

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816		
OWNER	Richard Sharon, 8661 Mackey Road, Elk Grove, CA 95624		
PLANS BY	Morton and Pitalo INC., 1430 Alhambra Blvd., Sacramento, CA 95816		
FILING DATE	5/5/88	ENVIR. DET.	Exempt 15305 a
ASSESSOR'S-PCL. NO.	062-0090-003 and 022		REPORT BY JP:pe

APPLICATION: Lot line adjustment

LOCATION: South side of Fruitridge Road, approximately 660 feet east of Florin Perkins Road.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1986 South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Industrial

Surrounding Land Use and Zoning:

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

Property Dimensions:	Irregular
Property Area:	6.7+ acres
Square Footage of Buildings:	8,000+ sq. ft. and 36,000+ sq. ft.
Height of Buildings:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Evaluation: Staff has the following comments regarding this proposal:

- A. The subject site consists of two parcels totaling 6.7+ acres in the Heavy Industrial (M-2S) zone. On the eastern parcel are two industrial buildings; the western parcel is vacant. Surrounding land uses are industrial. The site is designated Industrial by the 1986 South Sacramento Community Plan and Heavy Commercial or Warehouse by the General Plan.
- B. The applicant is proposing to readjust the common property lines of the two lots so that each building is on a separate lot. The applicant's proposal has been reviewed by the City Building, Real Estate, Transportation, Engineering and Planning Divisions. The City Building Division has indicated that the existing eastern building cannot be located directly on the proposed property line unless a one hour fire wall with a 30 inch parapet is constructed. Otherwise, the proposed property line between the two buildings will have to be relocated to

property line between the two buildings will have to be relocated to meet building code requirements. Planning staff notes that existing parking stalls on the proposed western parcel will have to be relocated as a result of the lot line adjustment and that if the property line is relocated to meet building code requirements the lot line cannot split the existing driveway.

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

RECOMMENDATION: Planning Staff recommends approval of the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON THE DATE OF
APPROVING A LOT LINE ADJUSTMENT FOR THE NORTHWEST
ONE QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE
5 EAST, M.D.M. (APN 062-0090-003 AND 022)
(P88-209)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the south side of Fruitridge Road approximately 660 feet east of Florin Perkins Road; 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 and 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 on the south side of Fruitridge Road approximately 660 feet south of Florin Perkins Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. The applicant shall provide evidence to the Planning Director that a fire wall which meets the requirements of the City Building Division has been constructed or provide a revised exhibit which relocates the proposed property line to the satisfaction of the Planning Director, City Public Works Department and City Building Division.
2. Pay off or segregate any existing assessments.
3. Provide separate water and sewer services to each parcel prior to filing certificate of compliance.

CHAIRPERSON

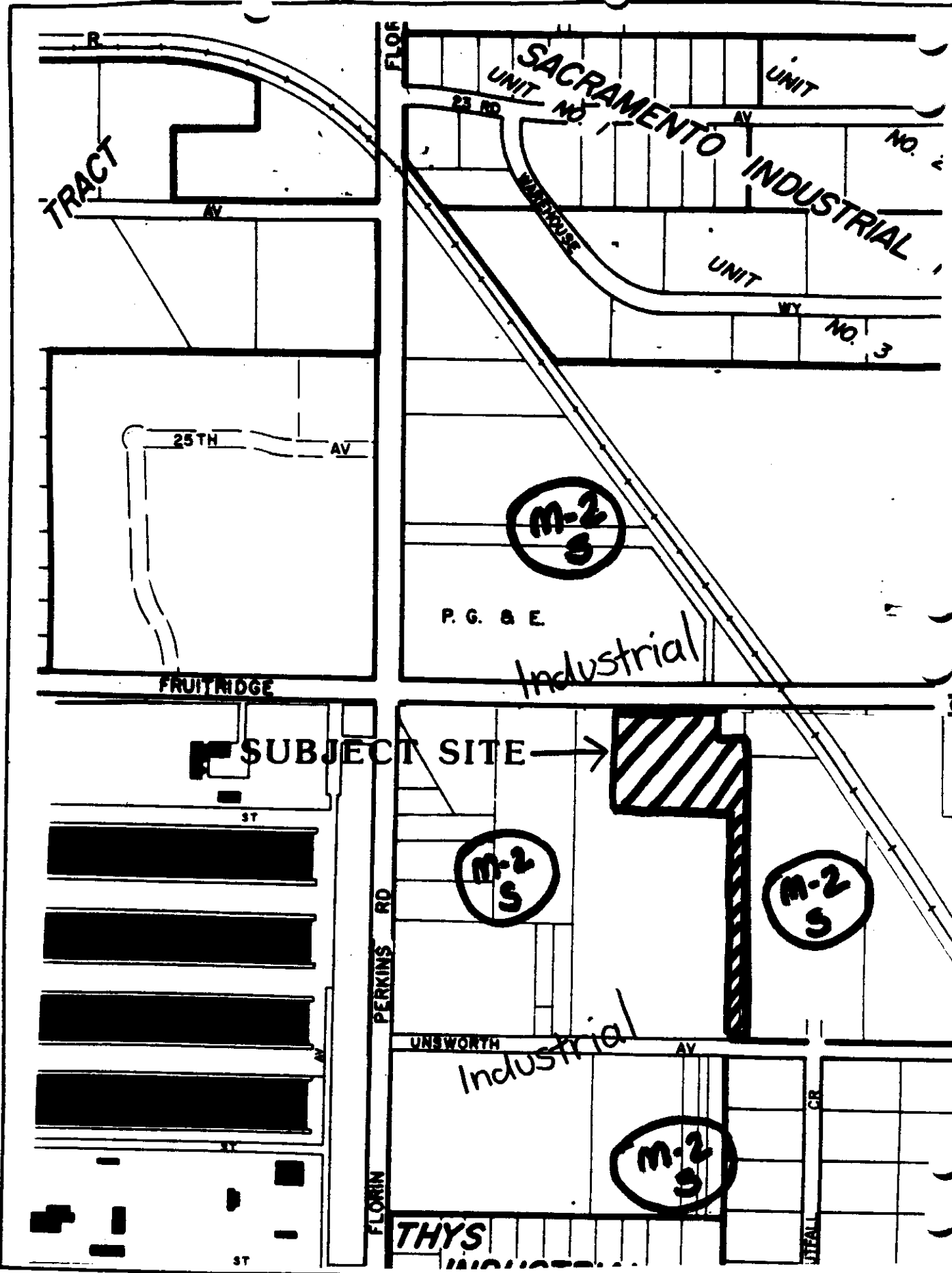
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P88-209

June 9, 1988

Item No.39



VICINITY - LAND USE - ZONING

P88-209

6-9-88

Item 39

EXHIBIT A

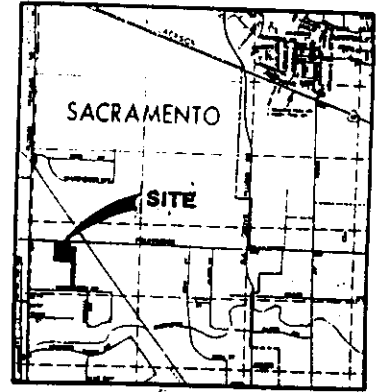
LOT LINE ADJUSTMENT
RICHARD SHARON
 &
WILLIAM EGOSKE
 CITY OF SACRAMENTO MARCH 1988

mp MORTON & PITALO, INC.
 CIVIL ENGINEERING, PLANNING & SURVEYING

REVISED 5/4/88



SCALE: 1"=100'



VICINITY MAP
 NO SCALE

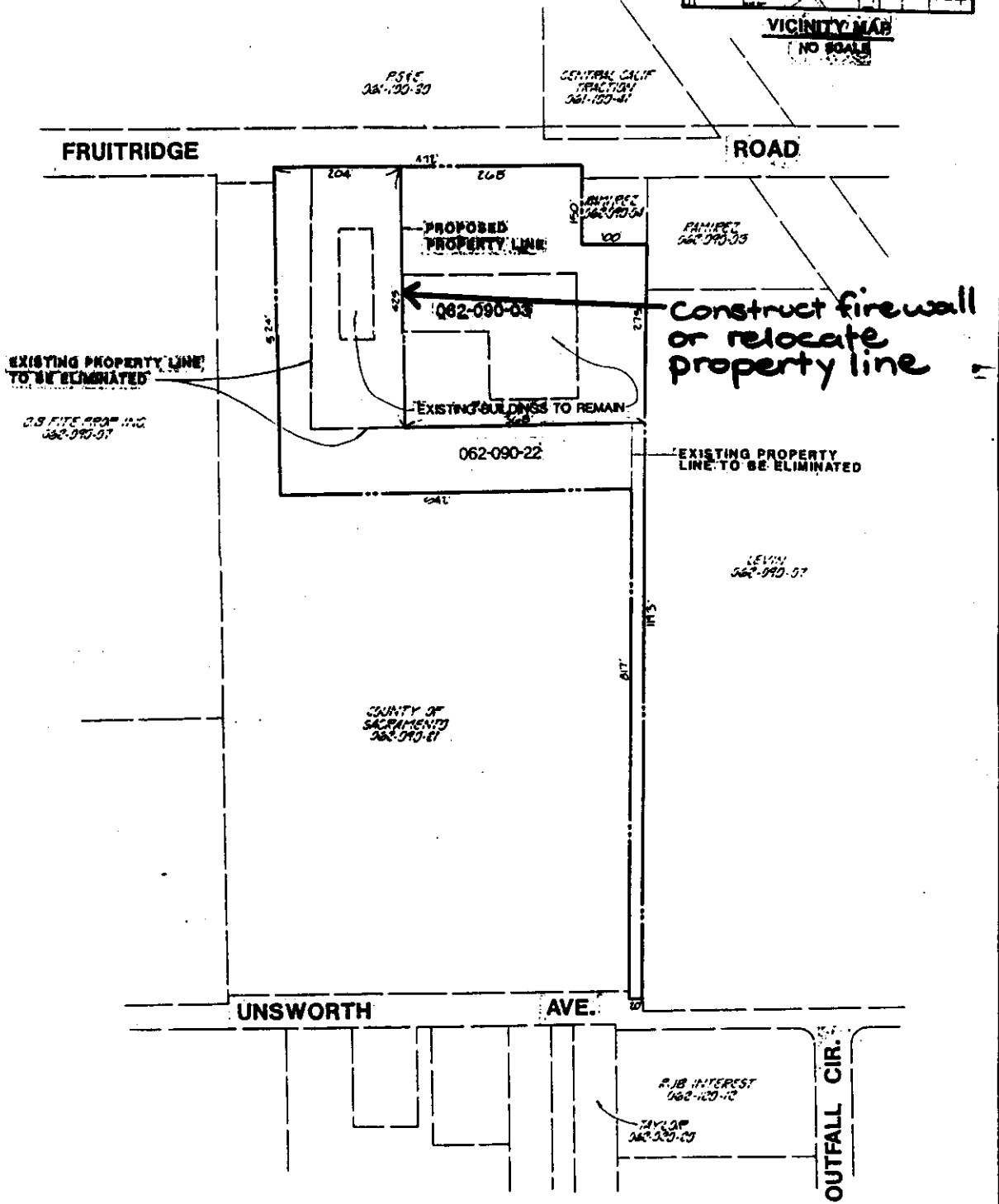


EXHIBIT B

PARCEL 1

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

All that portion of the Northwest one-quarter of Section 25, Township 8 North, Range 5 East, M.D.M., more particularly described as follows:

Parcel One:

BEGINNING at a point in the County road on the North line of said Section 25, from which the Northwest corner of said Section 25 bears South 89°45'30" West 822.00 feet; thence, along said North line, North 89°45'30" East 204.23 feet; thence, South 00°53'00" West 425.00 feet; thence, North 89°45'30" East 368.31 feet to a point on the East line of that certain 19.992-acre tract of land described in Deed dated June 21, 1957, recorded June 24, 1957, in Book 3323 of Official Records, Page 349, executed by Inks Industrial Park, a California corporation, to Comstock Steel Company, a corporation; thence, along said East line, South 00°53'00" West 918.48 feet to the South line thereof, being a point in the centerline of a 40-foot roadway; thence, along the center of said roadway, South 89°48' West 20.00 feet; thence, North 00°53'00" East 818.86 feet; thence, South 89°45'30" West 541.86 feet; thence, North 00°17'00" West 524.50 feet to the point of beginning. Containing 3.613 acres, more or less.

PARCEL 2

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

All that portion of the Northwest one-quarter of Section 25, Township 8 North, Range 5 East, M.D.M., more particularly described as follows:

Parcel One:

BEGINNING at a point in the County road on the North line of said Section 25, from which the Northwest corner of said Section 25 bears South 89°45'30" West 1026.23 feet; thence, along said North line, North 89°45'30" East 268.31 feet to the Northwest corner of that certain property described in Deed executed by Comstock Steel Company, a corporation, to John Joseph Sikich in Deed recorded February 23, 1962, in Book 4397 of Official Records, Page 59; thence, along the West line of said Sikich property, South 00°53'00" West 149.98 feet; thence, along the South line of said Sikich property, North 89°45'15" East 100.00 feet to a point on the East line of that certain 19.992-acre tract of land described in Deed dated June 21, 1957, recorded June 24, 1957, in Book 3323 of Official Records, Page 349, executed by Inks Industrial Park, a California corporation, to Comstock Steel Company, a corporation; thence, along said East line, South 00°53'00" West 275.02 feet; thence, South 89°45'30" West 368.31 feet; thence, North 00°53'00" East 425.00 feet to the point of beginning. Containing 3.249 acres, more or less.