

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	LOUIS F. BUTZ & ASSOCIATES, 5411 Madison Avenue #3, Sac., CA 95841
<b>OWNER</b>	ALAN MESSICK, ET AL AND G. R. MESSICK & S. COLEMAN, P O Box 26165 ,Sac,CA 95826
<b>PLANS BY</b>	LOUIS F. BUTZ & ASSOCIATES, 5411 Madison Avenue, #3 Sac., CA 95841
<b>FILING DATE</b>	6/17/87
<b>ENVIR. DET.</b>	Cat Ex 15301 (a)
<b>REPORT BY</b>	DJH:vf
<b>ASSESSOR'S-PCL. NO.</b>	62-050-46 and 47

**APPLICATION:** Lot line Adjustment to relocate the common property line on two lots containing 41.3± developed and vacant acres in the Heavy Industrial (M-2(S) zone.

**LOCATION:** 8825 and 8845 Elder Creek Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to add a 30 foot wide by 500 foot long strip of land to the existing Palm Iron Steel Fabrication Plant for outdoor storage.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
1986 South Sacramento Community Plan Designation:	Heavy Industrial
Existing Zoning of Site:	M-2-S
Existing Land Use of Site:	Vacant with abandoned house and steel fabrication plant for Palm Iron Works.

<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks:</b> Required	Provided
North: Railroad Track & Vacant; M-2-(S)	Front: 25'	50'
South: Warehouse, vacant, wood storage; M-1	Side(Int): 0'	40'
East : Vacant & Soil Amendment Stockpile; M-2	Side(St): 0'	0'
West : Vacant & Warehouse; M-2(S)	Rear: 0'	0'

Property Dimensions:	Irregular
Property Area:	41.3 Acres
Topography:	Flat
Street Improvements and Utilities:	Existing

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

**A. Land Use and Zoning**

The subject site consists of two parcels totaling 41.3± gross acres in the Heavy Industrial (M-2-S) zone. The site is designated for heavy industrial uses on the 1986 South Sacramento Community Plan. The west lot contains an

abandoned single family dwelling and garage with the remainder of the 20+ acre parcel as vacant. The eastern 22+ acre lot contains the Palm Iron Steel Fabrication plant, buildings and outdoor storage yards. The applicant is currently storing steel on a 30 foot by 500 foot strip of land which they wish to purchase and add to the Palm Iron parcel.

B. Project Analysis

Outdoor storage of steel is allowed in the M-2(S) zone as long as appropriate surface material is used for the storage area. For areas of dead storage, the City has allowed the use of crushed aggregate. However, where vehicles constantly travel, it is required that an all weather surface be constructed. The applicant did not indicate the type or location of surface being used for storage or access to the storage area. Staff recommends that the applicant clarify surface materials for the site and seek a Parking Facilities Permit for the paved or all weather surface areas.

C. Agency Comments

The project was reviewed by the City Traffic Engineer, Engineer and Real Estate Division with the following comment received from the City Real Estate Division:

Pay off existing bonds or split fees required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

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 ADJUST THE COMMON PROPERTY LINE BETWEEN 8825  
AND 8845 ELDER CREEK ROAD.**

**(P87-281)**

**WHEREAS**, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8825 and 8845 Elder Creek Road; 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 1974 General Plan and 1986 South Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial use by the 1986 South Sacramento Community 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 8825 and 8845 Elder Creek Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Bonds must be paid in full or split fees required.

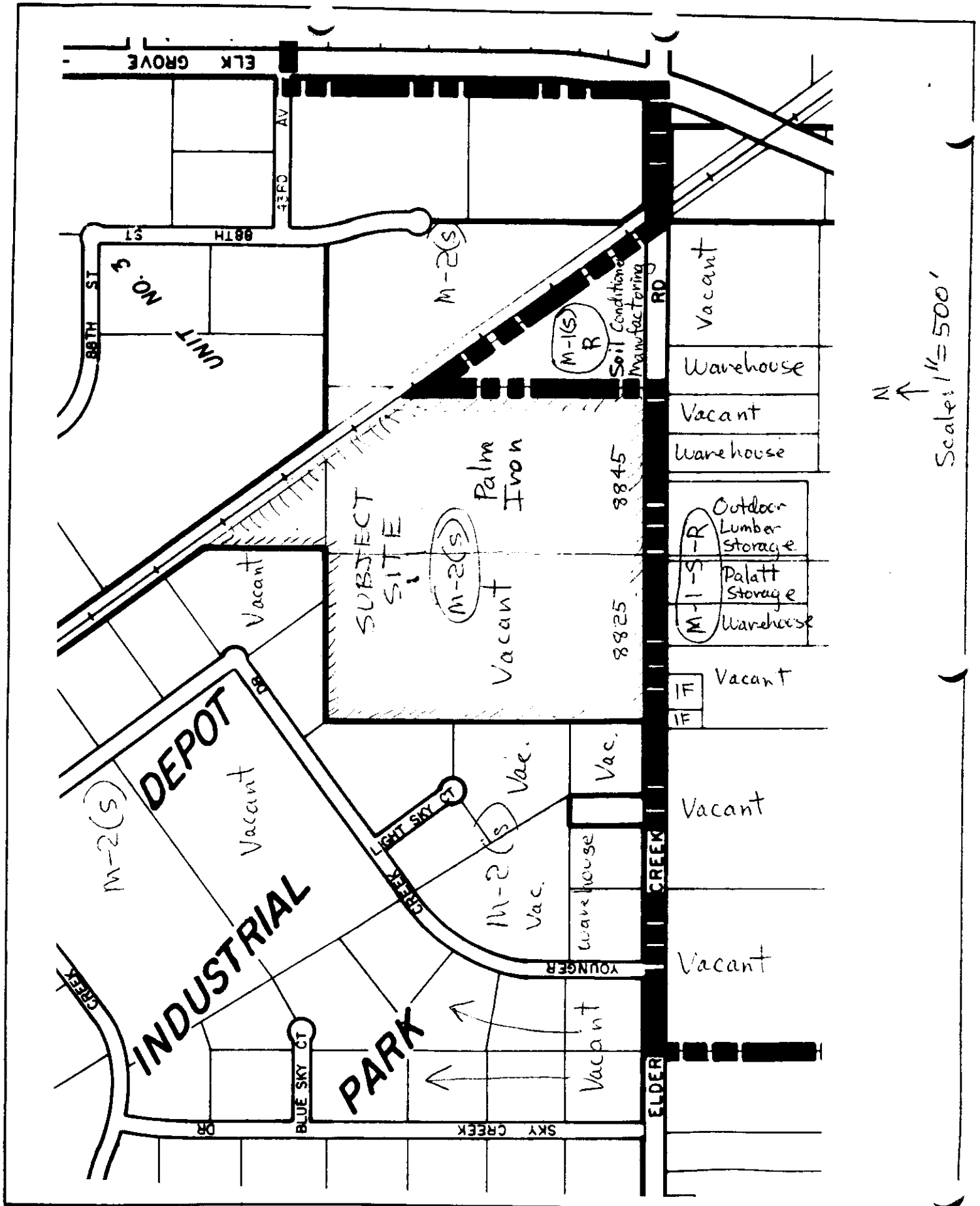
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CHAIRPERSON

ATTEST:

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SECRETARY TO CITY PLANNING COMMISSION



**VICINITY - LAND USE - ZONING**

N  
Scale 1" = 500'

RECEIVED

NEW PARCEL 62-050-46

All that real property situate in the County of Sacramento, State of California described as follows:

Parcel A as shown on the official Parcel Map entitled "A Portion of the Southeast 1/4 of Section 25 T.8 N., R.5 E. M.D.B.&M." recorded in the office of the County Recorder of Sacramento County in Book 21 of Parcel Maps at Page 18 excepting therefrom the North 500.00 ft. of the East 30.00 ft.

NEW PARCEL 62-050-47

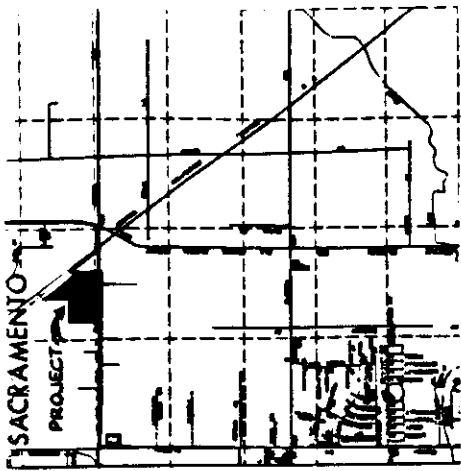
All that real property situate in the County of Sacramento, State of California described as follows:

Parcel B as shown on the official Parcel Map entitled "A Portion of the Southeast 1/4 of Section 25 T.8 N., R.5 E. M.D.B.&M." Recorded in the office of the County Recorder of said County in Book 21 of Parcel Maps at Page 18, together with the North 500.00 ft. of the East 30.00 ft. of Parcel A as shown on said Map.



# EXHIBIT B

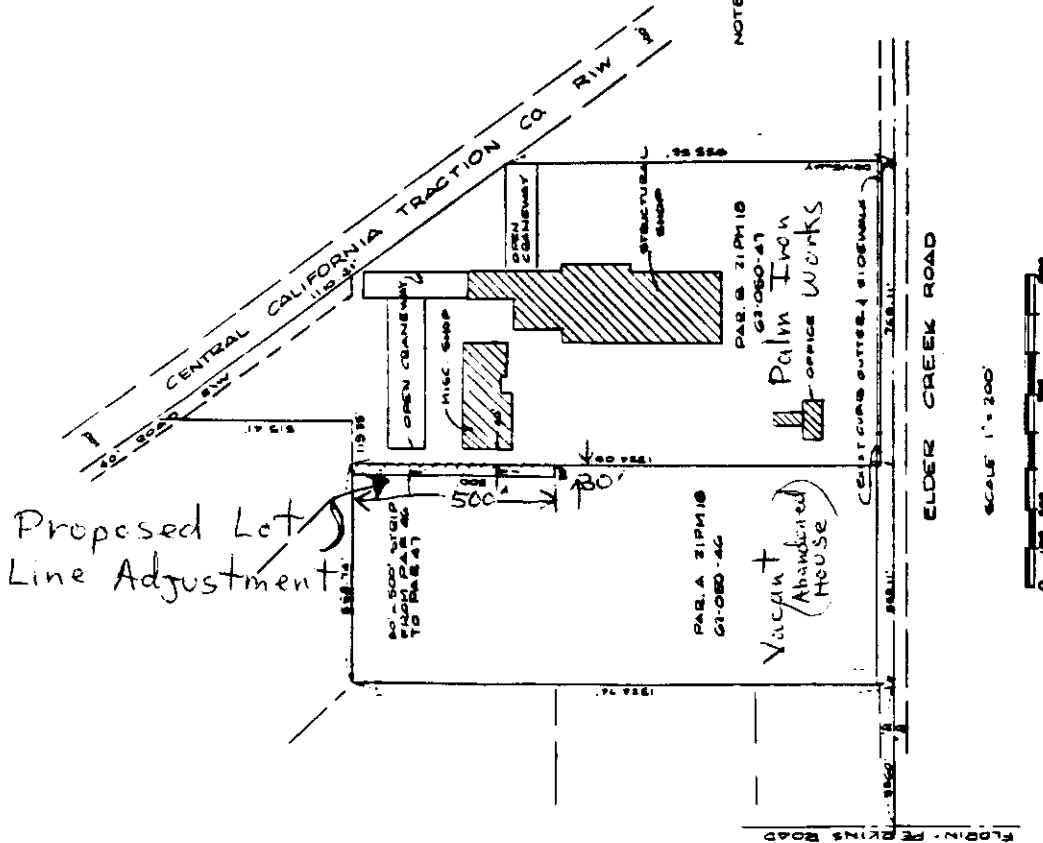
<b>W. L. BARKER &amp; ASSOCIATES, INC.</b> 1011 Madison Avenue, Suite 8 Sacramento, CA 95811	
Project: <i>PALM</i> Date: <i>07-27</i> Job No: <i>7007</i> Scale: <i>1/4" = 10'</i>	Drawn by: <i>[Signature]</i> Checked by: <i>[Signature]</i>



## SITE PLAN

BOUNDARY LINE ADJUSTMENT  
 A.P.N. G2-080-46, 47  
 PALM IRON & BRIDGE  
 WORKS

NOTE: PROPERTY IS ON PRIVATE  
 WATER & SEWAGE DISPOSAL  
 SYSTEMS



Proposed Lot  
 Line Adjustment