

CITY PLANNING COMMISSION

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

APPLICANT	Bormuth Company; 734 Greenhaven Dr., Ste 155; Sac. CA 95831			
OWNER	Port Sacramento Land Company; 7311 Greenhaven Dr., Ste 155; Sac., CA 95831			
PLANS BY	Applicant			
FILING DATE	10-28-87	ENVIR. DET.	Ex 15305 a	
ASSESSOR'S-PCL. NO.	031-0051-010 thru 014		REPORT BY	FG

APPLICATION: Lot Line Adjustment to relocate the common property lines between five lots.

LOCATION: North side of Corporate Way, east of Lakecrest Village Shopping Center, west of Interstate 5 and south of Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots.

PROJECT INFORMATION:

1976 South Pocket Community	
Plan Designation:	Business/Professional Office
Existing Zoning of Site:	OB-PUD and C-2-PUD
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Residential; R-1
South: Vacant; OC-PUD, C-2-PUD
East : Vacant; OB-PUD
West : Shopping Center, Office; SC-PUD, OB-PUD

Property Dimensions:	Irregular
Property Area:	16.8+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site

BACKGROUND INFORMATION: On January 25, 1983, the City Council approved the necessary entitlements to create the Greenhaven Executive Park PUD on 62+ acres (P82-039). On October 8, 1987, the Planning Commission recommended approval of the necessary entitlements to rezone portions of the subject site, amend the PUD schematic plan and to develop a 104,000+ sq. ft. mini-storage facility (P87-398).

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of five lots which are zoned office building-planned unit development (OB-PUD) and general commercial-planned unit development (C-2-PUD). The site is designated for business/professional office use in the 1976 South Pocket Community Plan. Surrounding uses include undeveloped land, office, shopping center, residential and the I-5 freeway.

- B. The applicant is requesting to adjust the common property line between five lots to allow the sale of the reconfigured lots. In addition, the tentative map (P87-398) for the project which is pending on this site will not be approved and recorded in time to close escrow by the end of the year. The lot line adjustment is a temporary fix to allow escrow to close, however, when P87-398 is approved all map conditions will be complied with and the proposed projects will be developed accordingly.
- C. The proposal was reviewed by the City Engineer and Real Estate Divisions. The following comment was received:

Real Estate

Pay off any existing assessments or file necessary segregation request and fees.

ENVIRONMENTAL REVIEW: The proposal is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)).

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 PARCELS 5, 6, 7, 8 AND 9 AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED LOT A AND A PORTION OF LOT B AS SHOWN ON THE PARCEL MAP ENTITLED "PORTION OF PROJECTED SECTIONS 2 AND, T.7N; R.4E; M.D.B AND M. (031-0051-010 THRU 104) (P87-450)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the north side of Corporate Way, east of Lakecrest Village Shopping Center, west of Interstate 5 and south of Florin Road; 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 1976 South Pocket 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 business/professional office use by the 1976 South Pocket Community Plan and the propose 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 the north side of Corporate Way, east of Lakecrest Village Shopping Center, west of Interstate 5 and south of Florin Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

Pay off existing assessments or file necessary segregation request and fees.

CHAIRPERSON

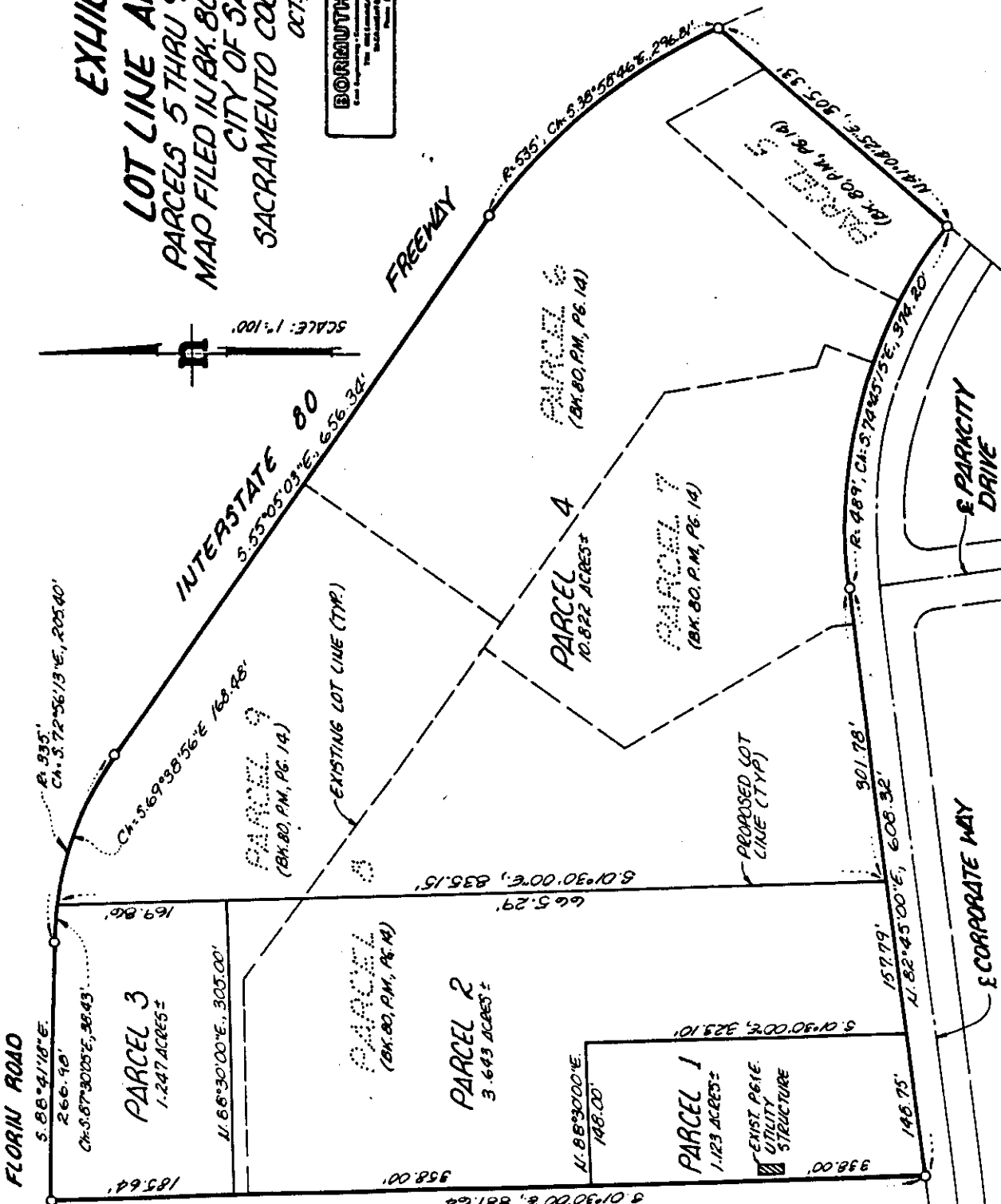
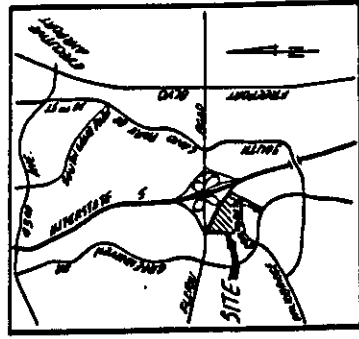
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT "A"
LOT LINE ADJUSTMENT
PARCELS 5 THRU 9 AS SHOWN ON THAT
MAP FILED IN BK. 80, PARCEL MAPS, PG. 14
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
OCT, 1987

BORNUTH COMPANY
 Civil Engineers and Surveyors
 1000 J Street, Suite 200
 Sacramento, California 95811
 Phone: 554-1111

NOTE:
 THE PROPERTY SHOWN HEREON IS
 VACANT LAND EXCEPT FOR THE
 UTILITY STRUCTURE SHOWN ON
 THE PROPOSED PARCEL 1



PS 7-450

12-3-87

Item 29

Legal Description

Parcel 1

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

A portion of Parcel 8, as shown on that certain Parcel Map entitled "Lot A and a portion of Lot B as shown on the Parcel Map entitled: "Portion of Projected Sections 2 & 3, T.7N., R.4E., M.D.B. & M. (45 P.M. 8)", filed March 1, 1984, in Book 80 of Parcel Maps, at Page 14, Sacramento County Records, more particularly described as follows:

Beginning at the southwest corner of said Parcel 8; thence from said point of beginning, North 01° 30' 00" West, along the Westerly boundary of said Parcel 8, 338.00 feet; thence North 88° 30' 00" East, 148.00 feet; thence South 01° 30' 00" East, 323.10 feet to a point on the southerly boundary of said Parcel 8, thence South 82° 45' 00" West, 148.75 feet to said point of beginning.

Date: 10/28/87

File: Parcel 1

CITY PLANNING DEPARTMENT

OCT 29 1987

RECEIVED

107-053

10-3-87

#129

Legal Description

Parcel 2

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

A portion of Parcels 8 and 9, as shown on that certain Parcel Map entitled "Lot A and a portion of Lot B as shown on the Parcel Map entitled: "Portion of Projected Sections 2 & 3, T.7N., R.4E., M.D.B. & M. (45 P.M.8)", filed March 1, 1984, in Book 80 of Parcel Maps, at Page 14, Sacramento County Records, more particularly described as follows:

Beginning at a point on the westerly boundary of said Parcel 8, from which point the Southwest corner of said Parcel 8 bears South $01^{\circ} 30' 00''$ East, 338.00 feet; thence from said point of beginning, North $01^{\circ} 30' 00''$ West, along the westerly boundary of said Parcels 8 and 9, 358.00 feet; thence North $38^{\circ} 30' 00''$ East, 305.00 feet; thence South $01^{\circ} 30' 00''$ East, 665.29 feet to a point on the southerly boundary of said Parcel 8; thence South $82^{\circ} 45' 00''$ West, along said southerly boundary, 157.79 feet; thence North $01^{\circ} 30' 00''$ West, 323.10 feet; thence South $88^{\circ} 45' 00''$ West, 148.00 feet to said point of beginning.

Date: 10/28/87

File: Parcel 2

887-451

12-3-87

AT 29

Legal Description

Parcel 3

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

A portion of Parcel 9, as shown on that certain Parcel Map entitled "Lot A and a portion of Lot B as shown on the Parcel Map entitled: "Portion of Projected sections 2 & 3, T.7N., R.4E., M.D.B. & M. (45 P.M.8)", filed March 1, 1984, in Book 80 of Parcel Maps, at Page 14, Sacramento County Records, more particularly described as follows:

Beginning at the northwest corner of said Parcel 9; thence from said point of beginning and along the northerly boundary of said Parcel 9 the following 2 (two) courses: (1) South $88^{\circ} 41' 18''$ East, 266.98 feet and (2) along the arc of a curve to the right having a radius of 335.00 feet, a central angle of $06^{\circ} 34' 34''$, an arc length of 38.45 feet, and a chord that bears South $87^{\circ} 30' 05''$ East, 38.43 feet; thence South $01^{\circ} 30' 00''$ East, 169.86 feet; thence South $88^{\circ} 30' 00''$ West, 305.00 feet to a point on the westerly boundary of said Parcel 8; thence North $01^{\circ} 30' 00''$ West, 185.63 feet to said point of beginning.

Date: 10/28/87

File: Parcel 3

Legal Description

Parcel 4

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

Parcels 5,6,7 and a portion of Parcels 8 and 9, as shown on that certain Parcel Map entitled "Lot A and a portion of Lot B as shown on the Parcel Map entitled "Portion of Projected sections 2 & 3, T.7N., R.4E., M.D.B. & M. (45 P.M.8)" filed March 1, 1984, in Book 80 of Parcel Maps, at Page 14, Sacramento County Records, more particularly described as follows:

Beginning at a point on the southerly boundary of said Parcel 8, from which point the southwest corner of said Parcel 8 bears South $82^{\circ} 45' 00''$ West, 306.54 feet; thence from said point of beginning and along the southerly, easterly and northerly boundaries of said Parcels 8,7,6,5 and 9 the following 6 (six) courses: (1) North $82^{\circ} 45' 00''$ East, 301.78 feet, (2) along the arc of a curve to the right having a radius of 489.00 feet, a central angle of $44^{\circ} 59' 31''$, an arc length of 383.99 feet and a chord that bears South $74^{\circ} 45' 15''$ East, 374.20 feet, (3) North $41^{\circ} 04' 25''$ East, 305.33 feet, (4) along the arc of a curve to left having a a radius of 535.00 feet, a central angle of $32^{\circ} 12' 34''$, an arc length of 300.76 feet and a chord that bears

199-459

12-3-87

#29

page 2
Legal Description
Parcel 4

North $38^{\circ} 58' 46''$ West, 296.81 feet, (5) North $55^{\circ} 05' 03''$ West, 656.34 feet and (6) along the arc of a curve to the left having a radius of 335.00 feet, a central angle of $29^{\circ} 07' 44''$, an arc length of 170.31 feet and a chord that bears North $69^{\circ} 38' 56''$ West, 168.48 feet; thence South $01^{\circ} 30' 00''$ East, 835.15 to said point of beginning.

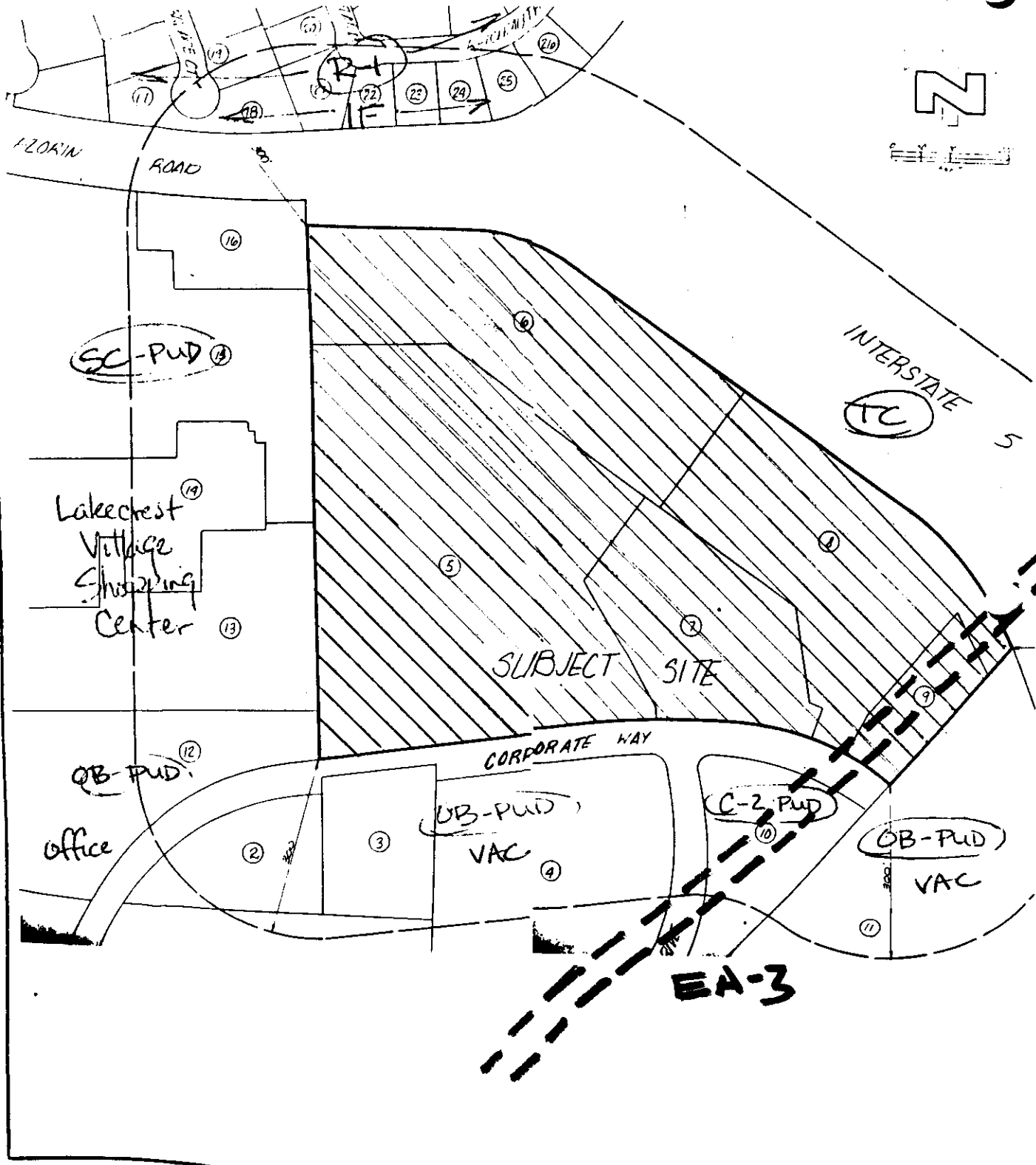
Date: 10/26/87

File: Parcel 3

181-450

12-3-87

#27



LAND USE & ZONING MAP