

CITY PLANNING COMMISSION

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

APPLICANT Frost & Lusk, 7806 Uplands Way, Ste. B, Citrus Heights, CA 95610
OWNER The Hofmann Company, 4219 South Market Court, Ste. A, Sacramento, CA 95834
PLANS BY Frost & Lusk, 7806 Uplands Way, Ste. B, Citrus Heights, CA 95610
FILING DATE 7-29-86 **ENVIR. DET. Cat Ex.** 15305(a) **REPORT BY** DH:ldc
ASSESSOR'S-PCL. NO. 237-0022-058, 059

APPLICATION: Lot line adjustment to merge two vacant lots totaling 4.69+ acres in the Light Industrial (M-1) Zone.

LOCATION: West side Pell Drive, 600+ feet south of Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two vacant lots into one parcel of 4.69+ acres.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Warehouse; M-1
South: Kaiser Steel Pipe Mfg.; M-1
East: Warehouse; M-1
West: Railroad & Drainage Canal; M-1

Property Dimensions:	485+ ft. x 425+ ft.
Property Area:	4.69+ acres
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is zoned Light Industrial (M-1) and is presently vacant. The 1984 North Sacramento Community Plan designates the site for Industrial uses. Surrounding land uses include industrial warehouse areas to the north and east, a Kaiser Steel pipe plant to the south and the Western Pacific Railroad tracks to the west.
- B. The applicant proposes to remove the existing property line dividing the two lots in order to construct a single building. No plans were submitted for the building.
- C. The project was reviewed by the City Engineer, Traffic Engineer and Real Estate Divisions with the following comments received:

Real Estate: Pay off existing assessments, if any.

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

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

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE PORTIONS OF
LOTS 33 AND 34 OF "RIO LINDA SUBDIVISION NO. 8"
RECORDED IN BOOK 18 OF MAPS, MAP NO. 2,
OFFICIAL RECORDS OF SACRAMENTO COUNTY

(P86-306)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the west side of Pell Drive, 600+ feet south of Main Avenue; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 General Plan and 1984 North Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial use by the 1984 North Sacramento Community Plan and the proposed lot line merger 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 the west side of Pell Drive, 600+ feet south of Main Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

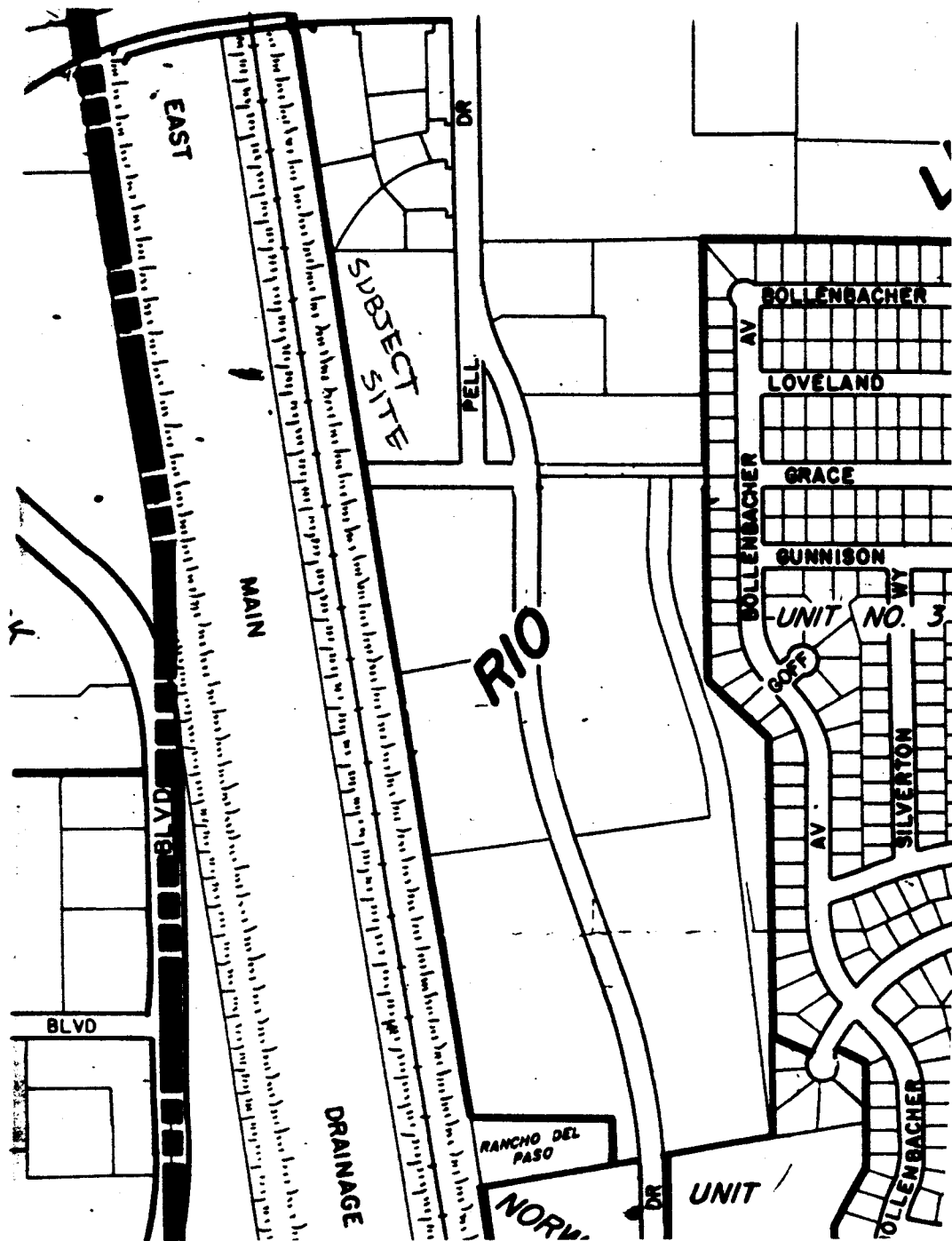
Pay off existing assessments, if any.

DATE

CHAIR

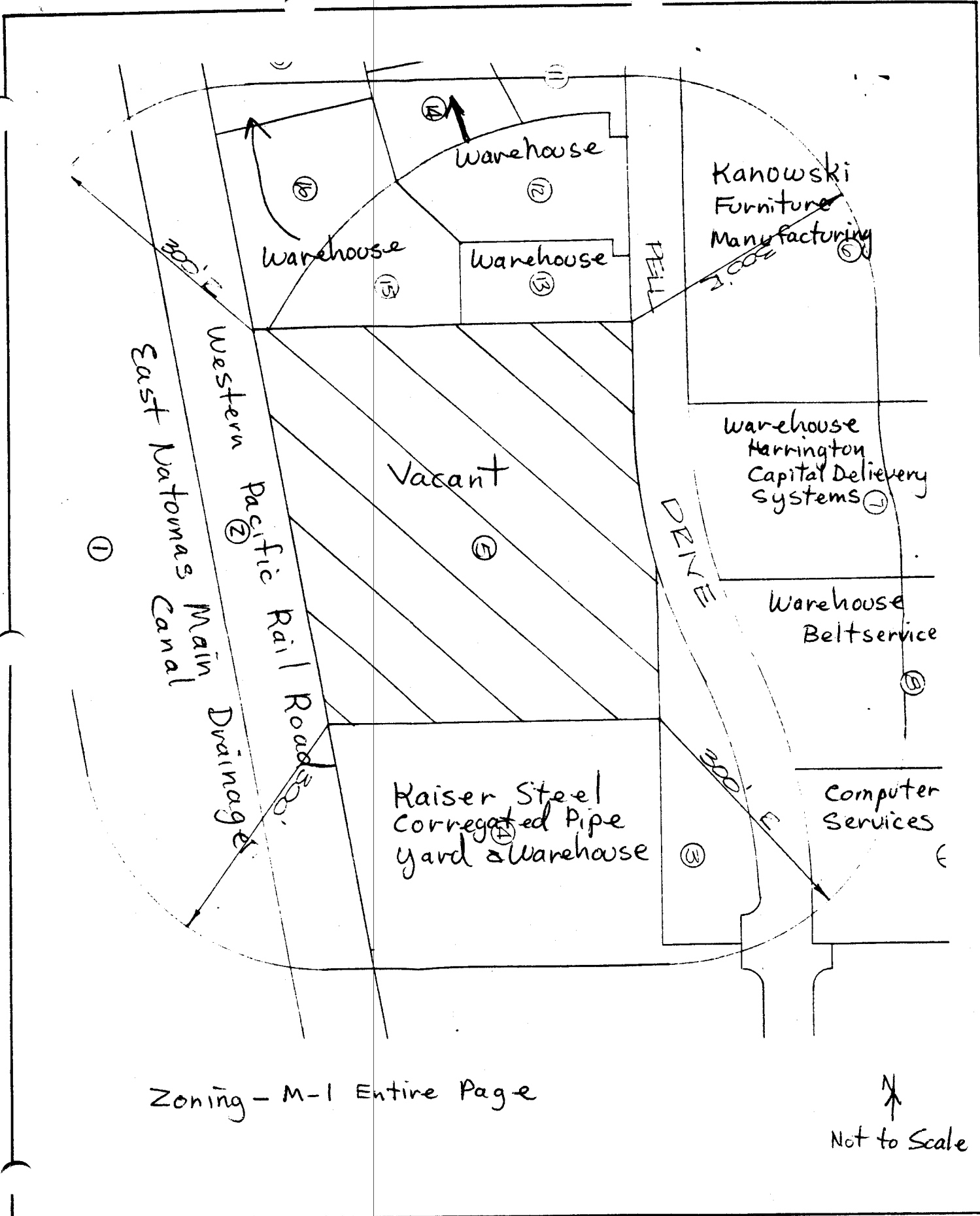
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



↑ N
 Scale 1" = 500'

VICINITY MAP



Zoning - M-1 Entire Page

↑
N
Not to Scale

LAND USE & ZONING MAP

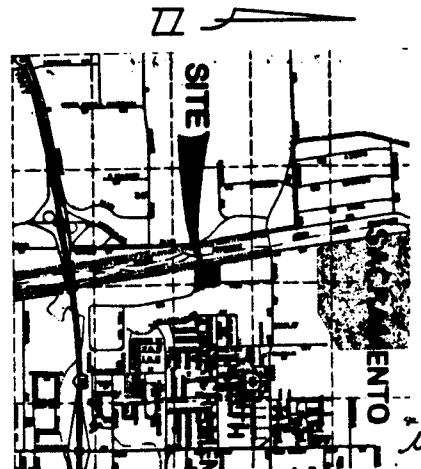
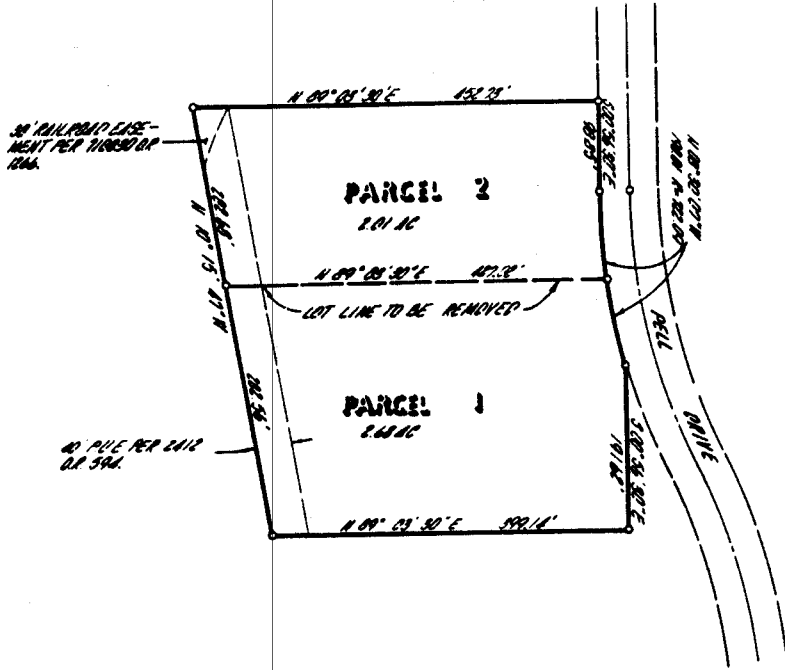
EXHIBIT A

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA BEING A PORTION OF LOTS 33 AND 34 OF THAT CERTAIN RECORD MAP ENTITLED "RIO LINDA SUBDIVISION NO. 8" RECORDED IN BOOK 18 OF MAPS, MAP NUMBER 2, OFFICIAL RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL ONE OF THAT CERTAIN PARCEL MAP RECORDED IN BOOK 44 OF PARCEL MAPS, AT PAGE 1, AND BEING ON THE EASTERLY RIGHT-OF-WAY OF WESTERN PACIFIC RAILROAD; THENCE, NORTH 10° 15' 47" WEST, ALONG SAID RIGHT-OF-WAY, 485.24; THENCE, LEAVING SAID RIGHT-OF-WAY ON A BEARING OF NORTH 89° 03' 30" EAST, 452.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PELL DRIVE; THENCE, ALONG SAID RIGHT-OF-WAY SOUTH 00° 56' 30" EAST, 98.85 FEET; THENCE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND THE RIGHT-OF-WAY OF PELL DRIVE, HAVING A RADIUS OF 722.09 FEET, THE CHORD OF WHICH BEARS SOUTH 08° 30' 07" EAST, 190.01 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, SOUTH 00° 56' 30" EAST, 191.62 FEET; THENCE, SOUTH 89° 03' 30" WEST 399.14 FEET TO THE POINT OF BEGINNING CONTAINING 4.69 ACRES MORE OR LESS.

P 86306

EXHIBIT B



LOT MERGER FOR PARCELS 1 AND 2 OF THE PARCEL MAP RECORDED IN BOOK 44 AT PAGE 1, OFFICIAL RECORDS.

CITY OF SACRAMENTO

FROST & LUSK
 ENGINEERING • SURVEYING • PLANNING •
 1000 J STREET, SUITE 200
 SACRAMENTO, CALIF. 95811
 (916) 444-4000

1000 J STREET, SUITE 200