

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT: Varney Land Surveys, 2285 66th Ave, Sacto, CA 95822
OWNER: Lewis Douma, 190 Commerce Circle, Sacto, Ca 95852
PLANS BY: Varney Land Surveys, 2285 66th Ave, Sacto, CA 95822
FILING DATE: October 19, 1990 **ENVIR. DET.:** Exempt (15303) **REPORT BY:** Doug
ASSESSOR'S PCL. NO. 275-290-03, 05

APPLICATION: Lot Line Adjustment

LOCATION: 160 Commerce Circle

PROPOSAL: The applicant is seeking the necessary entitlement in order to construct a new building.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	Light Industrial (M-1)
Existing Land Use of Site:	Industrial/warehouse buildings and parking lot with landscaped strip along interior lot line.

Surrounding Land Use and Zoning:

North:	Comercial, M-1
South:	Commercial, M-1 (PC)
East:	Commercial, M-1
West:	Commercial, M-1 (PC)

Property Dimensions:	320' x 313'
Property Area:	2.31 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION

The subject site consists of 2.31 developed acres in the M-1 zone. The North Sacramento Community Plan designates the site industrial. There are existing warehouse structures on each of the parcels. The site is surrounded by similar warehouse/ office structures. The applicant proposes to relocate the existing property line in order to construct another warehouse on the easterly parcel.

The proposed project would be the relocation of an existing common lot line 50' to the west from its present location to allow the construction of a future warehouse building. The proposed lot line adjustment was reviewed by the Department of Public Works Engineering Development and Transportation Engineering Divisions. The following comments were received:

APPLC. NO. P90-435

MEETING DATE: January 24, 1991

ITEM NO. 29

Engineering Development

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be adjusted in accordance with this Certificate of Compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

Engineering Transportation

- A. Adequate onsite parking shall be maintained on each parcel.

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines, CEQA Section 15303.

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 ADJUST
THE LOT LINE BETWEEN LOT 3 AND LOT 4 AS
SHOWN ON THE PLAT OF JOHNSTON INDUSTRIAL
PARK UNIT NO. 5, RECORDED SEPTEMBER 13, 1974
IN BOOK 97 OF MAPS, MAP NO.20.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 160 Commerce Circle; and

WHEREAS, the Environmental Coordinator has determined that the lot line adjustment is exempt from Environmental Review; and

WHEREAS, the lot line adjustment is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento: that the lot line adjustment for property located at 160 Commerce Circle, City of Sacramento, be approved as shown and described in Exhibit A and B attached hereto, subject to the following conditions:

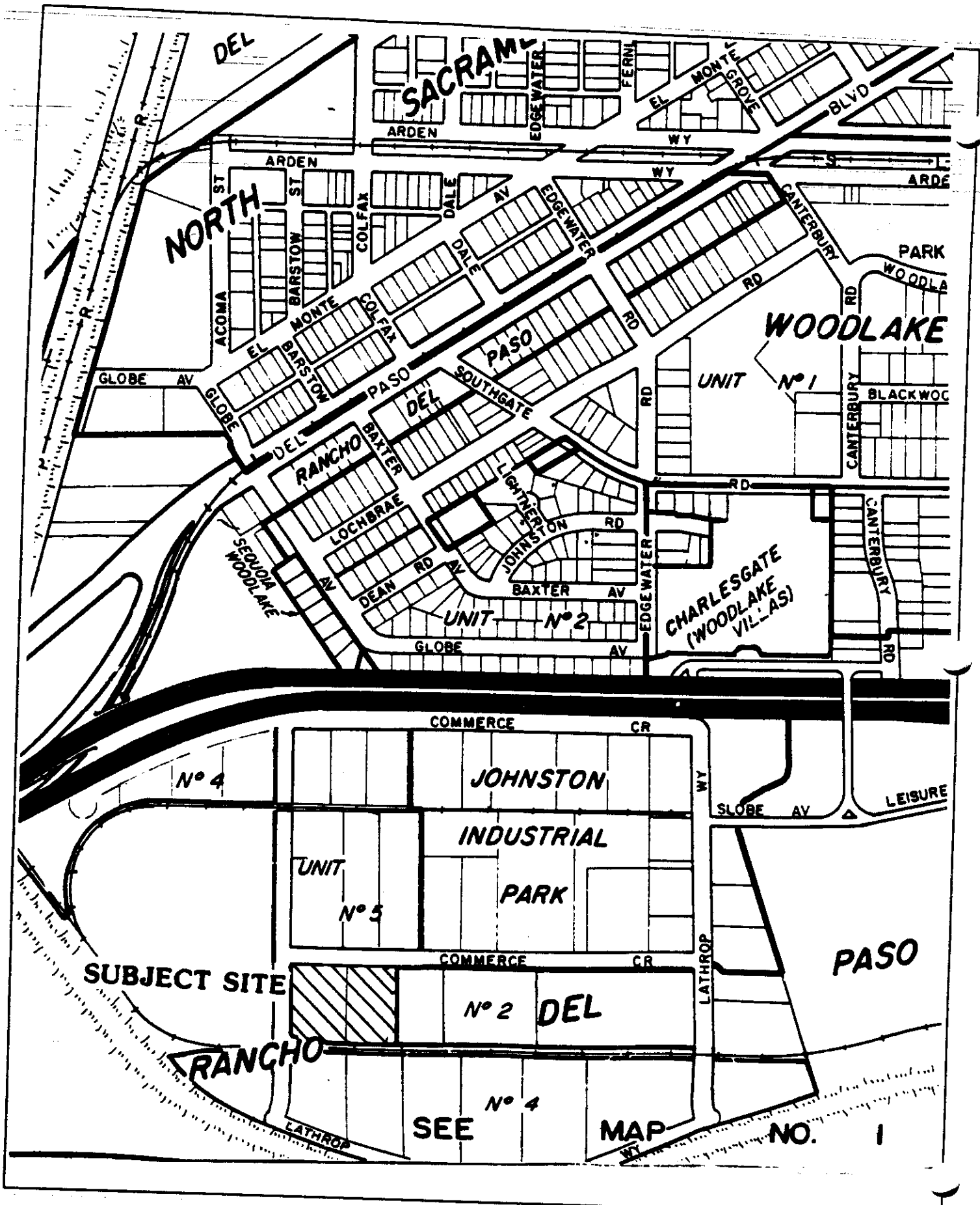
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- A. File a Certificate of Compliance, submit all required documents according to the submitted requirements checklist, and pay necessary fees.
- B. File a waiver of Parcel Map.
- C. Notice: Property to be adjusted in accordance with this Certificate of Compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
- D. Adequate onsite parking shall be maintained on each parcel.

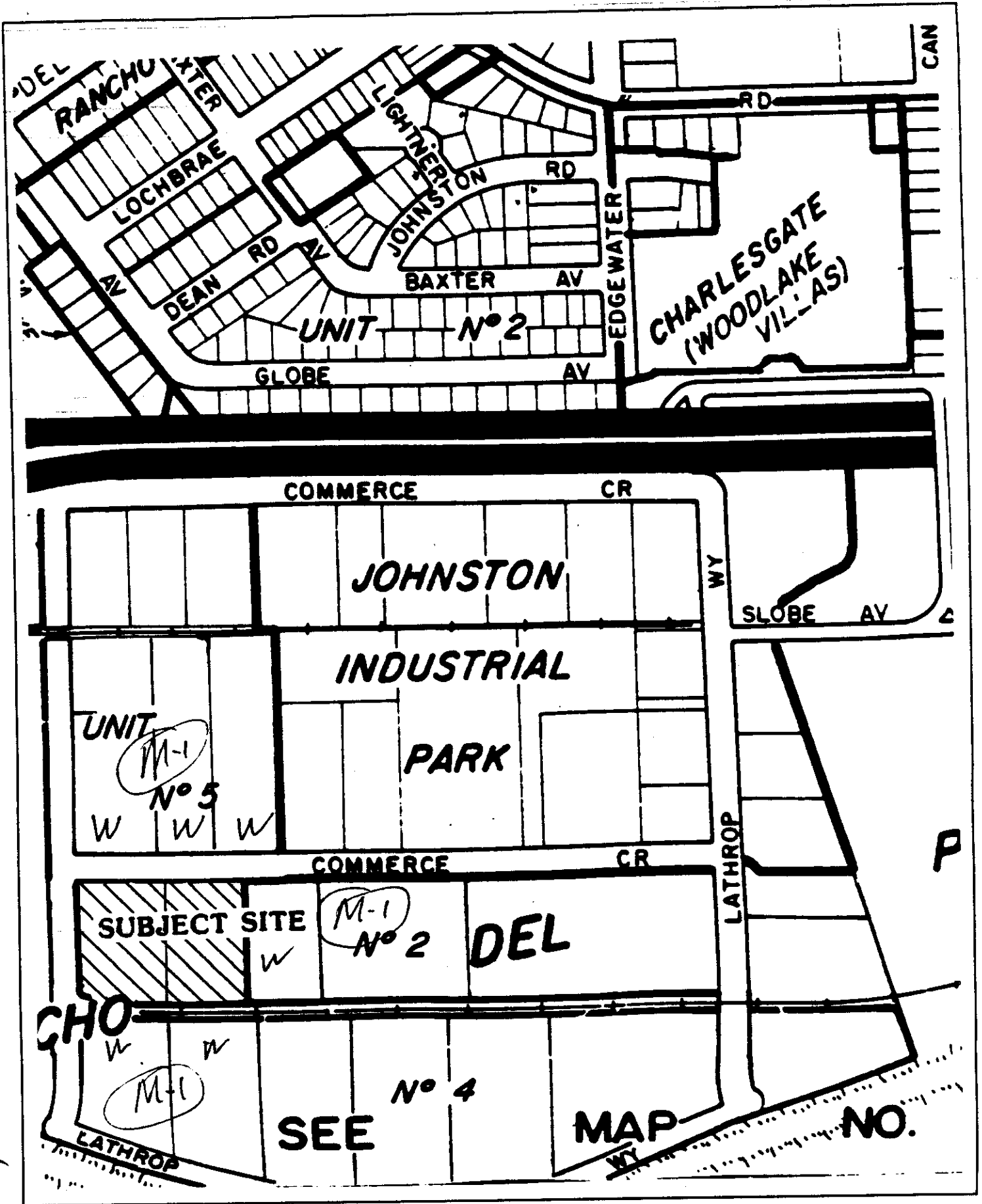
CHAIRPERSON

ATTEST:

SECRETARY TO THE CITY PLANNING COMMISSION



VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT - SITE PLAN



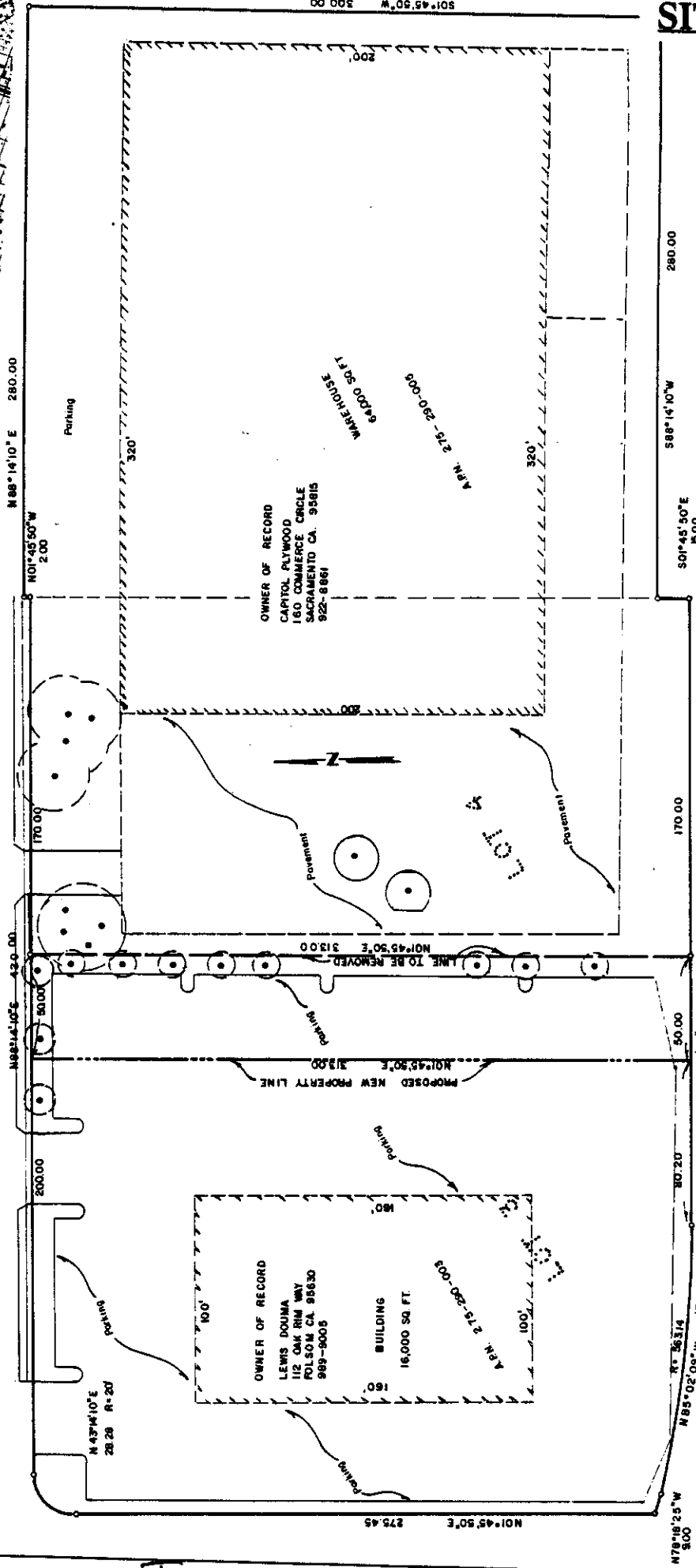
LOT LINE ADJUSTMENT

Being Lots 3 & 4 of Johnston Industrial Park Unit No. 5
 City of Sacramento California
 October 1990 Scale 1" = 30'
 VARNEY LAND SURVEYS

APN = 275-0290-003
 AND
 APN = 275-0290-005



COMMERCE CIRCLE



Central Pacific and Western Pacific Railroad Co.

P90-435

January 24 1991

The...

0321

3021

B7503-21 P302

RECORDING REQUESTED BY
Chicago Title Insurance Company

OFFICIAL NOTICE
RECORDED AT REQUEST OF
Chicago Title Insurance Co.
MAR 2 1975 A.M.

AND WHEN RECORDED MAIL TO
NAME: Capitol Plywood, Inc.
ADDRESS: 166 Commerce Circle
CITY & STATE: Sacramento, California
ZIP:

Thomas J. ...
SACRAMENTO COUNTY RECORDER 25915

Title Order No. _____ File No. 70125

SPACE ABOVE THIS LINE FOR RECORDING USE

MAIL TAX STATEMENT TO

DOCUMENTARY TRANSFER TAX \$56.10
JCC COMPLETED ON FULL VALUE OF PROPERTY CONVEYED
OR COMPLETED ON FULL VALUE LESS LIENS AND
ENCUMBRANCES REMAINING AT TIME OF SALE

NAME: Same as above
STREET ADDRESS:
CITY & STATE:
ZIP:

Chicago Title Insurance Company
Name of Declarant or Agent determining Tax Lien Status

CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

NORTH SACRAMENTO LAND CO.,

Corporation hereby GRANT(S) to

CAPITOL PLYWOOD, INC.

the following described real property in the City of Sacramento,
county of Sacramento, State of California

Lot 4, as shown on the "Plat of Johnston Industrial Park Unit No. 5", recorded in
Book 97 of Maps, Map No. 20, records of said County.

SACRAMENTO COUNTY DOCUMENTARY TAX \$56.10

Dated February 24, 1975
STATE OF CALIFORNIA
COUNTY OF Sacramento
on March 20, 1975

NORTH SACRAMENTO LAND CO.
By: *Kathleen Perry* President
By: *Claudette Potter* Secretary

the undersigned, a Notary Public in and for said County and State, personally appeared Carolyn D. Slobe known to me to be the President, and Claudette Potter known to me to be Secretary of the corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

KATHLEEN PERRY
NOTARY PUBLIC
SACRAMENTO COUNTY
By Commission Expires May 27, 1978

Signature: *Kathleen Perry*
Kathleen Perry
Name I Signed or Printed:
Notary Public in and for said County and State

MAIL TAX STATEMENT ADDRESS (SEE ABOVE) Form No. 55

25915

P90-435

January 24, 1991

Item #29 P90 435

**NEW LEGAL DESCRIPTION FOR LOT 3
JOHNSTON INDUSTRIAL PARK UNIT NO. 5**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO DESCRIBED AS FOLLOWS;

ALL OF LOT 3 , AS SHOWN ON THE "PLAT OF JOHNSTON INDUSTRIAL PARK UNIT NO.5",RECORDED IN BOOK 97 OF MAPS, MAP NO.20 AND EXCEPTING THE EAST 50 FEET OF LOT 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3 THAT BEARS SOUTH 88°14'10" WEST 50.00 FEET FROM THE CORNER COMMON TO LOT 3 AND LOT 4 AS SHOWN ON SAID MAP, THENCE SOUTH 88°14'10" WEST 80.20 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 563.14 FEET, SUBTENDED BY A CORD BEARING OF NORTH 85°02'09" WEST 131.95 FEET, THENCE NORTH 76°18'26" WEST 9.00 FEET, THENCE NORTH 01°45'50" WEST 275.45 FEET, THENCE ALONG A CURVE HAVING A RADIUS OF 20 FEET, SUBTENDED BY A CORD BEARING OF NORTH 43°14'10" EAST 28.28 FEET, THENCE NORTH 88°14'10" EAST 200.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4 , SAID POINT BEARS SOUTH 88°14'10" WEST 50.00 FEET FROM THE CORNER COMMON TO SAID LOT 3 AND LOT 4, THENCE SOUTH 01°45'50" EAST 313.00 FEET TO POINT OF BEGINNING.



P 90 425

NEW LEGAL DESCRIPTION FOR LOT 4
JOHNSTON INDUSTRIAL PARK UNIT 5

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

ALL OF LOT 4 , AS SHOWN ON THE "PLAT OF JOHNSTON INDUSTRIAL PARK
UNIT NO. 5 " , RECORDED IN BOOK 97 OF MAPS, MAP NO.20, AND THE
EAST 50 FOOT OF LOT 3, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 AS SHOWN ON THE "PLAT
OF JOHNSTON INDUSTRIAL PARK UNIT NO. 5 , RECORDED IN BOOK 97 OF
MAPS, MAP NO.20, THENCE FROM THE POINT OF BEGINNING SOUTH
01°45'50" EAST 313.00 FEET, THENCE SOUTH 88°14'10" WEST 170.00
FEET, THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 88°14'10"
WEST 50.00 FEET, THENCE NORTH 01°45'50" WEST 313.00 FEET TO THE
NORTH LINE OF SAID LOT 3, THENCE ALONG THE NORTH LINE OF LOT 3
NORTH 88°14'10" EAST 50.00 FEET TO THE NORTHEAST CORNER OF SAID
LOT 3, THENCE NORTH 88°14'10" EAST 170.00 FEET TO THE POINT OF
BEGINNING.

