

CITY PLANNING COMMISSION

1231 J STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Morton & Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816
OWNER Lodi Mission Partners and Bruce Nott, 11292 No. Alpine Road, Stockton, CA 95212
PLANS BY Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816
FILING DATE 5/20/88 ENVIR. DET. 15305 a REPORT BY JC:pe
ASSESSOR'S PCL. NO. 001-0020-015, 016

APPLICATION: Lot Line Adjustment to relocate a common property line between two lots.

LOCATION: 601 and 819 North 7th Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate a common property line to accomodate a proosed office building and parking.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Community
Existing Zoning of Site: M2
Existing Land Use of Site: Vacant Warehouse and Industrial

Surrounding Land Use and Zoning:

North: American River; ARP (PC)
South: Warehouse/Industrial; M2
East: RR, Office; M2
West: Warehouse/Industrial; MZ

Property Dimensions: 550' x 1600'
Property Area: 20 + acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: On January 14, 1988, the Planning Commission approved a Special Permit to convert an existing can production plant and to develop a new building with 100 percent office use int he Heavy Industrial (M-2) zone. (P87-459).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two parcels totaling 20+ acres in the Heavy Industrial (M2) zone. The Genral Plan designates the site for heavy commercial or warehouse use. Located on the site is an existing industrial/warehouse use. Surrounding land uses include the American River to the north, warehouse/industrial uses to the west and south, and an office use to the east. Southern Pacific Railroad tracks run along the east property line. Surrounding zoning is ARP (PC) to the north and (M-2) zoning to the east, west and south.

APPLC. NO. P88-234 MEETING DATE June 23, 1988 ITEM NO. 26

- B. The applicant proposes to relocate the property line in order to accomodate the parking and proposed building on the site. Staff has no objections to this lot line adjustment.
- C. The plans for the lot line adjustment were reviewed by Traffic Engineering, Engineering and Real Estate. The following comments were received.
1. File certificate of compliance and waive parcel map prior to recordation; and
 2. Pay off or segregate any existing assessments and pay fees.

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

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

EXHIBIT A

POINT OF BEGINNING
SW. COR. PARCEL
15-26RS28

PROPOSED PARCEL 1

7.110 AC.
PARCEL NO. 15
RECORD OF SURVEY
26RS28

PROPOSED ADJUSTED
PARCEL LINE

EXISTING
PARCEL LINE
TO BE DELETED

AREA TO BE
ADJUSTED

PROPOSED PARCEL 2

13.304 AC.

CPC FILE COPY

P88234

FILE NO. _____
EXHIBIT NO. _____
MTG. DATE(S) _____
AGENDA NO.(S) _____

CITY PLANNING DIVISION

MAY 20 1988

RECEIVED



SCALE 1" = 200'



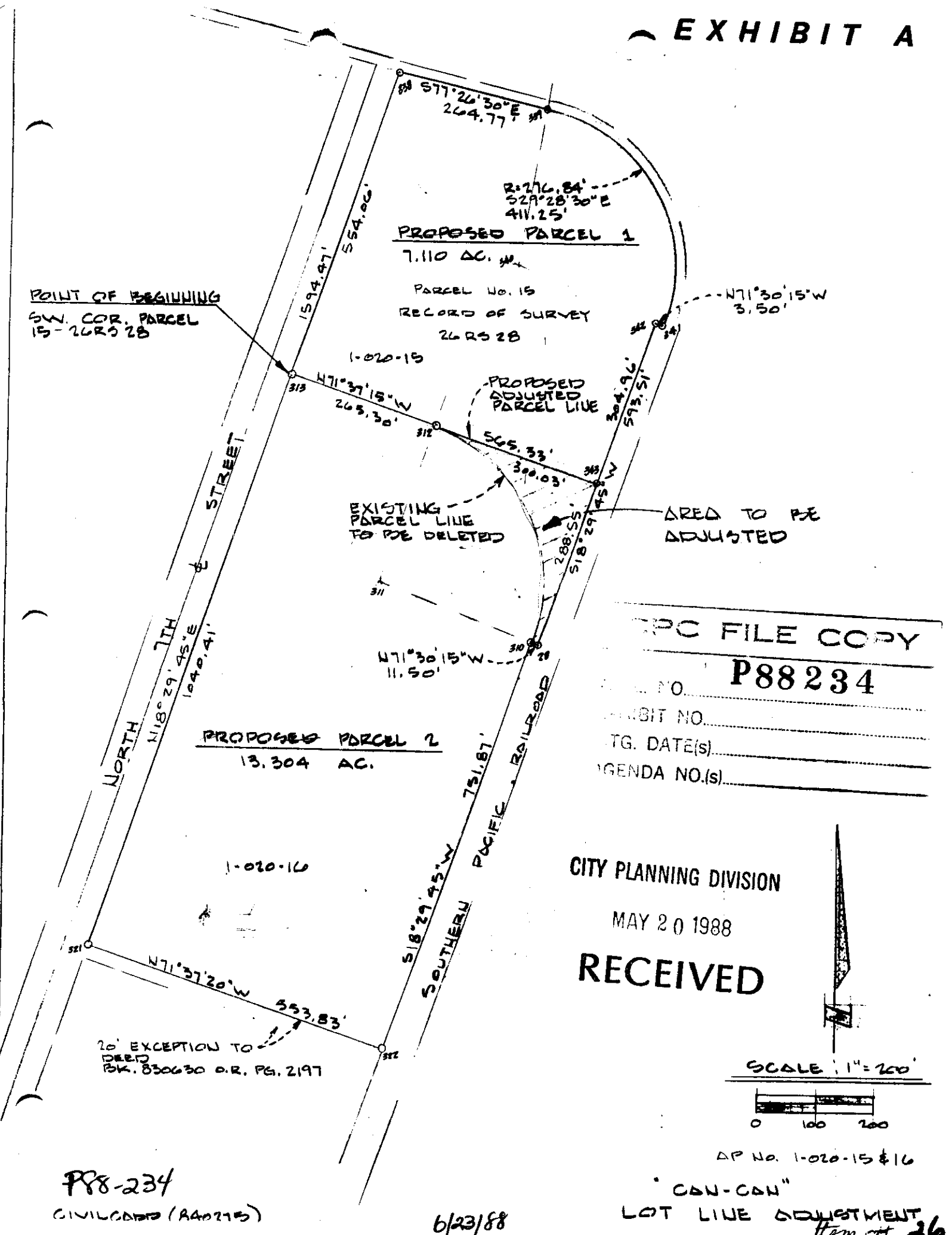
AP No. 1-020-15 & 16

"CAN-CAN"
LOT LINE ADJUSTMENT

Item # 26

P88-234
CIVILCAD (RA0215)

6/23/88



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE A
COMMON PROPERTY LINE BETWEEN TWO LOTS.

(P88-234)

(APN: 001-0020-015, 016)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 601 and 819 North 7th 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 601 and 819 North 7th 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 and waive parcel map prior to recordation; and
2. Pay off or segregate any existing assessments and pay fees.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



May 5, 1988
87-0150

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

LOT LINE ADJUSTMENT**Proposed Parcel No. 1:**

All that portion of Parcel No. 15 as shown on that certain Record of Survey filed in Book 26 of Surveys, Page 28, Official Records of Sacramento County, described as follows:

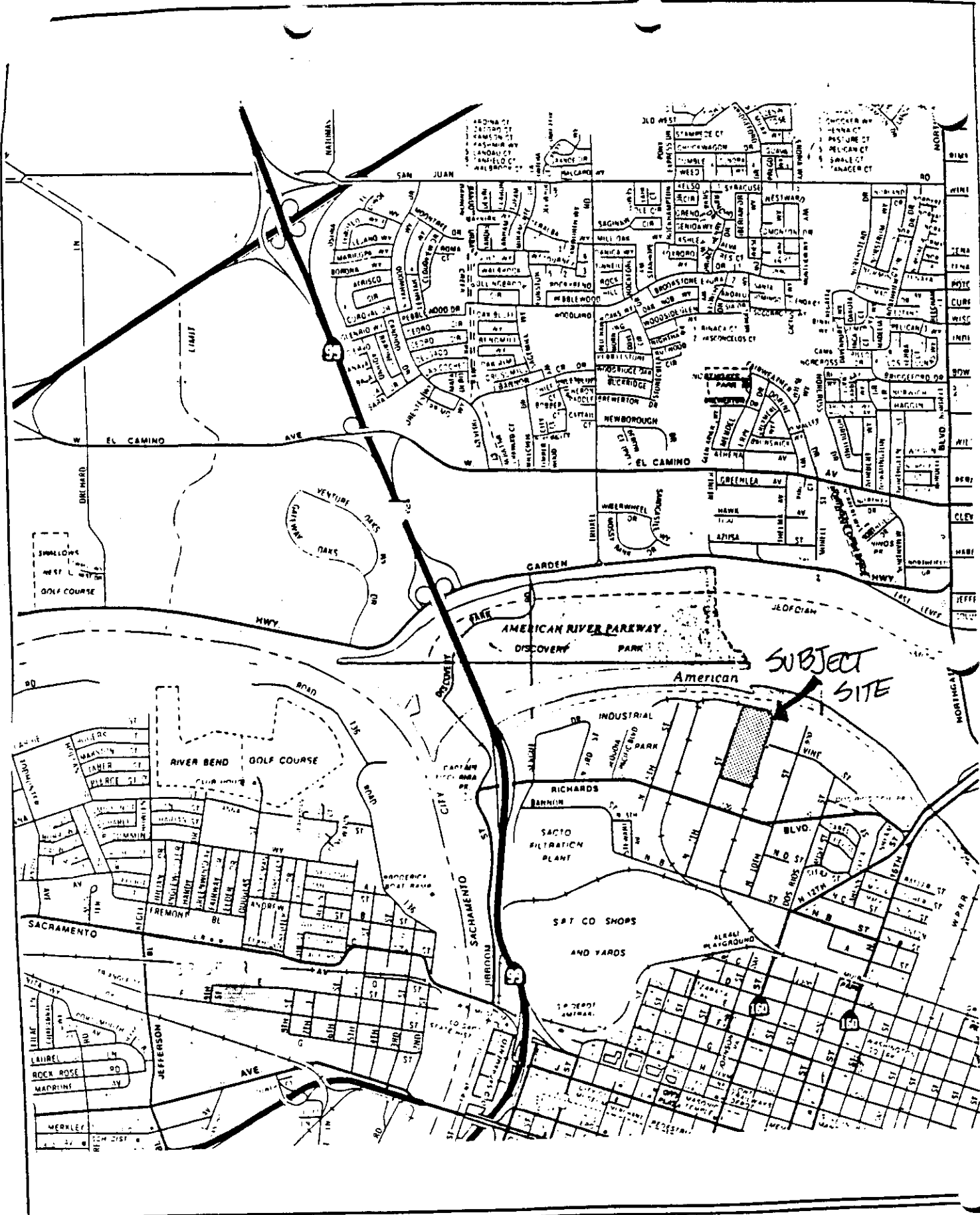
BEGINNING at the Southwest corner of said Parcel No. 15; thence, from said point of beginning, along the Westerly, Northerly and Easterly lines of said Parcel No. 15, the following five (5) courses: (1) North 18°29'45" East 554.06 feet; (2) South 77°26'30" East 264.77 feet; (3) along the arc of a curve to the right, concave Southwesterly, having a radius of 276.84 feet, subtended by a chord bearing South 29°28'30" East 411.25 feet; (4) North 71°30'15" West 3.50 feet; and (5) South 18°29'45" West 304.96 feet; thence, leaving said Easterly line of said Parcel No. 15, North 71°37'15" West 565.33 feet to the point of beginning.

Proposed Parcel No. 2:

All that portion of Township 9 North, Range 4 East, Mount Diablo Meridian, together with all that portion of Parcel No. 15 as shown on that certain Record of Survey filed in Book 26 of Surveys, Page 28, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Parcel No. 15; thence, from said point of beginning, along the Southerly line of said Parcel No. 15 and the Southeasterly prolongation thereof, South 71°37'15" East 565.33 feet to a point in the Easterly line of said Parcel No. 15; thence, along the Easterly and Southerly lines of said Parcel No. 15, the following two (2) courses: (1) South 18°29'45" West 288.55 feet; and (2) North 71°30'15" West 11.50 feet; thence, leaving said Southerly line, South 18°29'45" West 751.87 feet; thence, North 71°37'20" West 553.83 feet; thence, North 18°29'45" East 1040.41 feet to the point of beginning.

P88234

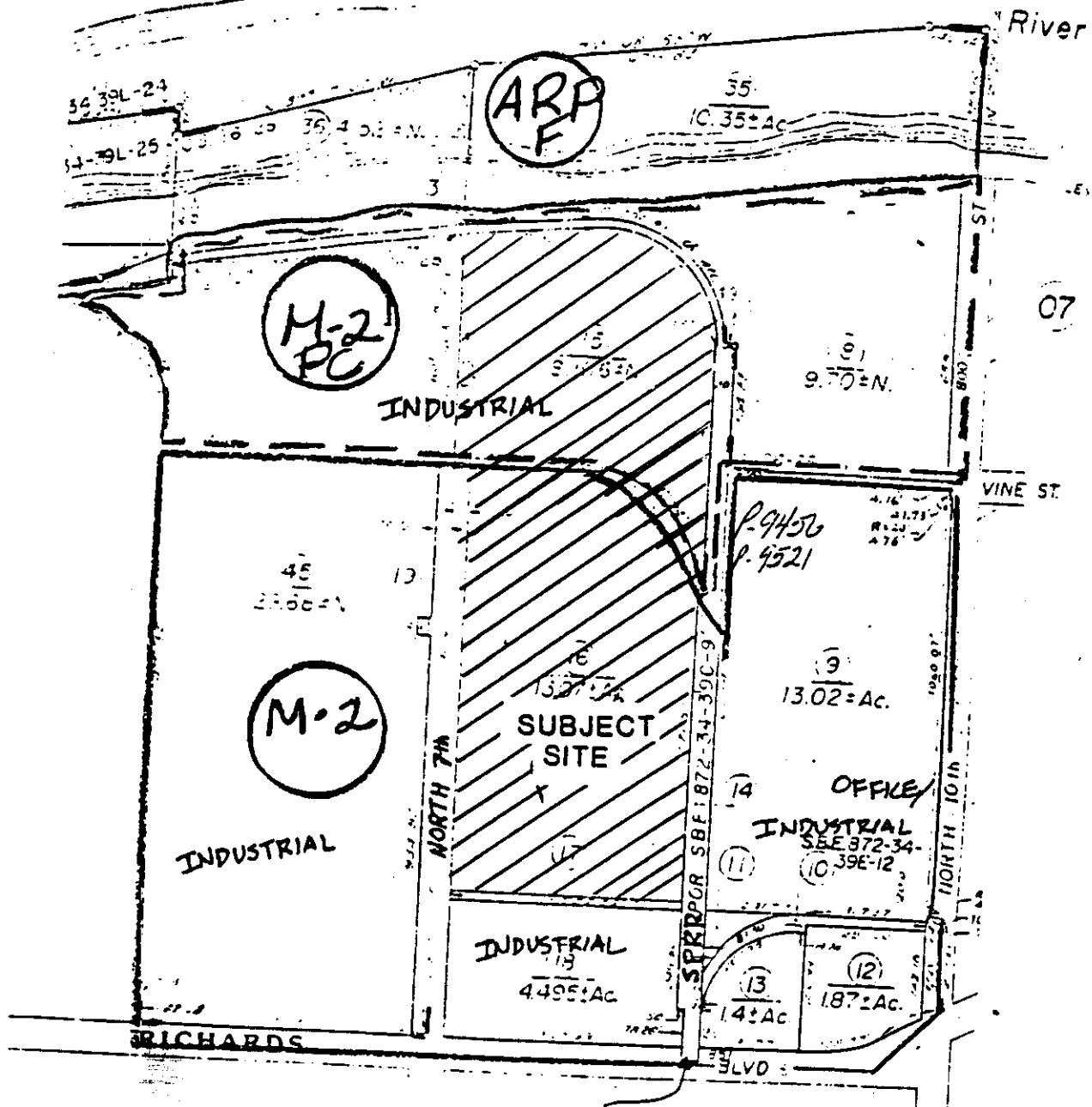


VICINITY MAP

F88-234

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LAND USE & ZONING MAP

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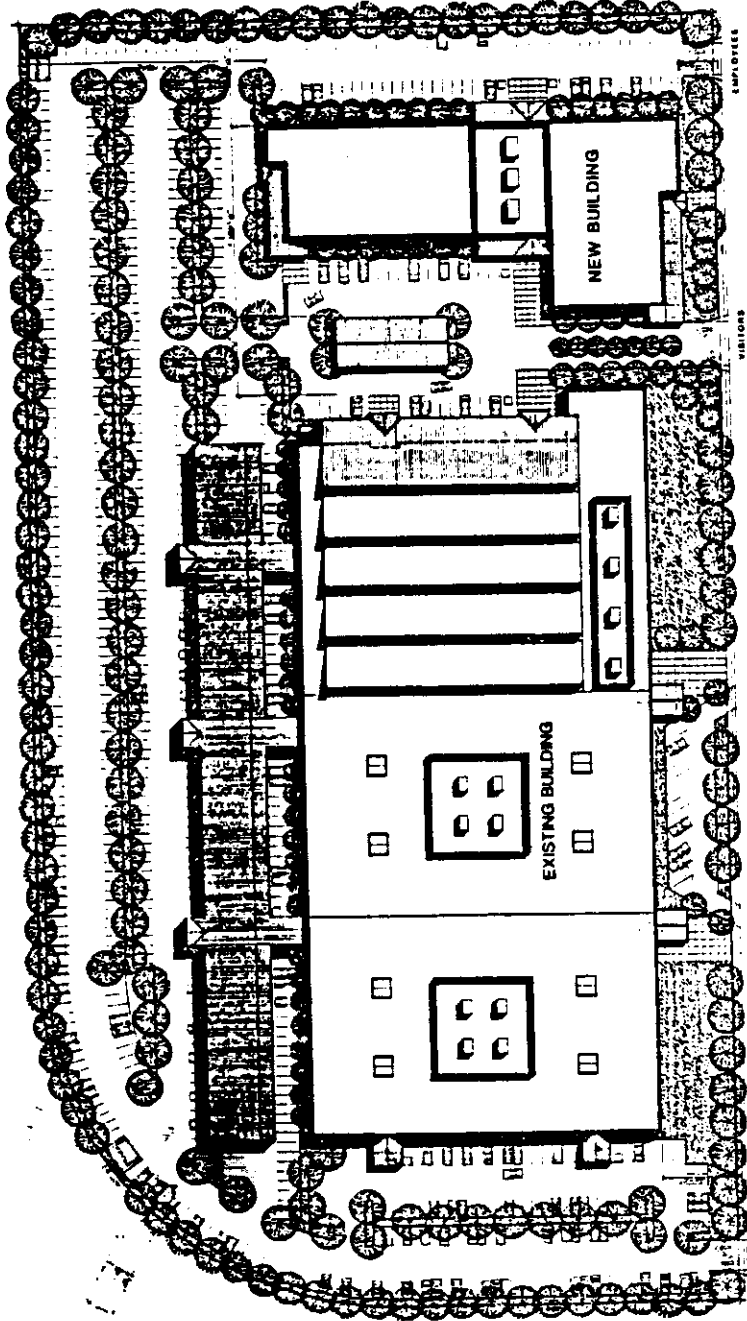
6/23/88

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VICINITY MAP

PROJECT NO. 88-01
 DATE: 10/30/87
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 PROJECT LOCATION: [Address]
 CLIENT: [Company Name]
 ARCHITECT: [Firm Name]
 ENGINEER: [Firm Name]
 LANDSCAPE ARCHITECT: [Firm Name]

THIS PLAN, SPECIFICATIONS, AND CONTRACT DOCUMENTS SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE OWNER AND THE ARCHITECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



ROBIN SEVENM STREET



1

SITE PLAN
30 OCTOBER 87



26

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6/23/88