

Carroll Rudin



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

22

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APR 25 1980

April 24, 1980

APPROVED
BY THE CITY COUNCIL

APR 29 1980

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Lot Line Adjustment for all that portion of Block Z of Addition No. 4, North Sacramento, between Roseville Road and Auburn Boulevard (P-8924)

SUMMARY

The applicant is seeking to shift an existing north/south property line 40 feet to the east as shown on Exhibit B. The purpose of the adjustment is to increase the width of Parcel 1 from 100 feet to 140 feet. The proposed Parcel 1 contains an existing (truck maintenance) building on the property and the proposed 40 feet will be used as a parking area for trucks. Both parcels are zoned M-1 (Light Industrial).

The item was originally presented to the City Council on April 22, 1980. At the meeting, the applicant indicated that he did not fully understand all the conditions and expressed opposition to several conditions as recommended by staff. The Council, therefore, continued the matter in order to allow the applicant to meet with staff.

BACKGROUND INFORMATION

Specific reference is made to conditions three and four of the attached resolution. Condition three recommends that separate sewer and water services be provided to existing Parcels 1 and 2. According to the applicant, Parcel 1 is currently served by a private water well and City sewer. The City Engineer's primary concern is that existing service lines do not extend across one of the parcels to serve the other. The applicant has indicated that the present sewer connection does not cross over another parcel. Based on the additional information, the City Engineering Department suggests that the service connections to the parcels be deferred until building permits are issued.

Condition four recommends that the existing parking lot be paved and landscaped in accordance with the Zoning Ordinance requirements. The applicant indicated that the truck repair business and storage were established in the 1950's before annexation to the City of Sacramento and before the landscaping and pavement requirements were imposed by the City.

The staff verified the applicant's information based on old records and information provided by the owner and found that the dirt parking area and building were existing at the time of annexation and it appears that the basic use of the property has not changed since the property was annexed into the City.

In view of the additional information that was submitted and the fact that the property was existing at the time of annexation, the staff withdraws conditions three, four and five listed in the original resolution (Exhibit A-1).

STAFF RECOMMENDATION

The staff recommends that the City Council approve the Lot Line Adjustment by adopting the attached Resolution, Exhibit A-2.

Respectfully submitted,

Howard J. Duyn

Marty Van Duyn
Planning Director

RECOMMENDATION APPROVED:

Walter J. Slupe
Walter J. Slupe, City Manager

MVD:HY:jm
Attachments
P-8924

April 29, 1980
District No. 2

RESOLUTION NO. 80-259

Adopted by The Sacramento City Council on date of

APRIL 29, 1980

APPROVING A LOT LINE ADJUSTMENT FOR ALL THAT PORTION OF BLOCK Z OF ADDITION NO. 4, NORTH SACRAMENTO, BETWEEN ROSEVILLE ROAD AND AUBURN BOULEVARD (P-8924) (APN: 266-111-3, 4, 11, 12)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located between Roseville Road and Auburn Boulevard; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105a); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General Plan and the 1965 Arden-Arcade Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for property located between Roseville Road and Auburn Boulevard, "All of that portion of Block Z of Addition No. 4, North Sacramento," City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review.
2. The proposed lot lines are to be monumented.
3. The applicant shall provide two separate water and sewer services to the existing Parcels 1 and 2 and review by the Water and Sewer Division.
4. The proposed dirt parking area on Parcel 1 shall comply with Section 6 of the Zoning Ordinance (Off-Street Parking Regulations).
5. This map is subject to the express condition that the subdivider shall install landscaping and pavement in strict accordance with Section 6-D-3 of the City Zoning Ordinance (Off-Street Parking Regulations) on Parcel 1 before recordation of the Certificate of Compliance. In the event the subdivider does not satisfy this condition, the City shall record Notice of Violation in accordance with Government Code Section 66499.36. The subdivider expressly waives all notice and hearing pursuant to Government Code, Section 66499.36. Time is of the essence to this condition.

 MAYOR

ATTEST:

 CITY CLERK

P-8924

80-259

RESOLUTION NO. 80-259

Adopted by The Sacramento City Council on date of

APRIL 29, 1980

APPROVING A LOT LINE ADJUSTMENT FOR ALL THAT PORTION OF BLOCK Z OF ADDITION NO. 4, NORTH SACRAMENTO, BETWEEN ROSEVILLE ROAD AND AUBURN BOULEVARD (P-8924) (APN: 266-111-3, 4, 11, 12)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located between Roseville Road and Auburn Boulevard; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105a); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General Plan and the 1965 Arden-Arcade Community Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for property located between Roseville Road and Auburn Boulevard, "All of that portion of Block Z of Addition No. 4, North Sacramento," City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review.
2. The proposed lot lines are to be monumented.

MAYOR

ATTEST:

CITY CLERK

P-8924

APPROVED
BY THE CITY CLERK

APR 29 1980

OFFICE OF THE
CITY CLERK

APPROVED
BY THE CITY COUNCIL

APR 29 1980

OFFICE OF THE
CITY CLERK

EXHIBIT "A"

PARCEL NO. 1

All that portion of Block Z of Addition No. 4, North Sacramento, California, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map No. 38, described as follows:

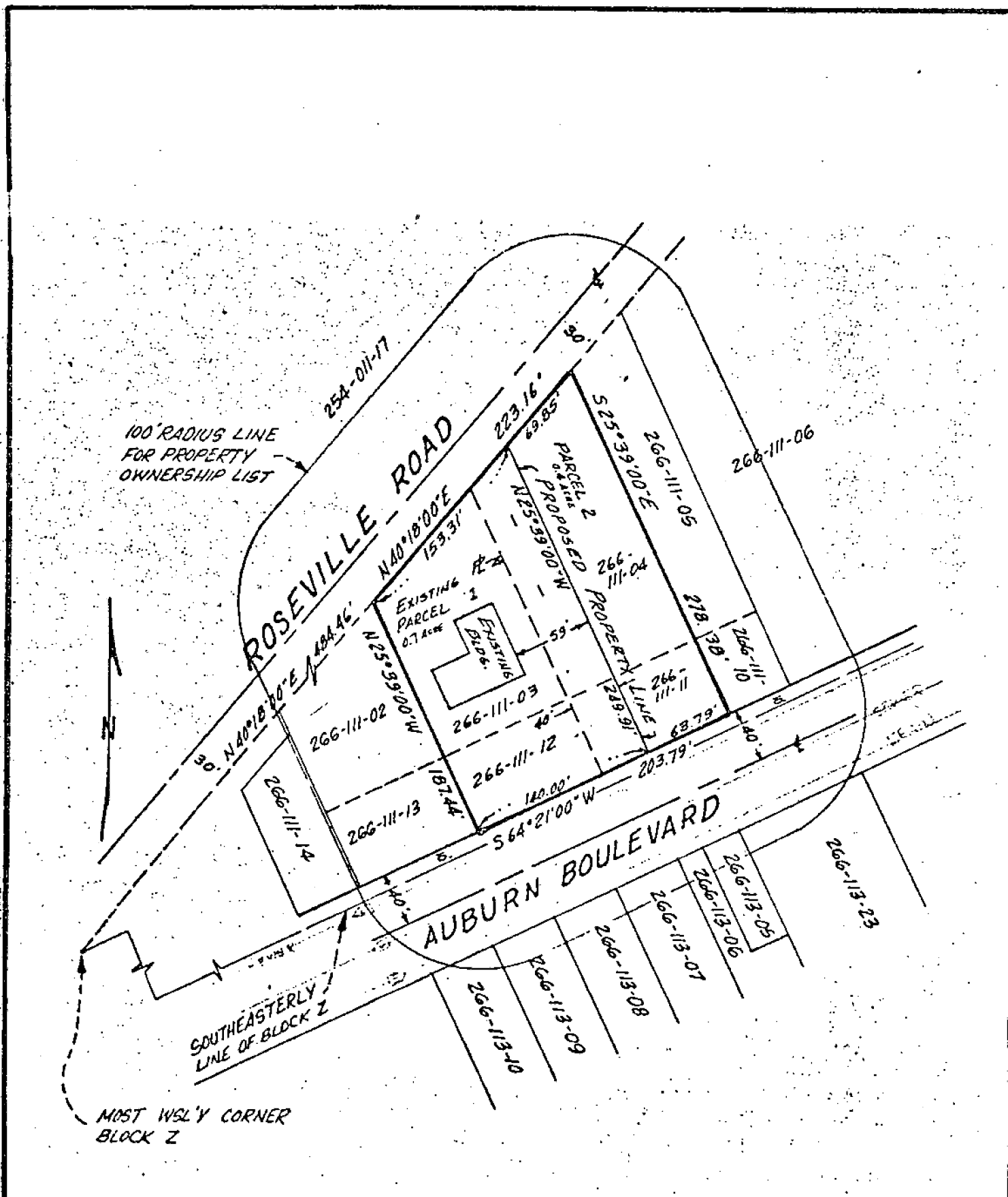
Beginning at a point on the Northwesternly line of said Block Z, from which the most Westerly corner of said Block Z bears South 40° 18' 00" West 484.46 feet and running thence along said Northwesternly line North 40° 18' 00" East 153.31 feet; thence South 25° 39' 00" East 249.91 feet to a point located 10 feet, measured at right angles, from the Southeasterly line of said Block Z; thence parallel to said Southeasterly line, South 64° 21' 00" West 140.00 feet; thence North 25° 39' 00" West 187.44 feet to the point of beginning; containing 0.703 acre, more or less.


PARCEL NO. 2

All that portion of Block Z of Addition No. 4, North Sacramento, California, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map No. 38, described as follows:

Beginning at a point on the Northwesternly line of said Block Z, from which the most Westerly corner of said Block Z bears South 40° 18' 00" West 637.77 feet, and running thence along said Northwesternly line North 40° 18' 00" East 69.85 feet; thence South 25° 39' 00" East 278.38 feet to a point located 10 feet, measured at right angles, from the Southeasterly line of said Block Z; thence parallel to said Southeasterly line, South 64° 21' 00" West 63.79 feet; thence North 25° 39' 00" West 249.91 feet to the point of beginning; containing 0.387 acre, more or less.

EXHIBIT "B"



<p>JOB NO. 2153-00 DATE 12-20-79 P. 1232-11-20 SCALE 1"=100' DRAWN BY H.S. CHECKED BY</p>	<p>TITLE: PORTION OF BLOCK Z, NORTH SACRAMENTO ADD'N No. 4, I.B.M. 3B LOT LINE ADJUSTMENT CLIENT: LLOYD TURNER</p>	<p> THE SPINK CORPORATION ENGINEERS • PLANNERS • SURVEYORS</p> <p>CONTRACT NO. 45-33 DRAWING NO.</p>
--	---	--



CITY OF SACRAMENTO

CITY PLANNING DEPARTMENT

725 "J" STREET

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

April 15, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Proposed Lot Line Adjustment for all that portion of Block Z of addition No. 4, North Sacramento, between Roseville Road and Auburn Boulevard (P-8924)

SUMMARY

This is a request to shift an existing north/south property line 40.0 feet to the east as shown on Exhibit "B." The purpose of the adjustment is to increase the width of the Parcel 1 from 100.0 feet to 140.0 feet. The proposed Parcel 1 presently has an existing (truck maintenance) building on the property and the proposed 40.0 feet will be used as a parking area for trucks. Both parcels are zoned M-1 (Light Industrial).

EVALUATION

The proposal was reviewed by the offices of the Building Division, Fire Department, City Engineer and Planning Department. The City Engineer, Traffic Engineer, Planning and Water/Sewer Division are requesting that the following conditions be required:

1. The applicant shall submit closure calculation for each parcel and the overall boundary of the site. It shall be subject to the City Engineer's review and approval.
2. The proposed lot lines are to be monumented.
3. The applicant shall provide two separate water and sewer services to the existing Parcels 1 and 2 to the satisfaction of the Water/Sewer Division.
4. The proposed dirt parking area on Parcel 1 shall comply with Section 6 of the Zoning Ordinance (Off-Street Parking Regulations).

FILED

By the City Council
Office of the City Clerk

*Cont 40
4-29-80*

APR 22 1980

APPROVED
BY THE CITY COUNCIL

APR 29 1980

OFFICE OF THE
CITY CLERK

Staff has one concern relative to the existing development of the site. The site is presently being used for truck parking, and it is not improved nor are there any frontage improvements. Staff suggests that the lot be improved with pavement and landscaping as required by the Zoning Ordinance.


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 City Council approve the lot line adjustment by adopting the attached resolution.

Respectfully submitted,


Marty Van Duyen
Planning Director

RECOMMENDATION APPROVED:


Walter J. Slupe, City Manager

MVD:JIT:bw

April 22, 1980
District No. 2

Attachments
P-8924

RESOLUTION NO. 80-259

Adopted by The Sacramento City Council on date of

APRIL 22, 1980

APPROVING A LOT LINE ADJUSTMENT FOR ALL THAT PORTION OF BLOCK Z OF ADDITION NO. 4, NORTH SACRAMENTO, BETWEEN ROSEVILLE ROAD AND AUBURN BOULEVARD (P-8924) (APN 266-111-3, 4, 11, 12)

WHEREAS: The Planning Director has submitted to the City Council its report and recommendation concerning the lot line adjustment for property located between Roseville Road and Auburn Boulevard; and

WHEREAS: The lot line adjustment is exempt from the Environmental Review pursuant to State EIR Guidelines (CEQA, Section 15105a); and

WHEREAS: The lot line adjustment is consistent with the 1974 City General and the 1965 Arden-Arcade Community Plans.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento that the lot line adjustment for property located between Roseville Road and Auburn Boulevard, "All of that portion of Block Z of Addition No. 4, North Sacramento," City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto subject to the following conditions:

1. The applicant shall submit closure calculations for each parcel and overall boundary for the City Engineer's review;
2. The proposed lot lines are to be monumented;
3. The applicant shall provide two separate water and sewer services to the existing Parcels 1 and 2 and review by the Water and Sewer Division;
4. The proposed dirt parking area on Parcel 1 shall comply with Section 6 of the Zoning Ordinance (Off-Street Parking Regulations).
5. This map is subject to the express condition that the subdivider shall install landscaping and pavement in strict accordance with Section 6-D-3 of the City Zoning Ordinance (Off-Street Parking Regulations) on Parcel 1 before recordation of the Certificate of Compliance. In the event the subdivider does not satisfy this condition, the City shall record Notice of Violation in accordance with Government Code Section 66499.36. The subdivider expressly waives all notice and hearing pursuant to Government Code, Section 66499.36. Time is of the essence to this condition.

MAYOR

ATTEST:

APPROVED
BY THE CITY COUNCIL

CITY CLERK

APR 29 1980

P-8924

OFFICE OF THE
CITY CLERK

EXHIBIT "A"

PARCEL NO. 1

All that portion of Block Z of Addition No. 4, North Sacramento, California, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map No. 38, described as follows:

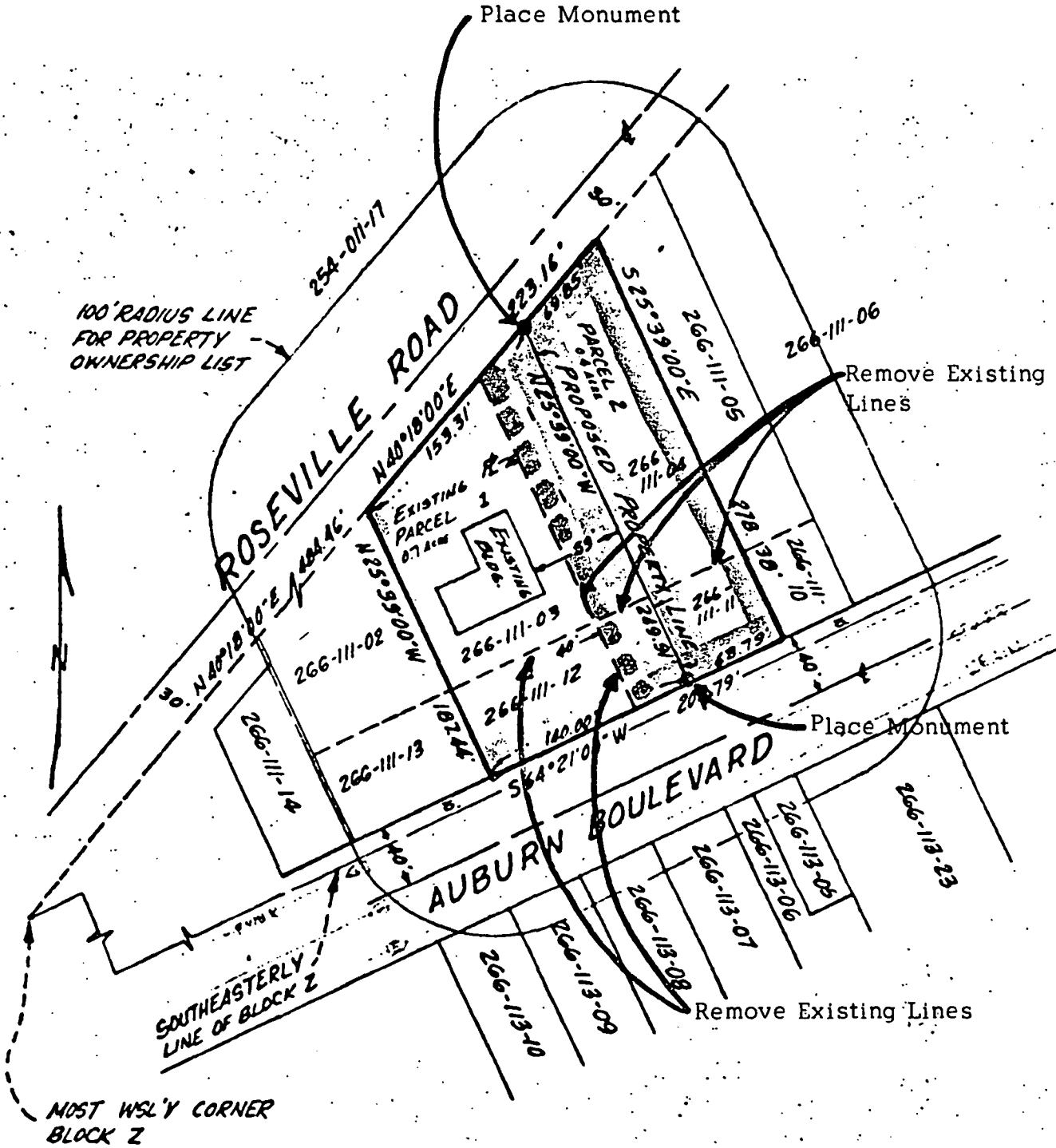
Beginning at a point on the Northwesternly line of said Block Z, from which the most Westerly corner of said Block Z bears South 40° 18' 00" West 484.46 feet and running thence along said Northwesternly line North 40° 18' 00" East 153.31 feet; thence South 25° 39' 00" East 249.91 feet to a point located 10 feet, measured at right angles, from the Southeasterly line of said Block Z; thence parallel to said Southeasterly line, South 64° 21' 00" West 140.00 feet; thence North 25° 39' 00" West 187.44 feet to the point of beginning; containing 0.703 acre, more or less.

PARCEL NO. 2

All that portion of Block Z of Addition No. 4, North Sacramento, California, filed in the office of the Recorder of Sacramento County, California on January 30, 1911, in Book 11 of Maps, Map No. 38, described as follows:

Beginning at a point on the Northwesternly line of said Block Z, from which the most Westerly corner of said Block Z bears South 40° 18' 00" West 637.77 feet, and running thence along said Northwesternly line North 40° 18' 00" East 69.85 feet; thence South 25° 39' 00" East 278.38 feet to a point located 10 feet, measured at right angles, from the Southeasterly line of said Block Z; thence parallel to said Southeasterly line, South 64° 21' 00" West 63.79 feet; thence North 25° 39' 00" West 249.91 feet to the point of beginning; containing 0.387 acre, more or less.

EXHIBIT "B"



JOB NO. 2853-00	TITLE: PARTIAL OF BLOCK Z, NORTH SACRAMENTO RD. N. No. 4, 118M38
DATE: 12-28-79	LOT LINE ADJUSTMENT
SCALE: 1"=100'	CLIENT: LLOYD TURNACIEFF
DRAWN BY: HLG	
CHECKED BY:	


THE SPINK CORPORATION
 ENGINEERS • PLANNERS • SURVEYORS
 CODE: NS-93 OR NO

SACRAMENTO CITY PLANNING COMMISSION

APPLICATION INFORMATION

APPLICATION TAKEN BY: TM/JIT

- Gen. Plan Amend. (GPA) Comm. Plan Amend. (CPA) Rezone (RZ) from _____ to _____
 Special Permit (SP) Variance (V) Tentative Map (TM) Sbdvn. Modification (SM)

Other Lot Line Adjustment

Assessors Parcel No 266 - 111 3,4,11,12 Address _____

Request(s) for proposed Lot Line Adjustment for all that portion of Block Z, of addition No. 4, North Sacramento, Between Roseville Road and Auburn Boulevard

Owner(s) The Turnacliff Co. 2601-5th St. Sac. CA. 95804 Phone No. 446-0251

Applicant The Spink Corp 720 F St. Sac. CA. 95814 Phone No. 444-8170

Signature *Don Albert* Filing Fee 104.00 Receipt No. 5070

C.P.C. Meeting Date _____ N/C

ACTION ON ENTITLEMENT TO USE

Planning Commission (Appeal Period is Ten (10) Consecutive Days From Date of Action).

Approved _____ Approved w/Conditions _____ Approved Based on Find. of Fact Due _____

Rec. Approval _____ Rec. Approval w/Conditions _____ Denied _____

Findings of Fact Approved _____

Copy Sent to Applicant _____

Recommendations and Appeals are Forwarded to City Council for Final Action.

COUNCIL ACTION: (Appeal Period is Thirty (30) Consecutive Days From Date of Action).

Plan Amendment _____ Rezoning _____ Tentative Map _____ Subd. Modification _____ Appeal _____

Approved _____ Approved w/Conditions _____ Denied _____ Return to Planning Commission _____

ENTITLEMENT(S) TO USE: _____ is/are:

Approved _____ Denied _____ Approved w/Conditions _____

By: _____

SEC. TO PLANNING COMMISSION

NOTE: Action authorized by this document shall not be conducted in such a manner as to constitute a public nuisance. Violation of any of the foregoing conditions will constitute ground for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.

Sent to Applicant: _____
DATE

P No 8924