

CITY PLANNING COMMISSION  
927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering, 811 'J' Street, Sacramento, CA 95814
OWNER	Jerry A. & Catherine Pavlatos
PLANS BY	JTS Engineering, 811 'J' Street, Sacramento, CA 95814
FILING DATE	1-18-83
NEGATIVE DEC.	Exempt 15105(a) EIR
50 DAY CPC ACTION DATE	
ASSESSOR'S PCL. NO.	041-100-25 & 26
REPORT BY:	JP:bw

**APPLICATION:** Lot Line Adjustment to merge two parcels on 1.1± vacant acres in the Light Industrial (M-1(S)) zone

**LOCATION:** 6805 and 6845 Luther Drive

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
1965 Southgate Community Plan Designation:  
Existing Zoning of Site: Heavy Commercial or Industrial  
Existing Land Use of Site: M-1(S)  
Surrounding Land Use and Zoning: Vacant

North: Commercial; M-1 (County)  
South: Vacant and Industrial; M-1(S)  
East: Commercial; M-1 (County)  
West: Vacant and Industrial; M-1(S)

Property Area: 1.1± acres  
Square Footage of Building: 20,860  
Topography: Flat  
Street Improvements: Existing

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

1. The subject site consists of two separate parcels in the M-1(S) zone which are currently vacant. The applicant proposes to merge the two parcels into one parcel in order to construct a 20,860 square foot industrial building.
2. The proposal was reviewed by City Engineering and City Planning. There were no objections to the proposed merger. The City Engineer recommended the following condition:  
The applicant will provide a new legal description for the parcel being formed.

**ENVIRONMENTAL DETERMINATION:** The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105(a)).

**STAFF RECOMMENDATION:** Staff recommends that the Commission approve the Lot Line Adjustment by adopting the attached resolution.

003410

APPLC. NO. P83-024

MEETING DATE February 24, 1983

CPC ITEM NO. 17

# Location Map

Subject  
MI-Site

C-2

C-2

C-2

C-2R

R-3-R

2/24/83

003411

ITEM No. 17

LA GRANDE BLVD

48TH AV

49TH AV

51ST AV

52ND AV

53RD AV

FLORIN

LUTHER BURBANK

SR. HIGH SCHOOL

P83-024

R-1

LUTHER DR

DR

DR

DR

SACRAMENTO

WESLEY AV

ELKO ST

42ND AV

MAIN

GREEN DR

CIRCLE

CHEVY

BOWLING

TURN

TURNBRIDGE DR

MANHATTAN CIRCLE

GREEN TREE

WILLIAMSBURG DR

LINCOLNSHIRE DR

RD

MUNSON

DR

DR

