

CITY PLANNING COMMISSION

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

APPLICANT Chuck Johnson, c/o Morton & Pitalo, 1430 Alhambra Blvd., Sacto, CA 95816
OWNER Richard Blvd. Partners, 3184 J Airway Ave., Costa Mesa, CA
PLANS BY Chuck Johnson, c/o Morton & Pitalo, 1430 Alhambra Blvd., Sacto., CA 95816
FILING DATE 10/24/88 ENVIR. DET. Neg. Dec. REPORT BY Dee-pe
ASSESSOR'S PCL. NO. 001-0400-007,008,027,036;001-0530-001;005,012,013,014,015,016

017,018,019,021,022,023;001-0210-003,025

- APPLICATION:
- A. Ratify Negative Declaration
 - B. Lot line adjustment to merge 19 developed parcels into two lots totaling 22.5+ acres in the Heavy Industrial (M-2) Zone.

LOCATION: South of Richards Blvd., West of North 7th Street, North of Bannon Street, East of Bercut Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to merge 19 parcels into two lots.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M2
Existing Land Use of Site: Industrial

Surrounding Land Use and Zoning:

North: Industrial; M2
South: Industrial; M2
East : Industrial; M2
West : Industrial; M2

Property Dimensions: Irregular
Property Area: 22.5 ± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION

A. Land Use and Zoning

The subject site consists of 19 developed parcels totaling 22.5+ acres in the Heavy Industrial (M-2) Zone. The site is developed with industrial and commercial uses. The City's General Plan designates the site a Heavy Commercial/Warehouse. Surrounding land uses and zoning include industrial (M-2) to the north, south, east and west.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to merge 19 parcels into two lots. The lot line merger would result in Parcel 1 as a 13.7± acre lot; Parcel 2 as an 8.8± acre lot.

The applicant has included pre-existing Southern Pacific Railroad (SPRR) right-of-way into the subject site. The inclusion of SPRR right-of-way would cause the proposed parcels to be irregularly shaped. Proposed Parcel 2 would include a designated portion of North 5th Street public right-of-way, south of Richards Boulevard. Public Works has indicated that the North 5th Street right-of-way be retained.

C. Other Agency Comments

The proposed lot line adjustment has been reviewed by the City's Traffic Engineer, Development Section, Building Inspections and Real Estate Division. The following comments were received:

Engineering

1. File Certificate of Compliance and waive parcel map prior to recordation;
2. Pay off or segregate any unpaid assessments.

Traffic Engineer

1. The applicant shall retain the North 5th Street right-of-way to the satisfaction of the City Traffic Engineer.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project would have less than a significant impact on the environment and has filed a Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATIONS: Staff recommends that the Planning Commission:

- A. Ratify Negative Declaration
- B. Approve 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 MERGE 19 PARCELS INTO 2 PARCELS LOCATED SOUTH OF RICHARDS BLVD., WEST OF NORTH 7TH STREET, NORTH OF BANNON STREET, EAST OF BERECUT DRIVE.

APN: 001-0400-007, 008, 027, 036; 001-0530-001, 005, 012, 013, 014, 015, 016, 017, 018, 019, 021, 022, 023; 001-0210-003, 025

(P88-454)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located south of Richards Boulevard, west of North 7th Street, North of Bannon Street, east of Bercut Drive; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan; and

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

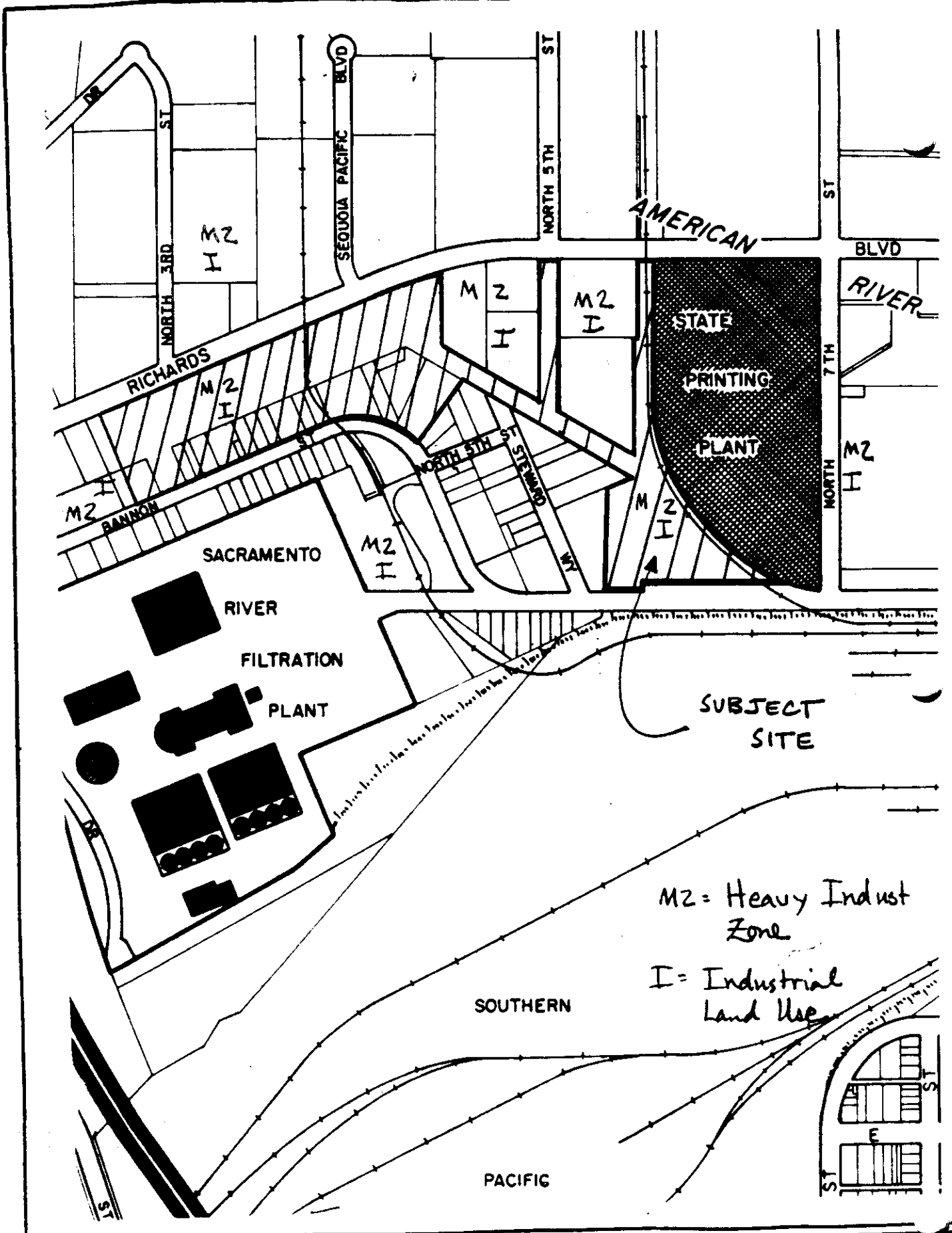
that the lot line adjustment for property located south of Richards Boulevard, west of North 7th Street, north of Bannon Street, east of Bercut Drive, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or segregate any unpaid assessments.
3. The applicant shall retain the North 5th Street right-of-way to the satisfaction of the City Traffic Engineer.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



VICINITY - LAND USE - ZONING

P88-454

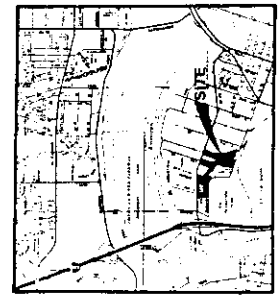
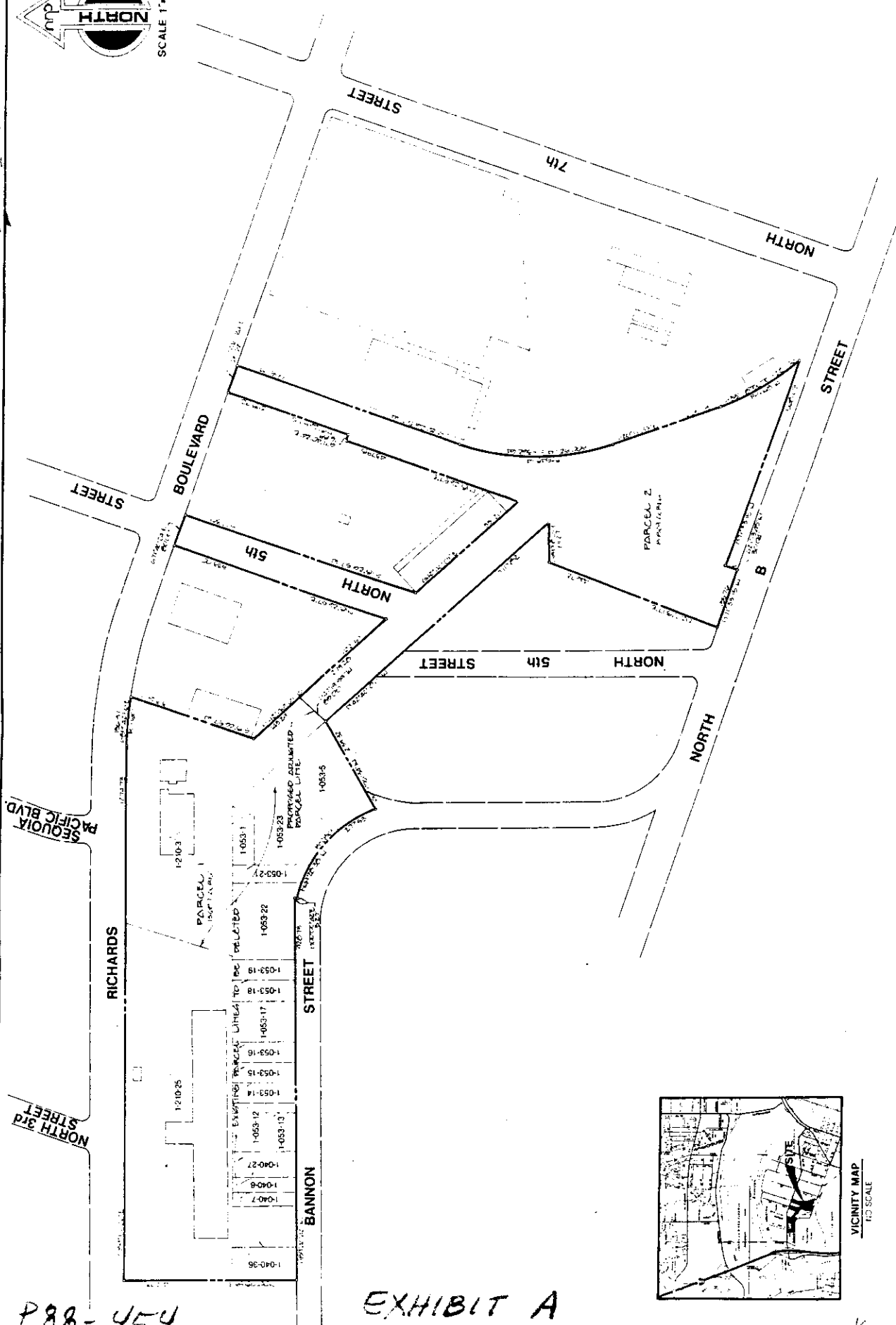
1-26-89

[Handwritten signature]

P 88454



SCALE 1"=100'



VICINITY MAP TO SCALE

P88-454

EXHIBIT A

Handwritten signature or initials

NO. DESCRIPTION	APPROVED DATE	DISK NO.	BENCH MARK ELEV.	COMPUTED	DATE
				DESIGNED	JAN 1984
				DRAWN JSC	SHEET 1
				PROJ. ENGR. JEP	OF 1
MORTON & PITALO, INC.			RICHARDS BOULEVARD PARTNERS		
CIVIL ENGINEERING · PLANNING · SURVEYING			LOT 101 AND ADJACENT		
U.S. OF CALIFORNIA			FILE NO. 882902		

P 88454

LOT LINE ADJUSTMENT
LEGAL DESCRIPTION:

PROPOSED
PARCEL 1:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BANNON STREET LOCATED NORTH 89 DEGREES 40' 42" EAST 50.00 FEET FROM THE SOUTHEAST CORNER OF THE PARCEL OF LAND SHOWN ON A PARCEL MAP FILED MAY 26, 1983 IN BOOK 75 OF PARCEL MAPS, PAGE 30, RECORDS OF THE OFFICE THE COUNTY RECORDER OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 00 DEGREES 08' 59" EAST, ALONG A LINE 50.00 FEET EAST OF THE EASTERLY LINE OF THE LAND SHOWN AS PARCELS "C" AND "B" ON SAID PARCEL MAP, 412.73 FEET TO A POINT IN THE SOUTHERLY LINE OF RICHARDS BOULEVARD (80 FEET WIDE); THENCE SOUTH 89 DEGREES 51' 22" EAST ALONG SAID SOUTHERLY LINE, 1274.73 FEET TO A POINT, THENCE CONTINUING ALONG SAID SOUTHERLY LINE, EASTERLY ON A CURVE TO THE RIGHT, TANGENT TO SAID CURVE IS LAST DESCRIBED COURSE, HAVING A RADIUS OF 960 FEET AND A CENTRAL ANGLE OF 8 DEGREES 08' 45" AN ARC DISTANCE OF 136.48 FEET AND SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 85 DEGREES 42' 56" EAST 136.37 FEET TO A POINT; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 18 DEGREES 26' 57" WEST, ALONG THE NORTHWESTERLY LINE OF THE 1.433 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED DECEMBER 31, 1962 FROM SOUTHERN PACIFIC COMPANY TO OLIVER AND COBURN, 313.60 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED; THENCE SOUTH 42 DEGREES 40' 01" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, 143.29 FEET TO A POINT; THENCE SOUTH 47 DEGREES 19' 59" WEST AT RIGHT ANGLES FROM LAST DESCRIBED COURSE, 85.00 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED DATED MARCH 30, 1966 FROM TITLE INSURANCE AND TRUST COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED MAY 05, 1967 IN BOOK 67-05-05, PAGE 327, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 60 DEGREES 06' 34" WEST, ALONG THE SOUTHEASTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 239.32 FEET TO A POINT IN THE NORTHEASTERLY AND NORTHERLY LINE OF BANNON STREET AS DESCRIBED IN DEED DATED FEBRUARY 13, 1931 FROM CHARLES MILES AND WIFE TO COUNTY OF SACRAMENTO, RECORDED IN BOOK 340, PAGE 344, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY AND WESTERLY ON A CURVE TO THE LEFT, ALONG LAST SAID NORTHEASTERLY AND NORTHERLY LINE, TANGENT TO SAID CURVE AT LAST MENTIONED POINT BEARS NORTH 19 DEGREES 46' 07" WEST, HAVING A RADIUS OF 280 FEET, A CENTRAL ANGLE OF 59 DEGREES 25' 02" AND AN ARC DISTANCE OF 290.37 FEET AND SAID ARC BEING SUBTENDED BY A CHORD BEARING NORTH 49 DEGREES 28' 38" WEST 277.53 FEET TO A POINT IN THE WESTERLY LINE OF LAND DESCRIBED AS PARCEL NO. 2 IN DEED DATED MAY 20, 1966 FROM TITLE INSURANCE AND TRUST COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED MAY 05, 1967 IN BOOK 67-05-05, PAGE 321, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 0 DEGREES 00' 42" EAST, ALONG LAST SAID WESTERLY LINE, 5.27 FEET TO A POINT IN SAID NORTHERLY LINE OF BANNON STREET (60 FEET WIDE); THENCE SOUTH 89 DEGREES 40' 42" WEST, ALONG LAST SAID NORTHERLY LINE, 928.73 FEET TO THE ACTUAL POINT OF BEGINNING.

P88-454

EXHIBIT B

259

PARCEL 2:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF NORTH "B" STREET LOCATED NORTH 71 DEGREES 33' 15" WEST 914.07 FEET FROM THE POINT OF INTERSECTION OF THE CENTERLINE OF SEVENTH STREET (80 FEET WIDE) WITH THE NORTHEASTERLY LINE OF NORTH "B" STREET (80 FEET WIDE) IN THE CITY OF SACRAMENTO; SAID POINT BEING IN THE EASTERLY LINE OF LAND DESCRIBED IN DEED DATED OCTOBER 14, 1868 FROM JOHN R. JOHNSON TO THE CENTRAL PACIFIC RAILROAD COMPANY OF CALIFORNIA, RECORDED OCTOBER 14, 1868 IN BOOK 46 OF DEEDS, PAGE 352, RECORDS OF SAID COUNTY; THENCE FROM SAID POINT OF BEGINNING NORTH 21 DEGREES 03' 17" EAST, ALONG SAID EASTERLY LINE, 446.72 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 89 DEGREES 58' 01" EAST, ALONG THE NORTHERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 101.27 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN SAID DEED DATED APRIL 9, 1928; THENCE NORTH 42 DEGREES 40' 01" WEST, ALONG SAID SOUTHWESTERLY LINE, 710.82 FEET TO THE MOST EASTERLY CORNER OF LAND DESCRIBED IN DEED DATED MARCH 30, 1966 FROM TITLE INSURANCE AND TRUST COMPANY TO SOUTHERN PACIFIC COMPANY, RECORDED MAY 05, 1967 IN BOOK 67-05-05, PAGE 327, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 47 DEGREES 19' 59" EAST, AT RIGHT ANGLES FROM LAST DESCRIBED COURSE, 85.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF A 1.433 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED DECEMBER 31, 1962 FROM SOUTHERN PACIFIC COMPANY TO OLIVER AND COBURN; THENCE SOUTH 42 DEGREES 40' 01" EAST, ALONG LAST SAID SOUTHWESTERLY LINE AND CONTINUING ALONG THE SOUTHWESTERLY LINE OF THE LAND DESCRIBED IN DEED DATED JANUARY 20, 1961 FROM SOUTHERN PACIFIC COMPANY TO ESTATE OF EMMERON J. WALLNER, ET AL., RECORDED MAY 03, 1961 IN BOOK 4239, PAGE 6, OFFICIAL RECORDS OF SAID COUNTY, 279.28 FEET TO A POINT IN THE NORTHWESTERLY LINE OF NORTH FIFTH STREET (80 FEET WIDE); THENCE NORTH 18 DEGREES 26' 57" EAST, ALONG LAST SAID NORTHWESTERLY LINE, 533.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF RICHARDS BOULEVARD (80 FEET WIDE); THENCE SOUTH 71 DEGREES 40' 24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, 80 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF SAID NORTH FIFTH STREET; THENCE SOUTH 18 DEGREES 26' 57" WEST, ALONG LAST SAID SOUTHEASTERLY LINE, 577.30 FEET TO THE MOST WESTERLY CORNER OF THE 2.391 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 24, 1960 FROM SOUTHERN PACIFIC COMPANY TO APPLGATE WAREHOUSE COMPANY; THENCE SOUTH 42 DEGREES 40' 01" EAST, ALONG THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 331.20 FEET TO THE MOST SOUTHERLY CORNER OF LAND DESCRIBED IN LAST SAID DEED; THENCE NORTH 18 DEGREES 26' 57" EAST, ALONG THE EASTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED, 437.98 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF THE 2.115 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED AUGUST 24, 1966 FROM SOUTHERN PACIFIC COMPANY TO WALKUP COMPANY; THENCE SOUTH 71 DEGREES 40' 24" EAST ALONG LAST SAID SOUTHWESTERLY LINE, 16.89 FEET TO THE EASTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED; THENCE NORTH 18 DEGREES 26' 57" EAST, ALONG LAST SAID EASTERLY LINE, 299.92 FEET TO A POINT IN SAID SOUTHWESTERLY LINE OF RICHARDS BOULEVARD; THENCE SOUTH 71 DEGREES 40' 24" EAST, ALONG LAST SAID SOUTHWESTERLY LINE, 65.62 FEET TO A POINT IN THE WESTERLY LINE OF THE 19.565 ACRE PARCEL OF LAND DESCRIBED IN DEED DATED DECEMBER 12, 1941 FROM

P88-454

EXHIBIT B

H 30

SOUTHERN PACIFIC COMPANY TO ENGLISH ESTATE COMPANY; THENCE ALONG LAST SAID WESTERLY LINE, THE FOLLOWING BEARINGS AND DISTANCES: (1) SOUTH 18 DEGREES 26' 57" WEST 555.79 FEET (2) ON A CURVE TO THE LEFT, TANGENT TO SAID CURVE IS LAST DESCRIBED COURSE, HAVING A RADIUS OF 548.14 FEET AND A CENTRAL ANGLE OF 38 DEGREES 38' 01" AND AN ARC DISTANCE OF 369.60 FEET AND SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 00 DEGREES 52' 04" EAST 362.64 FEET; (3) SOUTH 20 DEGREES 11' 04" EAST 265.79 FEET AND (4) A CURVE TO THE LEFT, TANGENT TO SAID CURVE IS LAST DESCRIBED COURSE, HAVING A RADIUS OF 548.14 FEET AND A CENTRAL ANGLE OF 27 DEGREES 35' 44" AND AN ARC DISTANCE OF 264.00 FEET AND SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 33 DEGREES 58' 56" EAST 261.46 FEET TO A POINT IN THE NORTHEASTERLY LINE OF LAND OF THE 0.43 OF AN ACRE PARCEL OF LAND DESCRIBED IN DEED DATED JUNE 12, 1946 FROM SOUTHERN PACIFIC COMPANY TO THE COUNTY OF SACRAMENTO; THENCE NORTH 71 DEGREES 33' 15" WEST ALONG LAST SAID NORTHEASTERLY LINE, 568.03 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 21 DEGREES 13' 45" WEST, ALONG THE NORTHWESTERLY LINE OF LAND DESCRIBED IN LAST SAID DEED 30.04 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LAND DESCRIBED IN SAID DEED DATED APRIL 9, 1928 FROM ENGLISH ESTATE COMPANY TO SOUTHERN PACIFIC COMPANY, BEING ALSO THE NORTHEASTERLY LINE OF SAID NORTH "B" STREET; THENCE NORTH 71 DEGREES 33' 15" WEST, ALONG LAST SAID SOUTHWESTERLY LINE, 155.76 FEET TO THE ACTUAL POINT OF BEGINNING.

P88-454

EXHIBIT B

1139