

CITY PLANNING COMMISSION

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

APPLICANT	Michael Coyle, 4711 Rio Linda Boulevard, Sacramento, CA 95838		
OWNER	Bing Soon Ung, 2 Parklite Circle, Sacramento, CA 95831		
PLANS BY			
FILING DATE	4/19/84	50 DAY CPC ACTION DATE	
REPORT BY:	GM:bw		
NEGATIVE DEC	EX. 15305(a)	EIR	ASSESSOR'S PCL. NO. 237-040-23,25

APPLICATION: Lot Line Adjustment to relocate a common property line between two parcels totaling 8.6± acres in the Agriculture (A) and General Commercial (C-2) zones.

LOCATION: 4711 Rio Linda Boulevard

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1984 North Sacramento Community Plan Designation: Retail General Commercial
Existing Zoning of Site: A & C-2
Existing Land Use of Site: Commercial Building and Residence

Surrounding Land Use and Zoning:

North: Commercial & Residential; C-2 and R-1
South: Residential; A
East: Vacant; A
West: Residential; A

Property Dimensions: Irregular
Property Area: 8.6± acres
Topography: Flat

STAFF EVALUATION:

1. The subject site consists of two parcels totaling 8.6± acres. The northeast portion of Lot 5A is developed with a grocery store and zoned C-2. The remaining portion of the lot is zoned Agriculture (A).

Lot 5B is a land-locked parcel and developed with a single family residence. Lot 5B is zoned Agriculture(A). The applicant proposes to provide access to Lot 5B by establishing a new lot line 55± feet from the south property line. The common property line between Lots 5A and 5B is also being relocated to align with the center line of Magpie Creek.

2. The project was reviewed by the offices of Traffic Engineering, Engineering and City Real Estate. They had no objections.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed 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 FOR
LOT 5A AND 5B OF RANCH AS SHOWN ON
THE "PLAT OF SUBDIVISION OF SEC. 11
OF RANCHO DEL PASO." (P84-146)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located southwest corner of Main Avenue and Rio Linda Boulevard; 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 City General Plan and the 1984 North Sacramento Community Plan;

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

that the lot line adjustment for property located at southwest corner of Main Avenue and Rio Linda Boulevard,

City of Sacramento, be approved as shown and described in Exhibits A & B-1 & B-2 attached hereto, subject to the following conditions:

The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

LOT 5A

Lot 5A and Lot 5B of Ranch as shown on the "Plat of
Subdivision of Section 11, of Rancho Del Paso,"
except the following

Beginning at the south west corner of Lot 5B as shown on the
"Plat of Subdivision of Section 11, of the Rancho Del Paso,"
recorded in the Office of the County Recorder, Sacramento
County in Book 14 of Maps, No. 5. Thence, northerly along the
lot line common to Lot 5B and Lot 6 of said map; thence,
northerly along the lot line common to Lot 5A and Lot 6 to the
south west corner of Lot 5 of said map; thence north easterly
along the lot line common to Lots 5 and 5A to the center line
of the 70' strip of land described in the deed recorded in
Book 3230 of Official Records: Page 579 and Book 2220, Page
411; thence south $24^{\circ} 14'$ west 55' more or less along said
center line to the terminus of said line; thence south $10^{\circ} 53'$
east 40.86 feet; thence south $32^{\circ} 31'$ east 142.21 feet; thence
south $24^{\circ} 28'$ east 65.57; thence south $08^{\circ} 21'$ east 34.39 feet
to a point 54.51 feet north of the south line of Lot 5B; thence
parallel to the south lot line of 5A; North $89^{\circ} 02' 45''$ east 410.49
feet to the east line of Lot 5A of said map; thence south
 $01^{\circ} 46' 30''$ east 50.28 feet to the south east corner of Lot
5A; thence south $89^{\circ} 02' 45''$ west 662.55 to the point of
beginning.

DESCRIPTION

LOT 5B

Beginning at the south west corner of Lot 5B as shown on the "Plat of Subdivision of Section 11, of the Rancho Del Paso," recorded in the Office of the County Recorder, Sacramento County in Book 14 of Maps, No. 5. Thence, northerly along the lot line common to Lot 5B and Lot 6 of said map; thence, northerly along the lot line common to Lot 5A and Lot 6 to the south west corner of Lot 5 of said map; thence north easterly along the lot line common to Lots 5 and 5A to the center line of the 70' strip of land described in the deed recorded in Book 3230 of Official Records: Page 579 and Book 2220, Page 411; thence south $24^{\circ} 14'$ west 55' more or less along said center line to the terminus of said line; thence south $10^{\circ} 53'$ east 40.86 feet; thence south $32^{\circ} 31'$ east 142.21 feet; thence south $24^{\circ} 28'$ east 65.57; thence south $08^{\circ} 21'$ east 34.39 feet to a point 54.51 feet north of the south line of Lot 5B; thence parallel to the south lot line of 5A; North $89^{\circ} 02' 45''$ east 410.49 feet to the east line of Lot 5A of said map; thence south $01^{\circ} 46' 30''$ east 50.28 feet to the south east corner of Lot 5A; thence south $89^{\circ} 02' 45''$ west 662.55 to the point of beginning.

P 84126

5-24-84

EXHIBIT A-2

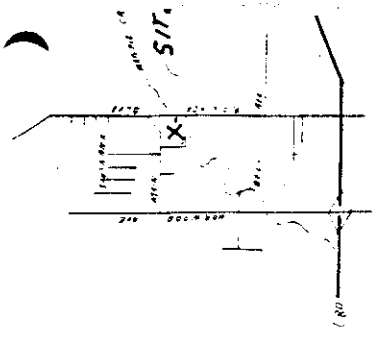
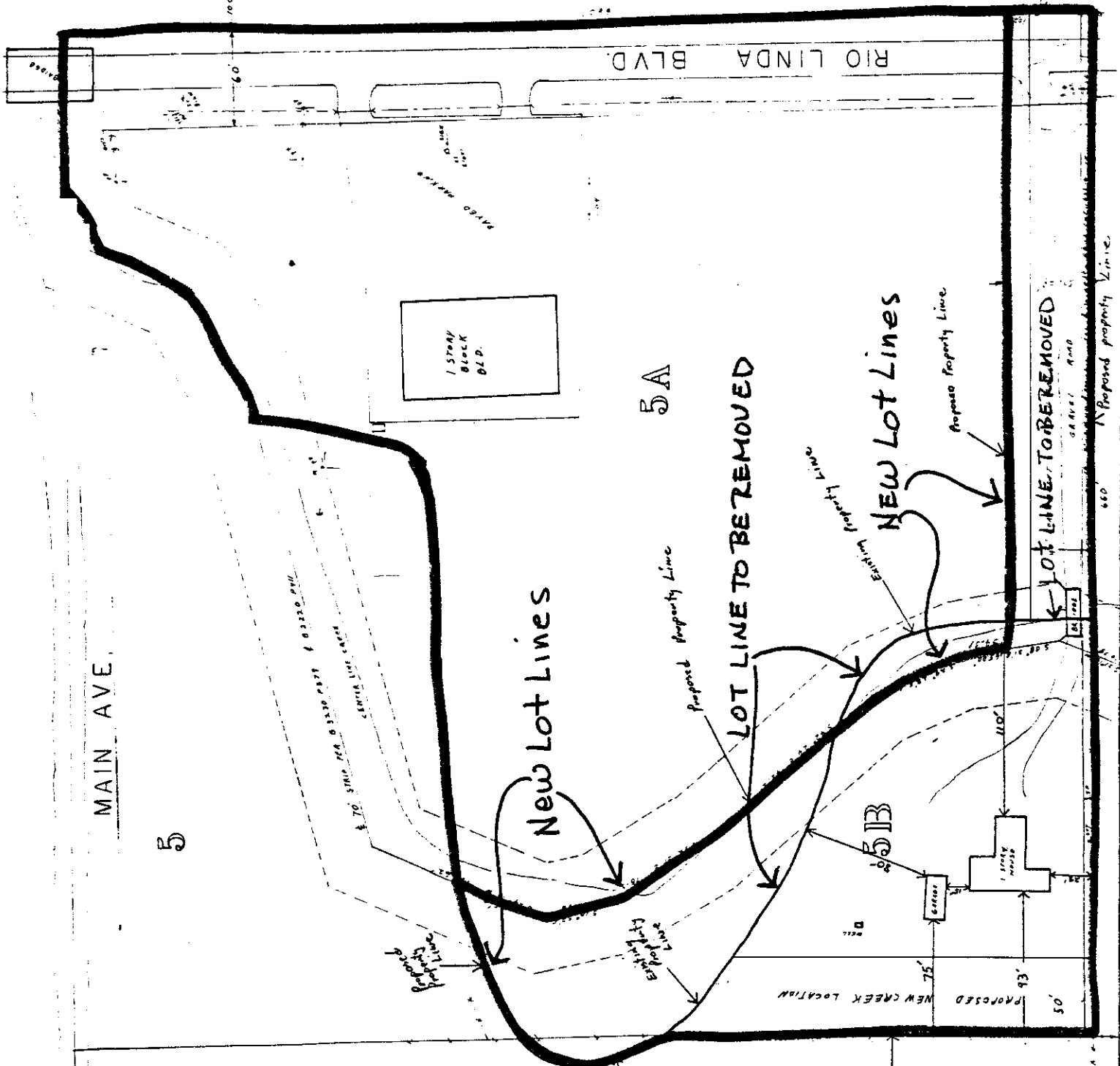
No. 24

LOT 5A & 5B of SECTION 11 of RANCHO DEL

MARCH 1984

RB SHAVEYS
 3000 FRANKLIN BLVD
 SACRAMENTO CA 95818
 916 484-8078

NORTHERN ELECTRIC AND GAS COMPANY



P84-146

5-24-84
 RB Shaveys
 Sacramento, CA

EXHIBIT B-1
 No. 24



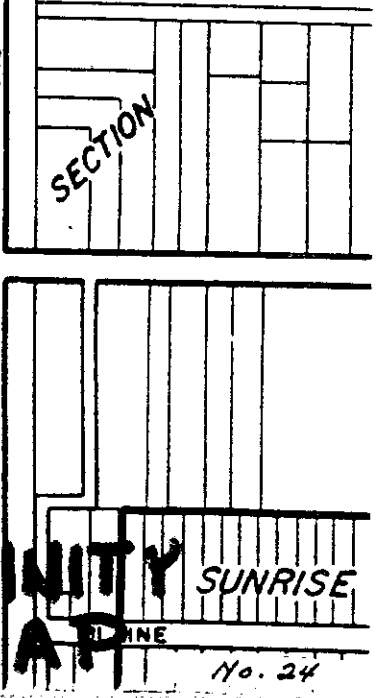
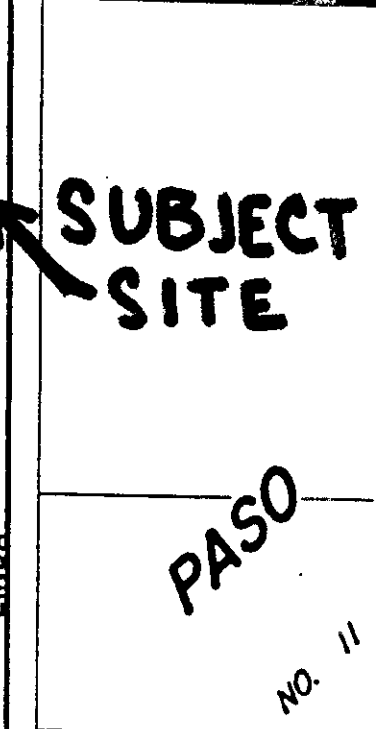
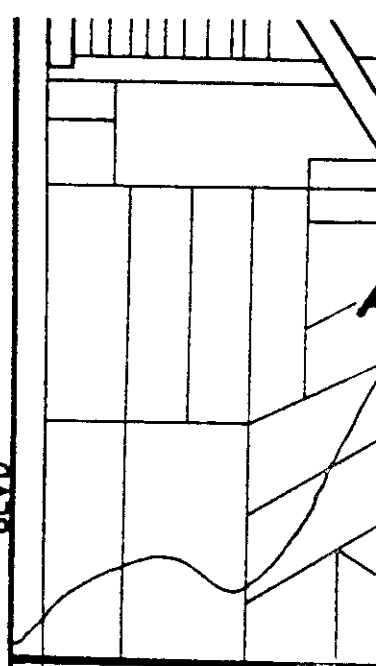
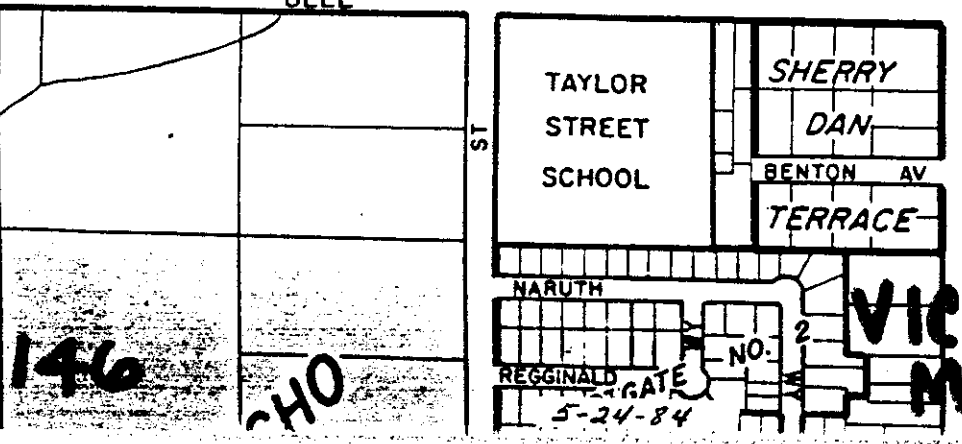
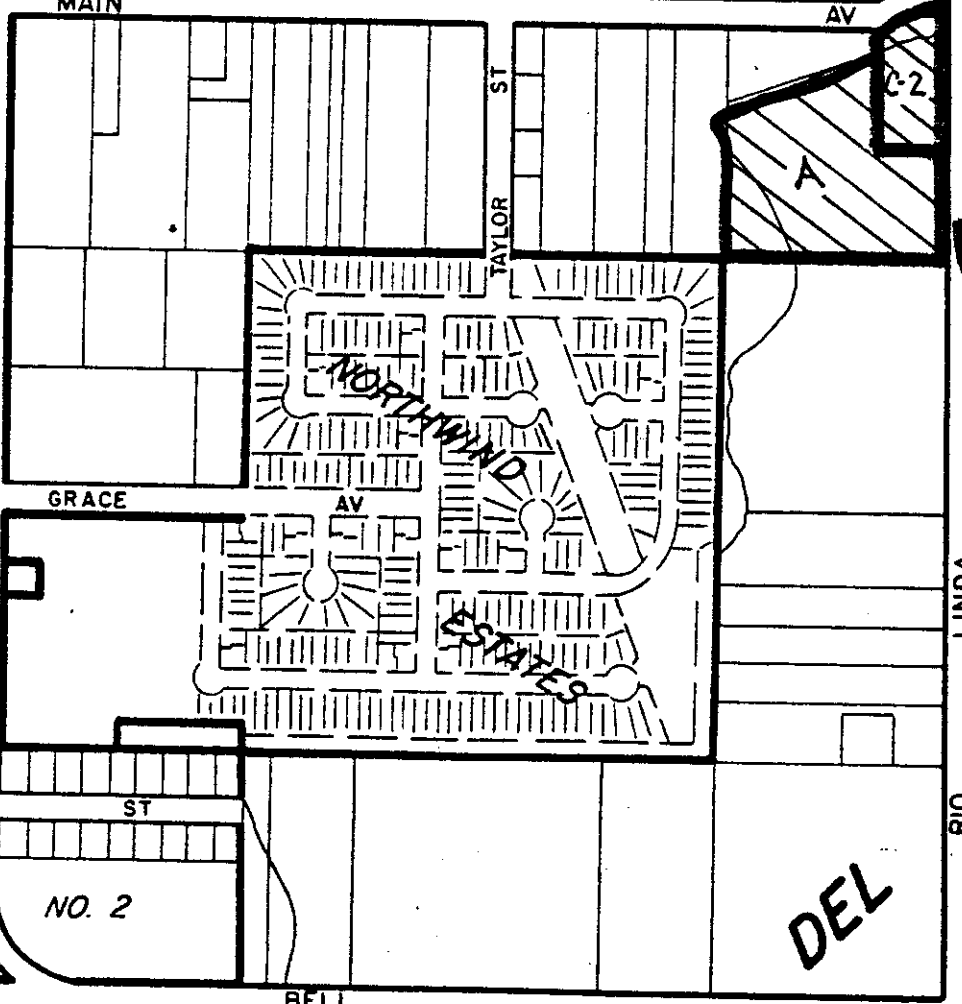
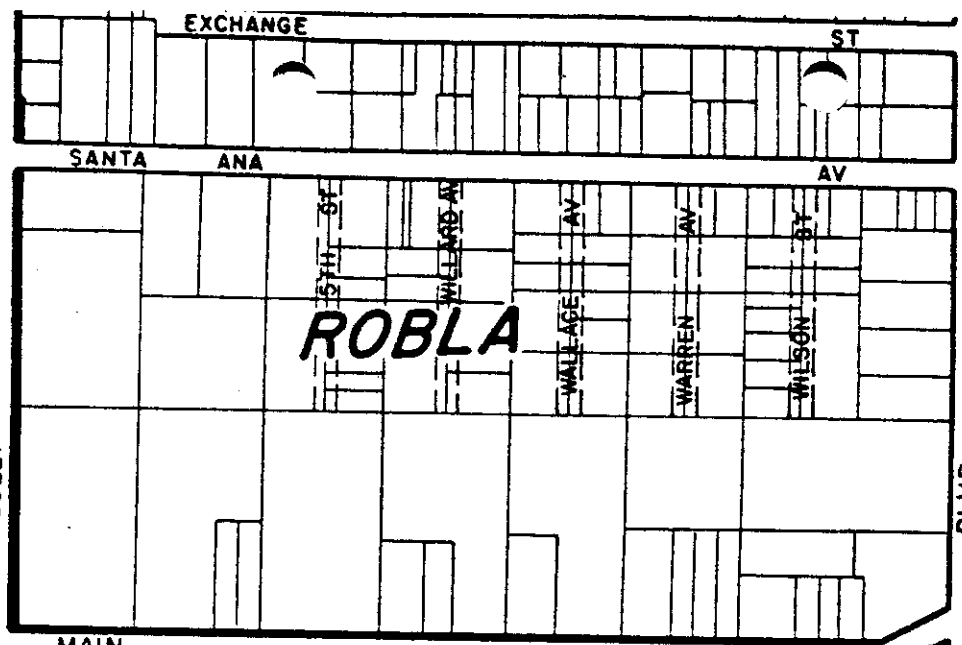
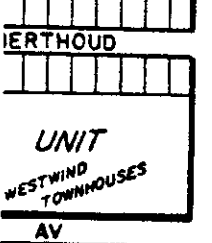
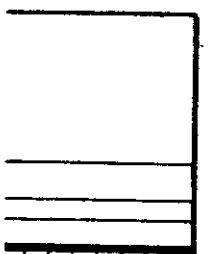
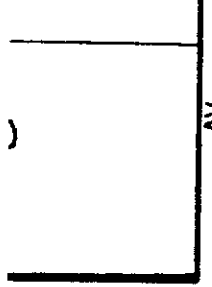
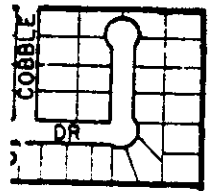
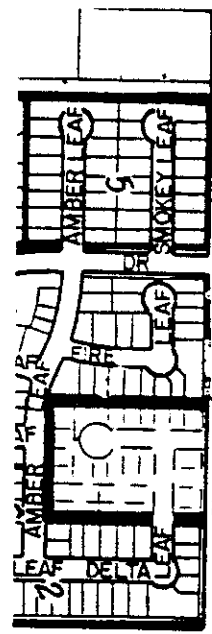
RIO LINDA BLVD

MAIN AVE

NEW PARCELS AFTER
LOT LINE ADJUSTMENT

PARCEL 5 A

PARCEL 5 B



BLVD
LINDA
RIO

ROBLA

NORTHWIND

ESTATES

DEL

SUBJECT SITE

PASO

NO. 11

SECTION

TAYLOR STREET SCHOOL

SHERRY DAN

BENTON AV TERRACE

NARUTH

REGINALD GATE

VICINITY MAP

SUNRISE

No. 24

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