

CITY PLANNING COMMISSION

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

APPLICANT	Lynn A. Overholtzer, 1032-64th Street, Sacramento, CA 95819				
OWNER	Martinelli, W & K Lee, 3540-4th Avenue, Sacramento, CA 95817				
PLANS BY	Lynn A. Overholtzer, 1032-64th Street, Sacramento, CA 95819				
FILING DATE	7/7/83	50 DAY CPC ACTION DATE		REPORT BY	RL:bw
NEGATIVE DEC	Exempt 15105(a)	EIR		ASSESSOR'S PCL NO	018-021-02,03,04,05,06

APPLICATION: 1. Environmental Determination
2. Lot Line Adjustment creating two parcels from four existing parcels (P83-226)

LOCATION: 2216 Sutterville Road

PROPOSAL: To create one 0.25± acre parcel (with a warehouse to remain) and one 0.5± acre parcel with a structure to be removed.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1965 Sutterville Heights
Community Plan Designation: Shopping/Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Storage warehouse and vacant

Surrounding Land Use and Zoning:

North: City College athletic field; R-1
South: Apartments; R-3
East: Apartments; C-4
West: Music shop, dry cleaners; C-4

Property Dimensions: 180'± x 155'±
Property Area: 27,963.63 square feet
Square Footage of Building: 1,500
Topography: Flat
Street Improvements/Utilities: Existing

STAFF EVALUATION: Staff has the following comments:

1. The subject site is comprised of four existing lots with identical dimensions of 45' x 155'. The proposal would result in two parcels each larger than the existing individual parcels. The smaller of the two will retain the existing warehouse use. The larger will be a vacant parcel that will be more developable than the existing lots, due to greater lot size and increased frontage on Sutterville Road.
2. The City Engineer requests the following:
 - a. Monument new lot lines;
 - b. Verify new deed descriptions.
3. Staff has no objections to the proposed project.

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 approving the attached resolution.

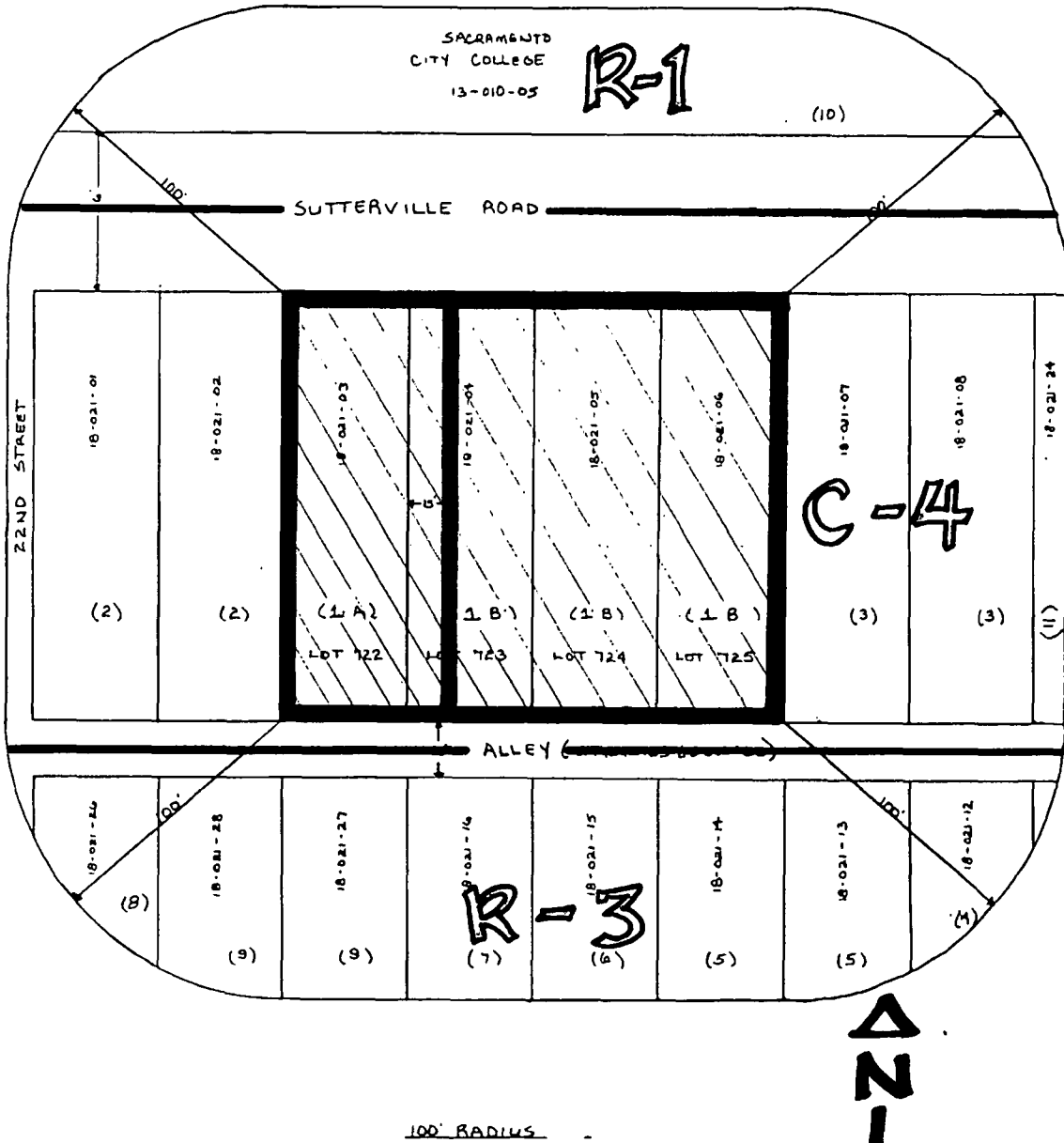
002576

983-226

8-11-83

ITEM 23

002594



LAND USE & ZONING

CARLETON

SCALE 1"=100'

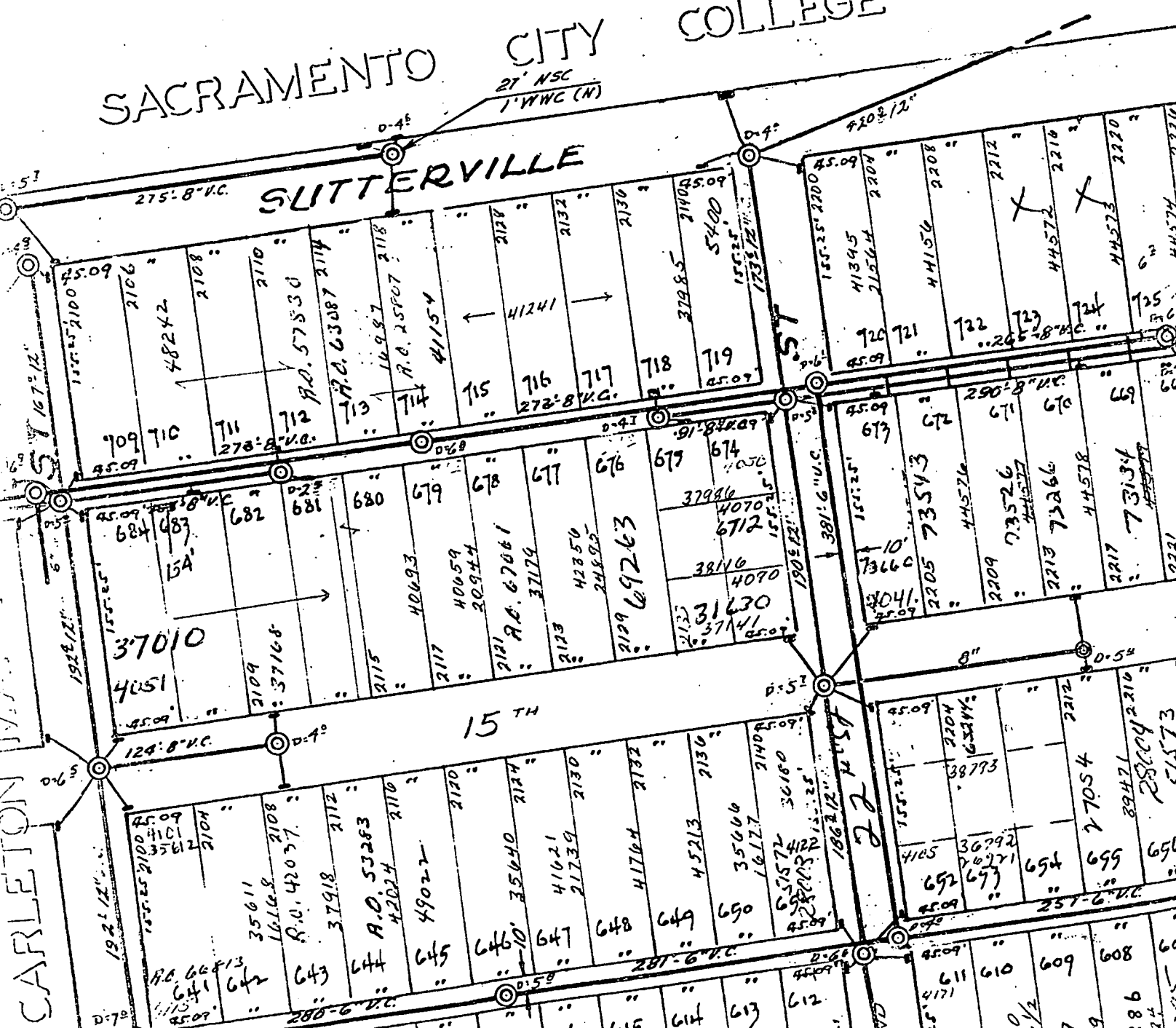
P 83226

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SACRAMENTO CITY COLLEGE

21' NSC
1' WWC (N)

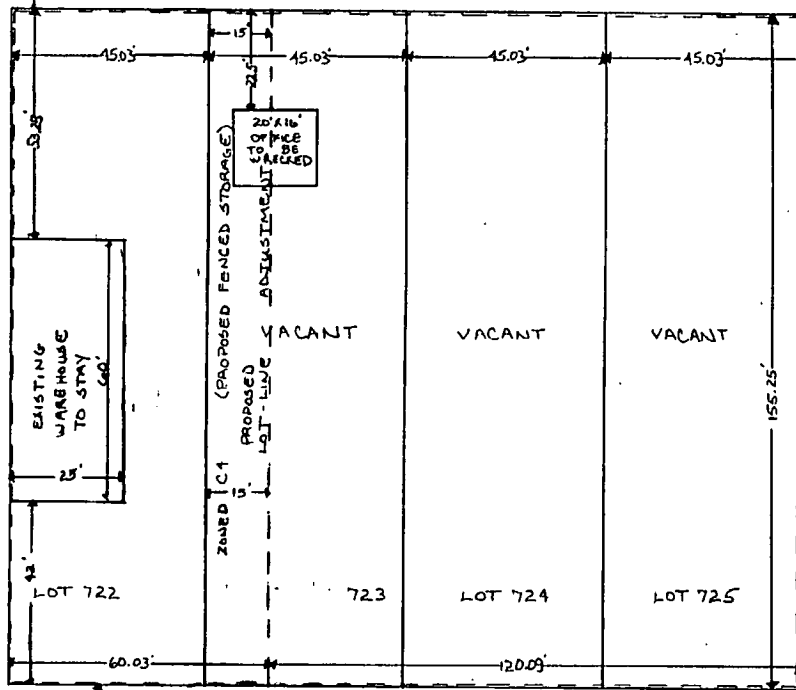
SUTTERVILLE



P83-226

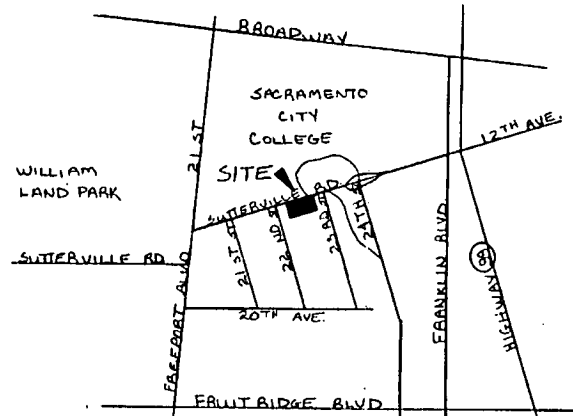
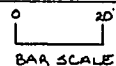
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NOTE:
GRAVEL AREA
WITH LESS THAN
1 FT. FALL
TO SUTTERVILLE RD.

SITE PLAN
SCALE 1" = 20'



VICINITY MAP:
NOT TO SCALE



NOTE:
SOLID LINES: EXISTING
BROKEN LINES: PROPOSED

Exhibit A

REVISIONS	BY

LOCATION: SUTTERVILLE RD. SACRAMENTO, CA.
 OWNER: ANN A. MARTINELLI / WILLIAM H. LEE & KATHERINE LEE
 PROPOSED: LOT LINE ADJUSTMENT

Date	7/1/83
Scale	1" = 20'
Drawn	L. A. O.
Job	SUTTERVILLE
Sheet	1
Of 2	Sheets

Exhibit B

LEGAL DESCRIPTION

EXISTING:

The Land referred to is situated in the State of California,
County of Sacramento and is described as follows:

"Lots 722, 723, 724, and 725, as shown on the 'Plat of Carleton'.
recorded in Book 9 of Maps, Map No. 5, records of said County."

*OK Ed Flowers
7-7-83*

PROPOSED:

The Westerly 15' Feet of Lot 723, as shown on the "Plat of Carlton"
recorded in Book 9 of Maps, Map No. 5, records of said County.

AND

The Easterly 30.03' Feet of Lot 723, as shown on the "Plat of
Carlton" recorded in Book 9 of Maps, Map No. 5, records of said County.

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