

# CITY PLANNING COMMISSION

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

APPLICANT	Timothy S. Train, 2604 21st Street, Sacramento, CA 95818				
OWNER	Browning/Wulff Partnership, P.O. Box 13895, Sacramento, CA 95853				
PLANS BY	Timothy S. Train, 2604 21st St., Sacramento, CA 95818				
FILING DATE	12-19-87	ENVIR. DET.	15305	REPORT BY	KMB:tc
ASSESSOR'S PCL. NO.	265-0280-038,042,057				

**APPLICATION:** Lot Line Adjustment to relocate a common property line between three lots on 17+ partially developed acres in the Heavy Industrial (M-2) zone.

**LOCATION:** 1546 Juliese Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to adjust a lot line between three lots in Cannon Industrial Park to correspond with existing lines of occupation.

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
1984 North Sacramento Community  
Plan Designation: Industrial  
Existing Zoning of Site: M-2  
Existing Land Use of Site: Industrial and Vacant

**Surrounding Land Use and Zoning:**

North: Industrial and Residential; M-2/R-2B  
South: Industrial 7-up; M-2  
East: RT Maintenance Facility; M-2  
West: Industrial/Warehouses; M-2

Property Dimensions: Irregular  
Property Area: 17.0 + acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

**PROJECT EVALUATION:**

- A. **Land Use and Zoning:** The subject site consists of three parcels totaling 17+ acres which are zoned M-2 (Heavy Industrial) and designated "Industrial" by both the 1974 General Plan and the 1984 North Sacramento Community Plan. Surrounding land uses include vacant and developed industrial land to the north, south, east and west, with some residential units to the north of a portion of the site.
- B. **Project Description:** The applicant proposes to adjust a common property line between three lots in Cannon Industrial Park to correspond with existing lines of occupation by existing structures. Staff has reviewed this request and has no objections.
- C. **Agency Review:** This project was reviewed by Traffic Engineering, Engineering and Real Estate, and the following comment was received.

**Real Estate:** Pay off existing assessment or file necessary segregation request and pay necessary fees.

APPLC.NO. P87-026 MEETING DATE January 22, 1987 ITEM NO. 26

ENVIRONMENTAL DETERMINATION

This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

RECOMMENDATION

Staff recommends approval of the lot line adjustment by adoption of the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF JANUARY 22, 1987

APPROVING A LOT LINE ADJUSTMENT TO

1546 Juliesse Avenue,

APN: 265-0280-038,042,057 (P87-026)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1546 Juliesse Avenue; 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 1984 North Sacramento 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 1984 North Sacramento 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 at 1546 Juliesse Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off existing assessment or file necessary segregation request and pay necessary fees.

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CHAIR

ATTEST:

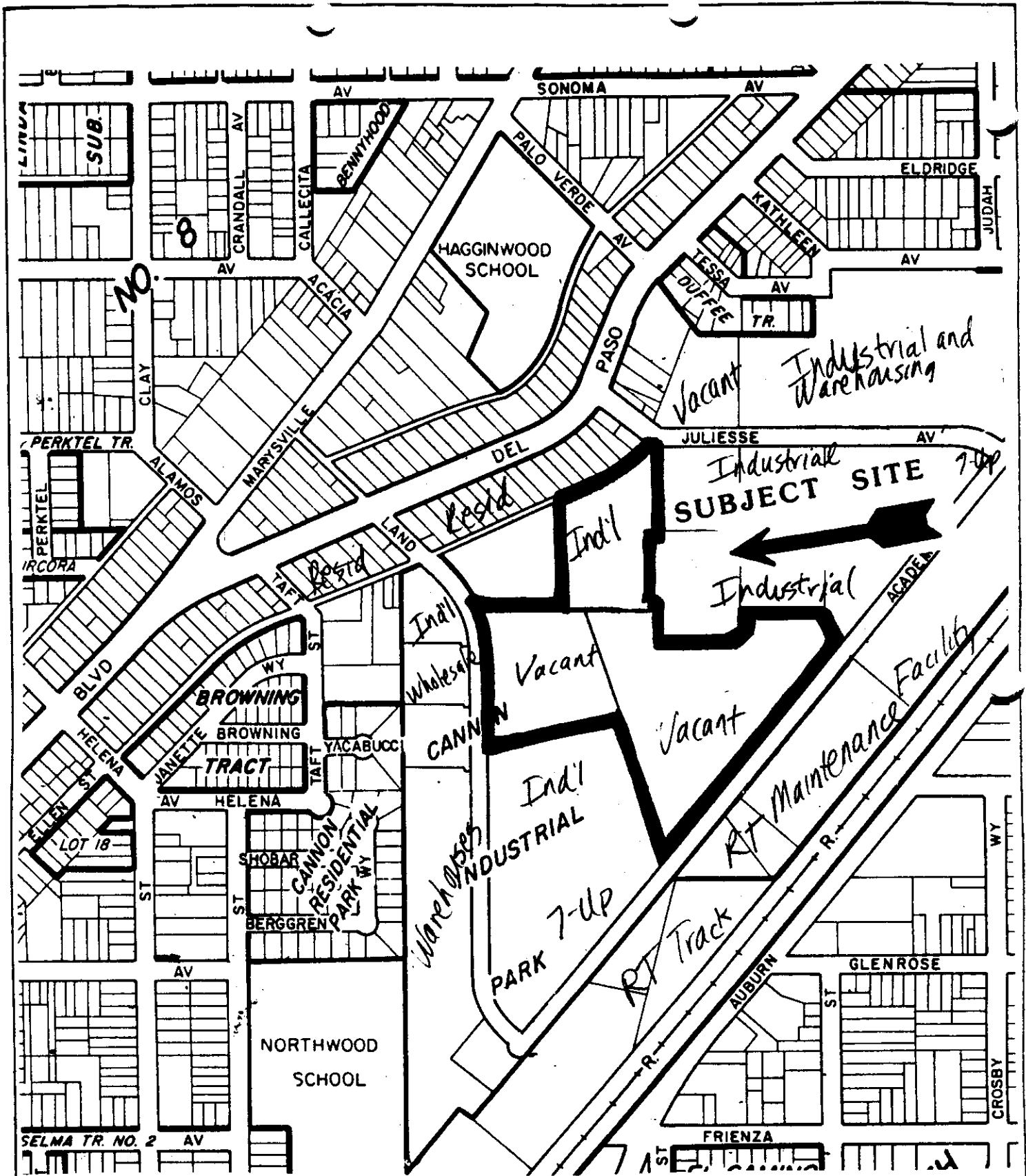
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SECRETARY TO CITY PLANNING COMMISSION

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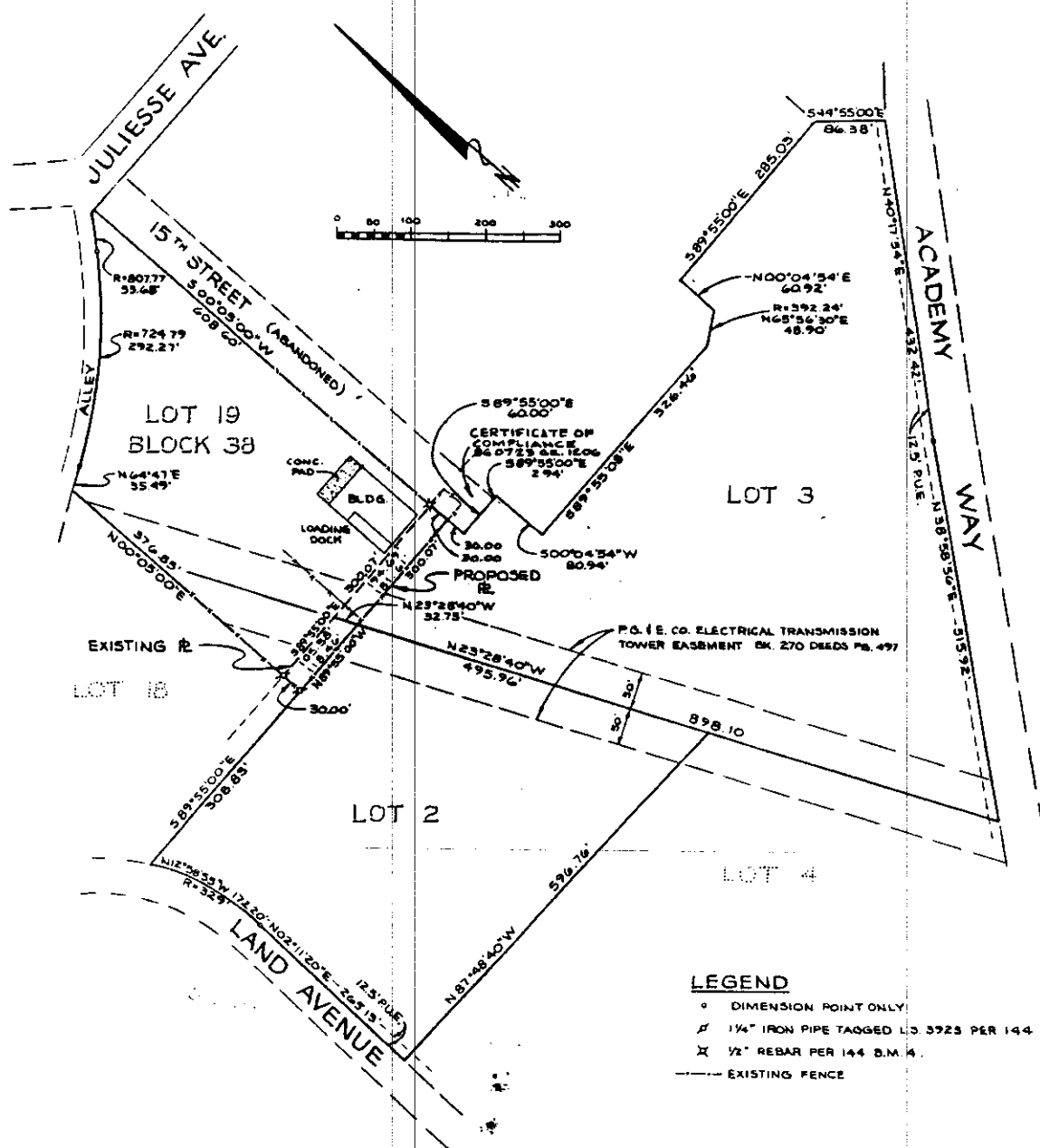


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**VICINITY - LAND USE - ZONING**



**SITE PLAN**  
**BOUNDARY LINE ADJUSTMENT**  
 LOT 19, BLOCK 38, NORTH SACRAMENTO SUBDIVISION  
 NO. 8 (13 BM 49) AND LOTS 2 & 3,  
 CANNON INDUSTRIAL PARK (144 BM 4)  
 CITY OF SACRAMENTO, STATE OF CALIFORNIA  
 TIMOTHY S. TRAIN, LAND SURVEYOR  
 DECEMBER 1986

- NOTES**
1. CURB, GUTTER & SIDEWALK ARE EXISTING ON LAND AVENUE & ACADEMY WAY.
  2. ADDITIONAL BUILDINGS ON LOT 19 NEAR THE ALLEY WERE NOT LOCATED.

**LEGEND**

- o DIMENSION POINT ONLY
- ⊥ 1/4" IRON PIPE TAGGED U.S. 3325 PER 144 B.M. 4.
- ⊗ 1/2" REBAR PER 144 B.M. 4.
- EXISTING FENCE

**EXHIBIT A**

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DESCRIPTION  
PROPOSED PARCEL A

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

Lot 19, Block 38 as said lot and block are shown and so designated on the official "Plat of North Sacramento Subdivision No. 8" filed in Book 13 of Maps, Map No. 49, Sacramento County Records.

TOGETHER WITH that portion of Lots 2 and 3 as said lots are shown and so designated on the official "Plat of Cannon Industrial Park" filed in Book 144 of Maps, Map No. 4, Sacramento County Records, described as follows:

Beginning at the most westerly corner of said Lot 3; thence, from said point of beginning, along the north line of said Lot 3 and the south line of said Lot 19, South  $89^{\circ}55'00''$  East 194.69 feet to the southeast corner of said Lot 19; thence, South  $00^{\circ}05'00''$  West 30.00 feet; thence, parallel with the north line of said Lots 2 and 3, North  $89^{\circ}55'00''$  West 300.07 feet to an angle in the boundary of said Lot 2, thence, along said boundary, the following two (2) courses: (1) North  $00^{\circ}05'00''$  East 30.00 feet and (2) South  $89^{\circ}55'00''$  East 105.38 feet to the point of beginning.

*Arthur Roecker*

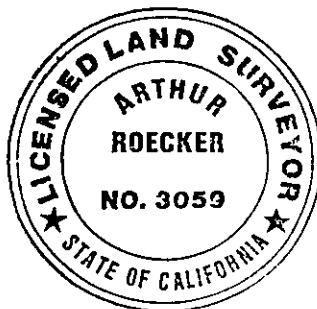


EXHIBIT B

P87026

DESCRIPTION  
PROPOSED PARCEL B

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

Lot 2 as said lot is shown and so designated on the official "Plat of Cannon Industrial Park" filed in Book 144 of Maps, Map No. 4, Sacramento County Records.

EXCEPTING THEREFROM all that portion thereof described as follows:

Beginning at the northeasterly corner of said Lot 2; thence, from said point of beginning, along the easterly line of said Lot 2, South 23°28'40" East 32.73 feet; thence, parallel with the north line of said Lot 2, North 89°55'00" West 118.46 feet to an angle in the boundary of said Lot 2; thence, along said boundary, the following two (2) courses: North 00°05'00" East 30.00 feet and (2) South 89°55'00" East 105.38 feet to the point of beginning.

*Arthur Roecker*



EXHIBIT B

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DESCRIPTION  
PROPOSED PARCEL C

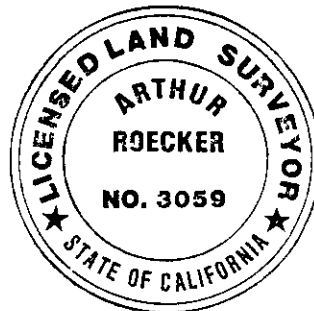
All that certain real property situate in the City of Sacramento,  
County of Sacramento, State of California, described as follows:

Lot 3 as said lot is shown and so designated on the official  
"Plat of Cannon Industrial Park" filed in Book 144 of Maps, Map  
No. 4, Sacramento County Records.

EXCEPTING THEREFROM all that portion thereof described as  
follows:

Beginning at the most westerly corner of said Lot 3; thence, from  
said point of beginning, along the north line of said Lot 3,  
South 89°55'00" East 194.69 feet; thence, South 00°05'00" East  
30.00 feet; thence, parallel with the north line of said Lot 3  
North 89°55'00" West 181.61 feet to the westerly line of said Lot  
3; thence, along said westerly line, North 23°28'40" West 32.73  
feet to the point of beginning.

*Arthur Roecker*



**EXHIBIT B**