

CITY PLANNING COMMISSION

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

APPLICANT	MORTON & PITALO, 1430 Alhambra Blvd., Sac., CA 95816		
OWNER	NORTHGATE PARTNERSHIP, P O BOX 19038, Sac., CA 95819		
PLANS BY	Morton & Pitalo		
FILING DATE	10/7/86	ENVIR. DET. Cat. Ex 15305(a)	REPORT BY DJH/vcf
ASSESSOR'S PCL. NO.	237-022-86,87		

APPLICATION: Lot line adjustment to relocate a common property line 40 feet to the south on 7.3 partially developed acres in the Light Industrial (M-1) Zone.

LOCATION: 4570 Pell Drive

PROPOSAL: The applicant is requesting the necessary entitlements to enlarge the lot area for an existing Moving and Storage Company.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Moving and Storage warehouse and vacant

Surrounding Land Use and Zoning:

North:	Warehouse; M-1
South:	Cablevision and Warehouse; M-1
East :	Single Family and Vacant; M-1 and R-1
West :	Vacant; M-1

Property Dimensions:	520 ft. x 358 ft.
Property Area:	7.3+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots totaling 7.3 acres which are zoned Light Industrial (M-1) Zone. The northern parcel contains a Moore Van and Storage warehouse building. The southern parcel is vacant. The site is designated for industrial uses in the 1974 General Plan and 1984 North Sacramento Community Plan. Surrounding land uses include warehouses to the north, vacant to the west and immediate east, Sacramento Cablevision warehouse and outdoor storage yard to the south. A single family residential subdivision is located approximately 100 feet to the east of the subject site;
- B. The applicant is proposing the relocation of the common property line to add 40 feet of additional lot width to the Moving and Storage Warehouse use.

APPLC. NO. P86-392 MEETING DATE 12/18/86 ITEM NO 27

- C. The proposed project has been reviewed by the City Real Estate, Traffic and Engineering Divisions with the following comments received:
1. Real Estate: Pay off existing assessment on 237-0022-086 and the pro-rated share of assessment on 237-0022-087 that is being merged with 237-0022-086;
 2. Engineer: Monument new lot lines.
- B. Pay off existing assessments or file necessary segregation request and pay fees, if any.

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

RECOMMENDATION: Staff recommends that the 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 A COMMON PROPERTY LINE FOR PORTIONS OF PARCEL 2 AND 3 AS SHOWN ON BOOK 92 OF PARCEL MAPS, PAGE 6, OFFICIAL RECORDS OF SACRAMENTO COUNTY.
(P86-392)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4570 Pell Drive; 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 1974 General Plan and 1984 North Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial use by the 1984 North 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:

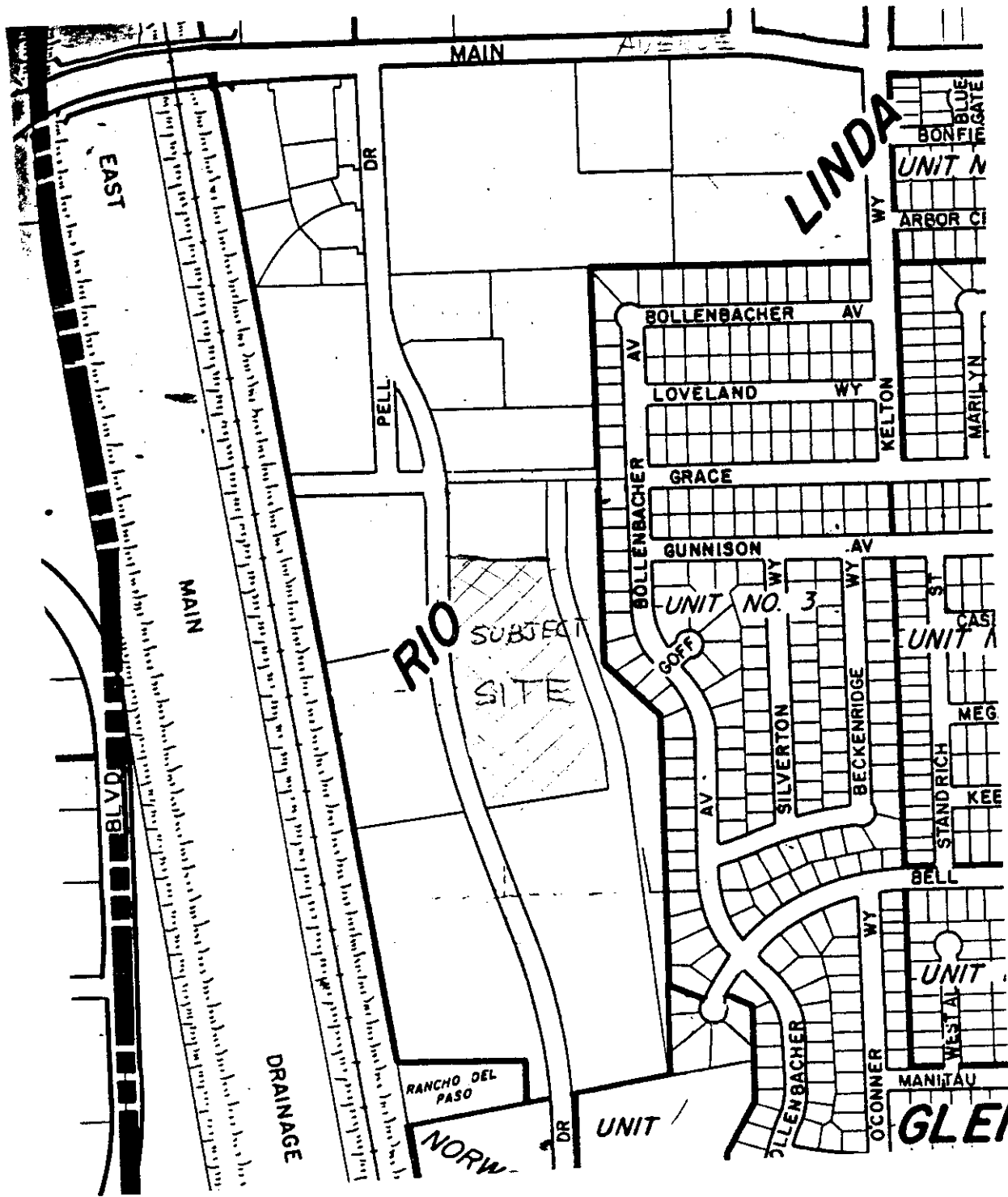
that the lot line adjustment for property located at 4570 Pell Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. pay off existing assessment on APN 237-0022-86 and the pro-rata share of assessment on 237-0022-87 that is being merged to the north parcel;
2. monument new lot lines.

CHAIR

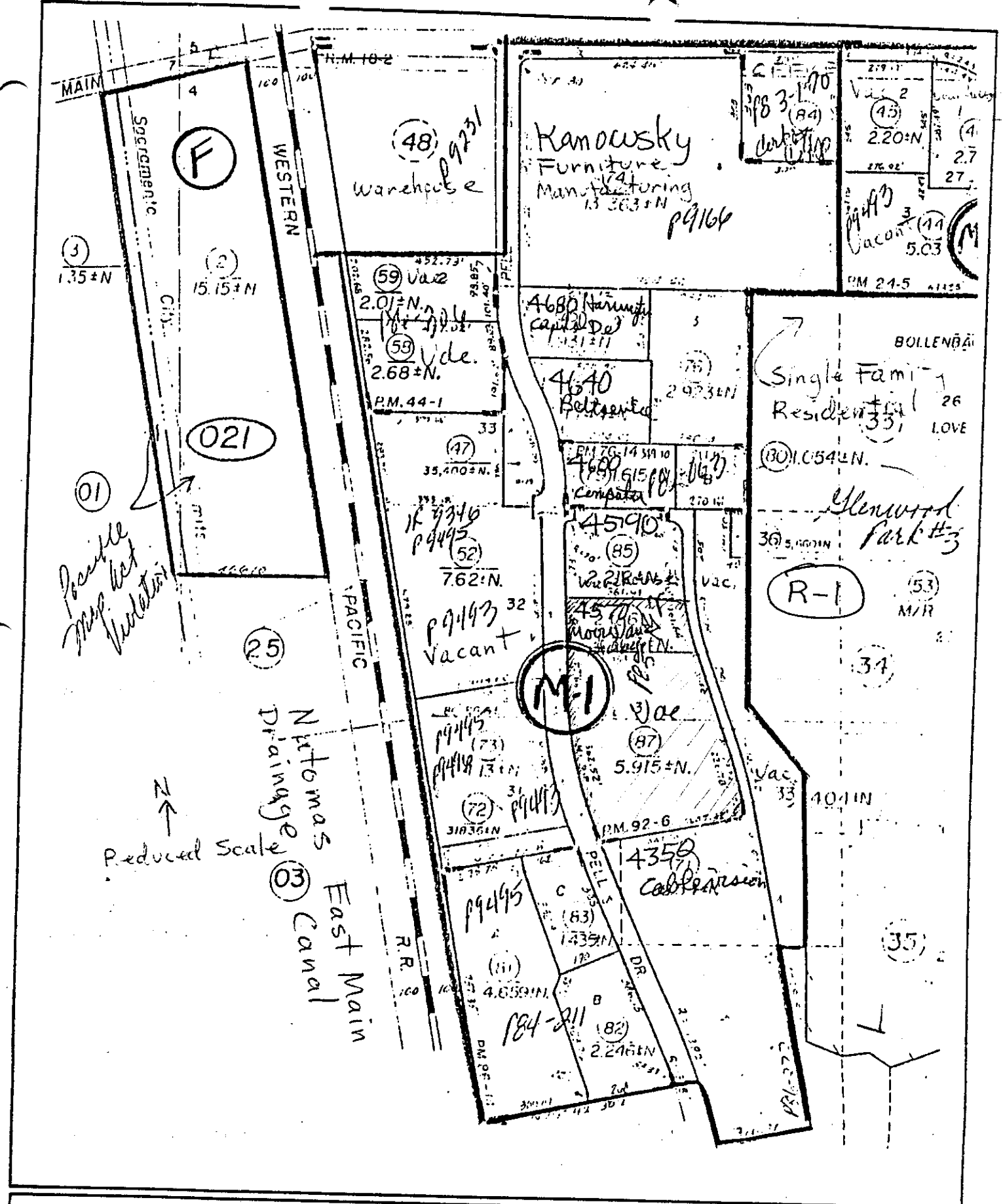
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



↑ N
Scale: 1" = 500'

VICINITY MAP



LAND USE & ZONING MAP

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 2, together with all that portion of Parcel 3, as shown on that certain Parcel Map filed in Book 92 of Parcel Maps, Page 6, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Parcel 2; thence, from said point of beginning, along the Northerly and Easterly lines of said Parcel 2, and along the Easterly line of said Parcel 3, the following three (3) courses: (1) North $89^{\circ}03'30''$ East 361.91 feet; (2) along the arc of a curve to the left, concave Easterly, having a radius of 725.00 feet, subtended by a chord bearing South $13^{\circ}17'12''$ East 165.80 feet; and (3) South $19^{\circ}51'10''$ East 38.09 feet; thence, leaving said Easterly line, South $89^{\circ}03'30''$ West 409.71 feet to a point in the Westerly line of said Parcel 3; thence, along the Westerly line of said Parcel 3 and Parcel 2, North $00^{\circ}56'30''$ West 98.00 feet to the point of beginning.

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 3, as shown on that certain Parcel Map filed in Book 92 of Parcel Maps, Page 6, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Parcel 3; thence, from said point of beginning, along the Westerly line of said Parcel 3, the following three (3) courses: (1) North $22^{\circ}26'30''$ West 26.29 feet; (2) along the arc of a tangent curve to the right, concave Easterly, having a radius of 1318.00 feet, subtended by a chord bearing North $11^{\circ}41'30''$ West 491.68 feet; and (3) North $00^{\circ}56'30''$ West 49.24 feet; thence, leaving said Westerly line, North $89^{\circ}03'30''$ East 409.71 feet to a point in the Easterly line of said Parcel 3; thence, along the Easterly and Southerly lines of said Parcel 3, the following four (4) courses: (1) South $19^{\circ}51'10''$ East 201.91 feet; (2) along the arc of a tangent curve to the right, concave Westerly, having a radius of 1372.57 feet, subtended by a chord bearing South $15^{\circ}04'20''$ East 228.78 feet; (3) South $10^{\circ}17'30''$ East 72.16 feet; and (4) South $79^{\circ}42'30''$ West 447.32 feet to the point of beginning.

LOT LINE ADJUSTMENT
PARCELS 2 & 3 - 92 PM 6

EXHIBIT B

CITY OF SACRAMENTO CALIFORNIA
 OCTOBER, 1986 SCALE: 1" = 100'
 MORTON & PITALO INC.
 SHEET 1 OF 1 SHEETS

LEGEND

- DIMENSION POINT
- MONUMENT FOUND & DESCRIBED HEREON
- ⊘..... FOUND 1/4" I.P. LS 3923

