

# CITY PLANNING COMMISSION

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

APPLICANT	MITCHELL A. McALLISTER, 5031 D Street, Sacto., CA 95819		
OWNER	James L. Kouretas, 725 30th Street, Sacto., CA 95818		
PLANS BY	Wong & Associates, 201 Lathrop Drive, Suite F, Sacramento, CA		
FILING DATE	6/8/88	ENVIR. DET.	EX 15305 A
ASSESSOR'S PCL. NO.	008-0392-015;	008-0392-007	REPORT BY
			BW:vf

**APPLICATION:** Lot Line Adjustment to merge two developed lots totaling 0.7+ acres in the Light Industrial (M-1) zone.

**LOCATION:** 6621 Folsom Boulevard

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge two developed lots into one to eliminate a lot line through the building.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Restaurant

**Surrounding Land Use and Zoning:**

North: Vacant lot; M-1  
South: Retail/Commercial; M-1  
East : Commercial/Gas Station; M-1  
West : Commercial; M-1

Property Dimensions:	140 ft. x 140 ft.
Property Area:	0.7+ acres

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of two developed lots totaling 0.7+ acres in the Light Industrial (M-1) zone. The site is currently developed with a restaurant. The City's General Plan designates the site for heavy commercial warehouse use. Surrounding land uses and zoning are a vacant lot zoned M-1 to the north; retail/commercial zoned M-1 to the south; and commercial zoned M-1 to the east and west.
- B. The applicant is requesting a lot line adjustment to merge two lots into one in order to eliminate the parcel line through the existing building. Currently, the structure lies across two separate parcels, which is normally not acceptable by the Building Division. The lot line adjustment will alleviate this problem and bring the site into conformity with the existing Building Code. This lot line merger will result in one lot, 33,600 sq. ft. in size.
- C. The proposal was reviewed by the City Real Estate Division, Building Inspection Division, City Engineering Division and Traffic Engineering Division. The following comments were received:

Engineering

1. Pay off any existing assessments.
2. File a parcel map waiver form and a certificate of compliance prior to recordation.

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

RECOMMENDATION: Staff recommends that 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 MERGE LOTS 70,71,72 OF EDMONT, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON MAY 24, 1907, IN BOOK 8 OF MAPS, MAP NO. 30.

(APN: 008-0392-015 AND 008-0392-007)

(P88-262)

**WHEREAS**, the Planning Director has submitted to the Planning Commission, a report and recommendation concerning the lot line adjustment for property located at 6621 Folsom Boulevard; and

**WHEREAS**, the lot line adjustment is categorically exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301 (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 6621 Folsom Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Pay off any existing assessments.
2. File parcel map waiver form and file a certificate of compliance prior to recordation.

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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION

WW:BW:vf

P88-262

July 28, 198

Item # 34

## LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

## PARCEL 1:

LOTS 70, 71 AND 72 OF EDGEMONT, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON MAY 24, 1907, IN BOOK 8 OF MAPS, MAP NO. 30.

## PARCEL 2:

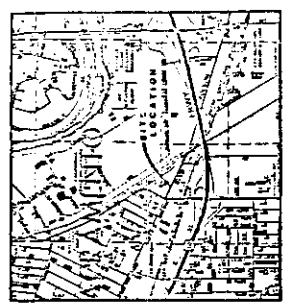
BEGINNING AT A POINT ON THE NORTH LINE OF FOLSOM BOULEVARD, WHICH SAID POINT IS LOCATED NORTH  $88^{\circ}40'$  EAST 268.29 FEET AND SOUTH  $63^{\circ}10'$  EAST 50.78 FEET FROM A GRANITE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 15, IN TOWNSHIP 8 NORTH, RANGE 5 EAST; THENCE NORTH  $30^{\circ}32'$  EAST 90 FEET TO THE SOUTHWEST CORNER OF LOT 70 OF PLAT OF EDGEMONT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON MAY 24, 1907, IN BOOK 8 OF MAPS, MAP NO. 30; THENCE SOUTH  $63^{\circ}10'$  EAST ALONG THE SOUTH LINE OF SAID LOT 70, 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 70, THENCE SOUTH  $30^{\circ}32'$  WEST 90 FEET MORE OR LESS TO A POINT ON THE NORTH LINE OF FOLSOM BOULEVARD, THENCE NORTH  $63^{\circ}10'$  WEST 100 FEET TO THE PLACE OF BEGINNING.

## PARCEL 3:

BEGINNING AT A POINT ON THE NORTH LINE OF FOLSOM BOULEVARD, WHICH SAID POINT IS LOCATED NORTH  $88^{\circ}40'$  EAST 268.29 FEET AND SOUTH  $63^{\circ}10'$  EAST 150.78 FEET FROM A GRANITE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 15, IN TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M., THENCE NORTH  $30^{\circ}32'$  EAST 130 FEET TO A POINT OF THE SOUTH LINE OF A 20 FOOT ALLEY AS SHOWN ON THE PLAT OF EDGEMONT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON MAY 24, 1907, IN BOOK 8 OF MAPS, MAP NO. 30; THENCE SOUTH  $63^{\circ}10'$  EAST ALONG THE SOUTH LINE OF SAID ALLEY, 40 FEET TO A POINT; THENCE SOUTH  $30^{\circ}32'$  EAST 130 FEET TO A POINT ON THE NORTH LINE OF FOLSOM BOULEVARD; THENCE NORTH  $63^{\circ}10'$  WEST 40 FEET TO THE POINT OF BEGINNING.

## PARCEL 4:

ALL THAT PORTION OF ALLEY, NOW ABANDONED, AS SHOWN ON THE OFFICIAL PLAT OF EDGEMONT, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 24, 1907, IN BOOK 8 OF MAPS, MAP NO. 30, THAT LIES BETWEEN THE SOUTHERLY EXTENSION OF THE EASTERLY AND WESTERLY LOT LINES OF LOT 71 OF SAID SUBDIVISION.



VICINITY MAP  
W.S.A.

**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

PARCEL 1  
 LOTS 20, 21 AND 22 OF BLOCK 12, ACCORDING TO THE OFFICIAL MAP NUMBER 11154, IN THE OFFICE OF THE RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 24, 1907, IS MORE OR LESS, MAP NO. 20.

PARCEL 2  
 BEGINNING AT A POINT ON THE NORTH LINE OF FOLSOM BOULEVARD, WHICH SAID POINT IS LOCATED NORTH 88° 00' EAST 246.75 FEET AND SOUTH 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE WEST LINE OF LOT 20 OF BLOCK 12 OF SAID MAP; THENCE S 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE SOUTH LINE OF SAID LOT 20; THENCE S 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE SOUTH LINE OF SAID LOT 21; THENCE S 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE SOUTH LINE OF SAID LOT 22; THENCE S 87° 30' EAST 246.75 FEET TO THE PLACE OF BEGINNING.

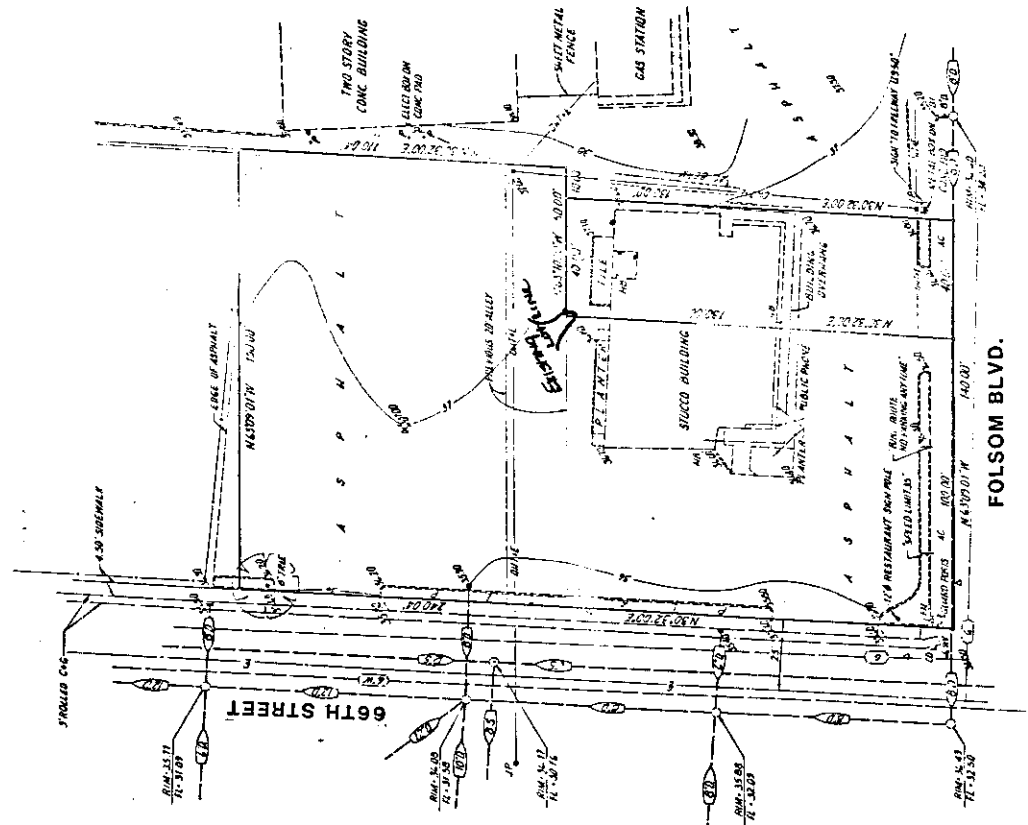
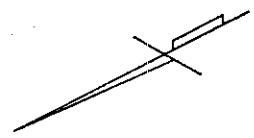
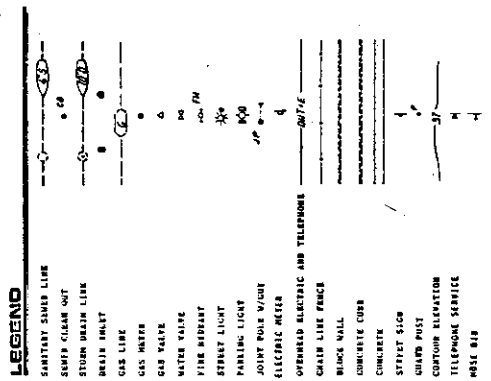
PARCEL 3  
 BEGINNING AT A POINT ON THE NORTH LINE OF FOLSOM BOULEVARD, WHICH SAID POINT IS LOCATED NORTH 88° 00' EAST 246.75 FEET AND SOUTH 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE WEST LINE OF LOT 20 OF BLOCK 12 OF SAID MAP; THENCE S 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE SOUTH LINE OF SAID LOT 20; THENCE S 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE SOUTH LINE OF SAID LOT 21; THENCE S 87° 30' EAST 246.75 FEET TO THE CORNER OF SAID BOULEVARD AND THE SOUTH LINE OF SAID LOT 22; THENCE S 87° 30' EAST 246.75 FEET TO THE PLACE OF BEGINNING.

PARCEL 4  
 ALL THAT PORTION OF ALLEY, NOW ABANDONED, AS SHOWN ON THE OFFICIAL MAP OF SACRAMENTO, FILED IN THE OFFICE OF THE RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 24, 1907, AND THE PORTION OF THE EAST LINE AND WEST LINE BETWEEN THE SOUTHWEST CORNER OF THE EASTLINE AND WESTLINE LOT LINES OF LOT 21 OF SAID SUBDIVISION.

**NOTES**

- ALL UTILITIES SHOWN ON THIS MAP WERE OBTAINED FROM WORKS OF VARIOUS AUTHORITIES AS SHOWN ON THIS TOPOGRAPHIC MAP. THE TYPES, EXTENT, DEPTHS, CAPACITIES AND DEPTHS OF SUCH UTILITIES ARE NOT GUARANTEED. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITIES SHOWN ON THIS MAP OR FOR THE LOCATION OF OTHER UTILITIES WHICH MAY BE ENCOUNTERED BUT WILL MAKE BEST ATTEMPT TO SHOW THEM. ALL UTILITIES SHOWN ARE NOT PLOTTED HEREON.
- TITLE RECORDS AND ADVISORY OF FOLSOM BOULEVARD, WHICH IS A PUBLIC HIGHWAY, ARE NOT PLOTTED HEREON BUT WHICH ARE NOT PLOTTED HEREON.

UTILITY	REPRESENTATIVE	PHONE
GAS	REPRESENTATIVE	383-3111
ELECTRICITY	POSS	782-2700
TELEPHONE	PACIFIC BELL	931-0000
WATER	CITY OF SAC	442-6271
SEWER	CITY OF SAC	442-1170
URDRANGE	CITY OF SAC	442-1170
U.S.M.	CITY OF SAC	442-1170
FIRE	CITY OF SAC	442-1170
CABLE	CABLEVISION	937-2833



DATE: 10-11-88  
 SHEET: 10-11  
 JOB NO: 07134

TOPOGRAPHIC & BOUNDARY SURVEY  
 6621 FOLSOM BLVD.  
 APR 088 - 0388 - 030  
 COUNTY OF SACRAMENTO  
 CALIFORNIA

DESIGNED: [ ]  
 DRAWN: [ ]  
 CHECKED: [ ]  
 SUBMITTED: [ ]

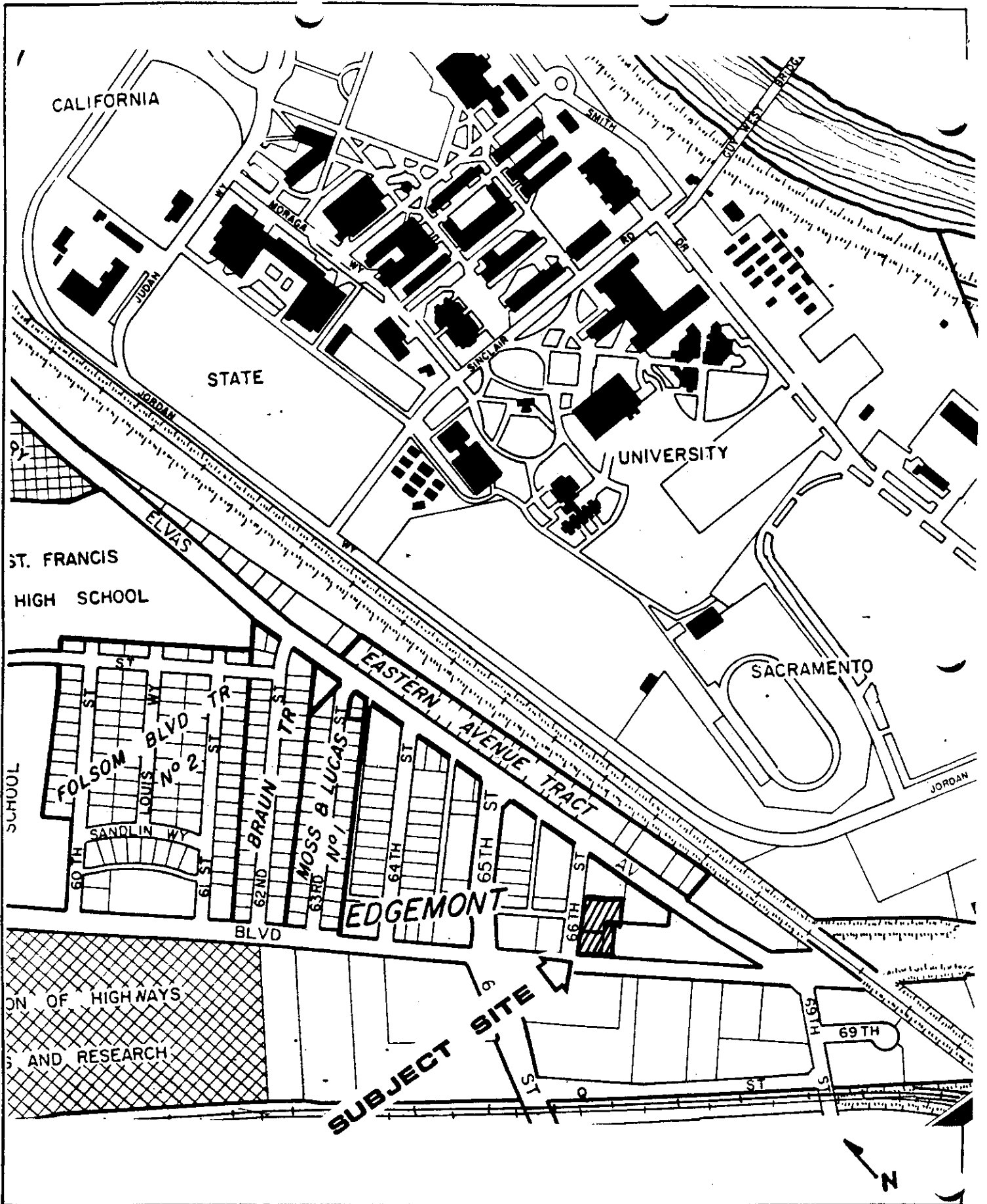
SCALE: 1" = 20'

WONG & ASSOCIATES  
 SURVEYING - ENGINEERING - CIVIL ARCHITECTURE  
 605 EAST 9TH STREET - SACRAMENTO, CALIF. 95833

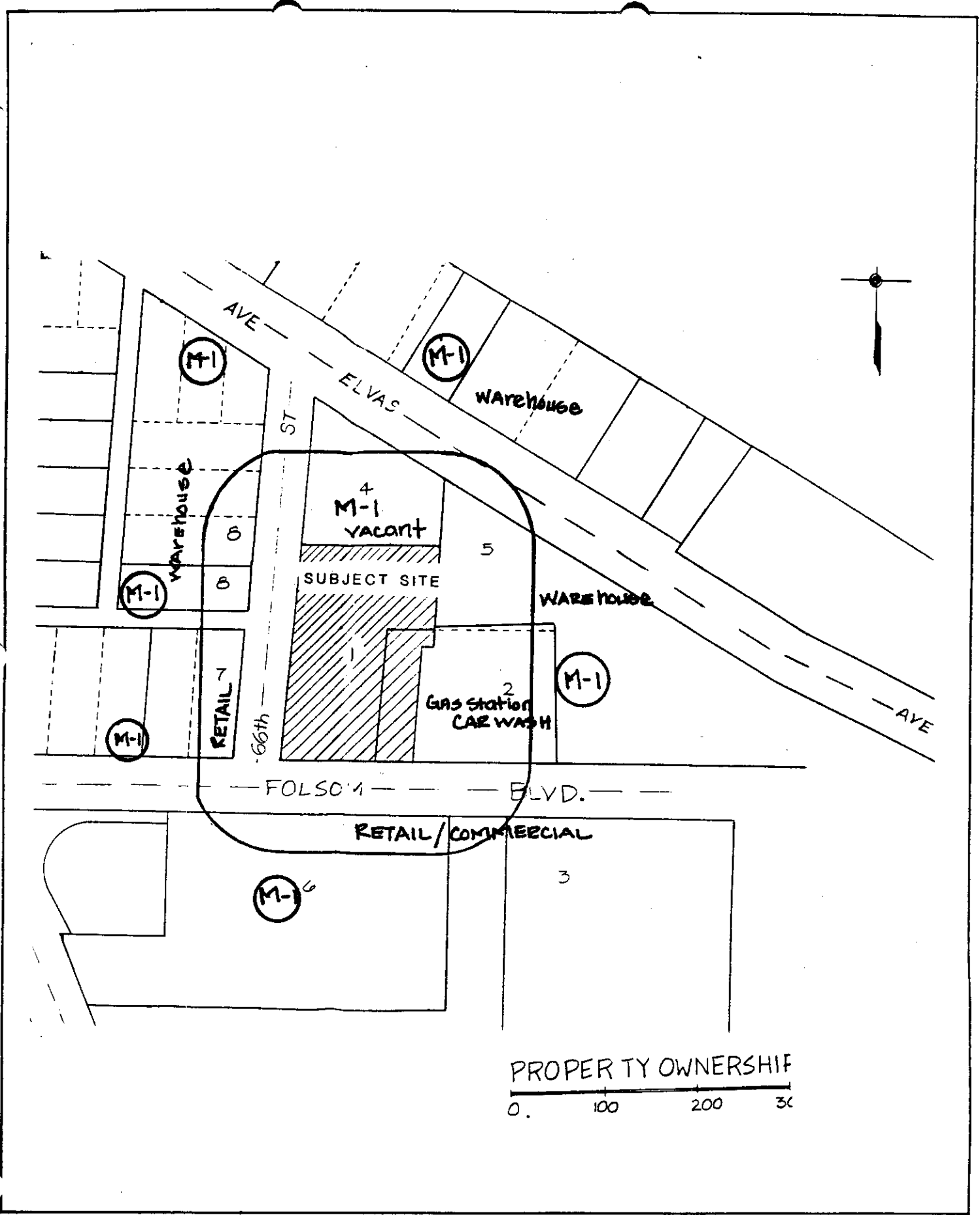
RECORDS DIV. 1112  
 66TH ST & FOLSOM BLVD  
 66TH ST & FOLSOM BLVD  
 FILE BOOK NO. 2111 - P. 22

NO. DATE BY  
 REVISION

PROPERTY



**VICINITY MAP**



# LAND USE & ZONING MAP