

CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	David L. Butler & James Graver, 1234 'H' Street, Sacramento, CA 95814		
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
FILING DATE	6-28-83	50 DAY CPC ACTION DATE	REPORT BY: JP:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	250-025-42,43,44

APPLICATION: Lot Line Adjustment to merge three parcels into a 4.41± acre parcel in the Light Industrial (M-1(S) zone (P83-217)

LOCATION: North side of Opportunity Street, opposite Development and Performance Drives

PROJECT INFORMATION:

Amended 1974 General Plan Designation: Industrial (P-9012)
Amended 1965 North Norwood Community
Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: M-1(S)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant and Interstate 880; M-1(S)
South: Vacant; M-1(S)
East: Vacant; M-1(S)
West: Vacant; M-1(S)

Property Dimensions: Irregular
Property Area: 4.41± acres
Square Footage of Building: Unknown
Significant Features of Site: Parcels located in Norwood Tech Business Park
Topography: Flat
Street Improvements: Existing
Utilities: Available

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of three separate parcels in the M-1(S) zone which are currently vacant. The applicant proposes to merge the three parcels into one in order to allow future development of the site.
2. The proposal was reviewed by the City Electrical Engineering, Engineering, Water and Planning Departments. There were no objections to the proposed merger.
3. Staff has no objections to the proposed merger. Staff, however, wishes to remind the applicant that a schematic plan and PUD amendment may be required if the applicant's proposed development plans differ from what was originally approved by the Commission and City Council (P-9012) (Exhibit C). A special permit is also required to develop the subject site.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment by adopting the attached resolution.

APPLIC. NO. P83-217

MEETING DATE August 11, 1983 002084

CPC ITEM NO. 20

P83-217

8-11-83

No. 20

002085

LOT LINE ADJUSTMENT

LOTS 10, 11 & 12

NORWOOD-TECH-BUSINESS PARK-141 B.M. 15

CITY OF SACRAMENTO, CALIFORNIA

JUNE, 1983

SCALE 1"=100'

MORTON: PITALO, INC.

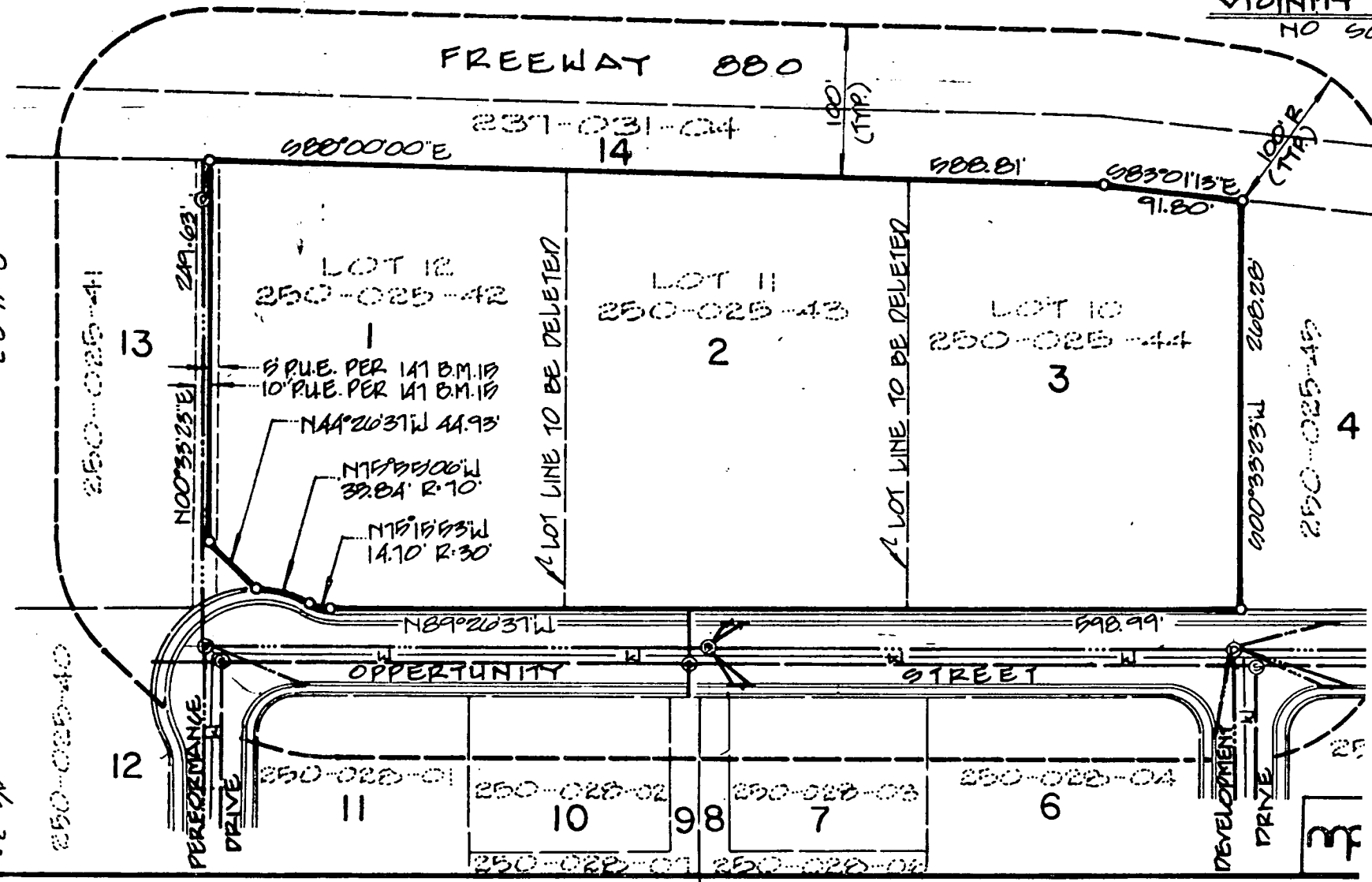
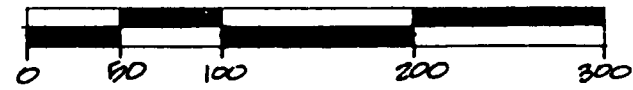
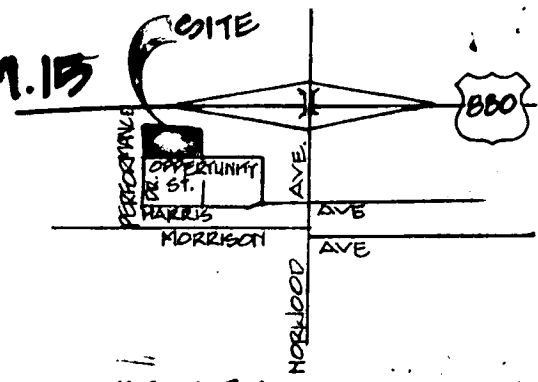


Exhibit A



MORTON: PITALO, INC.
ENGINEERING

Exhibit B



June 24, 1983
830148

MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J Tribute Rd., Sacramento, Ca 95815
916/920-2411

LOT LINE ADJUSTMENT

LOTS 10, 11 AND 12 - NORWOOD-TECH-BUSINESS PARK - 147 BM 15
BEING CURRENT ASSESSOR'S PARCELS 250-025-42, 43 AND 44

ADJUSTED PARCEL DESCRIPTION

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

Lots 10, 11 and 12, as shown on the Plat of Norwood-Tech-Business Park, filed in Book 147 of Maps, Map No. 15, Official Records of Sacramento County, described as follows:

BEGINNING at the Northwest corner of said Lot 12; thence, from said point of beginning, along the Northerly lines of Lots 12, 11 and 10; along the Easterly line of Lot 10; along the Southerly lines of Lots 10, 11 and 12; and along the Westerly line of Lot 12, the following eight (8) courses: (1) South $88^{\circ}00'00''$ East 588.81 feet; (2) South $83^{\circ}01'13''$ East 91.80 feet; (3) South $00^{\circ}33'23''$ West 268.28 feet; (4) North $89^{\circ}26'37''$ West 598.99 feet; (5) along the arc of a tangent curve to the right, concave Northerly, having a radius of 30.00 feet, subtended by a chord bearing North $75^{\circ}15'53''$ West 14.70 feet to a point of reverse curvature; (6) along the arc of a tangent curve to the left, concave Southerly, having a radius of 70.00 feet, subtended by a chord bearing North $75^{\circ}55'06''$ West 35.84 feet; (7) North $44^{\circ}26'37''$ West 44.93 feet; and (8) North $00^{\circ}33'23''$ East 249.63 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

OK JEM

P 83217

002087

RVB/rc

P83-217

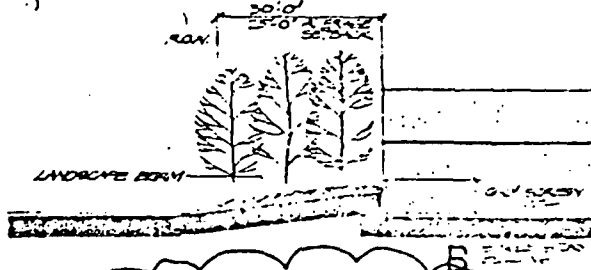
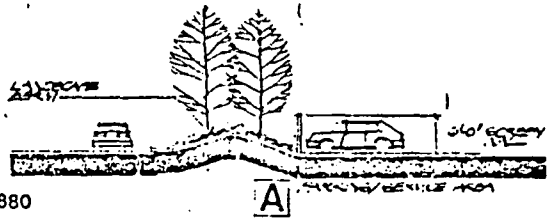
8-11-83

No. 20

D83-217

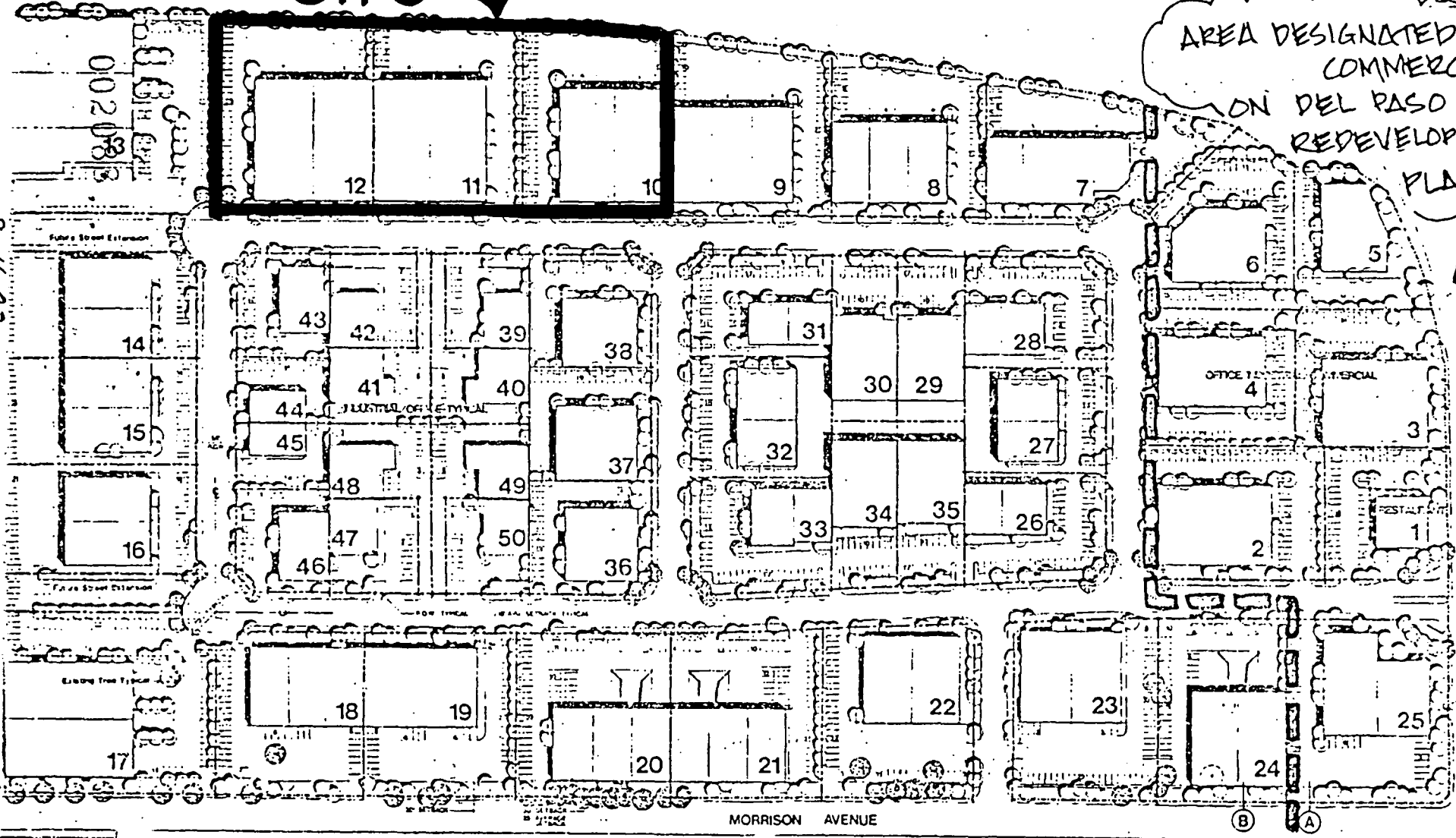
Subject Site ↘

INTERSTATE 880



AREA DESIGNATED
 DEL PASO HTS
 REDEVELOPMENT
 PLAN

Exhibit C



8-11-83

10-28

21 NORWOOD AVENUE

MORRISON AVENUE

B

A