

CITY PLANNING COMMISSION

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

| | | | |
|---------------------|---|---------------------------------|------------------------|
| APPLICANT | <u>Murray Smith and Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670</u> | | |
| OWNER | <u>8178 Alpine Avenue Associates, 5691-A Power Inn Road, Sacramento, CA 95824</u> | | |
| PLANS BY | <u>Murray Smith and Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670</u> | | |
| FILING DATE | <u>9-4-87</u> | ENVIR. DET. EX. <u>15305(a)</u> | REPORT BY <u>CV:sc</u> |
| ASSESSOR'S-PCL. NO. | <u>061-0091-002.008.011</u> | | |

APPLICATION: Lot Line Adjustment

LOCATION: 8164, 8178 Alpine Avenue, 4635 Power Inn Road

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between three parcels.

PROJECT INFORMATION:

| | |
|--------------------------------|-------------------------------------|
| 1974 General Plan Designation: | Industrial |
| Existing Zoning of Site: | M-2S |
| Existing Land Use of Site: | Equipment rental, warehouse, office |

Surrounding Land Use and Zoning:

| | |
|--------|---|
| North: | Warehouse, Office; M-2S |
| South: | Industrial; M-2S |
| East: | Warehouse, Office; M-2S |
| West: | Auto repair, Single Family Residential; M-2 |

| | |
|----------------------|------------|
| Property Dimensions: | Irregular |
| Property Area: | 7.6+ acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Heavy Industrial (M-2S) and is developed with a warehouse and equipment rental buildings. Surrounding land uses include warehouse and office to the north, east, industrial to the south and auto repair and single family residence to the west.

B. Proposal

The purpose of this request is to locate the existing parking on-site for the building presently located on Parcel 11. This parking lot is now located on both Parcels 2 and 11. A recent survey of the subject site has determined the parcel line for Parcel 11 was incorrectly located 30+ feet to the west. The applicant is requesting the parcel line be moved 30+ feet to the west to coincide with the survey boundary markers.

C. Agency Review

The lot line adjustment was reviewed by the City Traffic Engineer, Engineer, Fire Department, Electrical Engineer, Water and Sewer Division and Real Estate and the following comment was received:

Real Estate

Pay-off existing assessment or file necessary reassessment request and fees for reassessment.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305{a}).

RECOMMENDATION: Staff recommends the Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

**APPROVING A LOT LINE ADJUSTMENT TO
RELOCATE THE COMMON PROPERTY LINE.
LOT 47 AND PORTION OF LOTS 46 AND
48 KENNEDY ACRES OR BROOKE REALTY
COMPANY SUBDIVISION 107 (8B;M,11)
SEE ATTACHED LEGAL. (P87-391)
(APN 061-0091-002,008,011)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8164, 8178 Alpine Avenue, 4635 Power Inn Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305{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 Industrial Use by the 1974 General Plan 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 8164, 8178 Alpine Avenue, 4635 Power Inn Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

pay-off existing assessment or file necessary reassessment request and fees for reassessment.

CHAIRPERSON

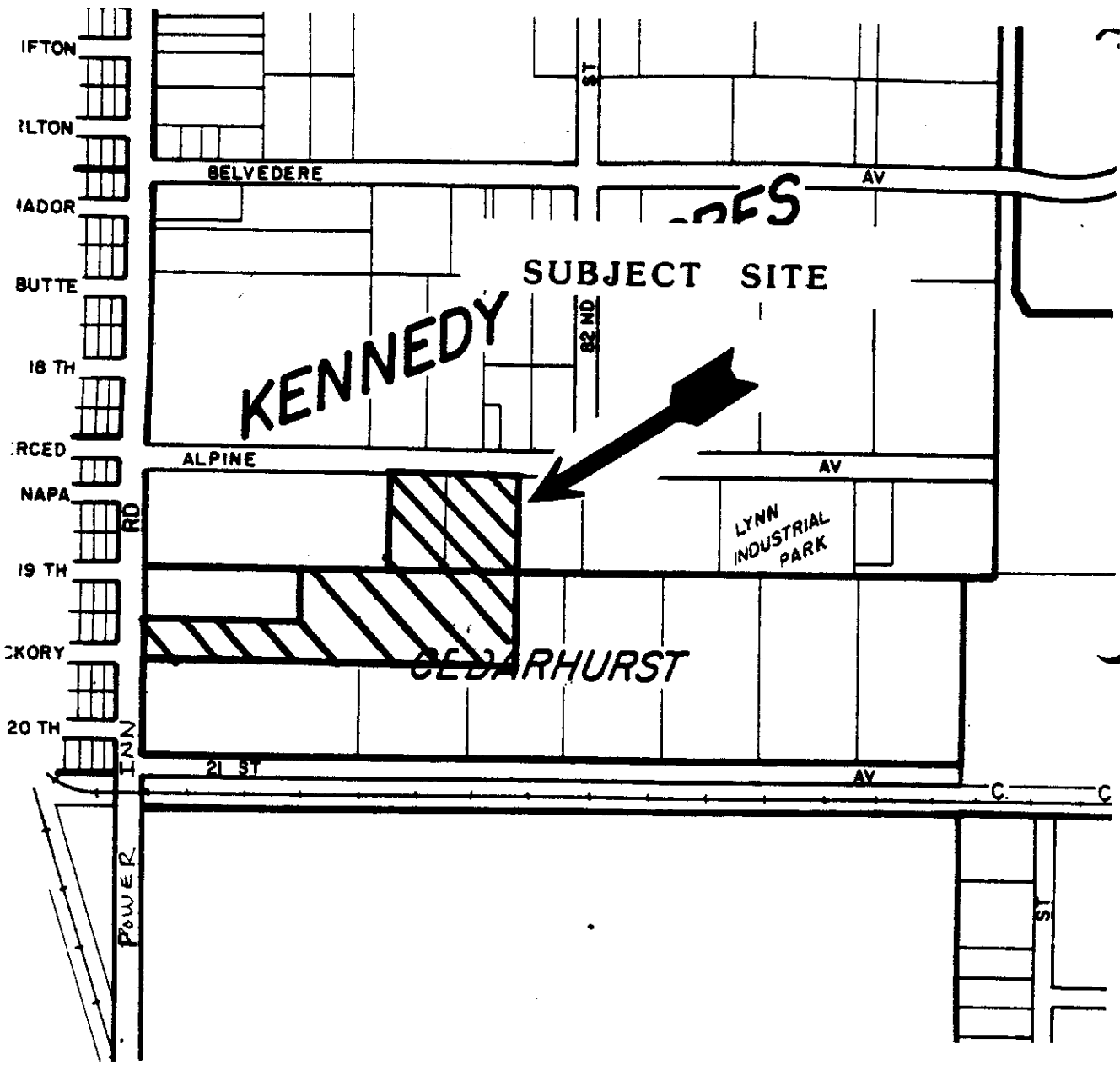
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

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October 8, 1987

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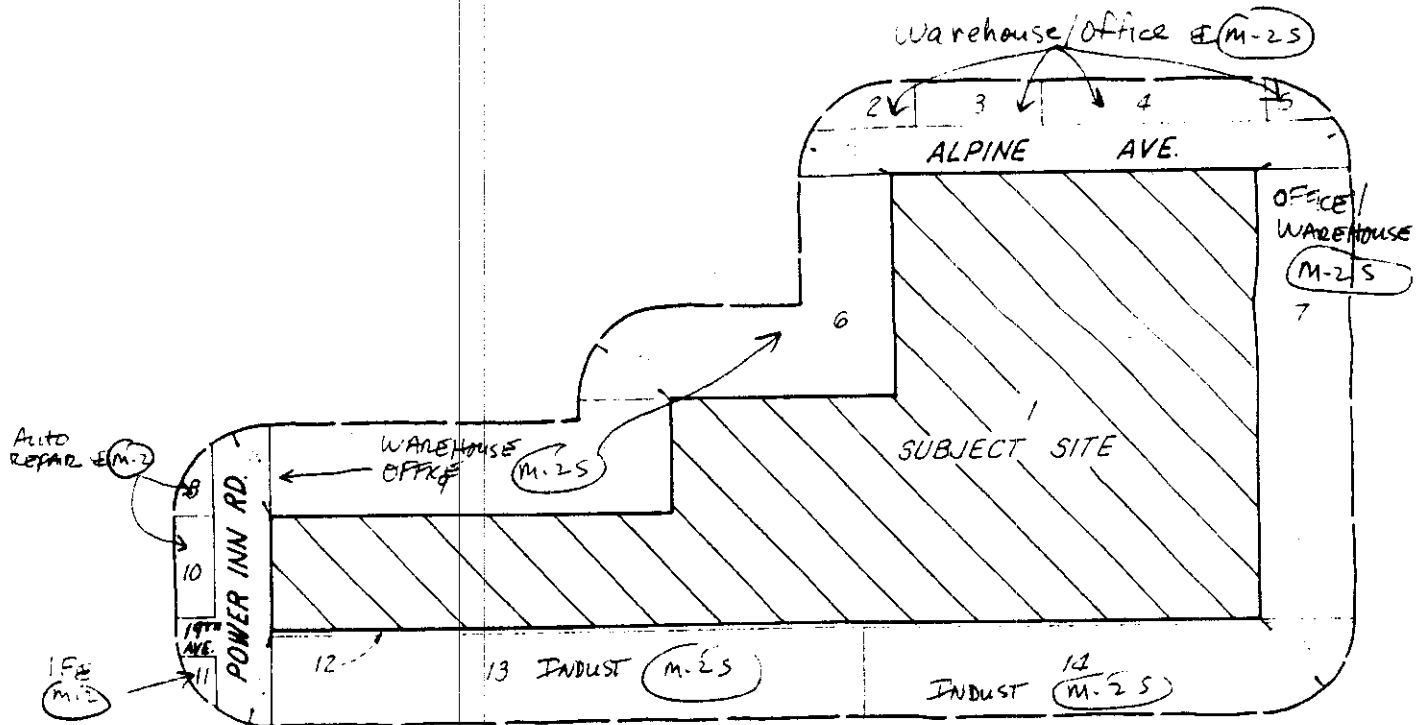


VICINITY MAP

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100' RADIUS MAP

for A.P.N.: 061-0091-002,008 & 011

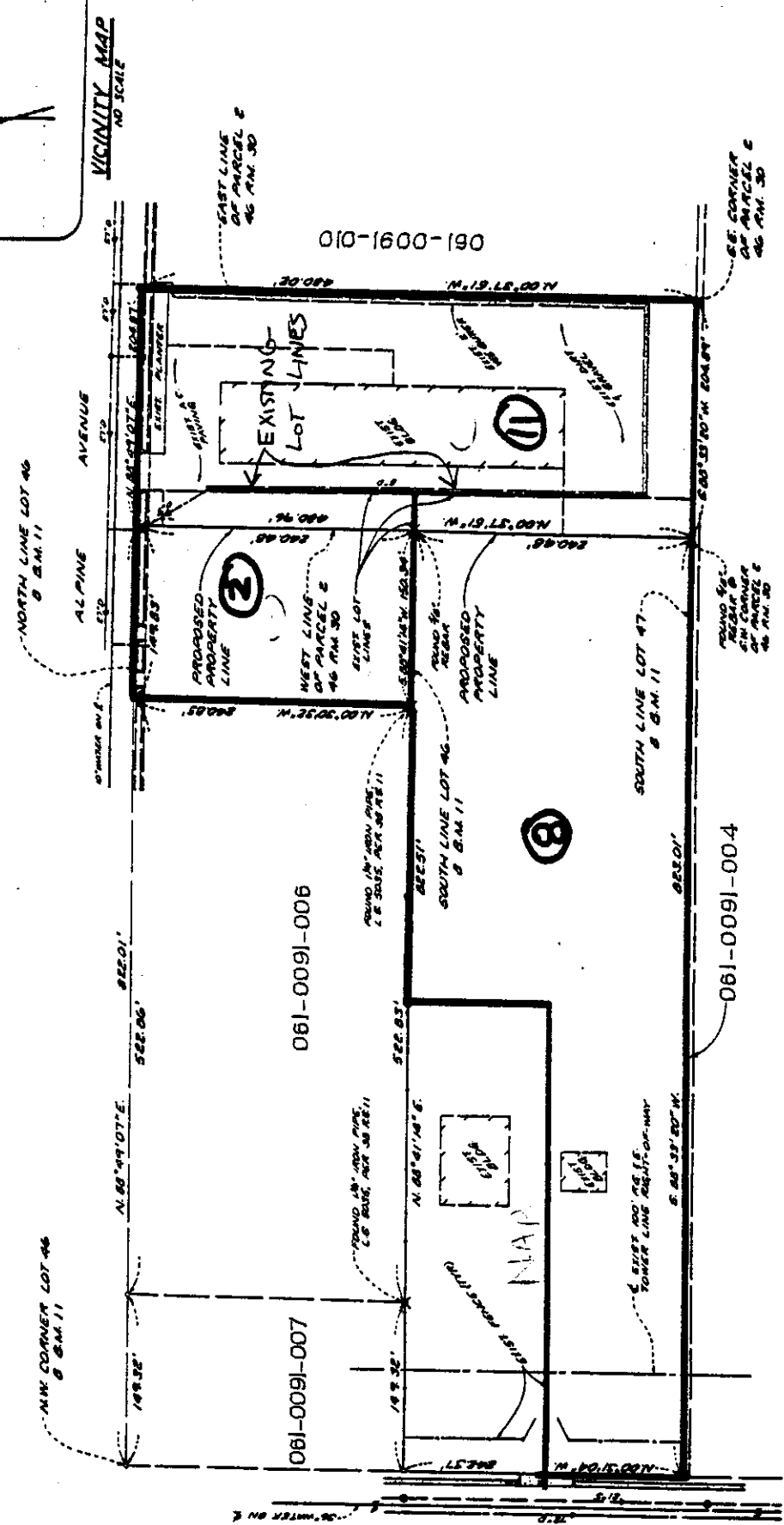
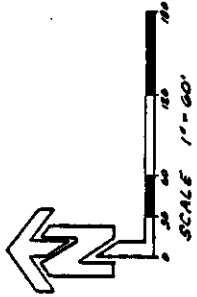
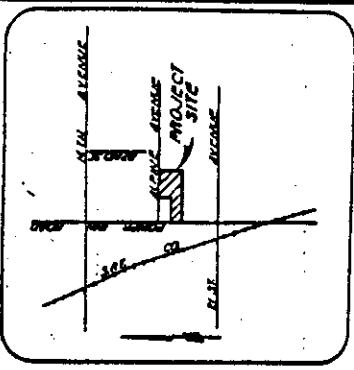
LAND USE & ZONING MAP

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LOT LINE ADJUSTMENT EXHIBIT
LOT 47 & PORTION LOTS 46 (1.48 "KENNEDY" ACRES
OF BROOKE REALTY CO.'S SUBDIVISION 107* (2 B.M. 11)
CITY OF SACRAMENTO, CALIFORNIA
AUGUST, 1987 SCALE: 1"=60'
MURRAY SMITH & ASSOCIATES
SHEET 1 OF 1



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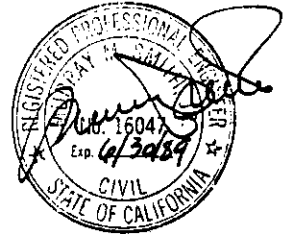
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POWER INN ROAD

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EXHIBIT B

LEGAL DESCRIPTION FOR
LOT LINE ADJUSTMENT LOT 47
AND PORTION LOTS 46 AND 48
"KENNEDY ACRES OR BROOKE REALTY CO'S.
SUBDIVISION 107" (S B.M. 11)
CITY OF SACRAMENTO, CALIFORNIA



Lot 1

The East 181.21 feet of Lot 46 as said Lot is shown on the "PLAT OF KENNEDY ACRES OR BROOKE REALTY CO'S. SUBDIVISION 107" filed in the office of the Recorder, County of Sacramento, State of California in Book 8 of Maps, Map No. 11.

EXCEPTING THEREFROM all that portion of said "East 181.21 feet of Lot 46" lying easterly of the following described line:

Beginning at a point on the North line of said Lot 46, which point bears North $83^{\circ} 49' 07''$ East 822.01 feet from the northwest corner of said Lot 46 as shown on that certain Record of Survey entitled, "A PORTION OF LOT 46 AND A RESURVEY OF LOT 49 OF KENNEDY ACRES FILED IN BOOK 8 OF MAPS, MAP NO. 11" filed in the office of the Recorder of said County and State in Book 38 of Surveys, Page 7; thence from said Point of beginning along the West line of Parcel 2 as said Parcel is shown and so designated on that certain Parcel Map entitled, "LOT 48, KENNEDY ACRES" filed in said Recorder's office in Book 46 of Parcel Maps, Page 30, South $00^{\circ} 37' 51''$ East 240.48 feet to a "FOUND 5/8" REBAR" situate on the South line of said Lot 46, which point bears North $88^{\circ} 41' 14''$ East 822.51 feet from the Southwest corner of said Lot 46 as shown on said Record of Survey, and being the point of ending.

Lot 2

Lot 47 as said Lot is shown on the "PLAT OF KENNEDY ACRES OR BROOKE REALTY CO'S. SUBDIVISION 107" filed in the office of the Recorder, County of Sacramento, State of California in Book 8 of Maps, Map No. 11.

EXCEPTING THEREFROM all that portion of said Lot 47 lying easterly of the following described line:

Beginning at a "FOUND 5/8" REBAR" situate on the North line of said Lot 47, which point bears North $88^{\circ} 41' 14''$ East 822.51 feet from the Southwest corner of Lot 46 as shown on that certain Record of Survey entitled, "A PORTION OF LOT 46 AND A RESURVEY OF LOT 49 OF KENNEDY ACRES FILED IN BOOK 8 OF MAPS, MAP NO. 11" filed in the office of the Recorder of said County and State in Book 38 of Surveys, Page 7; thence from said Point of beginning along the West line of Parcel 2 as said Parcel is shown on that certain Parcel Map entitled, "LOT 48, KENNEDY ACRES" filed in said Recorder's office in Book 46 of Parcel Maps, Page 30, South $00^{\circ} 37' 51''$ East 240.48 feet to a "FOUND 5/8" REBAR" situate on the South line of said Lot 47 and being the point of ending, which point bears North $88^{\circ} 33' 20''$ East 823.01 feet from the Southwest corner of said Lot 47.

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Legal Description
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Lot 3

All that portion of Parcel 2 as said Parcel is shown on that certain Parcel Map entitled, "LOT 48 KENNEDY ACRES" filed in the office of the Recorder, County of Sacramento, State of California in Book 46 of Parcel Maps, Page 30, said Parcel 2 being further described as follows:

Beginning at a Point on the North line of Lot 46 as said Lot is shown on the "PLAT OF KENNEDY ACRES OR BROOKE REALTY CO'S. SUBDIVISION 107" filed in the office of the Recorder of said County and State in Book 8 of Maps, Map No. 11 which point bears North $88^{\circ} 49' 07''$ East 822.01 feet from the northwest corner of said Lot 46 as shown on that certain Record of Survey entitled, "A PORTION OF LOT 46 AND A RESURVEY OF LOT 49 OF KENNEDY ACRES FILED IN BOOK 8 OF MAPS, MAP NO. 11" filed in said Recorder's office in Book 38 of Surveys, Page 7; thence from said Point of beginning along the West line of said Parcel 2, South $00^{\circ} 37' 51''$ East 240.48 feet to a "FOUND 5/8" REBAR" situate on the South line of said Lot 46, thence continuing along said West line of Parcel 2, South $00^{\circ} 37' 51''$ East 240.48 feet to a point on the South line of Lot 47 of said Map filed in Book 8 of Maps, Map No. 11 and being a "FOUND 5/8" REBAR" situate at the southwest corner of said Parcel 2; thence along the South line of said Parcel 2, North $88^{\circ} 33' 20''$ East 204.89 feet to the Southeast corner of said Parcel 2; thence along the East line of said Parcel 2, North $00^{\circ} 37' 51''$ West 480.02 feet to a point on the north line of Lot 48 of said Map filed in Book 8 of Maps, Map No. 11; thence along the North line of said Lots 46 and 48, South $88^{\circ} 49' 07''$ West 204.87 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

September 4, 1987
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