

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Natomas Corporate Center, 79 Scripps Dr., Ste. 207, Sacramento, CA 95825		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	5-30-85	50 DAY CPC ACTION DATE	REPORT BY: CV:bw
NEGATIVE DEC	Ex. 15305(a) EIR	ASSESSOR'S PCL NO.	274-042-15,23

APPLICATION: Lot Line Adjustment to relocate common property line between two lots on 7.7+ partially developed acres.

LOCATION: Southeast corner of West El Camino Avenue and Natomas Park Drive

PROPOSAL: The applicant is requesting the necessary entitlement to relocate a portion of an existing common property line between lots A and B to accommodate an existing retaining wall and monument sign.

PROJECT INFORMATION:

1974 General Plan Designation:	Office Park
1978 South Natomas Community Plan Designation:	Office Park
Existing Zoning of Site:	Office Building (OB)
Existing Land Use of Site:	Retaining wall, Natomas Corporate Center monument sign, PG&E transmission tower

Surrounding Land Use and Zoning:

North:	Vacant; R-1
South:	Vacant; OB
East:	PG&E transmission tower, vacant; R-2B(PUD)
West:	Retaining wall, sign, vacant; OB

Property Dimensions:	Irregular
Property Area:	7.7+ acres
Topography:	Flat
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of 7.7+ partially developed acres which includes a 45-foot long curved concrete retaining wall approximately five feet in height. Individual chrome letters identifying the Natomas Corporate Center are located on the southeast corner of this curved retaining wall. In addition to this wall, a six-foot high staggered off-set concrete solid wall separates the existing PG&E underground transformer and transmission tower from the sign and retaining wall.

- B. The purpose of the lot line adjustment is to separate the monument sign and retaining wall from the PG&E facilities and locate the retaining wall and monument sign on Lot A.
- C. The project was reviewed by the City offices of Traffic Engineering and Real Estate and no comments were received.

STAFF RECOMMENDATION: Staff recommends 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 TO RELOCATE THE COMMON
PROPERTY LINE BETWEEN LOTS A AND B FOR THAT PORTION OF LOT 116,
NATOMAS EAST SIDE SUBDIVISION, 17-BM-34 AND PORTION OF TRACTS 3,
4,2-RS-4 (SEE ATTACHED LEGAL DESCRIPTION) APN 274-042-15,23
(P85-246)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Natomas Park Drive and West El Camino Avenue; 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 1978 South Natomas Community Plan;

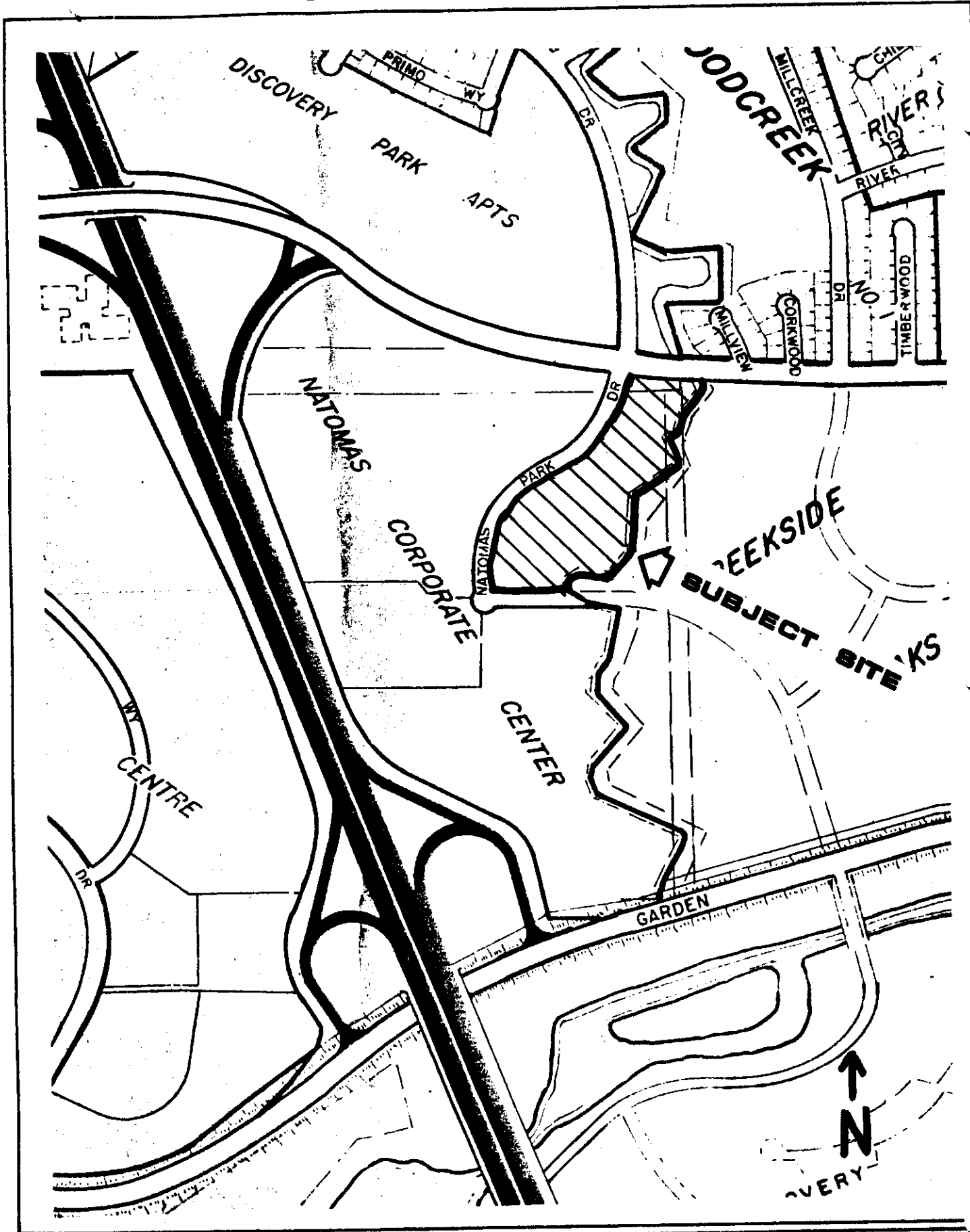
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the southeast corner of West El Camino Avenue and Natomas Park Drive, City of Sacramento, be approved as shown and described in Exhibits A through D attached hereto.

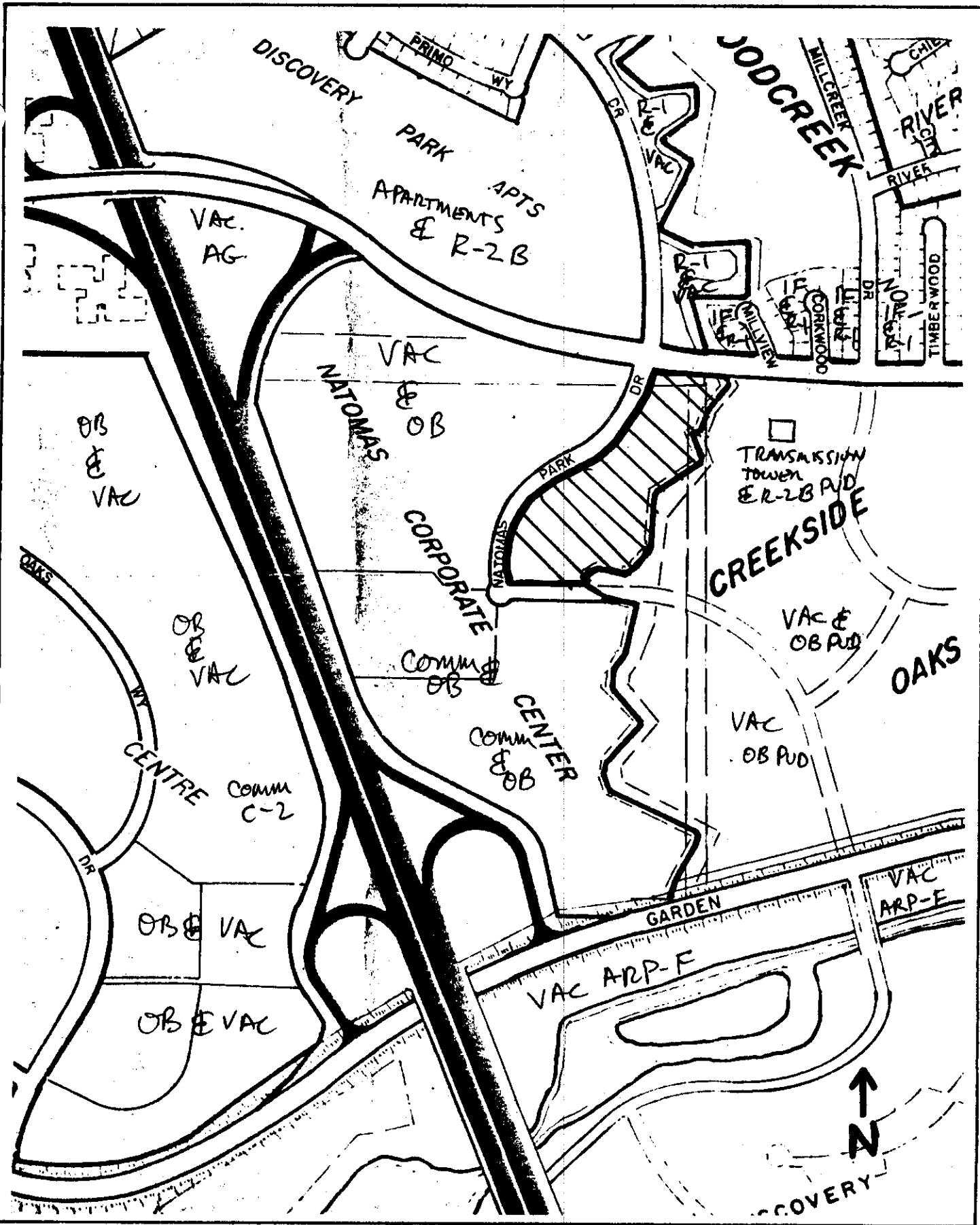
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP

LOT A

Being all of Parcel No. 1 as said parcel is shown upon the map entitled "Parcel Map, Portion of Lot 116, Natomas East Side Subdivision, 17-B.M.-34 and Portion of Tracts 3 and 4, 2-R.S.-48", recorded in the office of the Recorder of Sacramento County in Book 76 of Parcel Maps, Page 24 and a portion of that 0.275 acre tract of land described as an exception in the Grant Deed executed by Pacific Gas and Electric Company to Northridge Estates, recorded in said office of the Recorder in Book 80-07-09 of Official Records at Page 406, described as follows:

Beginning at the Northeast corner of said Parcel No. 1; thence from said point of beginning along the boundary of said Parcel No. 1 the following twenty (20) courses and distances: (1) South 28° 18' 00" West 138.09 feet, (2) South 21° 13' 00" West 73.30 feet, (3) South 61° 54' 00" West 45.90 feet, (4) South 28° 06' 00" East 138.10 feet, (5) South 54° 55' 00" West 222.60 feet, (6) South 03° 29' 00" West 235.00 feet, (7) South 45° 59' 00" West 120.00 feet, (8) North 74° 40' 00" West 156.90 feet, (9) South 53° 58' 00" West 48.60 feet, (10) South 00° 22' 00" East 49.50 feet, (11) South 59° 57' 00" East 33.95 feet, (12) West 261.67 feet, (13) North 29.00 feet, (14) West 32.12 feet, (15) Northwesterly along a curve to the right having an arc of 25.00 feet radius, said arc being subtended by a chord bearing North 44° 49' 22" West 35.47 feet, (16) North 00° 21' 17" East 74.26 feet, (17) Northeasterly along a curve to the right having an arc of 371.00 feet radius, said arc being subtended by a chord bearing North 33° 50' 33" East 409.41 feet, (18) North 67° 19' 50" East 113.65 feet, (19) Northeasterly along a curve to the left having an arc of 343.04 feet radius, said arc being subtended by a chord bearing North 49° 04' 22" East 214.94 feet to the point of a compound curve, (20) Northerly along said compound curve having an arc of 450.00 feet radius said arc being subtended by a chord bearing North 21° 36' 25" East 144.02 feet to a point on the Southerly line of the above-mentioned 0.275 acre tract of land; thence North 89° 39' 30" West along said Southerly line 9.21 feet to the Southwest corner of said 0.275 acre tract of land; thence along the Westerly and Northerly line of said 0.275 acre tract of land the following three (3) courses and distances: (1) Northerly along a curve to the left having an arc of 441.00 feet radius, said arc being subtended by a chord bearing North 09° 52' 28" East 42.69 feet to the point of a reverse curve, (2) Northeasterly along said reverse curve having an arc of 25.00 feet radius, said arc being subtended by a chord bearing North 51° 11' 51" East 34.79 feet to the point of a reverse curve, and (3) Easterly along said reverse curve having an arc of 2070.00 feet radius, said arc being subtended by a chord bearing South 84° 59' 44" East 20.97 feet; thence South 00° 00' 00" West 62.36 feet to a point on the Southerly line of said 0.275 acre tract of land; thence along the Southerly and Easterly line of said 0.275 acre tract of land the following two (2) courses and distances: (1) South 89° 39' 30" East 154.65 feet, (2) North 00° 21' 30" West 51.74 feet to a Northerly corner of the above-mentioned Parcel No. 1; thence South 86° 41' 35" East 80.81 feet to the point of beginning.

EXHIBIT D

4705-025-2

LOT B

All that portion of that certain 0.275 acre tract of land described as an exception in the Grant Deed executed by Pacific Gas and Electric Company to Northridge Estates, recorded in the office of the Recorder of Sacramento County in Book 80-07-09 of Official Records at Page 406, described as follows:

Beginning at a point on the Southerly line of said 0.275 acre tract of land from the Southwest corner thereof bears North 89° 39' 30" West 55.33 feet; thence from said point of beginning North 00° 00' 00" East 62.36 feet to a point on the Northerly line of said 0.275 acre tract of land; thence along the boundary of said 0.275 acre tract of land the following four (4) courses and distances: (1) Easterly along a curve to the left having an arc of 2070.00 feet radius, said arc being subtended by a chord bearing South 85° 59' 22" East 50.84 feet, (2) South 86° 41' 35" East 103.76 feet, (3) South 00° 21' 30" East 53.75 feet, (4) North 89° 39' 30" West 154.65 feet to the point of beginning.

THE SPINK CORPORATION

CHECKED: _____ DATE _____

TYPING _____

TRAVERSE _____

MAP _____

DELIVERED TO: _____

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split act