

CITY PLANNING COMMISSION

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

APPLICANT Morton and Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816
OWNER Marvin Oates, 8401 Jackson Road, Sacramento, CA 95826
PLANS BY Morton and Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816
FILING DATE 1/27/89 ENVIR. DET. Exempt 15305a REPORT BY CL:pe
ASSESSOR'S PCL. NO. 062-0130-009 and 010

APPLICATION: Lot Line Adjustment to relocate the common property lines of two lots totaling 4.2+ acres in the Heavy Industrial (M-2S) Zone.

LOCATION: Northeast corner of Sky Creek Drive and Blue Sky Court

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line of two lots in order to construct an industrial building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
1986 South Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-2S
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Warehouse; M-2S
South: Vacant; M-2S
East : Vacant; M-2S
West : Vacant; M-2S

Property Dimensions: Irregular
Property Area: 4.2 + acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two vacant parcels totaling 4.2+ acres in the Heavy Industrial (M-2S) zone. The General Plan designates the site Heavy Commercial or Warehouse. The 1986 South Sacramento Community Plan designates the site Industrial. The project site is located between the 65 Ldn and 70 Ldn Airport NOise Contours according to the Mather Air Force Base Alcuz Report. The surrounding zoning is M-2S and the surrounding land uses are vacant except for a warehouse to the north.
- B. The applicant proposes to relocate the common property lines of two lots. The site is currently undeveloped. The purpose of the lot line adjustment is to allow for future warehouse development.

APPLC. NO. P89-075 MEETING DATE March 9, 1989 ITEM NO. 31

C. The proposed lot line adjustment was reviewed by City Engineering Division, City Building Inspections, City Water and Sewer Division and City Real Estate. The following comments were received:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all existing easements.

ENVIRONMENTAL DETERMINATION: The 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 RELOCATE THE COMMON PROPERTY LINES OF LOT 19 AND LOT 18 AS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED "FLORIN DEPOT INDUSTRIAL PARK" FILED IN BOOK 167 OF MAPS, PAGE 18, OFFICIAL RECORDS OF SAID COUNTY.

APN: 062-0130-009 AND 010

(P89-075)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the Northeast corner of Sky Creek Drive and Blue Sky Court; 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 on the Northeast corner of Sky Creek Drive and Blue Sky Court, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any existing assessments; and
3. Show all existing easements.

CHAIRPERSON

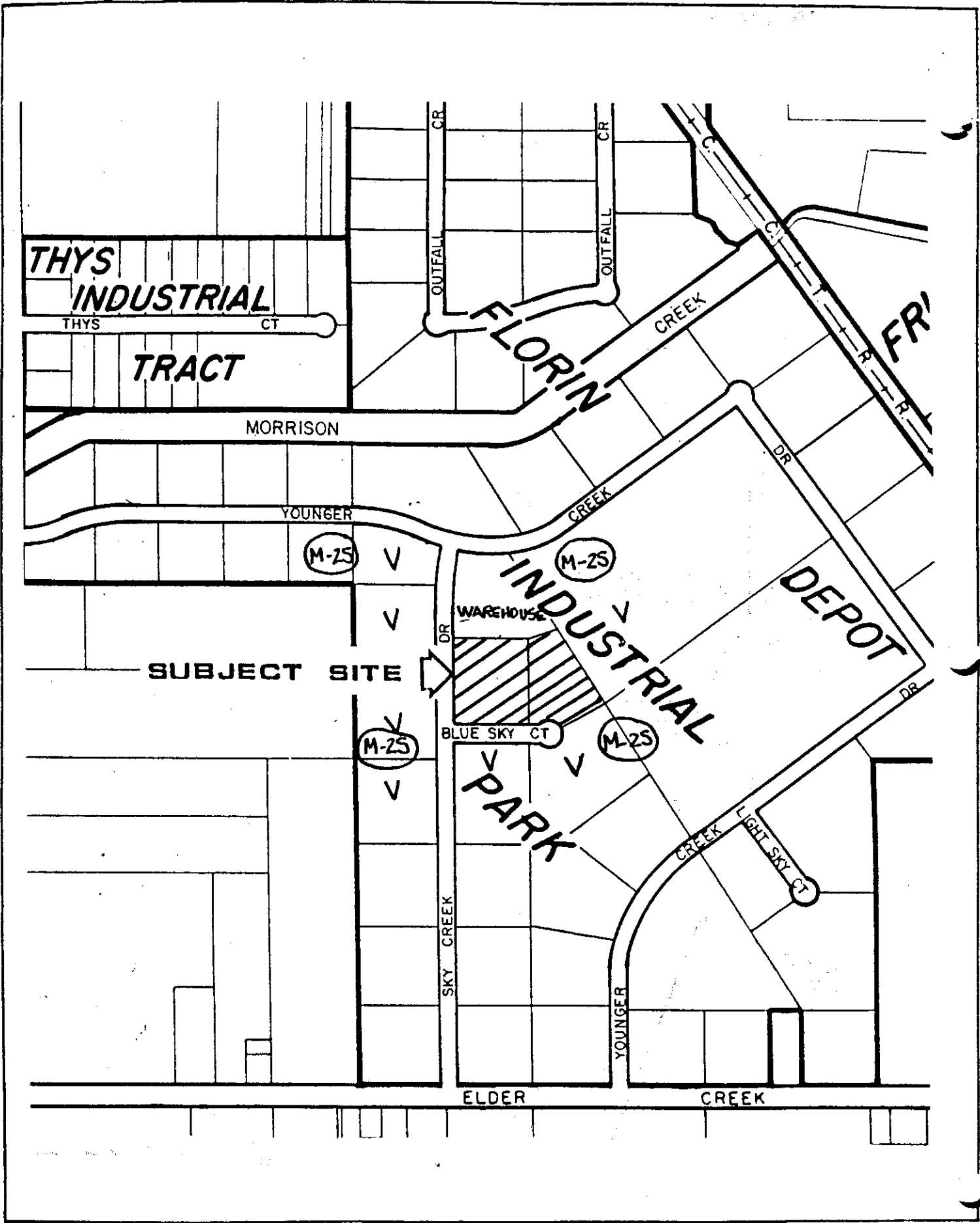
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

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March 9, 1989

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VICINITY - LAND USE - ZONING



MORTON & PITALO, INC.

CIVIL ENGINEERING
PLANNING SURVEYING

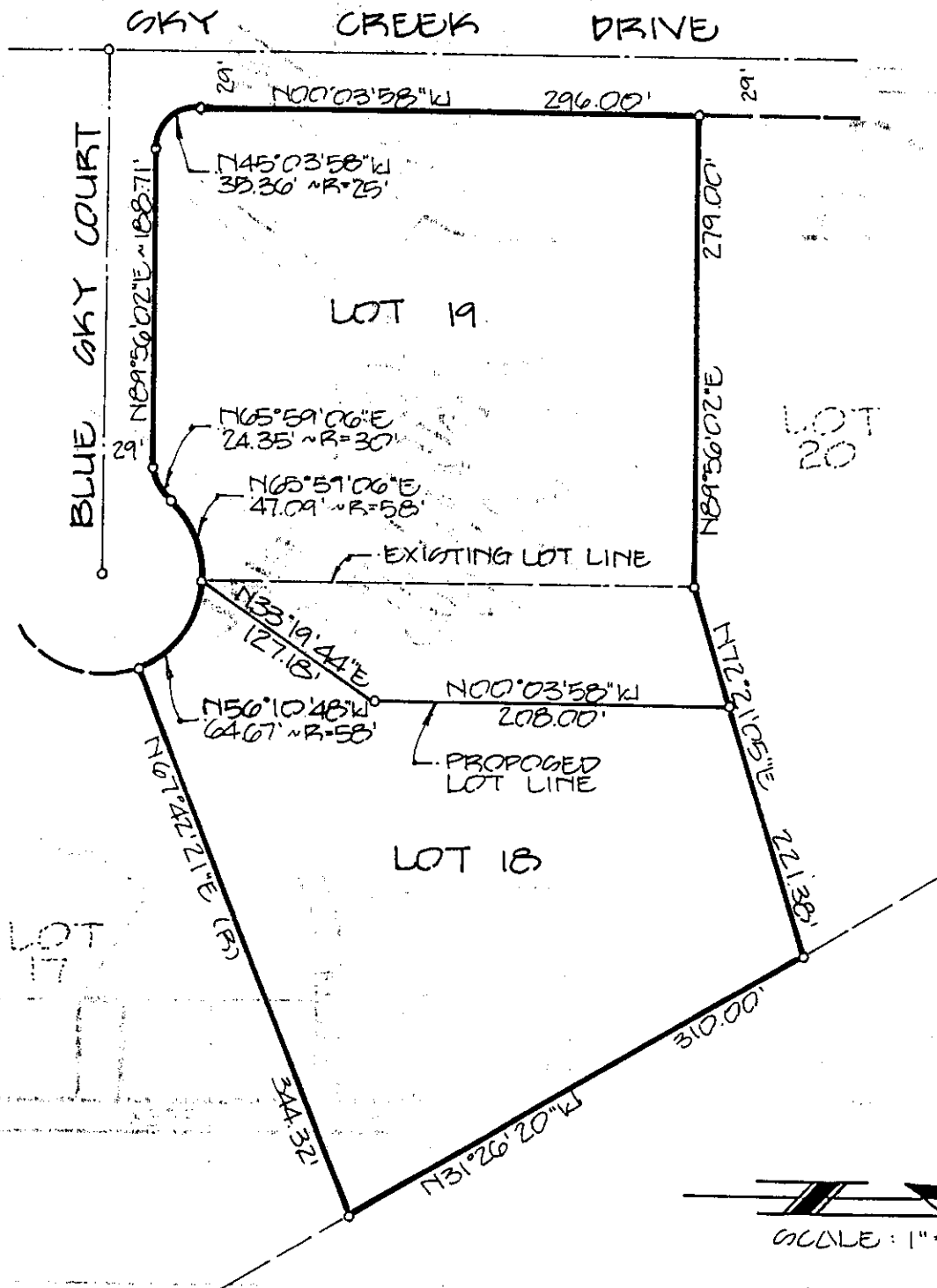
JOB NO. 880280

PROJECT FLORIN DEPOT INDUSTRIAL PARK

DESCRIPTION LOT LINE ADJUSTMENT LOTS 18 & 19

DATE JAN. 1989 BY

EXHIBIT A



108618
P89-075

March 9, 1989

SHEET 1 OF 3 Item # 34

EXHIBIT B

MORTON & PITALO, INC.

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

January 23, 1989

LOT LINE ADJUSTMENT DESCRIPTION

FLORIN DEPOT INDUSTRIAL PARK NEW LOT 18

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

A portion of Lot 18 as said lot is shown and so designated on that certain Plat entitled "Florin Depot Industrial Park" filed in Book 167 of Maps, Page 18, Official Records of said County, more particularly described as follows:

BEGINNING at the most Northerly line of said Lot 18; thence, along the Easterly and Southerly lines of said Lot 18 the following three (3) courses: (1) South $31^{\circ}26'20''$ East 310.00 feet; (2) South $67^{\circ}42'21''$ West 344.32 feet; and (3) along the arc of a curve to the left, concave Southwesterly, having a radius of 58.00 feet and being subtended by a chord bearing North $56^{\circ}10'54''$ West 64.67 feet; thence, North $33^{\circ}19'44''$ East 127.18 feet; thence, North $00^{\circ}03'58''$ West 208.00 feet to a point on the North line of said Lot 18; thence, along said North line, North $72^{\circ}21'05''$ East 147.95 feet to the point of beginning. Containing 1.814 acres, more or less.

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EXHIBIT C

MORTON & PITALO, INC.

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

January 23, 1989

LOT LINE ADJUSTMENT DESCRIPTION

FLORIN DEPOT INDUSTRIAL PARK NEW LOT 19

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

Lot 19 and a portion of Lot 18 as said lots are shown and so designated on that certain Plat entitled "Florin Depot Industrial Park" filed in Book 167 of Maps, Page 18, Official Records of said County, more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 19, said point also being the Northwest corner of said Lot 18; thence, along the Northerly line of said Lot 18, North 72°21'05" East 73.43 feet; thence, South 00°03'58" East 208.00 feet; thence, South 33°19'44" West 127.18 feet to the Southeast corner of said Lot 19; thence, along the Southerly, Westerly and Northerly lines of said Lot 19 the following six (6) courses: (1) along the arc of a curve to the left, concave Southeasterly, having a radius of 58.00 feet and being subtended by a chord bearing South 65°59'06" West 47.09 feet; (2) along the arc of a curve to the right, concave Northwesterly, having a radius of 30.00 feet and being subtended by a chord bearing South 65°59'06" West 24.35 feet; (3) South 89°56'02" West 188.71 feet; (4) along the arc of a curve to the right, concave Northeasterly, having a radius of 25.00 feet and being subtended by a chord bearing North 45°03'58" West 35.36 feet; (5) North 00°03'58" West 296.00 feet; and (6) North 89°56'02" East 279.00 feet to the point of beginning. Containing 2.430 acres, more or less.

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March 9, 1989

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