL 8A

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Beginning at a point on the north right-of-way line of Folsom Blvd: located North 89° 23' 20" East 10.79 feet from Southeast corner of Parcel 5 as shown in Book 109 of Parcel Maps, at page 20, Sacramento County Records; thence from said point of beginning;

North 03° 10' 42" West 217.01 feet;
 thence North 86° 49' 18" East 175.00 feet;
 thence South 03° 10' 42" East 223.10 feet;

to north right-of-way line of said Folsom Blvd.

thence along said right-of-way line on a curve to the right having a radius of 4950.00 feet the cord of which bears South 88° 37' 28" West 132.10 feet and South 89° 23' 20" West 43.01 feet to the point of beginning.



PROPOSED DESCRIPTION

PARCEL 9 A

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California, more particularly described as follows:

Parcel 9 as shown in Book 109 of Parcel Maps, at page 20, Sacramento County Records;

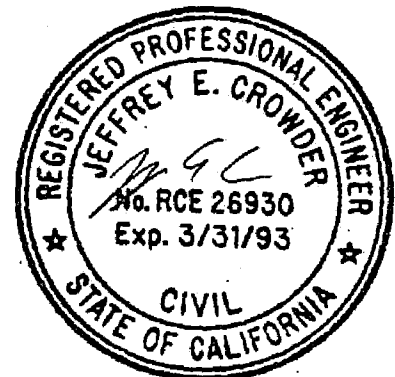
EXCEPTING THEREFROM all that land lying South and East of the following described lines:

Beginning at a point on the North right-of-way of Folsom Blvd. located South 89° 23' 20" West 23.75 feet from the Southwest corner of Parcel 5 as shown in Book 109 of Parcel Maps, at page 20, Sacramento County Records; thence from said point of beginning;

North 03° 10' 42" West 162.87 feet;
thence North 54° 19' 17" East 89.54 feet;
thence North 86° 49' 18" East 207.21 feet;

to the East line of said parcel 9.

FURTHER EXCEPTING THEREFROM all that land described as follows, beginning at a point on the Southwest corner of Parcel 2 as shown in Book 109 of Parcel Maps, at page 20, Sacramento County Records; thence from said point of beginning along the West line of said Parcel North 00° 36' 40" West 178.74 feet; thence leaving said line and continuing North 00° 36' 40" West 21.02 feet;
thence North 86° 49' 18" East 78.17 feet;
thence South 03° 10' 42" East 21.00 feet to the Northeast corner of said Parcel 2;
thence continuing along the East line and South line of said Parcel 2 South 03° 10' 42" East 186.72 feet and North 87° 49' 40" West 87.50 feet to the point of



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