

CITY PLANNING COMMISSION

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

APPLICANT	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
OWNER	Emkay Land Company, 251 Lathrop Way, Sacramento, CA 95815		
PLANS BY	The Spink Corporation, P.O. Box 2511, Sacramento, CA 95811		
FILING DATE	4/17/86	ENVIR. DET.	Exempt 15305(a)
ASSESSOR'S-PCL. NO.	275-030-02,03,11	REPORT BY	L.P.:bw

APPLICATION: Lot Line Adjustment to relocate two common property lines between three parcels totaling 7.34+ acres in the Light Industrial-Parkway Corridor (M-1(PC)) zone.

LOCATION: 211 and 221 Lathrop Way

PROPOSAL: The applicant is requesting the necessary entitlement to relocate property lines to accommodate proposed buildings on two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1(PC)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Railroad tracks, warehousing; M-1(PC)	Front:	0'	35'
	Side(Int):	0'	30'
South: American River levee; F	Rear:	0'	52'
East: Warehousing; M-1(PC)			
West: Vacant; M-1(PC)			

Parking Required:	137 spaces
Parking Provided:	172 spaces
Property Dimensions:	Irregular
Property Area:	7.34+ acres
Square Footage of Building:	Bldg. F = 37,512; Bldg. G = 32,064
Height of Building:	One story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Undetermined
Roof Material:	Undetermined

STAFF EVALUATION: Staff has the following comments:

- The subject site consists of three lots in the Johnson Industrial Park totaling 7.34+ acres in the Light Industrial-Parkway Corridor (M-1(PC)) zone. Surrounding land uses include warehousing to the north and east, vacant land to the west, and the American River and levee to the south. The industrial park also contains a railroad spur along the rear of the subject site and some minor commercial uses.
- The applicant is proposing to relocate one property line 36.2 feet to the east, and one property line 4.8 feet to the west, so that two of the three affected properties are identical in width.

APPLC. NO. P86-151 **MEETING DATE** May 22, 1986 **ITEM NO.** 22

This will allow development of two buildings on the two lots (Lots 3A,4A) with sufficient room to accommodate parking and maneuvering areas. The third lot is not proposed to be developed at this time.

- B. The two buildings are proposed to be set back 25 feet from Lathrop Way to create a landscaped area the same width as the existing landscaped setback along Lathrop Way. The applicant did not submit plans for this area, and must therefore landscape it to match the existing landscaping.

The plans indicate 172 parking spaces, 35 more than are required. The maneuvering area for the parking lot is split between the two lots, and appropriate easements must be recorded to allow the shared space.

ENVIRONMENTAL DETERMINATION: The 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

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE TWO
COMMON PROPERTY LINES (APN: 275-030-02,03,11)
(P86-151)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 211 and 221 Lathrop Way; and

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

WHEREAS, the proposed prouject is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial use by the 1984 North Sacramento Community Plan and the proposed warehouse use conforms with the plan designation;

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

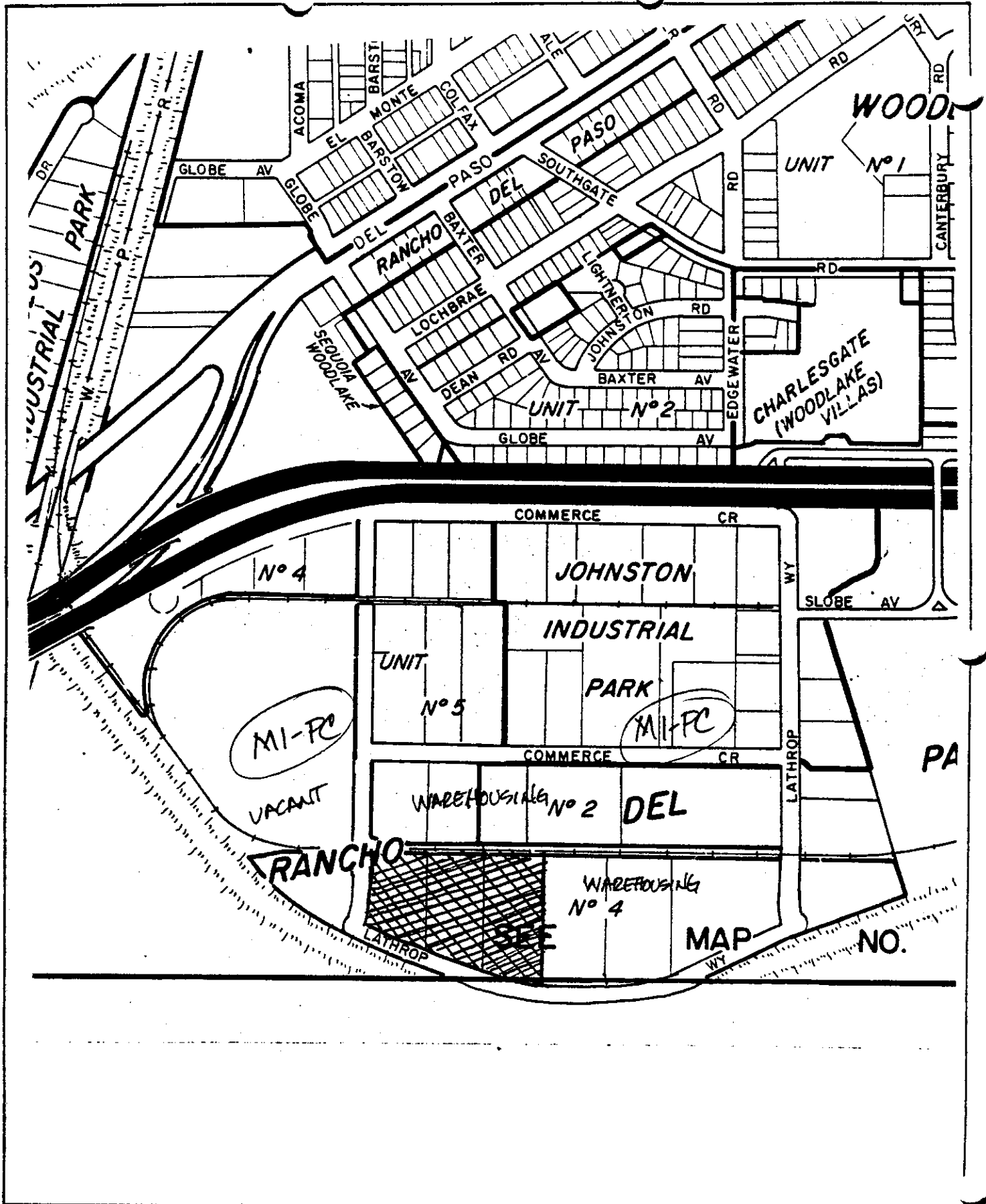
that the lot line adjustment for property located at 211 and 221 Lathrop Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Appropriate easements must be granted to share the maneuvering space in the parking lot.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

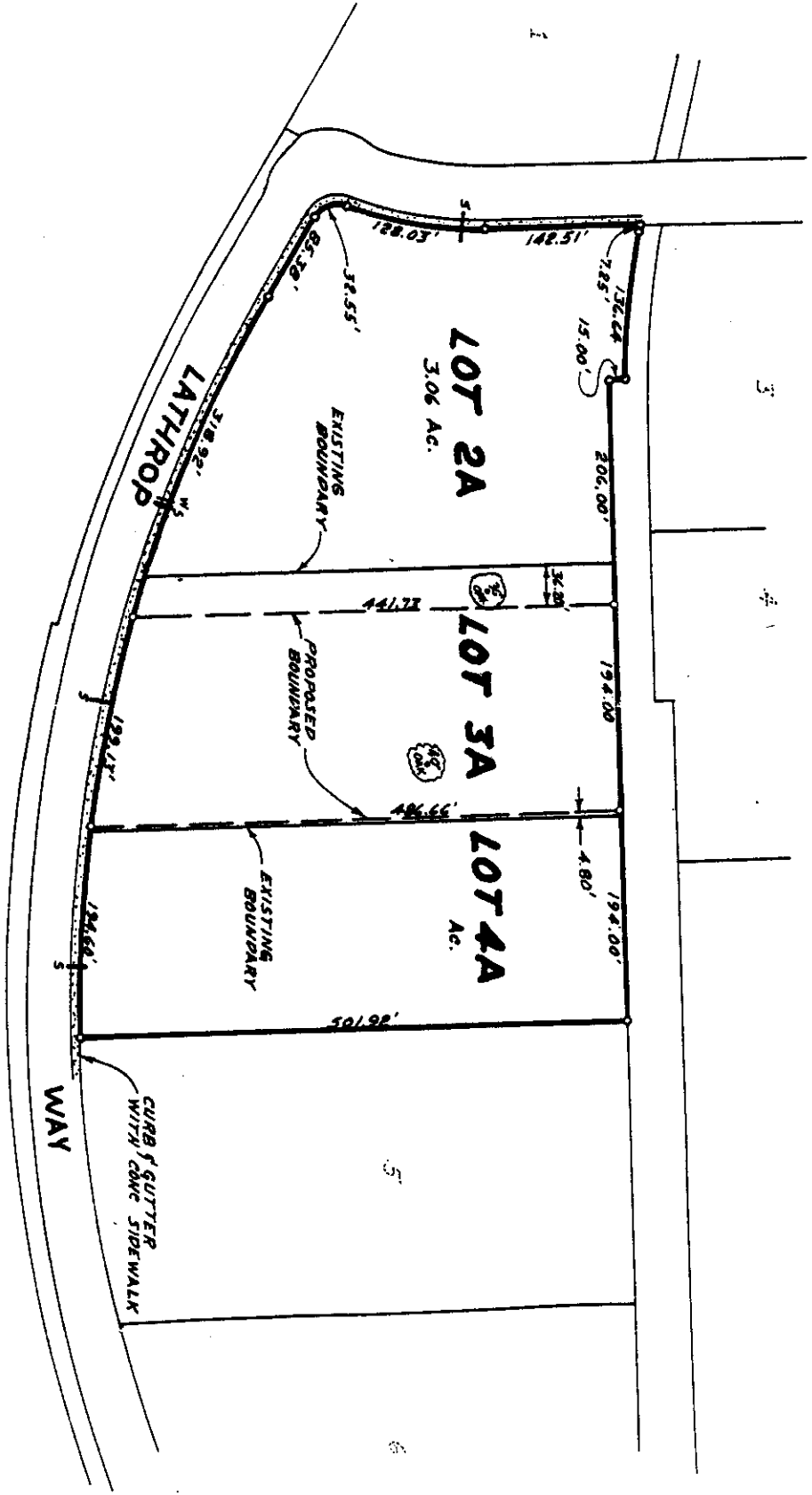


VICINITY - LAND USE - ZONING

EXHIBIT A

LEGEND
 WATER SERVICE POINT W
 SEWER SERVICE POINT S

AMERICAN RIVER FLOOD CONTROL DISTRICT LEVEL ESENT.



DESCRIPTION FOR LOT LINE ADJUSTMENT
LOTS 2 - 4 JOHNSTON INDUSTRIAL PARK UNIT NO. 4

REVISED LOT 2:

All that portion of Lots 2 and 3, as said lots are shown on the official plat of Johnston Industrial Park Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 146 of Maps, Map No. 11, described as follows:

Beginning at the Northwest corner of said Lot 3; thence from said point of beginning along the Northerly boundary of said Lot 3, North $88^{\circ} 14' 10''$ East 36.20 feet; thence South $01^{\circ} 45' 50''$ East 441.73 feet to a point located on the Southerly boundary of said Lots 3; thence along the boundary of said Lots 2 and 3 the following nine (9) courses: (1) Northwestery, curving to the right on an arc of 1322.02 feet radius, said arc being subtended by a chord bearing North $67^{\circ} 28' 40''$ West 318.92 feet, (2) North $60^{\circ} 33' 00''$ West 85.38 feet, (3) curving to the right on an arc of 25.00 feet radius, said arc being subtended by a chord bearing North $19^{\circ} 56' 14''$ West 32.55 feet, (4) curving to the left on an arc of 329.00 feet radius, said arc being subtended by a chord bearing North $09^{\circ} 27' 21''$ East 128.03 feet, (5) North $01^{\circ} 45' 50''$ West 142.51 feet, (6) South $78^{\circ} 18' 28''$ East 7.25 feet, (7) curving to the left on an arc of 583.14 feet radius, said arc being subtended by a chord bearing South $85^{\circ} 02' 09''$ East 136.64 feet, (8) South $01^{\circ} 45' 50''$ East 15.00 feet and (9) North $88^{\circ} 14' 10''$ East 170.00 feet to the point of beginning; containing 3.060 acres, more or less.

REVISED LOT 3:

All that portion of Lot 3, as said lot is shown on the official plat of Johnston Industrial Park Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 146 of Maps, Map No. 11, described as follows:

Beginning at a point located on the Northerly boundary of said Lot 3, from which the Northwest corner thereof bears South $88^{\circ} 14' 10''$ West 36.20 feet; thence from said point of beginning along the Northerly boundary of said Lot 3 North $88^{\circ} 14' 10''$ East 194.00 feet; thence South $01^{\circ} 45' 50''$ East 486.66 feet to a point located on the Southerly boundary of said Lot 3; thence along the Southerly boundary of said Lot 3, Northwestery, curving to the right on an arc of 1322.02 feet radius, said arc being subtended by a chord bearing North $78^{\circ} 43' 29''$ West 199.13 feet; thence North $01^{\circ} 45' 50''$ West 441.73 feet to the point of beginning, containing 2.079 acres, more or less.

REVISED LOT 4:

All that portion of Lots 3 and 4, as said lots are shown on the official plat of Johnston Industrial Park Unit No. 4, recorded in the office of the Recorder of Sacramento County in Book 146 of Maps, Map No. 11, described as follows:

Beginning at the Northwest corner of said Lot 4; thence from said point of beginning along the Northerly boundary of said Lot 4 North $88^{\circ} 14' 10''$ East 189.20 feet; thence South $01^{\circ} 45' 50''$ East 501.93 feet to a point located on the Southerly boundary of said Lot 4; thence along the Southerly boundary of said Lots 3 and 4, Westerly, curving to the

right on an arc of 1322.02 feet radius, said arc being subtended by a chord bearing North 87° 15' 54" West 194.60 feet; thence North 01° 45' 50" West 486.66 feet to a point located on the Northerly boundary of said Lot 3; thence along said Northerly boundary North 88° 14' 10" East 4.80 feet to the point of beginning; containing 2.212 acres, more or less.

P86-151

May 22 1986

Item 22

THE BANK OF AMERICA
 CHICAGO, ILL. DATE
 TYPED BY
 TRANSLATED BY *Stich* 5/20/86
 CHECKED BY
 RECORDED BY