

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	<u>JRS Drafting &amp; Design; P.O. Box 348082, Sacramento, CA 95834-8082</u>		
OWNER	<u>Uri Halfon; 17002 S. Prarie Ave., Torrance, CA 90509</u>		
PLANS BY	<u>JRS Drafting &amp; Design; P.O. Box 348082, Sacramento, CA 95834-8082</u>		
FILING DATE	<u>11-27-89</u>	ENVIR.DET	<u>exempt 15305a</u> REPORT BY: <u>DTH:ei</u>
ASSESSOR'S PCL. NO.	<u>015-0010-024- &amp; 015-0010-025</u>		

**APPLICATION:** Lot line adjustment to merge two developed parcels totaling 1.94± acres in the Light Industrial (M-1) zone.

**LOCATION:** 6750 and 6760 Folsom Boulevard

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial/Warehouse
Existing Zoning of Site:	Light Industrial (M-1)
Existing Land Use of Site:	Commercial/Warehouse

**Surrounding Land Use and Zoning:**

North:	Retail/Commercial:	M-1
South:	Light Rail/Warehouse:	M-1
East :	Parking/Vacant:	M-1
West :	Commercial:	M-1

Property Dimensions:	Irregular
Property Area:	1.94± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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

- A. The subject site consists of two developed lots totaling 1.94± acres in the Light Industrial (M-1) zone. The site is developed with commercial and warehouse uses. The City's General Plan designates the site as Heavy Commercial-Warehouse. Surrounding land uses include commercial and retail uses to the north and west, vacant and a parking lot to the east, and a warehouse and light rail to the north.
- B. The applicant is requesting a lot line adjustment to merge two lots into one in order to allow for further development of the site. The applicant has not specified the intended uses of the subject site. The lot line adjustment will result in one parcel totaling 1.94± acres in size. Staff has no objection to this request.

APPLC. NO. P90-015

MEETING DATE January 11, 1990

ITEM NO 28

001057

- C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Real Estate, and Police Department. The following comments were received from Engineering:

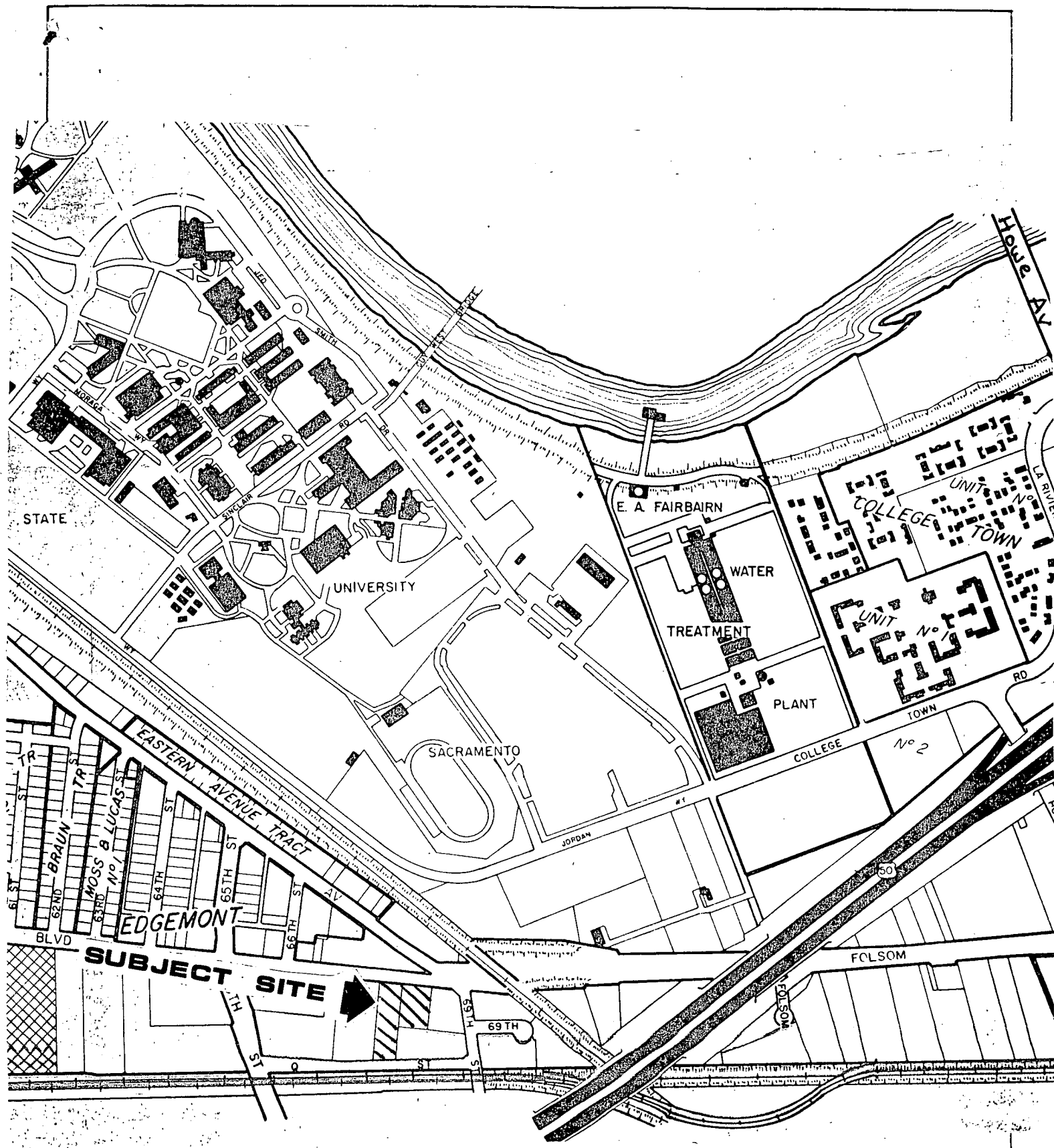
Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line merger being recorded:

File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees (currently \$500)

ENVIRONMENTAL REVIEW: 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.

001058



## VICINITY MAP

001059

P90-015

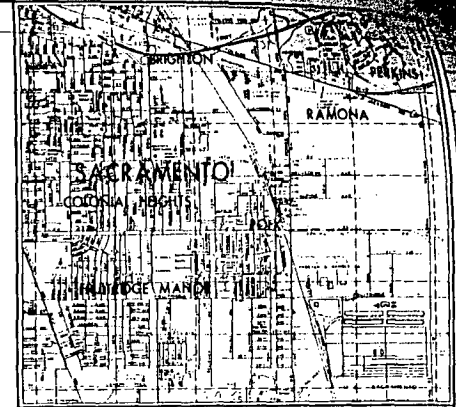
1-11-90

Item #28

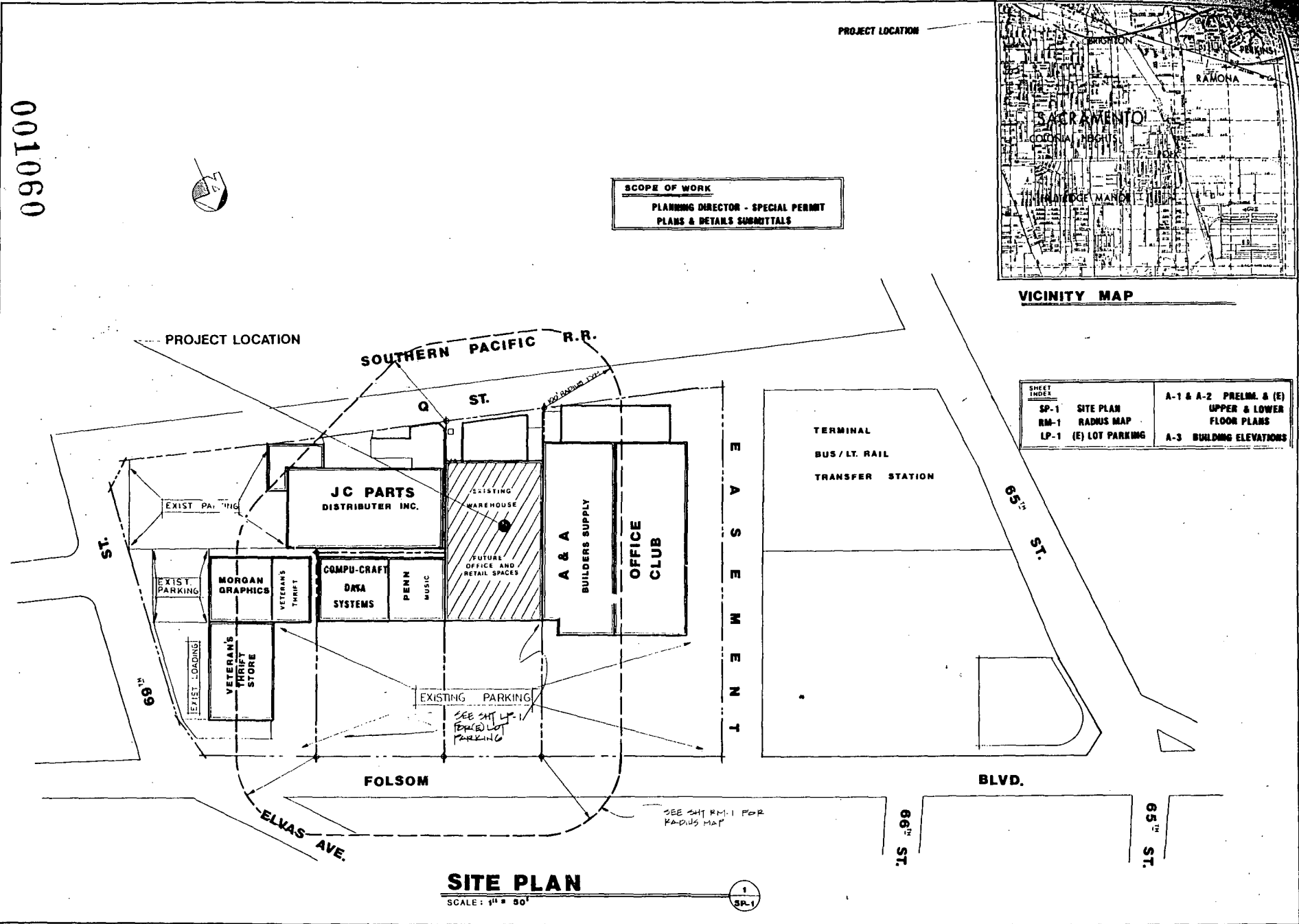
001060



**SCOPE OF WORK**  
 PLANNING DIRECTOR - SPECIAL PERMIT  
 PLANS & DETAILS SUBMITTALS



**VICINITY MAP**



**SITE PLAN**  
 SCALE: 1" = 50'

1  
 SP-1

SHEET INDEX	
SP-1	SITE PLAN
RM-1	RADIUS MAP
LP-1	(E) LOT PARKING
A-1 & A-2	PRELIM. & (E) UPPER & LOWER FLOOR PLANS
A-3	BUILDING ELEVATIONS

**J R S D**  
 DRAFTING & DESIGN  
 P.O. BOX 349082  
 SACRAMENTO, CA. 95833-0082  
 (916) 927-5112

**TITLE**  
 PLANNING SUBMITTALS SPECIAL PERMIT  
 PLANNING DIRECTOR  
 FOR COMPU-CRAFT DATA SERVICES

**HALFON/REN-KEE**  
 OFFICE & RETAIL CENTER  
 6720 - 6758  
 FOLSOM BLVD  
 SACRAMENTO CA 95819

Date: 10/10/87  
 Drawn: JRS  
 No: 27951  
 Sheet: SP-1

**EXHIBIT A**

**REVISED LEGAL DESCRIPTION**

The line common to parcels  
apn:015-0101-024 & 015-0101-025  
that is the line running southerly  
- south  $26^{\circ}17'42''$  west @ 392.23'  
BE combined. Removal of 229.64 &  
remainder of 163.34'

001053

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1-11-90

Item # 28

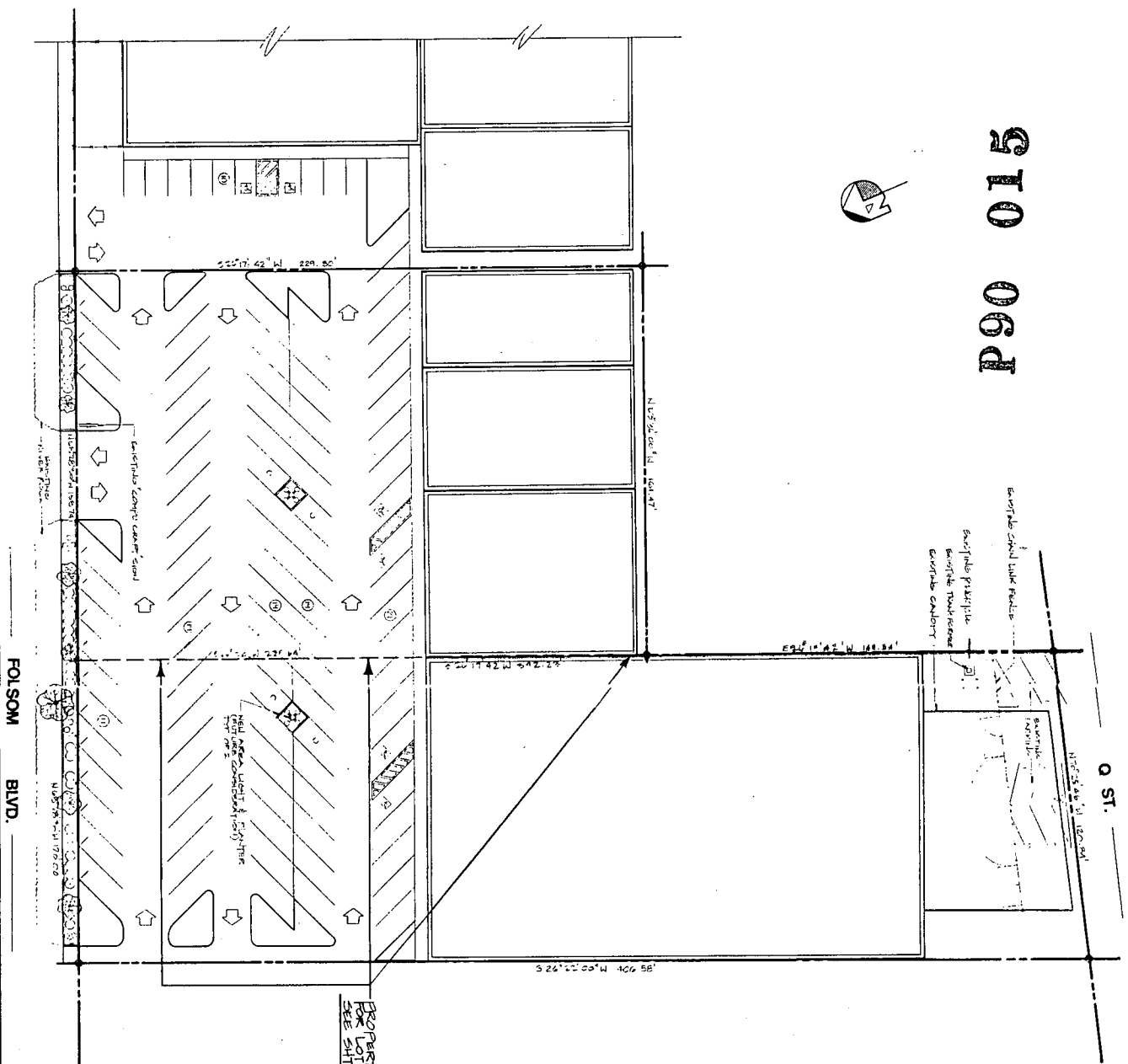
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1-11-90

Item # 28

001061

P90 015



**REVISED LEGAL DESCRIPTION**

THE LINE CONTAINED TO PARCELS AND 010-101224 010-101225 THAT IS THE LINE BOUNDARY OF PARCELS 010-101224 010-101225 BE CONTAINED WITHIN V&L ST 229' 50" ± PERMANENT OF 1934

**SITE-PARCEL PLAN**

PROPERTY LINE TO BE REMOVED FOR LOT LINE ADJUSTMENT SEE SHT NORTH FOR RADIUS MAP

**PLANT LEGEND**

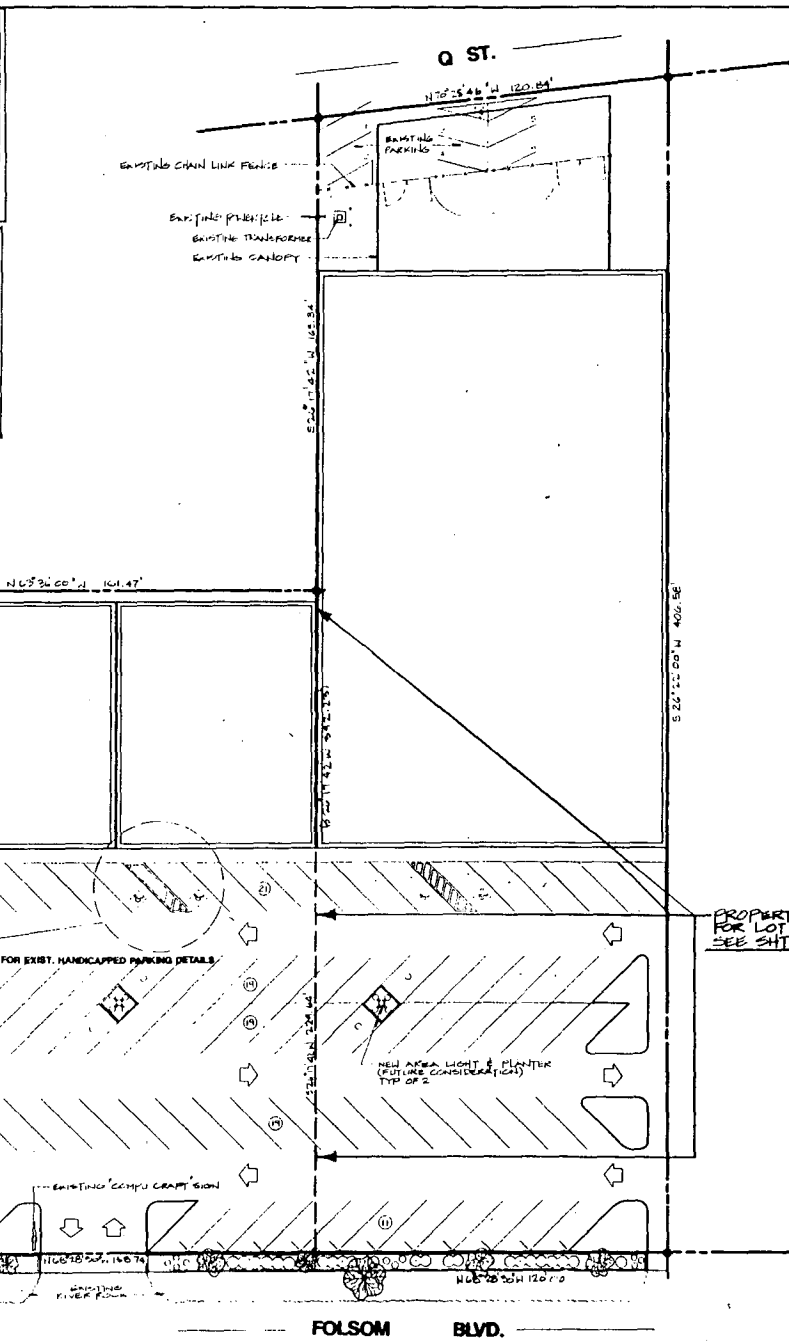
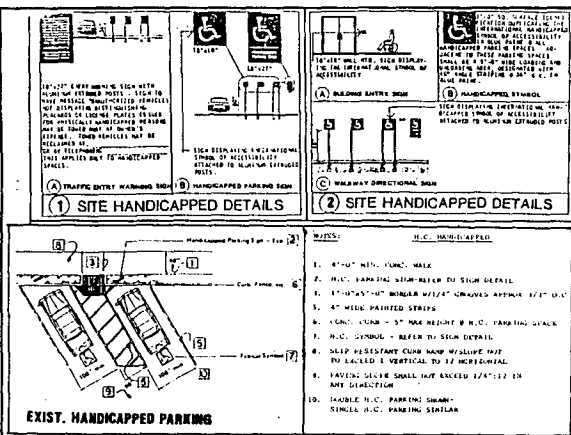
SYMBOL	DESCRIPTION
(Symbol)	BE
(Symbol)	PLANTING
(Symbol)	CONCRETE
(Symbol)	ASPHALT
(Symbol)	GRAVEL
(Symbol)	PAVING
(Symbol)	CONCRETE
(Symbol)	ASPHALT
(Symbol)	GRAVEL
(Symbol)	PAVING



EXHIBIT B

SITE-PARCEL PLAN  
REVISED LEGAL DESCRIPTION

REVISIONS	BY



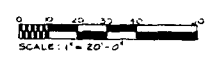
**REVISED LEGAL DESCRIPTION**

THE LINE COMMON TO PARCELS APN 015-01-24 & 015-01-25 THAT IS THE LINE RUNNING SOUTHERLY - SOUTH 26° 17' 42" WEST 6392.23 25 COMBINED, REMOVAL OF 224.24 & REMAINDER OF 6334'

**EXIST. LOT PARKING PLAN** (LP-1)

PROPERTY LINE TO BE REMOVED FOR LOT LINE ADJUSTMENT (FUTURE) SEE SHT. NORTH FOR RADIUS MAP

PLANT LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	ADAPTED THIS TO INDICATE PLANT OF THE SIZE
(Symbol)	REPAVEMENT & SIGN AREA - 10' X 10'
(Symbol)	2 NATIONAL ANEMONY 'LAMPION TREE'



001062

**J. R. S. DRAFTING & DESIGN**

1011 927-8112

P.O. BOX 340027 FOLSOM, CA 95634-0027

Date: 12/22/09

Scale: AS SHOWN

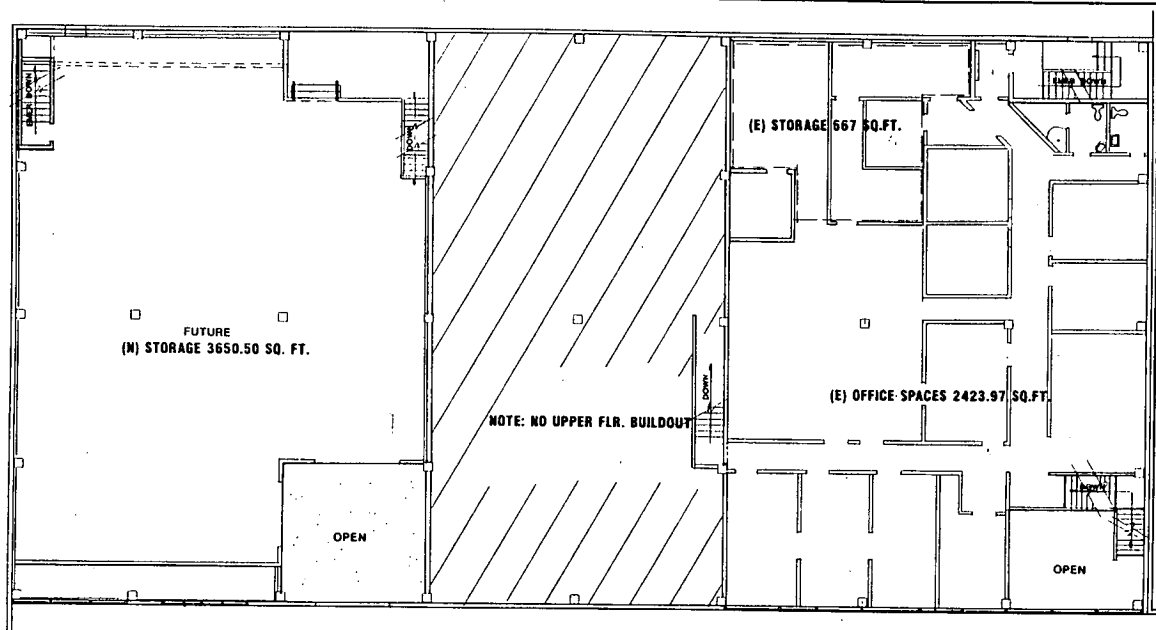
Drawn: JPS

Job: 090901

Sheet: LP-1

Of 1 Sheet

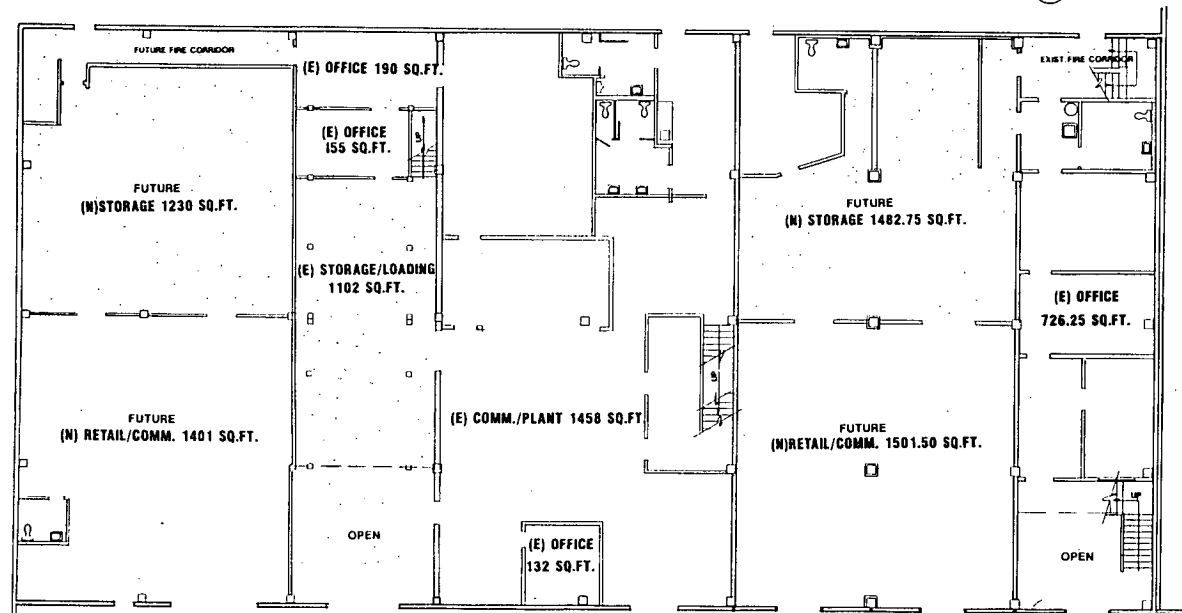
6760-6770 FOLSOM BLVD.  
TOTAL BUILDING SQ. FTG. = 12,000 SQ. FT.



EXIST. & PRELIMINARY UPPER FLOOR PLAN SCALE: 1/8" = 1'-0"

UPPER FLR. STATISTICS

OCCUPANCY	SQ. FTG.	PARKING NEEDED
OFFICE	3084	7.71
RETAIL/COMM.	.....	00.00
STORAGE	4307.50	4.30
TOTAL		12



EXIST. & PRELIMINARY LOWER FLOOR PLAN SCALE: 1/8" = 1'-0"

LOWER FLR. STATISTICS

OCCUPANCY	SQ. FTG.	PARKING NEEDED
OFFICE	1203.25	3.00
RETAIL/COMM.	4360.50	17.40
STORAGE	3814.25	3.82
TOTAL		24

PARKING TOTALS

PARKING NEEDED	36
EXIST. AVAILABLE PARKING	52

HALFOR/BEN-NEE  
OFFICE & RETAIL CENTER  
6720 - 6770  
FOLSOM BLVD  
SACRAMENTO CA 95819

(ADDITIONALS)  
PLANNING SUBMITTALS SPECIAL PERMIT  
PLANNING DIRECTOR

TITLE FOR COMPU-CRAFT DATA SERVICES

10.01.0017-0115

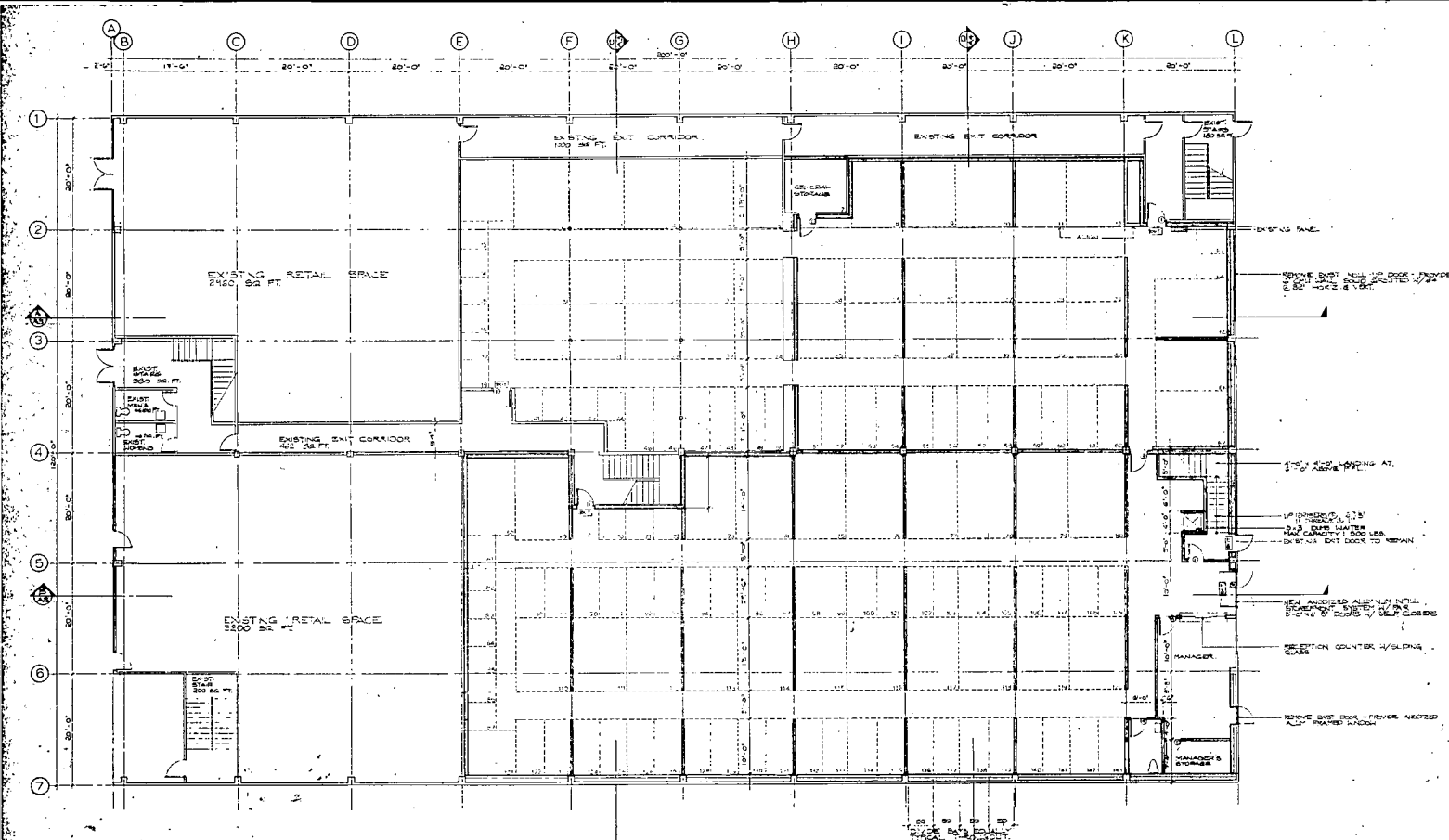
J R S  
DRAFTING & DESIGN

P.O. BOX 348002  
SACRAMENTO, CA 95834-8002

Date 1-30-70  
Scale 1/8" = 1'-0"  
Drawn JRS  
CHK BTD 701

Sheet  
A-4  
1 of 1 Sheets





GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

001657

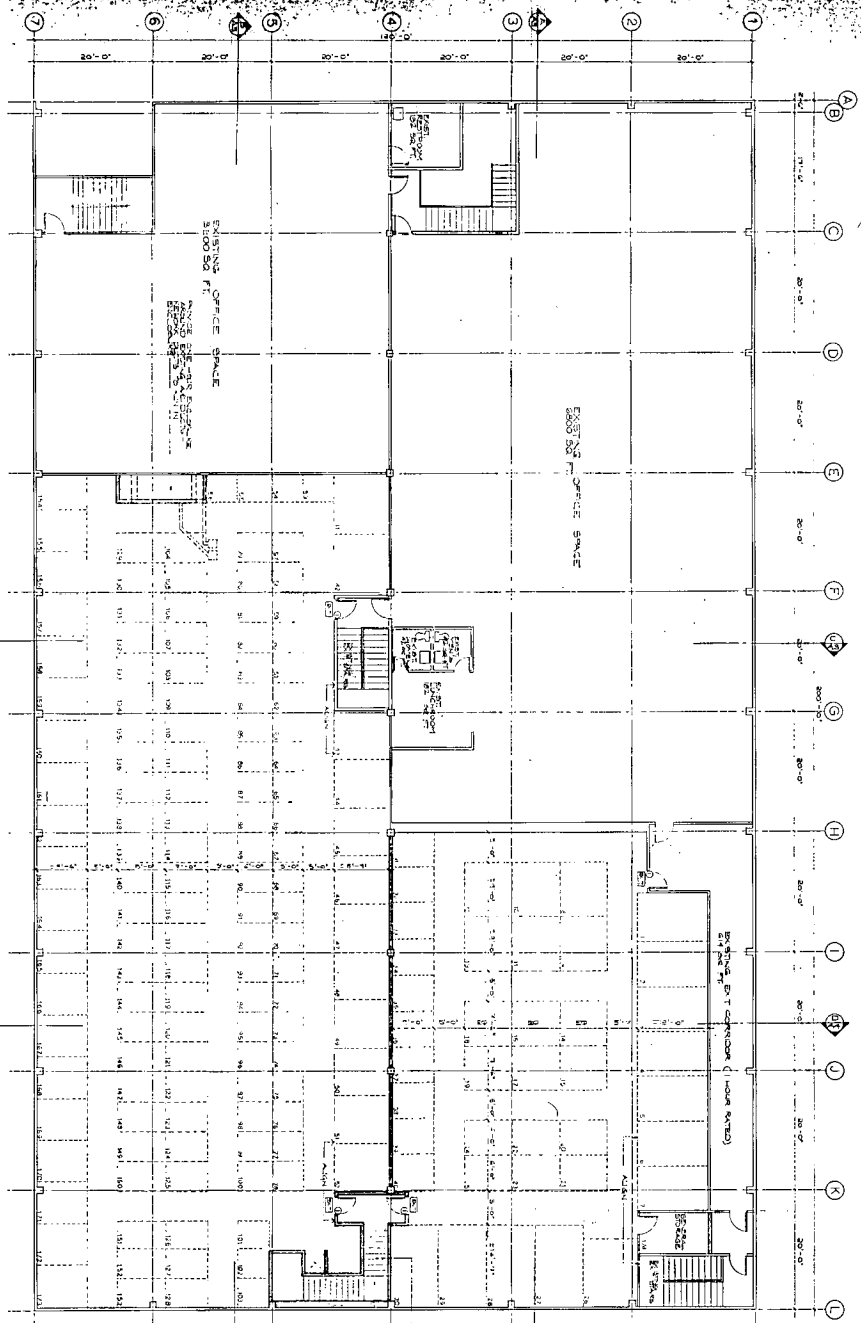
PG 0-015

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FRANK GLYNN ARCHITECT  
6851 WILLOUGHBY AVENUE • LOS ANGELES, CALIFORNIA 90038 • TELEPHONE (213) 962-2700 • FAX (213) 962-1390

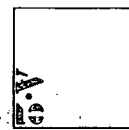


SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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001023

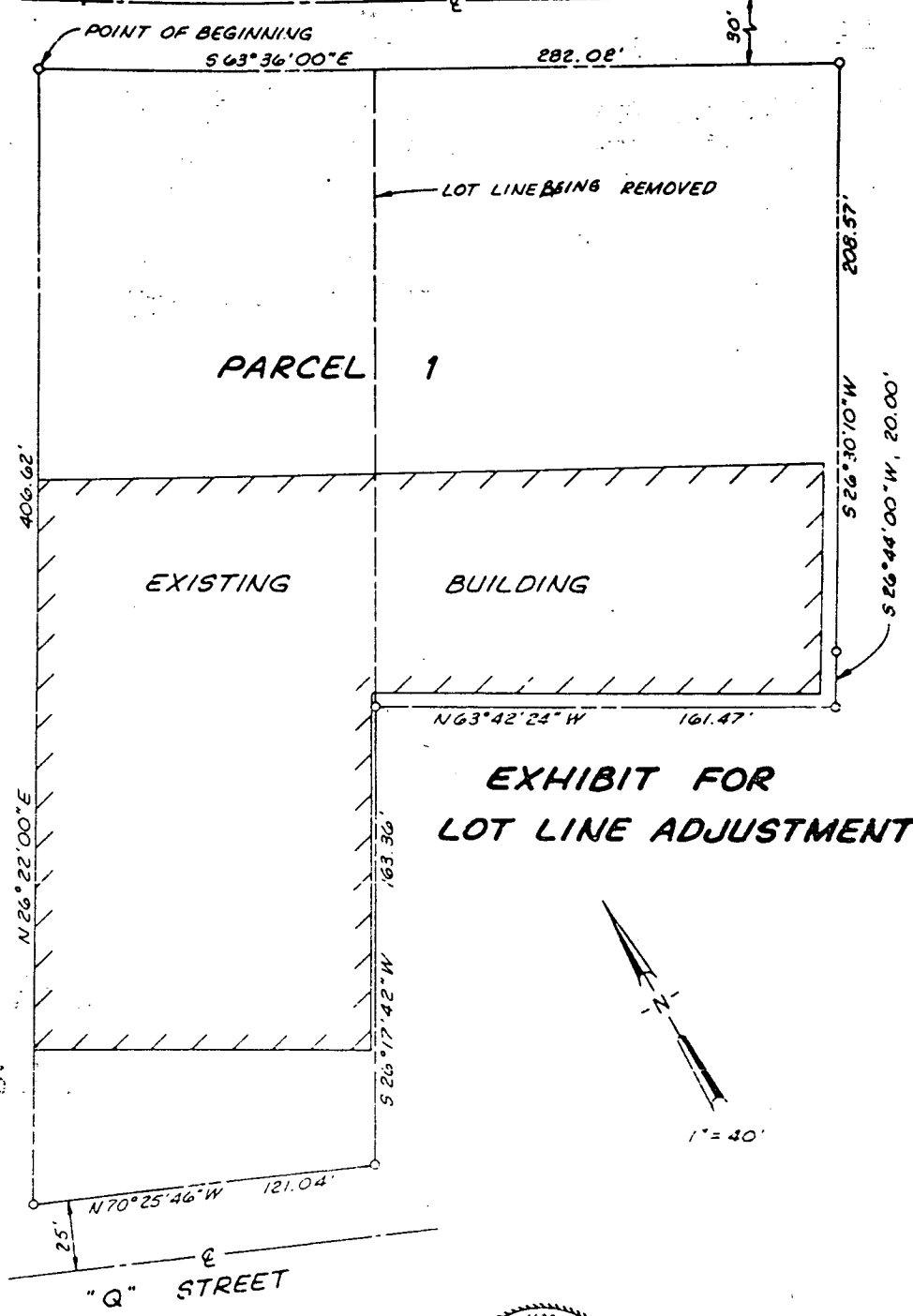


**FRANK GLYNN ARCHITECT**

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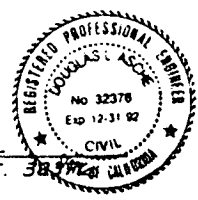
NOT TO SCALE  
DATE: 11/11/03  
BY: [Signature]

FOLSOM EXHIBIT B BOULEVARD



870-015

*Doiglas L. Asche*  
DOIGLAS L. ASCHE



**KASL**  
CONSULTING ENGINEERS INC.  
Civil-Environmental 916-429-612.  
4200 North Freeway Blvd, Suite 1  
Sacramento, Ca. 95834

Items 28

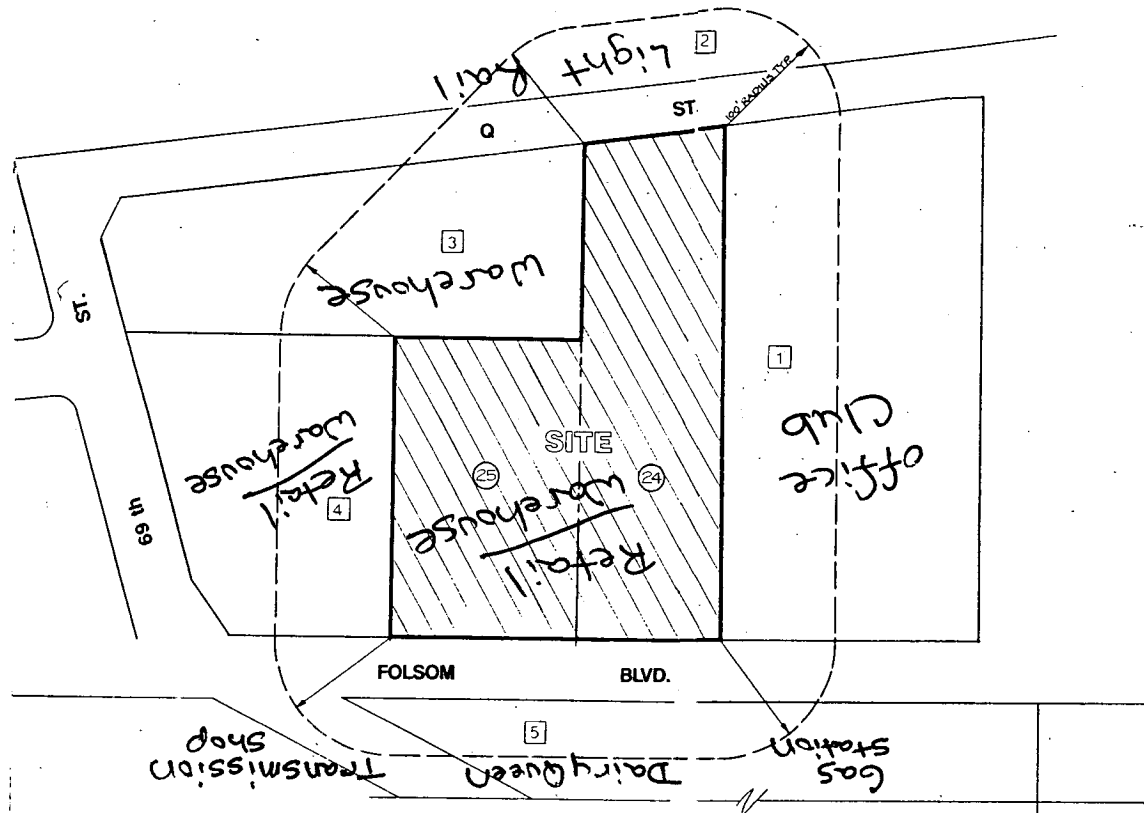
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# LAND USE & ZONING MAP

P90 015

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RADIUS MAP - LOT LINE ADJUSTMENT

SCALE: 1" = 50'-0"

1  
RM

890100