

# CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b>	The Pep Boys - Manny, Moe & Jack of CA: 1122 W. Washington Bl., LA, CA 90015				
<b>OWNER</b>	Moss & Howard Inc., 1162 Cirby Way, Roseville, CA 95661				
<b>PLANS BY</b>	Reeves Associates Architects, 417 S. Hill Street, L.A., CA 90013				
<b>FILING DATE</b>	3/24/89	<b>ENVIR. DET.</b>	15305a	<b>REPORT BY</b>	DTH:kjr
<b>ASSESSOR'S PCL. NO.</b>	250-0121-022 and 044				

**APPLICATION:** Lot Line Adjustment to merge two vacant parcels into one.

**LOCATION:** 3534 Northgate Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two vacant parcels totaling 2.65+ acres located in the Northgate Boulevard Special Planning District (SPD) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Special Planning District
1988 South Natomas Community Plan Designation:	Northgate Special Planning District
Existing Zoning of Site:	SPD
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Mobile Home Park; SPD  
South: Restaurant, Vacant and Single Family Residence; SPD and R-1  
East: Mobile Home Park and Single Family Residence; R-1  
West: Vacant; H(PUD)

**Property Dimensions:** Lot 22 356.94' x 237.50'  
Lot 44 148.01' x 120.69'  
**Property Area:** 2.65+ acres  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing

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

- A. The subject site consists of two vacant lots totaling 2.65+ acres in the Northgate Special Planning District (SPD) zone. The General Plan and the 1988 South Natomas Community Plan designates the site as a Special Planning District. The subject site is surrounded on the north by a mobile home park zoned R-1, on the east by a mobile home park and single family residences zoned R-1, on the west by vacant land zoned H(PUD), and on the south by a restaurant and vacant land zoned SPD and single family residences and vacant land zoned R-1.
- B. The applicant is proposing to eliminate the common property line between lot 22 and lot 44 in order to develop a 23,170+ sq. ft. Pep Boys Service Center and retail store on the subject site. By merging the two lots the applicant will be able to meet all of our setbacks and provide excess parking for the proposed use.

C. The project has been reviewed by City Engineering, Water and Sewer, and City Real Estate. The following comments have been received from Engineering:

1. Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:
  - a. File Certificate of Compliance, submit all required documents according to submittal requirements checklist, and pay necessary fees (presently \$500).
  - b. Pay off or combine any existing assessments.
  - c. File a waiver of Parcel Map.
  - d. Dedicate and improve Northgate Boulevard to a 40' half section and construct standard improvements at time of building permit.
  - e. Dedicate West Silver Eagle to existing alignment and construct standard improvements at time of building permit.

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

RECOMMENDATION: Staff recommends Planning Commission approval of 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 ELIMINATE A  
COMMON PROPERTY LINE BETWEEN TWO LOTS

(APN: 250-0121-022 AND 044)

(P89-161)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3534 Northgate Boulevard; and

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

WHEREAS, the lot line adjustment is consistent with the General Plan and the 1988 South Natomas Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

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

that the lot line adjustment for property located at 3534 Northgate Boulevard City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. 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 (presently \$500).
  - b. Pay off or segregate any existing assessments.
  - c. File a waiver of Parcel Map.
  - d. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, EBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The

Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



NORTH

100'-0" RADIUS BOUNDARY

0 100'  
SCALE: 1"=100'

NORTGATE BLVD.

10

69

↑ 9 SPD  
mobile home park → R-1

42

121

vacant

PROJECT SITE

1

22

Vacant  
H (PUD)

8 R-1  
7 R-1

SF SF

18

17

11

70

SPD  
2  
Burger King

43

vacant

44

W. SILVER EAGLE RD.

vacant  
3  
SPD  
Exxon SPD

36

4 SF  
3 SPD

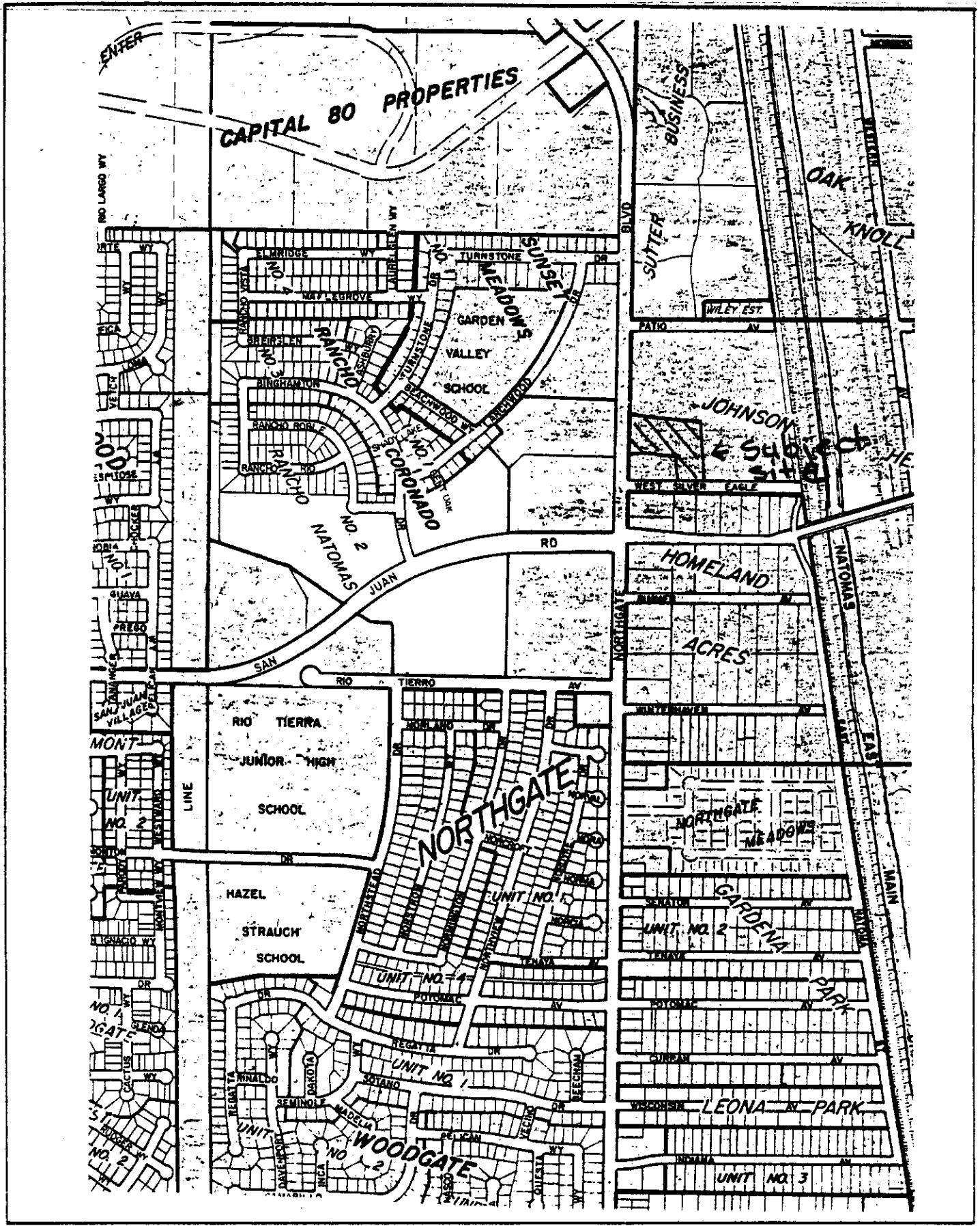
3

5 R-1  
4 vacant  
6 R-1  
5 SF

4

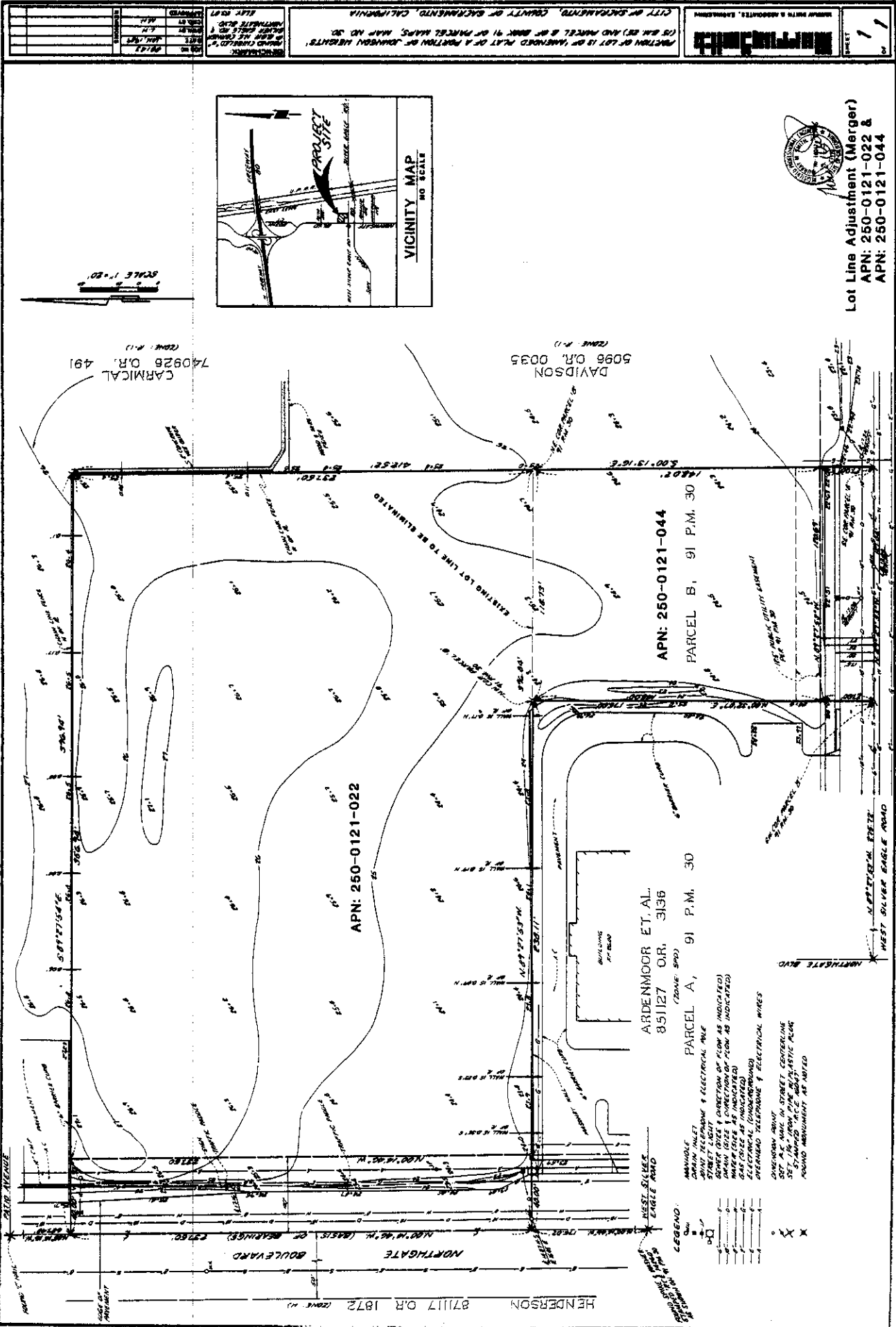
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# LAND USE & ZONING MAP



**VICINITY MAP**

# Exhibit A



P89-161

5-11-89

Item # 27

P00161

EXHIBIT "A"

LEGAL DESCRIPTION FOR LOT  
LINE ADJUSTMENT (MERGER)  
FOR APN: 250-0121-022; 044,  
CITY OF SACRAMENTO, CALIFORNIA

All that certain real property situate in the City of Sacramento,  
County of Sacramento, State of California, described as follows:

The south three-quarters of Lot 13, as shown on the "AMENDED PLAT  
OF A PORTION OF JOHNSON HEIGHTS", filed in the office of the  
Recorder of Sacramento County, California, on July 26, 1915 in  
Book 15 of Maps, Map No. 25; the subdivision of said Lot is being  
made on the basis that the lot area includes one-half of the  
adjoining road.

EXCEPTING THEREFROM the South 175 feet measured along the east  
and west lines of said Lot.

TOGETHER WITH Parcel "B" of that certain Parcel Map filed for  
record in Book 91 of Parcel Maps, Map No. 30, Sacramento County  
Records.

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Murray Smith & Associates  
Engineering, Inc.

March 17, 1989  
88143

