

# CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816		
OWNER	Fruitridge Joint Venture c/o Morton & Pitalo		
PLANS BY	Morton & Pitalo		
FILING DATE	11/12/86	ENVIR. DET.	Ex 15305 (a) REPORT BY CV/vf
ASSESSOR'S PCL. NO.	62-060-64,67		

APPLICATION: Lot Line Adjustment to relocate the common property line

LOCATION: South side 88th Street, west of 43rd Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1986 South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Office/Storage

Surrounding Land Use and Zoning:

North:	Office; M-2S
South:	Vacant; M-2S
East :	Commercial (under construction); M-2S
West :	Vacant; M-2S

Property Dimensions:	Irregular
Property Area:	24.3± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is developed with an office/storage building on a portion of the subject site and is zoned Heavy Industrial (M-2S). Surrounding land uses include office to the north, vacant to the south, commercial (under construction) to the east and vacant to the west.

B. Proposal

The applicant proposes to relocate the common property line between parcels 64 and 67. Parcel 64 is developed with an office and storage facility. The facility on parcel 64 does not need the additional area it presently has and therefore desires to reduce the present parcel size. See site plan. Presently, there are no plans to develop parcel 67.

C. Interdepartment Review

This proposal was reviewed by Traffic Engineering, Engineering and Real Estate and no comments were received.

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

RECOMMENDATION: Staff recommends the 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  
RELOCATE THE COMMON PROPERTY LINE, (APN: 62-060-64,67)

(P86-441)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located South side of 88th Street, west of 43rd Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial Use by the 1986 South Sacramento 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 south side of 88th Street, West of 43rd Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached.

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CHAIR

ATTEST

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SECRETARY TO CITY PLANNING COMMISSION

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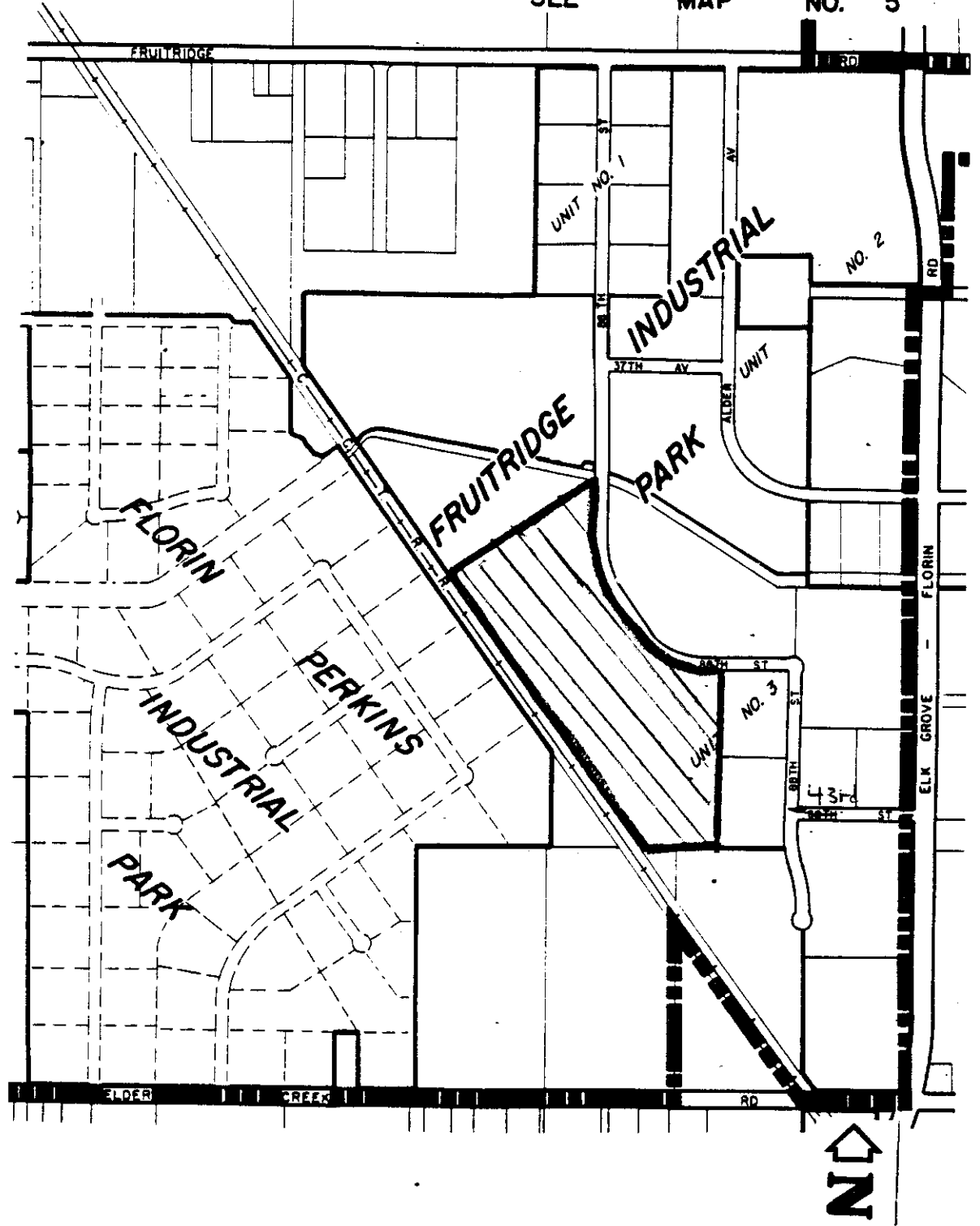
CHAIR

ATTEST

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SECRETARY TO CITY PLANNING COMMISSION

SEE MAP NO. 5

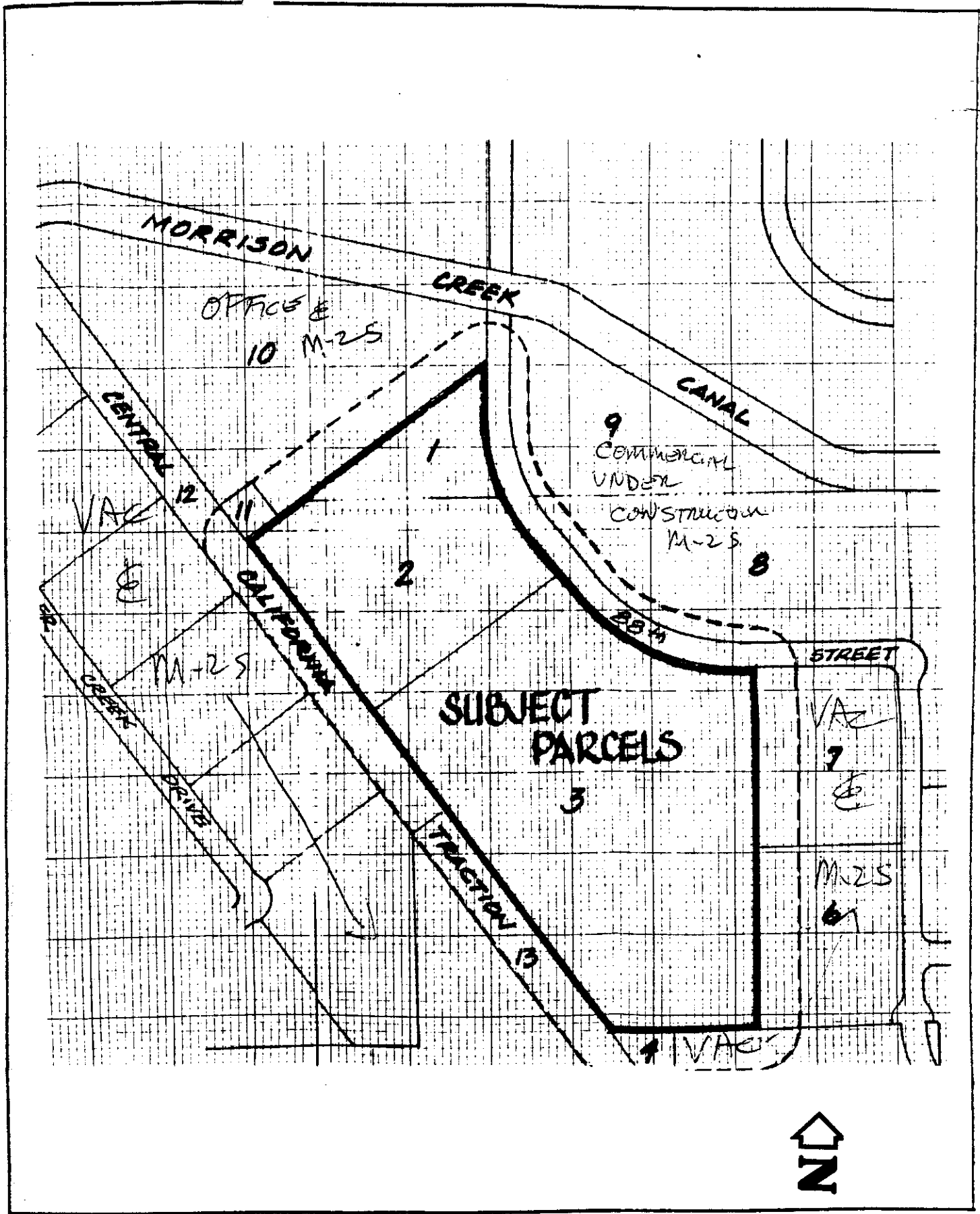


# VICINITY MAP

086-441

12-18-86

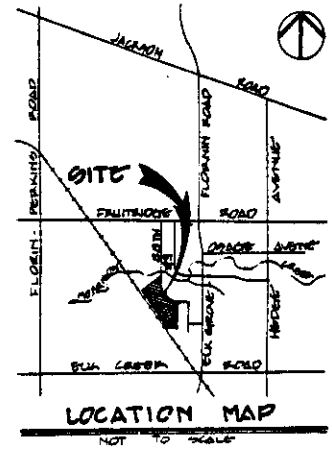
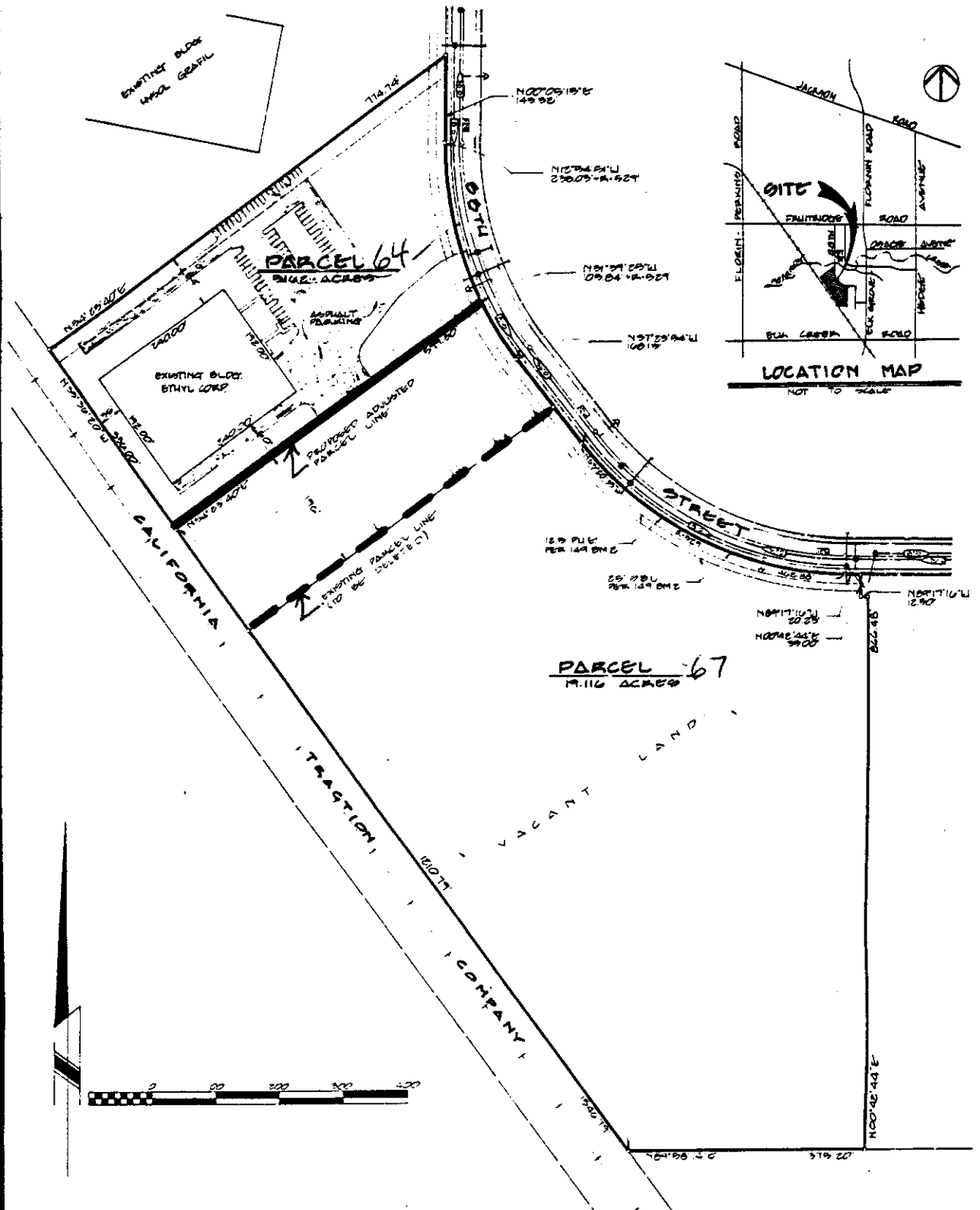
12-18-86



**LAND USE & ZONING MAP**

**LOT LINE ADJUSTMENT  
PARCELS A18-85 P.M. 33**  
CITY OF SACRAMENTO,  
NOVEMBER, 1986 CALIFORNIA  
SCALE 1"=100'  
MORTON & PITALO, INC.  
SHEET 1 OF 1 SHEET

**EXHIBIT A**



12-18-86

FB-441



# EXHIBIT B



**MORTON & PITALO, INC.**  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

November 5, 1098  
840215

## Proposed Lot Line Adjustment PARCEL A

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

All that portion of Parcel A, as shown on that certain Parcel Map filed in Book 85 of Parcel Maps, Page 34 Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Parcel A; thence, from said point of beginning, along the Northerly and Easterly lines of said Parcel A, the following three (3) courses: (1) North  $54^{\circ}23'40''$  East 774.74 feet; (2) South  $00^{\circ}05'15''$  West 143.32 feet, and (3) along the arc of a tangent curve to the left, concave Easterly, having a radius of 529.00 feet, subtended by a chord bearing South  $12^{\circ}54'51''$  East 238.03 feet; thence, leaving said Easterly line, South  $54^{\circ}23'40''$  West 599.30 feet to a point in the Westerly line of said Parcel A; thence, along said Westerly line, North  $35^{\circ}36'20''$  West 336.00 feet to the point of beginning.

Refer this description to your Title Company before incorporating it into any document.

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12-18-88

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