

CITY PLANNING COMMISSION

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

APPLICANT Nolte and Associates - 1730 I Street, Suite 100, Sacramento, CA 95814
OWNER Lodi Mission Partners - 11292 No. Alpine Rd., Sacramento, CA 95814
PLANS BY Nolte and Associates - 1730 I Street, Suite 100, Sacramento, CA 95814
FILING DATE 11-14-88 ENVIR. DET. Exempt 15305a REPORT BY BM:sg
ASSESSOR'S PCL. NO. 001-0200-012 & 008

APPLICATION: Lot Line Adjustment to relocate the common property line approximately 50' to the east of two lots totaling 15.5+ acres in the Heavy Industrial (M-2) zone.

LOCATION: 424 North 7th Street

PROPOSAL: The applicant is requesting the necessary entitlements to adjust the east property line in order to simplify the property lines on two developed lots.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial Warehouse
Existing Zoning of Site: M-2 & M-2PC
Existing Land Use of Site: Warehouse

Surrounding Land Use and Zoning:

North: American River Parkway; ARP-F
South: Industrial; M-2
East: Industrial; M-2PC & M-2
West: Industrial; M-2PC & M-2

Property Dimensions: 1,750' x 350'
Property Area: 15.5+ 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 15.5+ acres in the Heavy Industrial (M-2) Parkway zone. The General Plan designates the site as Heavy Commercial and Warehouse. The surrounding land uses and zoning are the American River Parkway (ARP-F) to the north, and Industrial to the south, east and west, zoned M-2PC and M-2.
- B. The applicant proposes to relocate the eastern property line of two developed parcels in order to simplify the land ownership pattern and the property lines. The applicant has indicated to staff that the lot line adjustment will make current operations on the site easier and will aide future development plans for the property. In addition, the adjustment will take approximately (114,403 square feet) 2.63 acres of the eastern portion of parcel 001-0200-008 to allow that portion to be incorporated with parcel 001-0200-012. Parcel 001-0200-012 is owned by Lodi Mission Partners and parcel 001-0200-008 is owned by Southern Pacific Transportation Company.

000010

APPLC. NO. P88-473 MEETING DATE December 15, 1988 ITEM NO. 36

The Southern Pacific Transportation Company has agreed with the lot line adjustment.

The applicant is proposing no construction nor physical change to the subject property.

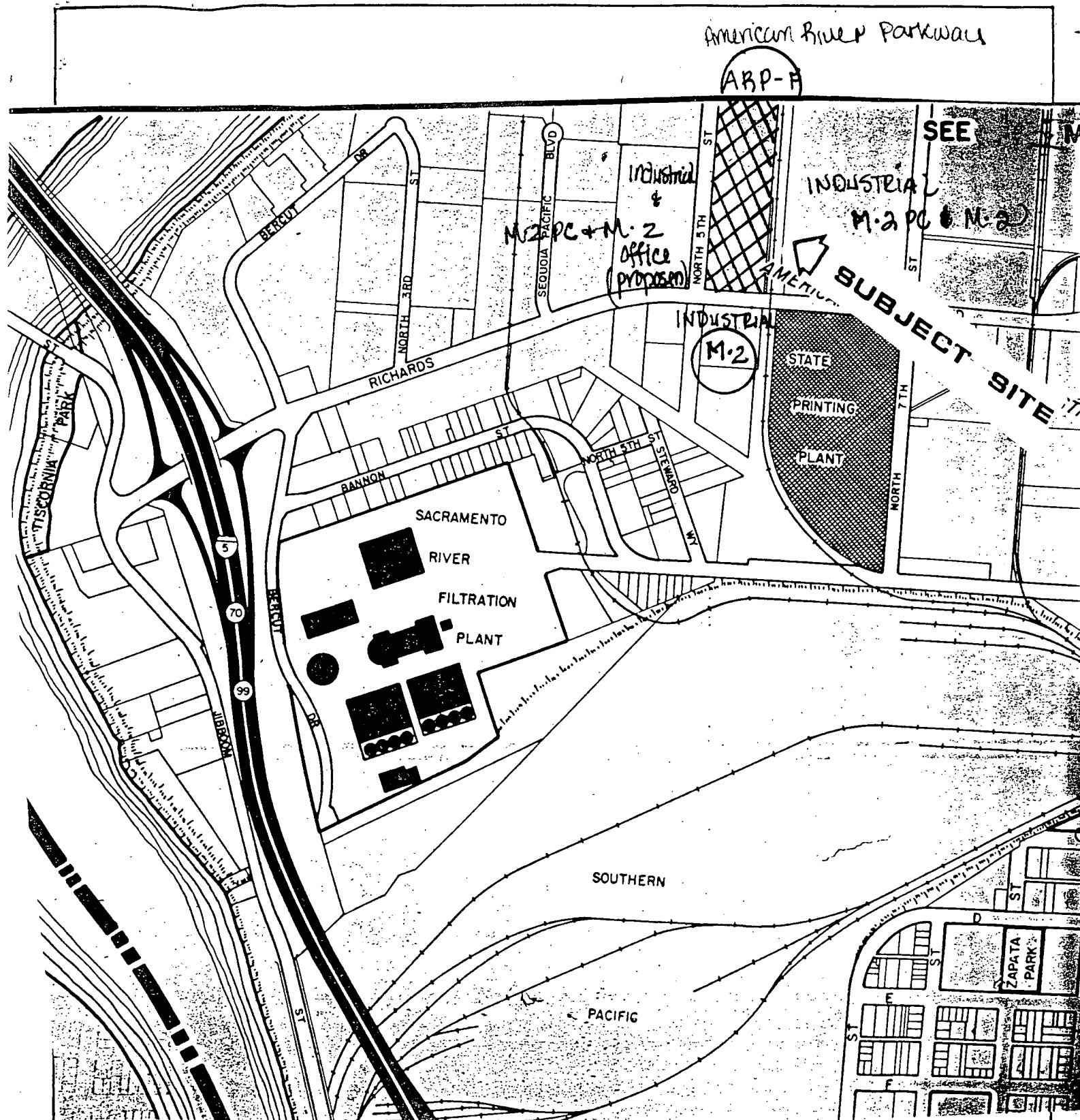
C. The proposed lot line adjustment was reviewed by Traffic Engineering, Engineering, City Water and Sewer and City Real Estate. The following comments were received:

1. File Certificate of Compliance and waive parcel map prior to recordation.
2. Pay off or combine any existing assessments.

ENVIRONMENTAL DETERMINATION: The 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.

000011



000013

VICINITY - LAND USE - ZONING

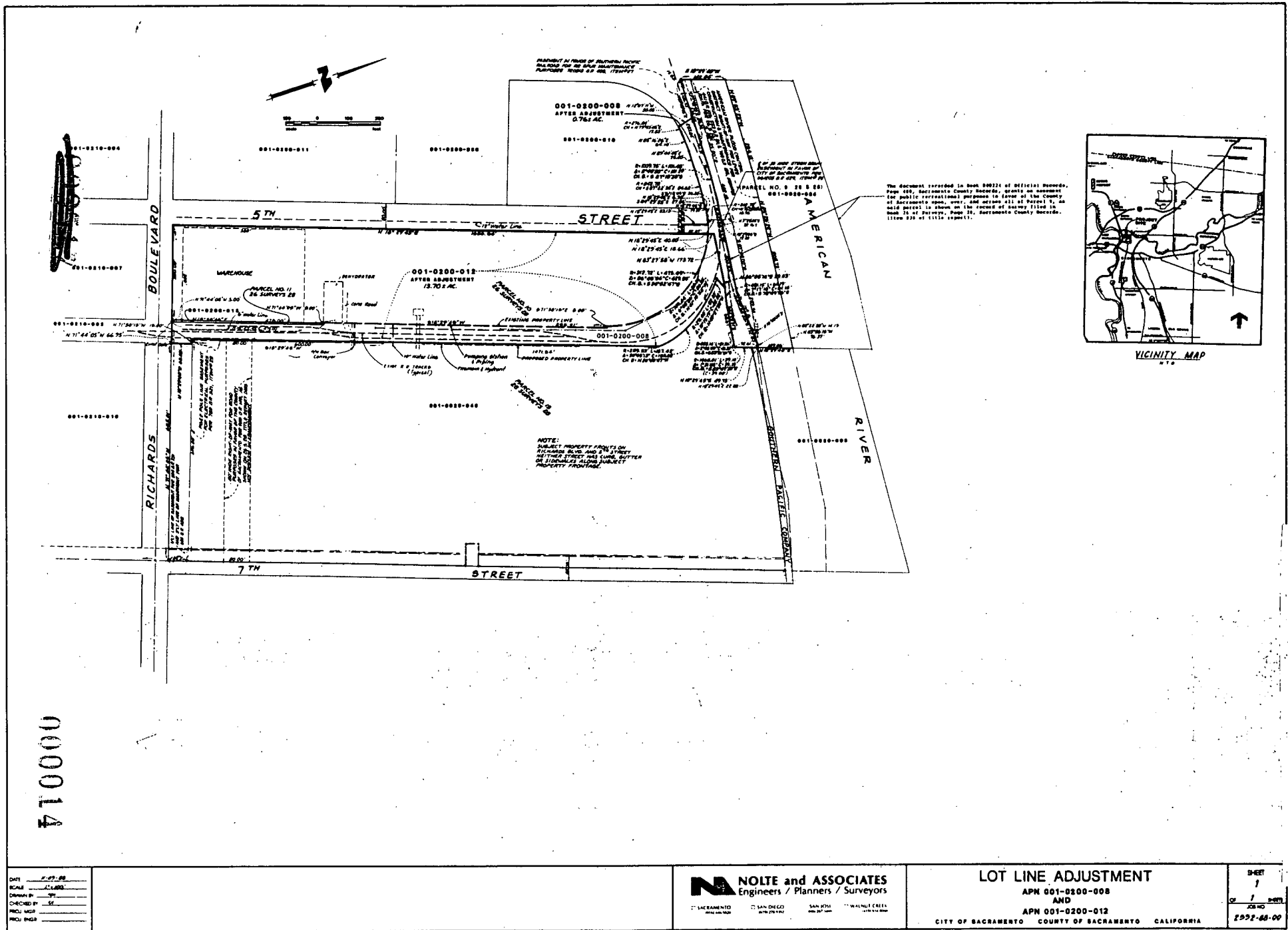


P88-473

12.15.88

P88-473

12.15.88



000014

DATE: 12.15.88
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: SE
 PROJ. MGR: [blank]
 PROJ. ENGR: [blank]

NOLTE and ASSOCIATES
 Engineers / Planners / Surveyors
 SACRAMENTO SAN DIEGO SAN JOSE WALNUT CREEK

LOT LINE ADJUSTMENT
 APN 001-0200-008
 AND
 APN 001-0200-012
 CITY OF SACRAMENTO COUNTY OF SACRAMENTO CALIFORNIA

SHEET
 1
 OF 1 SHEET
 JOB NO.
 1992-68-00

EXHIBIT A

EXHIBIT BLEGAL DESCRIPTION OF APN 001-0200-008
AFTER ADJUSTMENT

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THOSE LANDS DESIGNATED AS "SOUTHERN PACIFIC COMPANY" ON THAT RECORD OF SURVEY FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 26 OF SURVEYS, AT PAGE 28, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL NO. 10, AS SHOWN ON SAID RECORD OF SURVEY, SAID CORNER BEING IDENTICAL WITH THE MOST EASTERLY CORNER OF THAT PORTION OF 5th STREET VACATED AND ABANDONED BY CITY OF SACRAMENTO ORDINANCE NO. 2680, RECORDED IN THE OFFICE OF SAID RECORDER IN BOOK 6608-30 OF OFFICIAL RECORDS AT PAGE 563; THENCE, FROM SAID POINT OF BEGINNING, ALONG THE BOUNDARIES OF SAID PORTION OF 5TH STREET, S 18°29'45" W 82.87 FEET, N 71°30'15" W 30.00 FEET, AND, N 18°29'45" E 83.13 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE, LEAVING SAID BOUNDARIES AND ALONG SAID SOUTHERLY LINE, THE FOLLOWING EIGHT (8) COURSES: (1) ALONG THE ARC OF A 312.72 FOOT RADIUS CURVE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 75°02'00" W 13.96 FEET, (2) N 76°18'45" W 36.20 FEET, (3) S 18°29'45" W 6.92 FEET, (4) N 84°29'55" W 27.86 FEET, (5) ALONG THE ARC OF AN 842.78 FOOT RADIUS CURVE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 87°22'35" W 84.62 FEET, (6) S 89°44'45" W 75.00 FEET, (7) S 85°16'26" W 64.14 FEET, AND (8) ALONG THE ARC OF A 276.84 FOOT RADIUS OF A CURVE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 79°43'45" W 17.83 FEET TO THE MOST EASTERLY CORNER OF PARCEL "D", AS SAID PARCEL IS SHOWN ON THAT PARCEL MAP FILED IN THE OFFICE OF SAID RECORDER IN BOOK 18 OF PARCEL MAPS, AT PAGE 35; THENCE, LEAVING SAID SOUTHERLY LINE, ALONG THE EASTERLY LINE OF SAID PARCEL "D", N 12°07'11" W 50.05 FEET TO THE NORTHERLY LINE OF SAID LANDS; THENCE, LEAVING SAID EASTERLY LINE, AND ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES:

(1) N 89°48'45" E 161.31 FEET, (2) ALONG THE ARC OF A 1009.75 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS S 87°18'35" E 101.39 FEET, (3) S 84°25'25" E 300.33 FEET, (4) N 85°54'35" E 172.83 FEET, AND, (5) S 83°22'58" E 14.19 FEET; THENCE, LEAVING SAID NORTHERLY

~~000006~~
NOLTE AND ASSOCIATES

November 8, 1988

P88 473
P88 473

1 of 2

12-15-88

000006

LD020-M
2552-88-00

LINE, S 18°29'45" W 22.88 FEET TO A POINT IN THE NORTHERLY BOUNDARY OF PARCEL NO. 13 AS SHOWN ON SAID RECORD OF SURVEY AND IN THE SOUTHERLY LINE OF SAID LANDS; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL NO. 13, AND THE SOUTHERLY LINE OF SAID LANDS, THE FOLLOWING FIVE (5) COURSES:

(1) S 18°29'45" W 49.73 FEET, (2) ALONG THE ARC OF A 1465.01 FOOT RADIUS CURVE TO THE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 83°47'39" W 39.08 FEET TO A POINT OF REVERSE CURVE, (3) ALONG THE ARC OF A 583.14 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 83°31'01" W 21.20 FEET, (4) ALONG A TANGENT LINE, N 82°28'31" W 68.67 FEET AND, (5) ALONG THE ARC OF A TANGENT 481.15 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS N 78°49'56" W 61.15 FEET; THENCE, LEAVING SAID NORTHERLY BOUNDARY AND SAID SOUTHERLY LINE, ALONG A NON-TANGENT LINE, N 83°27'58" W 173.72 FEET; THENCE, S 18°29'45" W 18.66 FEET TO THE POINT OF BEGINNING.


ALAN RICHTER L.S. 3383



000007

NOLTE AND ASSOCIATES
November 8, 1988

2 of 2

LD020-M
2552-88-00

P88 473

12.15.88