

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

APPLICANT	Murray Smith & Associates	3110 Gold Canal Drive, Rancho Cordova, CA 95670
OWNER	Setzer - Jackson Partnership	5665 Power Inn Road #140, Sacramento, CA 95824
PLANS BY	Murray Smith & Associates, Engineering	
FILING DATE	6-29-90	ENVIR. DET. Exempt 15305(a) REPORT BY BW
ASSESSOR'S PCL. NO.	015-0312-006,007,008	

APPLICATION: Lot Line Adjustment to relocate the common property lines between three vacant lots totaling 4.7± acres in the Light Industrial (M-1) zone.

LOCATION: NW corner of Business Drive and 14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to relocate the common property lines of two vacant parcels for future warehouse/office development.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North: Industrial/Office;M-1
South: Residential;R-2
East: Industrial;M-1
West: Residential;R-1A,R-2

Property Dimensions:	Irregular
Property Area:	4.7± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of three vacant lots totaling 4.7± acres in the Light Industrial (M-1) zone. The General Plan designates the site for Heavy Commercial or Warehouse. Surrounding land uses and zones are: industrial and offices to the north, zoned M-1; residential to the south, zoned R-2; industrial to the east, zoned M-1; and residential to the west, zoned R-1A and R-2.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to readjust common property lines between three lots. The new lots created will be for three new industrial/warehouse buildings totaling 52,307 square feet. Lot A will contain a 24,395 square foot building, Lot B will contain a 12,276 square foot building and Lot C will be developed with a 15,636 square foot building.

C. Staff Analysis

The subject parcels are located in the Jackson Business Park (101 P.M.27). The purpose of the lot line adjustment is for future industrial/warehouse development. The future industrial/warehouse buildings will contain some office space. It is recommended that each building do not exceed the maximum allowed 25 percent of gross floor area for office space. A Special Permit is required for additional office use. Staff is not opposed to the applicant's request since it is a minor adjustment and the proposed uses are allowed in the M-1 zone.

D. Agency Comments

The lot line adjustment was reviewed by City Traffic Engineering, Engineering and the Water and Sewer Divisions. The following comments were received:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirement checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Coordinate with County Sanitation District.
5. Lot B will require new drainage and sewer services to be provided at the time of Building Permit. Water services to Lots A, B and C will be required at the time of Building Permit.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

RESOLUTION NO. 1191

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF August 23, 1990

APPROVING A LOT LINE ADJUSTMENT TO RELOCATE THE COMMON PROPERTY LINE FOR PARCELS 6,7 AND 8 AS SHOWN AN THAT CERTAIN PARCEL MAP ENTITLED, "JACKSON BUSINESS PARK" FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA IN BOOK 101 OF PARCEL MAPS, PAGE 27.

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at NW corner of Business Drive and 14th 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 General Plan; and the proposed lot line adjustment conforms with the Plan Designations:

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION of the City of Sacramento: that the lot line adjustment for property located at the NW corner of Business Drive and 14th Avenue, City of Sacramento, be approved as shown and described in Exhibits A, B and C attached hereto, subject to the following conditions:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirement checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.
4. Coordinate with County Sanitation District.
5. Lot B will require new drainage and sewer services to be provided at the time of Building Permit. Water services to Lots A, B and C will be required at the time of Building Permit.
6. Each building shall not exceed the maximum allowed 25 percent of gross floor area for office space.


CHAIRPERSON

ATTEST:

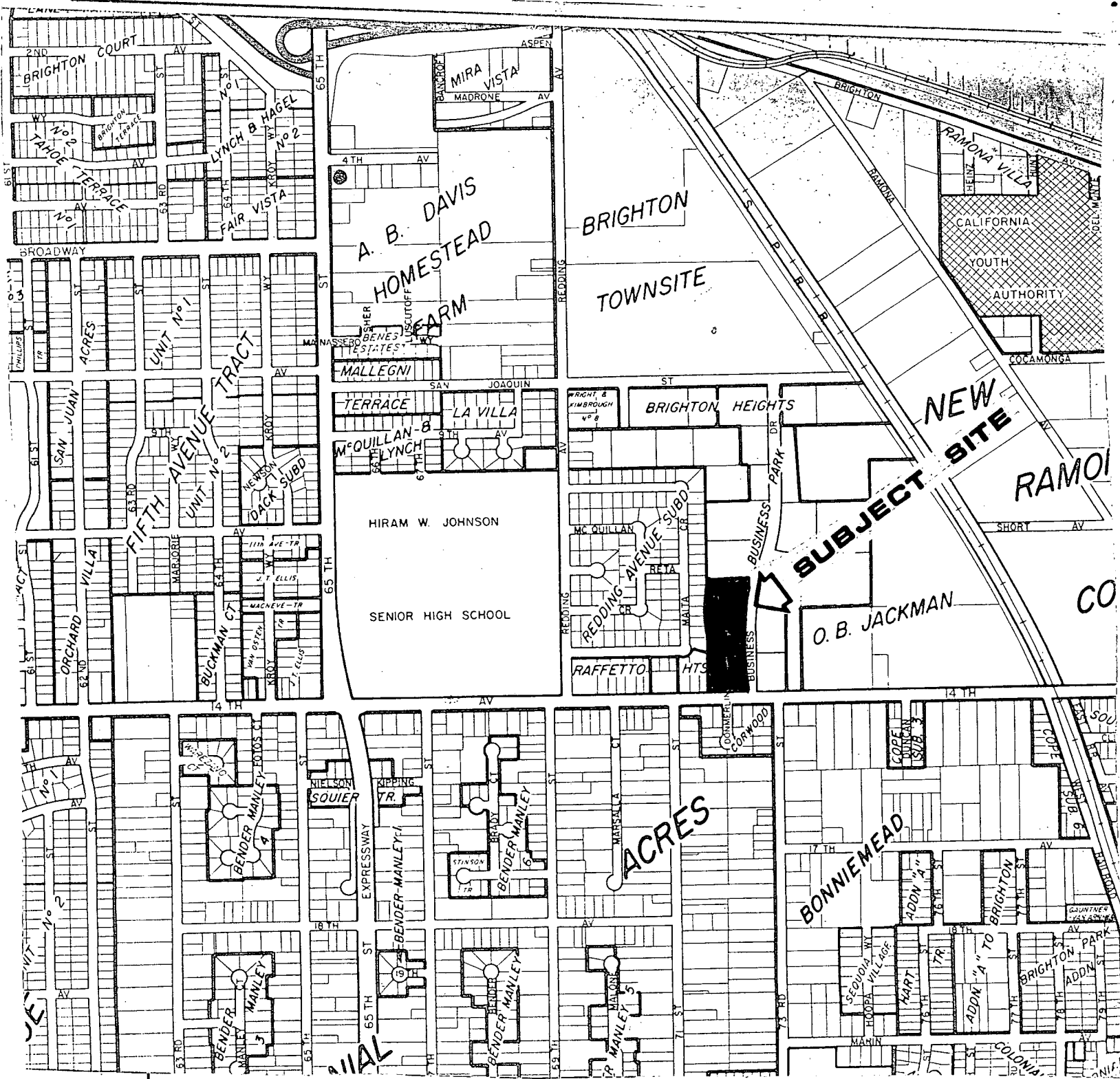

SECRETARY TO CITY PLANNING COMMISSION

APPLC. NO. P90-300

MEETING DATE August 23, 1990

ITEM NO. 26

002652



VICINITY MAP

EXHIBIT "A"

Lot A

Parcel 8 as said Parcel is shown on that certain Parcel Map entitled, "JACKSON BUSINESS PARK" filed in the office of the Recorder, County of Sacramento, State of California in Book 101 of Parcel Maps, Page 27.

TOGETHER WITH all that portion of Parcel 7 as said Parcel is shown on said Parcel Map more particularly described as follows:

Beginning at the southeast corner of said Parcel 7; thence from said Point of beginning along the south boundary line of said Parcel 7, North 89°29'30" West 209.85 feet to the southwest corner of said Parcel 7; thence along the west boundary line of said Parcel 7, North 00°30'30" East 169.28 feet; thence South 89°29'30" East 197.35 feet; thence South 00°30'30" West 25.00 feet; thence South 89°29'30" East 12.50 feet to a point on the east boundary line of said Parcel 7; thence along said East boundary line, South 00°30'30" West 144.28 feet to the point of beginning.

Lot B

Parcel 7 as said Parcel is shown on that certain Parcel Map entitled, "JACKSON BUSINESS PARK" filed in the office of the Recorder, County of Sacramento, State of California in Book 101 of Parcel Maps, Page 27.

EXCEPTING THEREFROM all that portion of said Parcel 7 more particularly described as follows:

Beginning at the southeast corner of said Parcel 7; thence from said Point of beginning along the south boundary line of said Parcel 7, North 89°29'30" West 209.85 feet to the southwest corner of said Parcel 7; thence along the west boundary line of said Parcel 7, North 00°30'30" East 169.28 feet; thence South 89°29'30" East 197.35 feet; thence South 00°30'30" West 25.00 feet; thence South 89°29'30" East 12.50 feet to a point on the east boundary line of said Parcel 7; thence along said East boundary line, South 00°30'30" West 144.28 feet to the point of beginning.

TOGETHER WITH all that portion of Parcel 6 as said Parcel is shown on said Parcel Map more particularly described as follows:

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Exhibit 008
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Beginning at the southeast corner of said Parcel 6; thence from said Point of beginning along the south boundary line of said Parcel 6, North 89°29'30" West 211.06 feet to the southwest corner of said Parcel 6; thence along the west boundary line of said Parcel 6, North 00°30'30" East 99.81 feet; thence South 89°29'30" East 202.00 feet; thence South 00°30'30" West 20.00 feet; thence South 71°42'50" East 24.74 feet to a point on the east boundary line of said Parcel 6; thence along said East boundary line, along the arc of a non-tangent curve to the left having a radius of 329.00 feet, said Arc being subtended by a chord bearing South 11°51'19" West 73.70 feet to the point of beginning.

Lot C

Parcel 6 as said Parcel is shown on that certain Parcel Map entitled, "JACKSON BUSINESS PARK" filed in the office of the Recorder, County of Sacramento, State of California in Book 101 of Parcel Maps, Page 27.

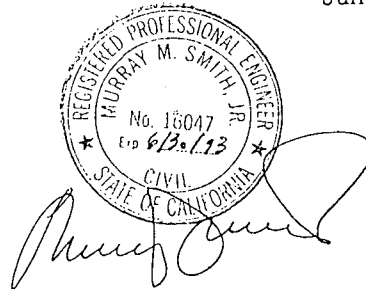
EXCEPTING THEREFROM all that portion of said Parcel 6 more particularly described as follows:

Beginning at the southeast corner of said Parcel 6; thence from said Point of beginning along the south boundary line of said Parcel 6, North 89°29'30" West 211.06 feet to the southwest corner of said Parcel 6; thence along the west boundary line of said Parcel 6, North 00°30'30" East 99.81 feet; thence South 89°29'30" East 202.00 feet; thence South 00°30'30" West 20.00 feet; thence South 71°42'50" East 24.74 feet to a point on the east boundary line of said Parcel 6; thence along said East boundary line, along the arc of a non-tangent curve to the left, having a radius of 329.00 feet, said Arc being subtended by a chord bearing South 11°51'19" West 73.70 feet to the point of beginning.

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Murray Smith & Associates
Engineering, Inc.

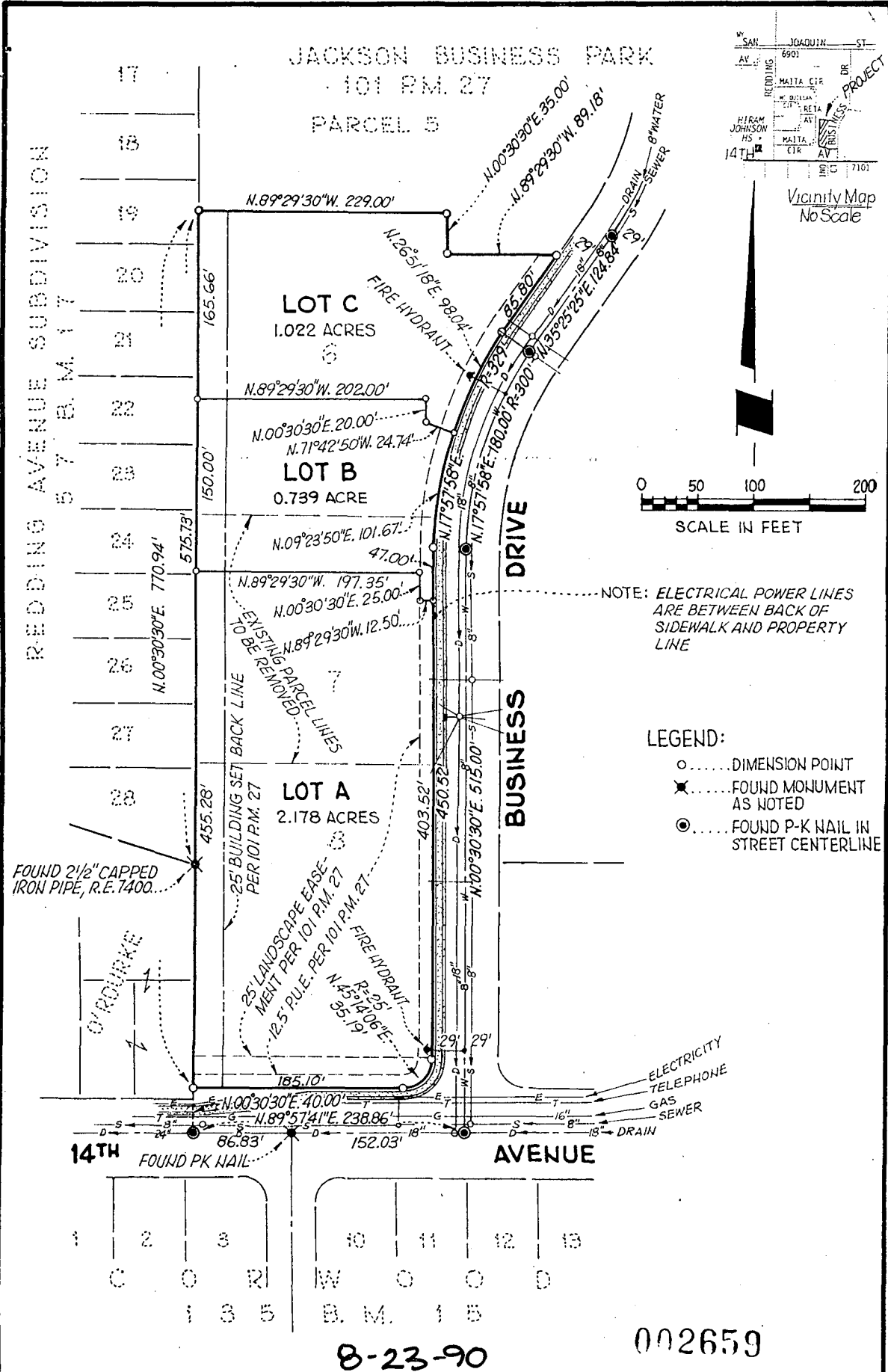
June 28, 1990
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117803



FOUND 2 1/2" CAPPED IRON PIPE, R.E. 7400.

NOTE: ELECTRICAL POWER LINES ARE BETWEEN BACK OF SIDEWALK AND PROPERTY LINE

- LEGEND:
- DIMENSION POINT
 - ✱..... FOUND MONUMENT AS NOTED
 - ⊙..... FOUND P-K NAIL IN STREET CENTERLINE

14TH AVENUE

FOUND PK NAIL

1 2 3 10 11 12 13

C O R I W O O D

1 3 5 B. M. 1 5

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item No. 26

CALC. DRN: BT. CKD: M.H. APRVD: 300	BOUNDARY LINE ADJUSTMENT PARCELS 6,7&8, JACKSON BUSINESS PARK (101 P.M. 27) CITY OF SACRAMENTO, CALIFORNIA	DATE: 6-26-90 SCALE: 1"=100
	MURRAY SMITH & ASSOCIATES, ENGINEERING RANCHO CORDOVA, CALIFORNIA	F.B. W.O. 90003

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