

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670				
OWNER	CHY Company, 2555 3rd Street, Sacramento, CA 95818				
PLANS BY	Murray Smith & Associates, 3110 Gold Canal Dr., Rancho Cordova, CA 95670				
FILING DATE	10-31-86	ENVIR. DET.	Ex. 15305(a)	REPORT BY	JP:ds
ASSESSOR'S PCL. NO.	015-0104-006,007; 015-0311-021				

APPLICATION: Lot Line Adjustment

LOCATION: 7221 - 14th Avenue, 7398 and 7400 San Joaquin Street

PROPOSAL: The applicant is requesting the necessary entitlements to readjust the common property lines of three lots in the Light Industrial (M-1) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1963 East Broadway Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Moulding operations, vacant

Surrounding Land Use and Zoning:

North: Vacant; baseball fields; M-1
South: Residential; M-1
East: Railroad, vacant; M-1
West: Residential; R-1, R-2

Property Dimensions:	Irregular
Property Area:	34+ acres

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

- A. The subject site consists of three parcels totaling 34+ acres in the Light Industrial (M-1) zone. The Seamans Moulding Company is currently located at the northeast corner of the site on a portion of all three lots. The remainder of the site is vacant. The applicant is requesting a lot line adjustment to relocate lot lines in order to locate the moulding company on one lot and create a second vacant parcel. Planning staff has no objection to the request.
- B. The proposal was reviewed by the City Building, Engineering, Traffic Engineering, and Real Estate Divisions. They had no objections to the proposed lot line adjustment. The City Engineering Division requests that the new lot lines be monumented.

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

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 4, 1986

APPROVING A LOT LINE ADJUSTMENT FOR A PORTION

OF BRIGHTON HEIGHTS RECORDED IN THE OFFICE OF THE COUNTY RECORDER

OF SACRAMENTO COUNTY (APN: 015-0104-006,007; 015-0311-021)

(P86-428)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 7221 - 14th Avenue, 7398 and 7400 San Joaquin Street; 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 1963 East Broadway 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 Industrial 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:

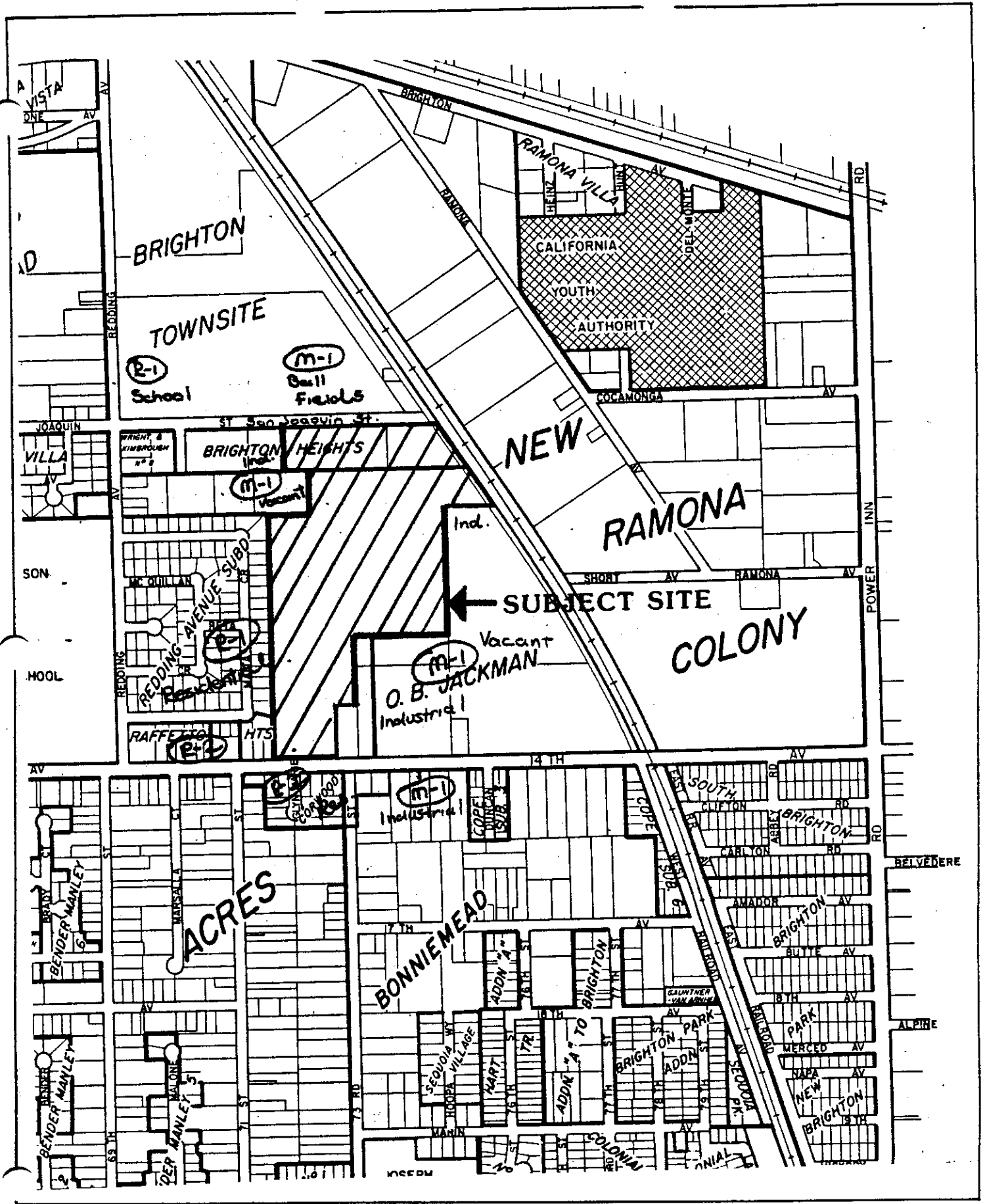
that the lot line adjustment for property located at 7221 - 14th Avenue, 7398 and 7400 San Joaquin Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

1. Monument new lot lines.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

P86-428

12-4-86

#39

EXHIBIT A

LEGAL DESCRIPTION FOR
LOT LINE ADJUSTMENT FOR
APN: 015-0311-021 AND 015-0104-006, 007
CITY OF SACRAMENTO, CALIFORNIA

P86428

Lot 1

All that portion of Section 15, T.8N., R.5E. M.D.B. & M. situate in the County of Sacramento, State of California more particularly described as follows:

Beginning at the northwest corner of that certain Record of survey entitled, "PORTION OF SECTION 15, T.8N., R.5E., AND THE EASTERLY PORTION OF BRIGHTON HEIGHTS" filed in the office of the Recorder of said County and State in Book 24 of Surveys at Page 25; thence from said Point of beginning along the North line of said Record of Survey, North 89° 46' 00" East 316.15 feet; thence South 00° 07' 06" East 243.05 feet; thence North 87° 14' 00" East 95.10 feet; thence South 02° 31' 57" East 420.55 feet; thence North 88° 39' 55" East 425.80 feet to a point on the easterly line of said Record of survey; thence along said Easterly line and the southerly prolongation of said Easterly line South 00° 42' 52" East 608.93 feet to the northeast corner of Parcel 1 as said Parcel is described in that certain Grant Deed filed in said Recorder's office in Book 691128 of Official Records, Page 290; thence along the North line of said Parcel 1, South 89° 17' 07" West 520.00 feet to the northwest corner of said Parcel 1; thence along the west line of said Parcel 1, South 00° 42' 53" East 527.67 feet to a point on the South line of said Section 15 and on the centerline of 14th Avenue, a City Road; thence along said Centerline South 89° 19' 15" West 477.69 feet to the southeast corner of that certain Map entitled, "PLAT OF RAFFETO HEIGHTS" filed in said Recorder's office in Book 14 of Maps, Map No. 57; thence along the East line of said Map, North 00° 06' 46" West 1327.61 feet to the northeast corner of said Map and being a 2 1/2" capped iron pipe stamped R.E. 7400; thence along the south line of that certain Parcel of land described in that certain Grant Deed filed in said Recorder's office in Book 700414 Official Records, Page 172, North 88° 42' 14" East 218.41 feet to an angle point on the Westerly line of said Record of Survey filed in Book 24 of Surveys, Page 25 and being a 1 1/4" Iron Pipe monument tagged L.S. 2651; thence along said Westerly line of said Record of Survey the following three (3) courses: (1) North 01° 01' 00" West 234.83 feet; (2) South 88° 59' 00" West 83.11 feet; and (3) North 00° 14' 00" West 230.20 feet to the point of beginning.

EXCEPTING THEREFROM that certain Parcel of Land described in that certain Grant Deed filed in said Recorder's office in Book 740122 Official Records, Page 254 more particularly described as follows:

"ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE RUNNING EAST AND WEST BETWEEN SECTIONS 15 AND 22 AND OF SAID TOWNSHIP AND RANGE, AT THE POINT OF INTERSECTION WITH THE PROPERTY LINE BETWEEN THE LANDS NOW OR FORMERLY OWNED BY NELLIE JACKMAN AND C. W. SOMMERS; THENCE NORTH 0° 29' WEST 684 FEET; THENCE NORTH 88° 41' EAST 127.15 FEET TO A STAKE; THENCE SOUTH 0° 29' EAST 686.37 FEET TO THE CENTERLINE OF A COUNTY ROAD; THENCE SOUTH 89° 45' WEST 127.15 FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE NORTH ONE-HALF."

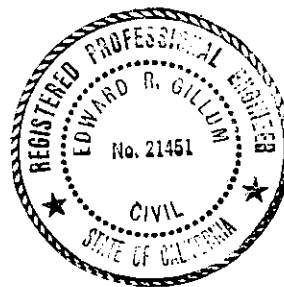
Lot 2

All that certain real property situate in the County of Sacramento, State of California and being all that portion of that certain Record of Survey entitled, "PORTION OF SECTION 15, T.8N., R.5E. AND THE EASTERLY PORTION OF BRIGHTON HEIGHTS" filed in the office of the recorder of said County and State in Book 24 of Surveys at Page 25 more particularly described as follows:

Beginning at a point on the north line of said Record of survey, which point bears North 89° 46' 00" East 316.15 feet from the northwest corner of said Record of Survey; thence from said Point of beginning South 00° 07' 06" East 243.05 feet; thence North 87° 14' 08" East 95.10 feet; thence South 02° 31' 57" East 420.55 feet; thence North 88° 39' 55" East 425.80 feet to a point on the easterly line of said Record of Survey; thence along said Easterly line the following four (4) courses: (1) North 00° 42' 53" West 194.83 feet; (2) North 89° 10' 55" East 282.73 feet to a 1 1/4" Iron Pipe tagged L.S. 2651; (3) along the arc of a curve to the left having a radius of 11369.20 feet, said Arc being subtended by a chord bearing North 31° 47' 54" West 412.10 feet; and (4) North 32° 50' 13" West 121.13 feet to a 1 1/4" Iron Pipe tagged L.S. 2651 situate at the northeast corner of said Record of survey; thence along the North line of said Record of Survey South 89° 46' 00" 537.20 feet to the point of beginning.

Murray Smith & Associates
Engineering, Inc.

October 30, 1986
86148



CITY PLANNING DEPARTMENT

OCT 31 1986

RECEIVED

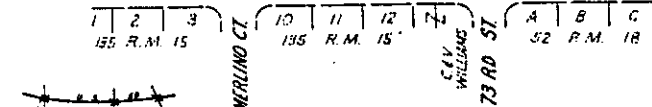
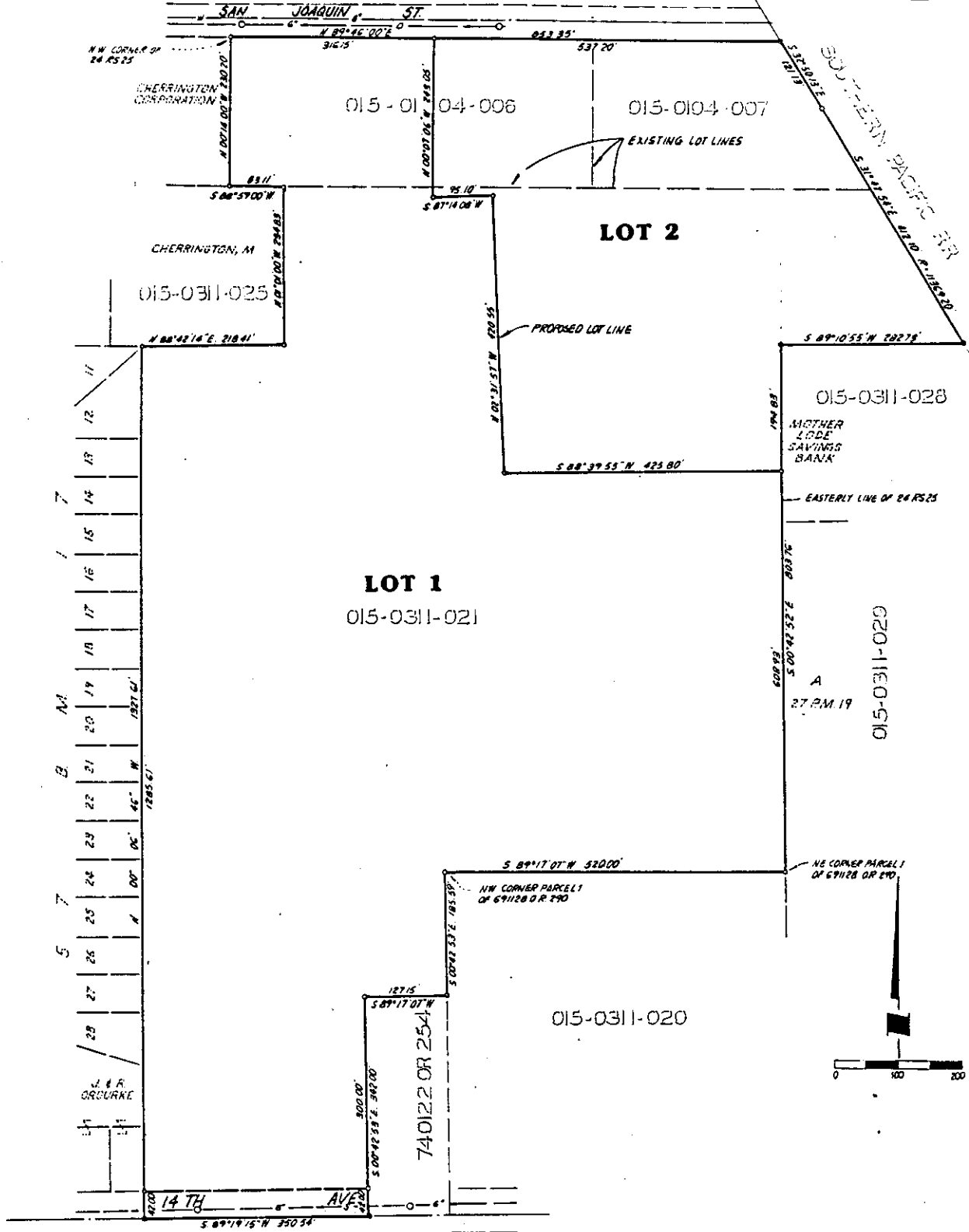
P86428

P86-428

12-4-86

#37

EXHIBIT B



**Lot Line Adjustment Exhibit Map
 APN 015-0311-021 & 015-0104-006, 007**

