

CITY PLANNING COMMISSION

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

APPLICANT	Terry Freeman, 1435 River Park Dr., #405, Sacramento, CA 95815				
OWNER	Sac Investors & Frontage Prop LTD, 1161 N El Dorado Pl 132, Tucson, AZ 85715				
PLANS BY	Cooper Thorne & Assoc. Inc., 2011 Arden Way, Ste. 10, Sacramento, CA 95825				
FILING DATE	7-30-86	ENVIR. DET.	Ex. 15305(a)	REPORT BY	CV:ldc
ASSESSOR'S-PCL. NO.	049-0021-040, 041				

APPLICATION: Lot Line Adjustment to relocate common property line.

LOCATION: 150'+ SE of the corner of Florin Road and 25th Street

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property line between parcels 40 and 41 for future development plans.

PROJECT INFORMATION:

1974 General Plan Designation:	Commercial/Office
1984 Airport Meadowview Community Plan Designation:	Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Mini-storage

Surrounding Land Use and Zoning:

North: Retail, Fast Food Restaurant, Vacant; C-2, C-2R
South: Pacific Coast Bible College; R-1
East: Vacant; C-2R
West: Abandoned Retail Building, Sacramento County Admin. Ctr.; C-2, OB

Property Dimensions:	Irregular
Property Area:	5.8+ acres
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. **Land Use/Zoning:** The subject site (Parcel 41) is zoned General Commercial (C-2) and is developed with a mini-storage unit. Parcel 40 is vacant and is zoned General Commercial (C-2) (see Exhibit A). Surrounding land uses include vacant to the north and east, bible college and single family residential to the south, abandoned retail building and Sacramento County Administration building to the west.
- B. **Proposal:** A Special Permit (P-8317) was approved by the Planning Commission on August 10, 1978 to locate a manager's apartment on the subject site. Also at that time, individual storage units were permitted in the C-2 zone subject to site plan review and approval by the Planning Director.

The applicant proposes to relocate the common property line to accommodate future expansion of the existing mini-storage presently located on Parcel 41. The Zoning Ordinance now requires special permit approval to establish or expand a mini-storage.

C. Interdepartmental Review: This project was reviewed by the City Departments of Traffic Engineering, Engineering, Water Division and Real Estate and no comments were received.

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

RECOMMENDATION: Staff recommends approval of the lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF SEPTEMBER 11, 1986

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE
COMMON PROPERTY LINE (APN: 049-0021-040.041)

(P86-311)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located 150'± SE of the corner of Florin Road and 25th Street; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, 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 Use by the 1984 Airport Meadowview 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:

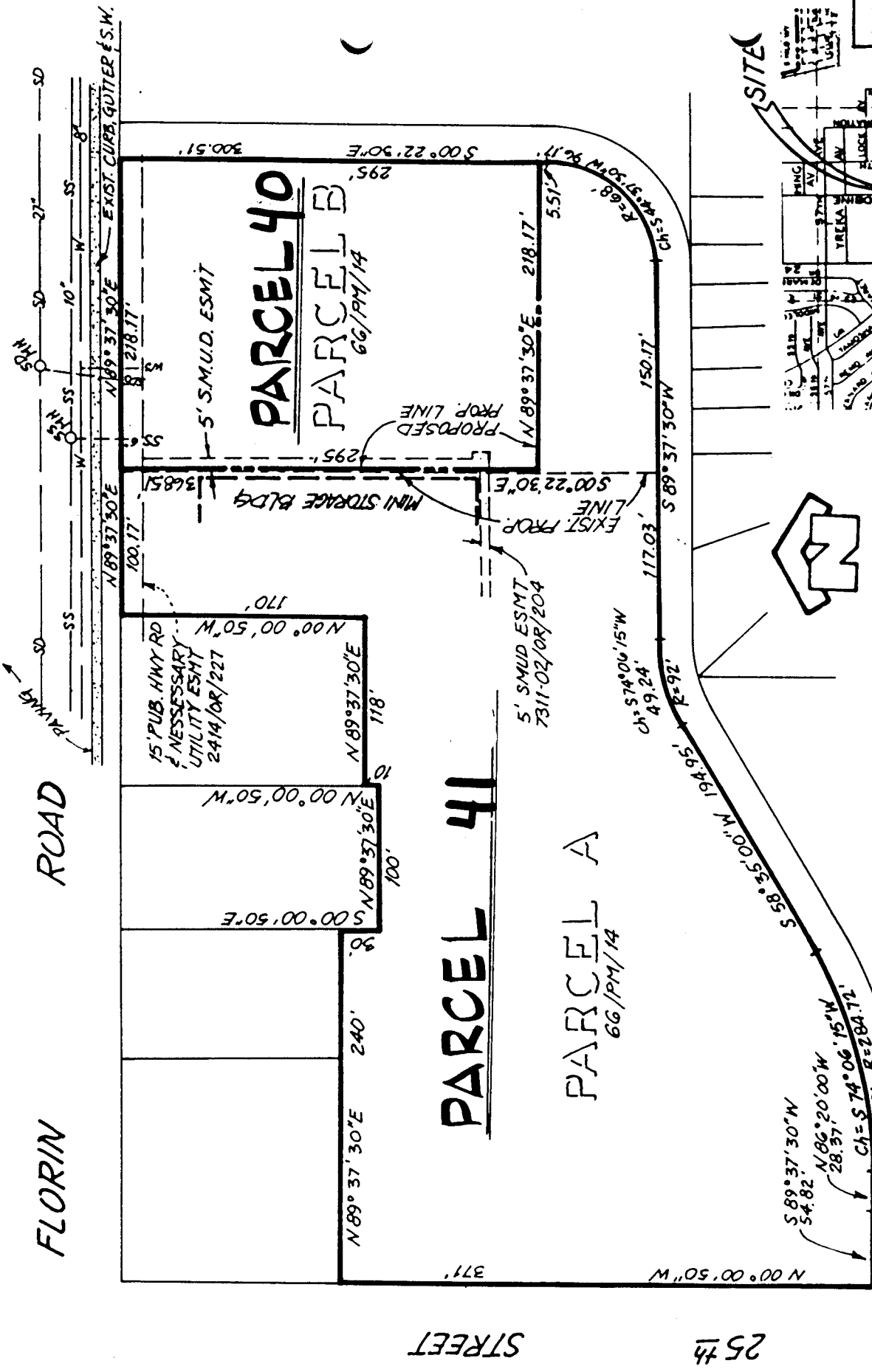
that the lot line adjustment for property located 150'± SE of the corner of Florin Road and 25th Street, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A



APN # 049-002-40 & 41

COOPER, THORNE & ASSOCIATES, INC.
 CIVIL ENGINEERING AND LAND SURVEYING
 2011 ARDEN WAY, SUITE 10
 SACRAMENTO, CA 95825 (916) 925-0431

SITE PLAN

1" = 120'

hct#

9-11-86

113-311

July 21, 1986
File: 86 05 001

REVISED PARCEL #1

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

The North 295.00 feet of Parcel B, as shown on the Parcel Map entitled "Parcels B and C of Parcel Map, recorded in Book 12 of Parcel Maps, Page 5," recorded in Book 66 of Parcel Maps, Page 14, records of said county and more particularly described as follows:

Beginning at the Northwest corner of said "Parcel B"; thence, from said point of beginning, along the exterior boundary lines of said "Parcel B," the following two (2) bearings and distances: (1) North $89^{\circ}37'30''$ East 218.17 feet, and (2) South $00^{\circ}22'30''$ East 295.00 feet; thence, South $89^{\circ}37'30''$ West 218.17 feet to a point in the West line of said "Parcel B"; thence, along said West line, North $00^{\circ}22'30''$ West 295.00 feet to the point of beginning and containing an area of 1.478 acres of land, more or less.

P 86311

July 21, 1986
File: 86 05 001

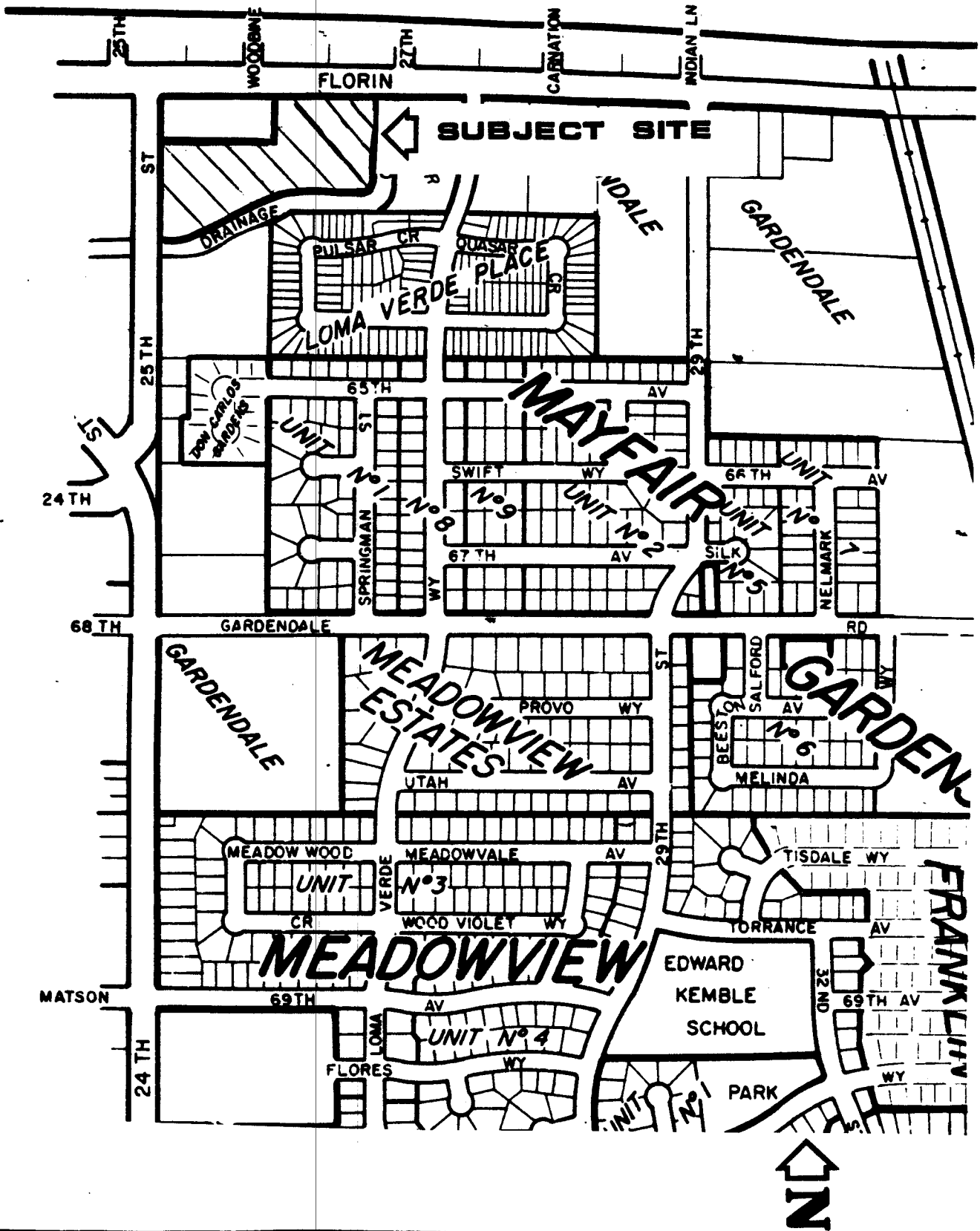
REVISED PARCEL #2

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

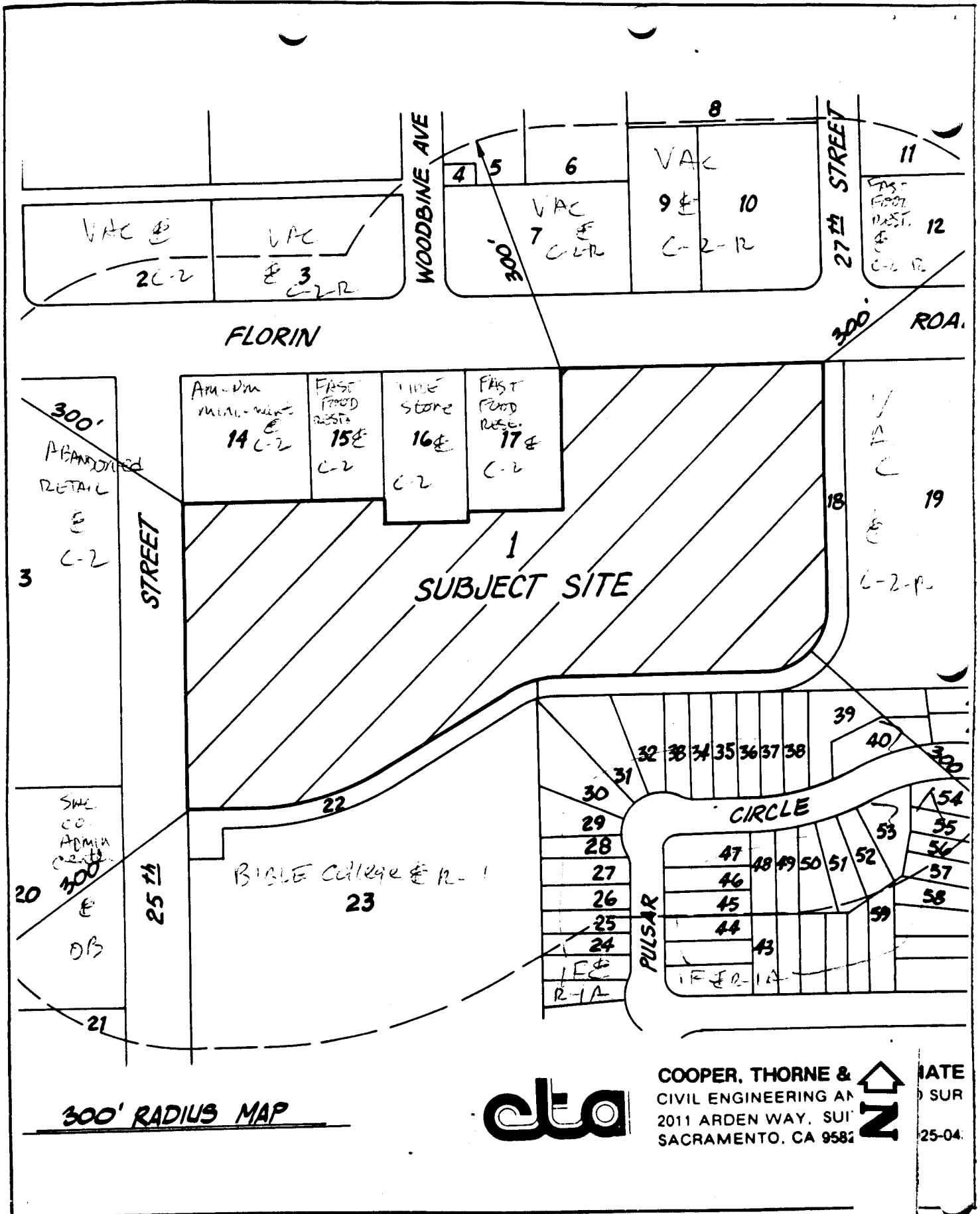
Parcel A and Parcel B, less the North 295.00 feet of said Parcel B, as said Parcels A and B are shown on the Parcel Map entitled "Parcels B and C of Parcel Map, recorded in Book 12 of Parcel Maps, Page 5," recorded in Book 66 of Parcel Maps, Page 14, records of said County and more particularly described as follows:

Beginning at the Northeast corner of said "Parcel A"; thence, from said point of beginning, along the East line of said "Parcel A," South $00^{\circ}22'30''$ East 295.00 feet; thence, leaving said East line, North $89^{\circ}37'30''$ East 218.17 feet to a point in the East line of said "Parcel B"; thence, along the exterior boundary of said "Parcel B" the following three (3) bearings and distances: (1) South $00^{\circ}22'30''$ East 5.51 feet, (2) along the arc of a curve to the right, concave Northwesterly, having a radius of 68.00 feet, said arc being subtended by a chord bearing South $44^{\circ}37'30''$ West 96.17 feet, and (3) South $89^{\circ}37'30''$ West 150.17 feet to the Southeast corner of said "Parcel A"; thence, along the exterior boundary lines of said "Parcel A," the following fourteen (14) bearings and distances: (1) South $89^{\circ}37'30''$ West 117.03 feet, (2) along the arc of a curve to the left, concave Southerly, having a radius of 92.00 feet, said arc being subtended by a chord bearing South $74^{\circ}06'15''$ West 49.24 feet, (3) South $58^{\circ}35'00''$ West 194.95 feet, (4) along the arc of a curve to the right, concave Northerly, having a radius of 284.72 feet, (5) North $86^{\circ}20'00''$ West 28.37 feet, (6) South $89^{\circ}37'30''$ West 54.82 feet, (7) North $00^{\circ}00'50''$ West 371.00 feet, (8) North $89^{\circ}37'30''$ East 240.00 feet, (9) South $00^{\circ}00'50''$ East 30.00 feet, (10) North $89^{\circ}37'30''$ East 100.00 feet, (11) North $00^{\circ}00'50''$ West 10.00 feet, (12) North $89^{\circ}37'30''$ East 118.01 feet, (13) North $00^{\circ}00'50''$ West 170.00 feet, and (14) North $89^{\circ}37'30''$ East 100.17 feet to the point of beginning and containing 4.391 acres of land, more or less.

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VICINITY MAP



LAND USE & ZONING MAP



COOPER, THORNE &
 CIVIL ENGINEERING AND SURVEYING
 2011 ARDEN WAY, SUITE 200
 SACRAMENTO, CA 95825
 DATE SUR 25-04