

CITY PLANNING COMMISSION
1231 N. STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816				
OWNER	Fruitridge Joint Venture, 8401 Jackson Road, Sacramento, CA 95826				
PLANS BY	Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816				
FILING DATE	6/15/88	ENVIR. DET.	15305a	REPORT BY	JC:pe
ASSESSOR'S PCL. NO.	062-0080-052 and 053				

APPLICATION: Lot Line Adjustment to relocate a common property line 110' to the south on 20.76+ partially developed acres in the Heavy Industrial (M-25) zone.

LOCATION: SW corner Fruitridge Road and Elk-Grove Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to adjust a common property line 100' to the south on 20.76+ acres to expand an existing warehouse.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1986 S. Sacto. Community Plan Designation:	Industrial
Existing Zoning of Site:	M2(s)
Existing Land Use of Site:	Warehouse and Vacant

Surrounding Land Use and Zoning:

North:	Vacant; M2(s)
South:	Single Family/Warehouse; M2(s)
East :	Industrial; M2(s)
West :	Warehouse; M2(s)

Property Dimensions:	Irregular
Property Area:	20.76+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two partially developed lots totaling 20.76+ acres in the Heavy Industrial (M2(s)) zone. The General Plan designates the site as heavy commercial or warehouse. The 1986 South Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning is vacant, (M2s) to the north, warehouse and single family (M2s) to the west and south and industrial (M2(s)) to the east.
- B. The applicant proposes to relocate the south property line of Parcel A 110' to the south (Exhibit A). This will create a lot of 390' x 205' (1.8+ acres) and allow the expansion of the warehouse on Parcel A.

C. The proposed project was reviewed by the Traffic Engineering Division, Engineering Division and Building Inspections, the following comments were received:

- o File Certificate of Compliance and waive parcel map prior to recordation, and;
- o Pay off or segregate any existing bonds or easements.

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 THE DATE OF

APPROVING A LOT LINE ADJUSTMENT TO relocate a common property line 110' to the South located at the SW corner of Fruitridge and Elk Grove Florin Road. APN: 062-0080-052 and 053

(P88-268)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the SW corner of Elk Grove Florin Road and Fruitridge 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 General Plan and 1986 South Sacramento Community 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:

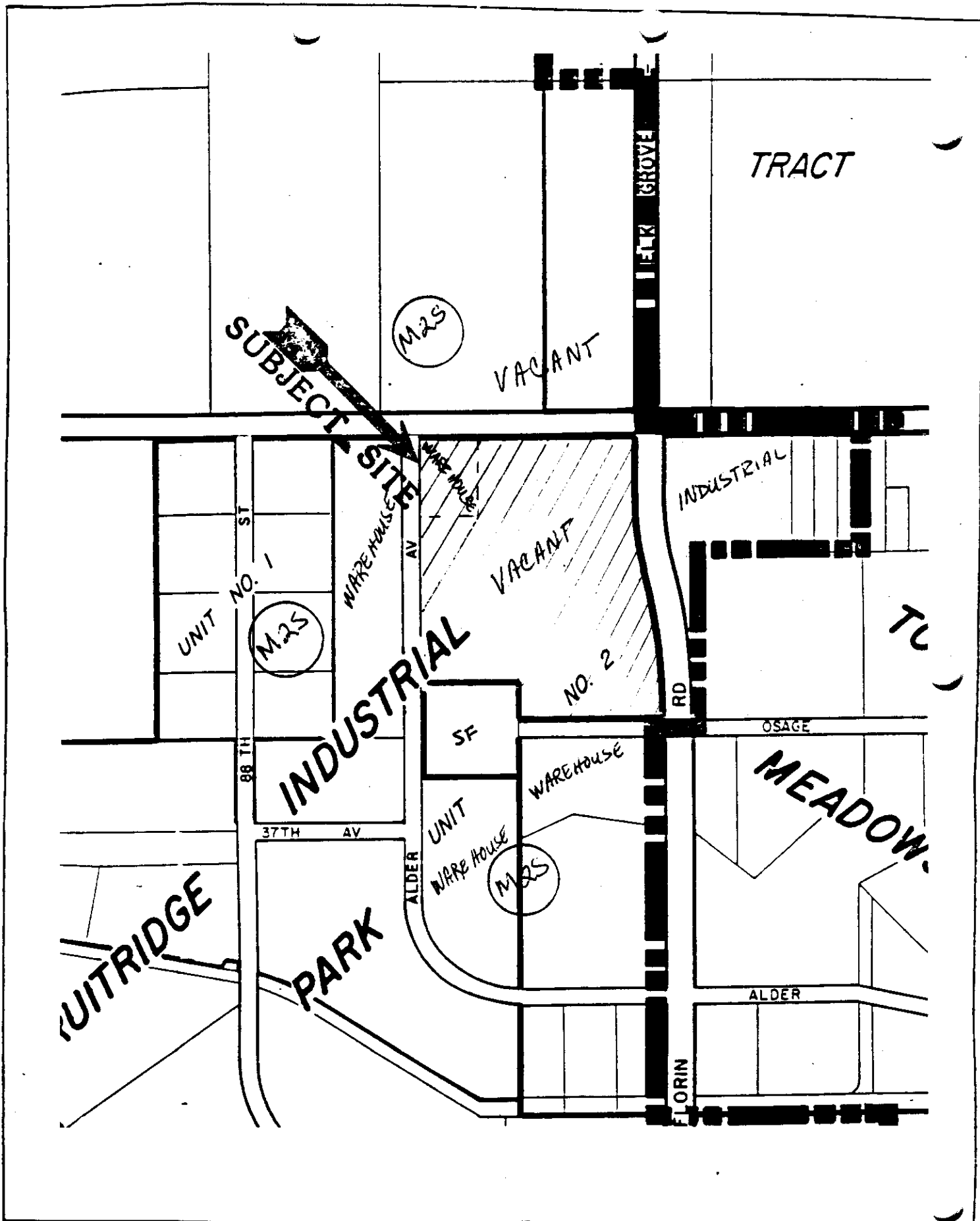
that the lot line adjustment for property located SW corner of Elk Grove Florin Road and Fruitridge Road, City of Sacramento, be approved as shown and described in Exhibit(s) A, 1B and C attached hereto, subject to the following conditions.

1. File Certificate of Compliance and waive parcel map prior to recordation, and;
2. Pay off or segregate any existing bonds or assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

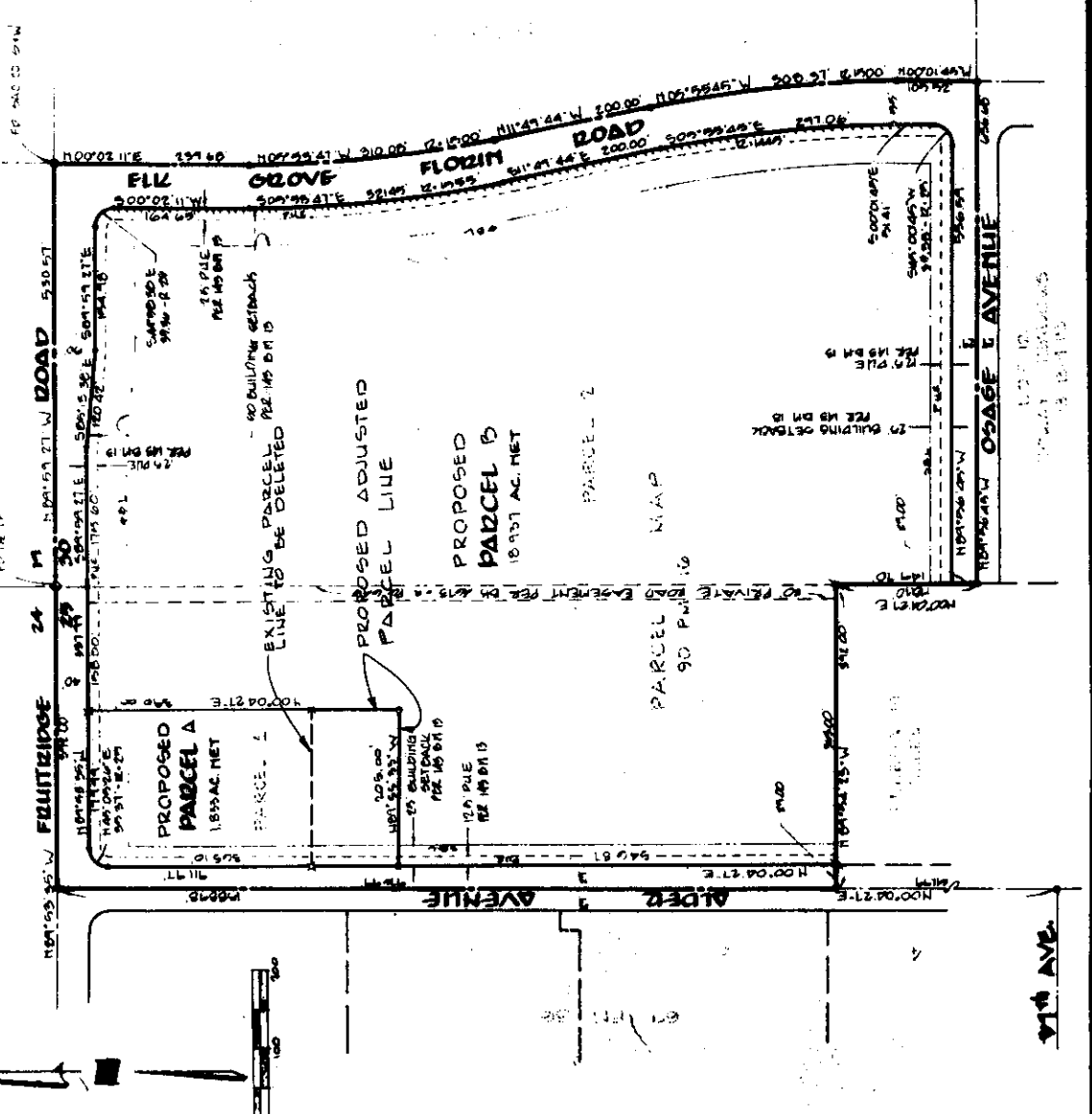
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LOT LINE ADJUSTMENT
 PARCELS 1 & 2 - 90PM 16
 SCALE: 1" = 100'
 CITY OF SACRAMENTO
 JUNE 1988
 MOULTON & PITALO, INC.
 SHEET 2 OF 2

CALIFORNIA

T.O.N. & S.E.

T.O.N. & S.E.



LEGEND

- DIMENSION POINT
- MONUMENT FOUND & DESCRIBED HEREON
- FOUND 1 1/2" I.P. A.C.E. 14512
- FOUND P.K. MAIL IN STREET CENTERLINE
- PUBLIC UTILITY EASEMENT
- SET P.K. MAIL
- NO ACCESS PER 143 00 13 BUILDING SETBACK LINE

BASES OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF ALDER AVENUE AS SHOWN ON THE PLAN OF PART 1600 INDUSTRIAL PARK MAP NO. 2 FILED IN BOOK 103 OF MAPS, MAP NO. 19 OFFICE RECORDS OF SACRAMENTO COUNTY. THE BEARING OF WHICH IS SHOWN AS N. 89° 04' 21\" E.

NOTES

1. DISTANCES ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. STANDARD SURVEYSING INSTRUMENTS SHALL BE PROVIDED ALONG ALL GROVE FLORA ROAD PURSUANT TO SECTION 00.011 OF THE CITY CODE.



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying
 1430 Alhambra Blvd., Suite 200
 Sacramento, Ca. 95816
 916/454-9600

June 9, 1988
 83-0164

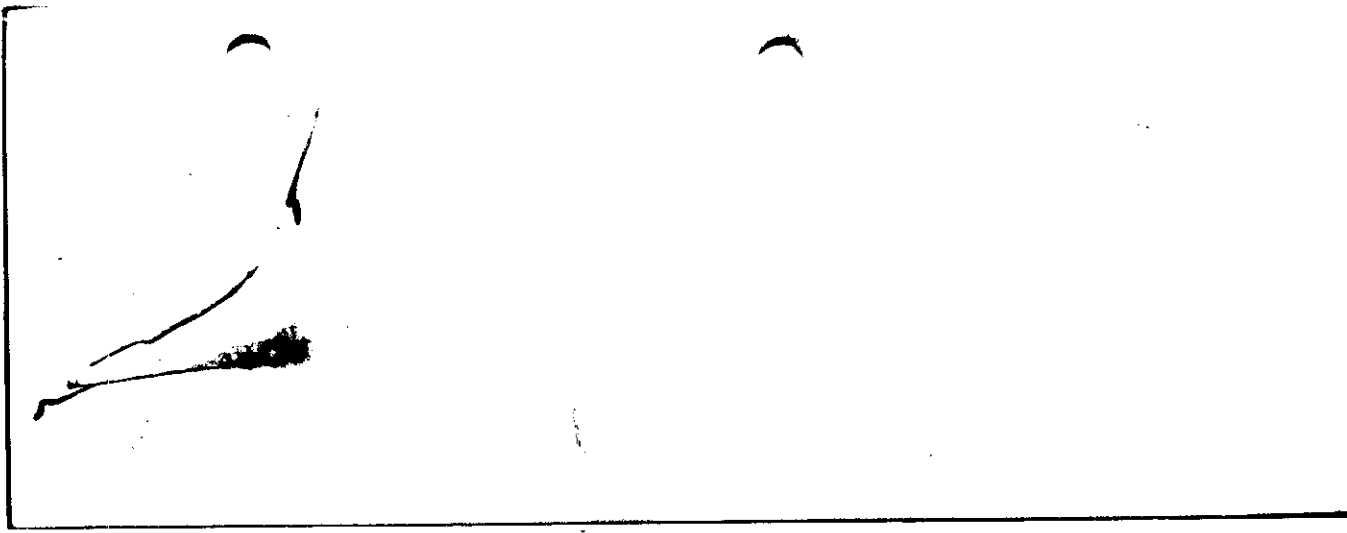
LOT LINE ADJUSTMENT

Proposed Parcel A

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

All of Parcel 1, together with all that portion of Parcel 2, as shown on that certain Parcel Map filed in Book 90 of Parcel Maps, Page 16 Official Records of Sacramento County, described as follows:

BEGINNING at the Northeast corner of said Parcel 1; ~~thence, from said point of beginning along the Easterly line of said Parcel 1 and the Southerly prolongation thereof, South 00°04'27" West 390.00 feet; thence, North 89°55'33" West 205.00 feet to a point in the Westerly line of said Parcel 2, as shown on said Parcel Map; thence, along the Westerly line of said Parcel 2 and along the Westerly and Northerly lines of said Parcel 1 the following three (3) courses: (1) North 00°04'27" East 365.10 feet; (2) along the arc of a tangent curve to the right, concave Southeasterly, having a radius of 25.00 feet and being subtended by a chord bearing North 45°05'26" East 35.37 feet; and (3) South 89°53'35" East 179.99 feet to the point of beginning.~~





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LOT LINE ADJUSTMENT

Proposed Parcel B

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

All that portion of Parcel 2, as shown on that certain Parcel Map filed in Book 90 of Parcel Maps, Page 16 Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Parcel 2; thence, from said point of beginning along the Westerly line of said Parcel 2 North 00°04'27" East 546.87 feet; thence, leaving said Westerly line South 89°55'33" East 205.00 feet; thence, North 00°04'27" East 390.00 feet to a point in the Northerly line of said Parcel 2; thence, along the Northerly, Easterly and Southerly lines of said Parcel 2, the following fourteen (14) courses: (1) South 89°53'35" East 158.00 feet; (2) South 89°59'27" East 175.60 feet; (3) South 85°13'38" East 120.42 feet; (4) South 89°59'27" East 154.98 feet; (5) along the arc of a tangent curve to the right, concave Southwesterly, having a radius of 25.00 feet and being subtended by a chord bearing South 44°58'38" East 35.36 feet; (6) South 00°02'11" West 164.65 feet; (7) along the arc of a tangent curve to the left, concave Easterly, having a radius of 1555.00 feet and being subtended by a chord bearing South 05°53'47" East 321.45 feet; (8) South 11°49'44" East 200.00 feet; (9) along the arc of a tangent curve to the right, concave Westerly, having a radius of 1445.00 feet and being subtended by a chord bearing South 05°55'45" East 297.06 feet; (10) South 00°01'45" East 51.41 feet; (11) along the arc of a tangent curve to the right, concave Northwesterly, having a radius of 25.00 feet and being subtended by a chord bearing South 45°00'45" West 35.38 feet; (12) North 89°56'45" West 556.59 feet; (13) North 00°04'27" East 149.70 feet; and (14) North 89°54'23" West 363.00 feet to the point of beginning.