

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	German Engineering, 3000 Franklin Blvd., Sacramento, CA 95818				
<b>OWNER</b>	Andrew Abrate, 4019 Pounds Avenue, Sacramento, CA 95821				
<b>PLANS BY</b>	German Engineering, 3000 Franklin Blvd., Sacramento, CA 95818				
<b>FILING DATE</b>	7/22/87	<b>ENVIR. DET.</b>	15305 a	<b>REPORT BY</b>	PW/vf
<b>ASSESSOR'S-PCL. NO.</b>	266-113-10,11,12,15				

**APPLICATION:** Lot Line Adjustment to merge four partially developed lots totaling 0.55+ acre in the Light Industrial (M-1) zone.

**LOCATION:** Southeast corner of Auburn Boulevard and Marconi Circle.

**PROPOSAL:** The applicant is requesting the necessary entitlements to merge four parcels into one parcel. No project is proposed at this time.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Auto repair on parcel 11, the other three parcels are vacant.

**Surrounding Land Use and Zoning:**

North: Trucking operation; M-1  
South: Residential, Auto Repair; M-1  
East : Sheet Metal Supplies, Residential; M-1  
West : State Right-of-Way; M-1

Property Dimensions:	Irregular
Property Area:	.055+ acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

A. The subject site consists of four lots totaling 0.55+ acres located in the Light Industrial (M-1) zone. Three lots are vacant and one lot has an auto repair operation existing on it.

Surrounding land uses are a trucking operation to the north, an auto repair and rather old single family residences to the south, a sheet metal supply shop to the east, and State Right-of-Way to the West. All adjacent land is zoned M-1. The 1974 General Plan designates the site for residential use. The General Plan Update 1986-2006, which is currently under going public hearings for approval, designates the site for heavy commercial or warehouse use. The applicant is requesting a lot line adjustment to merge four lots into one. The applicant has no project proposed at this time. Staff acknowledges that the

land use designation on the 1974 General Plan and the zoning on the subject site are inconsistent. But, because the applicant is not proposing an actual use and the lot line merger would result in a parcel that could be developed for either residential or industrial uses, staff concludes that the lot line adjustment itself is consistent. Based on the above evaluation, staff has no objections to this request.

- B. The proposed lot line adjustment has been reviewed by the City Real Estate, Water and Sewer, Engineering and Traffic Engineering Divisions. The Engineering Division requests that the applicant file a Certificate of Compliance, show all existing easements and pay off existing assessments.

ENVIRONMENTAL DETERMINATION: This project 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 MERGE LOTS 9, 10, 11 AND 26 OF HACIENDA TRACT RECORDED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 18, OF MAPS, MAP NO. 48, (APN: 266-113-010,011,012 AND 015).

(P87-326)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1932 Auburn Boulevard; and

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

WHEREAS, the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for residential use by the 1974 General 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 1932 Auburn Boulevard, 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.
2. Show all existing easements.
3. Pay off existing assessments.

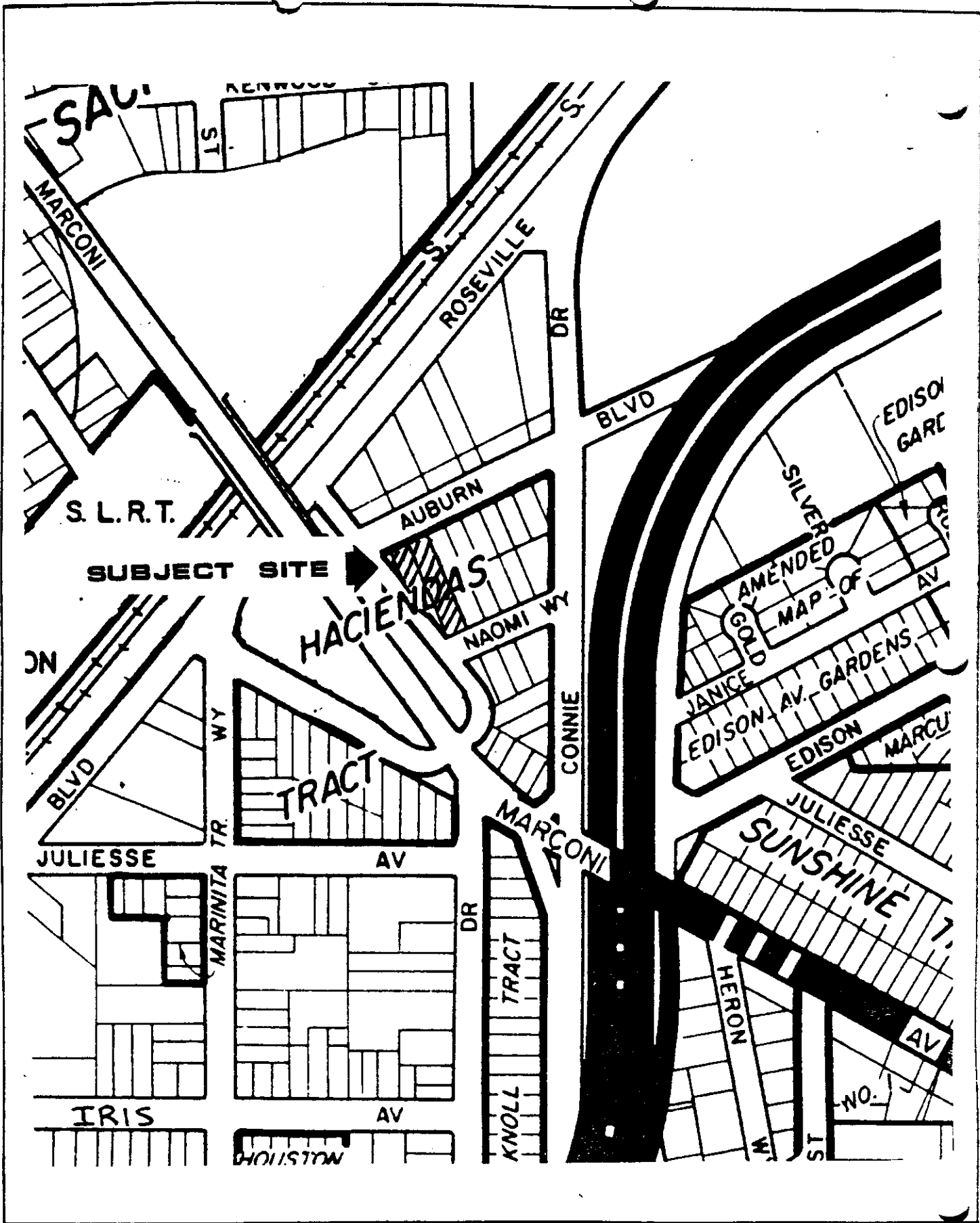
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CHAIR

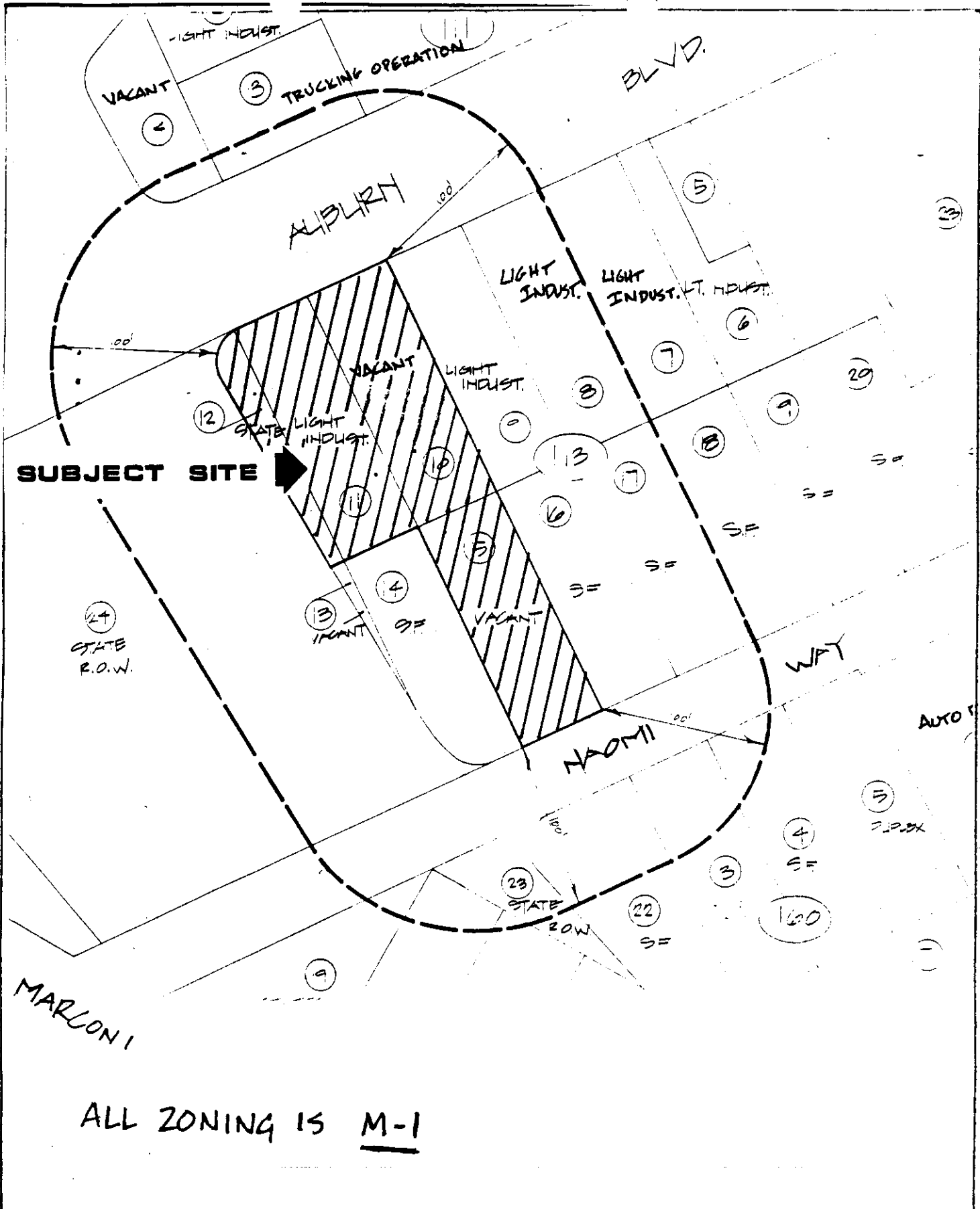
ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



**VICINITY MAP**



# LAND USE & ZONING MAP



**EXHIBIT B**

PROPOSED LEGAL DESCRIPTION

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

ALL OF LOT 9, 10, AND 26 AS SHOWN ON THAT CERTAIN "PLAT OF  
HACIENDAS TRACT" RECORDED IN THE OFFICE OF THE COUNTY  
RECORDER OF SACRAMENTO COUNTY ON JUNE 27, 1925, RECORDED IN  
BOOK 18, OF MAPS, MAP NO. 48, AND A PORTION OF LOT 11,  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 11; THENCE  
ALONG THE SOUTH BOUNDARY OF LOT 11 SOUTH 64°32'00" WEST 8.13  
FEET, THENCE NORTH 28°28'53" WEST 129.30 FEET, THENCE ALONG  
A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET  
NORTH 10° 43'14" EAST 25.29 FEET TO THE NORTHWEST CORNER OF  
LOT 10 AND POINT OF COMMENCEMENT.

P87-326

8/27/57

P87320

ITEM NO. 21