

# CITY PLANNING COMMISSION

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

APPLICANT	Morton and Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816				
OWNER	Buzz Oates Enterprises, Inc., 8615 Elder Creek Road, Sacramento, CA 95828				
PLANS BY	Morton and Pitalo, Inc., 1430 Alhambra Boulevard, Sacramento, CA 95816				
FILING DATE	8/22/89	ENVIR. DET.	Exempt 15305(a)	REPORT BY	CAS
ASSESSOR'S PCL. NO.	062-0150-006.007				

**APPLICATION:** Lot Line Adjustment to relocate the common property line of two parcels totaling 4.10± developed acres in the Heavy Industrial (M-2(S)) zone.

**LOCATION:** East side of Sky Creek Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to relocate the common property line of two parcels totaling 4.1± developed acres in the Heavy Industrial (M-2(S)) zone.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial/ Warehouse
1986 South Sacramento Community Plan Designation:	Heavy Commercial/ Light Industrial
Existing Zoning of Site:	Heavy Industrial, M-2(S)
Existing Land Use of Site:	Industrial Warehouse

**Surrounding Land Use and Zoning:**

North:	Industrial, M-2S
South:	Industrial, M-2S
East:	Vacant/Industrial, M-2S
West:	Vacant/Industrial, M-2S

Property Dimensions:	279' x 640'
Property Area:	4.1 ± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of two lots totaling 4.1± developed acres in the Heavy Industrial (M-2(S)) zone. The General Plan designates the site as Heavy Commercial/ Warehouse and the 1986 South Sacramento Community Plan designates the site as Heavy Commercial/ Light Industrial. The subject site is surrounded by industrial, zoned M-2(S) to the north and south, and vacant and industrial, zoned M-2(S) to the east and west.

C. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Building Inspections, and Water and Sewer. The following comments were received:

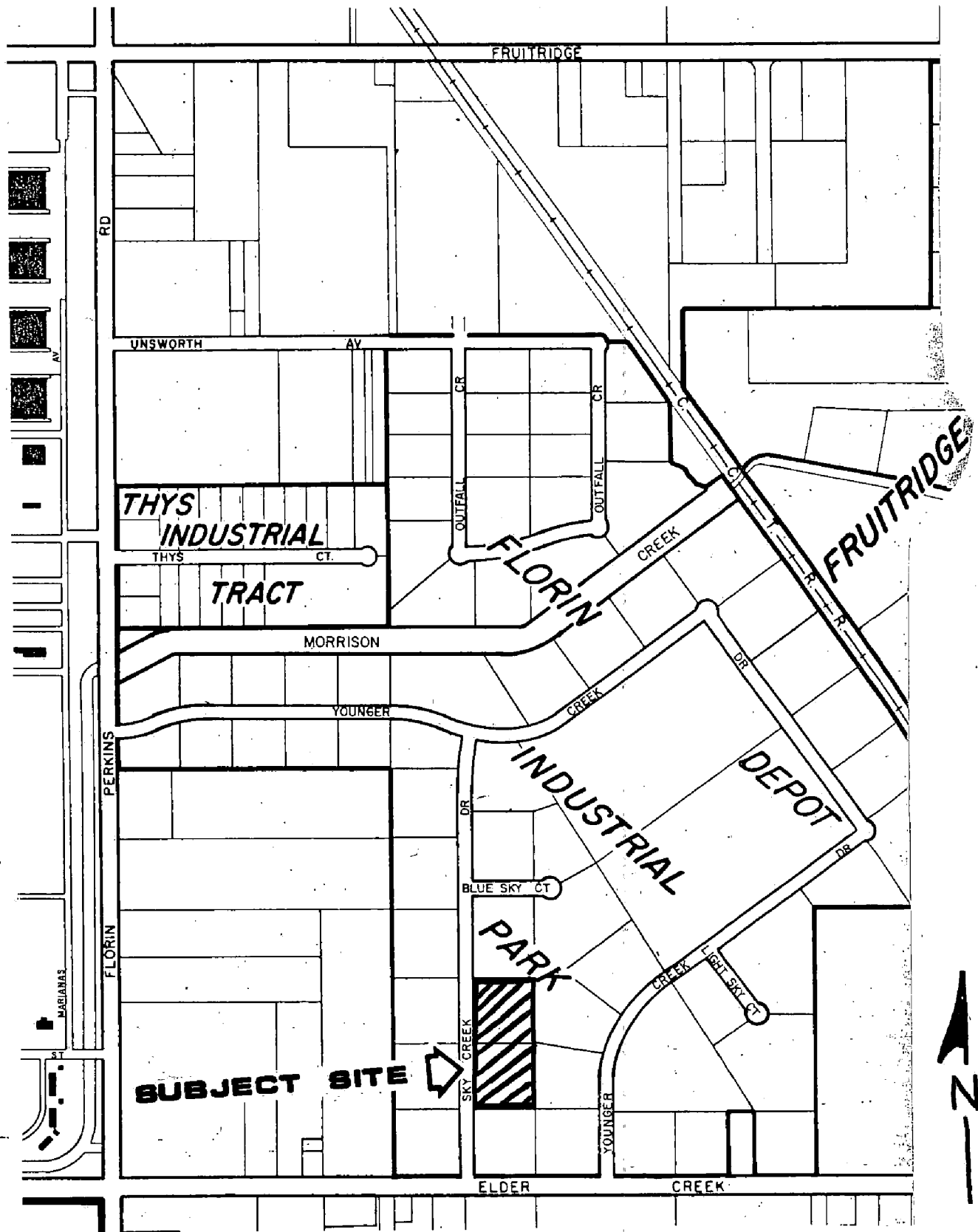
Engineering- We request that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, 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.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Provide reciprocal drainage easement for Parcel A across Parcel B.

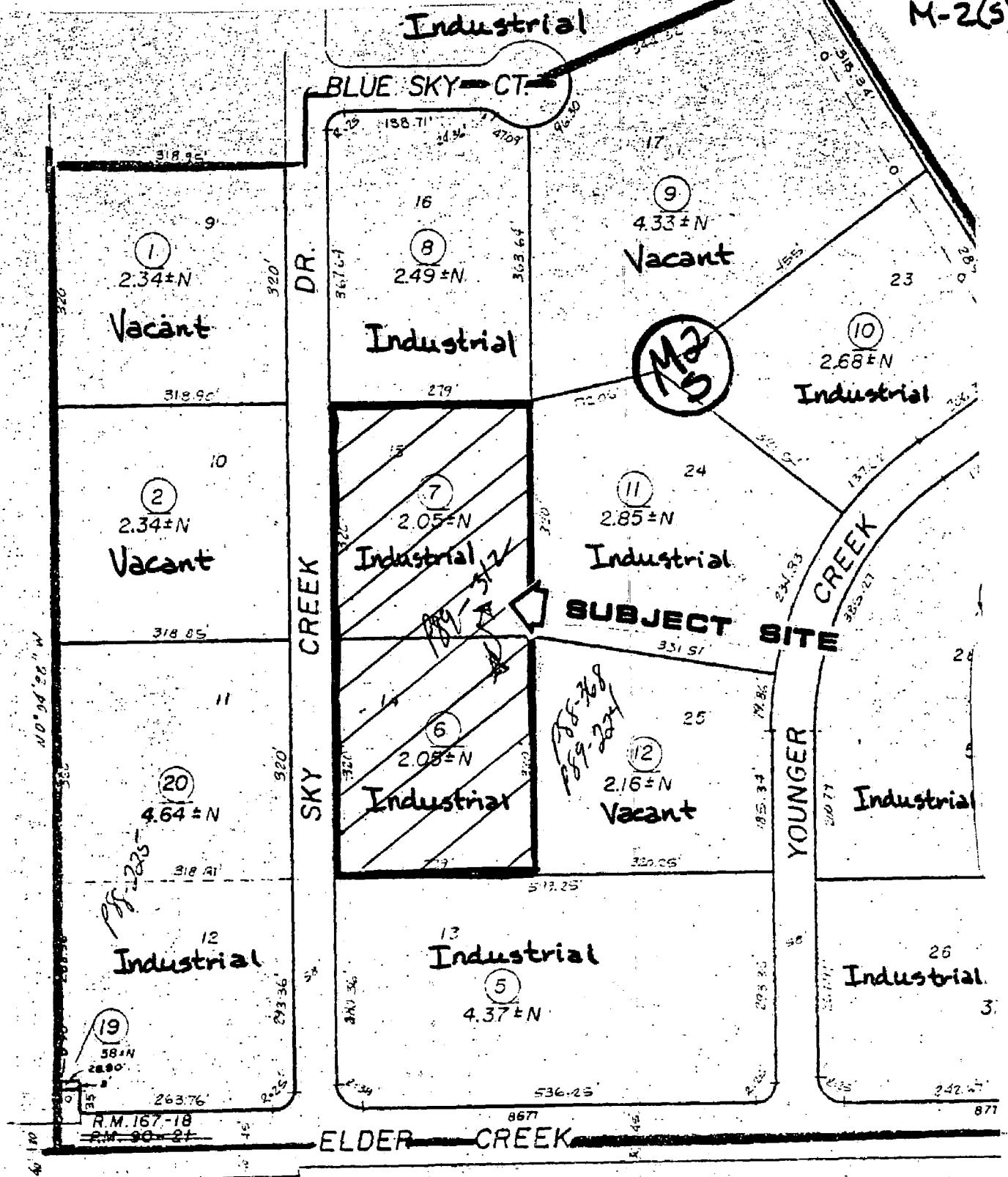
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

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



# VICINITY MAP

All Zoned  
M-2(S)



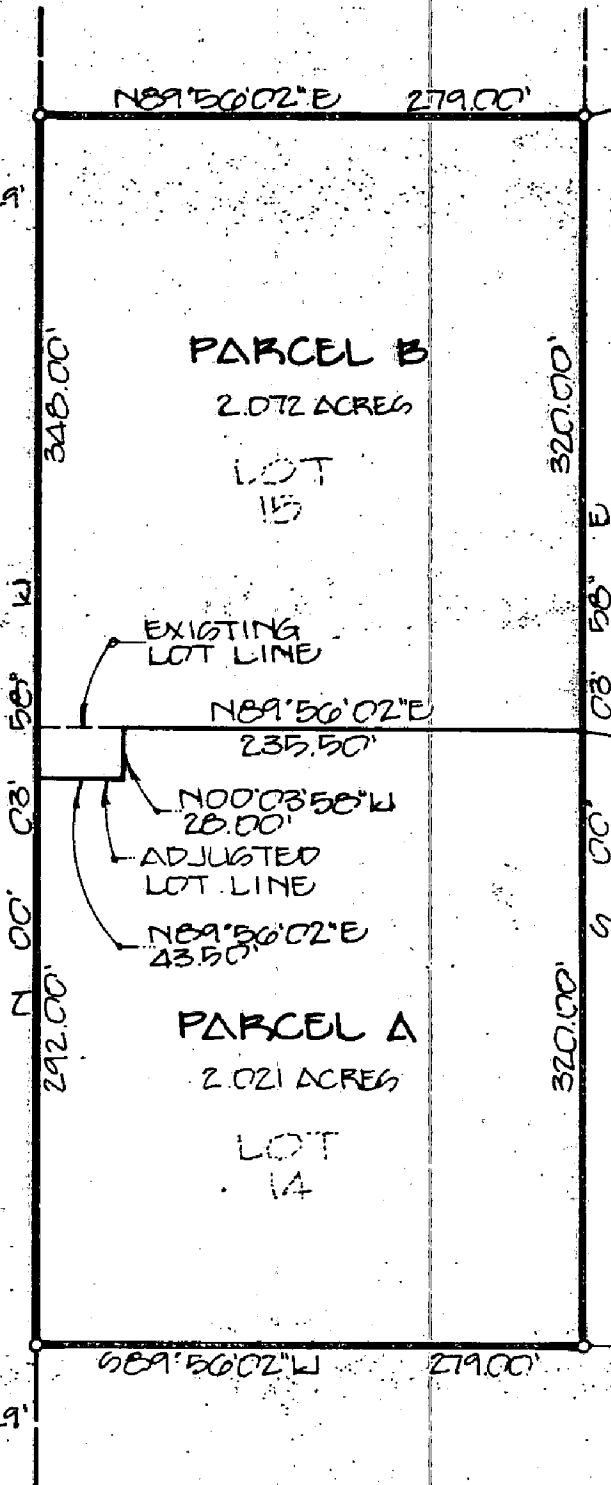
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# LAND USE & ZONING MAP

**EXHIBIT A**

FLOVIN DEPOT INDUSTRIAL PARK  
 LOT 15  
 LOT 14

SKY CREEK DRIVE



P 89-312

MARLAND D. JOHNSON, L.S. 3923



**MORTON & PITALO, INC.**

CIVIL ENGINEERING • PLANNING • SURVEYING

DATE	AUG. 10, 1981
JOB NO.	880133
BY	R.V.B. & K.E.T.
SHEET OF	ONE ONE

P89-312      October 12, 1982      #25  
 PROJECT      LOT LINE ADJUSTMENT  
 LOTS 14 AND 15 - FLOVIN DEPOT INDUSTRIAL PARK

# EXHIBIT B



**MORTON & PITALO, INC.**

Civil Engineering Planning Surveying

1430 Alhambra Blvd., Suite 200

Sacramento, Ca 95816

916/454-9600

Fax: 916/454-0120

August 10, 1989  
88-0133

## DESCRIPTION

### PROPOSED PARCEL A FLORIN DEPOT INDUSTRIAL PARK

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

All that portion of Lot 14 as shown on the Plat of Florin Depot Industrial Park filed in Book 167 of Maps, Map No. 18, Official Records of Sacramento County, described as follows:

BEGINNING at the Northeast corner of said Lot 14; thence, along the Easterly, Southerly and Westerly lines of said Lot 14 the following three (3) courses: (1) South  $00^{\circ}03'58''$  East 320.00 feet; (2) South  $89^{\circ}56'02''$  West 279.00 feet; and (3) North  $00^{\circ}03'58''$  West 292.00 feet; thence, leaving said Westerly line, North  $89^{\circ}56'02''$  East 43.50 feet; thence, North  $00^{\circ}03'58''$  West 28.00 feet to a point in the Northerly line of said Lot 14; thence, along said Northerly line, North  $89^{\circ}56'02''$  East 235.50 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

P 89-312

October 12, 1989

Item # 25

**EXHIBIT B**

continued

**MORTON & PITALO, INC.**

Civil Engineering · Planning · Surveying

1430 Alhambra Blvd., Suite 200

Sacramento, Ca 95816

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Fax: 916/454-0120

August 10, 1989  
88-0133**DESCRIPTION****PROPOSED PARCEL B  
FLORIN DEPOT INDUSTRIAL PARK**

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

All that portion of Lot 14 together with all of Lot 15 as shown on the Plat of Florin Depot Industrial Park filed in Book 167 of Maps, Map No. 18, Official Records of Sacramento County, described as follows:

BEGINNING at the Southeast corner of said Lot 15; thence, along the Southerly line of said Lot 15, South  $89^{\circ}56'02''$  West 235.50 feet; thence, leaving said Southerly line, South  $00^{\circ}03'58''$  East 28.00 feet; thence, South  $89^{\circ}56'02''$  West 43.50 feet to a point in the Westerly line of said Lot 14; thence, along the Westerly line of said Lots 14 and 15 and along the Northerly and Easterly lines of said Lot 15 the following three (3) courses: (1) North  $00^{\circ}03'58''$  West 348.00 feet; (2) North  $89^{\circ}56'02''$  East 279.00 feet; and (3) South  $00^{\circ}03'58''$  East 320.00 feet to the point of beginning.

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P89-312

October 12, 1989

Item #25