

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814				
OWNER	John Jackson, et al, 5691A Power Inn Road, Sacramento, CA 95824				
PLANS BY	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814				
FILING DATE	10-26-84	50 DAY CPC ACTION DATE		REPORT BY	RKH:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR		ASSESSOR'S PCL NO.	061-061-18 & 34

APPLICATION: Lot Line Adjustment to relocate common property lines between two lots

LOCATION: 4181 and 4191 Power Inn Road

PROPOSAL: The applicant is requesting the necessary entitlement to relocate the property line between two lots so that proposed buildings do not straddle property lines.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1967 College Greens Community
Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Industrial

Surrounding Land Use and Zoning:

North: Industrial; M-2(S)
South: Industrial; M-2(S)
East: Industrial; M-2(S)
West: Industrial; M-2(S)

Property Dimensions: 4 0' x 701'
Topography: Flat
Street Improvements/Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is in an area zoned M- (S). The applicant is requesting the lot line adjustment so that proposed buildings do not cross property lines.
- B. The proposed lot line adjustment was reviewed by the offices of Engineering, Water and Sewer, Real Estate and Traffic. The following comments were received:
 1. Real Estate: Pay off existing assessments;
 2. Engineering: Monument all new lot lines.

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

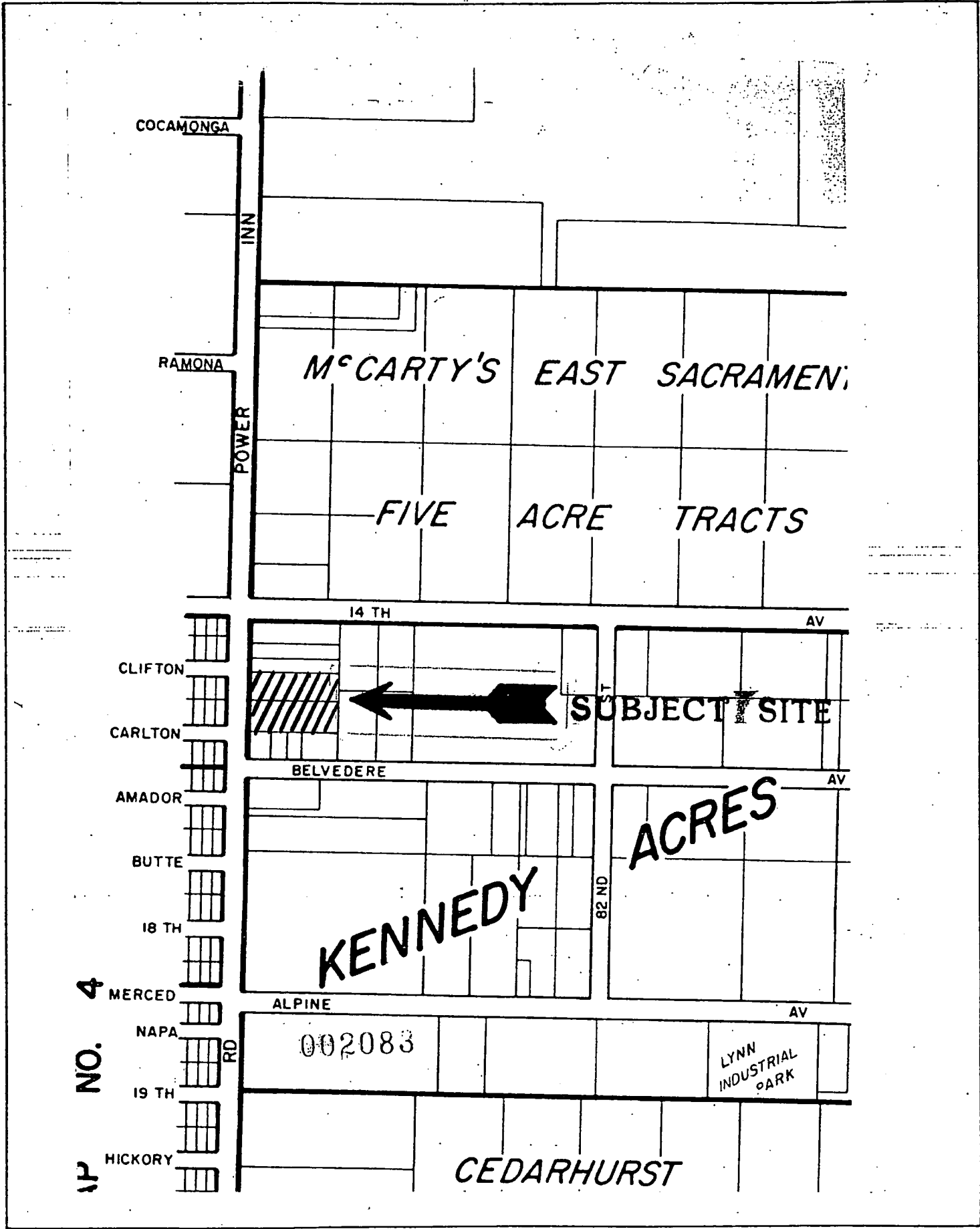
RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution with conditions.

002082

APPLC. NO. P84-406

MEETING DATE November 29, 1984

CPC ITEM NO. 30



AP NO. 4

VICINITY MAP

EXHIBIT B

LOT LINE ADJUSTMENT LEGAL DESCRIPTION 4191 POWER INN ROAD Job No. 84-015

ALL OF LOTS 26, 27 AND 28 AS SHOWN ON PLAT OF KENNEDY ACRES FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 8 OF MAPS AT PAGE 11 AND DESCRIBED AS FOLLOWS:

PARCEL 1

ALL OF LOT 28 AND PORTION OF LOT 27 BEING DESCRIBED AS FOLLOWS:
BEGINNING OF THE NE CORNER OF SAID LOT 28, THENCE ALONG THE EAST BOUNDARY OF SAID LOT 27, N 00°30'45" W, 13.13 FEET; THENCE S 88°55'15" W, 87.00 FEET; THENCE N 00°30'45" W, 50.00 FEET; THENCE S 88°55'15" W, 25.00 FEET; THENCE S 80°55'15" W, 39.00 FEET TO THE WESTERLY BOUNDARY OF POWER INN ROAD.

PARCEL 2

ALL OF LOT 26 and LOT 27 EXCLUDING THEREFROM THAT PORTION OF LOT 27 DESCRIBED ABOVE FOR PARCEL 1.

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11-29-84

No. 30