

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95824				
OWNER	WHQ, a General Partnership, 8141 Belvedere Ave., Sacramento, CA 95824				
PLANS BY	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95824				
FILING DATE	3/24/89	ENVIR. DET.	Exempt 15305a	REPORT BY	CL:kjr
ASSESSOR'S PCL. NO.	061-0031-015, 016, 017, 025				

APPLICATION: Lot Line Adjustment to merge four parcels into two parcels totaling 3.6+ developed acres in the Heavy Industrial (M-2S) zone.

LOCATION: 3925 Power Inn Road and 8141 Belvedere Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge four lots into two.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial Warehouse
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Commercial Warehouse

Surrounding Land Use and Zoning:

North:	Residential & Industrial; M-2S
South:	Warehouse; M-2S
East:	Warehouse; M-2S
West:	Vacant & Commercial; M-2

Property Dimensions:	Irregular
Property Area:	3.6+ acres
Square Footage of Building:	24,000 and 32,000 sq. ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 3.6+ acres in the Heavy Industrial (M-2S) zone. The site is currently developed with two warehouse buildings of 24,000 and 32,000 square feet. The General Plan designates the site Heavy Commercial Warehouse. The surrounding land use and zoning is Residential and Industrial, zoned M-2S, to the north; Warehouse, zoned M-2S, to the south; Warehouse, zoned M-2S, to the east; and Vacant and Commercial, zoned M-2, to the west.

B. Applicant's Proposal

The applicant is proposing to merge four parcels into two. One of the parcels will be fronting on Power Inn Road and the other is a through lot between Belvedere Avenue and 14th Avenue. The jog in "Lot B," as shown in Exhibit A, is to allow a door and the required clearances to be constructed on the west side of the building.

the following circumstances to be considered on the next stage of the process:
the fact that the first... the second... the third... the fourth... the fifth...

4. THE FACTS OF THE MATTER:

ANALYSIS AND CONCLUSIONS: These facts... the first... the second... the third... the fourth... the fifth...

5. THE RESULTS OF THE INVESTIGATION:

6. SUMMARY OF FINDINGS: The following facts...

1. Name of person:	John Doe
2. Address:	123 Main Street
3. Date of birth:	10/15/1945
4. Physical characteristics:	5'10" tall, brown hair, blue eyes

Name: John Doe
 Address: 123 Main Street
 Date of Birth: 10/15/1945
 Physical Description: 5'10" tall, brown hair, blue eyes

7. CONCLUSIONS AND RECOMMENDATIONS:

1. Name of person:	John Doe
2. Address:	123 Main Street
3. Date of birth:	10/15/1945

8. ADDITIONAL INFORMATION:

1. Name of person: John Doe

2. Address: 123 Main Street

3. Date of birth: 10/15/1945

4. Physical characteristics: 5'10" tall, brown hair, blue eyes

C. Agency Comments

The proposed lot line adjustment was reviewed by Traffic Engineering, Engineering Development Section, City Water and Sewer Division, and City Real Estate. The following comments were received:

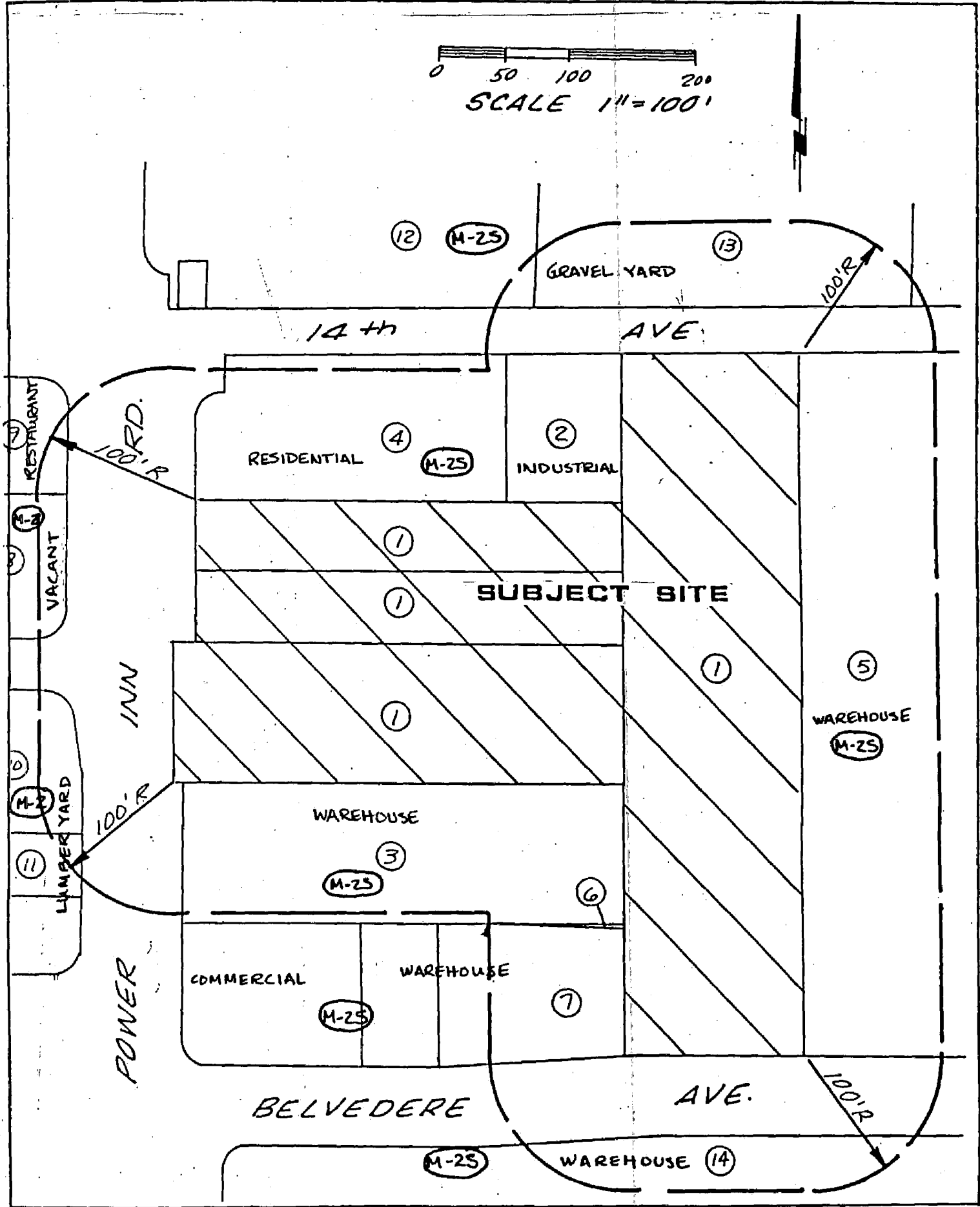
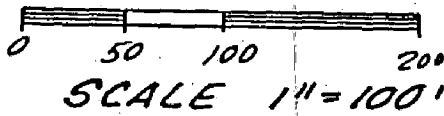
Engineering Development Section

Applicant shall complete the following at the Public Works Department, Development Services, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (presently \$500).
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Place note on final lot line adjustment: Sewer and water services to each lot shall be purchased and installed at time of obtaining building permits.
5. Right-of-way dedication required on Power Inn Road at time of building permit.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

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



VICINITY - LAND USE - ZONING

889-160

5-11-89

ITEM # 210

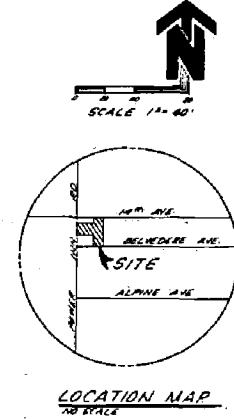
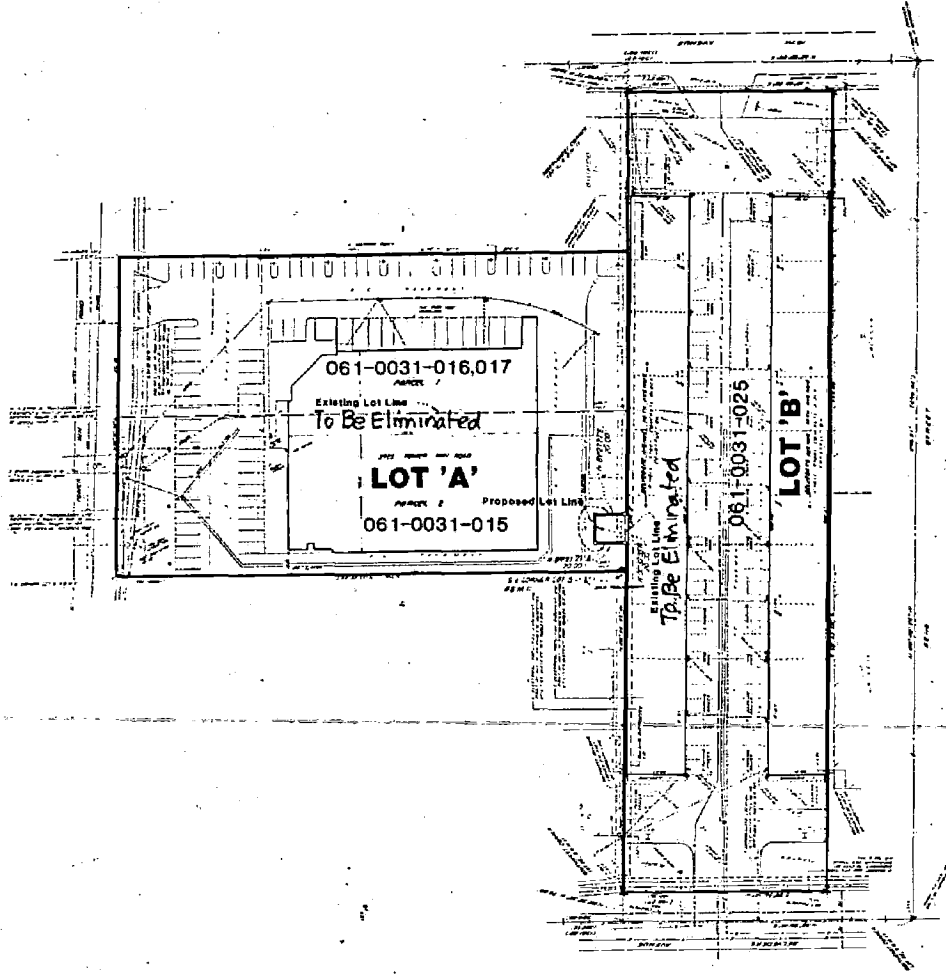


EXHIBIT A

Handwritten signature

SUBMITTED BY: MapleSouth & ASSOCIATES, ENGINEERING		BENCH MARK		CITY OF SACRAMENTO, CALIFORNIA COUNTY OF SACRAMENTO, CALIFORNIA Lot Line Adjustment APN: 061-0031-016,017,015 & APN 061-0031-025		DRAWN: CKD	DATE: 12/22/88
APPROVED: _____	REC. NO. _____	REV. DATE _____	DESCRIPTION _____	BY _____		SCALE: 1"=45'	SHEET: 1
						PROJECT NO. 89020	OF 1

EXHIBIT "A"

LEGAL DESCRIPTION FOR
PROPOSED LOTS FOR LOT LINE ADJUSTMENT
APN: 061-0031-015, 016, 017, 025
CITY OF SACRAMENTO, CALIFORNIA

LOT A

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 2 and 3 as shown on the "PLAT OF KENNEDY ACRES", recorded in the Office of the County Recorder of Sacramento County on March 19, 1907, in Book 8 of Maps, Map No. 11.

EXCEPTING THEREFROM all that portion of said Lot 3 more particularly described as follows:

Beginning at a point on the East boundary line of said Lot 3, which point bears North 00°32'33" West 22.92 feet from the southeast corner of said Lot 3; thence from said Point of beginning South 89°27'27" West 20.00 feet; thence North 00°32'33" West 20.00 feet; thence North 89°27'27" East 20.00 feet to a point on said East boundary line of Lot 3; thence along said East boundary line South 00°32'33" East 20.00 feet to the point of beginning.

LOT B

All that certain real property situate, lying and being in the City of Sacramento, County of Sacramento, State of California, described as follows:

Lots 6 and 25 as shown on the "PLAT OF KENNEDY ACRES", recorded in the Office of the County Recorder of Sacramento County on March 19, 1907, in Book 8 of Maps, Map no. 11.

TOGETHER WITH all that portion of Lot 3 as shown on said "PLAT OF KENNEDY ACRES" more particularly described as follows:

Beginning at a point on the east boundary line of said Lot 3, which point bears North 00°32'33" West 22.92 feet from the southeast corner of said Lot 3; thence from said Point of beginning South 89°27'27" West 20.00 feet; thence North 00°32'33" West 20.00 feet; thence North 89°27'27" East 20.00 feet to a point on said East boundary line of Lot 3; thence along said East boundary line south 00°32'33" East 20.00 feet to the point of beginning.

Murray Smith & Associates
Engineering, Inc.

89029
3/16/89

