

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	H. C. Elliot, Inc., 11093 Sun Center Drive, Rancho Cordova, CA		
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	2-17-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL NO. 119-380-59; 119-370-13,10,

09,08,07,06,05, 20 & 2

APPLICATION: Lot Line Adjustment

LOCATION: North and south sides of Ardwell Way; east and west of Puka Way

PROPOSAL: The applicant is requesting the necessary entitlement to accommodate slightly revised "footprint" sizes of previously approved subdivision.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1968 Valley Hi Community Plan
Designation: Light Density Residential
Existing Zoning: R-1 and R-1A
Existing Land Use: Vacant and under construction

Surrounding Land Use and Zoning:

North: Residential and Vacant; R-1
South: Vacant; R-1
East: Vacant; R-1
West: Vacant; R-1

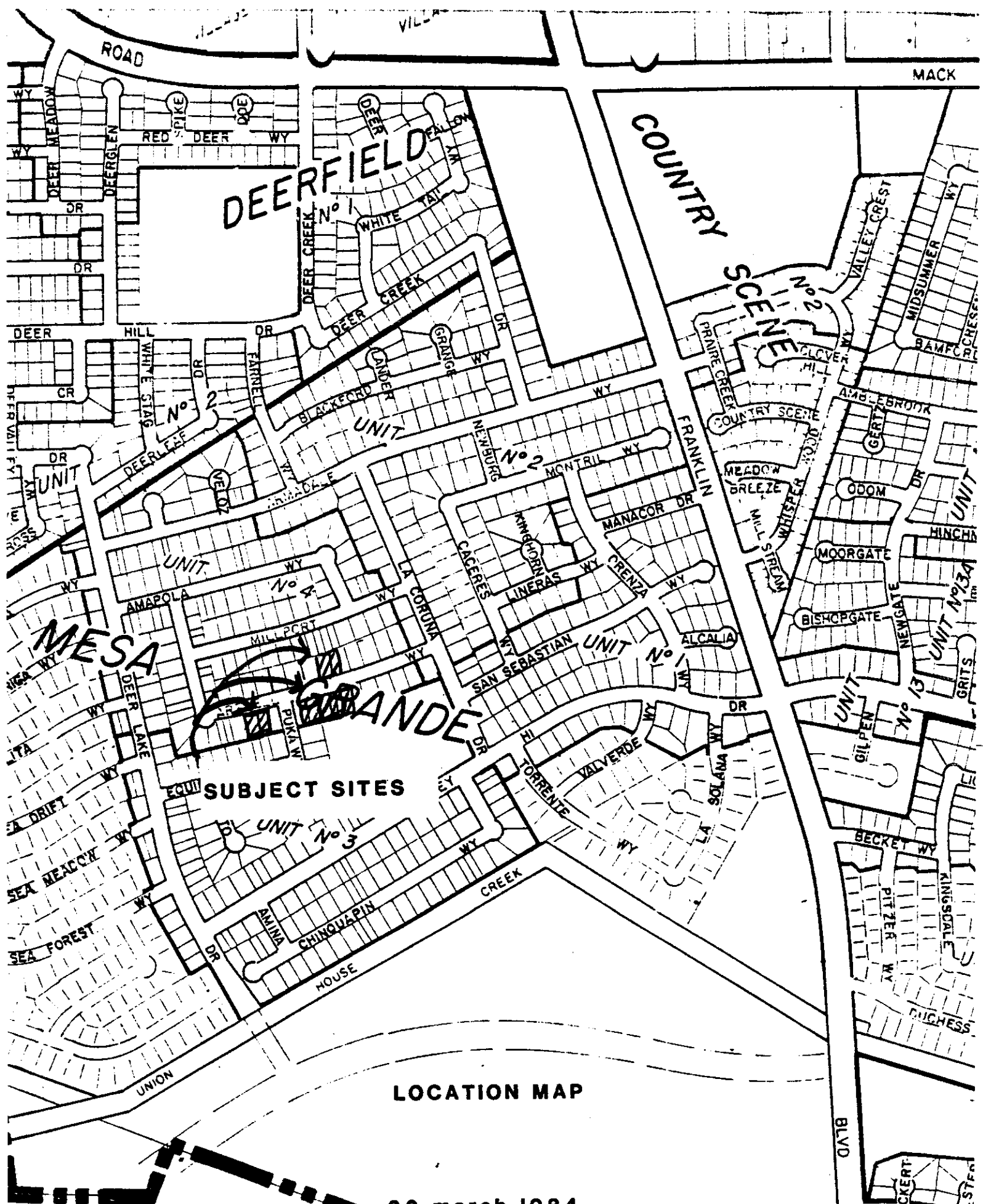
Property Dimensions: Approximately 107' x 36' (halfplex lots)
Property Area (total): 1.13 acres
Square Footage of Lot: Approximately 3,960
Street Improvements: Existing
Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this request:

1. The subject sites are located in a developing area with several vacant parcels. Staff has no objection to this request in that the slight adjustments will accommodate a small change in the revised structure "footprints."
2. The proposed lot line adjustments were reviewed by Real Estate, Engineering and Water and Sewer. There were no objections to the request; however, the following comments were received:
 - a. Real Estate requires that all existing assessments be paid off;
 - b. Water and Sewer requires that each lot must have separate water and sewer services;
 - c. Engineering requires that new lot lines be monumented.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustments are exempt from environmental review pursuant to State EIR Guidelines (CEQA, Sec. 15305).

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



LOCATION MAP

22 march 1984

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT FOR
LOTS 448, 451, 454, 455. PORTIONS OF LOTS
447, 452, 453 AND 456 OF MESA GRANDE, UNIT
NO. 4 RECORDED IN BOOK 147 OF MAPS, MAP NO. 27.
(P84-081)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located north and south sides Ardwell Way; east and west of Puka Way; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305; and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1968 Valley Hi 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 north and south sides of Ardwell Way; east and west of Puka Way,

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

1. 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.
2. The proposed lot lines are to be monumented.
3. All existing assessments shall be paid off.

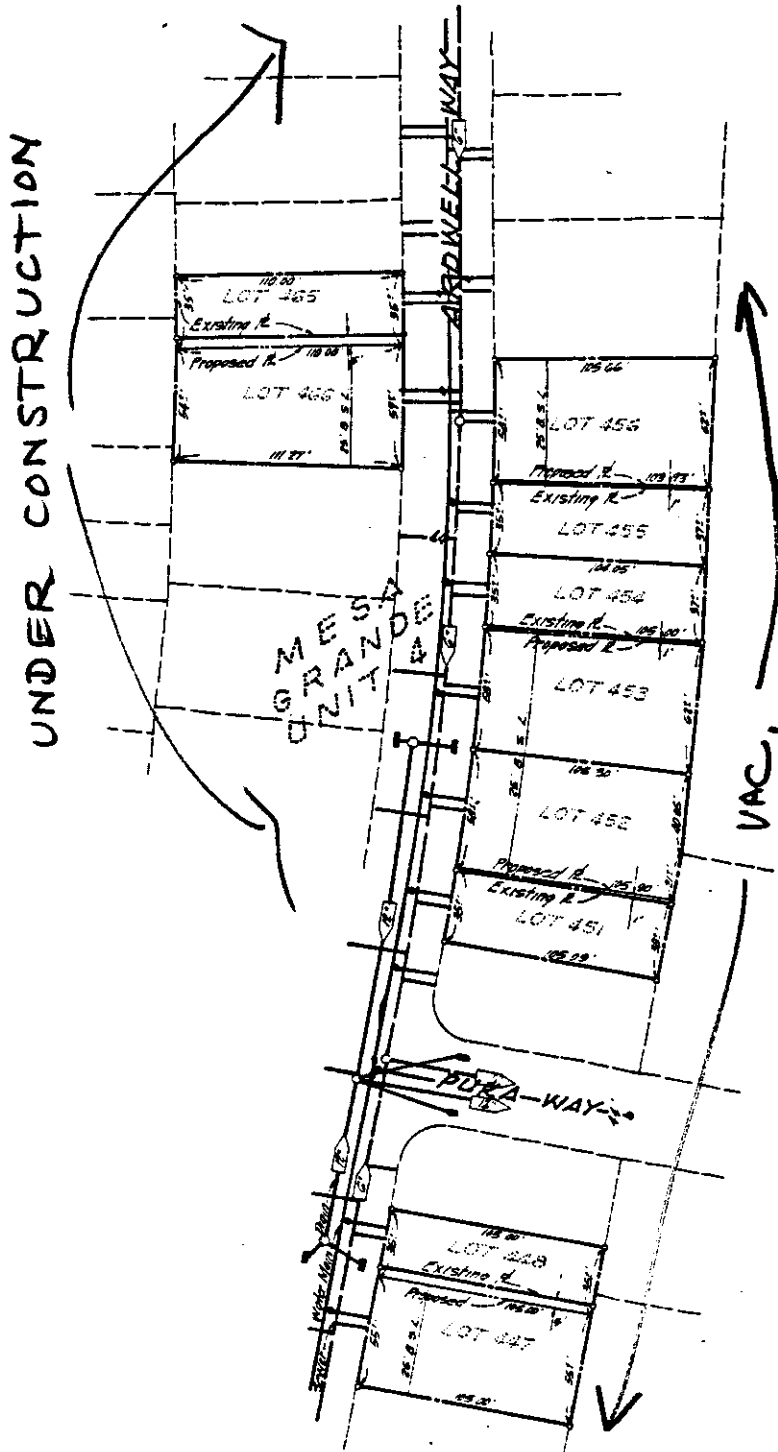
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



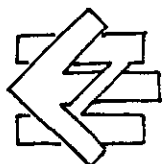
Vicinity Map
(NOT TO SCALE)



SURROUNDING LAND USE

22 march 1984

No. 22



P84081

JOB NO.	TITLE: LOT LINE ADJUSTMENT
DATE: 24 1984	LOTS 447, 448, 451, 452, 453, 454,
F.R. PA	455, 456, 465 & 466
SCALE: 1"=40'	CLIENT: CITY OF SACTO CALIF
DRAWN BY: DHA	CLIENT: H.C. ELLIOTT

SPINK ENGINEERING COMPANY
 ENGINEERS PLANNERS SURVEYORS
 SACRAMENTO CALIFORNIA

DESCRIPTION OF LOT 465 AND PORTION OF LOT 466
MESA GRANDE UNIT NO. #4

All of Lot 465 and a portion of Lot 466 as said lots are shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27, described as follows:

Beginning at the easterly corner of said Lot 465 thence from said point of beginning along the southeasterly line of said Lot 465 South $65^{\circ} 27' 00''$ West 30.00 feet to the easterly corner of said Lot 466; thence along the southeasterly line of said Lot 466 southwesterly curving to the right on an arc of 1478.12 feet radius, said arc being subtended by a chord bearing South $65^{\circ} 32' 49''$ West 5.00 feet; thence North $24^{\circ} 33' 00''$ West 110.21 feet to the point of intersection with the northwesterly line of said Lot 466; thence along said northwesterly line North $67^{\circ} 55' 25''$ East 5.00 feet to the westerly corner of said Lot 465; thence along the northwesterly line of said Lot 465 North $65^{\circ} 27' 00''$ East 30.00 feet to the northerly corner of said Lot 465; thence South $24^{\circ} 33' 00''$ East 110.00 feet to the point of beginning.

DESCRIPTION OF A PORTION OF LOT 466 MESA GRANDE UNIT NO. 4

Being a portion of Lot 466 as said lot is shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27, described as follows:

Beginning at the westerly corner of said Lot 466 thence from said point of beginning along the northwesterly line of said Lot 466 North $67^{\circ} 55' 25''$ East 54.21 feet; thence South $24^{\circ} 33' 00''$ East 110.21 feet to the point of intersection with the southeasterly line of said Lot 466; thence along said southeasterly line; southwesterly curving to the right on an arc of 1478.12 feet radius, said arc being subtended by a chord bearing South $66^{\circ} 47' 14''$ West 58.98 feet to the southerly corner of said Lot 466; thence North $22^{\circ} 04' 11''$ West 111.27 feet to the point of beginning.

EXHIBIT A

**ALL OF LOT 448, PORTION OF LOT 447
MESA GRANDE NO. 4**

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California.

All of Lot 448 and a portion of lot 447 as said lots are shown on that map entitled Mesa Grande Unit No. 4, filed October 29, 1981 in Book 147 of Maps, Map No. 27 in the office of the Recorder of Sacramento County, California; more particularly described as follows:

Beginning at the North corner of said Lot 448; thence from said point of beginning South 77° 04' 00" West along the northwesterly line of said Lots 448 and 447 35.00 feet; thence South 12° 56' 00" East 105.00 feet to the point of intersection with the southeasterly line of said Lot 447; thence North 77° 04' 00" East along the southeasterly lines of lots 447 and 448 35.00 to the East corner of said lot 448; thence North 12° 56' 00" West 105.00 feet to the point of beginning.

P 84081

PORTION OF LOT 447

All that certain real property situated in the City of Sacramento, County of Sacramento, State of California.

Being a portion of Lot 447 as said lot is shown on that map entitled Mesa Grade Unit No. 4 filed October 29, 1981 in Book 147 of Maps, Map No. 27 in the office of the Recorder of Sacramento County, California more particularly described as follows:

Beginning at the north corner of said Lot 447; thence from said point of beginning North 77° 04' 00" East along the northwesterly line of said Lot 447 55.00 feet; thence South 12° 56' 00" East 105.00 feet to the point of intersection with the southeasterly line of said Lot 447. Thence South 77° 04' 00" West along said southeasterly line 55.00 feet to the South corner of said Lot 447; thence North 12° 56' 00" West 105.00 to the point of beginning.

P 84081

22 march 1984

No. 22

THE SPINK CORPORATION	
CHECKED: <i>Tom</i>	DATE: <i>2-21-84</i>
TYPING: <i>Tom</i>	
TRAVERS: <i>Tom</i>	<i>2-21-84</i>
MAP: _____	
DELIVERED TO: _____	

**DESCRIPTION OF A PORTION OF LOT 452
MESA GRANDE UNIT NO. 4**

Being a portion of Lot 452 as said lot is shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27, described as follows:

Beginning at the easterly corner of said Lot 452; thence from said point of beginning along the southeasterly line of said Lot 452 the following two (2) courses and distances: (1) South $71^{\circ} 33' 20''$ West 40.85 feet, (2) South $77^{\circ} 04' 00''$ West 21.72 feet; thence North $14^{\circ} 51' 44''$ West 105.92 feet to the point of intersection with the northwesterly line of said Lot 452; thence along said northwesterly line, northeasterly, curving to the left on an arc of 1522.12 feet radius, said arc being subtended by a chord bearing North $74^{\circ} 02' 16''$ East 58.45 feet to the northerly corner of said Lot 452; thence South $17^{\circ} 03' 45''$ East 105.30 feet to the point of beginning.

**DESCRIPTION OF LOT 451 AND A PORTION OF LOT 452
MESA GRANDE UNIT NO. 4**

All of Lot 451 and a portion of Lot 452 as said lots are shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27 described as follows:

Beginning at the southerly corner of said Lot 451; thence from said point of beginning along the southeasterly line of said lots 451 and 452 North $77^{\circ} 04' 00''$ East 37.44 feet; thence North $14^{\circ} 51' 44''$ West 105.92 feet to the point of intersection with the northwesterly of said Lot 452; thence along the northwesterly line of said Lot 452 and 451, southwesterly curving to the right on an arc of 1522.12 feet radius, said arc being subtended by a chord bearing South $75^{\circ} 47' 48''$ West 35.00 feet to the westerly corner of said Lot 451; thence South $13^{\circ} 32' 41''$ East 105.09 feet to the point of beginning.

DESCRIPTION OF LOT 454 AND A PORTION OF LOT 453
MESA GRANDE UNIT NO. 4

All of Lot 454 and a portion of Lot 453 as said lots are shown on that map entitled Mesa Grande Unit No. 4 recorded in Book 147 of Maps, Map No. 27 in the office of the Recorder of Sacramento County, described as follows:

Beginning at the easterly corner of said Lot 454 thence from said point of beginning South 68° 35' 03" West 36.79 feet to the easterly corner of said Lot 453; thence along the southeasterly line of said Lot 453, South 71° 33' 20" West 0.63 feet; thence North 19° 15' 47" West 104.99 feet to the point of intersection with the northwesterly line of said Lot 453; thence along the northwesterly line of lots 453 and 454 northeasterly, curving to the left on an arc of 1522.12 feet radius, said arc being subtended by a chord bearing North 70° 04' 42" East 35.00 feet to the northerly corner of said Lot 454; thence South 20° 34' 49" East 104.05 feet to the point of beginning.

DESCRIPTION OF A PORTION OF LOT 453
MESA GRANDE UNIT NO. 4

Being a portion of Lot 453 as said lot is shown on that map entitled Mesa Grande Unit No. 4, recorded in Book 147 of Maps, Map No. 27 in the office of the Recorder of Sacramento County, described as follows:

Beginning at the southerly corner of said Lot 453 thence from said point of beginning North 17° 03' 45" West 105.30 feet to the westerly corner of said Lot 453; thence along the northwesterly line of said Lot 453, northeasterly curving to the left on an arc of 1522.12 feet radius, said arc being subtended by a chord bearing North 71° 50' 14" East 58.46 feet; thence South 19° 15' 47" East 104.99 feet to the point of intersection with the southeasterly line of said Lot 453; thence South 71° 33' 20" West 62.49 feet to the point of beginning.

DESCRIPTION OF A PORTION OF LOT 456
MESA GRANDE UNIT NO. 4

Being a portion of Lot 456 as said lot is shown on that map entitled Mesa Grande Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27 described as follows:

Beginning at the easterly corner of said Lot 456; thence from said point of beginning along the southeasterly line of said Lot 456 South 68° 35' 03" West 62.51 feet; thence North 21° 53' 53" West 103.93 feet to the point of intersection with the northwesterly line of said Lot 456; thence along said northwesterly line, northeasterly, curving to the left on an arc of 1522.12 feet radius, said arc being subtended by a chord bearing North 67° 00' 06" East 58.46 feet to the northerly corner of said Lot 456; thence South 24° 05' 55" East 105.66 feet to the point of beginning.

DESCRIPTION OF LOT 455 AND A PORTION OF LOT 456
MESA GRANDE UNIT NO. 4

All of Lot 455 and a portion of Lot 456 as said lots are shown on the map entitled Mesa Grande Uni No. 4, recorded in the office of the Recorder of Sacramento County in Book 147 of Maps, Map No. 27, described as follows:

Beginning at the southerly corner of said Lot 455; thence from said point of beginning along the southeasterly lines of said Lots 455 and 456 North 68° 35' 03" East 37.39 feet; thence North 21° 53' 53" West 103.93 feet to the point of intersection with the northwesterly line of said Lot 456; thence along the northwesterly lines of said lots 456 and 455 southwesterly, curving to the right on an arc of 1522.12 feet radius, said arc subtended by a chord bearing South 68° 45' 40" West 35.00 feet to the westerly corner of said Lot 455; thence South 20° 34' 49" East 104.05 feet to the point of beginning.

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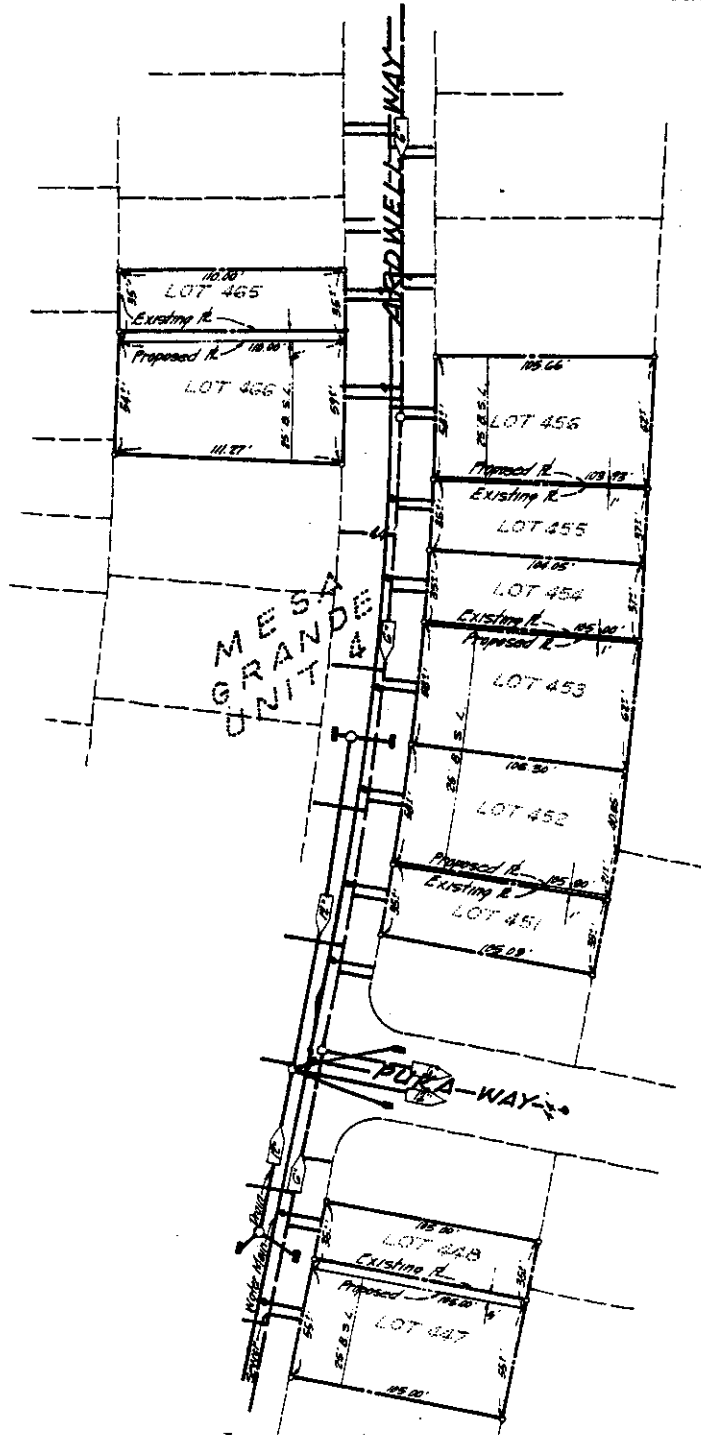
22 march 1984

No. 22

THE SPINK CORPORATION	
CHECKED:	DATE
TYPING	7-21-84
TRAVERSE	2-21-84
MAP	
DELIVERED TO:	

EXHIBIT B

Vicinity Map
(NOT TO SCALE)



22 march 1984

No. 22



JOB NO.	LOT LINE ADJUSTMENT	SPINK ENGINEERING COMPANY
	DATE: Feb. 1984	
P.R.	LOTS 447, 448, 451, 452, 453, 454, 455, 456, 465 & 466	CADRETTAS
SCALE: 1" = 40'	CITY OF SACRAMENTO CALIF.	DR. NO.
ORDER BY: DMA	CLIENT:	
CHECKED BY:	H.C. ELLIOTT	

SACRAMENTO CITY PLANNING COMMISSION

SYNOPSIS

STUDY SESSION

April 5, 1983 - 5:30 P.M.
Council Chamber - 915 I Street, 2nd Floor

-
1. Draft EIR-Alkali Flat Redevelopment Plan Amendments and Implementation Strategy (M84-010) STAFF REPORT APPROVED
 2. Final Approval of Office Complex at 2535 Natomas Park Drive (P83-432 & DR84-122) STAFF RECOMMENDATION APPROVED

3

3

SACRAMENTO CITY PLANNING COMMISSION

AGENDA

STUDY SESSION

April 5, 1983 - 5:30 P.M.
Council Chamber - 915 I Street, 2nd Floor

1. Draft EIR-Alkali Flat Redevelopment Plan Amendments and Implementation Strategy (M84-010)
2. Final Approval of Office Complex at 2535 Natomas Park Drive (P83-432 & DR84-122)

