

CITY PLANNING COMMISSION

927-10th Street, Ste. 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Justice & Associates, Inc., 4153 Northgate Blvd., Sacramento, CA 95834				
OWNER	W. R. Grace Development Corp., P.O. Box 2480, Newport Beach, CA 92663				
PLANS BY	Justice & Associates, Inc., 4153 Northgate Blvd., Sacramento, CA 95834				
FILING DATE	4-20-82	50 DAY CPC ACTION DATE		REPORT BY:	JIT:bw
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	001-182-09 and 11		

APPLICATION: Lot Line Adjustment

LOCATION: 407 Richards Boulevard and 420 North Third Street

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Industrial Park Plan
Designation: Industrial
Existing Zoning of Site: M-2
Existing Land Use of Site: Existing building and vacant

Surrounding Land Use and Zoning:

North: Commercial Building; M-2 & M-2(PC)
South: Warehouse; M-2
East: State Warehouse; M-2
West: Restaurant; M-2

Property Dimensions: Irregular
Property Area: 11.085 acres
Significant Feature of Site: Diamond International warehouse
Topography: Flat
Street Improvements: Existing
Utilities: Available to site
School District: Sacramento City Unified

STAFF EVALUATION: The subject site consists of two separate parcels. There is presently one warehouse building on Parcel A, and Parcel B is vacant. The applicant proposes to relocate a portion of the northeast/southwest property line 92 feet to the northwest/southeast as shown on Exhibits B and C. The purpose of the adjustment is to provide a secondary driveway access from Bercut Drive to Parcel B to serve a future commercial building. These properties are zoned M-2 (Heavy Industrial). The staff has no objections to the proposal.

The proposal was reviewed by the offices of the Traffic Engineering, Water and Sewer Division, Building Inspections, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following conditions for this lot line adjustment:

1. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.
2. The proposed lot lines are to be monumented.

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APPLC. NO. P82-105

MEETING DATE May 27, 1982

CPC ITEM NO. 23

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(a));

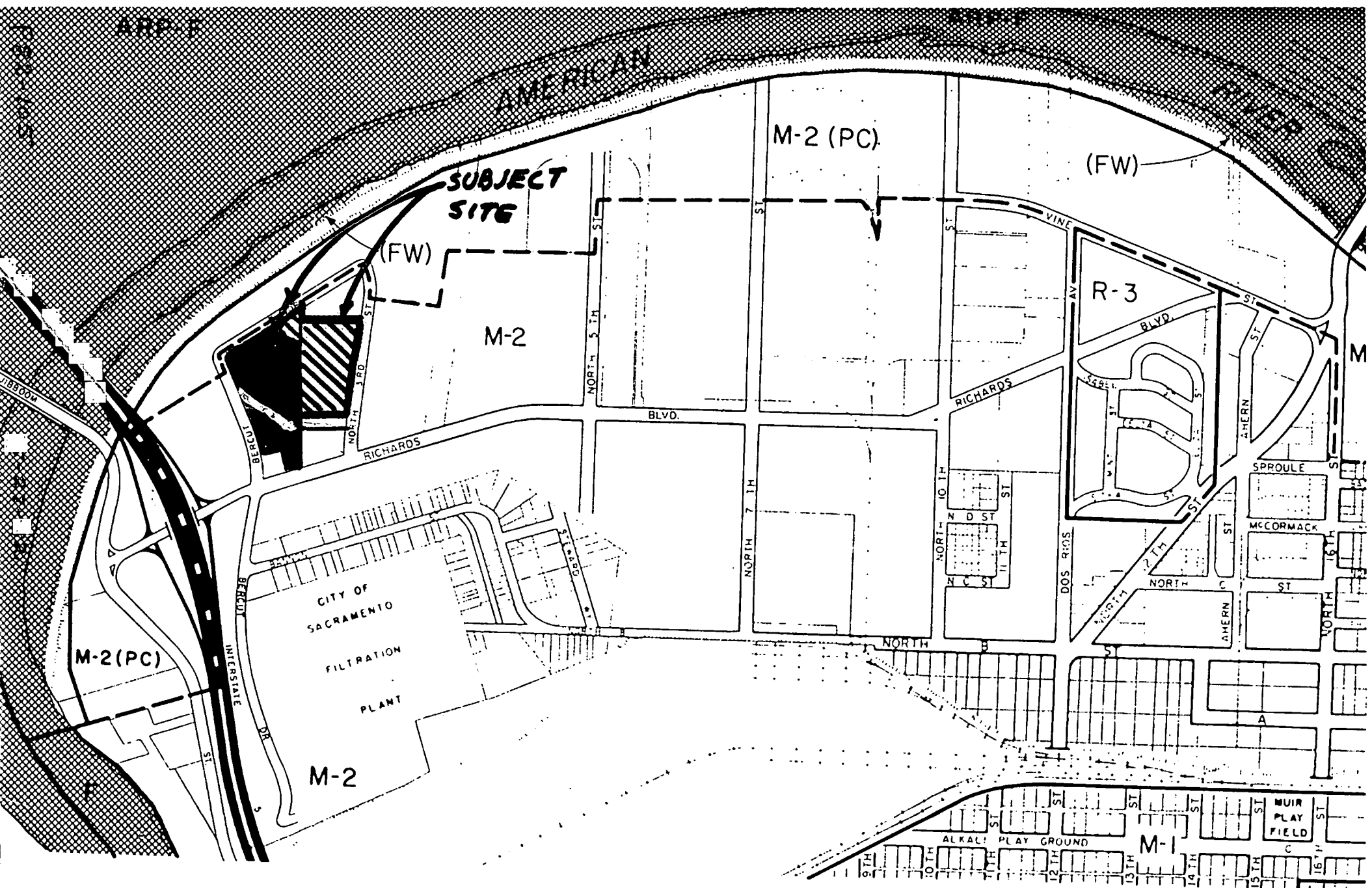
STAFF RECOMMENDATION: The staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

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FW - FLOODWAY

No. 23

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EXHIBIT "A"

LEGAL DESCRIPTION FOR APN 01-182-09 (PARCEL "A")

PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF SECTIONS 25 AND 26, T.9 N., R.4 E., M.D.B. AND M." FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 1 OF PARCEL MAPS AT PAGE 48.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL 1 AS SHOWN ON SAID PARCEL MAP. THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 66° 06' 30" WEST 92.00 FEET; THENCE LEAVING SAID NORTH LINE OF PARCEL 1, SOUTH 23° 53' 30" EAST 100.80 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1; THENCE ALONG THE SAID EAST LINE OF SAID PARCEL 1, NORTH 18° 29' 45" EAST 136.47 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR APN 01-182-11 (PARCEL "B")

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF PARCEL NO. 7, 26 R.S. 28, PORTION OF SECTIONS 25 AND 26, T. 9 N., R. 4 E., M.D.B. AND M." FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 37 OF PARCEL MAPS AT PAGE 2

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

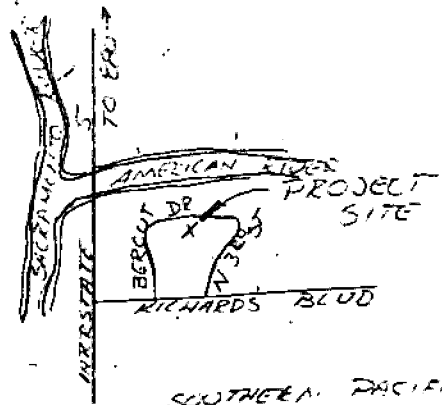
BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PORTION OF SECTIONS 25 AND 26, T. 9 N., R. 4 E., M.D.B. AND M." FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 1 OF PARCEL MAPS AT PAGE 48. THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID PARCEL 1, SOUTH 66° 06' 30" WEST 92.00 FEET; THENCE LEAVING SAID NORTH LINE OF PARCEL 1, SOUTH 23° 53' 30" EAST 100.80 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 1; THENCE ALONG THE SAID EAST LINE OF SAID PARCEL 1, NORTH 18° 29' 45" EAST 136.47 FEET TO THE POINT OF BEGINNING.

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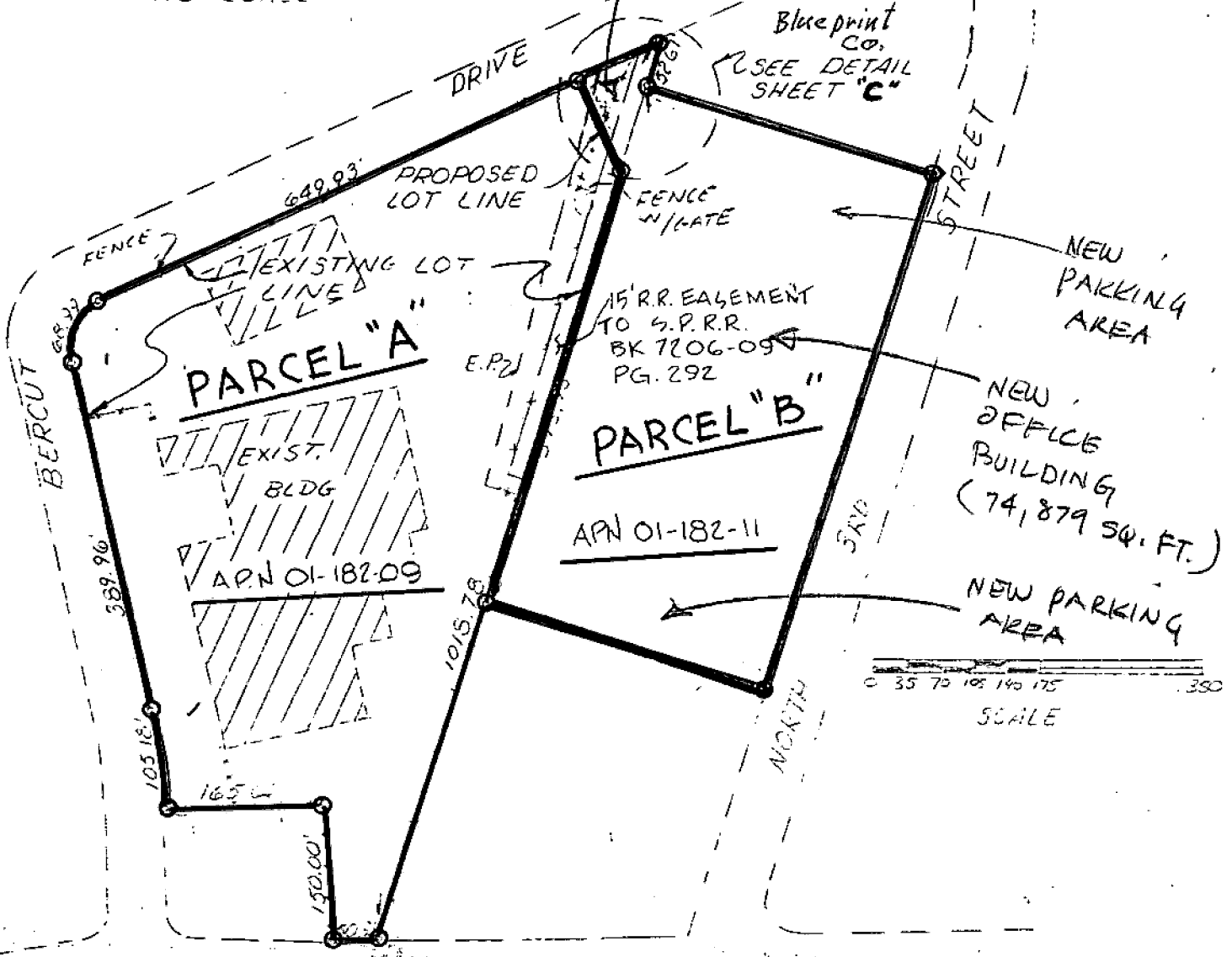
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EXHIBIT "B"



LOCATION MAP 1"=175'
 NO SCALE



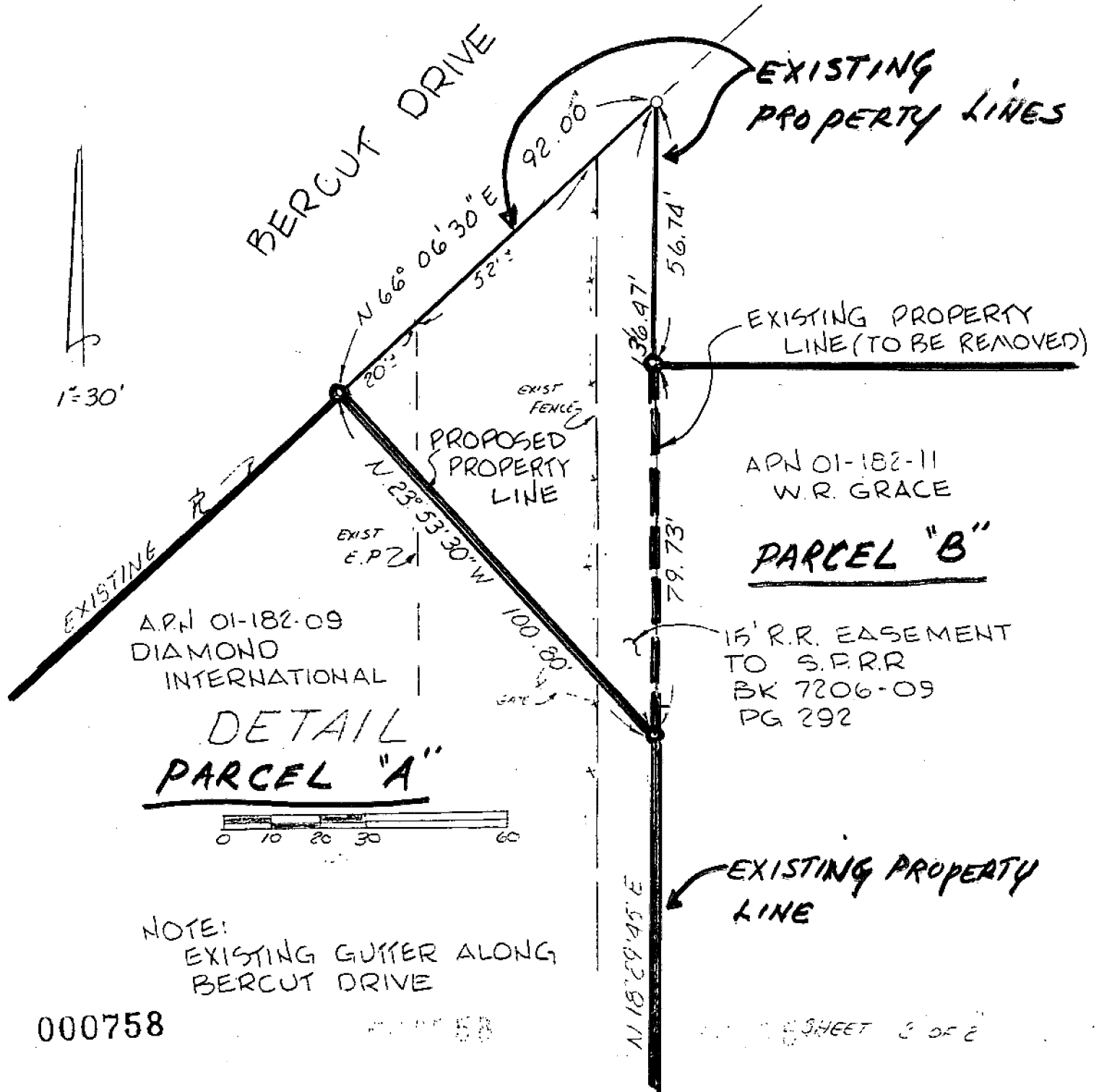
RICHARDS

ALLEY

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LOT LINE ADJUSTMENT FOR
 W R GRACE DEVELOPMENT

EXHIBIT "C"



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SHEET 2 OF 2