

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814				
OWNER	Richard T. & Nancy E. Carlson, 4701 Olive Oak Way, Carmichael, CA 95608				
PLANS BY	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814				
FILING DATE	3-30-84	50 DAY CPC ACTION DATE		REPORT BY:	FG:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR		ASSESSOR'S PCL. NO.	041-100-27 & 28

APPLICATION: Lot Line Merger to create one parcel totaling 1.10± acres in the Light Industrial (M-1(S)) zone.

LOCATION: 6885 & 6905 Luther Drive

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Warehouse; M-1(S)  
South: Office/Manufacturing; M-1(S)  
East: Vacant; M-1(S)  
West: Office Industrial Park; M-1(S)

Property Dimensions: 159' x 300'  
Property Area: 1.10± acre  
Topography: Flat  
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of two parcels in the M-1(S) Light Industrial zone. Both parcels are presently vacant;
2. The applicant proposes to merge the two parcels to allow development of a commercial/industrial structure(s) which cannot presently be accommodated on the two smaller parcels;
3. The project was reviewed by the offices of City Traffic Engineering, Engineering, Building Inspections, Water/Sewer Division and Real Estate; they had no objections. The only comment received was from Water and Sewer Division which indicated that water service must be obtained from the Fruitridge Vista Water Company.

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

STAFF DETERMINATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment to merge the two parcels by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission  
on date of

APPROVING A LOT LINE MERGER FOR  
PARCELS 8 AND 9 AS SHOWN ON THE  
PARCEL MAP RECORDED IN BOOK 4 OF  
PARCEL MAPS, MAP NO. 25, RECORDS  
OF SAID COUNTY (P84-134)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 6885 and 6905 Luther Drive; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305 (a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1965 Southgate Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at  
6885 and 6905 Luther Drive,

City of Sacramento, be approved as shown and described  
in Exhibits A and B attached hereto, subject to  
the following condition:

1. The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

\_\_\_\_\_  
CHAIR

ATTEST:

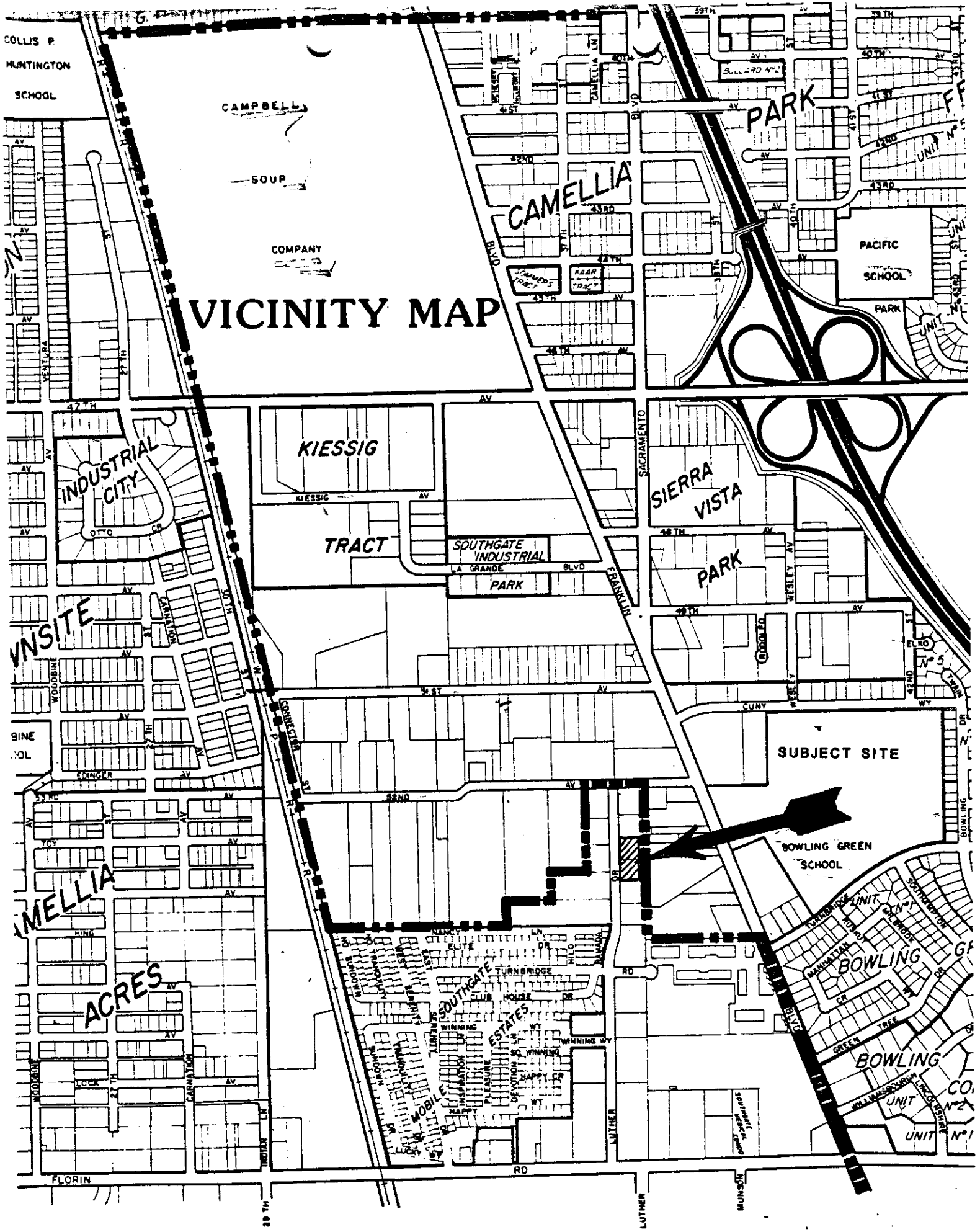
\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

E X H I B I T B

Legal Description

Parcels 8 and 9 as shown on the 'Parcel Map' recorded in Book 4 of Parcel Maps, Map No. 25, filed in the office of the Recorder of Sacramento County.

# VICINITY MAP



# LAND USE AND ZONING

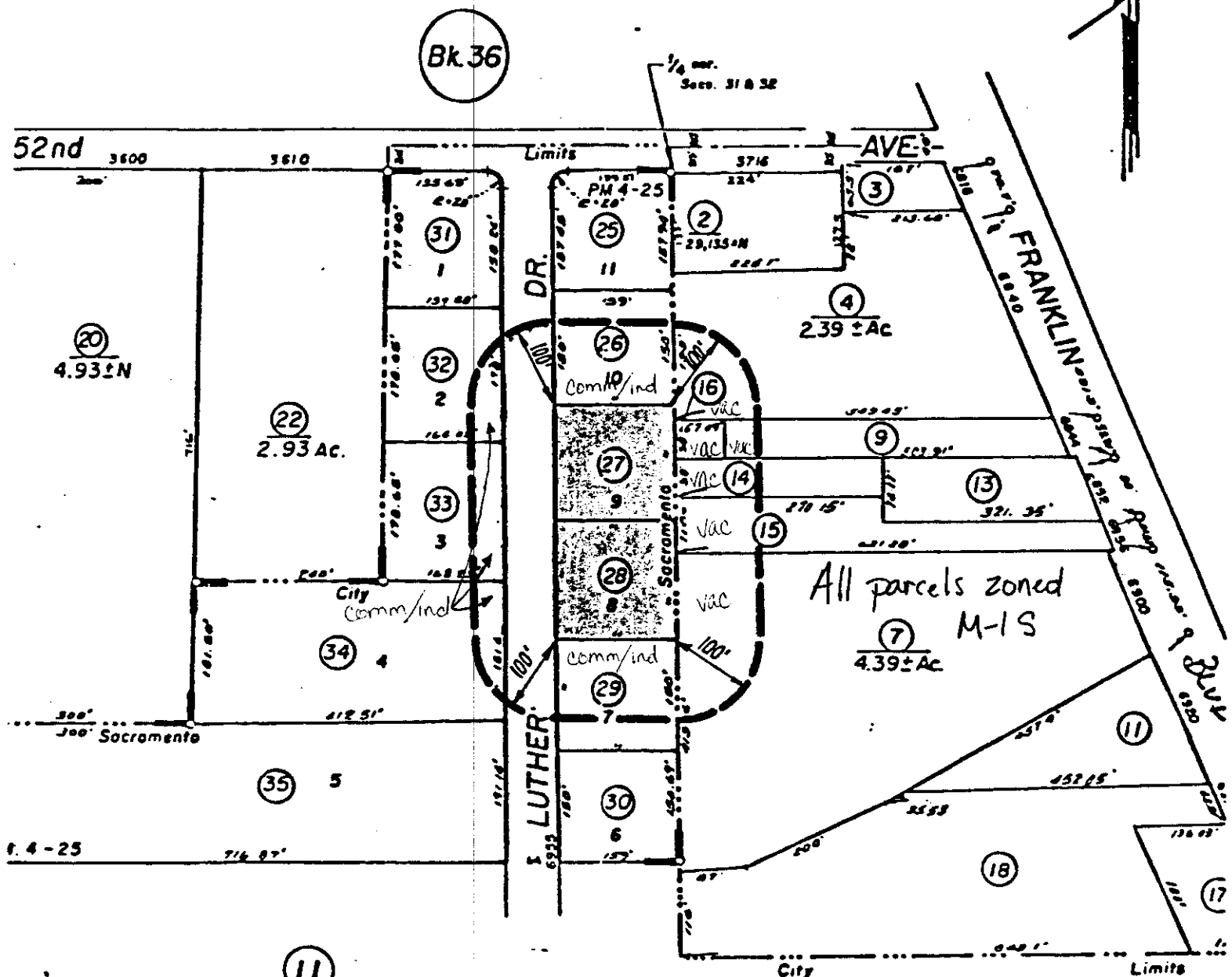
CITY OF SACRAMENTO

CALIFORNIA

SCALE 1" :: 200'

MARCH 1984

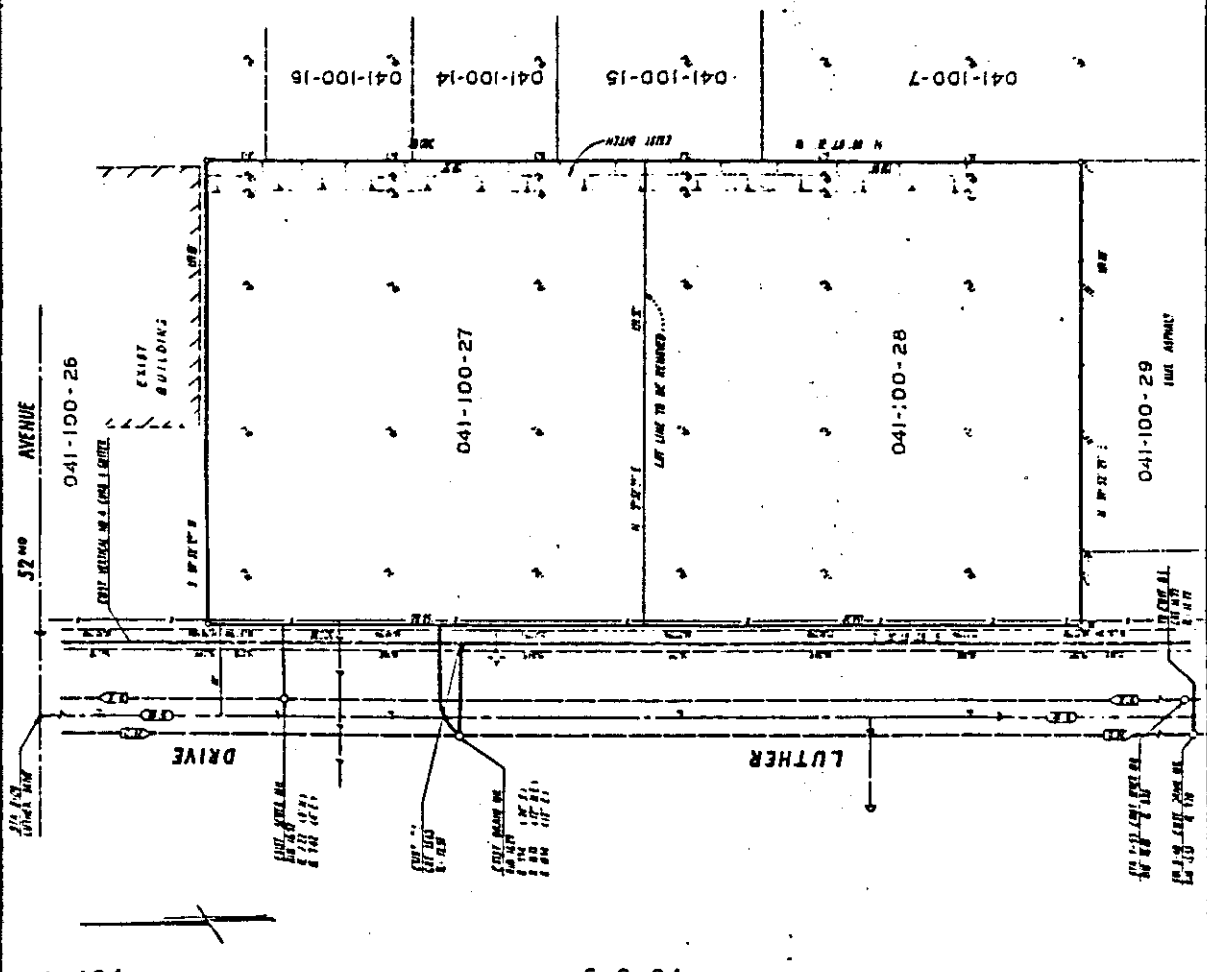
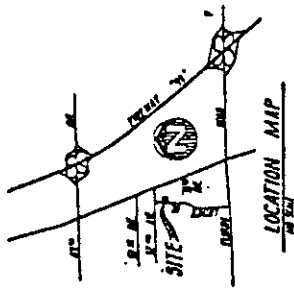
**JTS** ENGINEERING  
CONSULTANT, INC



Bk 36

All parcels zoned  
M-1S  
4.39 ± Ac

# EXHIBIT A



### LEGEND

- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING POWER LINE
- EXISTING LIGHTNING LINE
- EXISTING WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING ROAD
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY

**NOTES:**

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY DATA.

2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY DATA.

3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE UTILITIES SHOWN ON THIS PLAN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD PLANS AND FIELD SURVEY DATA.

### UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
GAS	ANNE	683-4449
ELECTRICITY	SALVA (SEE SHEET)	682-3410
TELEPHONE	PACIFIC BELL	682-3400
WATER	PROVIDE UTIL. WITH BUREAU	481-6818
SEWER	CITY OF SACRAMENTO	682-8878
STORMWATER	CITY OF SACRAMENTO	682-8878
WIRELESS TELEPHONE	CITY OF SACRAMENTO	682-8878

**JTS ENGINEERING CONSULTANTS, INC.**  
 211 J STREET  
 SACRAMENTO, CALIFORNIA 95811

**LOT MESSER EXHIBIT**  
**6885 1 6905 LUTHER DRIVE**  
 APN: 041-100-27 1 28  
 CITY OF SACRAMENTO

NO.	DATE	REVISION	BY

DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	

PROJECT NO. 88-100-27  
 SHEET NO. 1 OF 1