

CITY PLANNING COMMISSION

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

APPLICANT MORTON & PITALO, 1430 Alhambra Boulevard, Suite #200-Sacramento, CA 95816
OWNER Emory Gray, 7532 Heather Road, Fair Oaks, Sacramento, CA 95628
PLANS BY Morton & Pitalo, 1430 Alhambra Blvd., Suite 200, Sacramento, CA 95816
FILING DATE 4/3/87 ENVIR. DET. EX15305 (a) REPORT BY FG/vf
ASSESSOR'S PCL. NO. 262-103-21,26

APPLICATION: Lot Line Adjustment to merge two lots.

LOCATION: Northeast corner, Indiana Avenue and Northgate Boulevard

PROPOSAL: The applicant is requesting entitlements to merge two lots.

PROJECT INFORMATION:

1974 General Plan Designation:

1986 South Natomas Community

Plan Designation:

Northgate SPD

Existing Zoning of Site:

C-2

Existing Land Use of Site:

Vacant

Surrounding Land Use and Zoning:

North: Vacant; C-2

South: Vacant; C-2

East : Vacant; R-1

West : Single Family; R-1

Property Dimensions:

Irregular

Property Area:

0.7+ acres

Topography:

Flat

Street Improvements:

Existing

Utilities:

Available to site

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site consists of two vacant lots totaling 0.7+ acres in the general commercial (C-2) zone. The 1986 South Natomas Community Plan designates the site as Northgate Special Planning District. Surrounding land uses include vacant lots and single family residential.
- B. The applicant is proposing to merge the two vacant lots so that a commercial building may be constructed on the site in the future. The property owner has begun site preparation by removing all significant trees from the site. Staff would like to see the property owner replace some of the trees with 24" box specimen trees.
- C. The proposal has been reviewed by Traffic, Public Works and the Fire Department. They had no comments, therefore staff has no objections to the lot line merger request.

APPLC. NO. P87-178 MEETING DATE 5/28/87 ITEM NO 29

001636

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

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

18-7-178
 5-28-87
 Item 29

LEGEND

- EXISTING SEWER LINE & SIZE
- PROPOSED SEWER LINE & SIZE
- EXISTING DRAIN LINE AND SIZE
- PROPOSED DRAIN LINE AND SIZE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING DRAIN INLET
- PROPOSED DRAIN INLET
- EXISTING GROUND ELEVATION
- PROPOSED ELEVATION
- EXISTING CONCRETE
- PROPOSED UNDERGROUND
- EXISTING SURFACE GRADE
- PROPOSED GRADE
- TRAIL TO BE REMOVED

BENCH MARK

BENCH MARK
 MULTI MARK IN VARIOUS PLACES
 BENCH MARK NORTHWEST CORNER
 NORTHWEST CORNER OF
 BENCH MARK ELEVATION

BOULEVARD

NORTHGATE

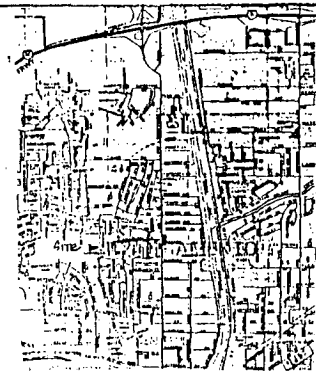
INDIANA

AVENUE

APN 262-108-31

APN 262-108-36

PROPOSED DEVELOPMENT



VICINITY MAP

REVISIONS NO. DESCRIPTION APPROVED BY DATE		FIELD BOOK NO. SCALE HORIZONTAL VERTICAL	DRAWN BY CHECKED BY SUBMITTED BY DATE	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED DATE	LOT LINE MERGER 3000 NORTHGATE BOULEVARD EMORY GRAY BUILDING CITY OF SACRAMENTO CALIFORNIA	DATE 5-28-87 SHEET 1 OF 1
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Exhibit A



January 29, 1987
86-0385

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1430 Alhambra Blvd., Suite 200
Sacramento, Ca. 95816
916/454-9600

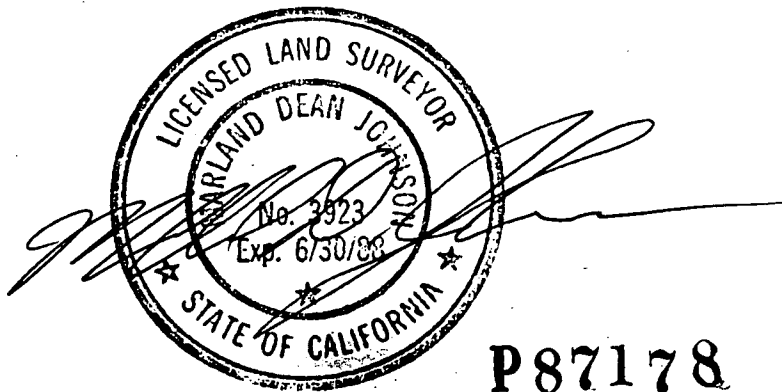
LOT LINE MERGER

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

All that portion of the Northwest quarter of Section 2, as shown on that certain Plat of "Rancho Del Paso," filed in Book A of Surveys, Page 94, Official Records of Sacramento County, described as follows:

BEGINNING at a point in the Easterly right-of-way of Northgate Boulevard, from which the Southwest corner of that certain Plat entitled "Leona Park," filed in Book 25 of Maps, Map No. 2, Official Records of Sacramento County, bears North 89°24'10" West 10.00 feet; thence, from said point of beginning, along the Southerly line of said Plat of Leona Park, South 89°24'10" East 150.00 feet; thence, leaving said Southerly line, South 00°08'40" West 198.51 feet to a point in the Northerly right-of-way line of Indiana Avenue; thence, along the rights-of-way of Indiana Avenue and Northgate Boulevard, the following four (4) courses: (1) along the arc of a curve to the left, concave Southerly, having a radius of 1086.42 feet, subtended by a chord bearing South 83°04'33" West 12.80 feet; (2) along the arc of a tangent curve to the right, concave Northerly, having a radius of 1044.42 feet, subtended by a chord bearing South 85°57'23" West 117.26 feet; (3) along the arc of a tangent curve to the right, concave Northeasterly, having a radius of 20.00 feet, subtended by a chord bearing North 45°20'32" West 28.53 feet; and (4) North 00°08'40" East 189.83 feet to the point of beginning.

Refer this description to your title company
before incorporating it into any document.



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MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

Exhibit B

JOB NO 860385

PROJECT LOT LINE MERGER

DESCRIPTION

DATE MAR. 1987 BY

LEONA PARK

25. BM 2

NORTHGATE BOULEVARD

NORTHGATE BOULEVARD

LOT LINE TO
BE ABANDONED

SCALE: 1"=30'

N45°20'32"W
28.53' ~ R=20'

S83°04'33"W
12.80' ~ R=1084.42'

S85°57'23"W
INDIANA

R=1044.42'

117.26'
AVENUE

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08427

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001640

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SHEET OF Item 29