

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
OWNER	EmKay-Land Company Venture, 400 Slobe Avenue, Sacramento, CA 95815				
PLANS BY	Spink Corporation, P.O. Box 2511, Sacramento, CA 95811				
FILING DATE	4-23-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	275-300-04,05,06,07		

APPLICATION: Lot Line Adjustment to merge three parcels into two in the M-1(PC) zone

LOCATION: North of Lathrop Way; south of Commerce Circle

PROPOSAL: The applicant is proposing this lot merger for the purpose of future development on site.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Woodlake/Norauto Community Plan Designation:	Heavy Commercial or Industrial
Existing Zoning of Site:	M-1(PC)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Warehouse; M-1
South:	Vacant (American River); M-1(PC) & ARP-F
East:	Office/Warehouse/Deli; M-1(PC)
West:	Vacant; M-1(PC)

Property Dimensions:	700' x 500 sq. ft.
Property Area:	7.618 acres
Significant Feature of Site:	Adjacent to American River Parkway
Topography:	Flat
Street Improvements/Utilities:	Existing

BACKGROUND INFORMATION: The subject site is presently vacant. The applicant intends to develop the site to accommodate a planned building in the future.

STAFF EVALUATION: Staff has the following comments:

1. The application was reviewed by Engineering, Traffic Engineering, Water/Sewers, Fire and Building Inspections. The following comments were received from Engineering:
 - a. Applicant shall monument new lot lines;
 - b. Applicant shall provide new deed descriptions and closure calculations for the review and approval of City Engineering.
2. The site is within the Light Industrial-American River Parkway Corridor (M-1(PC)) zone and must conform with the requirements of that ordinance including, but not limited to, height, bulk, color, etc. of the buildings. The applicant has not submitted building plans at this time.
3. On-site parking must meet the 50 percent shading requirement when property is developed.

APPLC. NO. P83-123

MEETING DATE May 26, 1983

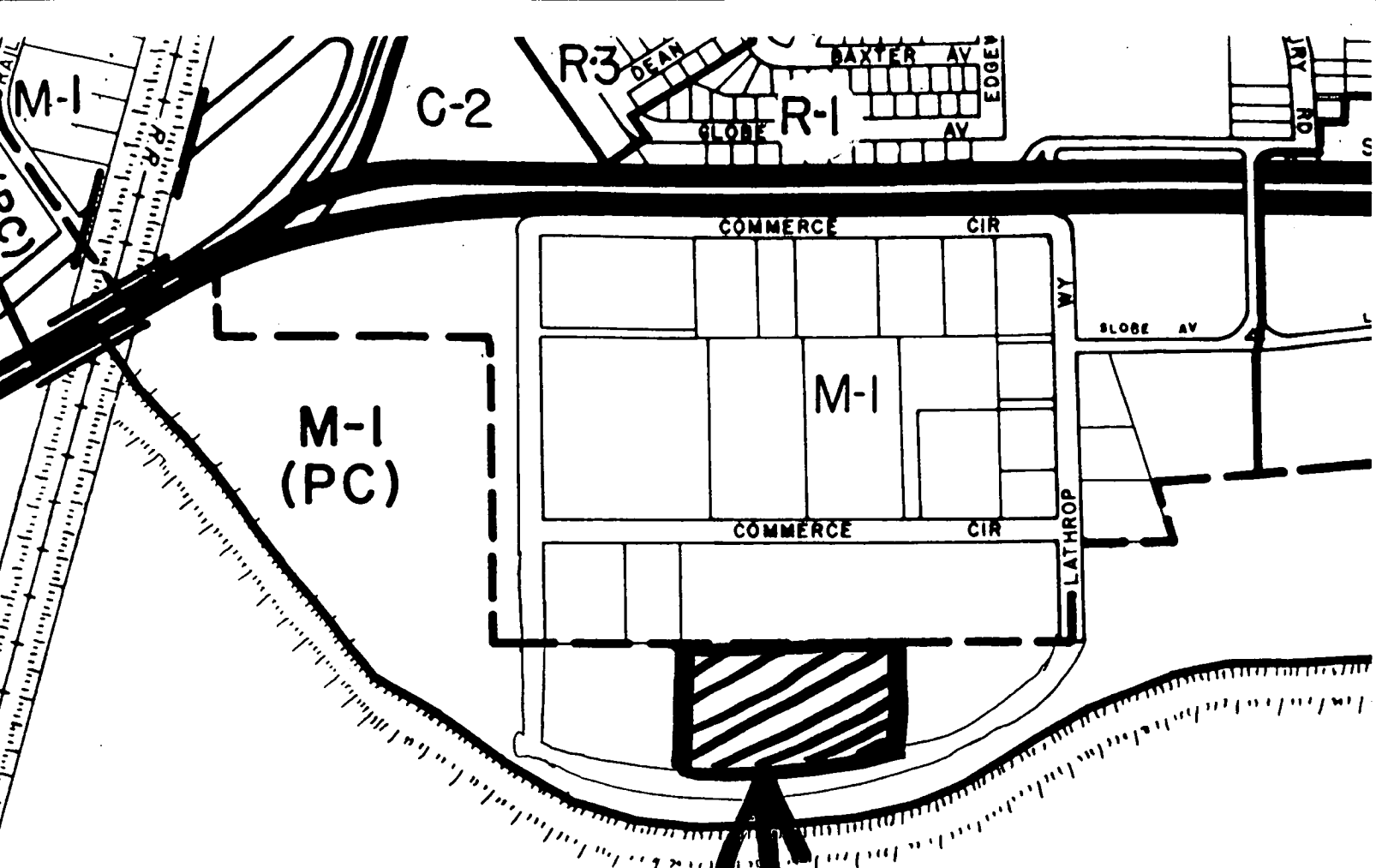
CPC ITEM NO. 21

003253

4. The applicant should provide a minimum four foot planter, excluding curbing adjacent to the public right-of-way.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project is exempt from environmental determination (CEQA Section 15105(a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Merger by adopting the attached resolution.



**SUBJECT
SITE**

ARP-F

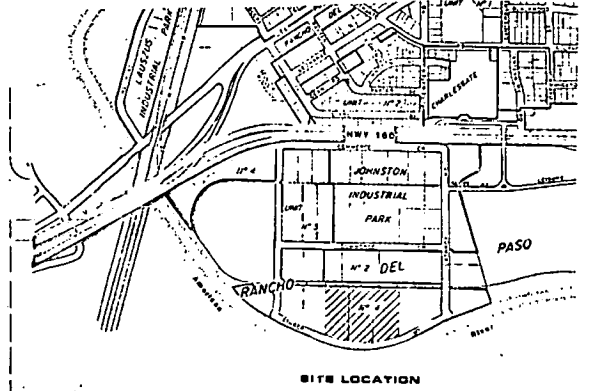
**AMERICAN
RIVER**

83-123

003255

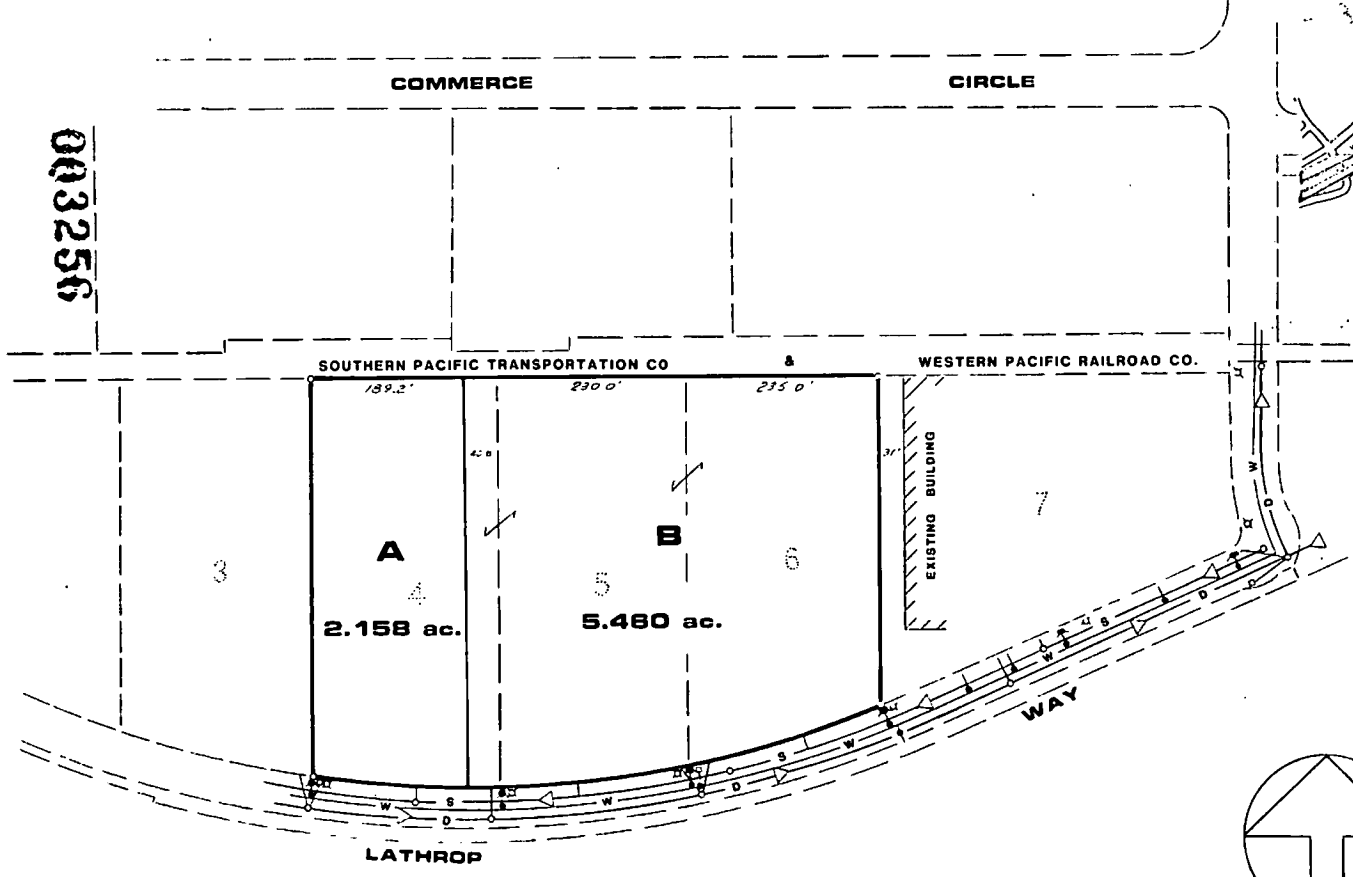
26 MAY 1983

No. 21

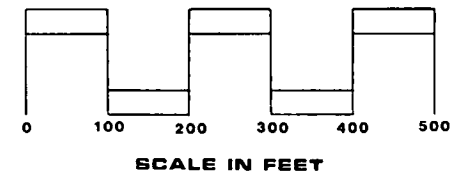
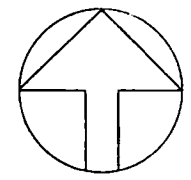


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5-24-83 P 83123



EXISTING LOT LINE
PROPOSED LOT LINE



**PROPOSED LOT LINE ADJUSTMENT & MERGER
LOTS 4, 5 & 6
JOHNSTON INDUSTRIAL PARK UNIT NO. 4**

APRIL, 1983 2787-001

THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING · ENGINEERING
 ARCHITECTURE · SURVEYING · MAPPING · SYSTEMS
 720 F STREET · SACRAMENTO, CALIFORNIA 95814 · PHONE (916) 444-0170

EXHIBIT A

No. 21

Parcel A

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

All that portion of Lot 4, as said lot is shown on that certain map entitled "Johnston Industrial Park Unit No. 4," the official plot of which is recorded in the office of the Recorder of Sacramento County in Book 146 of maps, Map No. 11, described as follows:

Beginning at the Northwest corner of said Lot 4; thence from said point of beginning along the northerly line thereof North 88° 14' 10" East 189.20 feet; thence leaving said northerly line South 01° 45' 50" East 501.92 feet to a point located on the northerly right of way line of Lathrop Way; thence along said northerly right of way line curving to the right on an arc of 1322.02 feet radius, from a tangent bearing South 88° 30' 52" West, said arc being subtended by a chord bearing North 87° 22' 12" West 189.76 feet to the southwest corner of said Lot 4; thence along the westerly line of said Lot 4 North 01° 45' 50" West 487.39 feet to the point of beginning, containing 2.158 acres, more or less.

THE SPINK CORPORATION
CHECKED: DATE

TYPING _____
TRAVERSE *C.W.* | *4-22-83*
MAP _____

DELIVERED TO:

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

003249

Parcel B

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

All that portion of Lots 4, 5 and 6, as said lots are shown on that certain map entitled "Johnston Industrial Park Unit No. 4" the official plat of which is recorded in the office of the Recorder of Sacramento County in Book 146 of maps, Map No. 11, described as follows:

Beginning at a point located on the northerly line of said Lot 4 from which the Northwest corner thereof bears South 88° 14' 10" West 189.20 feet; thence from said point of beginning along the northerly lines of said Lots 4, 5 and 6 North 88° 14' 10" East 505.80 feet to the northeast corner of said Lot 6; thence along the easterly line of said Lot 6 South 01° 45' 50" East 404.00 feet to the southeast corner of said Lot 6, said southeast corner being located on the northerly right of way line of Lathrop Way; thence along said northerly right of way line curving to the right on an arc of 1322.02 feet radius, from a tangent bearing South 66° 02' 33" West, being subtended by a chord bearing South 77° 16' 43" West 515.19 feet; thence leaving said right of way line North 01° 45' 50" West 501.92 feet to the point of beginning, containing 5.460 acres, more or less.

THE SPINK CORPORATION

CHECKED:	DATE
TYPING	
TRAVERSE <i>C.W.</i>	<i>4-25-83</i>
MAP	

DELIVERED TO:

Refer this description to title company before incorporating it in any document and to the Planning Commission of the governing body for compliance with lot split ordinances.

003250