

CITY PLANNING COMMISSION

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

APPLICANT Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670
OWNER Sacramento Investment Co. II Ltd., 2868 Prospect Park Drive #300, Rancho Cordova
PLANS BY Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670
FILING DATE 7/14/89 **ENVIR. DET.** Cat. Ex. 15301(a) **REPORT BY** DH:kjr
ASSESSOR'S PCL. NO. 225-0230-081, 083, 084

APPLICATION: Lot Line Adjustment to adjust the common property line between three lots totaling 45.8+ acres in the Office Building - Planned Unit Development (OB-PUD) Zone

LOCATION: 2800 Gateway Oaks Drive

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the common property lines between three lots in the Metropolitan Center Planned Unit Development.

PROJECT INFORMATION:

1988 General Plan Designation:	Regional Commercial
1988 South Natomas Community Plan Designation:	Office Park
Existing Zoning of Site:	OB-PUD
Existing Land Use of Site:	Vacant and office under construction

Surrounding Land Use and Zoning:

North:	Interstate 80; TC
South:	PG&E Office Building; OB-PUD
East:	Interstate 5; TC
West:	Vacant; R-2A (PUD)

Property Dimensions:	Irregular
Property Area:	45.8+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION:

The proposed lot line adjustment was originally submitted as a tentative parcel map to divide a 12+ acre lot into two lots of 6+ acres each. One lot which is under construction, the Northern Telecom building, previously approved by the Commission (P88-365). The remaining acreage is vacant and planned for office development. The applicant revised the proposal to a lot line adjustment to include 45.8+ acres and eliminate a triangular parcel and establish a landlocked parcel where Northern Telecom is located.

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

The subject site consists of three lots totaling 45.8 acres in the Metropolitan Center Planned Unit Development. Zoning is Office Building Planned Unit Development (OB-PUD) Zone. The 1988 South Natomas Community Plan designates the site for Office Park uses. Surrounding land uses include Interstates 5 and 80 to the east and north with vacant to the west and office uses to the south.

B. Project Description and Analysis:

The applicant proposes to merge a 3+ acre lot into the larger 31+ acre parcel and relocate the property line to establish two 6+ acre lots as shown on Exhibit A. The City Council approved the Community Plan Amendment for the 31+ acre parcel to go from Residential to Office Uses with adoption of the 1988 South Natomas Community Plan and Metro Center PUD Guideline and Schematic Plan (P88-007). Since the entire 45.8+ acres is designated for office development, staff supports the proposed adjustment.

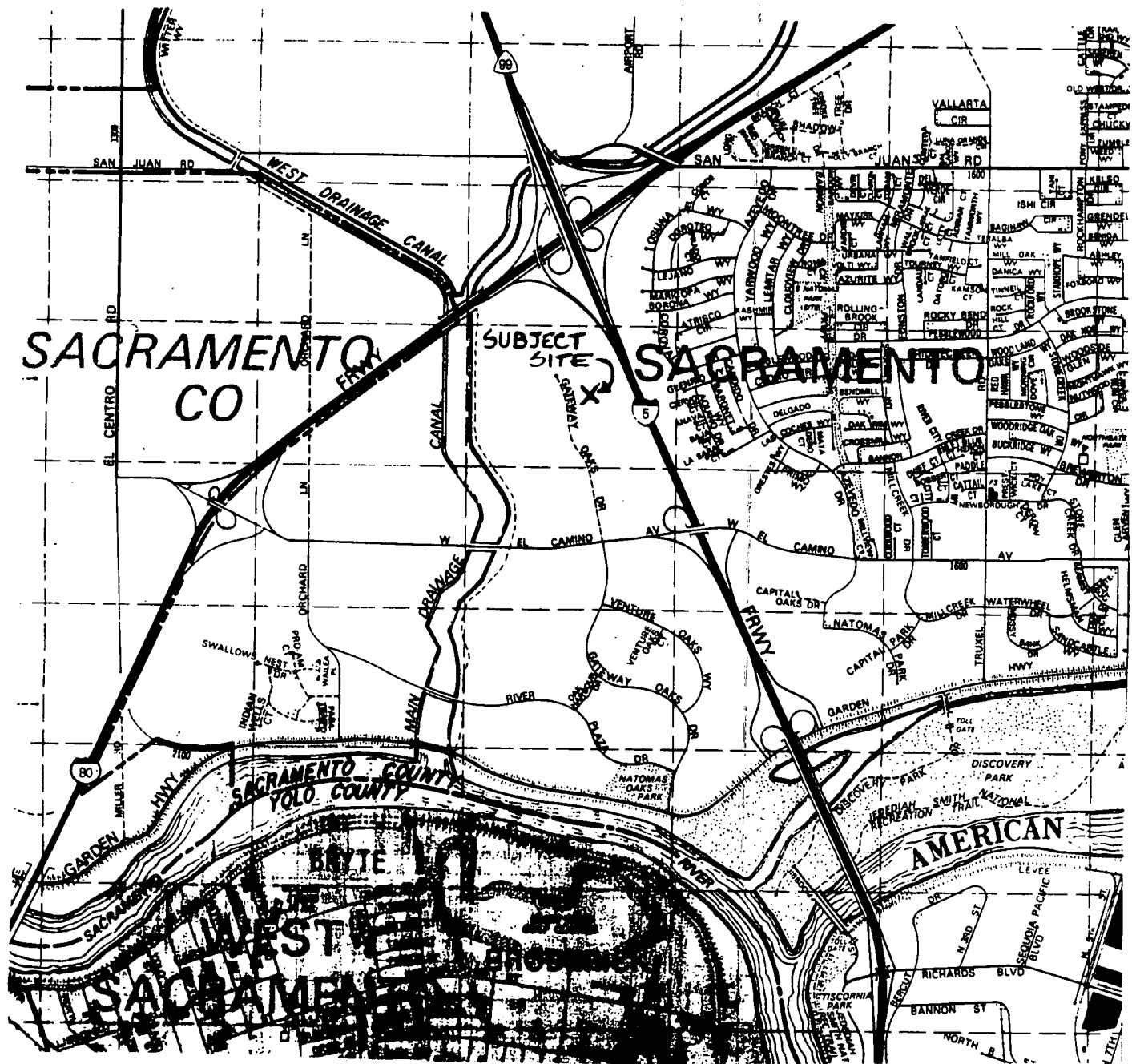
As a concern over the parcel configuration, the proposed Lot 1 does not have frontage on a public street, a requirement of City Water and Sewer Division for water supply. Use of private water and sewer easements over another parcel is discouraged. Public Works Department has commented and provided the following conditions:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist and pay necessary fees (\$500).
2. File a waiver of parcel map.
3. Pay off or segregate any existing assessments.
4. 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."
5. Coordinate with County Sanitation District - Lot 1 shall obtain private easements for water, sewer, drainage, and ingress and egress from Lot 2.

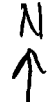
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines [CEQA, Section 15301(a)].

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

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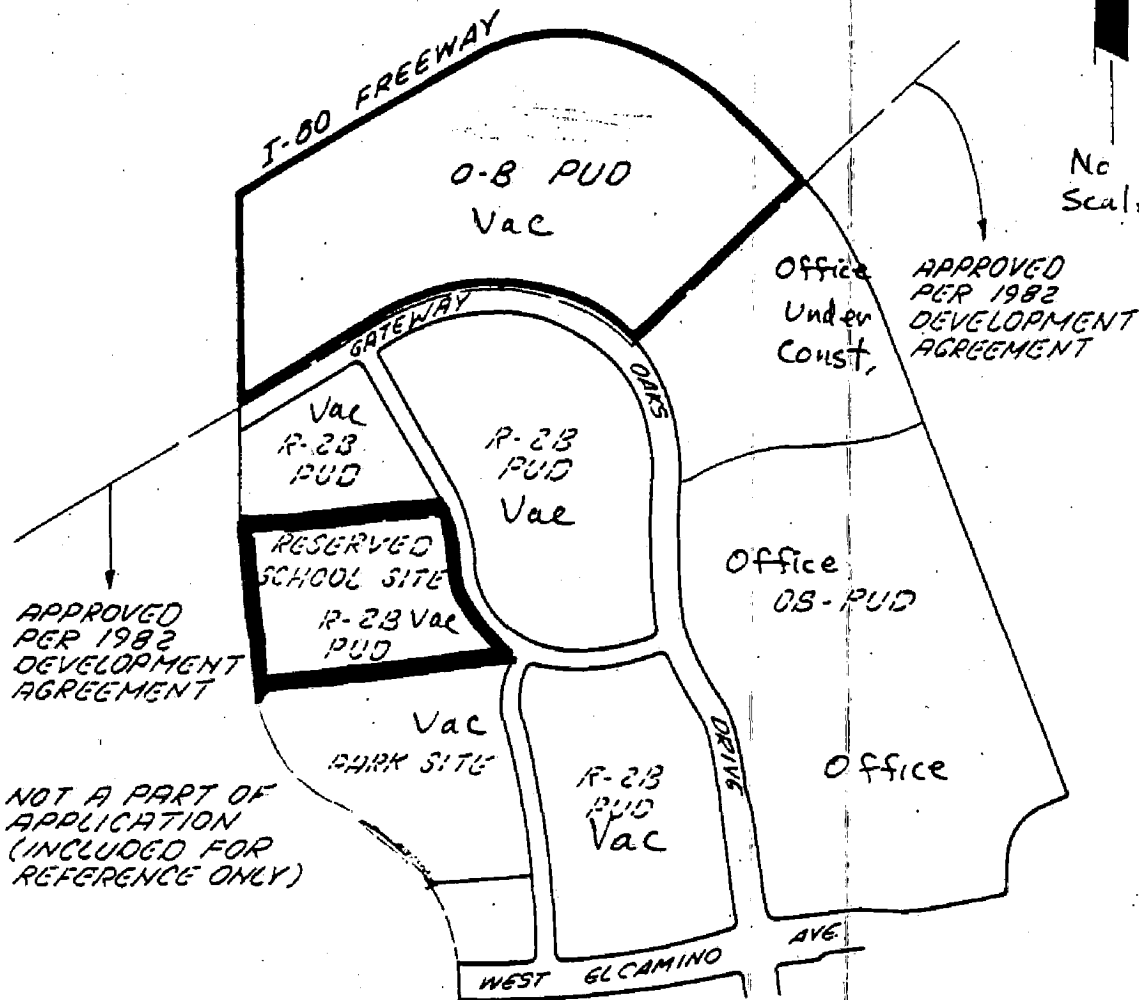
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Scale: 1" = 2,000'

VICINITY MAP

EXHIBIT



LAND USE & ZONING MAP

070-000

00700

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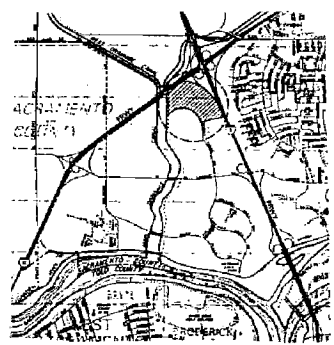
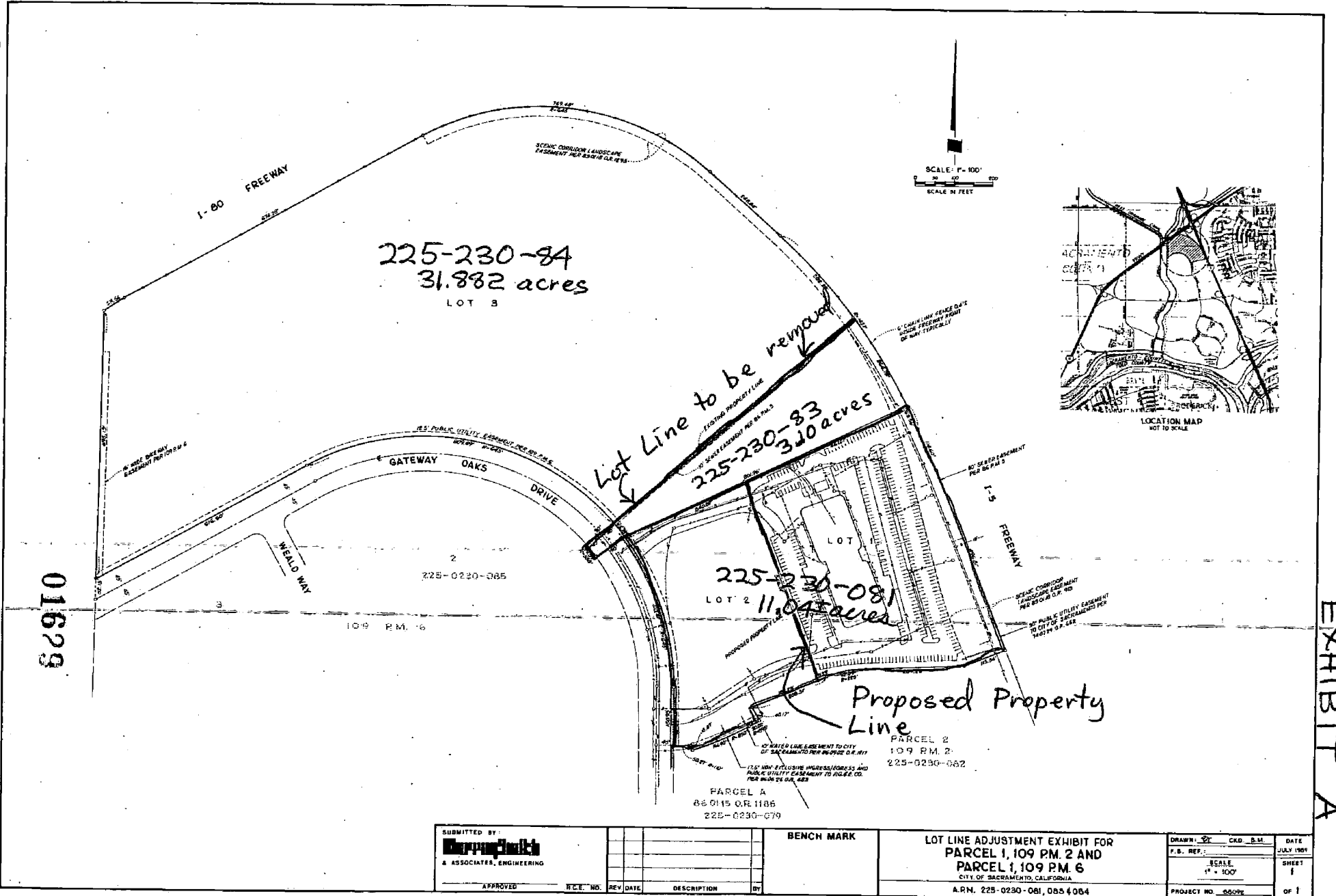


EXHIBIT A

SUBMITTED BY: Barrett & ASSOCIATES, ENGINEERING		BENCH MARK	LOT LINE ADJUSTMENT EXHIBIT FOR PARCEL 1, 109 PM. 2 AND PARCEL 1, 109 PM. 6 CITY OF SACRAMENTO, CALIFORNIA	DRAWN BY: <u>ST</u> CRD. B.M.	DATE: JULY 1989	
APPROVED: _____	W.C.E. NO. _____			REV. DATE _____	DESCRIPTION _____	BY _____
PROJECT NO. 88029			A.R.N. 225-0230-081, 085 & 084		OF 1	

LEGAL DESCRIPTION FOR PROPOSED LOTS
FOR LOT LINE ADJUSTMENT
APN: 225-0230-081; 083; 084
CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, CALIFORNIA

Lot 1

All that portion of Parcel 1 as said Parcel is shown and so designated on that certain Parcel Map entitled, "METROPOLITAN CENTER PHASE 3" filed in the office of the Recorder, County of Sacramento, State of California in Book 109 of Parcel Maps, Page 2 more particularly described as follows:

Beginning at the most northerly corner of said Parcel 1; thence from said Point of beginning along the easterly and southerly boundary line of said Parcel, the following seven (7) courses: (1) along the arc of a curve to the right, having a radius of 1457.00 feet, said Arc being subtended by a chord bearing South 25°00'36" East 63.56 feet; (2) South 23°45'38" East 114.60 feet; (3) South 21°21'11" East 496.81 feet; (4) South 68°38'48" West 115.54 feet; (5) South 87°15'39" West 254.28 feet; (6) along the arc of a curve to the left, having a radius of 225.00 feet, said Arc being subtended by a chord bearing South 78°09'59" West 92.29 feet; and (7) South 66°55'03" West 21.23 feet; thence North 21°21'11" West 546.01 feet to a point on the northerly boundary line of said Parcel 1; thence along said Boundary line, North 64°33'02" East 461.07 feet to the point of beginning.

Lot 2

Parcel 1 as said Parcel is shown and so designated on that certain Parcel Map entitled, "METROPOLITAN CENTER PHASE 3" filed in the office of the Recorder, County of Sacramento, State of California in Book 109 of Parcel Maps, Page 2.

EXCEPTING THEREFROM all that portion of said Parcel 1 more particularly described as follows:

Beginning at the most northerly corner of said Parcel 1; thence from said Point of beginning along the easterly and southerly boundary line of said Parcel, the following seven (7) courses: (1) along the arc of a curve to the right, having a radius of 1457.00 feet, said Arc being subtended by a chord bearing South 25°00'36" East 63.56 feet; (2) South 23°45'38" East 114.60 feet;

Legal Description
Page 2

(3) South 21°21'11" East 496.81 feet; (4) South 68°38'48" West 115.54 feet; (5) South 87°15'39" West 254.28 feet; (6) along the arc of a curve to the left, having a radius of 225.00 feet, said Arc being subtended by a chord bearing South 78°09'59" West 92.29 feet; and (7) South 66°55'03" West 21.23 feet; thence North 21°21'11" West 546.01 feet to a point on the northerly boundary line of said Parcel 1; thence along said Boundary line, North 64°33'02" East 461.07 feet to the point of beginning.

Lot 3

That certain "REMAINDER" Parcel as said Parcel is shown on that certain Parcel Map entitled, "METROPOLITAN CENTER PHASE 3" filed in the office of the Recorder, County of Sacramento, State of California in Book 109 of Parcel Maps, Page 2.

TOGETHER WITH Parcel 1 as said Parcel is shown on that certain Parcel Map entitled, "METROPOLITAN CENTER PHASE 2" filed in the office of the Recorder, County of Sacramento, State of California in Book 109 of Parcel Maps, Page 6.

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Murray Smith & Associates
Engineering, Inc.

July 19, 1989
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