

CITY PLANNING COMMISSION

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

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

APPLC. NO. P89-161 **MEETING DATE** May 11, 1989 **ITEM NO.** 27

00804

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.



NORTH

100'-0" RADIUS BOUNDARY

0 100'
SCALE: 1"=100'

10
69
Vacant
H (PUD)

NORTGATE BLVD.

↑ 9 SPD
mobile home park → R-1

vacant
PROJECT SITE
1
22

42

121

11
70

SPD
2
Burger King
43

vacant
44

8
R-1
SF
18

7
R-1
SF
17

W. SILVER EAGLE RD.

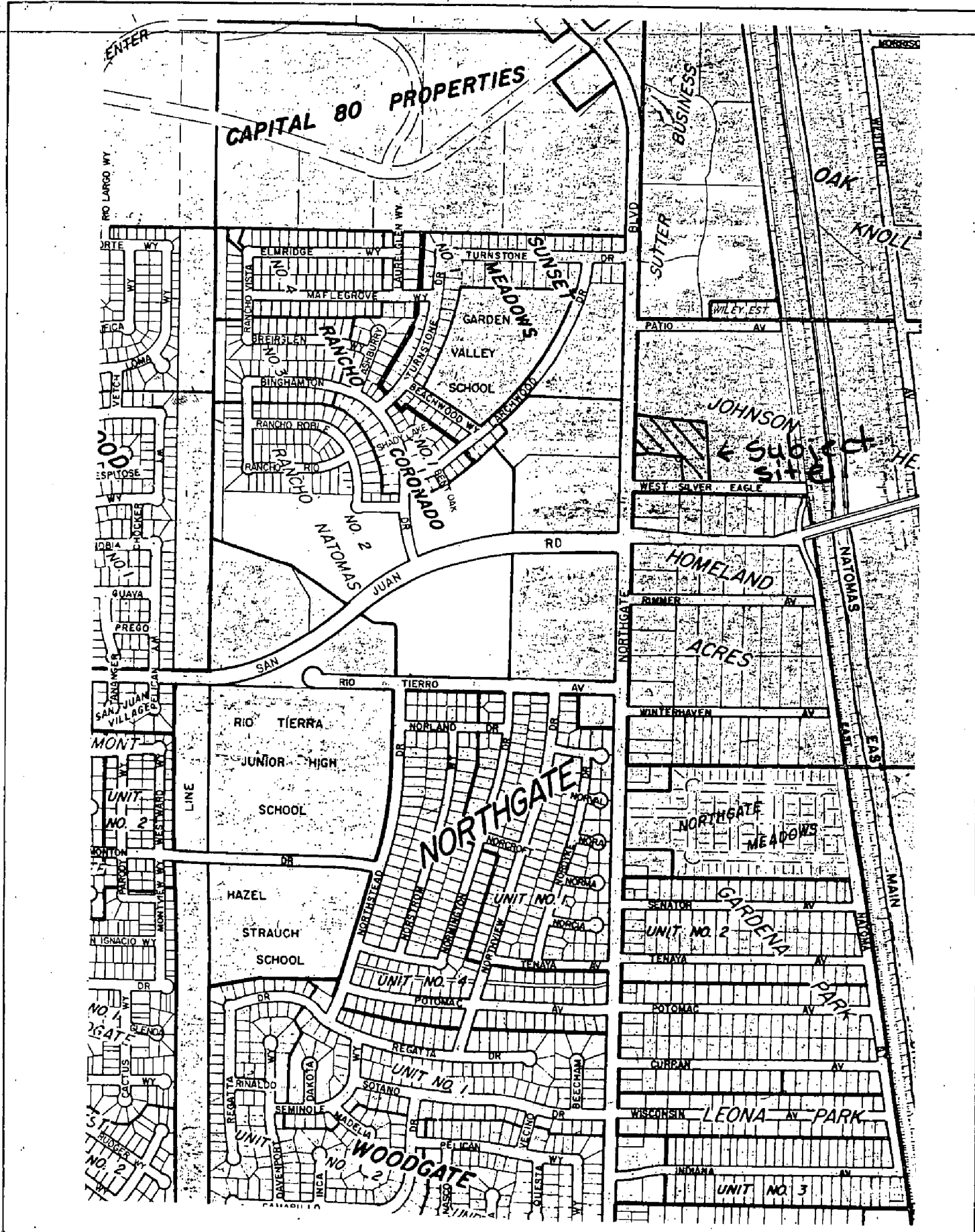
vacant
SPD
3
36
Exxon SPD

4
SF
SPD
3

5
R-1
vacant
4

6
R-1
SF
5

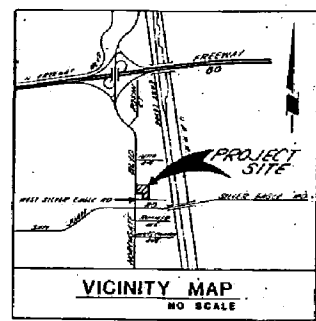
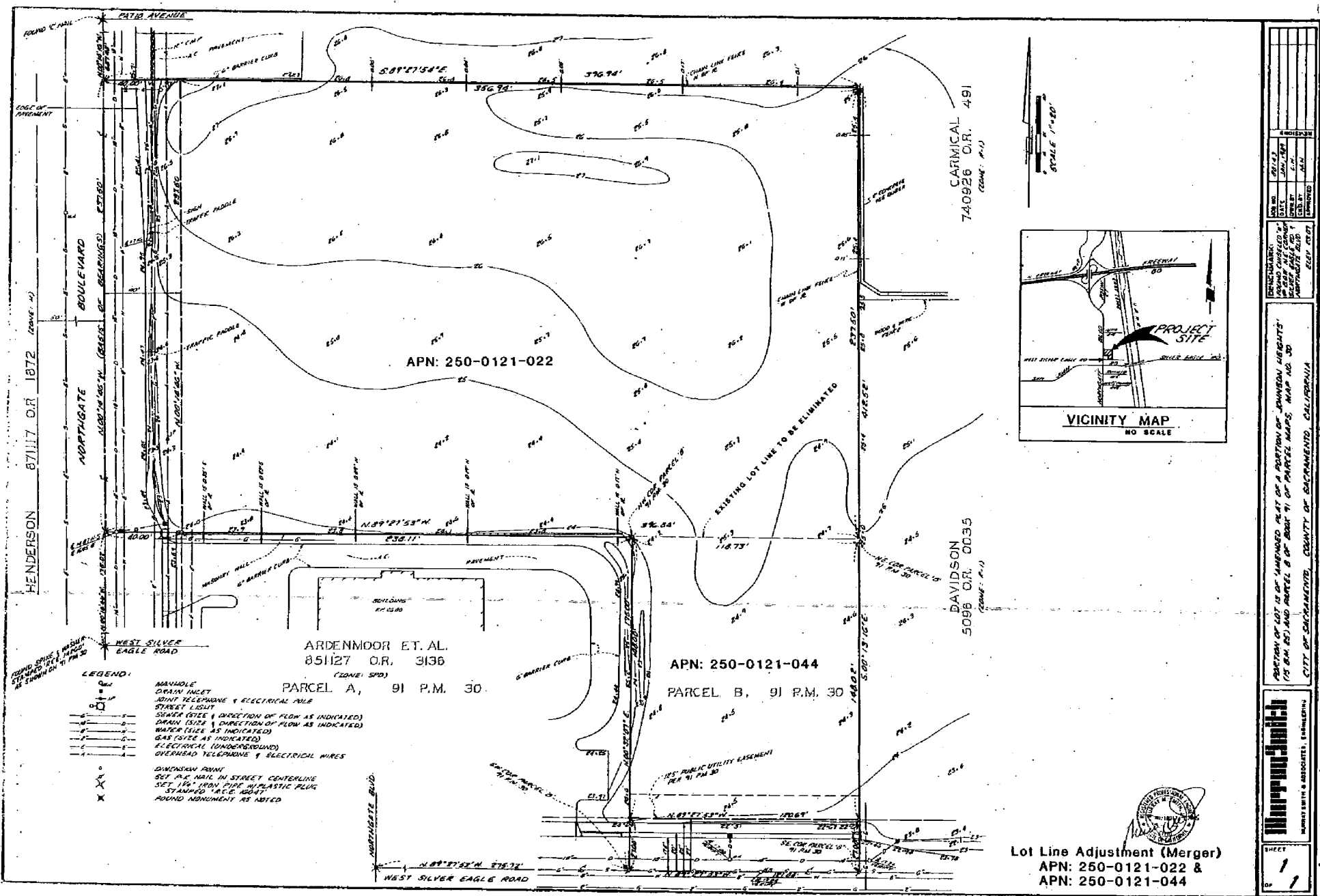
00806 LAND USE & ZONING MAP



00807 VICINITY MAP

P89-111

5-11-00



- LEGEND:**
- MANHOLE
 - DRAIN INLET
 - SEWER TELEPHONE & ELECTRICAL POLE
 - STREET LIGHT
 - SEWER (SIZE & DIRECTION OF FLOW AS INDICATED)
 - DRAIN (SIZE & DIRECTION OF FLOW AS INDICATED)
 - WATER (SIZE AS INDICATED)
 - GAS (SIZE AS INDICATED)
 - ELECTRICAL (UNDERGROUND)
 - OVERHEAD TELEPHONE & ELECTRICAL WIRES
 - DIMENSION ROW
 - SET 1/4" IRON PIPE IN STREET CENTERLINE
 - SET 1/4" IRON PIPE IN PLASTIC FLAG
 - STAMPED "A.C.C. 1904"
 - ROUND MONUMENT AS NOTED

ARDENMOOR ET. AL.
851127 O.R. 3136
(ZONE: SPD)
PARCEL A, 91 P.M. 30.

APN: 250-0121-044
PARCEL B, 91 P.M. 30

Lot Line Adjustment (Merger)
APN: 250-0121-022 &
APN: 250-0121-044

PREPARED BY	
DATE	BY
2000.05.11	W.S.
DATE	BY
2000.05.11	W.S.
DATE	BY
2000.05.11	W.S.
DATE	BY
2000.05.11	W.S.

BOUNDARIES:
ADAPTI-GATE BOULEVARD
GREENWAY
MILLING
BLUE HILLS
WEST SILVER EAGLE ROAD

PARTIAL OF LOT 13 OF "AMENDED PLAT OF A PORTION OF JONASDALE HEIGHTS"
(15 B.M. 85) AND PARCEL 8 OF "BOOK 91 OF PARCEL MAPS, MAP NO. 30"
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

WSP
WARRANTY SURVEYING & ASSOCIATES, ENGINEERS

SHEET
1
OF
1

Exhibit A

P89 101

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

