

# CITY PLANNING COMMISSION

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

**APPLICANT** Glen F. Williams Civil Engineering & Surveying, 6020 Rutland Dr., #19, Carmichael 95608  
**OWNER** 1) Sequoia Ventures, Inc., 50 Fremont St., #3700, San Francisco, CA 94105 (#2 below)  
**PLANS BY** Glen F. Williams Civil Engineering & Surveying, 6020 Rutland Dr., #19, Carmichael 95608  
**FILING DATE** 3/17/89 **ENVIR. DET.** 15305a **REPORT BY** JC:kjr  
**ASSESSOR'S PCL. NO.** 001-0070-040, 041, 042, 043, 019, 012

Owner #2: Southern Pacific Transportation Co., One Market Plaza, Ste. 225, San Francisco, CA 94105

**APPLICATION:** Lot Line Adjustment to merge six partially developed lots totaling 6.53+ acres in the Heavy Industrial Parkway Corridor [M2(PC)]

**LOCATION:** 1059 Vine Street and NW Corner Dos Rios St. and Vine St.

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge six lots totaling 6.53+ acres into one lot in the Heavy Industrial Parkway Corridor [M2(PC)] zone.

**PROJECT INFORMATION:**

General Plan Designation: Heavy Commercial/Warehouse  
Existing Zoning of Site: M2(PC)  
Existing Land Use of Site: Vacant building to be removed and vacant

**Surrounding Land Use and Zoning:**

North: Vacant, American River; ARP(F)  
South: Industrial, School; M2, R3  
East: Office/Industrial; M2(PC)  
West: Industrial; M2(PC)

Property Dimensions: 712' x 400'  
Property Area: 6.58+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

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

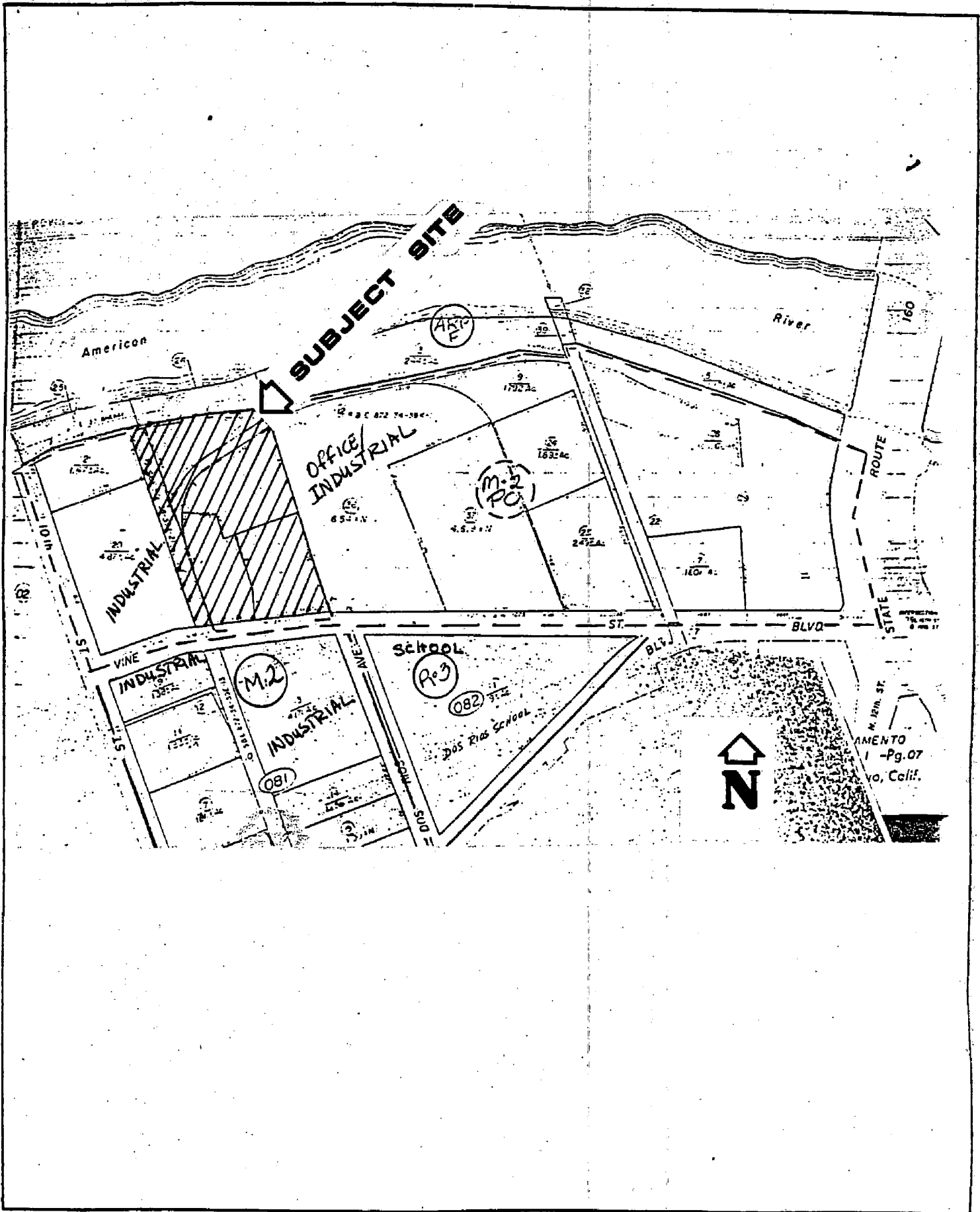
- A. The subject site consists of six partially developed lots totaling 6.53+ acres in the Heavy Industrial Parkway Corridor [M2(PC)] zone. The General Plan designates the site as Heavy Commercial or Warehouse. The surrounding land uses and zones are: Vacant and the American River; American River Parkway-Flood (ARP-F) zone to the north; Office/Warehouse and Industrial, Heavy Industrial-Parkway Corridor [M2(PC)] to the east and west and industrial, school, heavy industrial (M2) and multi-family (R-3) zone to the south.
- B. The applicant proposes to merge the six lots in order to construct two buildings for the Bechtel Investment Realty Industrial Office Center. The owner/applicant should be aware that office in the M2(PC) zone is allowed only when incidental to an industrial use and does not occupy more than 25 percent of the gross floor area of the building(s) located on the lot. If the office use exceeds the 25 percent requirement, the use is subject to a special permit.

C. The plans have been reviewed by the Divisions of Transportation, Engineering, Water and Sewer, and Real Estate. The following comments were received:

- ° File Certificate of Compliance and waive parcel map prior to recordation; submit all required documents (to Public Works) according to submittal requirements and pay necessary fees (presently \$500).
- ° Pay off or combine any existing assessments
- ° Remove unused water services in excess of one service

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

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.



**VICINITY - LAND USE - ZONING**

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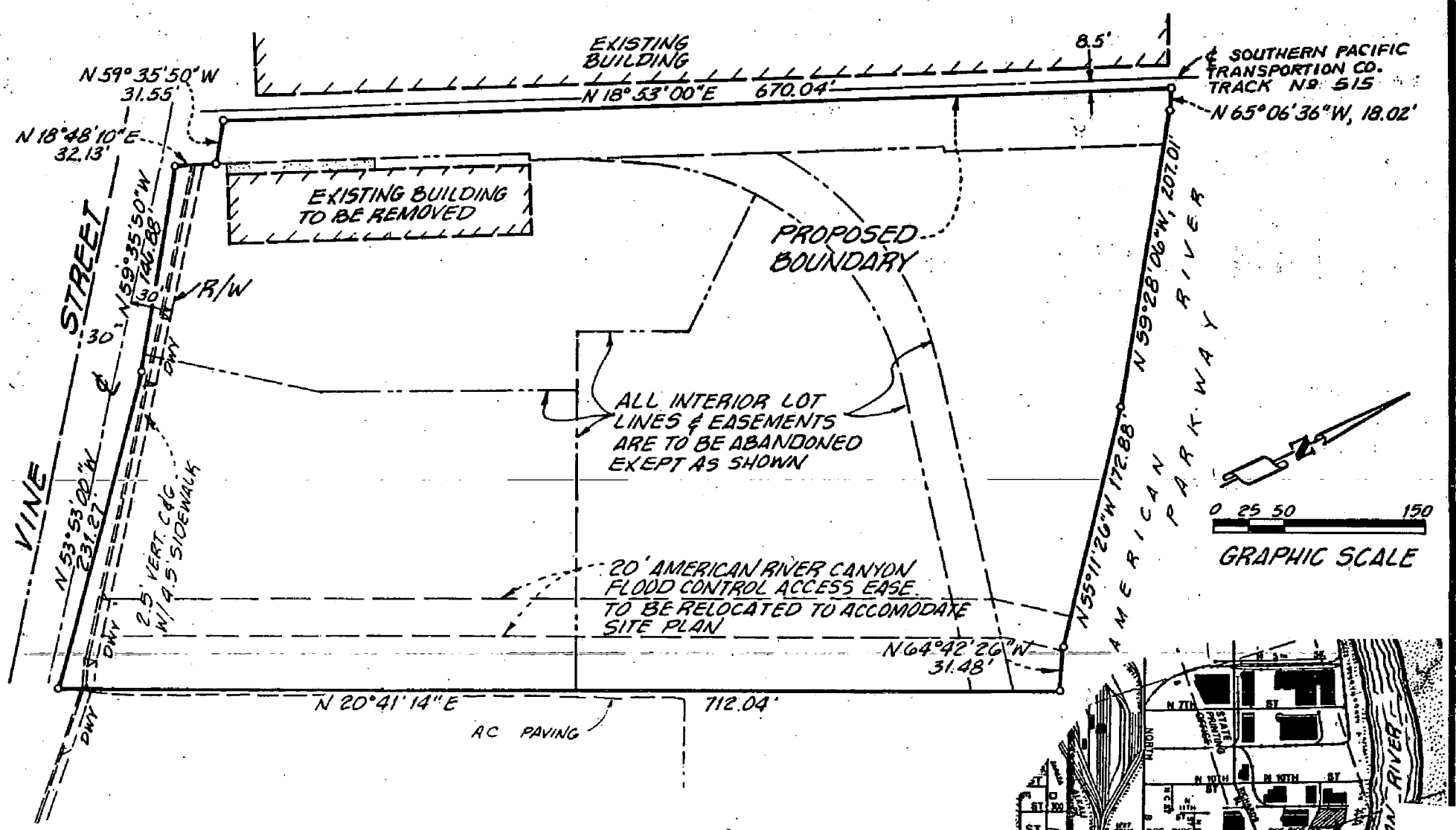
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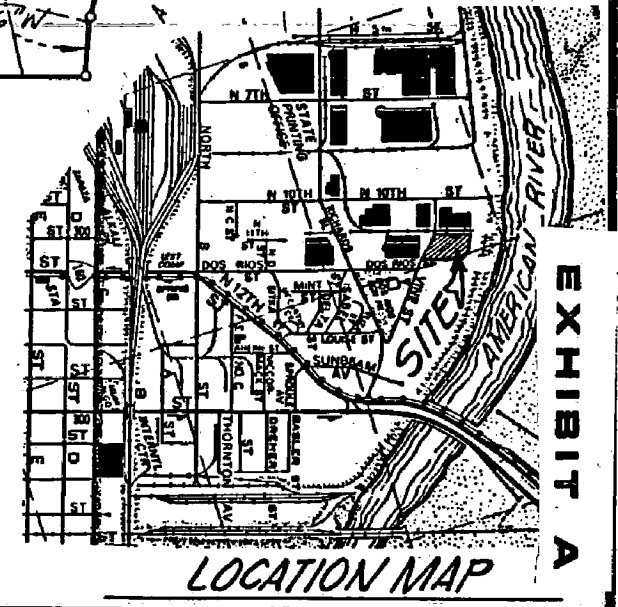
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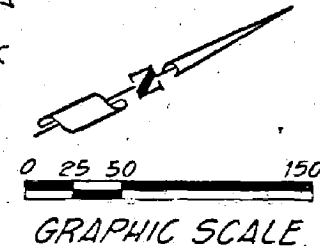
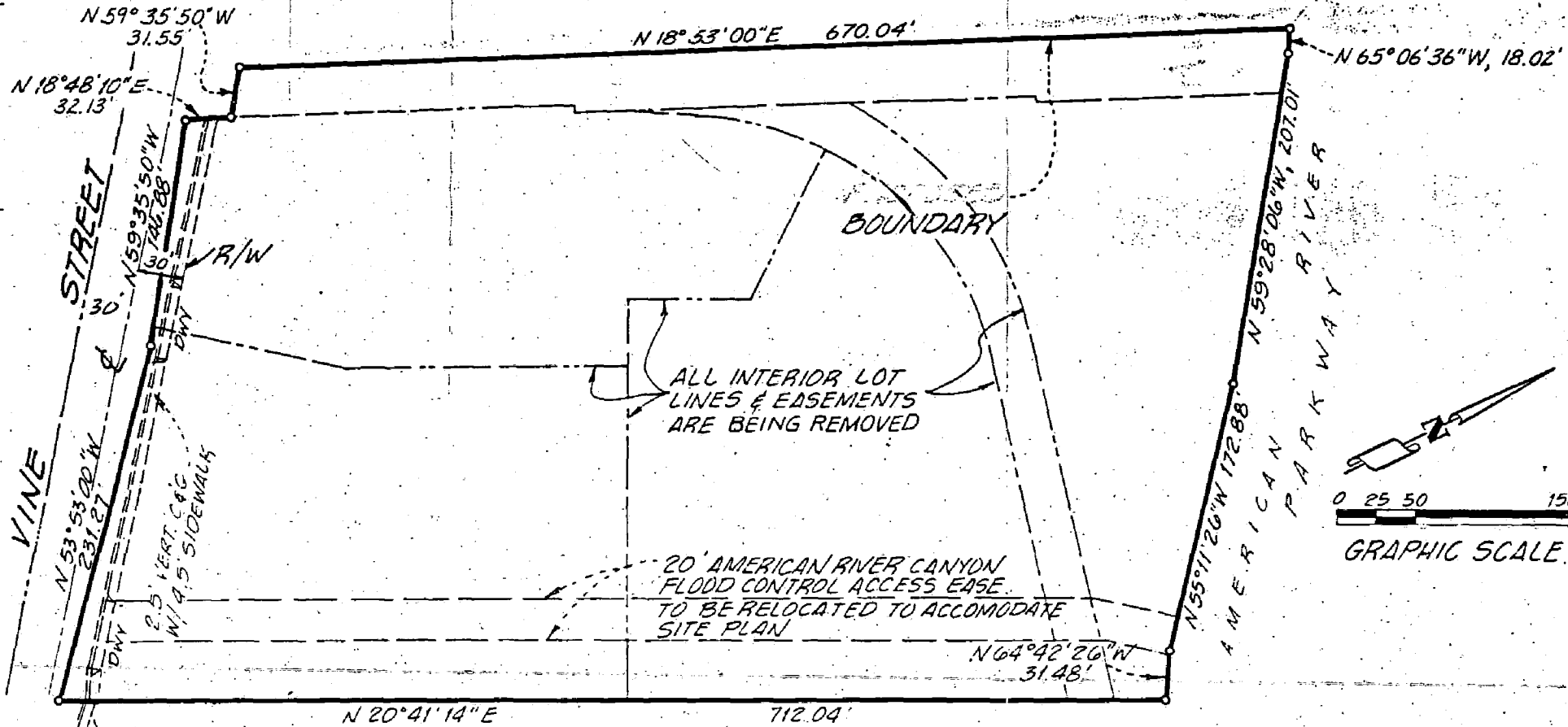
**LOT MERGER**  
CITY OF SACRAMENTO, CALIFORNIA

**GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING**  
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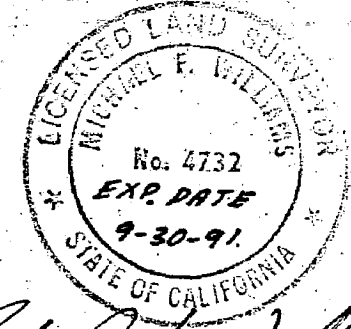


**EXHIBIT A**

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**LOT MERGER**  
CITY OF SACRAMENTO, CALIFORNIA



*Michael F. Williams*



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NEW DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being all of Parcels 1 through 4, inclusive, as shown on that certain parcel map entitled "Lands of Bingonna Investments, a Portion of Rancho New Helvetia", filed for record on April 5, 1985, in Book 86 of Parcel Maps, at Page 16, and also being a portion of the Southern Pacific Railway Co. and Central Pacific Railway Co. property shown adjacent thereto. More particularly described as follows:

BEGINNING at the Northeast corner of Parcel 1 as shown on said parcel map, said point also being in the Southerly right of way line of the American River Flood Control District as recorded in Book 80-10-14, at Page 1909; thence leaving said right of way line, and along the East line of said Parcel Map, South 20° 41' 14" West, 712.04 feet to the Southeast corner of Parcel 3 as shown on said Parcel Map; thence along the South line of said Parcel Map, North 53° 53' 00" West, 231.27 feet; thence North 59° 35' 50" West, 146.88 feet; thence; thence leaving said South line and along the West line of said Parcel Map, North 18° 48' 10" East, 32.13 feet to a point in the East right of way line of Vine Street, an 80 foot wide stret as described in that deed from Owen E. Orr to Central Pacific Railway Company (predecessor to Southern Pacific Transportation Company), dated August 24, 1953, recorded in Book 2516, Page 561, Official Records of said County, December 3, 1953. Thence along said East right of way line, North 59° 35' 50" West, 31.55 feet; thence leaving said right of way line, parallel to and 8.50 feet distant measured at a right angle from the centerline of Southern Pacific Track No. 515 at or near Station 23 + 50, thence along said parallel line, North 18° 53' 00" East, 670.04 feet to a point in said American River Flood Control right of way line; thence along said right of way, South 65° 06' 36" East, 18.02 feet; thence South 59° 28' 06" East, 207.01 feet; thence South 55° 11' 26" East, 172.88 feet; thence South 64° 42' 26" East, 31.48 feet to the point of beginning.

Said property contains 6.584 acres, more or less.

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