

# CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates - 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
OWNER	John Jackson - 5691-A Power Inn Road, Sacramento, CA 95824				
PLANS BY	Murray Smith & Associates - 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
FILING DATE	11-14-86	ENVIR. DET.	Exempt 15305a	REPORT BY	JP:sg
ASSESSOR'S PCL. NO.	023-0311-006.009				

APPLICATION: Lot Line Adjustment

LOCATION: 5450 Power Inn Road and 7917 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line of two lots in the General Commercial (C-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices  
1965 Colonial Community  
Plan Designation: Shopping or Commercial  
Existing Zoning of Site: C-2  
Existing Land Use of Site: Commercial/Office

Surrounding Land Use and Zoning:

North: Commercial, residential; C-2, R-1  
South: Commercial, vacant; C-2  
East: Vacant, Proctor & Gamble; M-2(S)  
West: Single family; R-1

Property Dimensions: Irregular  
Property Area: 6.7+ acres

PROJECT EVALUATION: Staff has the following comments regarding this proposal:

- A. The subject site consists of two parcels totaling 6.7+ acres in the General Commercial (C-2) zone. The southern lot is developed with four commercial buildings and the northern lot is developed with two buildings. The applicant is requesting a lot line adjustment to relocate the common property line of the two lots to the north, resulting in only one building being located on the northern lot. The lot line is proposed to run down the center of the common driveway for two buildings. Staff has no objections to the proposed lot line adjustment as long as the appropriate agreements for reciprocal parking ingress and egress are also recorded with the lot line adjustment.
- B. The proposal was reviewed by the City Engineering, Traffic Engineering, Real Estate and Water and Sewer Divisions. They had no objections to the proposed lot line adjustment. The Traffic Engineering Division requests that the line be readjusted for the first 20-30 feet so that the property line does not split the driveway. The Engineering Division requests that a reciprocal ingress, egress easement be provided and that the new lot lines be monumented.

APPLC. NO. P86-457 MEETING DATE December 18, 1986 ITEM NO 33

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

RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF DECEMBER 18, 1986

APPROVING A LOT LINE ADJUSTMENT FOR PARCELS 2, 3 AND 4 PORTION OF LOT A, COLONIAL VILLAGE UNIT NO. 13 FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO IN BOOK 42 OF PARCEL MAPS, MAP NO. 39 (APN: 023-0311-006, 009) (P86-457)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 5450 Power Inn Road and 7917 Fruitridge Road; 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 1965 Colonial 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 Commercial and Office use by the 1974 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:

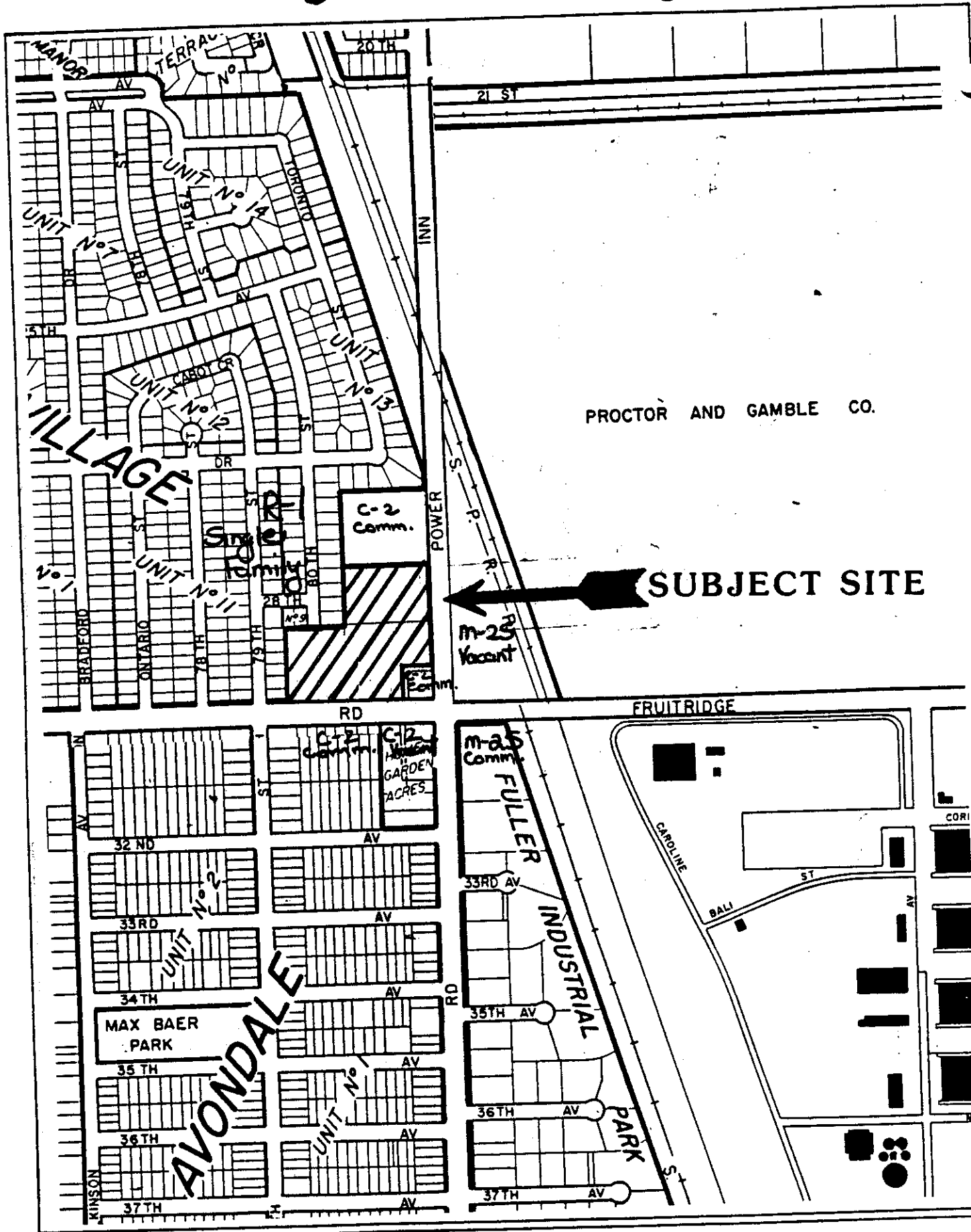
that the lot line adjustment for property located at 5450 Power Inn Road and 7917 Fruitridge Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. Reciprocal access agreements for parking; ingress and egress shall be recorded.
2. The lot line shall be relocated so that it does not split the common driveway, to the satisfaction of the City Traffic Engineering Division.
3. Monument new lot lines

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CHAIR

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



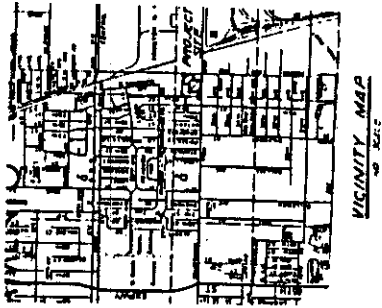
**VICINITY - LAND USE - ZONING**

D86-457

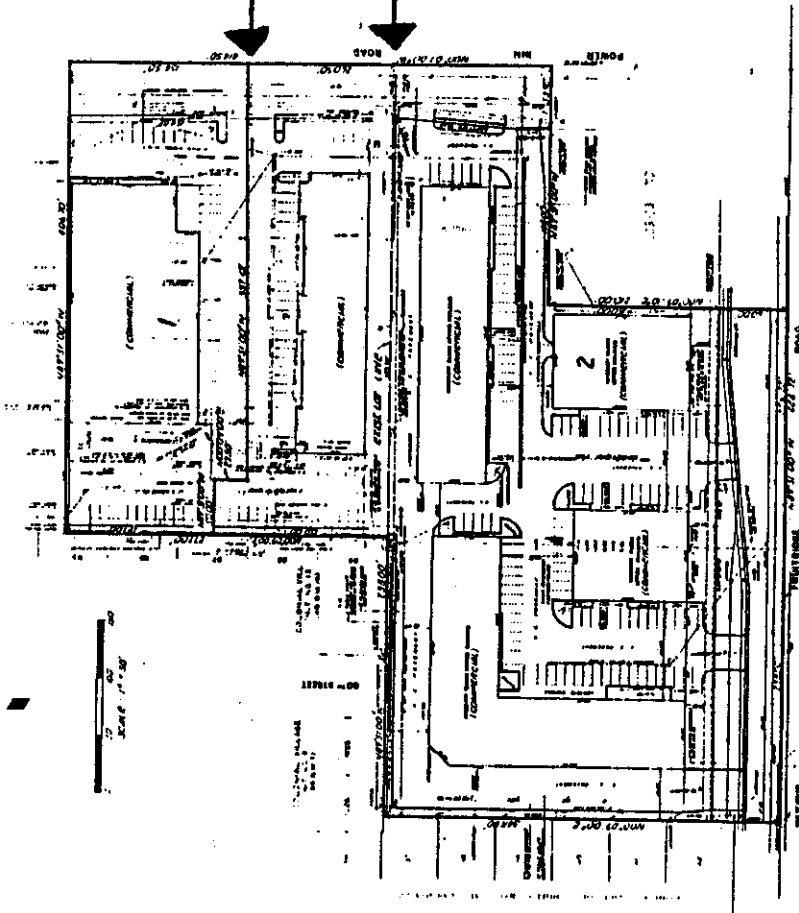
12-18-86

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# EXHIBIT A



Proposed Lot Line  
Existing lot line



DATE	12-18-86
PROJECT NO.	12-22
SHEET	1
OF	1

LOT LINE ADJUSTMENT EXHIBIT  
FOR PARCELS 2, 3 & 4 OF "PORTION OF LOT 2 CONTAINING PLYAGE UNIT NO. 13" 45 P.M. 79

BENCH MARK

NO.	DATE	DESCRIPTION

PREPARED BY  
**Blount & Smith**  
S. ASSOCIATES, ENGINEERS

P86-457

12-18-86

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# EXHIBIT B



LEGAL DESCRIPTION FOR  
LOT LINE ADJUSTMENT FOR  
PARCELS 2, 3, AND 4 OF PARCEL MAP  
"PORTION OF LOT A COLONIAL VILLAGE  
UNIT NO. 13" (42 P.M. 39)

## Lot 1

Parcels 2, 3, and 4 as said Parcels are shown and so designated on that certain Parcel Map entitled, "PORTION OF LOT A COLONIAL VILLAGE UNIT NO. 13" filed in the office of the Recorder, County of Sacramento, State of California in Book 42 of Parcel Maps, Map No. 39.

EXCEPTING THEREFROM all that portion of said Parcel 2 more particularly described as follows:

Beginning at the northwest corner of said Parcel 2, thence from said Point of beginning along the North line of said Parcel 2, South  $89^{\circ}51'00''$  East 406.70 feet to the northeast corner of said Parcel 2, said Point being on the centerline of Power Inn Road, a City Road as shown on said Parcel Map; thence along said Centerline, said Centerline being the East line of said Parcel 2, South  $00^{\circ}07'00''$  East 154.50 feet; thence North  $89^{\circ}51'00''$  West 357.42 feet; thence North  $00^{\circ}09'00''$  East 27.50 feet; thence North  $89^{\circ}51'00''$  West 50.00 feet to a point on the West line of said Parcel 2; thence along said West line North  $00^{\circ}09'00''$  East 127.00 feet to the point of beginning.

## Lot 2

All that portion of Parcel 2 as said Parcel is shown and so designated on that certain Parcel Map entitled, "PORTION OF LOT A COLONIAL VILLAGE UNIT NO. 13" filed in the office of the Recorder, County of Sacramento, State of California in Book 42 of Parcel Maps, Map No. 39 more particularly described as follows:

Beginning at the northwest corner of said Parcel 2, thence from said Point of beginning along the North line of said Parcel 2, South  $89^{\circ}51'00''$  East 406.70 feet to the northeast corner of said Parcel 2, said Point being on the centerline of Power Inn Road, a City Road as shown on said Parcel Map; thence along said Centerline, said Centerline being the East line of said Parcel 2, South  $00^{\circ}07'00''$  East 154.50 feet; thence North  $89^{\circ}51'00''$  West 357.42 feet; thence North  $00^{\circ}09'00''$  East 27.50 feet; thence North  $89^{\circ}51'00''$  West 50.00 feet to a point on the West line of said Parcel 2; thence along said West line North  $00^{\circ}09'00''$  East 127.00 feet to the point of beginning.

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Murray Smith & Associates  
Engineering, Inc.

November 14, 1986  
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