

REPORT AMENDED BY STAFF 3-23-88
CITY PLANNING COMMISSION

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

APPLICANT The Spink Corporation, 2590 Venture Oaks Way, Sacramento, CA 95833
I-80 Investors, 1455 Response Road., Suite#290, Sac., CA 95815 & Blake, Elbert J/Barbara
OWNER 2636 Temple Dr., Davis, CA 95616 & Braynt, James G/Virginia, 1012 Dunbarton Cr
Sacramento, CA 95825
PLANS BY The Spink Corporation
FILING DATE 2/19/88 **ENVIR. DET.** EX 15305 (a) 2/26/88 **REPORT BY** HK:vf
ASSESSOR'S-PCL. NO. 238-0012-001; 238-0012-002 and 238-0012-013.

APPLICATION: Lot Line Adjustment

LOCATION: Located at the southeast corner of the intersection of Main Avenue
and Reynolds Way.

PROPOSAL: The applicant is requesting the necessary entitlements to merge two
parcels and adjust the lot line with another parcel.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1(S)(R)
Existing Land Use of Site:	Single Family Home, Vacant

SURROUNDING LAND USE AND ZONING:

North: Single Family; M-1 (S) (R)
South: Single Family; M-1 (S) (R)
East : Vacant, Single Family; M-1(S) (R)
West : Vacant, Single Family; M-1(S) (R)

Property Area: 6.744+ acres
Topography: Flat
Street Improvements & Utilities: Existing

STAFF EVALUATION: The site presently includes three parcels. The applicant is
proposing to merge two of the parcels (APN: 238-0012-001 and 002) which are long,
narrow parcels with width to depth ratios of 5:1 and 8:1. The merger will result
in a more easily developed property. These two parcels are vacant.

The applicant is also proposing to adjust the lot line between the merged parcels
and the adjacent parcel, located on the eastern boundary. The lot line would be
adjusted east of its present location, approximately 50 feet. The proposed lot
line would coincide with the center line of an existing easement for electrical
transmission facilities, such that the easement would be distributed evenly
between the two parcels. The applicant intends to incorporate these properties
into the I-80 Industrial Park for eventual development into warehouses. The
existing house and outbuildings on the easternmost parcel are proposed to be
removed. No additional parcels would be created by this proposal and the map is
in compliance with all requirements of the City Zoning Ordinance, the State Map
Act and the Subdivision Regulations of the Sacramento City Code (Chapter 40).

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APPLC. NO. P88-106 **MEETING DATE** March 24, 1988 **ITEM NO.** 26.

The map was forwarded to the City Transportation Division, City Engineering Section and City Real Estate Division. No comments were received as of the date that this report was written.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment and merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305 {a}).

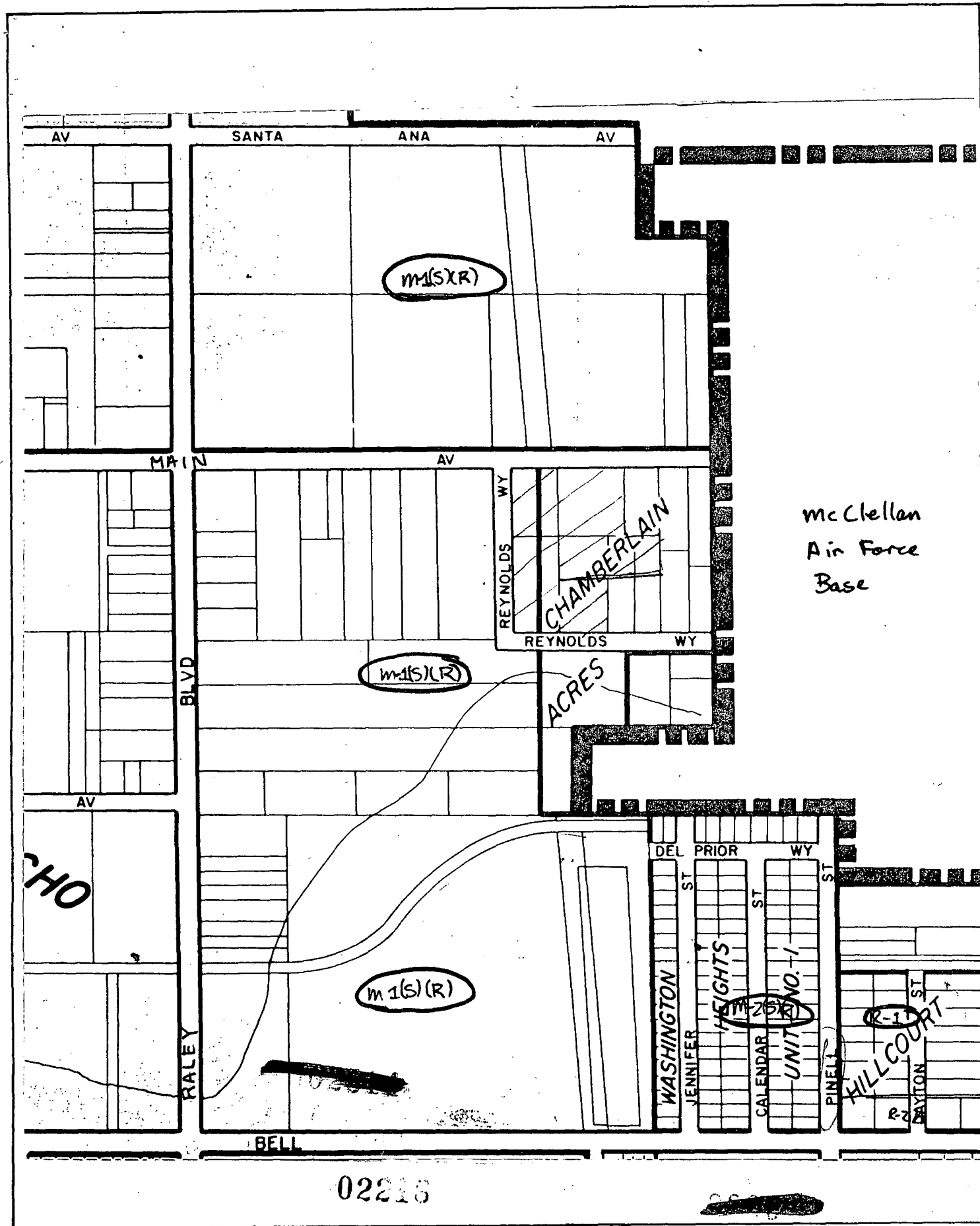
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

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Item #26

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LAND USE & ZONING MAP

EXHIBIT B

PARCEL B

All that portion of the Northeast 1/4 of Section 18, Rancho Del Paso, according to the official plat thereof, filed in Book A of Surveys at Page 94 in the Office of the Recorder of Sacramento County, State of California, described as follows:

COMMENCING at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 18;

Thence North $89^{\circ} 01' 35''$ East, along the North line of the Northeast 1/4 of said Section 18, said North line also being the centerline of Main Street, a distance of 99.05 feet to the centerline of that certain 75 foot right of way per deed recorded in Book 90 at Page 394 in the Official Records of said County, the TRUE POINT OF BEGINNING;

Thence continuing North $89^{\circ} 01' 35''$ East, along said North line, a distance of 299.85 feet to the Northeast corner of Parcel 1 of that certain Parcel Map entitled "Portion of Lot 6 - Chamberlain Acres 17 BM 7" filed in Book 32 of Parcel Maps at Page 35 in the Office of said Recorder;

Thence South $01^{\circ} 45' 26''$ East, along an Easterly line of said Parcel 1, a distance of 220.22 feet to an angle point therein;

Thence North $89^{\circ} 01' 47''$ East, along a Northerly line of said Parcel 1, a distance of 95.96 feet to the East line of said Parcel 1;

Thence South $01^{\circ} 45' 23''$ East, along said East line, a distance of 204.14 feet to the South line of said Parcel 1;

Thence South $89^{\circ} 01' 54''$ West, along said South line, a distance of 364.77 feet to the centerline of that certain 75 foot right of way per deed recorded in Book 90 at Page 394 in the Official Records of said County;

Thence North $05^{\circ} 56' 04''$ West, along said centerline, a distance of 425.96 feet to the TRUE POINT OF BEGINNING, containing 3.220 acres.

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EXHIBIT C

PARCEL A

All that portion of the Northeast 1/4 of Section 18, Rancho Del Paso, according to the official plat thereof, filed in Book A of Surveys at Page 94 in the Office of the Recorder of Sacramento County, State of California, described as follows:

BEGINNING at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 18;

Thence North $89^{\circ} 01' 35''$ East, along the North line of the Northeast 1/4 of said Section 18, said North line also being the centerline of Main Street, a distance of 99.05 feet to the centerline of that certain 75 foot right of way per deed recorded in Book 90 at Page 394 in the Official Records of said County;

Thence South $05^{\circ} 56' 04''$ East, along the centerline of said 75 foot right of way, a distance of 425.96 feet to the South line of Parcel 1 of that certain Parcel Map entitled "Portion of Lot 6 - Chamberlain Acres 17 B M 7" filed in Book 32 of Parcel Maps at Page 35 in the Office of said Recorder;

Thence South $89^{\circ} 01' 54''$ West, along said South line, a distance of 55.06 feet to the East line of the West 75 feet of Lot 6 of Chamberlain Acres per map filed in Book 17 of Maps at Page 7 in the Office of said Recorder;

Thence South $01^{\circ} 45' 35''$ East, along said East line, a distance of 236.22 feet to the South line of said Lot 6, said South line also being the centerline of Reynolds Way;

Thence South $89^{\circ} 02' 05''$ West, along said South line and the South line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 18, a distance of 207.02 feet, to the West line of the East 2 acres of the East 528 feet of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 18;

Thence North $01^{\circ} 45' 35''$ West, along said West line, a distance of 660.59 feet to the North line of the Northeast 1/4 of said Section 18, said North line also being the centerline of Main Street;

Thence North $89^{\circ} 01' 35''$ East, along said North line, a distance of 132.01 feet to the POINT OF BEGINNING, containing 3.524 acres.

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