

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95824		
<b>OWNER</b>	WHQ, a General Partnership, 8141 Belvedere Ave., Sacramento, CA 95824		
<b>PLANS BY</b>	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95824		
<b>FILING DATE</b>	3/24/89	<b>ENVIR. DET.</b>	Exempt 15305a
<b>ASSESSOR'S PCL. NO.</b>	061-0031-015, 016, 017, 025		
		<b>REPORT BY</b>	CL:kjr

**APPLICATION:** Lot Line Adjustment to merge four parcels into two parcels totaling 3.6± developed acres in the Heavy Industrial (M-2S) zone.

**LOCATION:** 3925 Power Inn Road and 8141 Belvedere Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge four lots into two.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial Warehouse
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Commercial Warehouse

**Surrounding Land Use and Zoning:**

North:	Residential & Industrial; M-2S
South:	Warehouse; M-2S
East:	Warehouse; M-2S
West:	Vacant & Commercial; M-2

Property Dimensions:	Irregular
Property Area:	3.6± acres
Square Footage of Building:	24,000 and 32,000 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.6± acres in the Heavy Industrial (M-2S) zone. The site is currently developed with two warehouse buildings of 24,000 and 32,000 square feet. The General Plan designates the site Heavy Commercial Warehouse. The surrounding land use and zoning is Residential and Industrial, zoned M-2S, to the north; Warehouse, zoned M-2S, to the south; Warehouse, zoned M-2S, to the east; and Vacant and Commercial, zoned M-2, to the west.

B. Applicant's Proposal

The applicant is proposing to merge four parcels into two. One of the parcels will be fronting on Power Inn Road and the other is a through lot between Belvedere Avenue and 14th Avenue. The jog in "Lot B," as shown in Exhibit A, is to allow a door and the required clearances to be constructed on the west side of the building.

C. Agency Comments

The proposed lot line adjustment was reviewed by Traffic Engineering, Engineering Development Section, City Water and Sewer Division, and City Real Estate. The following comments were received:

Engineering Development Section

Applicant shall complete the following at the Public Works Department, Development Services, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
5. Right-of-way dedication required on Power Inn Road at time of building permit.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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

AMENDED  
RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE FOUR LOTS INTO TWO LOTS  
LOCATED AT 3925 POWER INN ROAD AND 8141 BELVEDERE AVENUE

(APN: 061-0031-015, 016, 017, 025) (P89-160)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 3925 Power Inn Road and 8141 Belvedere Avenue; 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 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 3925 Power Inn Road and 8141 Belvedere Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions: Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
5. Right-of-way dedication required on Power Inn Road at time of building permit.
6. 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.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE FOUR LOTS INTO TWO LOTS  
LOCATED AT 3925 POWER INN ROAD AND 8141 BELVEDERE AVENUE

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CHAIRPERSON

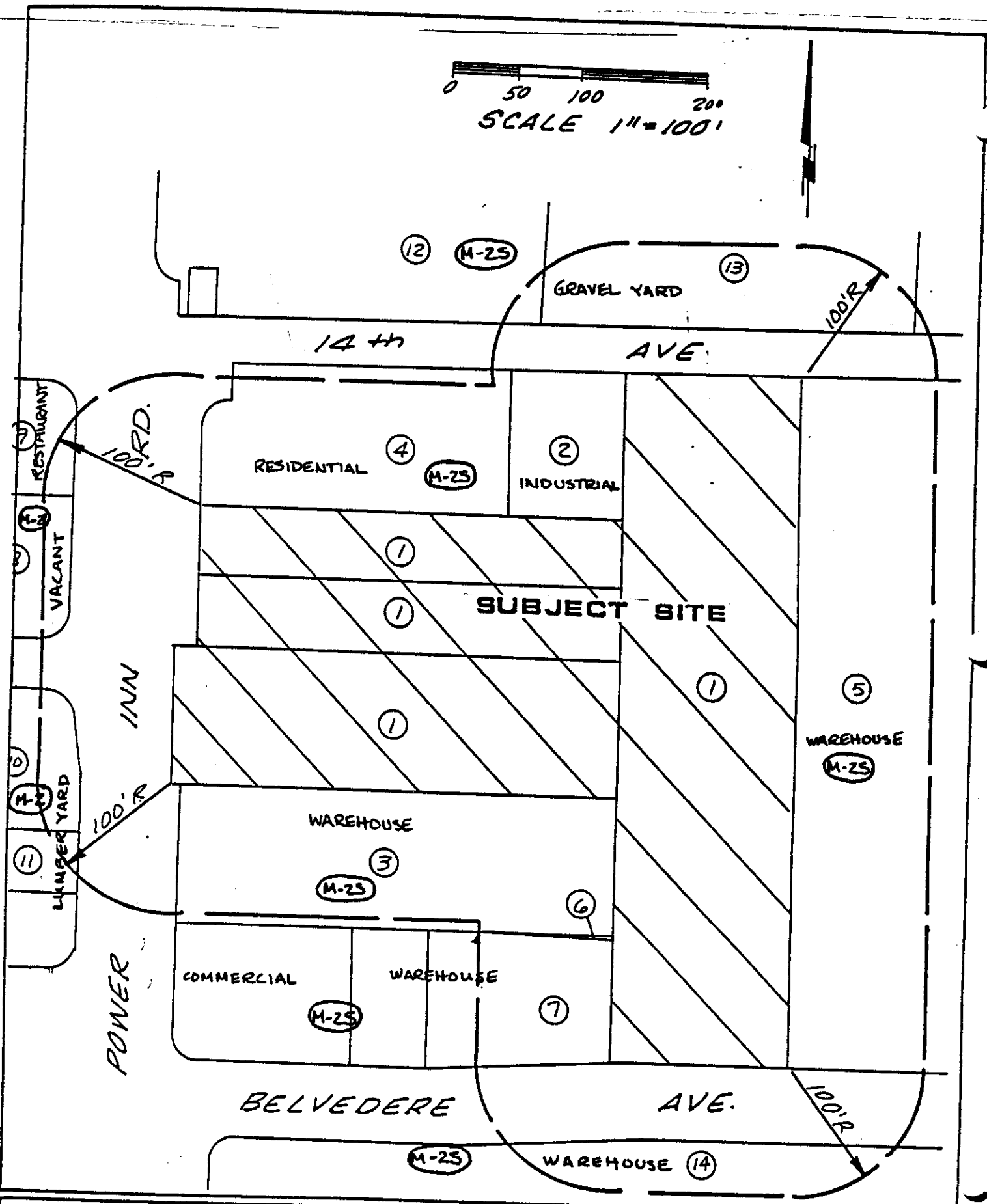
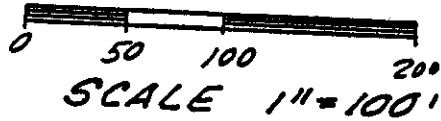
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P89-160

May 11, 1989

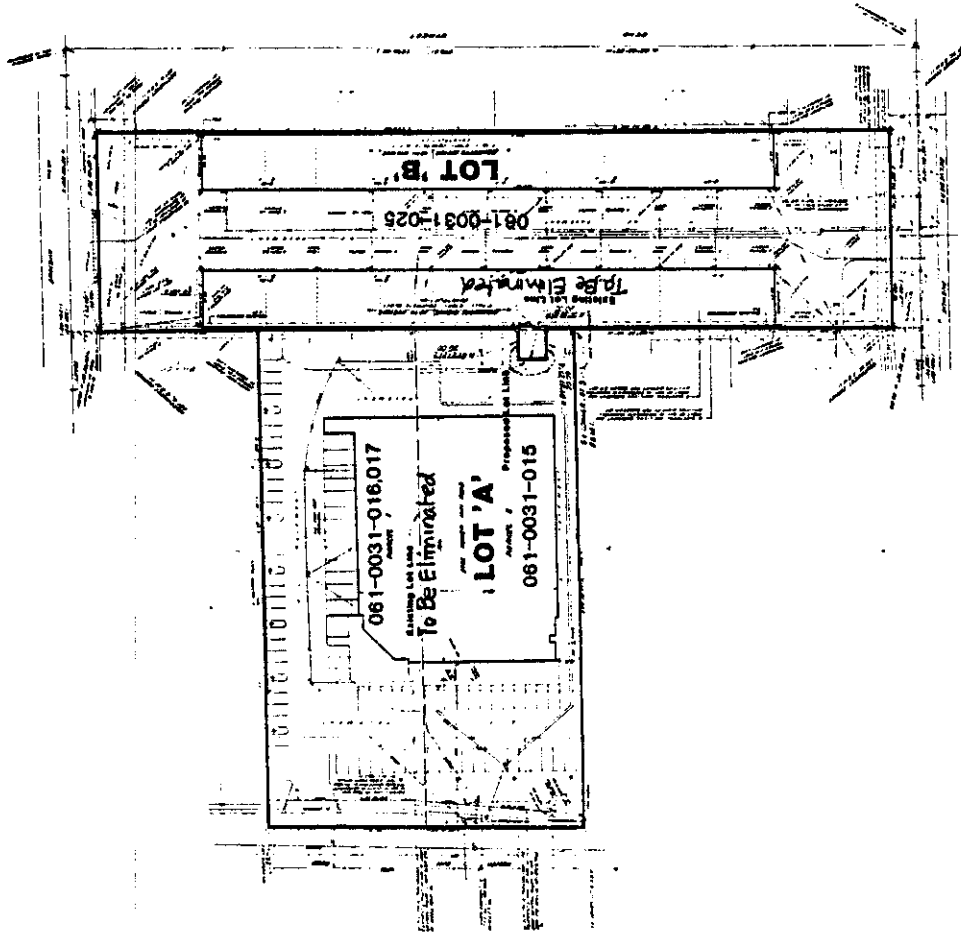
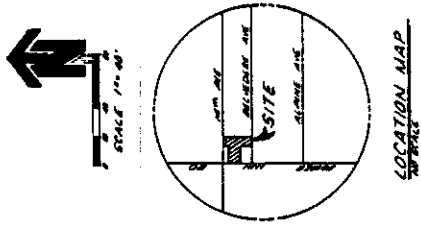
Item No. 26



**VICINITY - LAND USE - ZONING**

# EXHIBIT A

*Handwritten signature*



SUBMITTED BY: <b>Marshall Smith &amp; Associates, Inc.</b> ENGINEERS		PREPARED BY: SEE ME	DESCRIPTION BENCH MARK	CITY OF SACRAMENTO, CALIFORNIA OFFICE OF THE CITY ENGINEER <b>Lot Line Adjustment</b> APN: 061-0031-016, 017, 015 & APN 061-0031-025	SHEET NO. 1 OF 1
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**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
PROPOSED LOTS FOR LOT LINE ADJUSTMENT  
APN: 061-0031-015, 016, 017, 025  
CITY OF SACRAMENTO, CALIFORNIA**

LOT A

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

Lots 2 and 3 as shown on the "PLAT OF KENNEDY ACRES", recorded in the Office of the County Recorder of Sacramento County on March 19, 1907, in Book 8 of Maps, Map No. 11.

EXCEPTING THEREFROM all that portion of said Lot 3 more particularly described as follows:

Beginning at a point on the East boundary line of said Lot 3, which point bears North 00°32'33" West 22.92 feet from the southeast corner of said Lot 3; thence from said Point of beginning South 89°27'27" West 20.00 feet; thence North 00°32'33" West 20.00 feet; thence North 89°27'27" East 20.00 feet to a point on said East boundary line of Lot 3; thence along said East boundary line South 00°32'33" East 20.00 feet to the point of beginning.

LOT B

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

Lots 6 and 25 as shown on the "PLAT OF KENNEDY ACRES", recorded in the Office of the County Recorder of Sacramento County on March 19, 1907, in Book 8 of Maps, Map no. 11.

TOGETHER WITH all that portion of Lot 3 as shown on said "PLAT OF KENNEDY ACRES" more particularly described as follows:

Beginning at a point on the east boundary line of said Lot 3, which point bears North 00°32'33" West 22.92 feet from the southeast corner of said Lot 3; thence from said Point of beginning South 89°27'27" West 20.00 feet; thence North 00°32'33" West 20.00 feet; thence North 89°27'27" East 20.00 feet to a point on said East boundary line of Lot 3; thence along said East boundary line south 00°32'33" East 20.00 feet to the point of beginning.

Murray Smith & Associates  
Engineering, Inc.

89029  
3/16/89

