

# CITY PLANNING COMMISSION

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

APPLICANT	PSOMAS AND ASSOCIATES, 546 North Market Blvd., #4, Sac., CA 95834		
OWNER	FRUITRIDGE FARMS INVESTORS, 7919 Folsom Blvd., Sac., CA 95825		
PLANS BY	Applicant		
FILING DATE	12/19/86	ENVIR. DET.	EX 15305 (a) REPORT BY CV/vf
ASSESSOR'S-PCL. NO.	019-221-42,43		

**APPLICATION:** Lot line adjustment to relocate the common property line

**LOCATION:** Northwest corner of Franklin Boulevard and Fruitridge Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property line to allow room for future on-site parking on Parcel 43.

### PROJECT INFORMATION:

1974 General Plan Designation: Shopping/Commercial  
1965 Fruitridge Community Plan Designation: Shopping/Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Shopping Center under construction

### Surrounding Land Use and Zoning:

North: Residential/Commercial; R-1, C-2  
South: Restaurant/Parking lot; C-2  
East: Shopping Center, Gas Station; C-2  
West: Single Family Residential; R-1

Property Dimensions: Irregular  
Property Area: 1.87+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

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

#### A. Land Use/Zoning:

The subject site is zoned General Commercial and a Shopping Center is presently under construction on the subject site. Surrounding land uses include Commercial and restaurant/parking lot to the south, Single Family Residential to the west, Commercial and Single Family Residential to the north, and Shopping Center and Gas Station to the east.

#### B. Proposal:

The applicant proposes to relocate the common property line to allow adequate on-site parking for future development on parcel 43. Parcel 42 is being developed as a Shopping Center.

Staff notes the required backout and maneuvering area for some of the parking spaces located on Parcel 43, would be located on parcel 42. Conversely, some of the required back out and maneuvering area for some of the parking spaces located on parcel 42 would be located on parcel 43. Staff has no problems with this because both parcels are owned by one property owner.

C. Interdepartmental Review:

The project was reviewed by the City Departments of Real Estate, Traffic Engineering, Engineering, Water and Sewer and the following comments were received:

Engineering:

Place note on Certificate of Compliance: Provide sewer, drain and water easements necessary to maintain appropriate services; locate existing utility services and identify on exhibits to be submitted with the Certificate of Compliance.

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

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF 1/22/87

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON

PROPERTY LINE. (APN 019-221-42,43)

(P87-031)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at northwest corner of Franklin Boulevard and Fruitridge Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 150305 (a)); and

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Shopping/Commercial Use by the 1974 General 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 northwest corner of Fruitridge Road and Franklin Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Place note on Certificate of Compliance; provide sewer, drain and water easements necessary to maintain appropriate services;
2. Place note on Certificate of Compliance; locate existing utility services and identify on exhibits to be submitted with the Certificate of Compliance.

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CHAIR

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

P87-031

January 22, 1987

Item #27

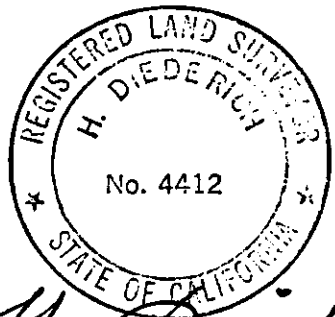
**EXHIBIT A**

PARCEL A

Real property situate in the City of Sacramento, Sacramento County, California, described as follows:

Beginning at a point on the north line of Parcel 1 as shown on the parcel map filed in the office of the Recorder of Sacramento County on March 21, 1979, in Book 46 of Parcel Maps, at Page 34, from which the northwest corner of said Parcel 1 bears S 89° 54' 00" W 141.50 feet; thence N 89° 54' 00" E 152.33 feet along the north line of Parcel 1 and Parcel 2 as shown on said map to the northeast corner of said Parcel 2; thence S 08° 33' 20" E 115.08 feet along the east line of said Parcel 2 and Parcel 1; thence N 74° 45' 14" W 20.44 feet; thence S 79° 09' 00" W 126.70 feet; thence N 10° 51' 00" W 134.42 feet to the point of beginning, containing 17,849 square feet (0.410 acres), more or less.

30-51/sh  
FOR0105 12-17-86



*H. Dieckrich*  
12/18/86

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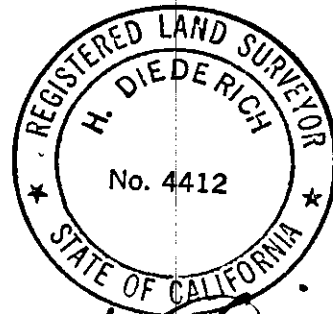
**EXHIBIT B**

**PARCEL B**

Real property situate in the City of Sacramento, Sacramento County, California, described as follows:

Beginning at the northwest corner of Parcel 1 as shown on the parcel map filed in the office of the Recorder of Sacramento County on March 21, 1979, in Book 46 of Parcel Maps, at Page 34; thence N 89° 54' 00" E 141.50 feet along the north line of said Parcel 1; thence S 10° 51' 00" E 134.42 feet; thence N 79° 09' 00" E 126.70 feet; thence S 74° 45' 14" E 20.44 feet to a point on the east line of said Parcel 1 from which the northeast corner of Parcel 2 as shown on said map bears N 08° 33' 20" W 115.08 feet; thence along the boundary of said Parcel 1 the following thirteen courses: S 08° 33' 20" E 84.74 feet; thence S 10° 51' 00" E 45.77 feet; thence N 74° 17' 06" W 22.36 feet; thence S 79° 09' 00" W 115.00 feet; thence S 10° 51' 00" E 130.89 feet; thence S 43° 04' 05" E 23.80 feet; thence S 79° 45' 51" W 50.00 feet; thence N 21° 43' 35" E 23.57 feet; thence N 10° 51' 00" W 109.27 feet; thence S 79° 09' 00" W 112.00 feet; thence N 10° 51' 00" W 169.66 feet; thence S 89° 54' 00" W 35.61 feet; thence north 137.76 feet to the point of beginning, containing 63,866 square feet (1.466 acres), more or less.

30-51/sh  
FOR0105 12-17-86

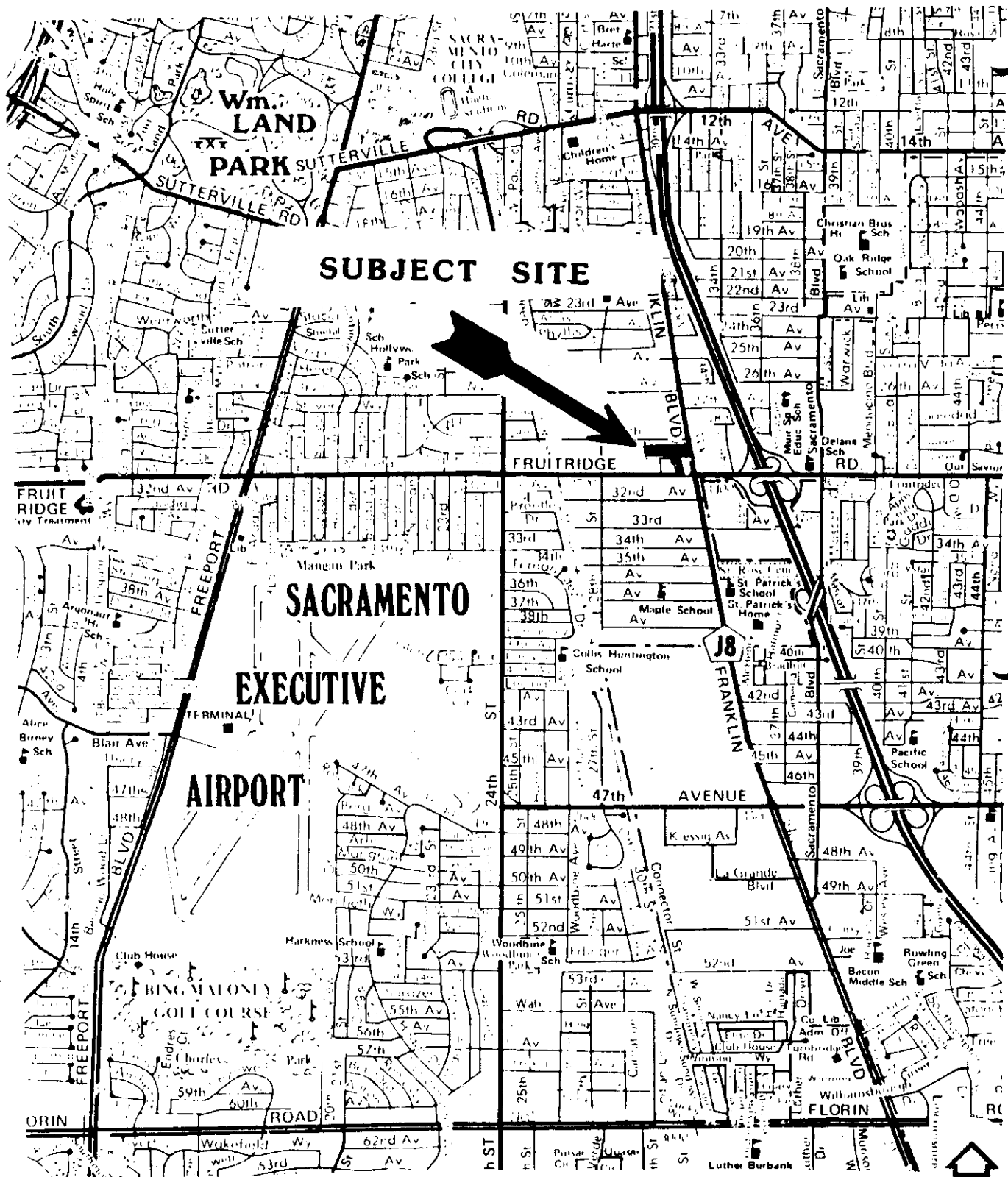


*H. Dieckrich*  
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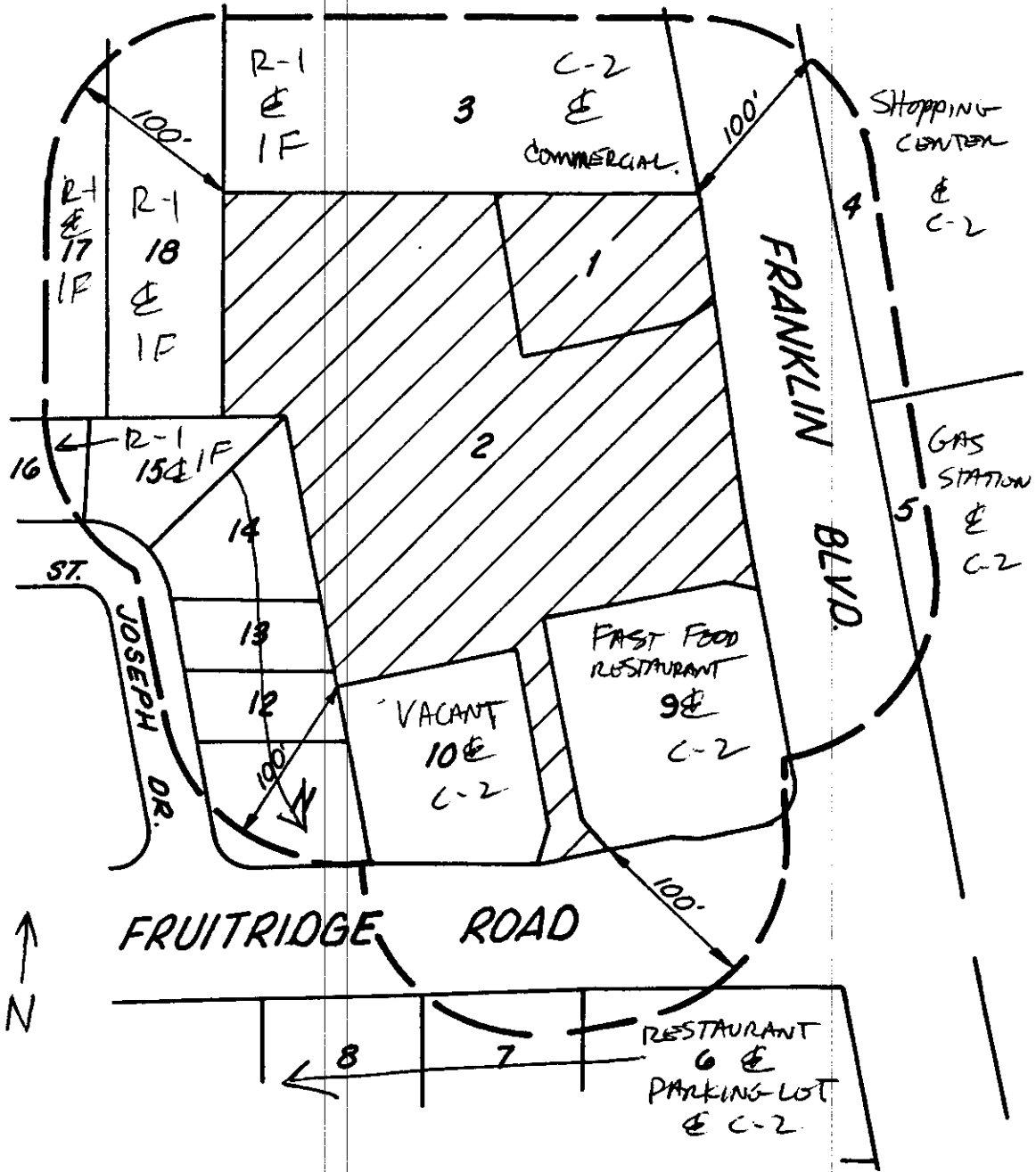


**VICINITY MAP**

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# LAND USE & ZONING MAP

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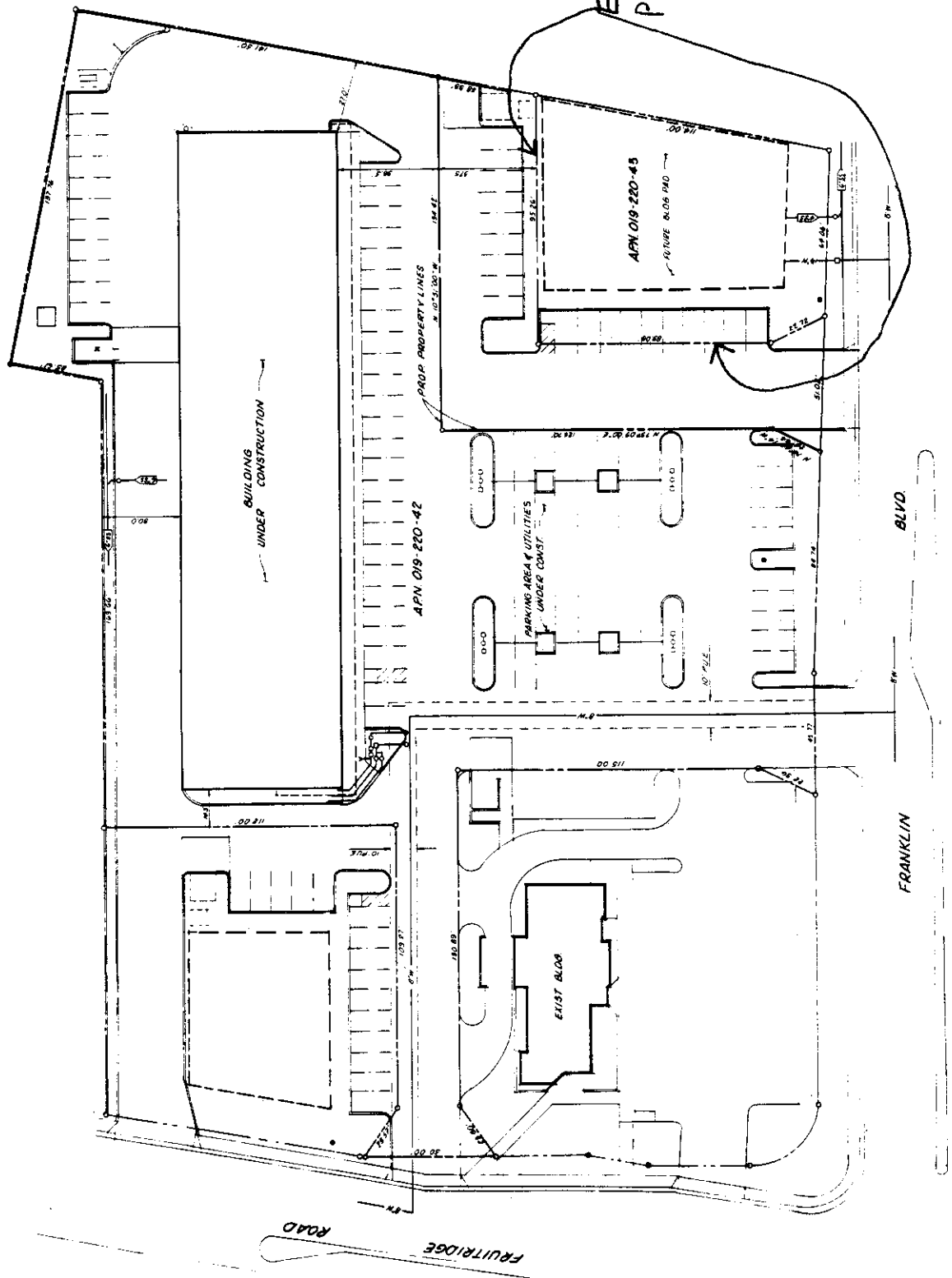
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VICINITY MAP

**SITE PLAN**  
FOR  
**APN. 019-221-42, 43**

EXISTING  
PROPERTY LINE



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