

# CITY PLANNING COMMISSION

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

APPLICANT Nolte and Associates, 1730 T St Ste 100, Sacto, CA 95814  
OWNER Capitol Business Properties, LTD, 6265 E. 2nd St., Long Beach, CA 90803  
PLANS BY Nolte and Associates  
FILING DATE 3-16-89 ENVIR. DET. 15305a REPORT BY JC:sg  
ASSESSOR'S PCL. NO. 277-0042-049,050

APPLICATION: Lot line adjustment to merge two partially developed lots totaling 1.31+ acres in the Light Industrial (M-1) zone.

LOCATION: 116' N of the NE corner Silica Ave and 2400 Manning Street.

PROPOSAL: The applicant is requesting the necessary entitlements to merge two partially developed lots in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse  
Existing Zoning of Site: M1  
Existing Land Use of Site: Warehouse/Office and vacant

Surrounding Land Use and Zoning:

North: Office/Industrial; M1  
South: Heavy Commercial; M1  
East: Tow Service & Storage Yard; M1  
West: Auto repair, Single and Multiple Family, Office/Industrial; M1

Property Dimensions: 224'x 256.73'  
Property Area: 1.31+ acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consist of two partially developed lots totaling 1.31+ acres in the Light Industrial (M-1) zone. The General Plan designates the site as Heavy Commercial or Warehouse. The surrounding land uses and zones are: office/industrial, Light Industrial (M-1) to the north; tow service and storage yard, Light Industrial (M-1) to the east; Heavy Commercial, Light Industrial (M-1) to the south and auto repair, single Family, multi-Family, office/industrial, Light Industrial (M-1) to the west.

- B. Applicant proposes to buy the south lot (APN: 277-0042-049) and merge with the north lot (See Exhibit A). The south lot is currently an unimproved gravel lot, which the owner of the north lot (APN: 277-0049-050) uses as storage. If the owner of the north lot continues to use the south lot as storage it will need to be improved to current zoning ordinance standards. This will require paving the lot.
- C. The plans were reviewed by the Divisions of Transportation, Engineering, Building Inspections and Real Estate. The following comments were received:
- o Building Inspections:
    - Building permit required to verify north wall for 75" x 140" warehouse meets property line wall requirements at 1501 Silica Avenue (northeast corner Silica Ave. & Manning Street).
  - o Engineering:
    - File certificate of compliance and waive parcel map prior to recordation; submit all required documents according to submittal check list, and pay necessary fees (presently \$500).
    - Submit drawing showing location of existing sewer and water services. Abandon all water services in excess of one per lot.
    - Potential floor provisions.
    - Pay off or combine any 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 adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE A PORTION OF LOTS  
7, 8 & 9, BLOCK B, NORTH SACRAMENTO SUB. 2 TOTALING 1.31±  
ACRES IN THE LIGHT INDUSTRIAL (M-1) ZONE. (APN: 277-0042-049,050)  
(P89-147)

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 2400 Manning Street and approximately 116' North of the Northeast corner Silica Avenue and Manning Street; 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 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 2400 Manning Street and approximately 116' North of the Northeast corner Silica Avenue and Manning Street, City of Sacramento be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance (through Public Works) and waive parcel map prior to recordation; submit all required documents and pay necessary fees.
2. Pay off or combine assessments
3. Abandon all water services in excess of one per lot.
4. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable based flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's

Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

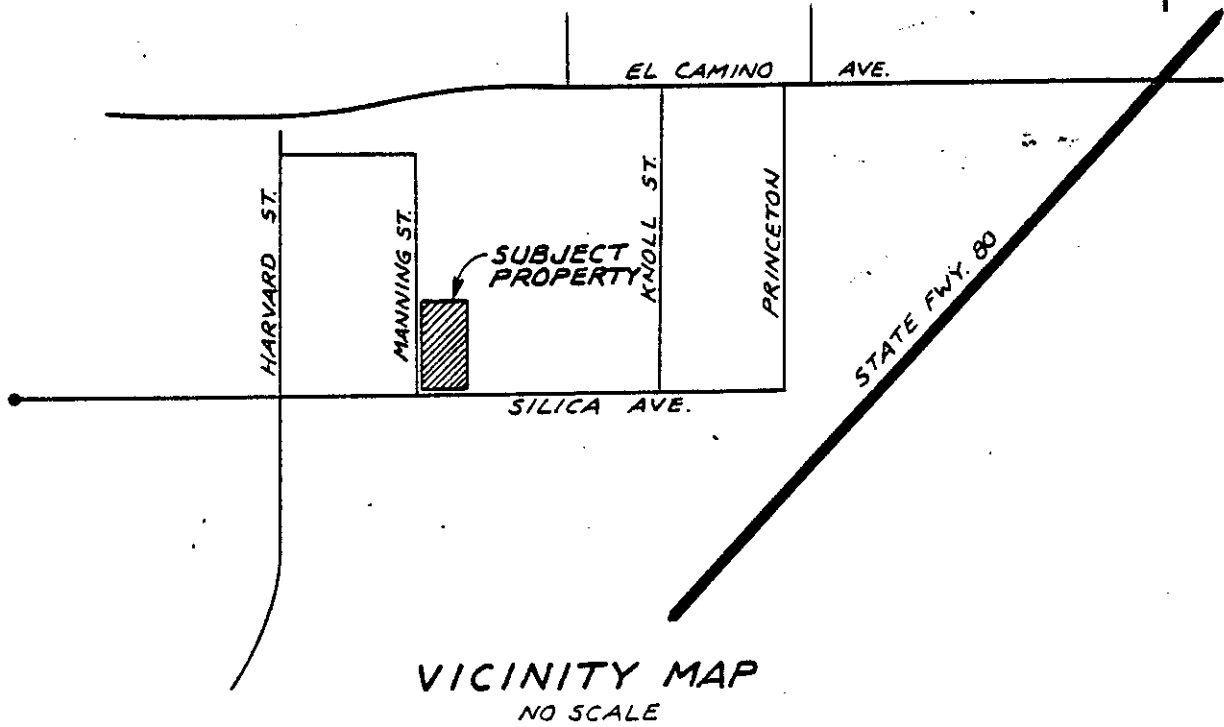
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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



1" = 50'

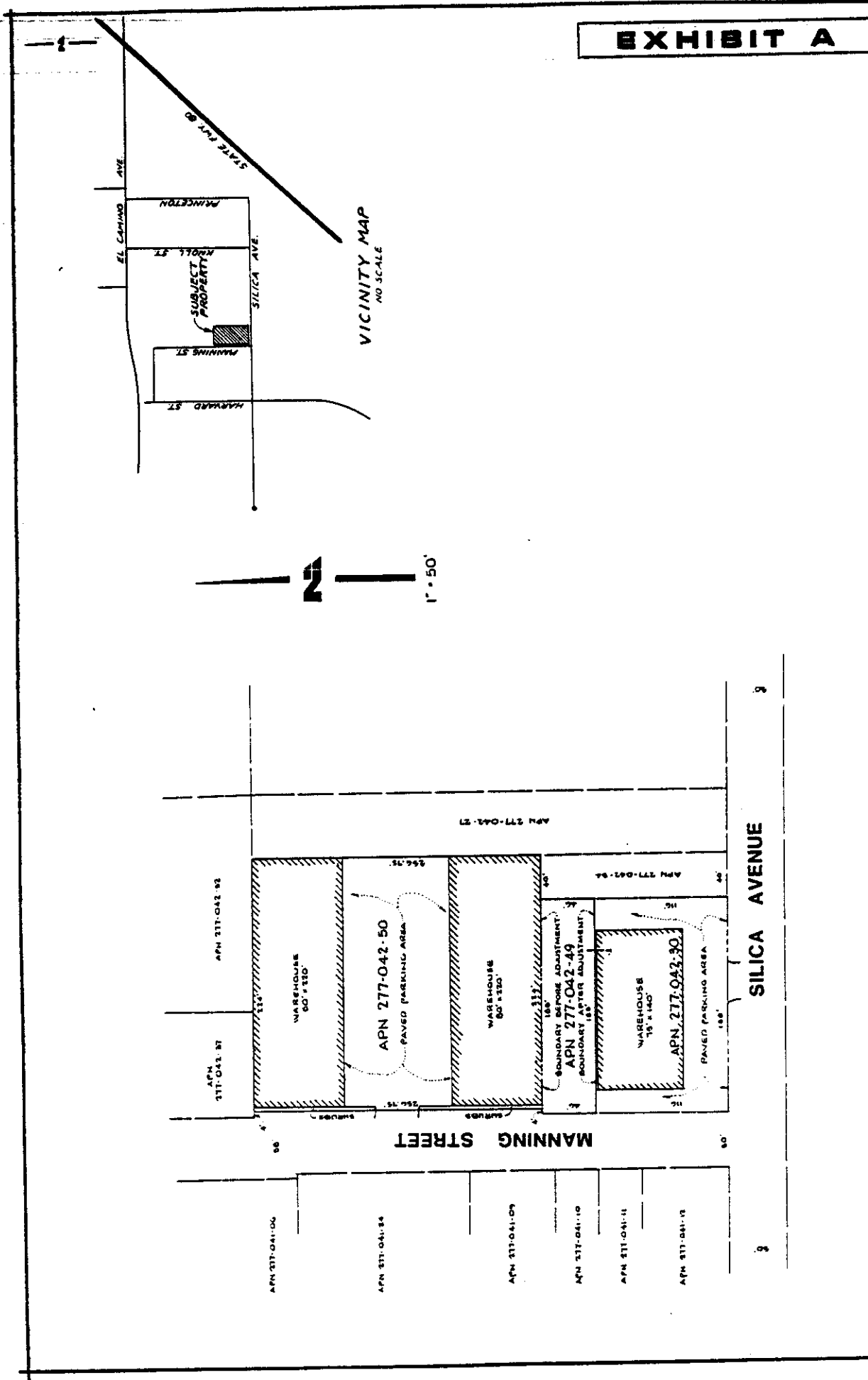
**VICINITY**



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5-11-89

ITEM #22



# EXHIBIT A

SHEET 1  
OF 1 SHEETS  
JOB NO. 2898-89-00

**LOT LINE ADJUSTMENT**  
ASSESSOR'S PARCEL NOS.  
**277-042-030, 277-042-049 & 277-042-050**  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

**GEORGE S. NOLTE AND ASSOCIATES**  
SAN JOSE • WALNUT CREEK • SACRAMENTO • SAN DIEGO  
(415) 297-2400 (415) 654-8800 (916) 448-5028 (714) 318-3382



DATE 10 MARCH 1989  
SCALE 1" = 50'  
DESIGNED K.H.  
DRAWN K.H.  
CHECKED A.L.C.  
PROJ. ENGR. A.L.C.

2025 RELEASE UNDER E.O. 14176

**LEGAL DESCRIPTION OF  
A.P. NOS. 277-042-50 & 277-042-49  
AFTER ADJUSTMENT**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 7, 8 AND 9 IN BLOCK B AS SHOWN ON THE "PLAT OF NORTH SACRAMENTO SUB-DIVISION NO. 2", RECORDED IN BOOK 11 OF MAPS, MAP NO. 27, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 116 FEET OF SAID LOTS 7 AND 8, AND THE SOUTH 162 FEET OF SAID LOT 9.

FURTHER EXCEPTING THEREFROM THE EAST 54 FEET OF SAID LOT 9.



2596-89-00  
NOLTE AND ASSOCIATES  
March 10, 1989

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5-11-89

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