



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

RECEIVED

MAR 21 1980

18

CITY PLANNING DEPARTMENT

915 "I" STREET  
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814  
TELEPHONE (916) 449-5604

Marty Van Duyn

PLANNING DIRECTOR

March 20, 1980

APPROVED  
BY THE CITY COUNCIL

MAR 25 1980

OFFICE OF THE  
CITY CLERK

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Lot Line Adjustment for Plat of American River Village Apartment complex and Lot 25 of Northgate Commercial (79 B.M. 11) located on the west side of Northview Drive approximately 200 feet south of Northfield Drive (P-8894)

SUMMARY

This is a request to adjust an existing north/south property line 135 feet to the east as illustrated on the attached Exhibit "C". The purpose of the adjustment is to eliminate a property line that presently bisects the existing Tennis Courts. The subject site is zoned "SC" (Shopping Center).

BACKGROUND INFORMATION

The proposal was reviewed by the offices of the Traffic Engineer Division, Water and Sewer Division, Fire and Planning Departments. There was no objection to the request. The City Engineer recommended that the following conditions be required:

1. The applicant shall submit closure calculation for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented.

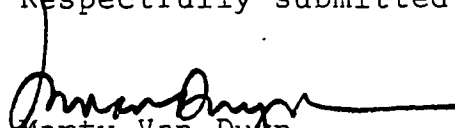
ENVIRONMENTAL DETERMINATION

The project is exempt from Environmental Review pursuant to the State EIR Guidelines (CEQA, Section 15105(a)).

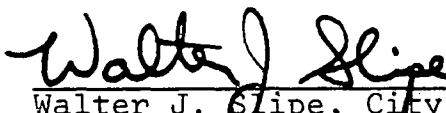
RECOMMENDATION

The staff recommends that the City Council approve the lot line adjustment and adopt the attached resolution.

Respectfully submitted,

  
Marty Van Duzin  
Planning Director

RECOMMENDATION APPROVED:

  
Walter J. Slupe, City Manager

MVD:JIT:jm  
Attachments  
P-8894

March 25, 1980  
District No. 1

# RESOLUTION NO. 80-173

Adopted by The Sacramento City Council on date of

MARCH 25, 1980

APPROVING A LOT LINE ADJUSTMENT FOR PLAT OF AMERICAN RIVER VILLAGE APARTMENT COMPLEX AND LOT 25 OF NORTHGATE COMMERCIAL (79 B.M. 11) LOCATED ON THE WEST SIDE OF NORTHVIEW DRIVE APPROXIMATELY 200 FEET SOUTH OF NORTHFIELD DRIVE (P-8894)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located on the west side of Northview Drive approximately 200 feet south of Northfield Drive; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General Plan and the 1978 South Natomas Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for property located on Northview Drive, approximately 200 feet south of Northfield Drive, "Plat of American River Village Complex and Lot 25 of Northgate Commercial," City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

P-8894

APPROVED  
BY THE CITY COUNCIL

MAR 25 1980

OFFICE OF THE  
CITY CLERK

OLD DESCRIPTION - AMERICAN RIVER APARTMENTS

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

That portion of projected Section 30, Township 9 North, Range 5 East, Mount Diablo Meridian, described as follows:

Beginning at the Southeast corner of Lot 26 of Northgate Commercial as shown on the official plat thereof filed in the office of the Recorder of Sacramento County in Book 79 of Maps, Map No. 11, said point being also a point in the Westerly line of Northview Drive; thence from said POINT OF BEGINNING along said Westerly line the following two (2) courses: (1) South 00°08'40" West 613.01 feet and (2) along the arc of a tangent 25.00 foot curve to the right, the chord of which bears South 49°00'35" West 37.66 feet to a point on the Northerly line of Garden Highway; thence along said Northerly line the following two (2) courses: (1) North 82°07'30" West 459.26 feet; and (2) North 73°52'30" West 114.30 feet to a point in the Easterly line of that certain right of way of the United States of America described by the decree recorded October 11, 1949, in Book 1709 of Official Records, at page 334; thence along said Easterly line, North 16°35'16" West 839.91 feet to a point in the Westerly extension of Northfield Drive; thence along said Westerly extension and along the centerline of said Northfield Drive, North 73°24'42" East 409.19 feet; thence leaving said centerline, South 16°35'18" East 181.25 feet to the Northwest corner of Lot 25 of the aforementioned Northgate Commercial; thence along the boundary of said Northgate Commercial the following two (2) courses: (1) continuing South 16°35'18" East 226.59 feet and (2) North 89°51'20" East 132.73 feet; thence continuing South 89°51'20" East 150.00 feet to the point of beginning.

OLD DESCRIPTION - LOT 25

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

Lot 25 of Northgate Commercial as shown on the official plat thereof filed in the office of the Recorder of Sacramento County in Book 79 of Maps, Map No. 11.

NEW DESCRIPTION - LOT 25

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

Lot 25 of Northgate Commercial as shown on the official plat thereof filed in the office of the Recorder of Sacramento County in Book 79 of Maps, Map No. 11.

EXCEPTING THEREFROM that portion of said Lot 25 described as follows:

Beginning at the Northwest corner of said Lot 25; thence from said POINT OF BEGINNING along the Northerly line thereof, North 73°24'42" East 135.00 feet; thence leaving said Northerly line, South 16°35'18" East 115.00 feet to a point in the Southerly line of said Lot 25; thence along said Southerly line South 73°24'42" East 135.00 feet to the Southwest corner thereof; thence along the Westerly line of said Lot 25, North 16°35'16" East 115.00 feet to the point of beginning.

EXHIBIT "B"

NEW DESCRIPTION - AMERICAN RIVER APARTMENTS

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

That portion of projected Section 30, Township 9 North, Range 5 East, Mount Diablo Meridian, described as follows:

Parcel 1

Beginning at the Southeast corner of Lot 26 of Northgate Commercial as shown on the official plat thereof filed in the office of the Recorder of Sacramento County in Book 79 of Maps, Map No. 11, said point being also a point in the Westerly line of Northview Drive; thence from said POINT OF BEGINNING along said Westerly line the following two (2) courses: (1) South  $00^{\circ}08'40''$  West 613.01 feet and (2) along the arc of a tangent 25.00 foot curve to the right, the chord of which bears South  $49^{\circ}00'35''$  West 37.66 feet to a point on the Northerly line of Garden Highway; thence along said Northerly line the following two (2) courses: (1) North  $82^{\circ}07'30''$  West 459.26 feet; and (2) North  $73^{\circ}52'30''$  West 114.30 feet to a point in the Easterly line of that certain right of way of the United States of America described by the decree recorded October 11, 1949, in Book 1709 of Official Records, at page 334; thence along said Easterly line, North  $16^{\circ}35'16''$  West 839.91 feet to a point in the Westerly extension of Northfield Drive; thence along said Westerly extension and along the centerline of said Northfield Drive, North  $73^{\circ}24'42''$  East 409.19 feet; thence leaving said centerline, South  $16^{\circ}35'18''$  East 181.25 feet to the Northwest corner of Lot 25 of the aforementioned Northgate Commercial; thence along the boundary of said Northgate Commercial the following two (2) courses: (1) continuing South  $16^{\circ}35'18''$  East 226.59 feet and (2) North  $89^{\circ}51'20''$  East 132.73 feet; thence continuing South  $89^{\circ}51'20''$  East 150.00 feet to the point of beginning.

Parcel 2

That portion of said Lot 25 of Northgate Commercial described as follows:

Beginning at the Northwest corner of said Lot 25; thence from said POINT OF BEGINNING along the Northerly line thereof, North  $73^{\circ}24'42''$  East 135.00 feet; thence leaving said Northerly line, South  $16^{\circ}35'18''$  East 115.00 feet to a point in the Southerly line of said Lot 25; thence along said Southerly line, South  $73^{\circ}24'42''$  East 135.00 feet to the Southwest corner thereof; thence along the Westerly line of said Lot 25, North  $16^{\circ}35'16''$  East 115.00 feet to the point of beginning.

P8894

# PLAT TO ACCOMPANY DESCRIPTION LOT LINE ADJUSTMENT BETWEEN AMERICAN RIVER VILLAGE APARTMENTS & LOT 25 OF NORTHGATE COMMERCIAL (79 B.M. 11)

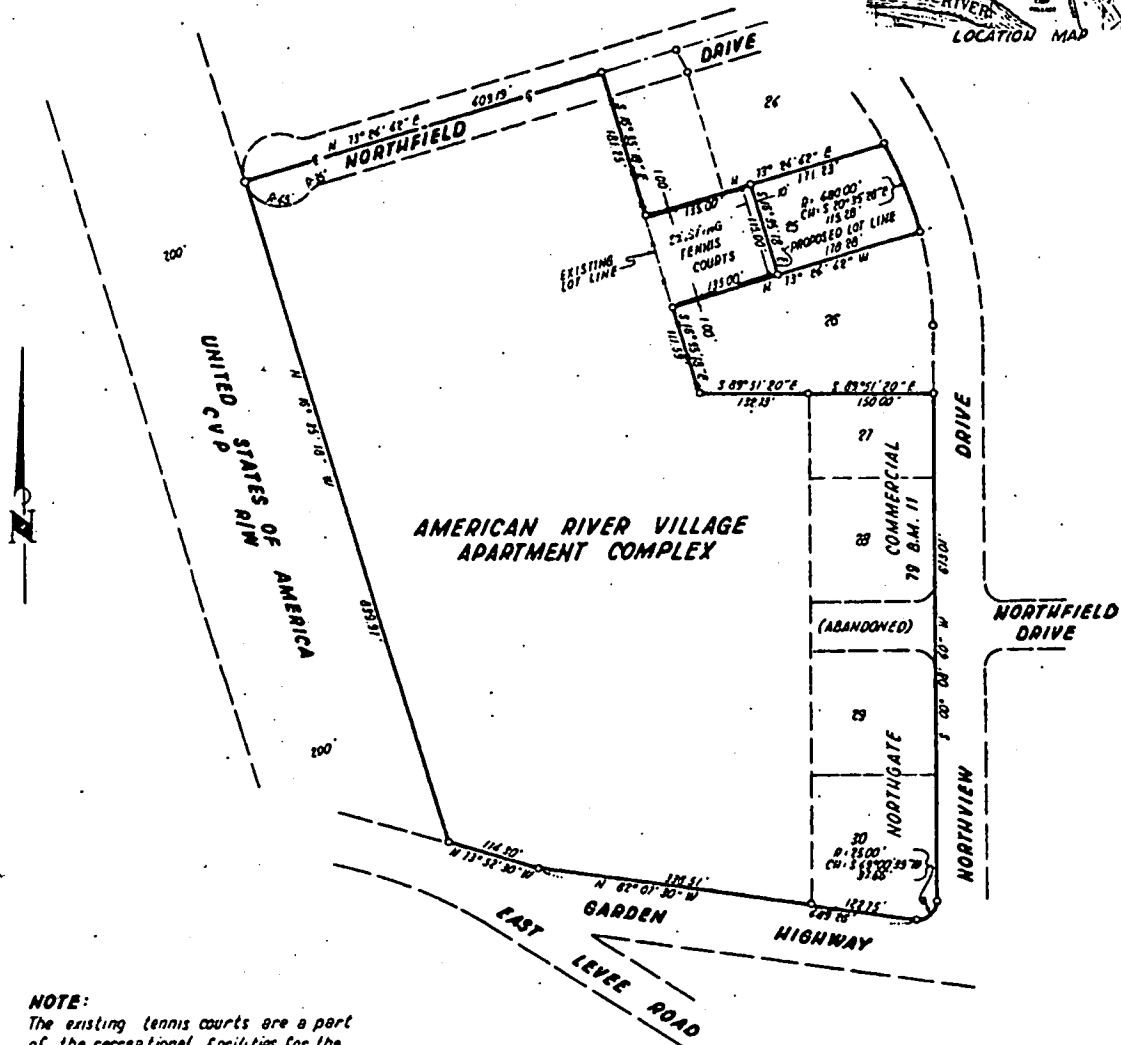
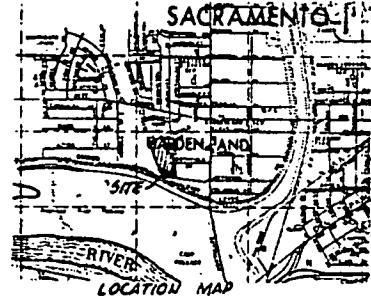
CITY OF SACRAMENTO, CALIFORNIA

SCALE: 1" = 100'

DECEMBER, 1979

TERRA ENGINEERING

SHEET 1 OF 1



**NOTE:**  
The existing tennis courts are a part of the recreational facilities for the apartment complex. The owner would like to adjust the lot line so that the front portion of lot 25 can be sold.