

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacto., CA 95825		
OWNER	OTR, 1701 Marina Boulevard, San Leandro, CA 94577		
PLANS BY	Cooper, Thorne & Associates, Inc., 2011 Arden Way, Ste. 10, Sacramento, CA 95825		
FILING DATE	10-24-84	50 DAY CPC ACTION DATE	REPORT BY: RKH:bw
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL NO. 274-110-41 & 42

APPLICATION: Lot Line Adjustment to relocate common property lines between two lots

LOCATION: 2351 Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlement to relocate the property lines between two lots so that the existing Lucky Store can expand.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Office
1978 South Natomas Community
Plan Designation: Commercial Shopping Center
Existing Zoning of Site: C-2
Existing Land Use of Site: Shopping Center

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial, Vacant; C-2
East: Commercial; C-2
West: Vacant; SC/R-3

Property Dimensions: 517' x 584'
Property Area: ±5.7 acres
Significant Feature of Site: Developed Shopping Center
Topography: Flat
Street Improvements/Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is located in an area zoned C-2. The applicant is requesting the lot line adjustment to allow the expansion of an existing Lucky store. The proposed lot line runs underneath an existing structure which will be removed during expansion.
- B. The proposed lot line adjustment was reviewed by the offices of Engineering, Building Inspections and Traffic Engineering. It was also reviewed by the South Natomas Advisory Committee. No comments were received.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, 15305(a)).

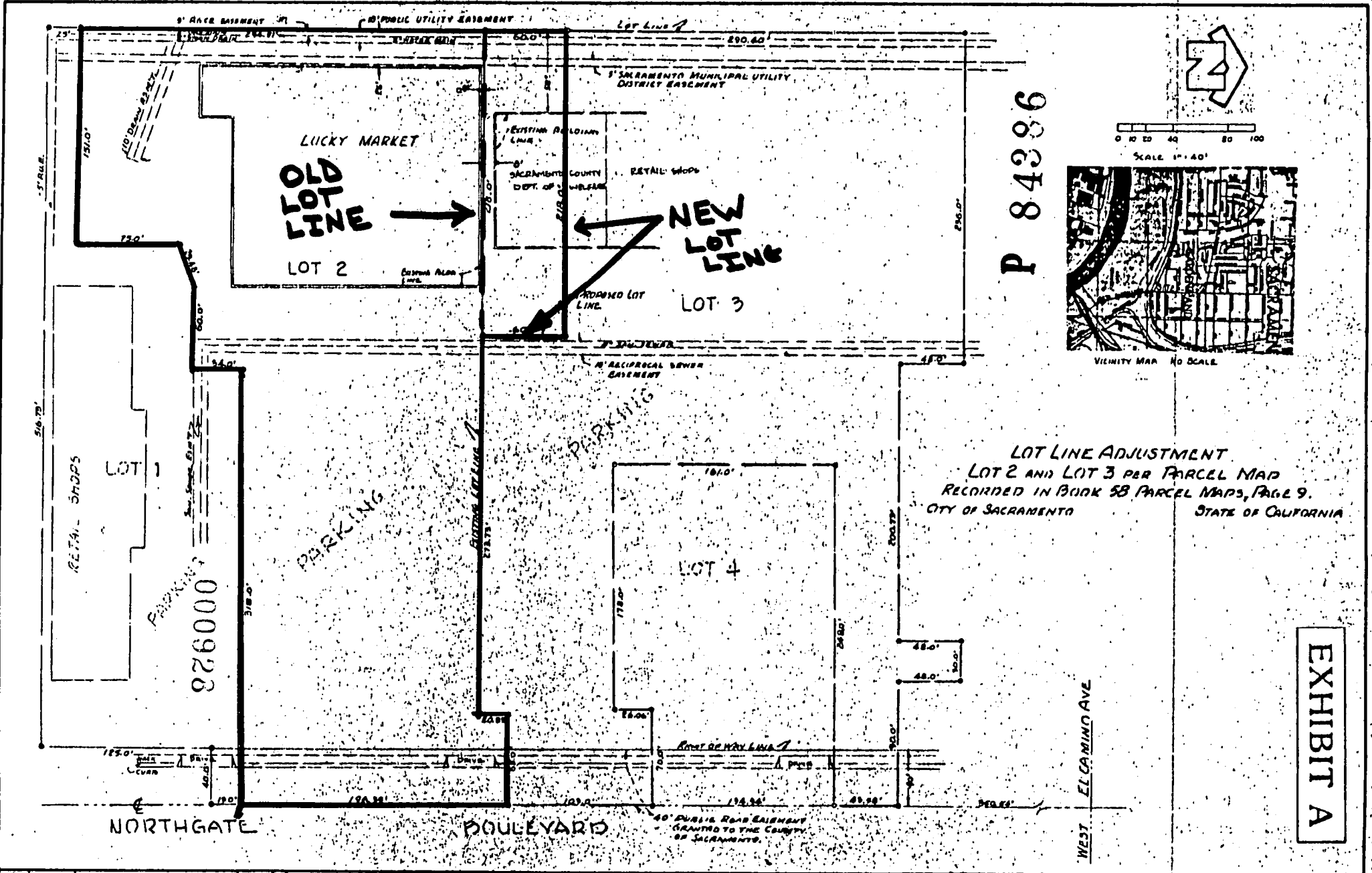
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

000924

84-386

11-29-84

No. 27



P 84286

LOT LINE ADJUSTMENT
 LOT 2 AND LOT 3 PER PARCEL MAP
 RECORDED IN BOOK 53 PARCEL MAPS, PAGE 9.
 CITY OF SACRAMENTO STATE OF CALIFORNIA

EXHIBIT A

NO. DATE DESCRIPTION		BY	REVISION NO.	SUBMITTED BY	NO.	DATE	NO.	DATE
1								
2								
3								
4								
5								
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DRAWN		CHECKED		SCALE		DATE		
COOPER, THORNE & ASSOCIATES, INC.		CIVIL ENGINEERING AND LAND SURVEYING		BY: GORDON WATSON DATE: 10/28/84		SHEET 1 OF 1		
				cta				

EXHIBIT B

All that real property situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Fractional Section 30, Township 9 North, Range 5 East, M.D.M., described as follows:

All of Lot Three, as said lot is shown on that certain Parcel Map "Northgate Shopping Center," filed in the Office of the Recorder of Sacramento County, in Book 59 of Parcel Maps, Map No. 9, more particularly described as follows:

Beginning at the Southwest corner of said Lot Three; thence, from said point of beginning along the following eight (8) courses: (1) North 00°08'40" East 350.40 feet; (2) South 89°51'20" East 236.00 feet; (3) South 00°08'40" West 48.00 feet; (4) South 89°51'20" East 200.73 feet; (5) North 00°08'40" East 48.00 feet; (6) South 89°51'20" East 30.00 feet; (7) South 00°08'40" West 48.00 feet; and, (8) South 89°51'20" East 90.00 feet to the centerline of Northgate Boulevard, a public boulevard with a full width of 80.00 feet; thence, along said centerline South 00°08'40" West 43.58 feet; thence, leaving said centerline along the following five (5) courses: (1) North 89°51'20" West 208.00 feet; (2) South 00°08'40" West 161.00 feet, (3) South 89°51'20" East 178.00 feet; (4) North 00°08'40" East 26.06 feet; and, (5) South 89°51'20" East 70.00 feet to the centerline of said Northgate Boulevard; thence, along said centerline South 00°08'40" West 103.00 feet; thence, leaving said centerline North 89°51'20" West 65.00 feet; thence, South 00°08'40" West 20.88 feet; thence, North 89°51'20" West 491.73 feet, to the point of beginning, containing 3.252 acres gross, more or less.

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All that real property situate in the City of Sacramento, County of Sacramento, State of California, being a portion of Fractional Section 30, Township 9 North, Range 5 East, M.D.M., described as follows:

All of Lot Two, as said lot is shown on that certain Parcel Map "Northgate Shopping Center," filed in the Office of the Recorder of Sacramento County, in Book 58 of Parcel Maps, Map No. 9, more particularly described as follows:

Beginning at the Northwest corner of said Lot Two; thence, from said point of beginning South 89°51'20" East 491.73 feet; thence, North 00°08'40" East 20.88 feet; thence, South 89°51'20" East 65.00 feet to the centerline of Northgate Boulevard, a public boulevard with a full width of 80.00 feet; thence, along said centerline South 00°08'40" West 196.39 feet; thence, leaving said centerline, North 89°51'20" West 318.00 feet; thence, along the following six (6) courses:
(1) South 00°08'40" East 34.00 feet; (2) North 89°51'20" West 60.00 feet; (3) South 70°18'51" West 29.48 feet;
(4) South 00°08'40" West 75.00 feet; (5) North 89°51'20" West 151.00 feet; and, (6) North 00°08'40" East 294.51 feet to the point of beginning, said lot containing 2.759 acres gross, more or less.

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