

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: <u>Bokan Bros, 4101 Franklin Blvd, Sacramento, CA 95820</u>		
OWNER: <u>Bokan Bros, 4101 Franklin Blvd, Sacramento, CA 95820</u>		
PLANS BY: <u>Train, Sening & Hoffman Surveying, Inc, 716 Alhambra Blvd, Sacto, CA 95816</u>		
FILING DATE: <u>November 13, 1991</u>	ENVIR DET: <u>Exempt (15305a)</u>	REPORT BY: <u>Doug</u>
ASSESSOR'S PCL. NO. <u>020-0044-07, 08, 12, 13, 16 & 020-0111-42</u>		

APPLICATION: Lot Line Adjustment to merge 5 developed parcels totaling 2.2± acres into one parcel in the General Commercial (C-2) zone.

LOCATION: 4101 Franklin Blvd.

PROPOSAL: The applicant is seeking the necessary entitlement to merge the five developed parcels into one parcel.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial and Offices
Existing Zoning of Site:	General Commercial (C-2)
Existing Land Use of Site:	Commercial, related storage

Surrounding Land Use and Zoning:

North:	Commercial, C-2
South:	Commercial, C-2
East:	Freeway, TC
West:	Commercial, C-2

Property Dimensions:	515' x 186'
Property Area:	2.19± acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION

The proposed project is to merge 5 lots into 1 lot. The area is zoned General Commercial (C-2) and the land uses in the area reflect the zoning. The area is predominately commercial uses fronting onto Franklin Blvd. A street abandonment request for 16th Avenue is also being requested (M90-019) in order to give the commercial uses on the site (a machine shop with associated storage of automobile engine blocks and other metal products) a coherent and uninterrupted business location. The street (16th Avenue) deadended at the east property line of the proposed project with the freeway (Highway 99) just beyond and below grade. There are buildings on each of the five lots. One of the buildings (on lot 12) is an unoccupied former residential unit which the owners plan to tear down in the near future.

The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development and Transportation Engineering Divisions. The following comments were received:

APPLC. NO. P90-459

MEETING DATE : January 24, 1991

ITEM NO. 30

Engineering Development

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Pay off or segregate any existing assessments.
- D. Provide an individual water service to the merged lots and abandon excess services to the satisfaction of the City Water Division.
- E. 16th Avenue shall be abandoned prior to recordation of the Certificate of Compliance. See file # M90-019.

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

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

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 ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: a PORTION OF LOTS 3 AND 4, IN TRACT 16, A PORTION OF TRACT 33, AND A PORTION OF LOTS 65 AND 66 IN TRACT 32, TOGETHER WITH A PORTION OF 16TH AVENUE (FORMERLY LAUREL AVENUE) LYING EAST FROM FRANKLIN BOULEVARD (FORMERLY LOWER STOCKTON ROAD), AS SHOWN ON THE "SUPPLEMENTAL PLAT SHOWING LOUISIANA TRACT", FILED JUNE 21, 1892, IN BOOK 3 OF MAPS, MAP NO. 5, SACRAMENTO COUNTY RECORDS.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot merger for property located at 4101 Franklin Blvd.; 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.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located at 4101 Franklin Blvd., 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:

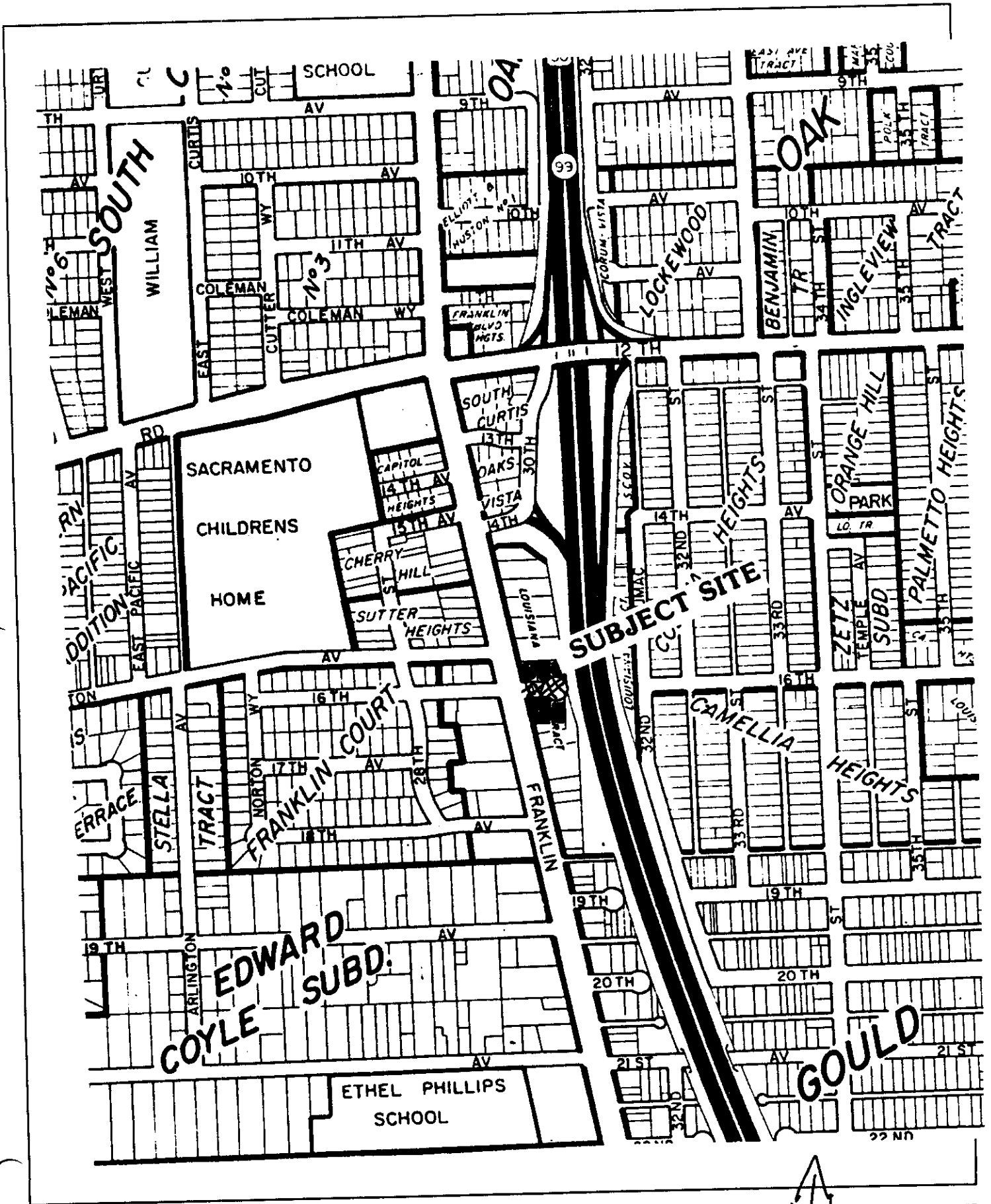
- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Pay off or segregate any existing assessments.
- D. Provide an individual water service to the merged lots and abandon excess services to the satisfaction of the City Water Division.

E. 16th Avenue shall be abandoned prior to recordation of the Certificate of Compliance.
See file # M90-019.

CHAIRPERSON

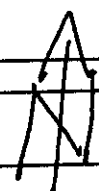
ATTEST:

SECRETARY TO THE CITY PLANNING COMMISSION

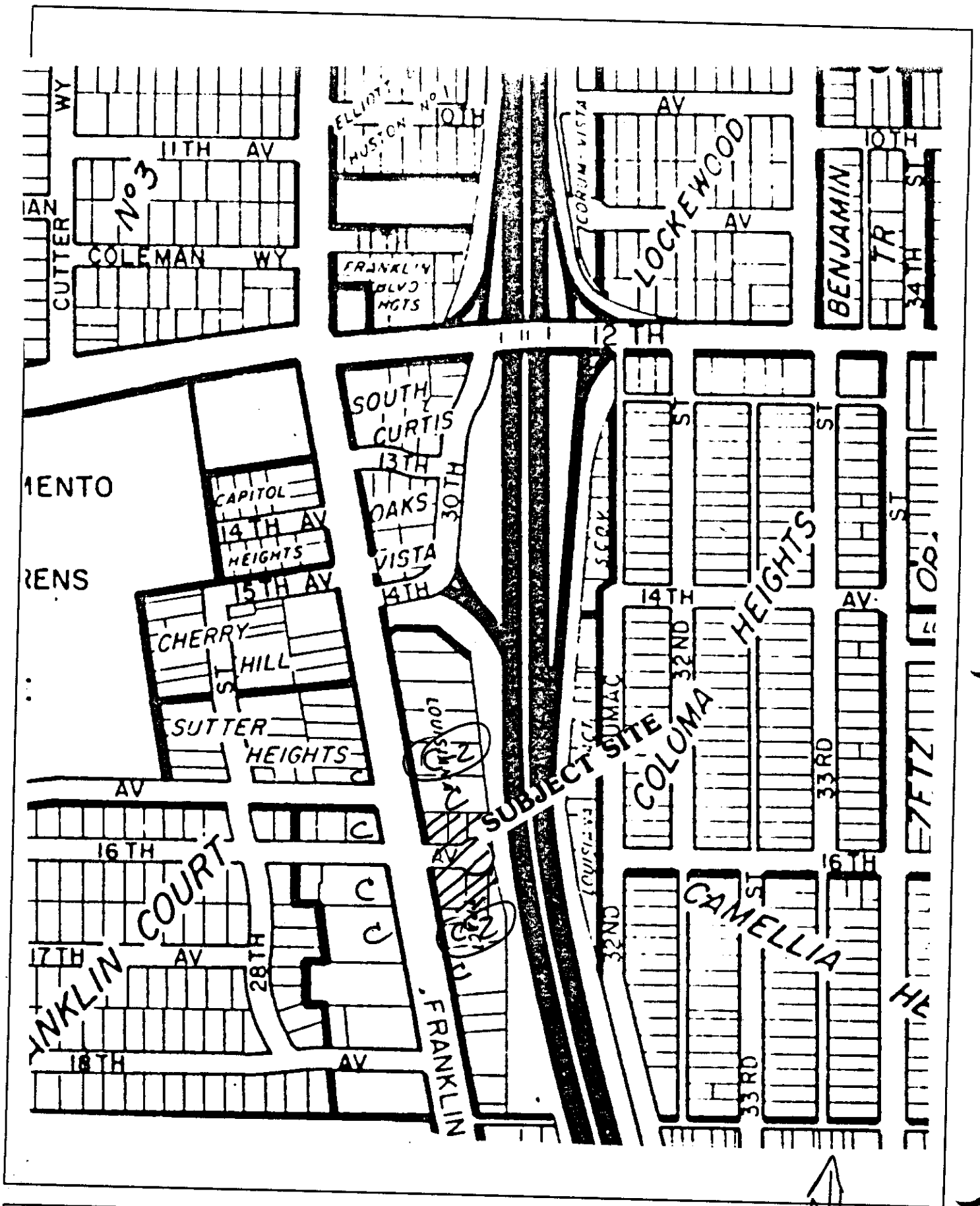


VICINITY MAP

January 24, 1991



Item No. **30**



LAND USE & ZONING MAP

EXHIBIT "A"

That real property situated in the City of Sacramento, County of Sacramento, State of California, described as follows:

PARCEL NO. 1:

All that portion of Lot 3 in Tract 16 of the Supplemental Plat showing Louisiana Tract", according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on June 21, 1892 in Book 3 of Maps, Map No. 5, described as follows:

BEGINNING at the Southeasterly corner of said Lot 3 and running Northerly along the Easterly boundary of said Lot, 82.70 feet; thence Westerly along a line parallel with the Southerly boundary line of said Lot, 271.39 feet to the Easterly boundary line of Lower Stockton Road, now known as Franklin Boulevard, 84.22 feet to the Southwest corner of said Lot 3 and thence Easterly along the Southerly line of said Lot 3, 255.35 feet to the point of beginning.

EXCEPTING THEREFROM the following:

BEGINNING at a point in the South line of said parcel of land distant North $43^{\circ}28'27''$ East 281.50 feet from the roofing nail 0.11 feet West of the intersection of the centerlines of 16th Avenue and Franklin Blvd., said point is also distant 149.76 feet Westerly, measured radially from Engineer's Station "B4" 748+62.58 of the base line of the Department of Public Works' 1953 Survey from 2 miles South of Florin Road to 30th and "U" Streets in Sacramento, road III-Sac 4-B, Sac (The California State Zone II coordinates of said point of beginning are X=2, 150, 687, and Y=317, 866.52); thence from said point of beginning North $9^{\circ}06'55''$ West 83.62 feet to a point in the North line of said parcel of land; thence North $89^{\circ}43'$ East 71.42 feet to the Northeast corner of said parcel of land; thence South $0^{\circ}27'43''$ East 82.63 feet, more or less, to the Southeast corner of said parcel of land; thence South $89^{\circ}43'$ West 58.84 feet to the point of beginning.

PARCEL NO. 2:

All that portion of Lot 4, in Tract 16, as shown on the "Supplemental Plat showing Louisiana Tract", recorded June 21, 1892 in Book 3 of Maps, Map No. 5, records of said County, described as follows:

BEGINNING at a point on the Easterly boundary line of Lot 4, a distance of 95.70 feet Northerly from the Southeast corner of said Lot 4; thence running Westerly along a line parallel with the Southerly boundary line of said Lot, a distance of 238.13 feet to the Easterly boundary line of Lower Stockton Road; thence Northwesterly along the Easterly line of said Road 90.35 feet, more or less, to the Northwest corner of said Lot 4 and thence

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EXHIBIT "A" CONTINUED:

Easterly along the Northerly boundary line of said Lot 4 a distance of 255.35 feet to the Northeast corner of Lot 4; thence Southerly along the Easterly line of Lot 4, a distance of 88.77 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all that portion thereof, conveyed to State of California by Deed recorded May 13, 1959 in Book 3776 of Official Records, Page 552.

PARCEL NO. 3:

That portion of Lot 4 in Tract 16 of Louisiana Tract, according to the Supplemental Plat showing Louisiana Tract, filed in the office of the Recorder of Sacramento County on June 21, 1892 in Book 3 of Maps, Map No. 5, described as:

Beginning at the Southwest corner of said Lot, being the intersection of the East line of Franklin Boulevard with the North line of Laurel Avenue, now known as 16th Avenue, thence Easterly, along Laurel Avenue, now known as 16th Avenue, 119 feet to a point 100.52 feet West of the Southeast corner of said Lot; thence North, parallel with the East line of said Lot, 95.70 feet; thence Westerly, parallel with the North line of Laurel Avenue, now known as 16th Avenue, 137.61 feet, more or less, to Franklin Boulevard; thence Southerly, along said boulevard, 97.42 feet, more or less, to the point of beginning.

PARCEL NO. 4:

All that portion of Lot 4 in Tract 16 of Louisiana Tract, according to the Supplemental Plat thereof, filed in the office of the Recorder of Sacramento County, on June 21, 1892 in Book 3 of Maps, Map No. 5, described as follows:

BEGINNING at a point located on the North line of 16th Avenue, formerly known as Laurel Avenue, 169 feet East of the Southwest corner of said Lot, and 50.52 feet West of the Southeast corner of said Lot; thence Northerly parallel with the East line of said Lot 26.70 feet; thence Westerly parallel with the North line of 16th Avenue formerly known as Laurel Avenue 50 feet; thence Southerly parallel with the East line of said Lot, 95.70 feet to the North line of Laurel Avenue; thence Easterly along the North line of 16th Avenue formerly known as Laurel Avenue, 50 feet to the point of beginning.

PARCEL NO. 5:

A portion of Lot 4, Tract 16 as shown on the "Supplemental Plat showing Louisiana Tract", filed in the office of the Recorder of Sacramento County on June 21, 1892 in Book 3 of Maps, Map No. 5.

Said portion is all that part described as follows:

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EXHIBIT "A" CONTINUED:

BEGINNING at a point distant North $78^{\circ}51'51''$ East 207.21 feet from a roofing nail 0.11 feet West of the intersection of the centerline of 16th Avenue and Franklin Boulevard, said point also being distant 155.64 feet Westerly, measured radially from the base line at Engineer's Station "B4" 747+03.55 of the Department of Public Works' 1953 Freeway Survey on Road 03-Sac-99, Post Mile 17.6/24.1'; thence from said point of beginning North $0^{\circ}27'43''$ West 75.62 feet; thence North $89^{\circ}43'$ East 6.00 feet; thence South $10^{\circ}55'36''$ East 76.94 feet thence South $89^{\circ}43'$ West 19.98 feet to the point of beginning.

PARCEL NO. 6:

All that portion of Lot 4 in Block 16, as shown on the "Supplemental Plat of Louisiana Tract", filed in the office of the Recorder of Sacramento County, on June 21, 1892, in Book 3 of Maps, Map No. 5, described as:

Commencing at the Southeasterly corner of said Lot 4; thence Westerly along the Southerly line of said Lot 4, South $89^{\circ}43'$ West 26.85 feet to the point of beginning; thence from said point of beginning South $89^{\circ}43'$ West 23.67 feet; thence North $0^{\circ}28'$ West 20.00 feet; thence North $89^{\circ}43'$ East 19.98 feet; thence South $10^{\circ}55'$ East 20.35 feet to the point of beginning.

PARCEL NO. 7:

All that portion of Lot 33 of Supplemental Plat showing Louisiana Tract, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on June 21, 1892 in Book 3 of Maps, Map No. 5, described as follows:

Beginning at a point on the South line of 16th Avenue, located North 629.23 feet along the East line of said Lot 33 and North $89^{\circ}34'15''$ West 35.00 feet along the South line of said 16th Avenue from the Southeast corner of said Lot 33; said point of beginning being further described as being the Northwest corner of property conveyed to Anthony S. Bokan and Peter N. Bokan in Book 2298 of Official Records, Page 281; thence South 102.45 feet along the West line of said property in Book 2298 of Official Records, Page 281, to the Northeast corner of property conveyed to Anthony S. Bokan and Peter N. Bokan in Book 2700 of Official Records, Page 604; thence North $89^{\circ}34'15''$ West 60.00 feet along the North line of said property in Book 2700 of Official Records, Page 604, to the Southeast corner of property conveyed to Ralph B. Pahlmeyer and Helen E. Pahlmeyer, his wife, in Book 2510 of Official Records, Page 535; thence North 102.45 feet to the Northeast corner of said property in Book 2510 of Official Records, Page 535, said Northeast corner being a point on the South line 16th Avenue; thence South $89^{\circ}34'15''$ East 60.00 feet to the point of beginning.

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EXHIBIT "A" CONTINUED:

PARCEL NO. 8:

A portion of those certain parcels of land in the "Louisiana Tract" as per the Supplemental Plat thereof, filed in the office of the Recorder of Sacramento County on June 21, 1892 in Book 3 of Maps, Map No. 5, acquired by the State of California by (1) deed from Carl F. Van Meter et us, dated May 11, 1954, recorded June 28, 1954 in Book 2629 at Page 205, Official Records of Sacramento County; (2) deed from William D. Garner et ux, dated May 6, 1954, recorded June 23, 1954 in Book 2627 at page 28, said Official Records; and (3) deed from John D. Wylie, et ux, dated December 30, 1955, recorded February 8, 1956 in Book 3013 at Page 565, said Official Records.

Said portion is all that part of said parcels bounded and described as follows:

BEGINNING at a point distant South 68°49'50" East 273.42 feet from a roofing nail 0.11 feet West of the intersection of the centerlines of 16th Avenue and Franklin Blvd., said point also being distant 121.80 feet Westerly, measured radially from Engineer's Station "B4" 745+62.03 P.O.C. of the base line of the Department of Public Works' 1953 Survey from 2 Miles South of Florin Road to 30th and "U" Streets in Sacramento, Road III-Sac-4-B, Sac (The California State Zone II coordinates for said point of beginning are X=2, 150, 748.47 and Y=317, 563.50); thence from said point of beginning, South 12°33'20" East 99.16 feet to a point in the Easterly prolongation of the Southerly line of that parcel of land described in that certain deed to Anthony S. Bokan and Peter N. Bokan dated October 14, 1952, recorded October 20, 1952 in Book 2298 at Page 281, Official Records of Sacramento County; thence along said Easterly prolongation South 82°37'47" West 20.93 feet to the Southeast corner of said Bokan parcel; thence North 0°27'43" West 99.48 feet to the point of beginning; containing 1030 square feet, more or less.

EXCEPTING THEREFROM all that portion conveyed to the State of California by deed recorded November 19, 1958 in Book 3837, Official Records, Page 282.

PARCEL NO. 9:

All that portion of Lot 33 as shown on the "Supplemental Plat showing Louisiana Tract", filed in the office of the Recorder of Sacramento County, California, June 21, 1892 in Book 3 of Maps, Map No. 5, described as follows:

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EXHIBIT "A" CONTINUED:

PARCEL NO. 9 - CONTINUED:

Beginning at a point on the Easterly line of Franklin Boulevard, from which the Southeast corner of said Lot 33 bears South 10°22'10" East along the Easterly line of Franklin Boulevard 60.00 feet, North 83°05'30" East 173.46 feet to the East line of said Lot 33, and South 450.69 feet; thence from said point of beginning North 83°05'30" East 149.09 feet; thence parallel to and 35.00 feet distant at right angles from the East line of said Lot 33, North 20.25 feet; thence North 89°34'15" West 60.00 feet to the Southeast corner of a tract of land described in a deed from Glenn E. Kirkpatrick, et al., to Ralph B. Pahlmeyer and Helen E. Pahlmeyer, his wife, dated November 12, 1953, recorded November 19, 1953 in Book 2510 of Official Records, at Page 535; thence along the South line of said tract of land North 89°34'15" West 95.20 feet to the Easterly line of Franklin Boulevard; thence along said line South 10°22'10" East 40.00 feet to the point of beginning.

PARCEL NO. 10:

All that certain piece, parcel or tract of land situate, lying and being in Sacramento County, California, being a portion of Lot 33, as shown on the "Supplemental Plat Showing Louisiana Tract", filed in the office of the Recorder of Sacramento County, California, on June 21, 1892 in Book 3 of Maps, Map No. 5, and being bounded and more particularly described as:

Beginning at a point in the East line of said Lot 33, from which said point of beginning the most Southeasterly corner of said Lot 33 bears South 450.69 feet, and running thence from said point of beginning along the Northerly line of the property now or formerly owned by Peter C. Actis, South 83°05'30" West 173.46 feet to a point in the Easterly line of Franklin Boulevard; thence following the said Easterly line of Franklin Boulevard, North 10°22'10" West 60.00 feet; thence leaving the said Easterly line of Franklin Boulevard and running North 83°05'30" East 149.08 feet; thence parallel to and 35.00 feet distant at right angles from the said East line of Lot 33, North 122.71 feet to a point in the Southerly line of 16th Avenue; thence following the said Southerly line of 16th Avenue South 89°34'15" East 35.00 feet to a point at the intersection thereof with the said East line of Lot 33; thence following the said East line of Lot 33, South 178.54 feet to the point of beginning.

EXCEPTING THEREFROM all that portion conveyed to the State of California by deeds recorded August 7, 1956 in Book 3134, Official Records, Page 46 and recorded November 19, 1958 in Book 3837, Official Records, Page 282.

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EXHIBIT "A" CONTINUED:

PARCEL NO. 11:

All that portion of Lot 33 as shown on the "Supplemental Plat showing Louisiana Tract", recorded in the office of the Recorder of Sacramento County, June 21, 1892 in Book 3 of Maps, Map No. 5, described as follows:

Commencing at a point on the West line of said Lot 33 and on the East line of Franklin Boulevard, from which the Southeast corner of said Lot 33 bears South 10°22'10" East 100 feet along the West line of said Lot 33, North 83°05'30" East 173.46 feet to a point in the East line of said Lot 33 and South 450.69 feet along the East line of said Lot 33; thence, from said point of commencement, along the West line of said Lot 33 and the East line of Franklin Boulevard, North 10°22'10" West 104.30 feet to the intersection of the East line of Franklin Boulevard with the South line of 16th Avenue; thence along the South line of 16th Avenue, South 89°34'15" East 113.97 feet; thence parallel to the East line of said Lot 33, South 102.45 feet to a point located North 89°34'15" East from the point of commencement; thence South 89°34'15" West 95.20 feet to the point of commencement.

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EXHIBIT "A"

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

A portion of Lots 3 and 4, in Tract 16, a portion of Tract 33, and a portion of Lots 65 and 66 in Tract 32, together with a portion of 16th Avenue (formerly Laurel Avenue) lying east from Franklin Boulevard (formerly Lower Stockton Road), as shown on the "Supplemental Plat Showing Louisiana Tract", filed June 21, 1892, in Book 3 of Maps, Map No. 5, Sacramento County Records, and particularly described as follows:

BEGINNING at a point in the line common to said Lots 3 and 4 at the southwest corner of that certain parcel of land conveyed to the State of California by deed dated April 2, 1959, and recorded in Book 3773 at Page 425, Official Records of Sacramento County; thence, FROM SAID POINT OF BEGINNING, along the westerly line of said parcel of land, North $09^{\circ}06'55''$ West 83.62 feet to the northwest corner thereof; thence, along the westerly prolongation of the north line of said parcel of land, South $89^{\circ}43'00''$ West 199.97 feet to the easterly line of Franklin Boulevard (formerly Lower Stockton Road); thence, along said last-named line, South $11^{\circ}31'43''$ East 516.80 feet to the southwest corner of that certain parcel of land described as Parcel 4 in the Deed to BOKAN EQUIPMENT, dated May 10, 1960, and recorded June 29, 1960, in Volume 4077 at Page 929, Official Records of Sacramento County; thence, along the southerly line of said parcel of land, North $82^{\circ}37'47''$ East 186.77 feet to the southwest corner of that certain parcel of land conveyed to the State of California by deed recorded November 19, 1958, in Book 3637 at Page 282, Official Records of Sacramento County; thence, along the westerly line of the last-named parcel, North $10^{\circ}55'36''$ West 180.00 feet to the northwest corner thereof, a point in the south line of 16th Avenue (formerly Laurel Avenue); thence, continuing North $10^{\circ}55'36''$ West, along the westerly line of the property of the State of California, a distance of 163.21 feet to an angle point therein; thence, continuing along the aforesaid westerly line, North $09^{\circ}06'55''$ West 64.66 feet TO THE POINT OF BEGINNING, and containing 2.197 acres of land, more or less.

All distances are geodetic (ground) distances and all bearings are referred to the California Coordinate System, Zone 2.

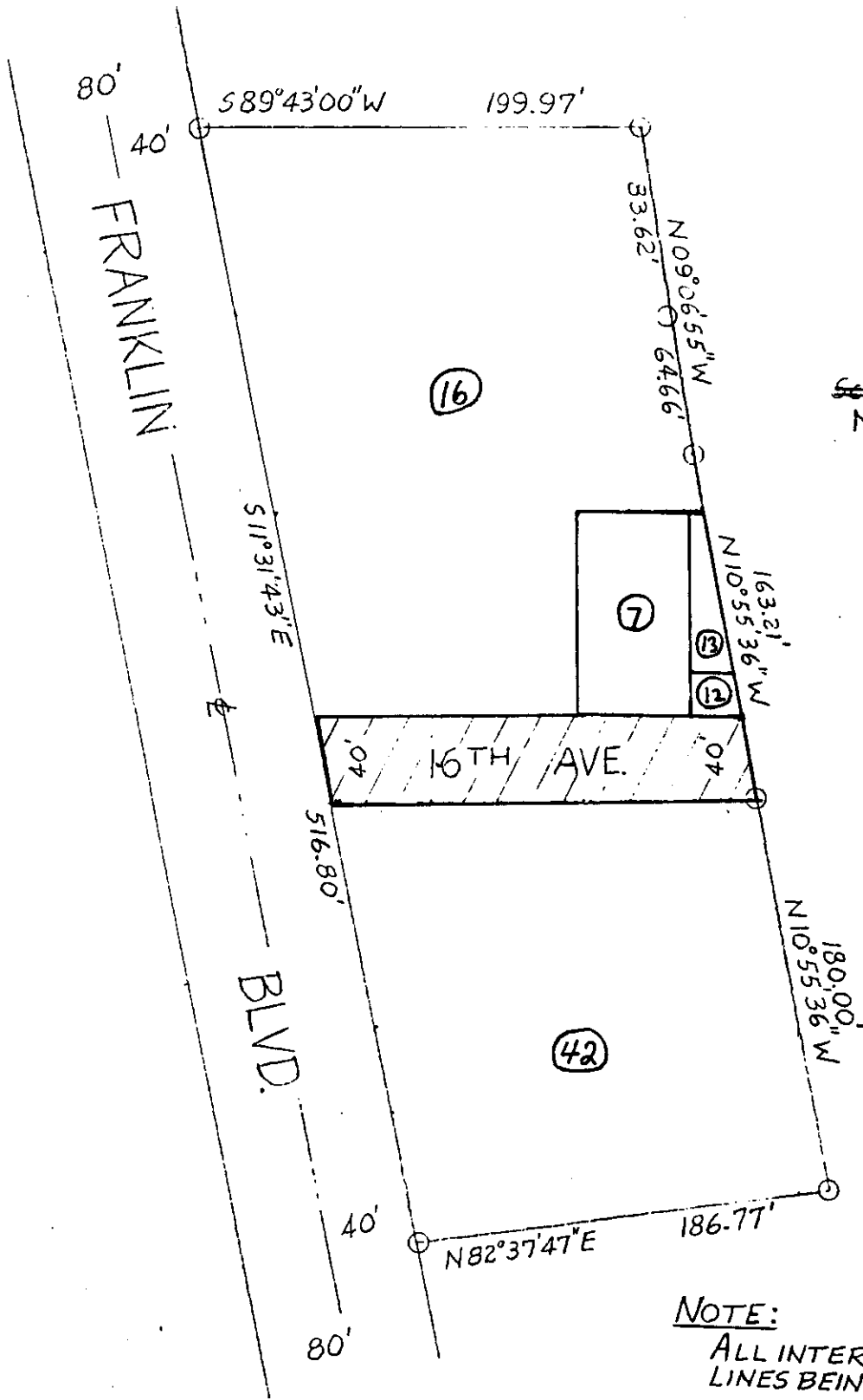
Prepared by:

Timothy S. Train
Timothy S. Train
Licensed Surveyor No. 2457
November 6, 1990



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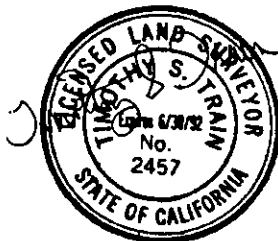


SCALE: 1" = 60'
N.T.S.

F.W.Y. 99

NOTE:
ALL INTERIOR
LINES BEING REMOVED.

EXHIBIT "B"
LOT MERGER



TRAIN, SENING & HOFFMAN SURVEYING, INC.
 716 Alhambra Blvd.
 SACRAMENTO, CALIFORNIA 95816
 (916) 451-7793

Nov. 7, 1990

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