

CITY PLANNING COMMISSION

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

APPLICANT Cress Williamson, 425 University Ave., Ste. 220, Sacto., CA 95825
OWNER Cress Williamson, 425 University Avenue, Suite 220, Sacramento, CA 95825
PLANS BY Havlick, Hughes, Gilliland, 1990 Third St., Sacramento, CA 95814
FILING DATE 4/1/86 ENVIR. DET. Exempt 15305(a) REPORT BY CV:bw
ASSESSOR'S-PCL. NO. 61-051-18,19,20,21,22

APPLICATION: Lot Line Adjustment to merge five parcels into one parcel

LOCATION: Northwest corner Amador Avenue and Power Inn Road

PROPOSAL: The applicant is requesting the necessary entitlement to merge five parcels into one parcel to construct a 9,128 square foot warehouse.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1967 College Greens Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; M-2
South:	Office, Single Family Residential; M-2
East:	Industrial Park; M-2(S)
West:	Commercial; M-2

Property Dimensions:	Irregular
Property Area:	0.6± acres
Square Footage of Building:	9,128
Topography:	Flat
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. **Land Use/Zoning:** The subject site is zoned Heavy Industrial (M-2) and is vacant. Surrounding land uses include vacant to the north, office and single family residential to the south, industrial park to the east and commercial to the west. The General Plan and Community Plan designate this site for industrial uses.
- B. **Proposal:** The applicant proposes to merge the existing five parcels into one parcel to avoid having three existing property lines bisecting the proposed warehouse building. In addition, some of the proposed parking stalls are also bisected by the existing property lines.

- C. The proposed lot line adjustment was reviewed by the City Departments of Traffic Engineering, Engineering, and Fire, and the following comment was received:

Real Estate: pay off any existing assessments.

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

RECOMMENDATION: Staff recommends the Planning Commission approve 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 FIVE
PARCELS INTO ONE PARCEL. SEE EXHIBITS A,B.
APN: 061-051-18,19,20,21,22 (P86-134)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4050 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 lot line adjustment is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial use by the 1974 General Plan and the proposed lot line adjustment conforms with the plan designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

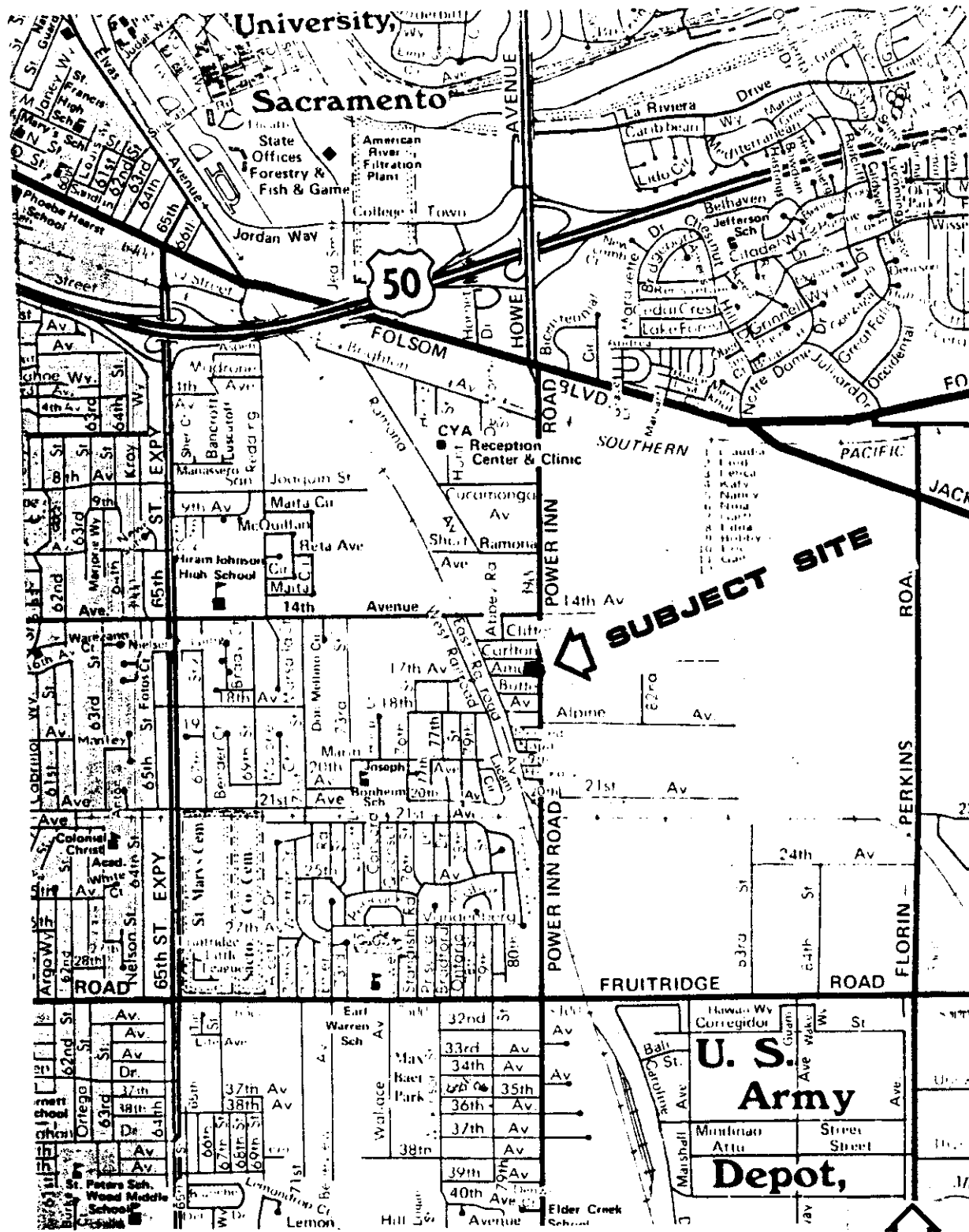
that the lot line adjustment for property located at 4050 Power Inn Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments.

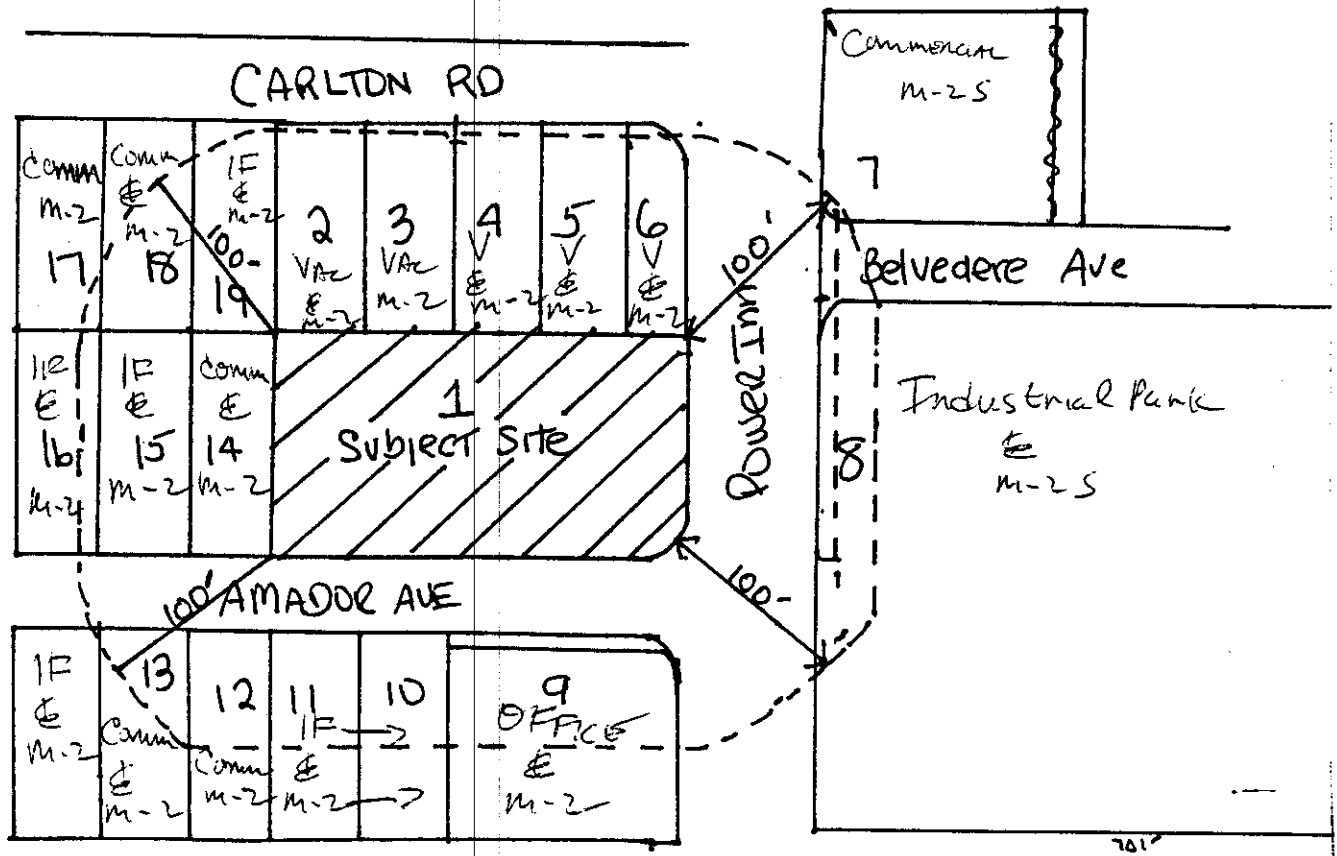
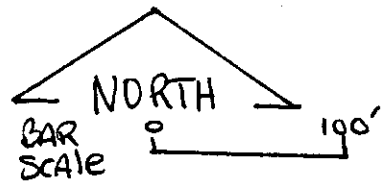
CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY MAP

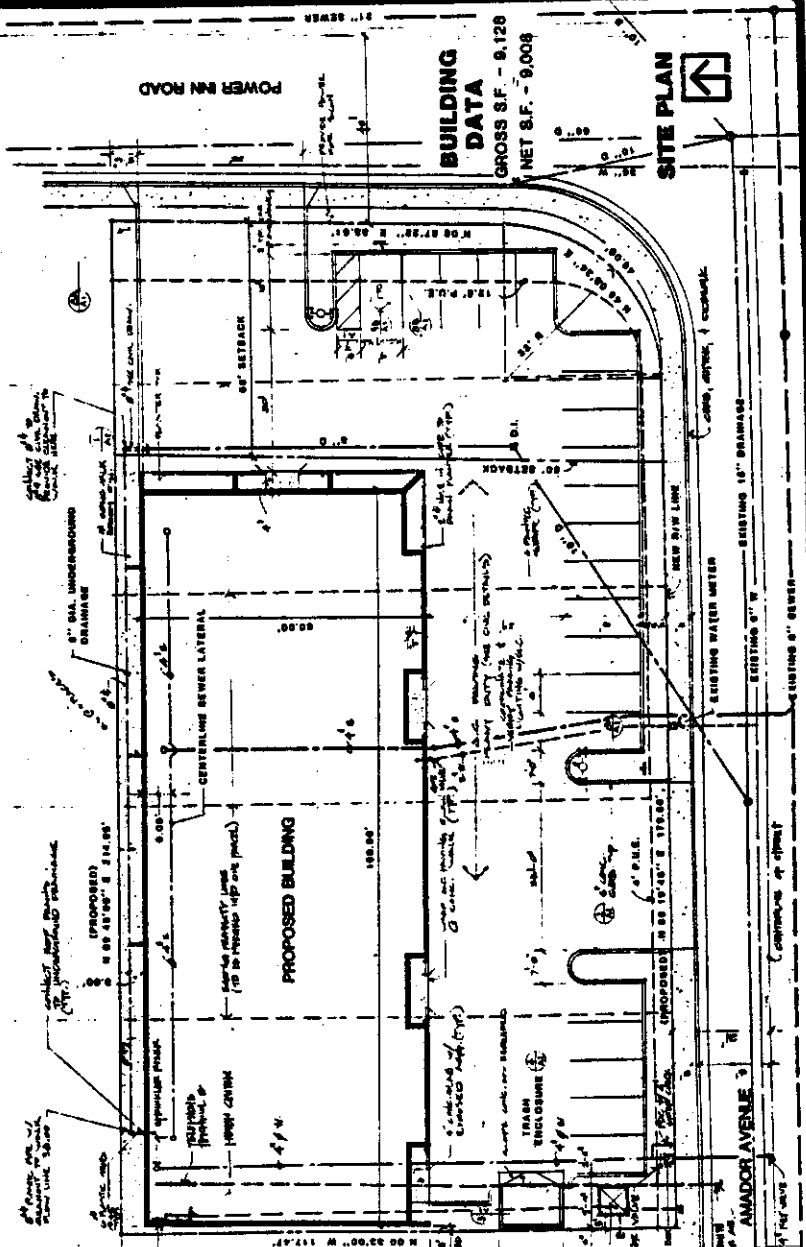


LAND USE & ZONING MAP

SITE PLAN

POWER INN WAREHOUSE
SACRAMENTO - CALIFORNIA

ARCHITECT: CALIFORNIA OPERATING ENGINEERS
REGISTERED ARCHITECTS
1000 MARKET STREET, SUITE 1000, SACRAMENTO, CALIFORNIA 95811
PROJECT NO. 84-001
DATE: 5-8-86
SCALE: AS SHOWN



1 ON SITE CONC. WALKS

2 ON SITE CONC. CURB

3 TRASH ENCL. PLAN

4 TRASH ENCL. JAMB

5 TRASH ENCL. ELEV.

6 TRASH ENCL. SECT.

7 TYP. HANDICAPPED PARKING

8 SITE HANDICAPPED DETAILS

9 SITE HANDICAPPED DETAILS



NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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LEGAL DESCRIPTION
FOR PROPOSED MERGER
APN: 61-051-18, 19, 20, 21, & 22

Lots 10514, 10515, 10516, 10517, and 10518 as shown on the "PLAT OF BRIGHTON PARK OR H.J. GOETHE COMPANY'S SUBDIVISION NO. 105" recorded in the office of the Recorder, County of Sacramento, State of California on January 14, 1907 in Book 7 of Maps, Map No. 47
EXCEPTING THEREFROM all that portion of said Lot 10518 more particularly described as follows:

Beginning at the Southeast corner of said Lot 10518; thence from said Point of beginning North 00°33' West 116.30 feet along the Easterly line of said Lot 10518 to Northeast corner thereof; thence South 89°49' West 10.00 feet along the Northerly line of said Lot 10518 to a point thereon; thence South 00°57'22" West 96.91 feet to a point; thence Southwesterly curving to the right on an arc of 20.00 feet radius, said Arc being subtended by a chord bearing South 45°13'41" West 27.92 feet to a point on the Southerly line of said Lot 10518 thence North 89°30' East 32.56 feet along the said Southerly line of Lot 10518 to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

March 27, 1986
80016

