

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 -SACRAMENTO, CALIFORNIA 95814

APPLICANT	KASL Consulting Engineers, Inc., 4200 No. Freeway Blvd., Ste. B, Sacto., CA		
OWNER	Florin 5 Developers, 615-10th Street, Ste. A, Sacto., CA 95814		
PLANS BY	Roy A. Carter, 8415 Winding Way, Fair Oaks, CA 95628		
FILING DATE	9-12-83	50 DAY CPC ACTION DATE	REPORT BY: RL:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	031-800-01,02,03,04 & 08

APPLICATION: Lot Line Adjustment (Sec. 66499.20-3/4 Subdivision Map Act) (P83-308)

LOCATION: Southeast quadrant of Greenhaven Drive and Florin Road

PROPOSAL: Applicant proposes to shift some of the existing property lines at the Lake Crest Village Shopping Center to reflect actual placement of leased building spaces.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial and Offices
1976 South Pocket Specific Plan Designation:	Commercial-Shopping Center
Existing Zoning of Site:	SC
Existing Land Use of Site:	Shopping Center

Surrounding Land Use and Zoning:

North:	Single Family; R-1
South:	Offices and Vacant; OB(PUD)
East:	Vacant; OB(PUD)
West:	Offices and Apartments; OB-R(PUD) and R-2B

Property Area:	15.2 acres
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The shopping center as part of the Lake Crest Village PUD was approved in 1977. Since then, various parcel maps have been approved. Uses in the main shopping center building and free-standing structures have been split from adjoining uses in accordance with the Subdivision Map.

The applicant is now requesting the adjustment of certain property lines that do not accurately reflect the separation between parcels.

STAFF EVALUATION: Staff has the following comments:

1. The shopping center is an existing land use. The proposed lot line adjustments do not directly affect the existing land uses or the approved schematic land use plan for the shopping center.
2. The City Public Works Department requires that the applicant provide a new deed description and closure calculations.
3. The City Real Estate Division requires that the applicant pay off existing assessments and file the necessary segregation request and fees, together with a map of the parcels drawn on 18" x 26" tracing paper suitable for recording.

APPLC. NO. P83-308

MEETING DATE October 27, 1983

CPC ITEM NO. 29

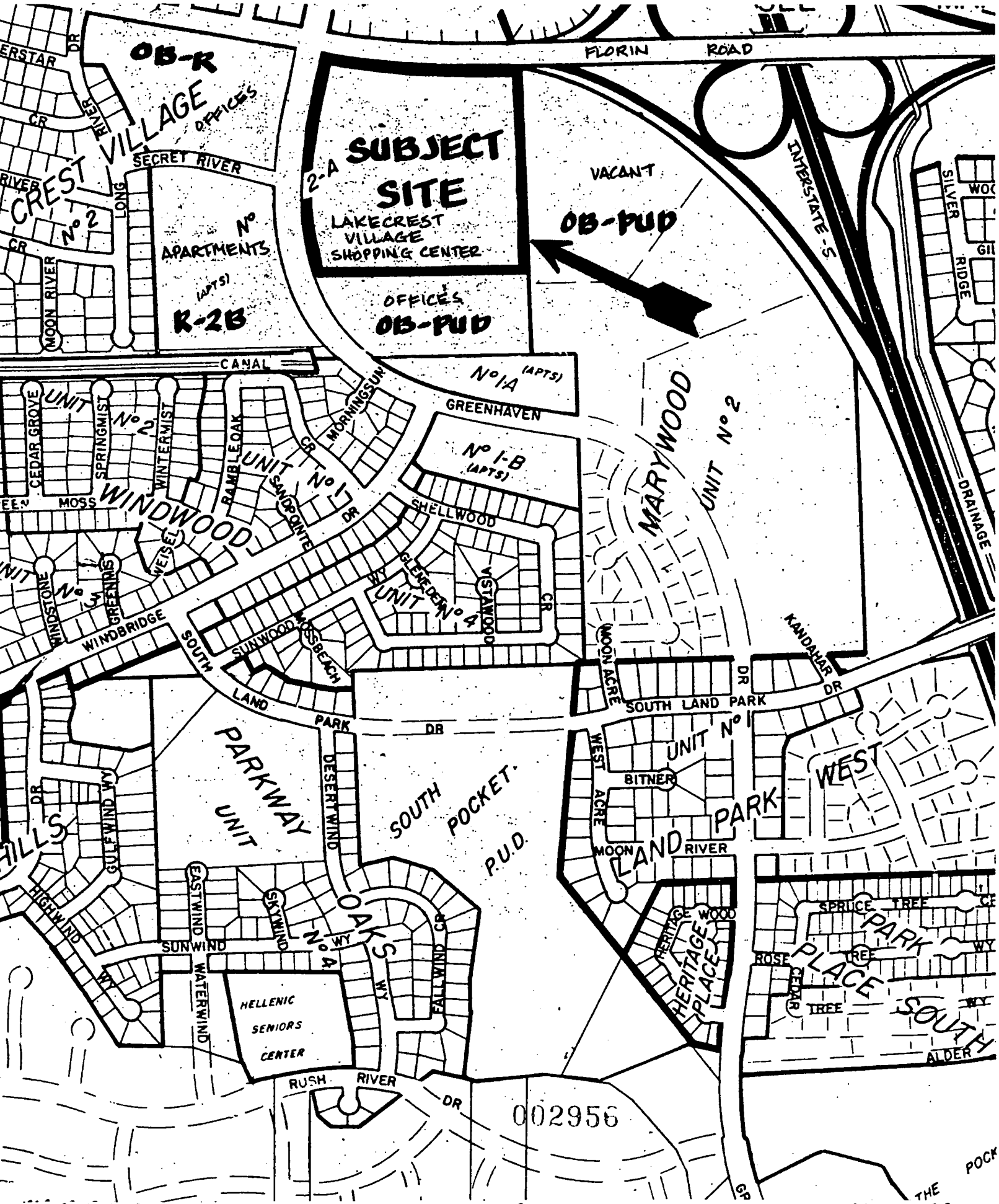
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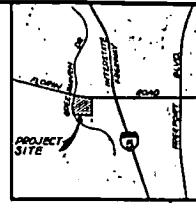
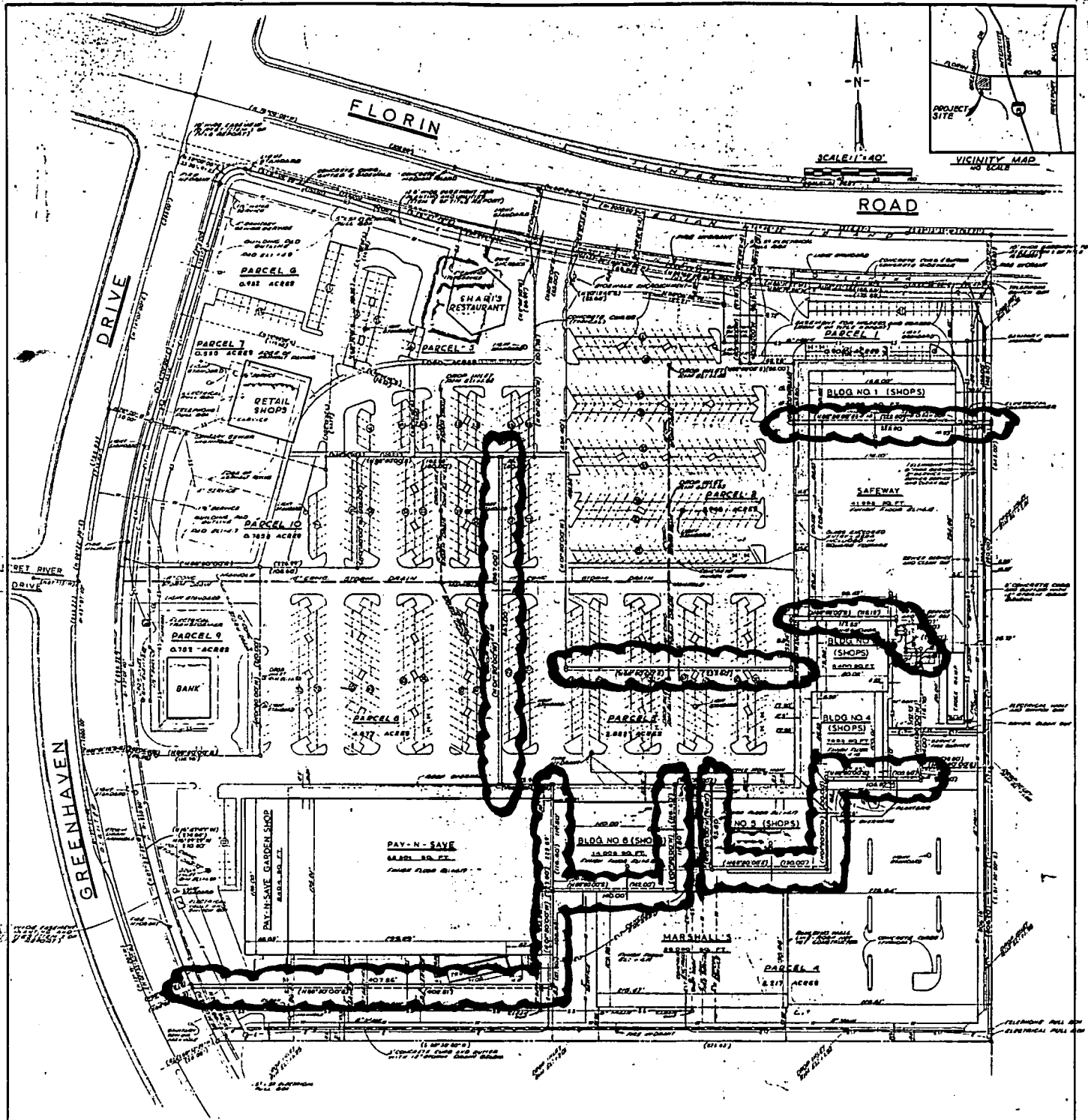
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15105).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment by adopting the attached resolution.

002955

ZONING & LAND USES





LEGEND

— LOT LINE PER RECORD (66 PM 5)

— PROPOSED LOT LINE

(1/2" 600') DISTANCE PER RECORD (66 PM 5)

(50.67') DISTANCE PER RECORD (66 PM 5)

63.87' PROPOSED DISTANCE

P 83308
EXHIBIT-A

002957

EXHIBIT
 LOT LINE ADJUSTMENT
 FOR
 LAKE CREST VILLAGE
 SHOPPING CENTER
 CITY OF SACRAMENTO, CALIF.
 APRIL, 1985 SCALE: 1"=40'

KASL
 Consulting Engineers, Incorporated
 Civil Engineers 916-433-8277
 1000 North Street, Sacramento, CA 95811

ROY A. CARTER, LAND SURVEYOR
 8415 WINDING WAY, FAIR OAKS, CALIFORNIA 95620
 LS 3417 (1981) 987-9287

PB3-30B

10-23-83

ITEM NO. 28 29

EXHIBIT-B

page one

August 15, 1983

Revised Parcel No. 1

All that portion of Parcels 1 and 2 as shown and so designated on that certain Parcel Map entitled "Lot A, Lakecrest Village Unit No. 2-A" as said map is recorded in the office of the Recorder of Sacramento County in Book 63 of Parcel Maps, Page 5; described as follows:

Beginning at the northeast corner of said Parcel 1; thence from said point of beginning along the east line of said Parcels 1 and 2 South 01°30'00" East 153.00 feet; thence South 88°30'00" West 223.80 feet; thence North 01°30'00" West 67.80 feet; thence South 88°30'00" West 48.28 feet; thence North 01°30'00" West 96.16 feet to a point on the southerly right of way line of Florin Road as shown on said Parcel Map; thence along said southerly right of way line of Florin Road the following two (2) courses: (1) curving to the left on an arc of 2060.00 foot radius, said arc being subtended by a chord bearing South 88°19'36" East 175.89 feet and (2) South 89°13'35" East 96.47 feet to the point of beginning; containing 0.901 acre, more or less.

OK Ed Flowers 8-17-83

CITY PLANNING DEPARTMENT

SEP 29 1983

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EXHIBIT-B
page two

August 15, 1983

Revised Parcel No. 2

All that portion of Parcels 1, 2, 3 and 4 as shown and so designated on that certain Parcel Map entitled "Lot A, Lakecrest Village Unit No. 2-A" as said map is recorded in the office of the Recorder of Sacramento County in Book 63 of Parcel Maps, Page 5; described as follows:

Beginning at a point on the east line of said Parcel 2 from which the northeast corner thereof bears North 01°30'00" West 4.20 feet; thence from said point of beginning along the east line of said Parcels 2 and 4 South 01°30'00" East 385.82 feet; thence South 88°30'00" West 78.80 feet; thence North 01°30'00" West 118.75 feet; thence South 88°30'00" West 4.88 feet; thence North 01°30'00" West 12.00 feet; thence South 88°30'00" West 11.90 feet; thence North 01°30'00" West 20.00 feet; thence South 88°30'00" West 10.67 feet; thence North 01°30'00" West 15.07 feet; thence South 88°30'00" West 117.55 feet; thence South 01°30'00" East 53.24 feet; thence South 88°30'00" West 253.60 feet to a point on the west line of said Parcel 2; thence along the west line of said Parcel 2 the following two (2) courses: (1) North 01°30'00" West 431.84 feet and (2) North 20°13'45" East 35.68 feet to a point on the southerly right of way line of Florin Road as shown on said Parcel Map; thence along the southerly right of way line of said Florin Road the following two (2) courses: (1) curving to the left on an arc of 2887.95 foot radius, said arc being subtended by a chord bearing South 81°40'38" East 66.94 feet to a point of compound curvature having a tangent bearing of South 82°20'29" East and (2) from said point of compound curvature curving to the left on an arc of 2060.00 foot radius, said arc being subtended by a chord bearing South 84°06'38" East 127.21 feet; thence leaving said right of way line South 01°30'00" East 96.16 feet; thence North 88°30'00" East 48.28 feet; thence South 01°30'00" East 67.80 feet; thence North 88°30'00" East 223.80 feet to the point of beginning; containing 3.946 acres, more or less.

CITY PLANNING DEPARTMENT

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Ed Flowers 8-17-83

P. 83-308

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MEM 8829

EXHIBIT-B
page three

August 15, 1983

Revised Parcel No. 3

All that portion of Parcels 2, 3, 4 and 8 as shown and so designated on that certain Parcel Map entitled "Lot A, Lakecrest Village Unit No. 2-A" as said map is recorded in the office of the Recorder of Sacramento County in Book 63 of Parcel Maps, Page 5; described as follows:

Beginning at the northwest corner of said Parcel 3, said point also being described as a point on the southerly right of way line of Florin Road as shown on said Parcel Map; thence from said point of beginning along the southerly right of way line of said Florin Road, from a tangent bearing of South 79°55'20" East, curving to the left on an arc of 2887.95 foot radius said arc being subtended by a chord bearing South 80°28'04" East 55.00 feet; thence leaving the south right of way line of said Florin Road and along the existing line between said Parcels 2 and 3 the following two (2) courses: (1) South 20°13'45" West 35.68 feet, and (2) South 01°30'00" East 431.84 feet; thence North 88°30'00" East 253.60 feet; thence North 01°30'00" West 53.24 feet; thence North 88°30'00" East 117.55 feet; thence South 01°30'00" East 15.07 feet; thence North 88°30'00" East 10.67 feet; thence South 01°30'00" East 20.00 feet; thence North 88°30'00" East 11.90 feet; thence South 01°30'00" East 12.00 feet; thence North 88°30'00" East 4.88 feet; thence South 01°30'00" East 132.93 feet; thence South 88°38'00" West 105.37 feet; thence South 01°30'00" East 100.00 feet; thence South 88°30'00" West 130.00 feet; thence North 01°30'00" West 95.80 feet; thence South 88°30'00" West 40.00 feet; thence South 01°30'00" East 119.80 feet; thence South 88°30'00" West 140.00 feet; thence North 01°30'00" West 119.80 feet; thence South 88°30'00" West 55.95 feet; thence North 01°30'00" West 367.00 feet to a point on the westerly line of said Parcel 3; thence along the westerly line of said Parcel 3 the following three (3) courses: (1) North 88°30'00" East 36.72 feet, (2) North 01°30'00" West 202.78 feet, and (3) North 08°54'50" West 36.99 feet to the point of beginning; containing 2.832 acres, more or less.

CITY PLANNING DEPARTMENT

E. J. Flowers 8-17-83

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KEM 28 29

EXHIBIT-B
page four

August 15, 1983

Revised Parcel No. 4

All that portion of Parcels 3, 4 and 8 as shown and so designated on that certain Parcel Map entitled "Lot A, Lakecrest Village Unit No. 2-A" as said map is recorded in the office of the Recorder of Sacramento County in Book 63 of Parcel Maps, Page 5; described as follows:

Beginning at the southeast corner of said Parcel 4; thence from said point of beginning along the southerly line of said Parcel 4 South 88°30'00" West 871.43 feet to a point on the east right of way line of Greenhaven Drive as shown on said Parcel Map; thence along the east right of way line of said Greenhaven Drive from a tangent bearing of North 29°07'40" West curving to the right on an arc of 950.00 foot radius, said arc being subtended by a chord bearing North 26°58'56" West 71.13 feet; thence leaving said right of way line North 88°30'00" East 407.86 feet; thence North 01°30'00" West 103.79 feet; thence North 88°30'00" East 140.00 feet; thence North 01°30'00" West 119.80 feet; thence North 88°30'00" East 40.00 feet; thence South 01°30'00" East 95.80 feet; thence North 88°30'00" East 130.00 feet; thence North 01°30'00" West 100.00 feet; thence North 88°30'00" East 105.37 feet; thence North 01°30'00" West 14.18 feet; thence North 88°30'00" East 78.80 feet to a point on the east line of said Parcel 4; thence along the east line of said Parcel 4 South 01°30'00" East 306.18 feet to the point of beginning; containing 3.217 acres, more or less.

Ed Flowers 8-17-83

CITY PLANNING DEPARTMENT

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EXHIBIT-B
page five

August 15, 1983

REVISED PARCEL NO. 8

All that portion of Parcels 3, 4, and 8 as shown and so designated on that certain Parcel Map entitled "Lot A, Lakecrest Village Unit No. 2-A" as said map is recorded in the office of the Recorder of Sacramento County in Book 63 of Parcel Maps, Page 5; described as follows:

Beginning at a point on the west line of said Parcel 8, said point of beginning being further described as the southwest corner of Parcel 9 of said Parcel Map and a point on the east right of way line of Greenhaven Drive as shown on said Parcel Map; thence from said point of beginning along the westerly and northerly lines of said Parcel 8 the following six (6) courses: (1) South 83°06'40" East 36.35 feet, (2) North 88°30'00" East 114.76 feet, (3) North 01°30'00" West 210.00 feet, (4) North 88°30'00" East 108.60 feet, (5) North 01°30'00" West 125.00 feet, and (6) North 88°30'00" East 160.00 feet to the northeast corner of said Parcel 8; thence continuing North 88°30'00" East 3.28 feet; thence South 01°30'00" East 367.00 feet; thence North 88°30'00" East 55.95 feet; thence South 01°30'00" East 223.59 feet; thence South 88°30'00" West 407.86 feet to point on the east right of way line of said Greenhaven Drive; thence along the right of way line of said Greenhaven Drive from a tangent bearing of North 24°50'13" West curving to the right on an arc of 950.00 feet radius, said arc being subtended by a chord bearing North 16°39'29" West 270.30 feet to the point of beginning; containing 4.377 acres, more or less.

Ed Johnson 8-17-83

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SEP 29 1983

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