

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816				
OWNER	Venture Oaks Associates, 1731 J Street, Sacramento, CA 95814				
PLANS BY	Applicant, Morton & Pitalo Inc.				
FILING DATE	10/10/86	ENVIR. DET.	EX 15305 (a)	REPORT BY	FG/vf
ASSESSOR'S PCL. NO.	274-320-17,40				

APPLICATION: Lot Line Adjustment to relocate the common property line between 2 lots

LOCATION: East side Venture Oaks Way, 150 feet north of Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line between 2 lots.

PROPERTY INFORMATION:

1974 General Plan Designation: Residential
1986 S. Natomas Community
Plan Designation: Office - Office Park
Existing Zoning of Site: Office Building
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; Office Building (PUD)
South: Vacant; Office Building (PUD)
East: I-5
West: Vacant, residential; Office Building (PUD), R-1A(PUD)

Property Dimensions: Irregular
Property Area: 10.3+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Available to site

BACKGROUND INFORMATION: The subject site has been approved for the development of two office buildings (150,000 Square Feet total) (P83-429) and a 4-story, 80,000 square foot office building (P85-239).

PROJECT INFORMATION: Staff has the following comments:

- A. The subject site consists of two lots totaling 10.3+ acres which are zoned office building (OB). The site is designated for residential use in the 1974 General Plan and office-office park in the 1986 South Natomas Community Plan. Surrounding uses include residential, office and vacant parcels.
- B. The applicant is proposing to adjust a common property between two lots 20 feet to the north. The reason for the lot line adjustment has not been indicated by the applicant.
- C. The project has been reviewed by Real Estate, Traffic and Public Works. The following comment was received:

APPLC. NO. P86-410 MEETING DATE December 4, 1986 ITEM NO 37

Real Estate:

Pay off assessment on Parcel A.

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

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO LOTS TWO AND FOUR OF GATEWAY CENTRE

(P86-410)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located east side, Venture Oaks Way, 250 feet north of Gateway Oaks Drive;
and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1986 South Natomas Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for office use by the 1986 South Natomas Community Plan and the proposed lot line adjustment conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

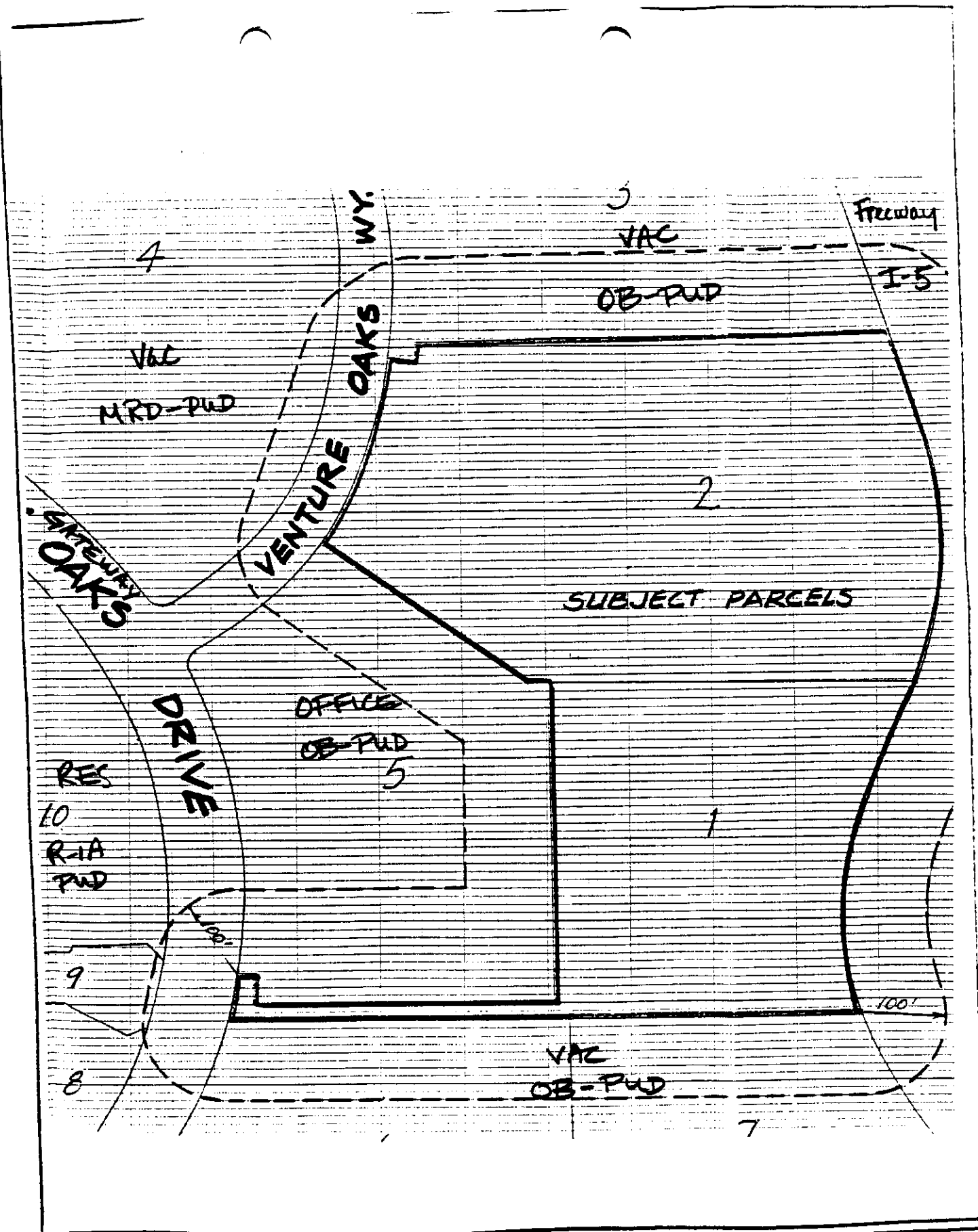
that the lot line adjustment for property located at the east side of Venture Oaks Way, 150 feet north of Gateway Oaks Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

Pay off assessment on Parcel A

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



LAND USE & ZONING MAP



October 1, 1986
85-0127

P 86410

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

DESCRIPTION

LOT LINE ADJUSTMENT

Parcel A (APN 274-0320-40)

All that portion of Parcel 2, as described in that certain Certificate of Compliance recorded in Book 86-02-27, at Page 882, Official Records of Sacramento County, being a portion of Parcel D, as shown on that certain Parcel Map filed in Book 83 of Parcel Maps, at Page 6, Sacramento County Records, described as follows:

BEGINNING at the Northeasterly corner of said Parcel D; thence, from said point of beginning, along the Easterly line of said Parcel D, the following two (2) courses: (1) South 17°07'04" East 131.57 feet; and (2) Southerly along the arc of a tangent curve to the right, concave Westerly, having a radius of 445.00 feet and being subtended by a chord bearing South 01°53'48" West 289.97 feet; thence, West a distance of 509.18 feet to a point on the Southerly line of said Parcel D; thence, along the Southerly and Westerly lines of said Parcel D, the following five (5) courses: (1) North 53°14'08" West 266.68 feet; (2) North 34°48'27" East 16.35 feet; (3) along the arc of a tangent curve to the left, concave Westerly, having a radius of 421.00 feet and being subtended by a chord bearing North 22°52'30" East 170.86 feet; (4) North 11°10'00" East 50.00 feet; and (5) along the arc of a tangent curve to the left, concave Westerly, having a radius of 655.33 feet and being subtended by a chord bearing North 10°19'08" East 19.39 feet; thence, leaving said Westerly line, along the Northerly line of aforesaid Parcel 2 of Certificate of Compliance recorded in Book 86-02-27, at Page 882, the following three (3) courses: (1) South 82°48'09" East 25.02 feet; (2) Northerly along the arc of a curve to the left, concave Westerly, having a radius of 680.33 feet and being subtended by a chord bearing North 08°31'55" East 20.32 feet; and (3) along the Northerly line of said Parcel D, East 576.95 feet to the point of beginning.

Parcel B (APN 274-0320-17)

Lot 4, as said lot is shown and so designated on that certain plat of "Gateway Centre," filed in Book 152 of Maps, at Page 5, Sacramento County Records, together with a portion of Parcel D, as said parcel is shown and so designated on that certain Parcel Map filed in Book 83 of Parcel Maps, at Page 6, Sacramento County Records, described as follows:

Lot Line Adjustment
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BEGINNING at the Northeasterly corner of said Lot 4; thence, from said point of beginning, along the Easterly, Southerly and Westerly lines of said Lot 4, the following eight (8) courses: (1) South $23^{\circ}41'47''$ West 176.80 feet; (2) Southerly along the arc of a tangent curve to the left, concave Easterly, having a radius of 355.00 feet and being subtended by a chord bearing South $03^{\circ}19'38''$ West 247.13 feet; (3) West a distance of 761.17 feet; (4) Northeasterly along the arc of a curve to the left, concave Northwesterly, having a radius of 645.00 feet and being subtended by a chord bearing North $13^{\circ}57'21''$ East 52.55 feet; (5) East a distance of 20.00 feet; (6) South a distance of 31.00 feet; (7) East a distance of 355.23 feet; and (8) North a distance of 388.61 feet to a point on the Southerly line of said Parcel D; thence, along said Southerly line, the following two (2) courses: (1) West a distance of 15.54 feet; and (2) North $53^{\circ}14'08''$ West 33.41 feet; thence, East a distance of 509.18 feet to a point on the Easterly line of said Parcel D; thence, along said Easterly line, Southwesterly along the arc of a curve to the right, concave Northwesterly, having a radius of 445.00 feet and being subtended by a chord bearing South $22^{\circ}18'11''$ West 21.62 feet to the point of beginning.

PSB-410

12-4-86

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