

# Y PLANNING COMMISSION

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

APPLICANT	Gardner Feusi Company, 1722 Professional Drive, Suite C., Sac., CA 95825				
OWNER	Dr. Thomas Kuhn				
PLANS BY	Gardner-Feusi Company				
FILING DATE	11/13/86	ENVIR. DET.	Cat. Ex 15305 (a)	REPORT BY	DJH/vf
ASSESSOR'S PCL. NO.	215-244-13,14,15,17				

**APPLICATION:** Lot Line Adjustment to relocate common property lines between four lots totaling 12.5+ vacant acres in the Light-Industrial-Review (M-1-R) zone

**LOCATION:** Southeast corner, Raley Boulevard and Vinci Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property lines of four parcels.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1 (R)
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North:	U. S. Machinery under construction; M-1(R)
South:	Vacant; M-1(R)
East :	Vacant; M-1(R)
West :	Vacant; M-1(S)R

Property Dimensions:	825 ft. x 660 ft.
Property Area:	12.5+ acres
Proposed Parcel Areas:	Parcel A - 2.5 acres
	Parcel B - 2.5 acres
	Parcel C - 2.5 acres
	Parcel D = 5.0 acres
Total -	12.5 acres

Topography:	Flat
Street Improvements:	to be installed
Utilities:	to be installed

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

- A. The subject site consists of four vacant lots totaling 12.5 acres which are zoned Light Industrial-Review (M-1(R)) zone. The site is designated for Industrial use in the 1974 General Plan and 1984 North Sacramento community Plan. Surrounding land uses are vacant to the east, west and south. To the north, U. S. Machinery is constructing a 43,000 square foot metal fabrication building on 10 acres.

B. The applicant is requesting the relocation of property lines between four parcels under common ownership to provide four lots with legal street frontage. Presently, one parcel is landlocked without street frontage. No proposed development plans have been submitted at this time.

C. The proposed project has been reviewed by the City Real Estate, Traffic and Engineering Divisions with the following comments received:

**Real Estate:**

1. pay off existing assessments, if any;
2. monument new corners.

**City Engineer:**

Informational item - at the time of building permits, additional right-of-way and improvements will be required along Raley Boulevard to the satisfaction of the City Engineer;

**Traffic Engineer:**

1. dedicate an additional two feet of right-of-way along Vinci Avenue;
2. dedicate an additional 10 feet of right-of-way along Raley Boulevard.

Environmental Determination: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

Recommendation: Staff recommends that 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 ADJUST THE COMMON PROPERTY LINES OF LOTS 331 AND 342 AS SHOWN ON THE MAP OF ACME ACRES RECORDED IN BOOK 14 OF MAPS, MAP NO. 27, RECORDS OF SACRAMENTO COUNTY.

(P86-437)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of Raley Boulevard and Vinci Avenue; 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 1974 General Plan and 1984 North Sacramento Community Plan; 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 1984 North 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 at the southeast corner of Raley Boulevard and Vinci Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. monument new corners;
2. pay off existing assessments, if any.

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CHAIR

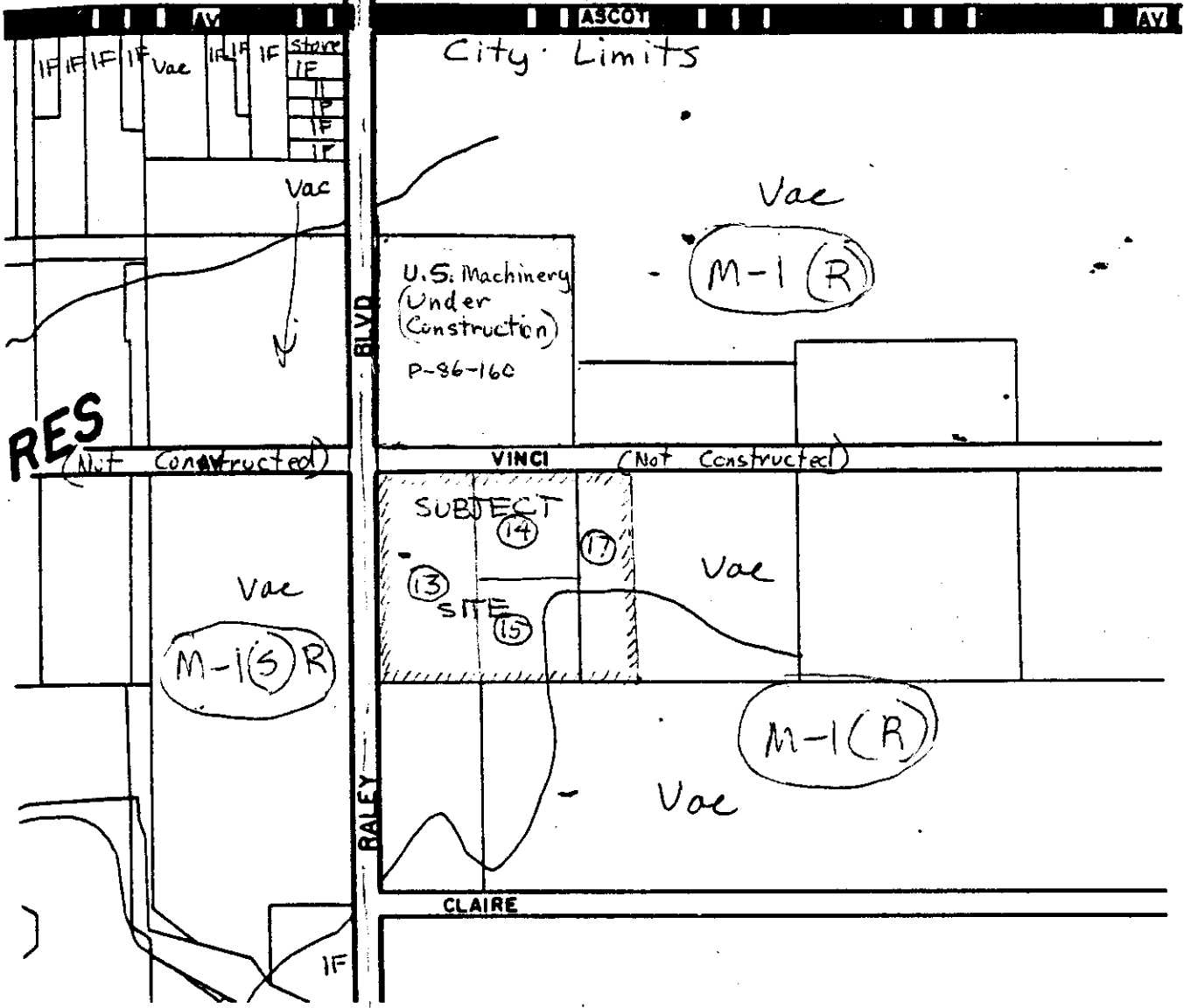
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

County

City Limits



Zoning - Entire Area M-1 (R) or M-1(S)R  
 Land Use - Vacant unless otherwise noted

N  
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 Scale: 1" = 500'

**VICINITY - LAND USE - ZONING**

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

BEGINNING at the Northwest corner of Lot 331, as shown on the "Map of Acme Acres", recorded in Book 14 of Maps, Map No. 27, records of said County; thence from said point of beginning along the North line of said Lot 331 N.  $89^{\circ} 02'26''$  E. 494.84 feet to the Northwest corner of the East one-half of the East one-half of said Lot 331; thence along the West line of said East one-half of the East one-half of said Lot 331 S.  $01^{\circ} 45'28''$  E. 200.02 feet; thence S.  $89^{\circ} 02'30''$  W. 494.85 feet to the West line of said Lot 331; thence along said West line N.  $01^{\circ} 45'15''$  W. 220.01 feet to the point of beginning.

## PROPOSED PARCEL 'B'

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

BEGINNING at a point of the West line of Lot 331, as shown on the "Map of Acme Acres", recorded in Book 14 of Maps, Map No. 27, records of said County, from which point the Northwest corner of said Lot 331 bears N.  $01^{\circ} 45'15''$  W. 220.01 feet; thence from said point of beginning N.  $89^{\circ} 02'30''$  E. 494.85 feet to the West line of the East one-half of the East one-half of said Lot 331; thence along said West line of the East one-half of the East one-half of said Lot 331 S.  $01^{\circ} 45'28''$  E. 220.01 feet; thence S.  $89^{\circ} 02'26''$  W. 494.86 feet to the West line of said Lot 331; thence along said West line N.  $01^{\circ} 45'15''$  W. 220.02 feet to the point of beginning.

## PROPOSED PARCEL 'C'

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

BEGINNING at the West line of Lot 331, as shown on the "Map of Acme Acres", recorded in Book 14 of Maps, Map No. 27, records of said County, thence N.  $89^{\circ} 02'26''$  E. 494.86 feet to the West line of the East one-half of the East one-half of said Lot 331; thence along said West line of the East one-half of the East one-half of said Lot 331 S.  $01^{\circ} 45'28''$  E. 220.01 feet to the South line of said Lot 331; thence along said South line S.  $89^{\circ} 02'22''$  W. 494.88 feet to the Southwest corner of said Lot 331; thence along West line of said Lot 331 N.  $01^{\circ} 45'15''$  W. 220.02 feet to the point of beginning.

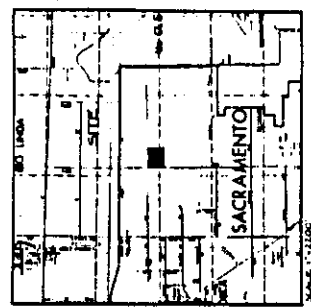
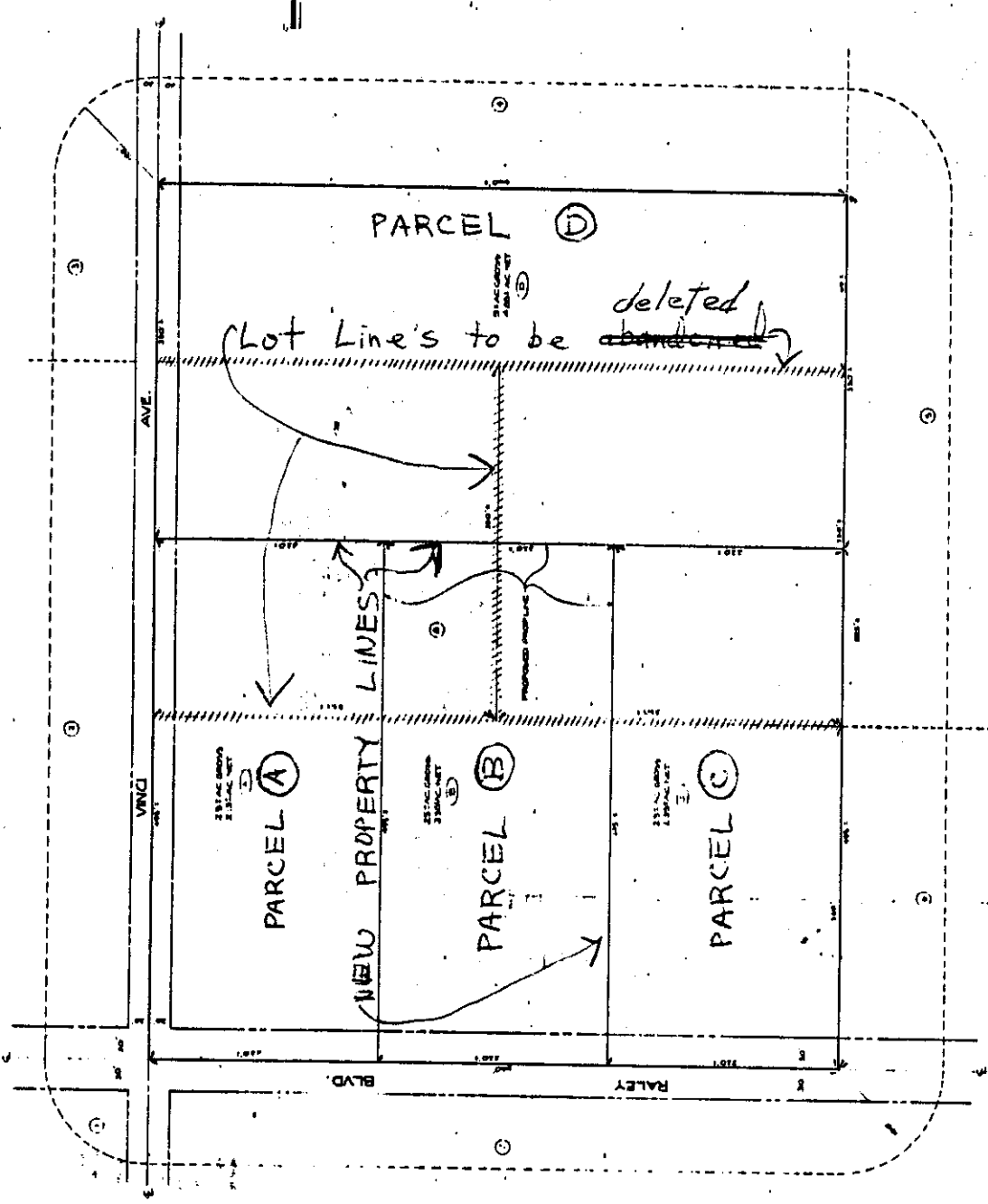
## PROPOSED PARCEL 'D'

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

The East one-half of the East one-half of Lot 331 as shown on the "Map of Acme Acres", recorded in Book 14 of Maps, Map No. 27, records of said County.

ALSO, the West one-half of the West one-half of Lot 342, as shown on said Map.

**BOUNDARY LINE ADJUSTMENT**



**PROJECT DATA**  
 PROJECT NO. 86-050  
 PROJECT NAME: BOUNDARY LINE ADJUSTMENT  
 ADDRESS: 1723 PROFESSIONAL DR., SACRAMENTO, CA 95825  
 CLIENT: DR. THOMAS KUHN  
 DATE: 12-18-86  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: AS SHOWN  
 CITY: SACRAMENTO, CALIFORNIA

**LEGEND**  
 --- PROPOSED BOUNDARY LINE  
 --- EXISTING BOUNDARY LINE

**EXHIBIT B**  
**BOUNDARY LINE ADJUSTMENT**

PRINTED  
 SET 31 886  
 MODEL-JUSTICE

**BOUNDARY LINE ADJUSTMENT**  
 FOR  
**DR. THOMAS KUHN**

0880 482-8177  
 1723 Professional Dr.  
 Sacramento, CA 95825

DRAFTED BY: M. LUNDGREN  
 DESIGNED BY: S. GARDNER  
 CHECKED BY: S. GARDNER  
 DATE: 12/18/86  
 FILE NO.: 86-050

BENCHMARK: N.A.

NO.	DESCRIPTION	DATE	BY