

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> <u>Linda Budge, 9571 Mira Del Rio, Sacramento, CA 95827</u>		
<b>OWNER</b> <u>Ereepart Farms Development Co., 1127 45th Street, Sacramento, CA 95819</u>		
<b>PLANS BY</b> <u>Glenn E. Williams Civil Engineering &amp; Surveying, 6020 Rutland Dr. Suite 19, Carmichael, Ca 95608</u>		
<b>FILING DATE</b> <u>3 August 1990</u>	<b>ENVIR. DET.</b> <u>Negative Declaration</u>	<b>REPORT BY</b> <u>SLY</u>
<b>ASSESSOR'S PCL. NO.</b> <u>29-470-10,13,19,20,24,25</u>		

- APPLICATION:**
- A. Negative Declaration
  - B. Lot Line Adjustment to merge six developed parcels into one parcel totaling 17± acres located in the General Commercial, Executive Airport Overlay-2 (C-2/EA-2) zone.

**LOCATION:** NE corner of Florin Road and South Land Park Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge six developed parcels into one parcel in an existing shopping center.

**PROJECT INFORMATION:**

General Plan Designation:	Community/ Neighborhood Commercial and Offices
Pocket	
Community Plan Designation:	Commercial Shopping
Existing Zoning of Site:	General Commercial, Executive Airport Overlay-2, C-2(EA-2)
Existing Land Use of Site:	Shopping Center

**Surrounding Land Use and Zoning:**

North:	Single Family Residential, R-1
South:	Office and Apartments, R-3/OB(R)
East:	Railroad and Street Right of Way, R-1
West:	Office, Apartments, and Vacant R-3/OB(R)

Property Dimensions:	Irregular
Property Area:	17± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 17± developed commercial acres in the General Commercial, Executive Airport Overlay-2, {C-2(EA-2)} zone (see Exhibit A). The site is developed with an existing multiple tenant shopping center. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices and the Pocket Community Plan designates the site as Commercial Shopping. The surrounding land use and zoning for the subject site is single family residential, R-1 to the north; office and apartments, zoned Multiple Family

and Office Building-Review (R-3/OB(R)) to the south; railroad and street right of way, R-1 to the east; and office, apartments, and vacant R-3/OB(R) to the west.

B. Applicant's Proposal

The applicant is proposing to merge six developed parcels not encumbered by ground leases into one parcel in order to bring the shopping center into conformance with current zoning requirements. The lot line adjustment proposes to delete the common property lines that separate the irregularly shaped parcels.

C. Staff Analysis

The parcels are in the Executive Airport Overlay (EA-2) zone. The EA-2 zone places restrictions on the percentage of lot coverage for the development of the existing singular parcels. Merging the parcels together allows for further development of the area, although no additional development is proposed at this time. The applicant will need to obtain building permits prior to commencing additional construction and meet all setbacks and parking requirements. Staff has no objections to the request for a lot line adjustment.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering and Engineering Departments. The following comments were received by Engineering Development:

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be 2. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- e. Provide reciprocal ingress, egress, parking and maneuvering easements and reciprocal utility easements with adjacent parcels not included in this merger.
- f. Verify that all water services and irrigation systems are properly metered and comply with the standards and policies of the Water Division.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

**RECOMMENDATION:** Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. 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 RELOCATE THE COMMON PROPERTY  
LINE OF ALL THAT PORTION OF PARCELS 1, 2, AND 3 IN SACRAMENTO COUNTY,  
IN BOOK 19 OF MAPS, MAP NO. 17, RECORDS OF SACRAMENTO COUNTY  
(APN: 29-470-10,13,19,20,24,25)  
(P90-343)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the northeast corner of Florin Road and South Land Park Drive; and

and WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator;

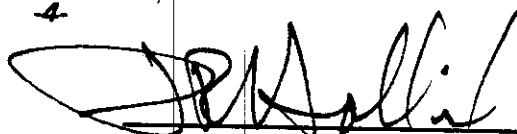
WHEREAS, the lot line adjustment is consistent with the General Plan and Pocket Community Plan and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at the northeast corner of Florin Road and South Land Park Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
4. Provide reciprocal ingress, egress, parking and maneuvering easements and reciprocal utility easements with adjacent parcels not included in this merger.
5. Verify that all water services and irrigation systems are properly metered and comply with the standards and policies of the Water Division.

4  


CHAIRPERSON

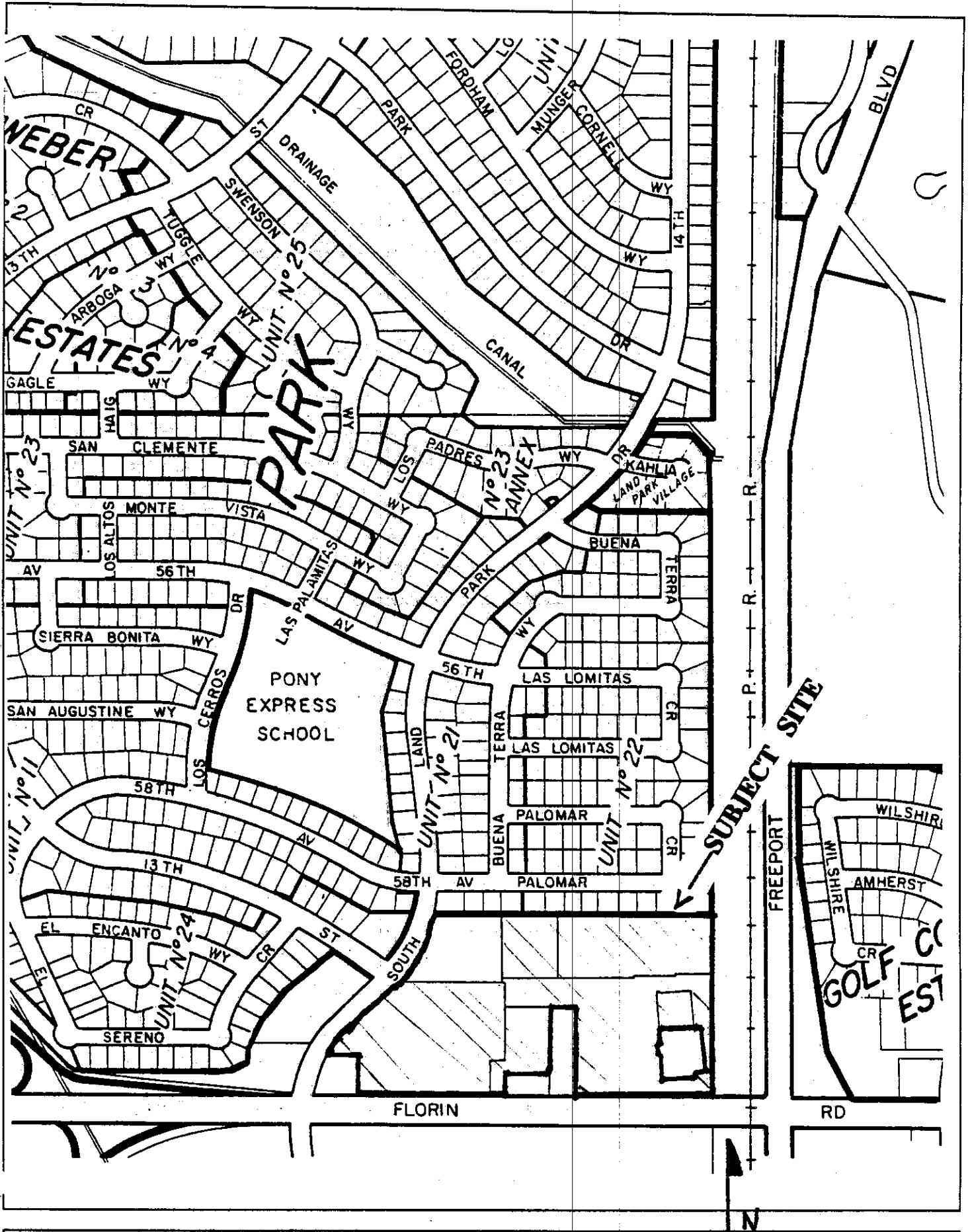
ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

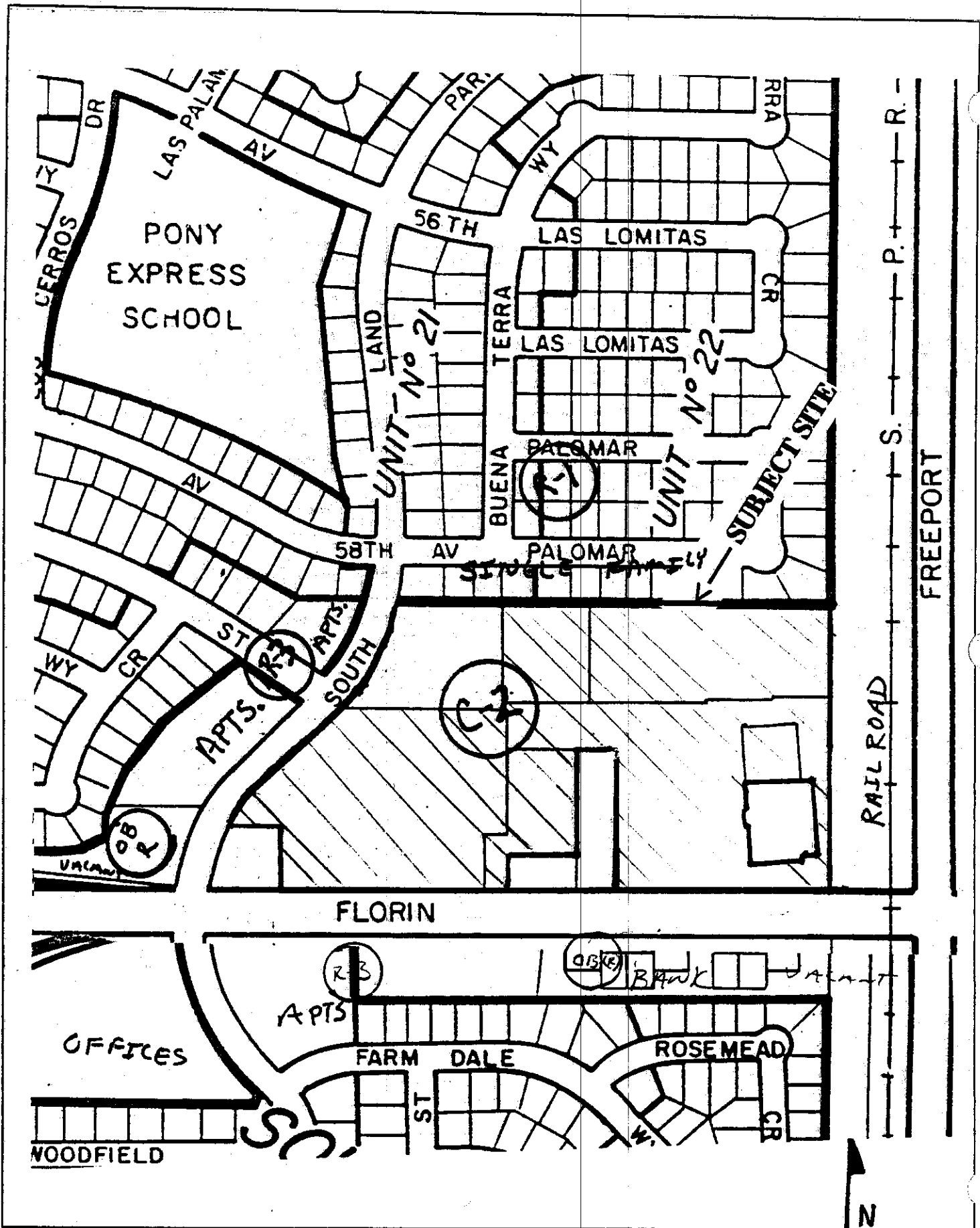
APPLC. NO. P90-343

MEETING DATE November 19, 1990  
12-13-90

ITEM NO. 38  
17

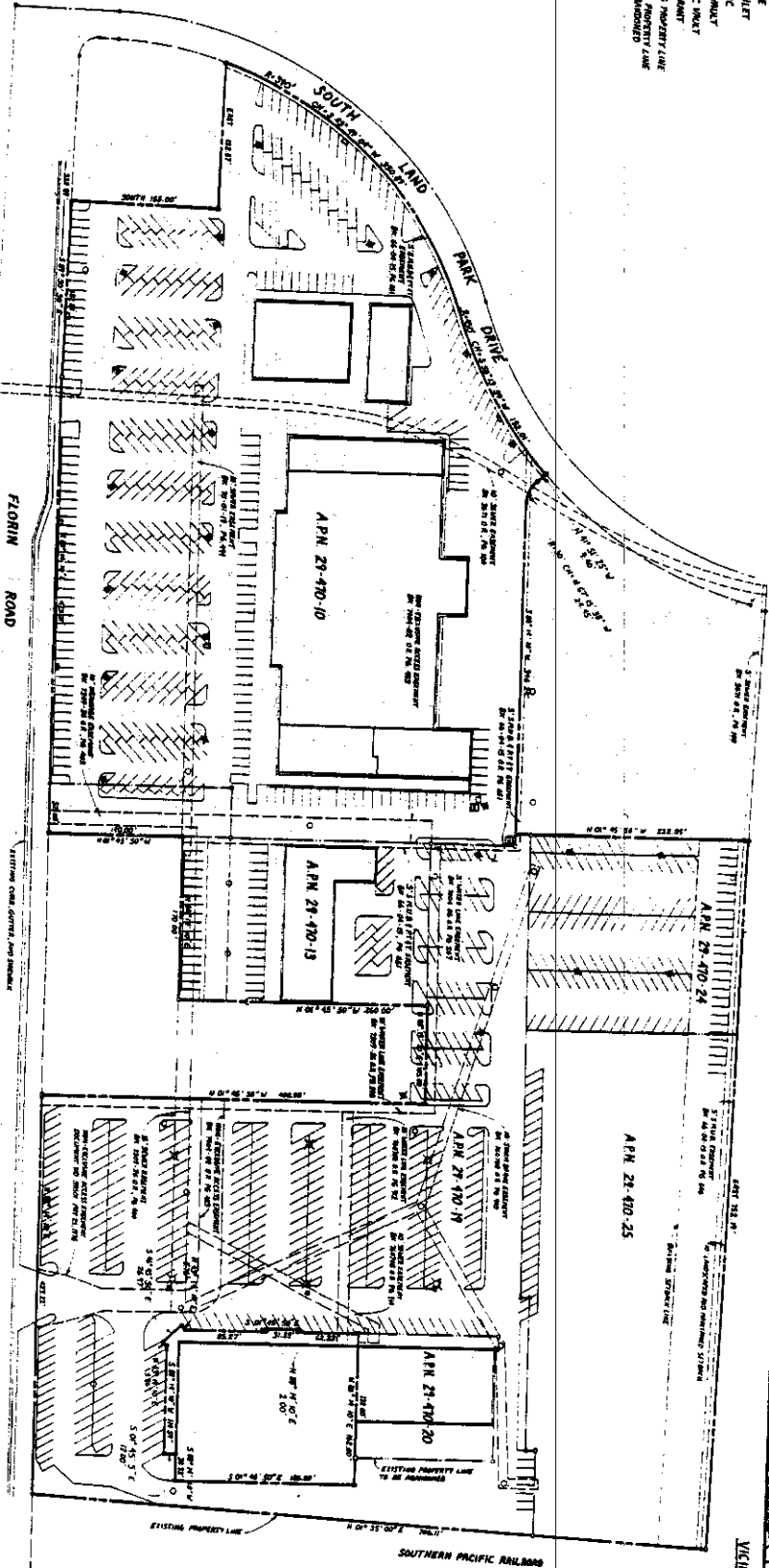
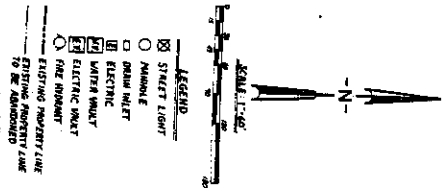


**VICINITY MAP**



**LAND USE & ZONING MAP**

# EXHIBIT - A



<p>DATE: JUNE 1990</p> <p>SCALE: 1" = 40'</p> <p>DESIGNED BY: VMS</p> <p>CHECKED BY: VMS</p> <p>DATE: 07-05-92</p>	<p>PROJECT: LOT LINE MERGER</p> <p>CLIENT: GLENNE WILLIAMS CIVIL ENGINEERING &amp; SURVEYING</p> <p>ADDRESS: 3175 COMMERCE STREET, SACRAMENTO, CA 95833</p> <p>PHONE: (916) 442-1111</p>	<p>ASSESSOR'S PARCEL NO. 29-470-10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25</p>
--	--	--

12-13-90

# EXHIBIT - B

## TOTAL BOUNDARY OF MERGED PARCELS

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being all of Parcel 1, Parcel 2 and Parcel 3 as shown on that parcel map filed for record in the office of the Recorder of Sacramento County in Book 19 of Parcel Maps, at Page 17. More particularly described as follows:

BEGINNING at a 1 1/4" iron pipe tagged L.S. 2651, marking the Southeast corner of said Parcel 2; thence South 88° 14' 10" West, 423.22 feet; thence North 01° 45' 50" West, 400.00 feet; thence South 88° 14' 10" West, 105.00 feet; thence South 01° 45' 50" East, 260.00 feet; thence South 88° 14' 10" West, 170.00 feet; thence South 01° 45' 50" East, 140.00 feet; thence South 88° 14' 10" West, 473.21 feet; thence North 89° 50' 50" West, 182.89 feet; thence North 155.00 feet; thence West 152.67 feet; thence along the arc of a non-tangent 390.00 foot radius curve to the right, the chord of which bears North 43° 49' 04" East 359.87 feet; thence along the arc of a 450.00 foot radius reversing curve to the left, the chord of which bears North 58° 13' 59" East, 192.01 feet; thence South 41° 51' 25" East, 9.40 feet; thence along the arc of a 30.00 foot radius curve to the left, the chord of which bears South 67° 15' 38" East, 24.45 feet; thence North 88° 14' 10" East, 346.24 feet; thence North 01° 45' 50" West, 238.06 feet; thence East, 752.19 feet; thence South 01° 35' 00" West, 706.11 feet to the point of beginning.

Said property contains 17.772 acres.

12-13-90 343

12-13-90