

# CITY PLANNING COMMISSION

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

APPLICANT	THE SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
OWNER	Blair Leasing Co. P O Box 1294, Sacramento, CA 95805		
PLANS BY	The Spink Corporation, 2590 Venture Oaks Way., Sacramento, CA 95833		
FILING DATE	7/15/88	ENVIR. DET.	Ex. 15305 a
ASSESSOR'S PCL. NO.	003-085-004,005,016		REPORT BY DEE:vf

**APPLICATION:** Lot Line Adjustment to merge three lots totaling 1.0+ acres into two lots in the Heavy Commercial (C-4) zone.

**LOCATION:** A portion of the north half of block bounded by B, C, 23rd and 24th Streets.

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge three lots for future development.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial Warehouse
1980 Central City Community	
Plan Designation:	Heavy Commercial
Existing Zoning of Site:	Heavy Commercial (C-4) zone
Existing Land Use of Site:	Light Industrial, Commercial

**Surrounding Land Use and Zoning:**

North: Vacant; M-2  
South: Commercial/Residential; C-2, C-4, R1B  
East : Commercial; C-4  
West : Light Industrial; C-4

Property Dimensions:	Irregular
Property Area:	1.0+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site consists of three partially developed lots totaling 1.0+ acre in the Heavy commercial (C-4) zone. The site is developed with Light Industrial and Commercial uses. The City's General Plan designates the site as Heavy Commercial-Warehouse. Surrounding land uses include vacant and developed lots zoned M-2 to the north; Commercial/Residential zoned C-2, C-4, and R1B to the south; Commercial zoned C-4 to the East; and Light Industrial zoned C-4 to the west.
- B. The applicant is requesting a lot line adjustment to merge three lots into two lots in order to allow future development of the site. The applicant has not specified any future use or building size for the two proposed lots. The lot line adjustment will result in two lots 0.6+ ac. and 0.4+ ac. in size. Staff has no objection to this request.

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- C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Real Estate, and Police Department. No comments have been received.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt pursuant to Section 15305 (a) of the California Environmental Quality Act (CEQA) guidelines.

RECOMMENDATION: Staff recommends that the Planning Commission 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 PARCELS 4, 5, AND  
16 OF SACRAMENTO COUNTY ASSESSOR'S BOOK 3, MAP NO. 8.

(APN: 003-085-004,005,016)

(P88-313)

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at north half block bounded by B, C, 23rd and 24th Streets; and

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

**WHEREAS**, the lot line adjustment is consistent with the General Plan and Central City 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 on the north half block bounded by B, C, 23rd and 24th Streets, 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.
2. Pay off or segregate any existing bonds or assessments.

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CHAIRPERSON

ATTEST:

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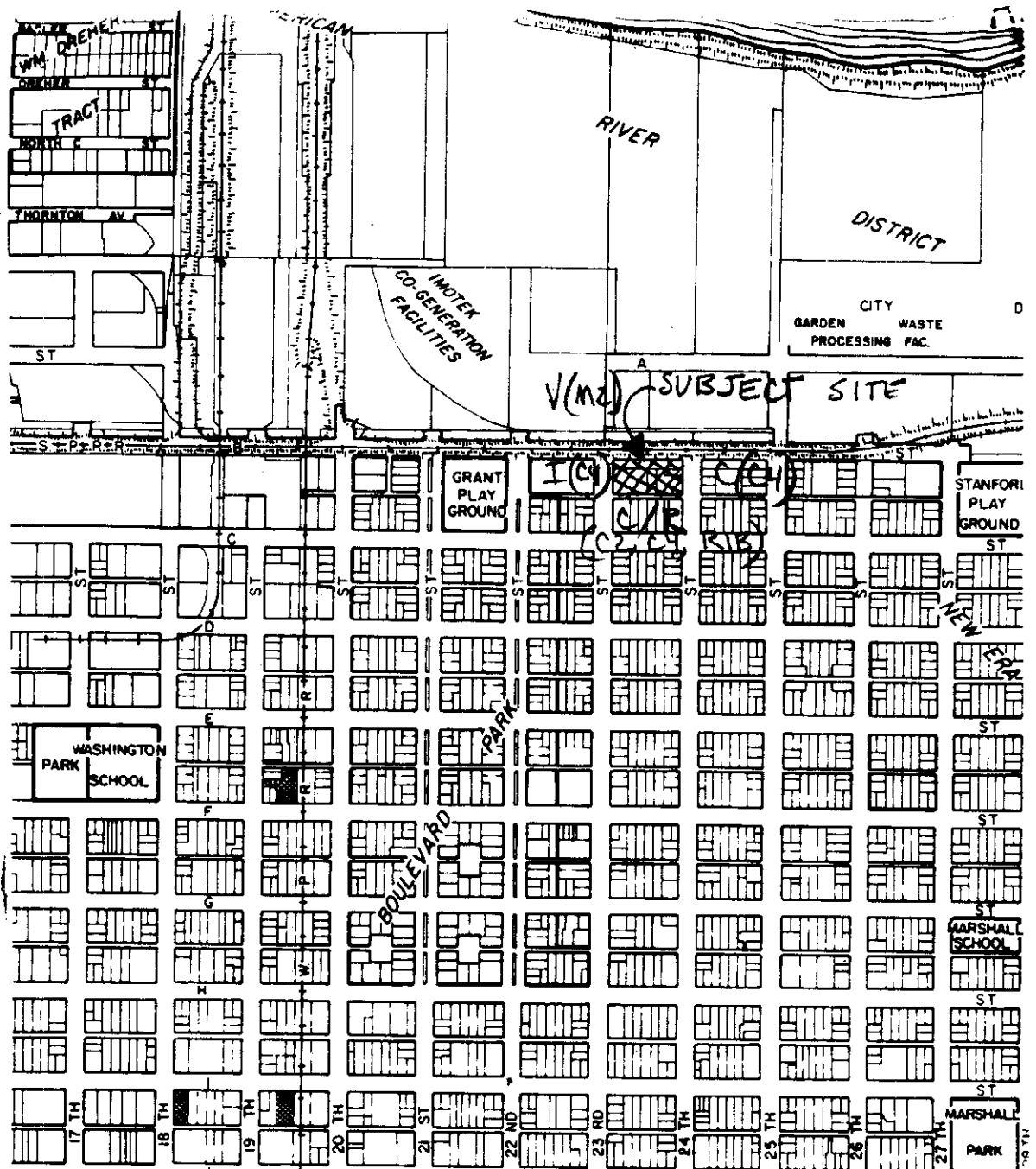
SECRETARY TO CITY PLANNING COMMISSION

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= vacant  
 I = industrial  
 C = Commercial  
 R = residential

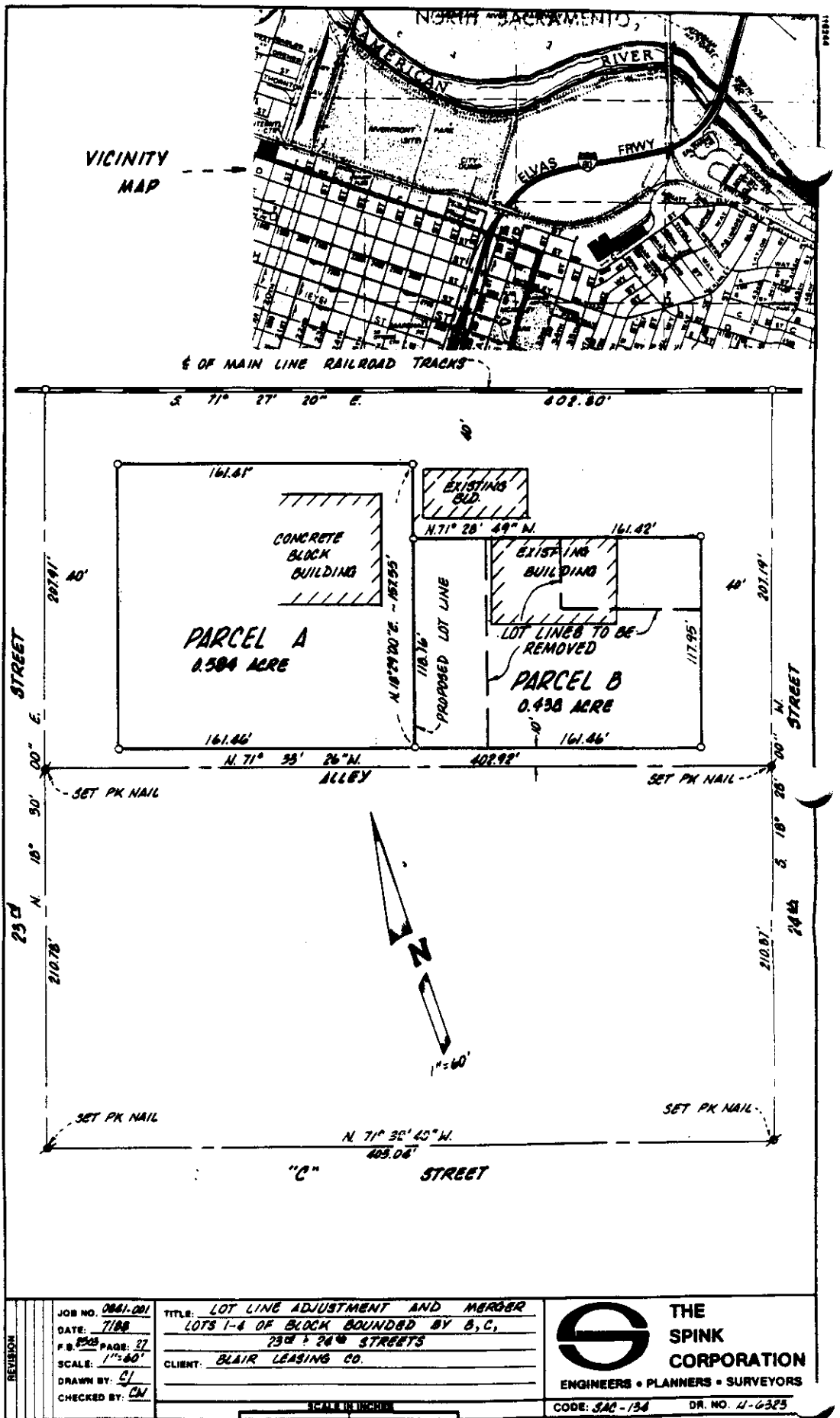
M2 = Heavy industrial  
 C4 = Heavy Commercial  
 R1B = single or two family residential

# VICINITY - LAND USE - ZONING

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EXHIBIT A

1-26-89

7-17

DESCRIPTION OF PROPOSED PARCELS

PARCEL A:

Lot 1 and Lot 2 in the block bounded by "B", "C", 23rd and 24th Streets in the City of Sacramento, according to the official plat thereof, described as follows:

Beginning at the most Westerly corner of said Lot 1; thence from said point of beginning along the Northwesterly line thereof North 18° 30' 00" East 157.84 feet to the most Northerly Corner of said Lot 1; thence along the Northeasterly line of said Lot 1 and said Lot 2 South 71° 27' 20" East 161.41 feet to the most Easterly corner of said Lot 2; thence along the Southeasterly line of Lot 2 South 18° 29' 00" West 157.55 feet to the most Southerly corner of said Lot 2; thence along the Southwesterly line of said Lot 2 and the Southwesterly line of said Lot 1 North 71° 33' 26" West 161.46 feet to the point of beginning, containing 0.584 acre, more or less.

PARCEL B:

All that portion of Lots 3 and 4 in the block bounded by "B", "C", 23rd and 24th Streets in the City of Sacramento, according to the official plat thereof, described as follows:

Beginning at the most Southerly corner of said Lot 4; thence along the Southwesterly lines of Lots 4 and 3 respectively, North 71° 33' 26" West 161.46 feet to the most Westerly corner of said Lot 3; thence along the Northwesterly line of said Lot 3 North 18° 29' 00" East 118.16 feet to the most Westerly corner of the North one-quarter of said Lots 3 & 4; thence along the Southerly line of said North one-quarter South 71° 28' 49" East 161.42 feet to the Southeasterly line of said Lot 4; thence along last said Southeasterly line South 18° 28' 00" West 117.95 feet to the point of beginning, containing 0.438 acre, more or less.

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EXHIBIT B

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