

CITY PLANNING COMMISSION

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

APPLICANT Glen F. Williams Civil Engineering & Surveying, 6020 Rutland Dr., #19, Carmichael 95608
OWNER 1) Sequoia Ventures, Inc., 50 Fremont St., #3700, San Francisco, CA 94105 (#2 below)
PLANS BY Glen F. Williams Civil Engineering & Surveying, 6020 Rutland Dr., #19, Carmichael 95608
FILING DATE 3/17/89 **ENVIR. DET.** 15305a **REPORT BY** JC:kjr
ASSESSOR'S PCL. NO. 001-0070-040, 041, 042, 043, 019, 012

Owner #2: Southern Pacific Transportation Co., One Market Plaza, Ste. 225, San Francisco, CA 94105

APPLICATION: Lot Line Adjustment to merge six partially developed lots totaling 6.53+ acres in the Heavy Industrial Parkway Corridor [M2(PC)]

LOCATION: 1059 Vine Street and NW Corner Dos Rios St. and Vine St.

PROPOSAL: The applicant is requesting the necessary entitlements to merge six lots totaling 6.53+ acres into one lot in the Heavy Industrial Parkway Corridor [M2(PC)] zone.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M2(PC)
Existing Land Use of Site: Vacant building to be removed and vacant

Surrounding Land Use and Zoning:

North: Vacant, American River; ARP(F)
South: Industrial, School; M2, R3
East: Office/Industrial; M2(PC)
West: Industrial; M2(PC)

Property Dimensions: 712' x 400'
Property Area: 6.53+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of six partially developed lots totaling 6.53+ acres in the Heavy Industrial Parkway Corridor [M2(PC)] zone. The General Plan designates the site as Heavy Commercial or Warehouse. The surrounding land uses and zones are: Vacant and the American River; American River Parkway-Flood (ARP-F) zone to the north; Office/Warehouse and Industrial, Heavy Industrial-Parkway Corridor [M2(PC)] to the east and west and industrial, school, heavy industrial (M2) and multi-family (R-3) zone to the south.
- B. The applicant proposes to merge the six lots in order to construct two buildings for the Bechtel Investment Realty Industrial Office Center. The owner/applicant should be aware that office in the M2(PC) zone is allowed only when incidental to an industrial use and does not occupy more than 25 percent of the gross floor area of the building(s) located on the lot. If the office use exceeds the 25 percent requirement, the use is subject to a special permit.

APPLC. NO. P89-153 **MEETING DATE** May 11, 1989 **ITEM NO.** 24

C. The plans have been reviewed by the Divisions of Transportation, Engineering, Water and Sewer, and Real Estate. The following comments were received:

- ° File Certificate of Compliance and waive parcel map prior to recordation; submit all required documents (to Public Works) according to submittal requirements and pay necessary fees (presently \$500).
- ° Pay off or combine any existing assessments
- ° Remove unused water services in excess of one service

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

RECOMMENDATION: Staff recommends the Planning Commission approve the 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 MERGE SIX LOTS
INTO ONE LOT

(P89-153) (APN: 001-0070-040, 041, 042, 043, 019, AND 012)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1059 Vine Street and NW Corner Dos Rios Street and Vine Street; and

WHEREAS, the lot line adjustment is 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 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 1059 Vine Street and NW Corner Dos Rios Street and Vine Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

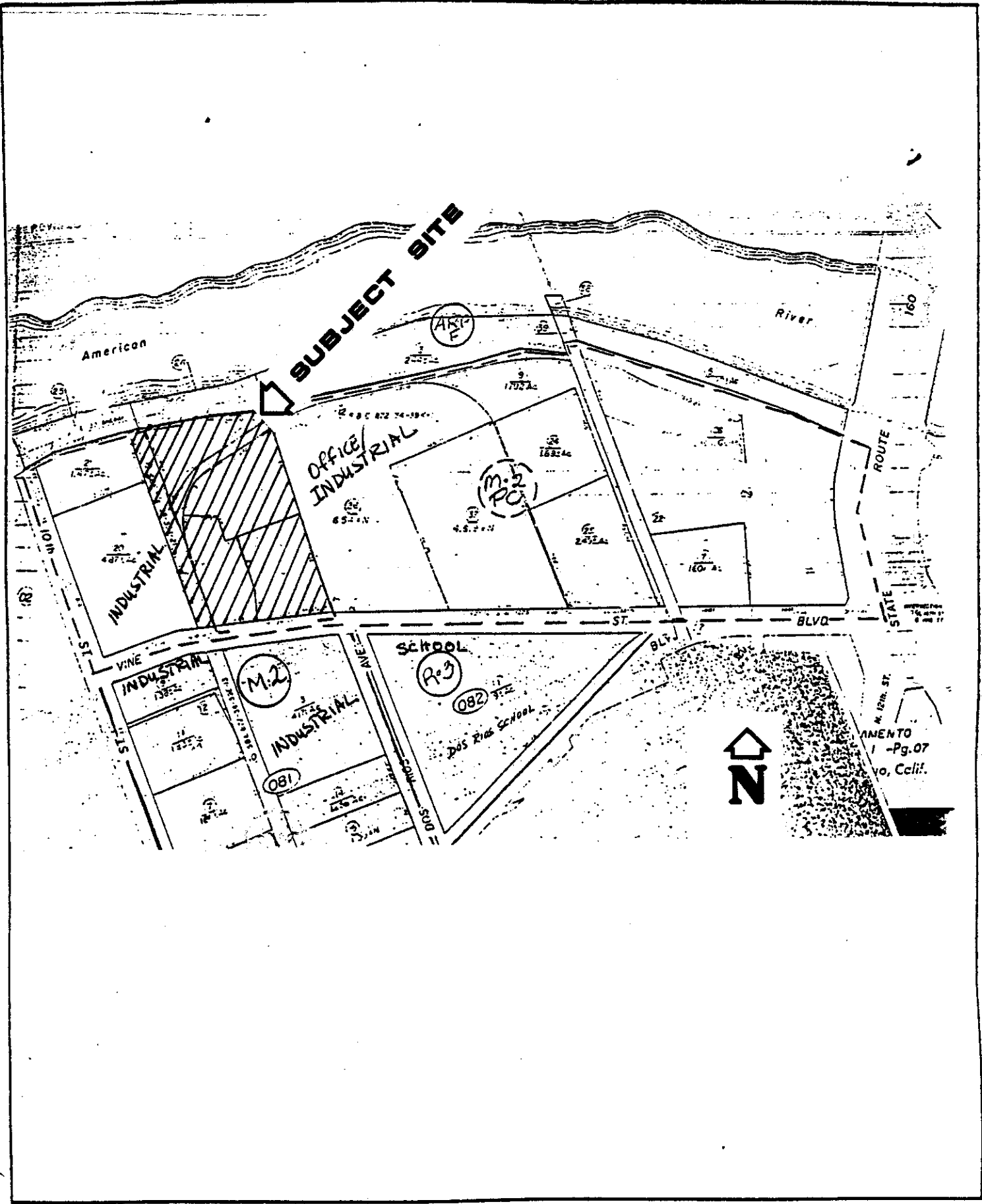
1. File Certificate of Compliance (through Public Works) and waive parcel map prior to recordation; submit all necessary documents and pay necessary fees.
2. Pay off or combine any existing assessments.
3. Abandon all water services in excess of one per lot.
4. Approval subject to the following notice: 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, FBFM 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.

CHAIRPERSON

ATTEST:

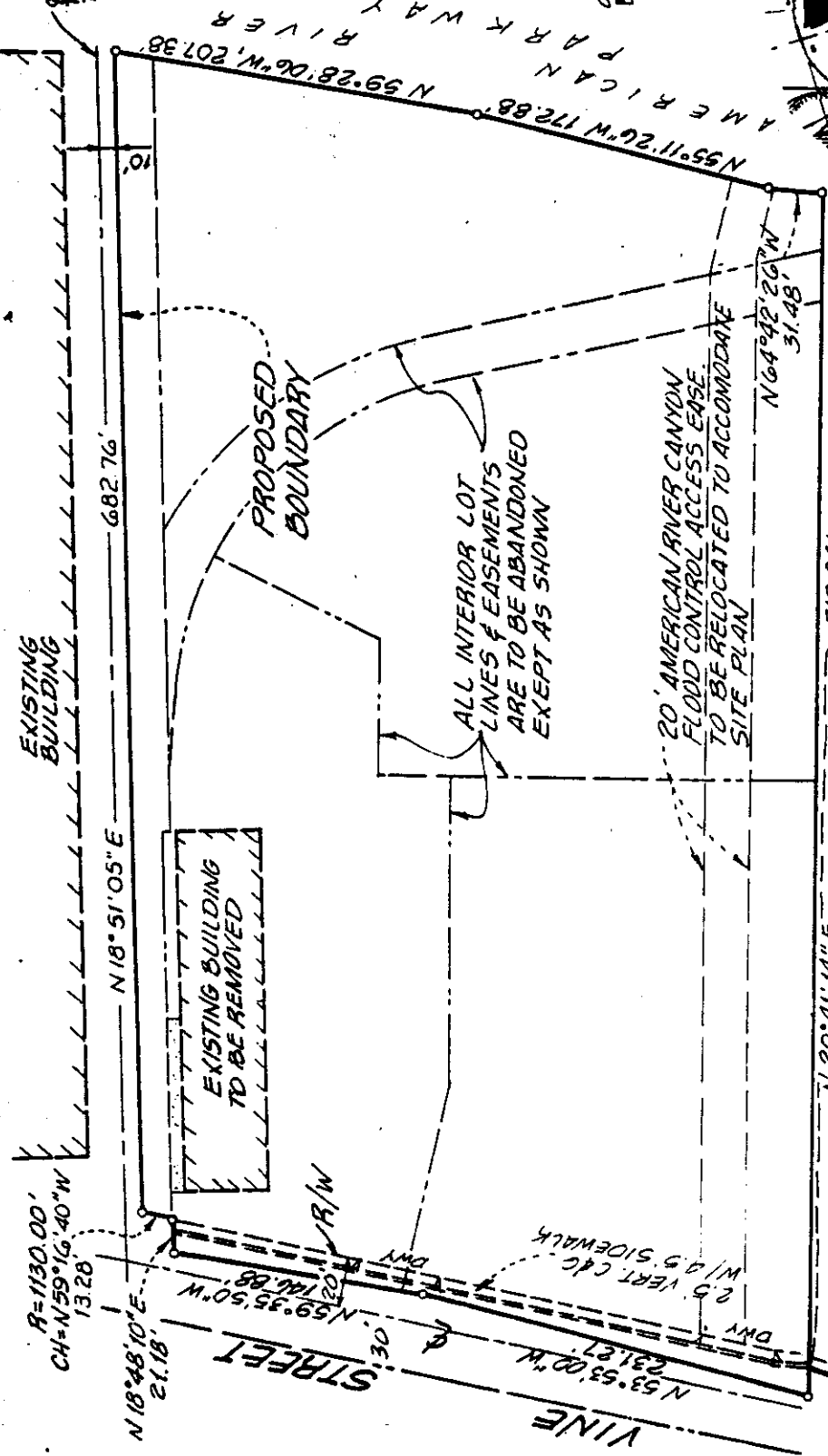
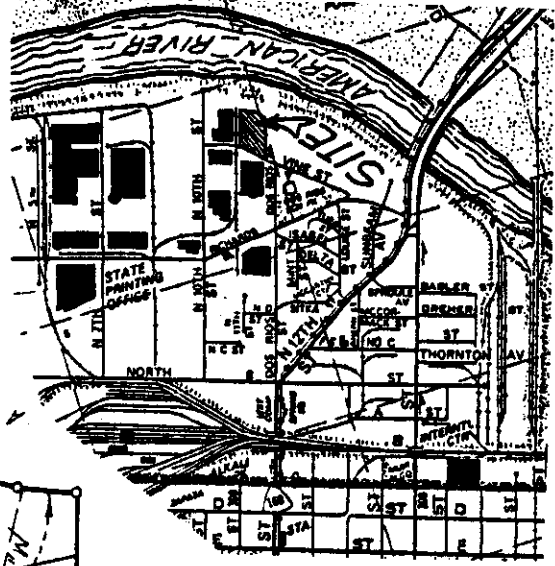
SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

EXHIBIT A

SOUTHERN PACIFIC
TRANSPORTATION CO.
TRACK NO. 516



Michael F. Williams

LOT MERGER
CITY OF SACRAMENTO, CALIFORNIA

GLENN F WILLIAMS CIVIL ENGINEERING & SURVEYING
SITE ENGINEERING · LAND PLANNING · SURVEYING
SPECIAL PROJECTS
6020 RUTLAND DRIVE, SUITE 19 · CARMICHAEL, CA 95608 · PHONE (916) 331-4336



NEW DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being all of Parcels 1 through 4, inclusive, as shown on that certain parcel map entitled "Lands of Bingonna Investments, a Portion of Rancho New Helvetia", filed for record on April 5, 1985, in Book 86 of Parcel Maps, at Page 16, and also being a portion of the Southern Transportation property shown adjacent thereto and the Central Pacific Railway Co. property shown adjacent thereto. More particularly described as follows:

BEGINNING at the Northeast corner of Parcel 1 as shown on said parcel map, said point also being in the Southerly line of right of way of the American River Flood Control District; thence along said right of way line, North 64° 42' 26" West, 31.48 feet; thence North 55° 11' 26" West, 172.88 feet; thence North 59° 28' 06" West, 207.38 feet; thence leaving said Southerly right of way line, parallel to and 10.00 feet distant measured at a right angle from the centerline of Southern Pacific Track No. 516, South 18° 51' 05" West, 682.76 feet to a point in the North right of way line of Vine Street, a 60 foot wide street; thence along said right of way along the arc of a non-tangent 1130.00 foot radius curve to the right, said curve having a central angle of 0° 40' 25" and being subtended by a chord that bears South 59° 16' 40" East, 13.28 feet; thence leaving said right of way, South 18° 48' 10" West, 21.18 feet; thence South 59° 35' 50" East, 146.88 feet; thence South 53° 53' 00" East, 231.27 feet; thence North 20° 41' 14" East, 712.04 feet to the point of beginning.

Said property contains 6.314 acres, more or less.



