

CITY PLANNING COMMISSION

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

APPLICANT	Balfrey & Abbott, 1801 I Street, Suite 200, Sacramento, CA 95814				
OWNER	Arden Fair Associates, 1689-D Arden Way, Sacramento, CA 95815				
PLANS BY	Balfrey & Abbott, 1801 I Street, Suite 200, Sacramento, CA 95814				
FILING DATE	2/10/89	ENVIR. DET.	Exempt 15305A	REPORT BY	CL:rt
ASSESSOR'S PCL. NO.	277-0160-006, 008, 028				

APPLICATION: Lot Line Adjustment to relocate the common property lines of three lots totaling 43.7+ acres in the General Commercial (C-2) zone

LOCATION: Northeast corner of Arden Way and Interstate 80

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property lines of three lots in the Arden Fair Mall.

PROJECT INFORMATION:

General Plan Designation:	Regional Commercial and Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Shopping Center

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Commercial & Office; SCR(PUD) & OBR(PUD)
East:	Commercial; C-2
West:	Commercial; C-2

Property Dimensions:	Irregular
Property Area:	43.7+ acres
Square Footage of Building:	603,800
Height of Building:	38 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonry and/or stucco
Roof Material:	Metal, glass

02150

PROJECT EVALUATION: Staff has the following comments:**A. Land Use and Zoning:**

The subject site consists of three parcels totaling 43.7± developed acres in the General Commercial (C-2) zone. The General Plan designates the site Regional Commercial and Offices. The surrounding zoning and land uses are R-1, Residential to the north; SC-R(PUD) and OB-R(PUD), Commercial and Offices to the south; C-2, Commercial to the east and west.

B. Applicant's Proposal:

The subject site contains an existing 603,800 square foot shopping center. The proposed lot line adjustment is to accommodate the mall expansion project. This project involves the creation of a new parcel for Nordstrom, consolidation of two existing Sears parcels into one, and a parcel owned by Arden Fair Associates to encompass the entire mall and parking west of Weinstocks.

C. Agency Comments:

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

Engineering

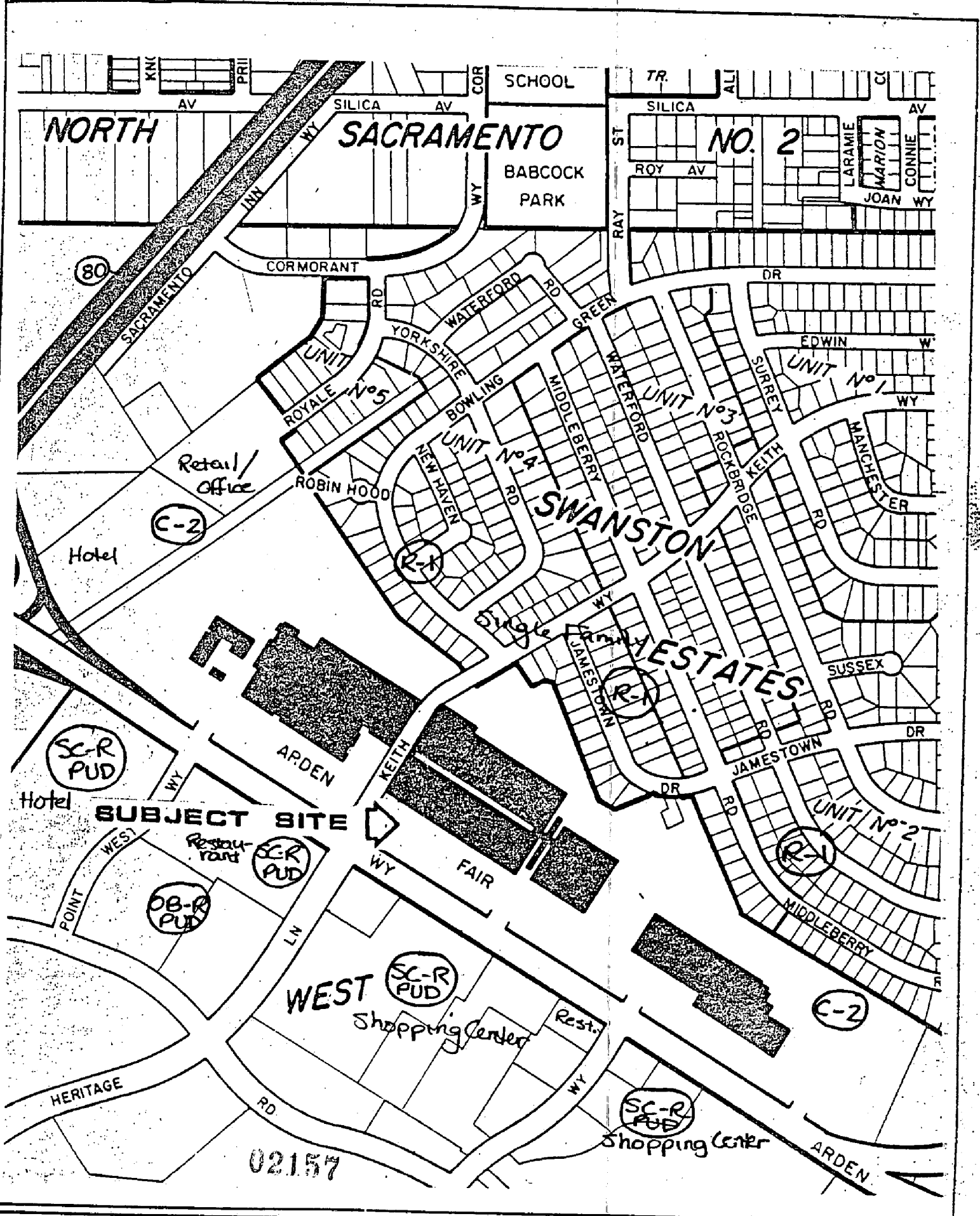
1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500.).
2. File a waiver of parcel map.
3. Place note on final lot line adjustment; sewer and water services to each lot shall be purchased and installed at time of obtaining building permits. This will require private easements to serve Nordstrom Parcel with sewer and water.
4. It is not the position of the Public Works Department to allow land-locked parcels to be created. Reciprocal ingress, egress and parking easements will be required.

Building

1. A 60 foot clear area is required to the property lines from all building attached anchor stores and parking garages. Where there is less than 60 feet to a property line an easement for fire protection purposes should be recorded with the City as a party to prevent future construction within 60 feet of the above buildings.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment 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.



VICINITY - LAND USE - ZONING

PRA 101

02158

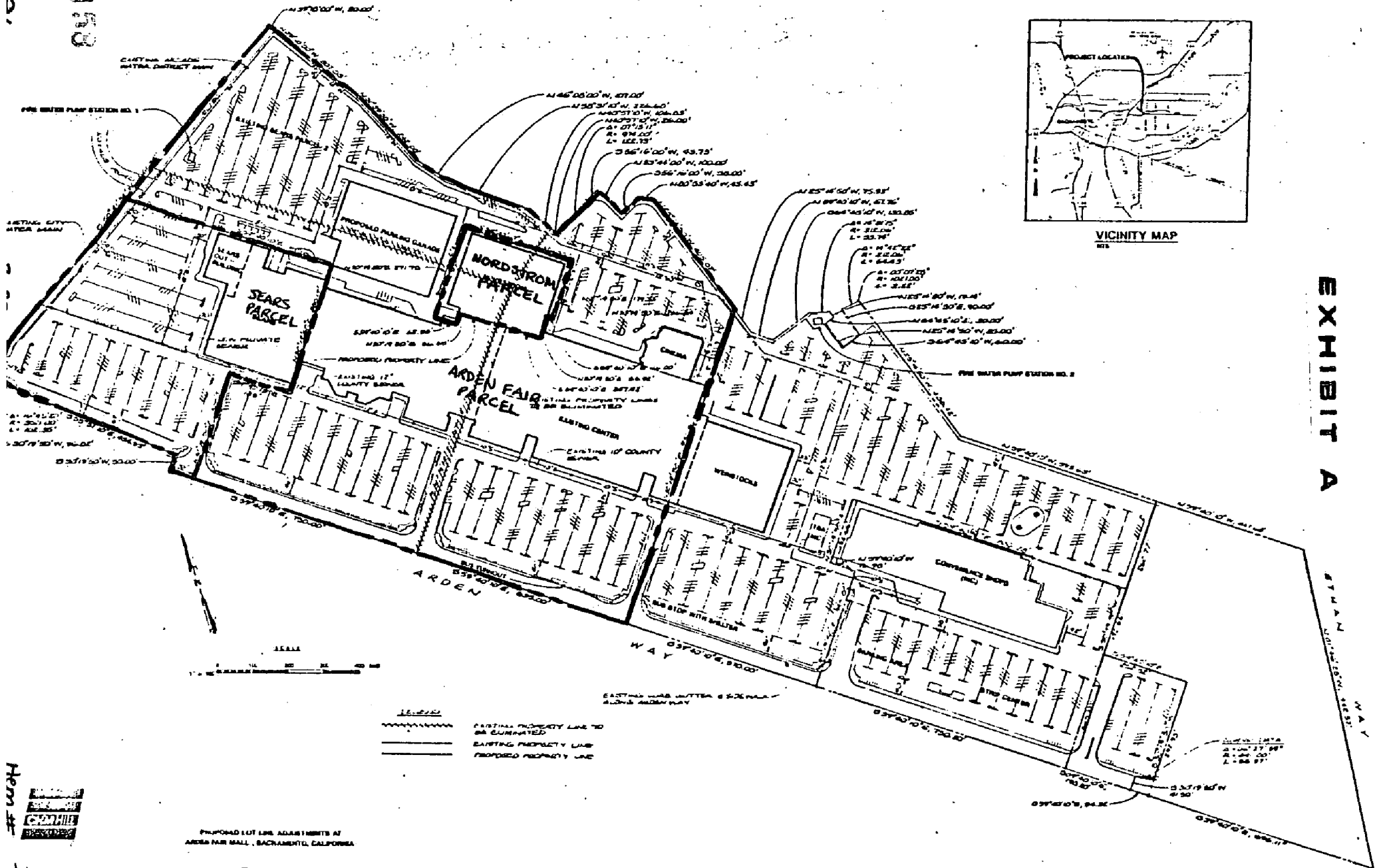
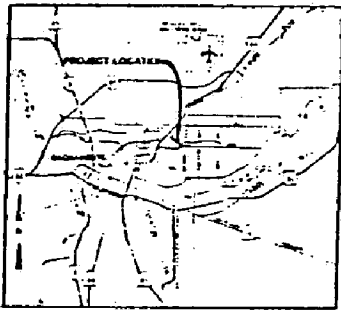


EXHIBIT A

Hem #

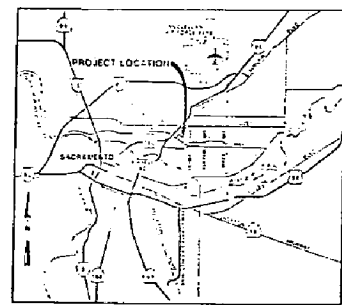
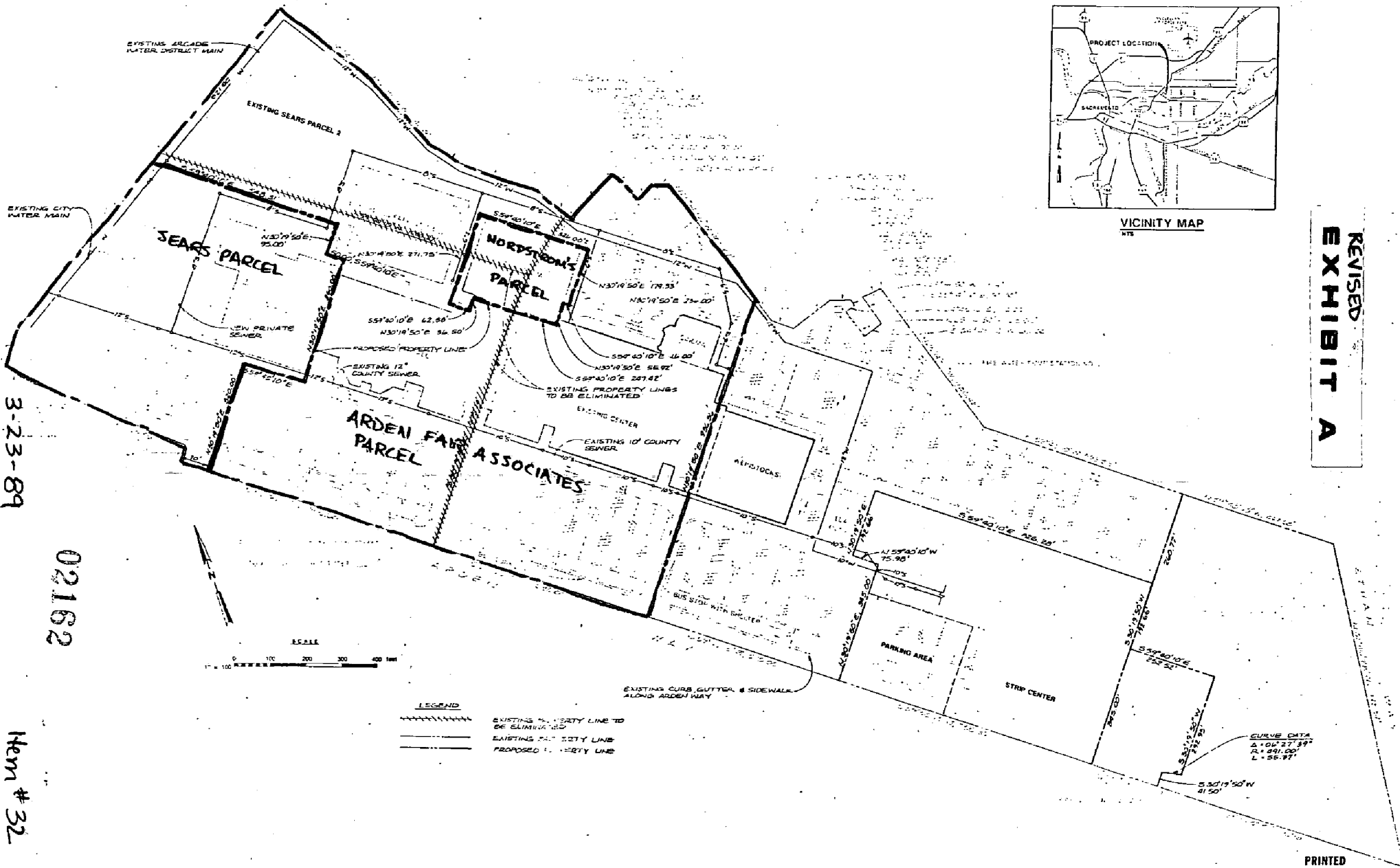
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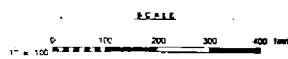
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Mem # 32



VICINITY MAP

REVISED EXHIBIT A



LEGEND

	EXISTING PROPERTY LINE TO BE ELIMINATED
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE

LEGAL DESCRIPTION: NORDSTROM PARCEL

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

BEGINNING AT A POINT ON THE CENTERLINE OF ARDEN WAY, AS SHOWN ON THE PLAT OF SURVEY ENTITLED "A PORTION OF SECTIONS 15, 64, 65, 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 DEGREES 40' 10" EAST 2903.84 FEET ALONG THE CENTERLINE OF SAID ARDEN WAY AND THE NORTHWESTERLY 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 DEGREES 46' 30" WEST 18.54 FEET ALONG SAID CENTERLINE TO SAID SOUTHEAST CORNER; THENCE NORTH 30 DEGREES 19' 50" EAST 675.14 FEET; THENCE, CURVING TO THE RIGHT ON AN ARC OF 1000.00 FEET RADIUS, SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 54' 23" EAST 20.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 59 DEGREES 40' 10" WEST 116.00 FEET; THENCE SOUTH 30 DEGREES 19' 50" WEST 36.50 FEET; THENCE NORTH 59 DEGREES 40' 10" WEST 62.58 FEET; THENCE NORTH 30 DEGREES 19' 50" EAST 271.75 FEET; THENCE SOUTH 59 DEGREES 40' 10" EAST 326.00 FEET; THENCE SOUTH 30 DEGREES 19' 50" WEST 179.33 FEET; THENCE NORTH 59 DEGREES 40' 10" WEST 16.00 FEET; THENCE SOUTH 30 DEGREES 19' 50" WEST 55.92 FEET; THENCE NORTH 59 DEGREES 40' 10" WEST 131.42 FEET TO THE TRUE POINT OF BEGINNING.

P 89096

8902.38.2

ATTACHMENT C

02132

P89-096

3-23-89

Item # 32

LEGAL DESCRIPTION: NEW SEARS PARCEL

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ATTACHMENT C

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02133

P89-096

3-23-89

Mem # 32

LEGAL DESCRIPTION: NEW SEARS PARCEL
(REVISED 3/23/89)

REVISED
EXHIBIT C

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Mem # 32

LEGAL DESCRIPTION: ARDEN FAIR ASSOCIATES PARCEL

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ARDEN FAIR ASSOCIATES PARCEL
PAGE 2

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ATTACHMENT C

8902.40.2

02137

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