

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	William Cola, 1430 Alhambra Blvd. #200, Sacramento 95816		
OWNER	Chuck Massie, P.O. Box 19038, Sacramento 95816		
PLANS BY	Morton and Pitalo Inc., 1430 Alhambra Blvd., Suite 200, Sacramento 95816		
FILING DATE	3-11-85	50 DAY CPC ACTION DATE	REPORT BY: CV:jl
NEGATIVE DEC	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 001-200-20 & 21

APPLICATION: Lot line adjustment to relocate existing lot line 50+ feet northerly on 9+ acres in the Heavy Industrial-American River Parkway Corridor (M-2(PC)) Zone.

LOCATION: North terminus of Sequoia Pacific Blvd. (Richards Blvd. area)

PROPOSAL: The applicant is requesting the necessary entitlement to relocate the common property line to accommodate the proposed warehouse/commercial structure.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1965 Industrial Park Community  
Plan Designation: Industrial  
Existing Zoning of Site: Heavy Industrial Zone: M-2 & Heavy Industrial Zone  
American River Parkway Corridor: M-2(PC)

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; American River; ARPC-F  
South: Vacant; Industrial; M-2  
East: Sacramento County Sheriff's Work Release Center; M-2(PC)  
West: Warehouse; M-2(PC)

Property Dimensions: Irregular  
Property Area: 9 + acres  
Square Footage of Building: 102,000 sq. ft.  
Height of Building: 20 ft.+  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Colors: Earthtones  
Exterior Building Materials: Concrete

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two separate vacant parcels (D & E) totalling 9+ acres located in the M-2 and M-2(PC) zones. On March 28, 1985 (P85-041) the Commission approved a Special Permit for a 102,000 square foot office and warehouse building. The applicant proposed to relocate the existing common property line 50+ feet to the north to more precisely accommodate the proposed site plan for the office and warehouse building to be located on Parcel D. Also, Parcel E will contain a larger area for future development.

B. The applicant's plans have been reviewed by the offices of City Traffic Engineer, Real Estate, and Engineering. There were no objections to the proposed lot line adjustment.

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

STAFF RECOMMENDATION: Staff recommends 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

APPROVING A LOT LINE ADJUSTMENT FOR ALL  
THAT PORTION OF PARCELS D AND E SHOWN ON THAT  
CERTAIN PARCEL MAP FILED IN BOOK 18 OF PARCEL MAPS,  
PAGE 35, OFFICIAL RECORDS OF SACRAMENTO COUNTY AND AS SHOWN  
ON ASSESSOR'S PARCELS 1-200-20 AND 21.

(P85-129)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the north terminus of Sequoia and Pacific Blvds., approximately 500 feet north of Richards Blvd.

WHEREAS, the lot line merger 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 City General Plan and the 1965 Industrial Park Community Plan;

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

that the lot line adjustment for property located at the north terminus of Sequoia Pacific Blvd. approximately 500 feet north of Richards Blvd., City of Sacramento, be approved as shown and described in Exhibits C, D and E attached hereto.

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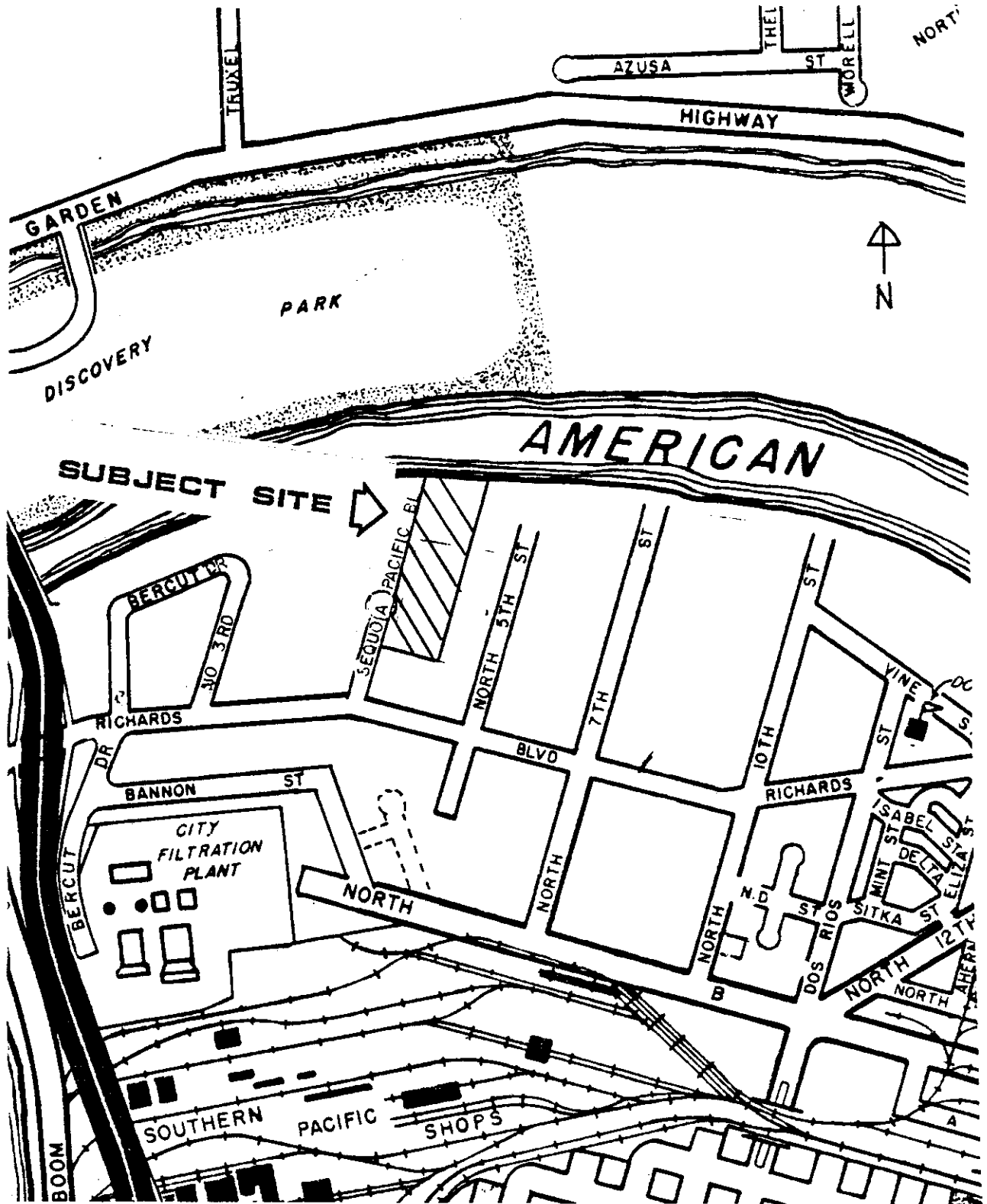
CHAIR

ATTEST;

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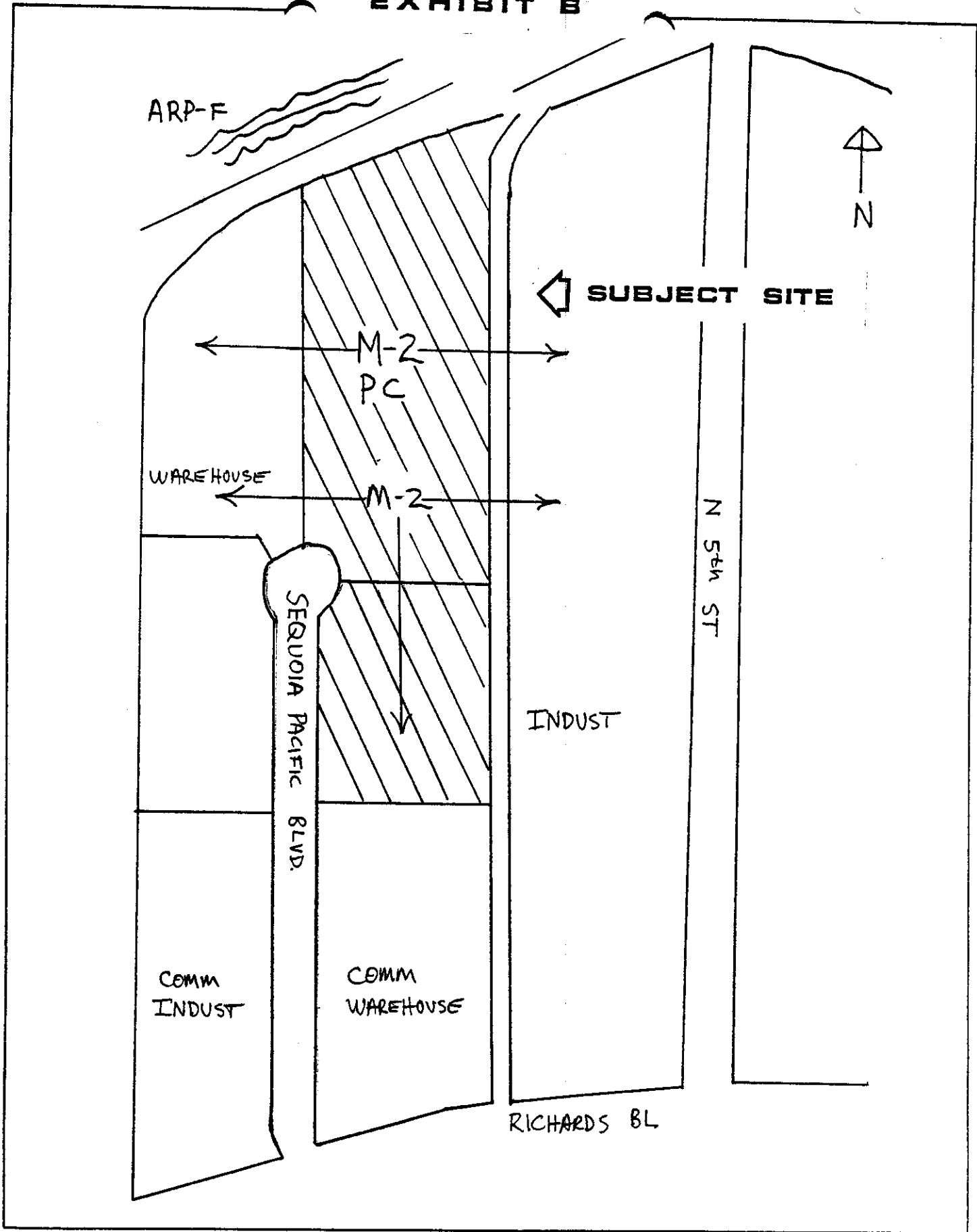
SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT A



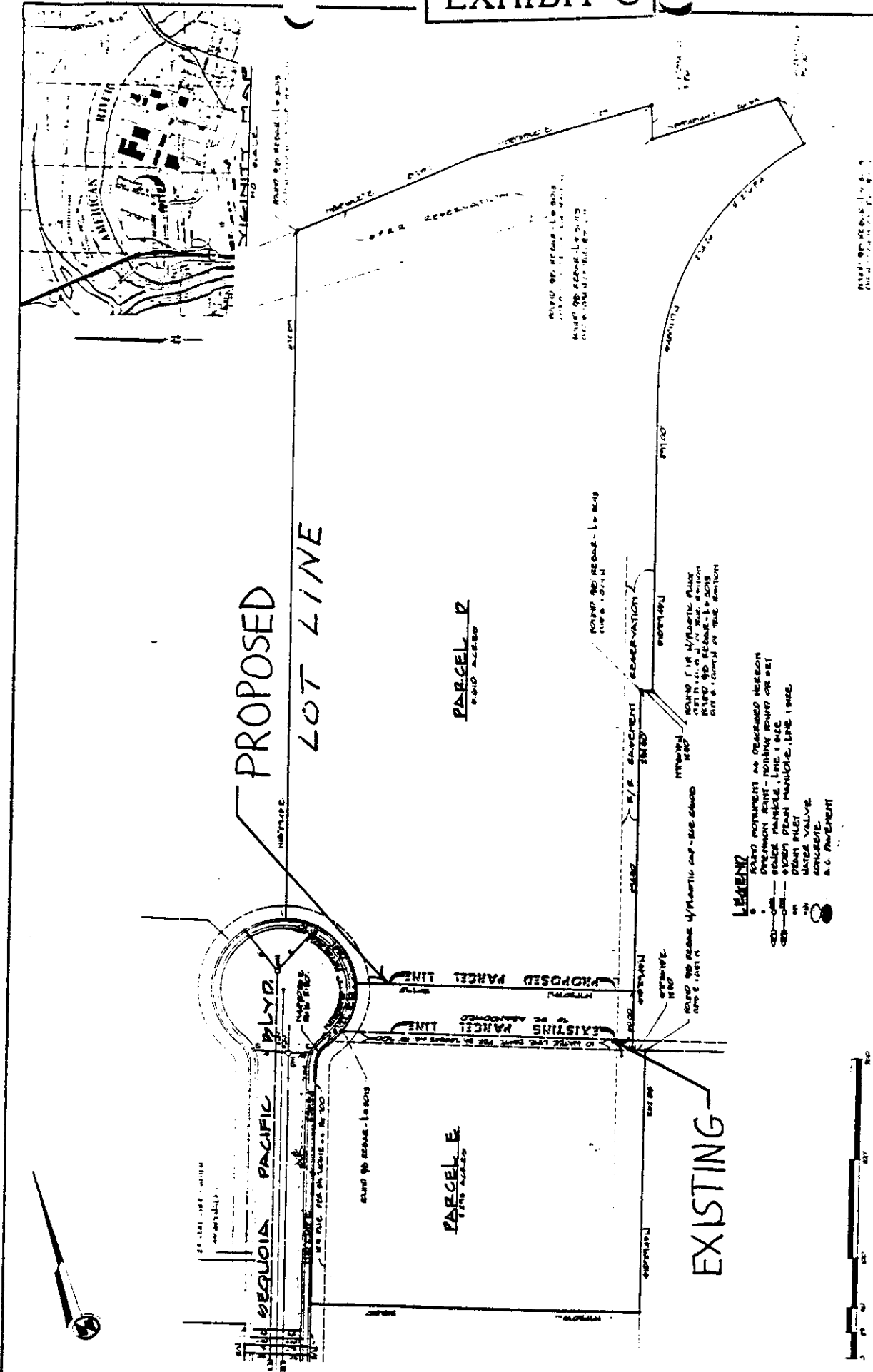
VICINITY MAP

EXHIBIT B



LAND USE & ZONING MAP

# EXHIBIT C



FILE NO SHEET

A.P. 01-200-20:21

**LOT LINE ADJUSTMENT**  
**PARCELS D & E - 18 PM 39**  
**COUNTY OF SACRAMENTO, CALIFORNIA**

**MORTON & PITALO, INC.**  
CIVIL ENGINEERING  
PLANNING SURVEYING

**mp**

ARCHITECT: \_\_\_\_\_  
ENGINEER: \_\_\_\_\_  
PLANNER: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_

NO.	DATE	BY	CHECKED	SCALE	PROJECT	SHEET	TOTAL



MORTON & PITALO, INC.

Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

February 26, 1985  
84-0277

LOT LINE ADJUSTMENT  
ADJUSTED PARCEL E - 18 PM 35  
ASSESSOR'S PARCEL NUMBER 1-200-20

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

Parcel E, together with all that portion of Parcel D, as shown on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 35, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Parcel E; thence, from said point of beginning, along the Westerly lines of said Parcels E and D, the following three (3) courses: (1) North  $18^{\circ}29'45''$  East 236.54 feet; (2) along the arc of a tangent curve to the right, concave Southeasterly, having a radius of 30.00 feet, subtended by a chord bearing North  $44^{\circ}20'26''$  East 26.16 feet to a point of reverse curvature; and (3) along the arc of a tangent curve to the left, concave Northwesterly, having a radius of 70.00 feet, subtended by a chord bearing North  $41^{\circ}08'21''$  East 67.97 feet; thence, leaving said Westerly line, South  $71^{\circ}30'15''$  East 267.93 feet to a point in the Easterly line of said Parcel D; thence, along the Easterly lines of Parcels D and E, and along the Southerly line of Parcel E, the following four (4) courses: (1) South  $18^{\circ}29'45''$  West 60.00 feet; (2) South  $71^{\circ}36'15''$  East 12.50 feet; (3) South  $18^{\circ}29'45''$  West 262.83 feet; and (4) North  $71^{\circ}30'15''$  West 318.00 feet to the point of beginning.

Refer this description to your title company before incorporating it into any document.

P 85129

EXHIBIT E



February 26, 1985  
84-0277

MORTON & PITALO, INC.  
Civil Engineering, Planning, Surveying  
1430 Alhambra Blvd., Suite 200  
Sacramento, Ca. 95816  
916/454-9600

LOT LINE ADJUSTMENT  
ADJUSTED PARCEL D - 18 PM 35  
ASSESSOR'S PARCEL NUMBER 1-200-21

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

All that portion of Parcel D, as shown on that certain Parcel Map filed in Book 18 of Parcel Maps, Page 35, Official Records of Sacramento County, described as follows:

BEGINNING at the Southwest corner of said Parcel D, said corner also being a point in the Northerly right-of-way line of Sequoia Pacific Boulevard, as shown on said Parcel Map; thence, from said point of beginning, along the Westerly, Northerly and Easterly lines of said Parcel D, the following ten (10) courses: (1) North  $18^{\circ}29'45''$  East 672.89 feet; (2) North  $84^{\circ}16'00''$  East 187.57 feet; (3) South  $88^{\circ}35'00''$  East 177.29 feet; (4) South  $18^{\circ}29'45''$  West 31.86 feet; (5) North  $89^{\circ}48'45''$  East 126.53 feet; (6) South  $12^{\circ}07'11''$  East 50.00 feet; (7) along the arc of a tangent curve to the left, concave Southeasterly, having a radius of 276.84 feet, subtended by a chord bearing South  $48^{\circ}11'17''$  West 274.26 feet; (8) South  $18^{\circ}29'45''$  West 297.00 feet; (9) North  $71^{\circ}36'15''$  West 12.50 feet; and (10) South  $18^{\circ}29'45''$  West 294.50 feet; thence, leaving said Easterly line, North  $71^{\circ}30'15''$  West 267.93 feet to a point in the Easterly right-of-way line of Sequoia Pacific Boulevard, as shown on said Parcel Map; thence, along said Easterly line, along the arc of a curve to the left, concave Southwesterly, having a radius of 70.00 feet, subtended by a chord bearing North  $29^{\circ}42'20''$  West 93.31 feet to the point of beginning.

Refer this description to your title company  
before incorporating it into any document.

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