

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA		
OWNER	Port Sacramento Land Co., 3900 Industrial Blvd., West Sacramento, CA 95891		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA		
FILING DATE	12-10-82	50 DAY CPC ACTION DATE	1-13-83
		REPORT BY:	SC;bw
NEGATIVE DEC.	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	031-051-03,05; 031-800-13

APPLICATION: Lot Line Adjustment to merge three parcels totaling 29.8± vacant acres into two parcels consisting of a 25 acre lot and a 4.8 acre lot in the Office Building PUD zone (OB-R zone PUD).

LOCATION: East side of Greenhaven Drive, south of Florin Road

PROPOSAL: The applicant is requesting the lot merger to allow for more efficient use of the site and to make the site more regular in shape.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial/Offices
1976 Pocket Community Plan
Designation: Business and Professional Offices
Existing Zoning of Site: OB PUD
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Single Family Residence; R-1
South: Residential; R-1A
East: I-5 Freeway and vacant; A
West: Shopping and Office; SC, OB PUD

Property Dimensions: 29.8 acres
Property Area: Irregular
Total Acreage of Parcels: 25 acres and 4.8 acres
Topography: Flat
Street Improvements/Utilities: To be provided at a later date

BACKGROUND INFORMATION: This proposed lot line adjustment is part of the Southwest 5 PUD. The establishment of this PUD was approved by the Planning Commission on November 25, 1981. The subject site is located southeast of the Lake Crest Village Shopping Center and consists of 29.8 acres of vacant land. A proposal for the development of Parcel C, as shown on Exhibit A, has prompted the requested lot line adjustment since the new development will require the total 4.8 acres proposed for Parcel C. This project is part of the Greenhaven Executive Park which is undergoing environmental review at this time. The inclusion of the one acre of land in the northeast corner of Parcel C will require the transfer of the drainage area from Florin Road Sewer and Drainage Assessment District to the South Pocket Sewer and Drainage Assessment District.

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three separate parcels located on 29.8 acres. The lot line merger and adjustment will create two lots consisting of a 25-acre parcel and a 4.8 acre parcel.

001930

2. The southeast property line of Parcel D is the boundary for the Executive Airport Influence Area and this line will not be affected by the proposed merger. Since this request only involves a lot line adjustment it is exempt from the Airport Land Use Commission review.
3. The proposal was reviewed by the City Traffic Engineer, Water and Sewer Division and the City Engineer, and they had no objections to the request, subject to the following conditions:
 - a. The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and be reviewed and approved by the City Engineer's office;
 - b. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines, Section 15105(a)).

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger, subject to conditions, by adopting the attached resolution.

RESOLUTION NO. 414

Adopted by the Sacramento City Planning Commission
on date of January 13, 1983

APPROVING A LOT LINE ADJUSTMENT
FOR PARCEL B. RECORDED IN BOOK
82-02-24, PG. 814 AND PARCEL 1
IN BOOK 81-10-28, PG. 847 (P82-298)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the east side of Greenhaven Drive, south of Florin Road; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)); and

WHEREAS, the lot line adjustment is consistent with the 1974 City General Plan and the 1976 Pocket Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at the east side of Greenhaven Drive, south of Florin Road;

City of Sacramento, be approved as shown and described in Exhibits A, B, and C attached hereto, subject to the following conditions:

1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.


CHRISTINA HUNT
CHAIR

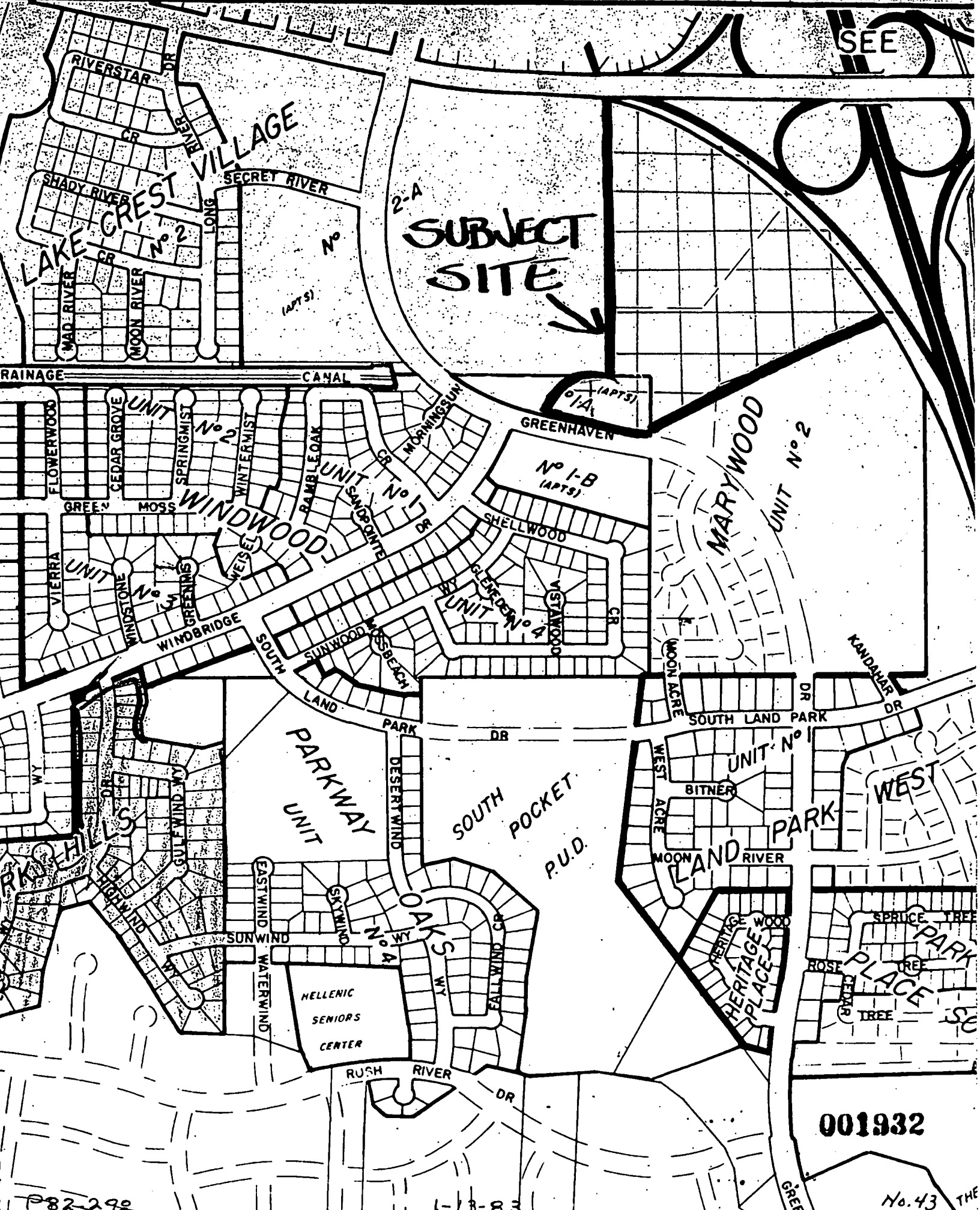
ATTEST:


SUZANNE ELMSTAD
SECRETARY TO CITY PLANNING COMMISSION

001928

SEE

2-A
SUBJECT SITE

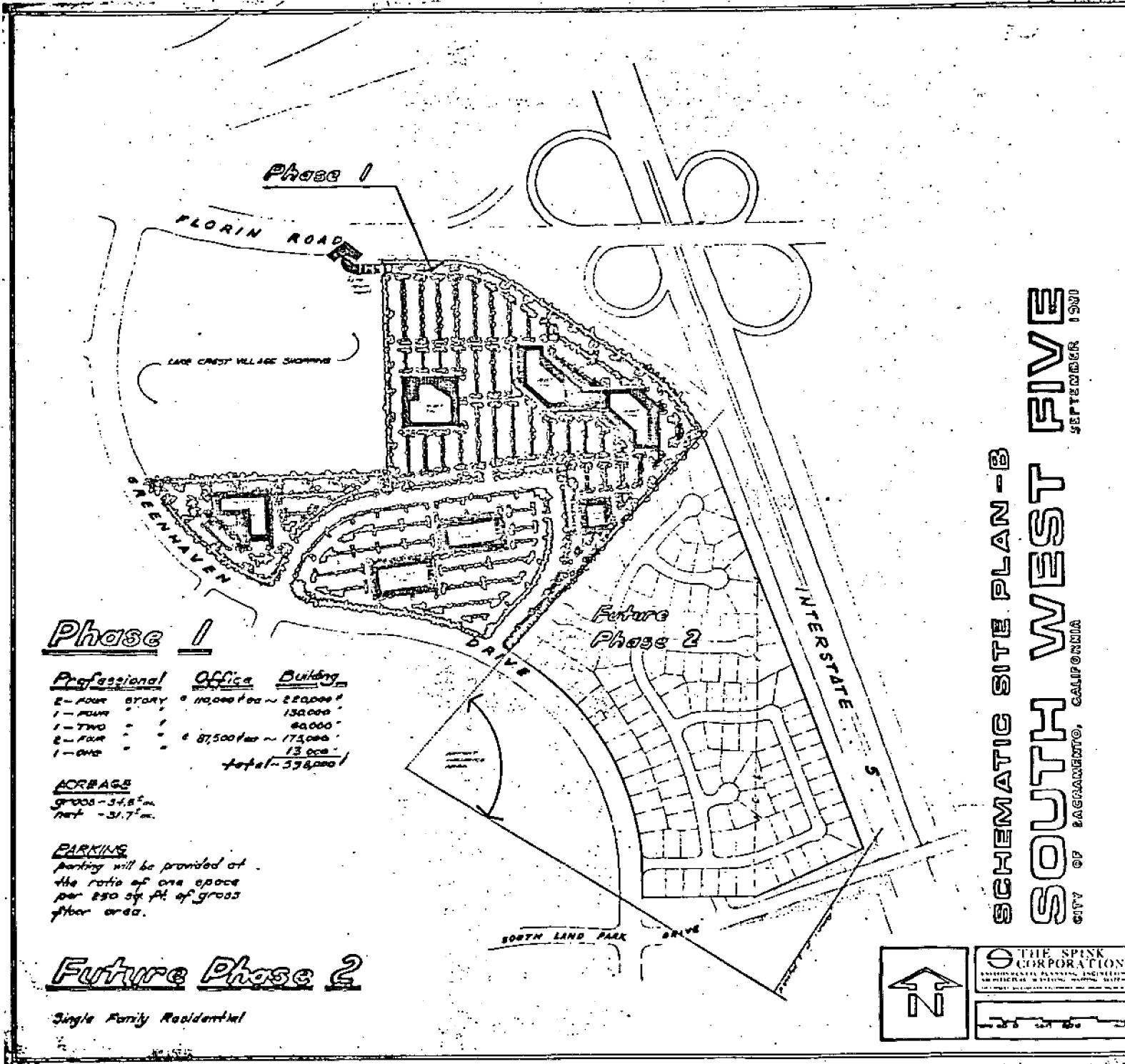


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P82-298

1-18-83

No. 43 THE



Phase 1

FLORIN ROAD

LAKE CREST VILLAGE SHOPPING

GREENHAVEN

DRIVE

Future Phase 2

INTERSTATE 5

SOUTH LAND PARK DRIVE

Phase 1

Professional	Office	Building
2 - FOUR STORY	110,000 sq ft ~	220,000 sq ft
1 - FOUR		130,000
1 - TWO		80,000
2 - FOUR	87,500 sq ft ~	175,000
1 - ONE		13,000
	total	578,000

ACRAGE
 Gross - 34.8[±] ac
 Net - 31.7[±] ac

PARKING
 Parking will be provided at the ratio of one space per 250 sq. ft. of gross floor area.

Future Phase 2

Single Family Residential



THE SPINK CORPORATION
 ARCHITECTURAL PLANNING, ENGINEERING, AND DESIGN
 1000 J STREET, SACRAMENTO, CALIFORNIA 95811
 (916) 442-1100

SCHEMATIC SITE PLAN - B
SOUTH WEST FIVE
 CITY OF SACRAMENTO, CALIFORNIA
 SEPTEMBER 1981

001933

2

P 82-298

1-13-83

No. 43

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1-13-83

No. 43

PKT-1125

RECORD OWNER:

FLOOR 5 INVESTORS
615 10th STREET
SACRAMENTO, CA 95614

WATER SUPPLY & SEWAGE DISPOSAL:

PUBLIC UTILITIES

IMPROVEMENTS:

SACRAMENTO CITY STANDARDS

SUBDIVIDER:

P.A.L.C. DEVELOPMENT CO.
3030 INDUSTRIAL BLVD
SACRAMENTO, CA 95641

ASSESSOR'S PARCEL NUMBERS:

031-800-11
031-620-09

ENGINEER:

THE SPINK CORPORATION
P.O. BOX 2911
SACRAMENTO, CA 95811

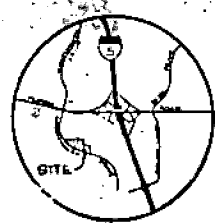
EXISTING USE & ZONE:

VACANT, AGRICULTURE

PROPOSED USE & ZONE:

OFFICE BUILDINGS, O-B, PD

LOT A: 467 Ac (gross)
4.32 Ac (net)
LOT B: 390 Ac (gross)
3.50 Ac (net)



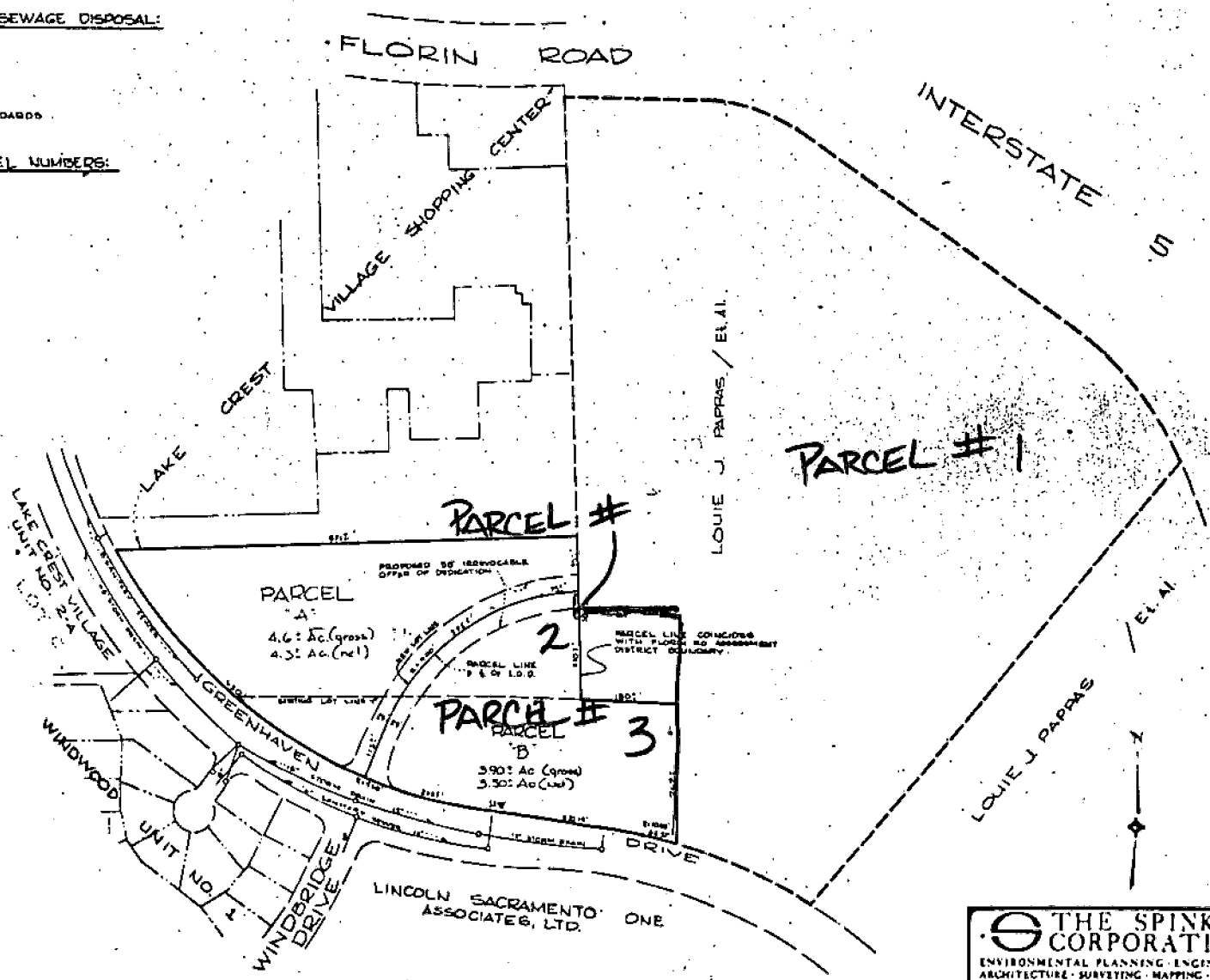
VICINITY MAP

001934

LOT LINE ADJUSTMENT

LOT A, 128 B.M. 45
AND PARCEL 11, 63 P.M.5

CITY OF SACRAMENTO
CALIFORNIA SCALE: 1"=100'
SEPTEMBER, 1981



LINCOLN SACRAMENTO
ASSOCIATES, LTD. ONE

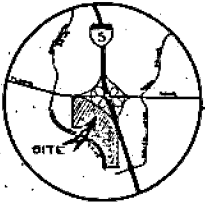
THE SPINK CORPORATION
 ENVIRONMENTAL PLANNING - ENGINEERING
 ARCHITECTURE - SURVEYING - MAPPING - SYSTEMS
 750 F STREET - SACRAMENTO, CALIFORNIA 95811

F-1625 P 82

P 82-398

1-13-43

EXHIBIT A



VICINITY MAP

GENERAL NOTES & SPECIFICATIONS
 Part Sacramento Land Company
 2900 Industrial Boulevard
 West Sacramento, California 95691

EXISTING USE & ZONE
 (2024): U-1 PD

PROPOSED USE & ZONE
 Office (2024): U-2 PD

WATER SUPPLY & SEWER DISPOSAL
 Public Utilities

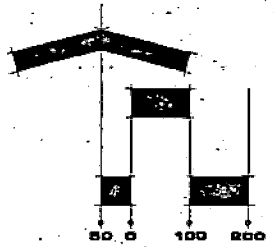
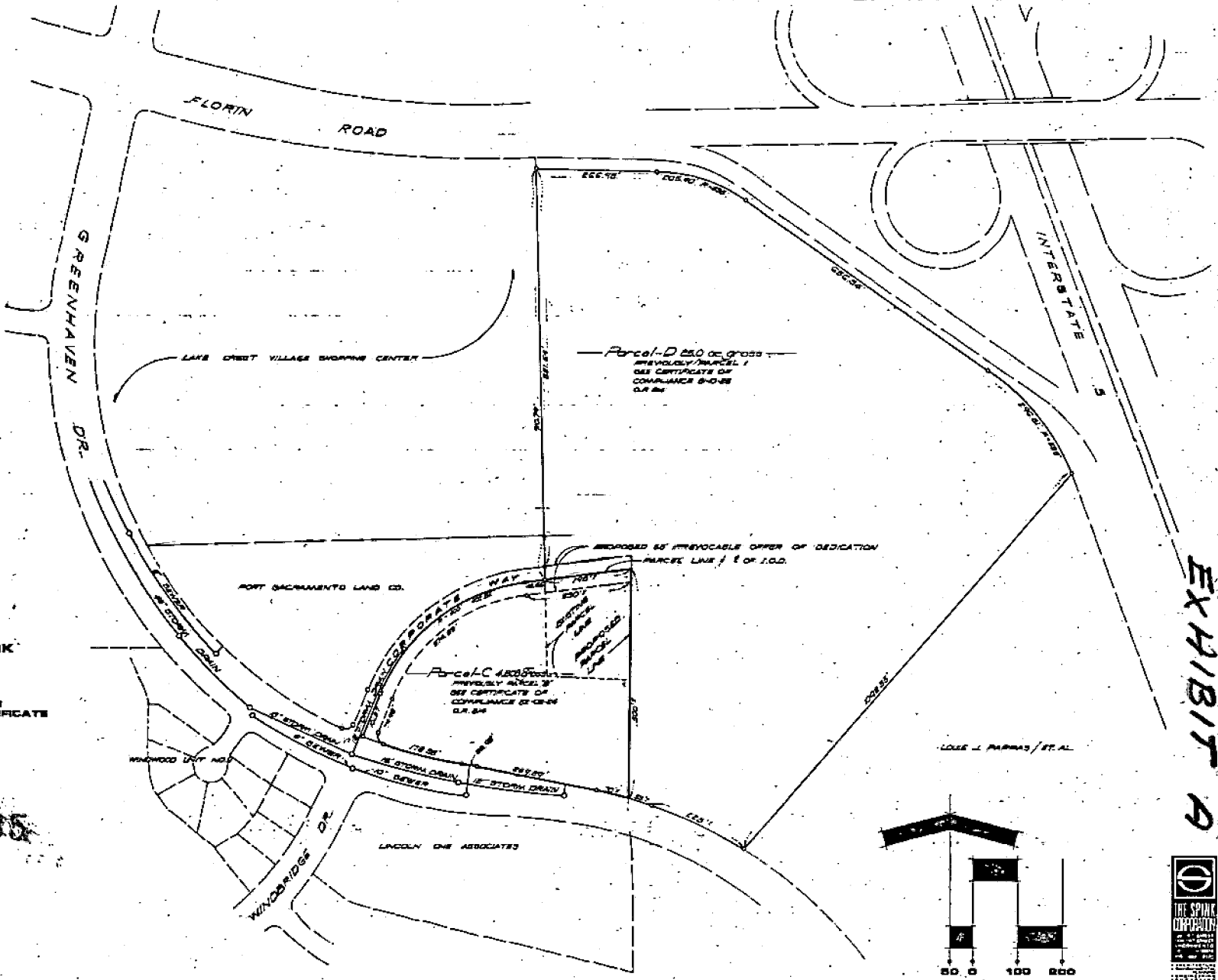
IMPROVEMENTS
 Sacramento City Standards

ASSESSOR'S PARCEL NUMBERS
 037-051-045-001-010-001-10

AREAS
 Parcel C: 4.801 Gross Acres
 Parcel D: 25.000 Gross Acres

GREENHAVEN EXECUTIVE PARK
LOT LINE ADJUSTMENT
FOR
PARCEL 1 CERTIFICATE OF COMPLIANCE
81-10-28 O.R. 847 AND PARCEL 2 CERTIFICATE
OF COMPLIANCE 02-02 84 O.R. 814

001885



No. 43