

CITY PLANNING COMMISSION

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

APPLICANT C & J Warehouse, P.O. Box 308; Sacramento, CA 95812-0308
OWNER Southern Pacific Transportation Co., One Market Plaza, Sacramento, CA
PLANS BY Tom O. Morrow INC., 500 Jefferson Blvd., No. A. W. Sacramento, CA
FILING DATE 11-17-88 ENVIR. DET. Cat. Ex. Sec. 15305(a) REPORT BY Dee:pe
ASSESSOR'S PCL. NO. 002-041-53.56.57

APPLICATION: Lot line adjustment to merge three parcels into one and to relocate a common property line on three (3) partially developed lots totaling 3.0+ acres in the Heavy Industrial (M-2) Zone.

LOCATION: 1330 North B Street and the north 40' of the abandoned portion of A Street, 360' west of 14th Street.

PROPOSAL: The applicant is requesting the necessary entitlements to merge three parcels and relocate an existing property line into the abandoned portion of A Street between 13th and 14th Streets.

PROJECT INFORMATION:

General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Vacant/Developed

Surrounding Land Use and Zoning:

North:	Industrial; M-2
South:	Vacant; M-2
East :	Industrial; M-2
West :	Industrial; M-2

Property Dimensions:	40' x 360'
Property Area:	3.0+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION

A. Land Use and Zoning

The subject site consists of three parcels totaling 3.0+ acres in the Heavy Industrial (M-2) Zone. The site is developed with a warehouse building and includes a vacant and abandoned portion of A Street between 13th and 14th Streets. The City's General and 1980 Central City Community Plans designate the site as industrial. Surrounding land uses and zoning include industrial zoned M-2 to the north, east and west with vacant M-2 to the south.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to merge three parcels and relocate a common property line for a future parking area. The lot line adjustment would result in one lot measuring approximately 3.0+ acres in size and would remove an existing property line bisecting an existing building.

C. Other Agency Comments

The proposed lot line adjustment was sent to the City Traffic Engineer, Building Inspections, Water and Sewer, and Real Estate Division. The following comments were received:

Engineering

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any existing assessments.
3. Dedicate access easement for access to storm drain sump no. 149 to City Flood Control and Sewer Division. (This access easement is currently being acquired.)

D. Environmental Determination

The environmental coordinator has determined that the proposed project is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends that 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 PARCELS 53, 57 AND A PORTION OF PARCEL 56 ACCORDING TO COUNTY OF SACRAMENTO ASSESSOR'S MAP BOOK 2, PAGE 4.

(APN: 002-041-053, 056, 057)
(P89-003)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1330 North B Street and north 40' of the abandoned portion of 'A' Street, 360' west of 14th Street; and

WHEREAS, the lot line adjustment is categorically exempt pursuant to Section 15305(a) of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1980 Central City Community Plan; and the proposed lot line adjustment conforms with the Plan Designation;

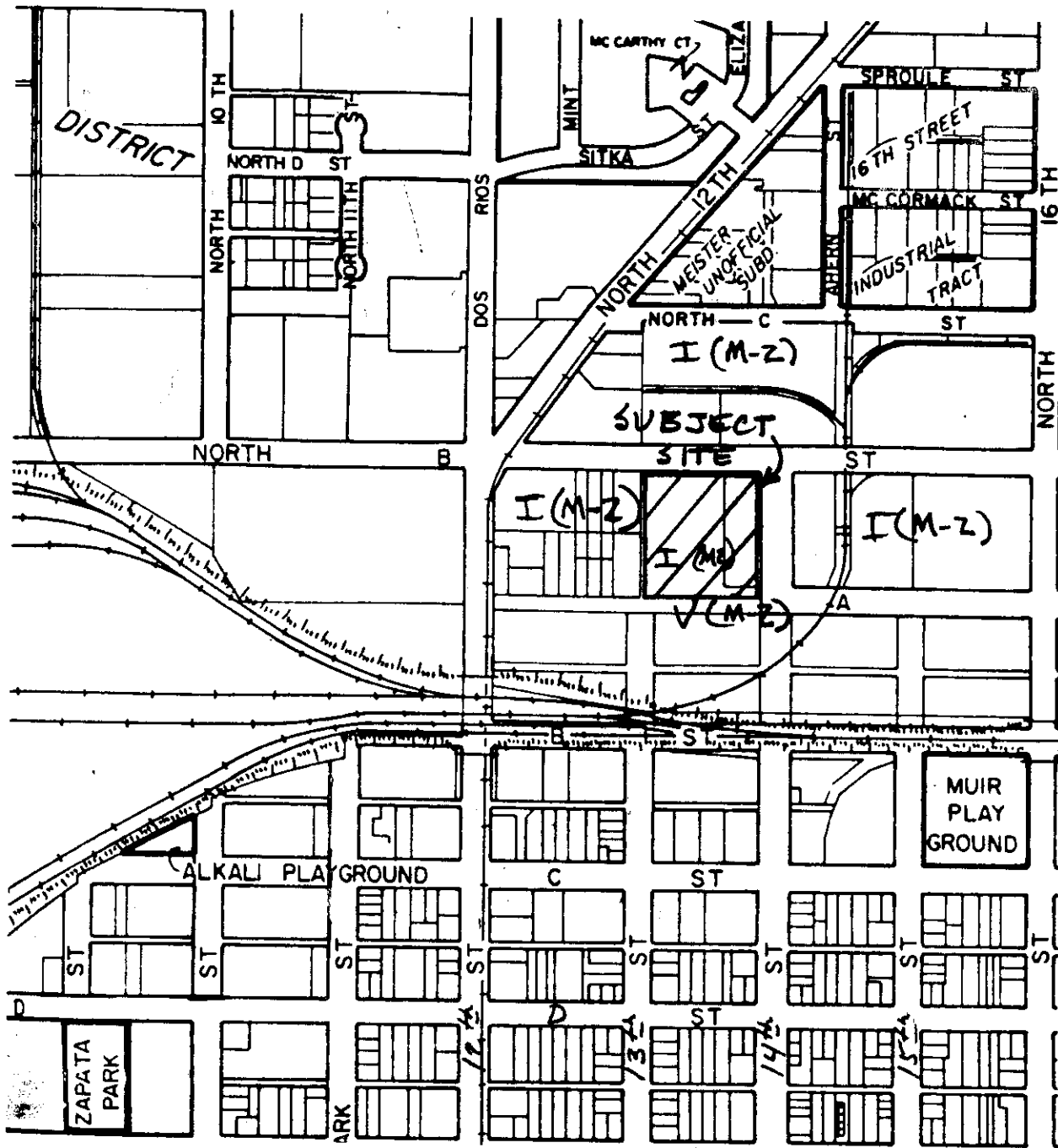
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento;

that the lot line adjustment for property located at 1330 North B Street and north 40' of the abandoned portion of 'A' Street, 360' west of 14th 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 and waive parcel map prior to recordation.
2. Pay off or segregate any existing assessments.
3. Dedicate access easement for access to storm drain sump no. 149 to City Flood Control and Sewer Division.

ATTEST:

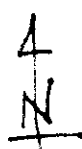
SECRETARY TO CITY PLANNING COMMISSION



I = Industrial

V = Vacant

M-2 = Heavy Industrial



VICINITY - LAND USE - ZONING

P89-003

1-26-89

#25

TOM O. MORROW INC.
500 JEFFERSON BLVD., STE. A
WEST SACRAMENTO, CALIFORNIA 95605-2350
(916) 372-8124
FAX (916) 372-8538

CITY OF SACRAMENTO
CITY PLANNING DIVISION
JAN 03 1989

**A.P.N. 56
NEW DESCRIPTION OF
S.P. PROPERTY**

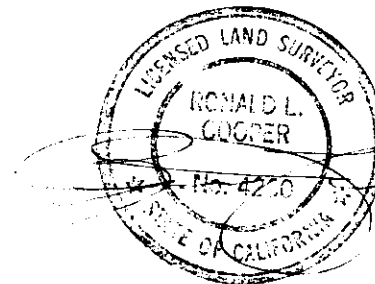
RECEIVED

THE SOUTH ONE-HALF OF "A" STREET (NOW ABANDONED) LYING BETWEEN THE EASTERLY LINE OF 12TH STREET AND THE WESTERLY LINE OF 14TH STREET, AS SAID STREETS ARE SHOWN ON THE MAP OF PART OF SACRAMENTO CITY, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850 IN BOOK 1 OF MAPS, MAP NO. 8.

**A.P.N. 53 & 57 & A PORTION OF 56
NEW DESCRIPTION OF C & J WAREHOUSE
PROPERTY**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE STATE OF CALIFORNIA,, COUNTY OF SACRAMENTO AS SHOWN ON THE MAP OF PART OF SACRAMENTO CITY, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON APRIL 24, 1850 IN BOOK 1 OF MAPS, MAP NO. 8, IN THE BLOCK BOUNDED BY "A" STREET, NORTH "B" STREET, 13TH STREET AND 14TH STREET DESCRIBED AS FOLLOWS:

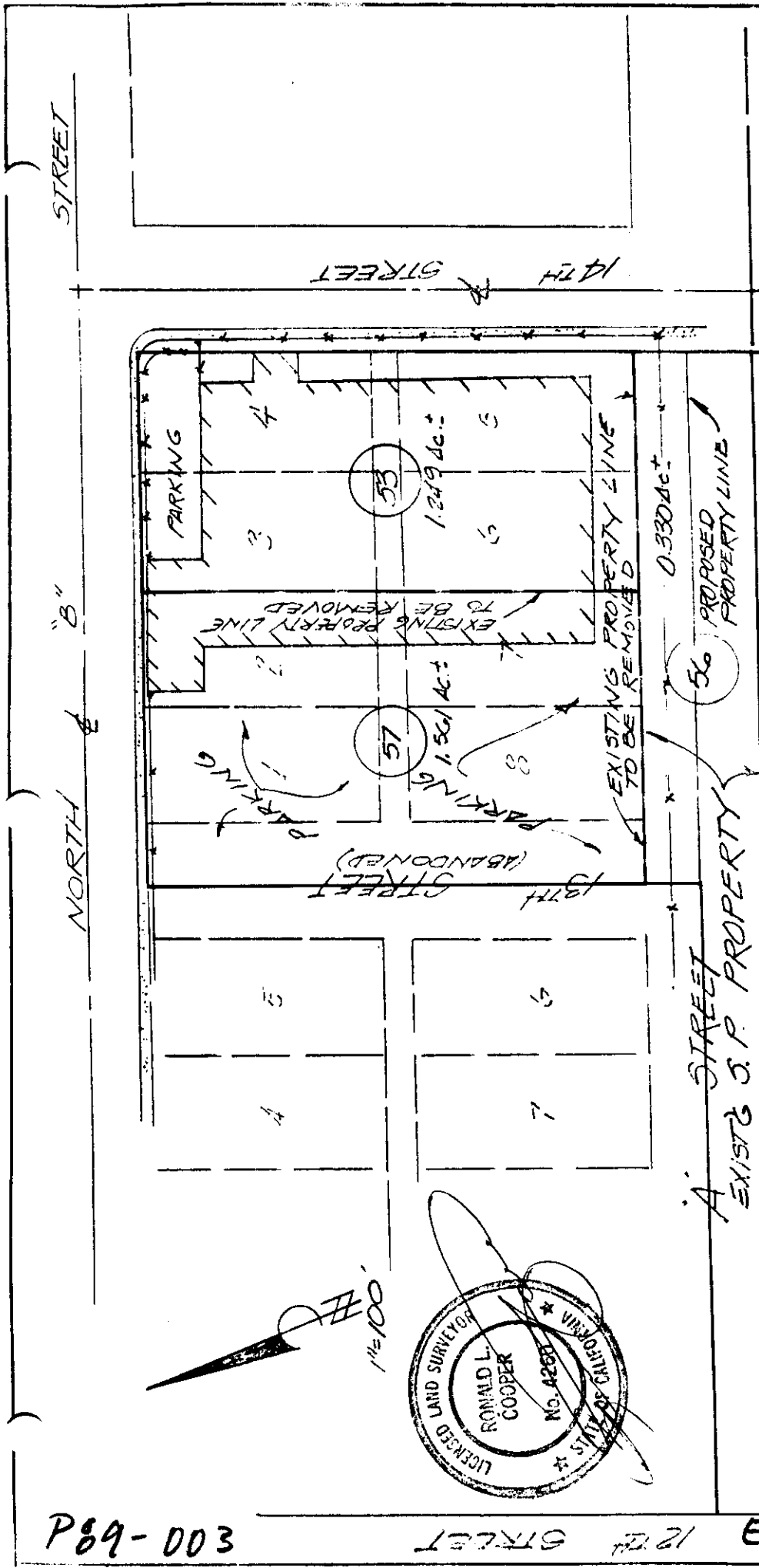
LOTS 1 THRU 8 INCLUSIVE, THE ALLEY (NOW ABANDONED) LYING BETWEEN LOT 1 THRU 4 AND LOTS 5 THRU 8, THE EASTERLY ONE HALF OF 13TH STREET (NOW ABANDONED) LYING BETWEEN NORTH "B" STREET AND "A" STREET, AND THE NORTHERLY ONE HALF OF "A" STREET (NOW ABANDONED) LYING BETWEEN THE CENTERLINE OF 13TH STREET AND THE WESTERLY LINE OF 14TH STREET.



P89-003

EXHIBIT A

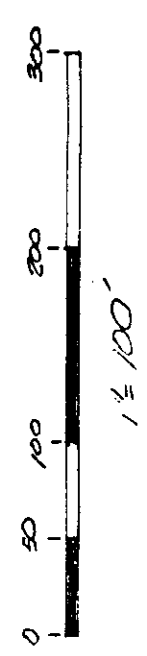
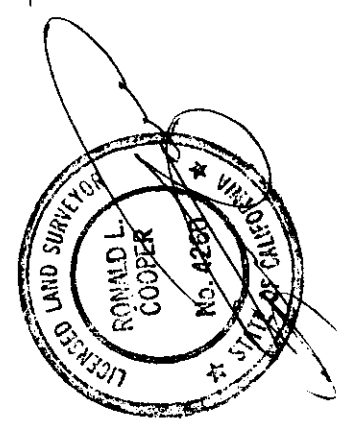
125



(53) A P N
 FENCE
 EXISTING BUILDING

EXHIBIT
 TO ACCOMPANY NEW DESCRIPTIONS
 OF S.P. PROPERTY AND C&J
 WAREHOUSE PROPERTY

PREPARED BY: TOM O. MORROW INC.
 500 JEFFERSON BLVD., STE. A
 WEST SACRAMENTO, CA.
 (916) 372-8124



APN 53 EXISTING AREA 1.249 AC ±
 APN 57 " 1.561 AC ±
 APN 53, 57, PORTION OF
 53 " PROPOSED" 3.140 AC ±

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12TH STREET EXHIBIT B

APN(S) 22-04-53, 56, 57

