

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, Inc., 811-J St., Sacto., CA 95814				
OWNER	Frank/Leona Luckenbill, 8188 Belvedere Ave., Sacto., CA				
PLANS BY	JTS Engineering Consultants, Inc., 811-J St., Sacto., CA 95814				
FILING DATE	3-15-82	50 DAY CPC ACTION DATE		REPORT BY	JIT:kh
Exempt:					
NEGATIVE DEC.	15105 (a)	EIR		ASSESSOR'S PCL NO.	061-061-15,38

APPLICATION: Lot Line Adjustment

LOCATION: 8175 and 8169 Alpine Avenue

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1967 College Greens	
Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; M-2
South:	Warehouse and Single Family; M-2
East:	Single Family Dwelling; M-2
West:	Warehouse; M-2

Property Dimensions:	376.00' x 559.72'
Property Area:	4.76 acres
Topography:	Flat
Street Improvements:	Existing
Existing Utilities:	Available to Site

STAFF EVALUATION: The subject site consists of two vacant parcels which are presently vacant. The applicant purposes to readjust the north/south property line 40' to the west so that the future warehouse building will align with the new building to the north. The subject properties are zoned M-2 (Heavy Industrial). The staff has no objections to the proposal.

The proposal was reviewed by the offices of the Traffic Engineering, Water and Sewer Division, Building Inspections, Fire and Planning Departments. There were no objections to the request. The City Engineer recommended the following conditions for this lot line adjustment:

1. The applicant shall submit closure calculations for each parcel and overall boundary of of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105 (a)).

STAFF RECOMMENDATION: The staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

000849

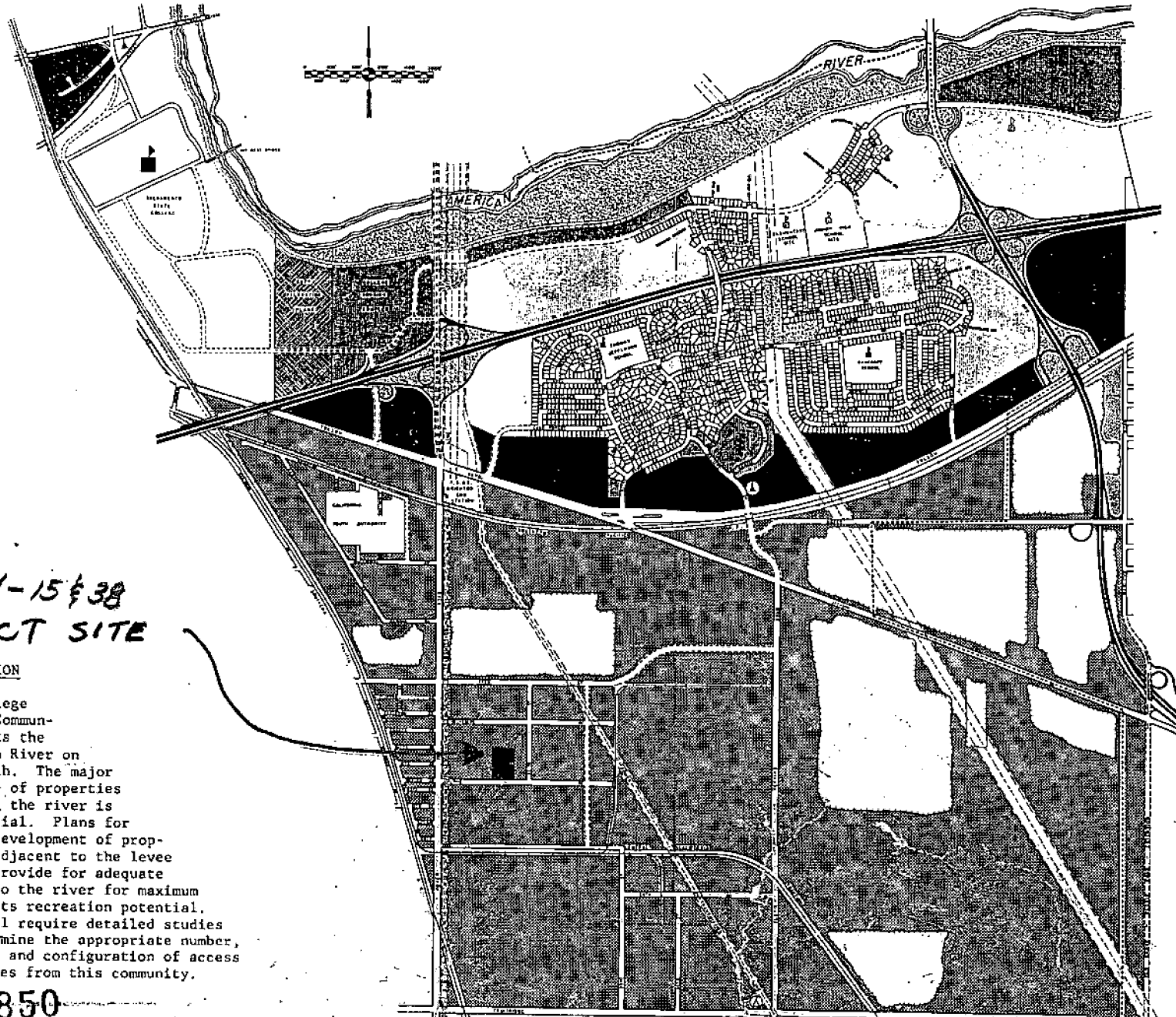
APPLC. NO. P-82-069













MEETING DATE April 22, 1982

CPC ITEM NO. #14

1967

# COLLEGE GREENS COMMUNITY PLAN



-  LIGHT DENSITY RESIDENTIAL
-  LIGHT DENSITY MULTIPLE FAMILY
-  MEDIUM DENSITY MULTIPLE FAMILY
-  PUBLIC SERVICE FACILITY
-  GENERAL COMMERCIAL
-  INDUSTRIAL
-  PARK OR OPEN SPACE
-  EXISTING SCHOOL
-  PROPOSED SCHOOL
-  EXISTING FIRE STATION
-  PROPOSED FIRE STATION
-  GRAVEL PIT

APN:  
 061-061-15 & 38  
 SUBJECT SITE

### RECREATION

The College Greens Community abuts the American River on the north. The major land use of properties abutting the river is residential. Plans for future development of properties adjacent to the levee should provide for adequate access to the river for maximum use of its recreation potential. This will require detailed studies to determine the appropriate number, location and configuration of access facilities from this community.

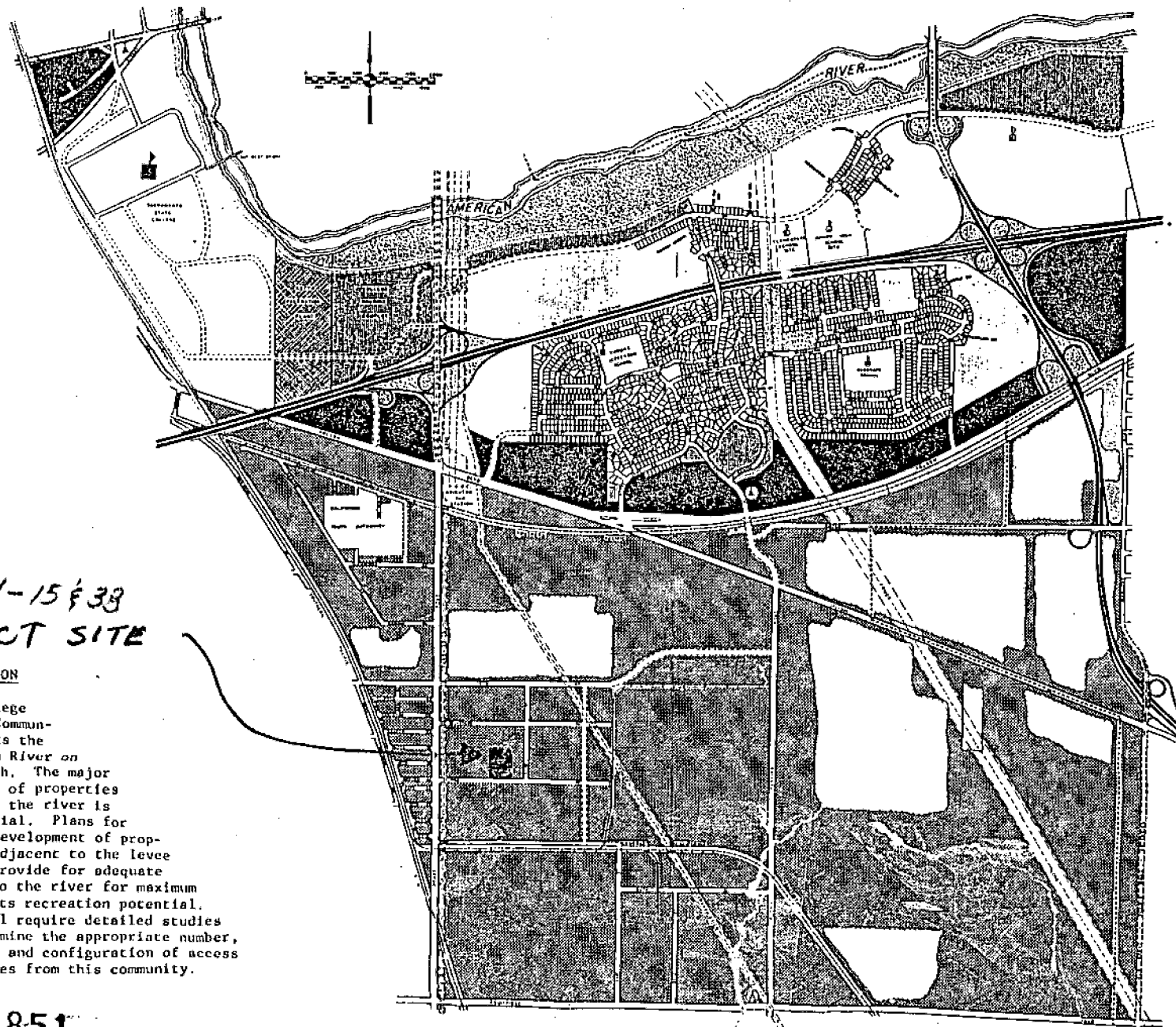
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



7/1 #

1967  
**COLLEGE GREENS COMMUNITY PLAN**

P-82-069

April 22, 1982



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#14

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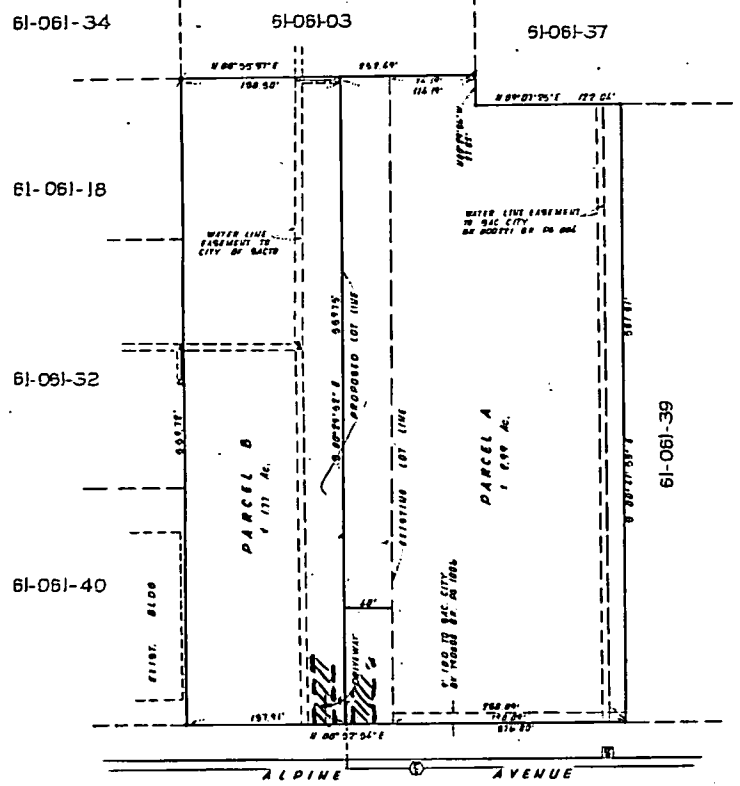
P-82-069

April 22, 1982

#14



SCALE 1" = 50'



**LEGAL DESCRIPTION**

**PARCEL X**

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

All that portion of Lots 43, 44 and 45, as shown on the Plat of Survey hereon filed in Book 8 of Maps, Map No. 13, Official Records of Sacramento County, described as follows:

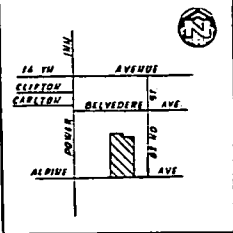
BEING that a parcel in the Northernly line of said Lot 44, from which point the intersection of the southerly line of 2nd Street with Alpine Avenue, as shown on that certain Record of Survey filed in Book 8 of Maps, Page 47, Official Records of Sacramento County, bears the following two (2) courses: (1) South 63°27'06" East 20.00 feet to a point in the aforementioned quarter of Alpine Avenue; and (2) along said quarterline, South 22°53'54" East 277.06 feet thence thence, from said point of beginning, along the southerly line of said Lot 44 and 45, South 22°53'54" East 270.09 feet thence, along said quarterline, South 66°29'36" West 330.73 feet to a point in the northerly line of said Lot 43; thence, along said quarterline, South 66°53'57" East 24.13 feet thence, along said northerly line, South 66°29'36" East 27.57 feet thence, North 66°07'23" East 277.06 feet thence, South 66°11'32" East 222.22 feet to the point of beginning.

**PARCEL B**

**PROBUCATAGE**

This land property situated in the County of Sacramento, State of California, described as follows:

BEING that a parcel in the Northernly line of said Lot 44, from which point the intersection of the southerly line of 2nd Street with Alpine Avenue, as shown on that certain Record of Survey filed in Book 8 of Maps, Page 47, Official Records of Sacramento County, bears the following two (2) courses: (1) South 63°27'06" East 20.00 feet to a point in the aforementioned quarter of Alpine Avenue; and (2) along said quarterline, South 22°53'54" East 277.06 feet thence thence, from said point of beginning, along the southerly line of said Lot 44 and 45, South 22°53'54" East 270.09 feet thence, along said quarterline, South 66°29'36" West 330.73 feet to a point in the northerly line of said Lot 43; thence, along said quarterline, South 66°53'57" East 24.13 feet thence, along said northerly line, South 66°29'36" East 27.57 feet thence, North 66°07'23" East 277.06 feet thence, South 66°11'32" East 222.22 feet to the point of beginning.



VICINITY MAP  
NO SCALE

**OWNER:** FRANK E. EDNA LUMBERL / ET AL  
818 BELVEDERE AVENUE, UNIT 1  
SACRAMENTO, CA  
(916)

**ENGINEER:** JTS ENGINEERING CONSULTANTS, INC.  
811 J STREET  
SACRAMENTO, CA 95814  
(916) 441-4708

**PROPOSED ZONING:** M-2

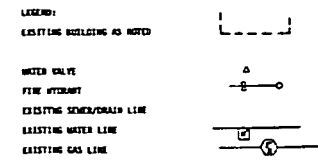
**PREPARED ZONING:** M-2

**SEWER/DRAINAGE:** CITY OF SACRAMENTO

**WATER:** CITY OF SACRAMENTO

**FILED:** CITY OF SACRAMENTO

**SCHOOL DISTRICT:** CITY OF SACRAMENTO



**NOTE:**

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS MAP WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. IT IS REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR THE EXISTENCE OF OTHER UNDETECTED OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS DRAWING.

EXHIBIT "B"  
69028 D

BENCHMARK ELEV. N/A

FIELD BOOK NO. PG.

**JTS ENGINEERING CONSULTANTS, INC.**  
811 J STREET  
SACRAMENTO, CALIFORNIA 95814 (916) 441-4708

DESIGNED N/A  
DRAWN H. HAMMARD  
CHECKED  
SCALE 1" = 50'  
SUBMITTED HCT

NO	DATE	REVISION	COUNTY APPROVAL	BY

**LOT LINE ADJUSTMENT EXHIBIT**

APR. 61-061-15 & 88

CITY OF SACRAMENTO CALIFORNIA

DATE 3/1/82  
SHEET 1 / 1  
JOB NO. 8121

000852

000852

000852

# EXHIBIT "A"

## PARCEL A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOTS 43, 44 AND 45, AS SHOWN ON THE PLAT OF KENNEDY ACRES, FILED IN BOOK 8 OF MAPS, MAP NO. 11, OFFICIAL RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT 44, FROM WHICH POINT THE INTERSECTION OF THE CENTERLINE OF 82ND STREET WITH ALPINE AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 31 OF SURVEYS, PAGE 47, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEARS THE FOLLOWING TWO (2) COURSES: (1) SOUTH  $01^{\circ}07'06''$  EAST 20.00 FEET TO A POINT IN THE AFOREMENTIONED CENTERLINE OF ALPINE AVENUE; AND (2) ALONG SAID CENTERLINE, NORTH  $88^{\circ}52'54''$  EAST, 277.86 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE SOUTHERLY LINE OF SAID LOTS 44 AND 45, SOUTH  $88^{\circ}52'54''$  WEST, 198.09 FEET; THENCE LEAVING SAID SOUTHERLY LINE, NORTH  $00^{\circ}29'52''$  WEST, 559.75 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 45; THENCE ALONG SAID NORTHERLY LINE NORTH  $88^{\circ}55'37''$  EAST, 74.19 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH  $00^{\circ}29'36''$  EAST, 27.82 FEET; THENCE NORTH  $89^{\circ}07'25''$  EAST, 122.04 FEET; THENCE SOUTH  $00^{\circ}41'53''$  EAST, 531.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A STRIP OF LAND 40.00 FEET IN UNIFORM WIDTH LYING WEST OF THE MOST WESTERLY LINE HEREIN DESCRIBED.

## PARCEL B

THAT REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

A PORTION OF LOT 45 OF THE PLAT OF KENNEDY ACRES ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, IN BOOK 8 OF MAPS, MAP NO. 11, FURTHER DESCRIBED AS:

ALL OF LOT 45 LYING WEST OF THE MOST WESTERLY LINE OF PARCEL A DESCRIBED ABOVE.

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P-82-069

April 22, 1982

#14