

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814				
OWNER	Lewis & Catherine Bennett, 1299-9th Avenue, Sacramento, CA 95818				
PLANS BY	JTS Engineering Consultants, Inc., 811 'J' Street, Sacramento, CA 95814				
FILING DATE	7/27/84	50 DAY CPC ACTION DATE		REPORT BY:	JF:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR		ASSESSOR'S PCL NO	277-021-05 & 06

APPLICATION: Lot Line Adjustment to merge two lots into one 1.83+ acre lot in the Light Industrial (M-1) zone.

LOCATION: 1010 El Camino Avenue

PROPOSAL: The applicant requests a lot line adjustment to merge two lots into one in order to construct two commercial buildings.

PROJECT INFORMATION:

1974 General Plan Designation: M-1
1984 North Sacramento Community
Plan Designation: M-1
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Commercial & Industrial; C-2
South: Commercial & Industrial; M-1
East: Commercial & Industrial; M-1/R-3
West: Commercial & Industrial; C-2

Property Dimensions: 290' x 275'
Property Area: 1.83+ acres
Street Improvements/Utilities: Existing

PROJECT EVALUATION:

1. The purpose of the proposed merger is to allow two commercial buildings to be built on this site. The lot line to be removed separates one of the buildings from its required parking. Removal of this lot line will allow both commercial buildings and all required parking to be on one lot.
2. The proposed lot line merger was reviewed by the offices of Engineering, Real Estate, Water/Sewers and Building; there were no objections to this request.

ENVIRONMENTAL DETERMINATION: The proposed lot line merger is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

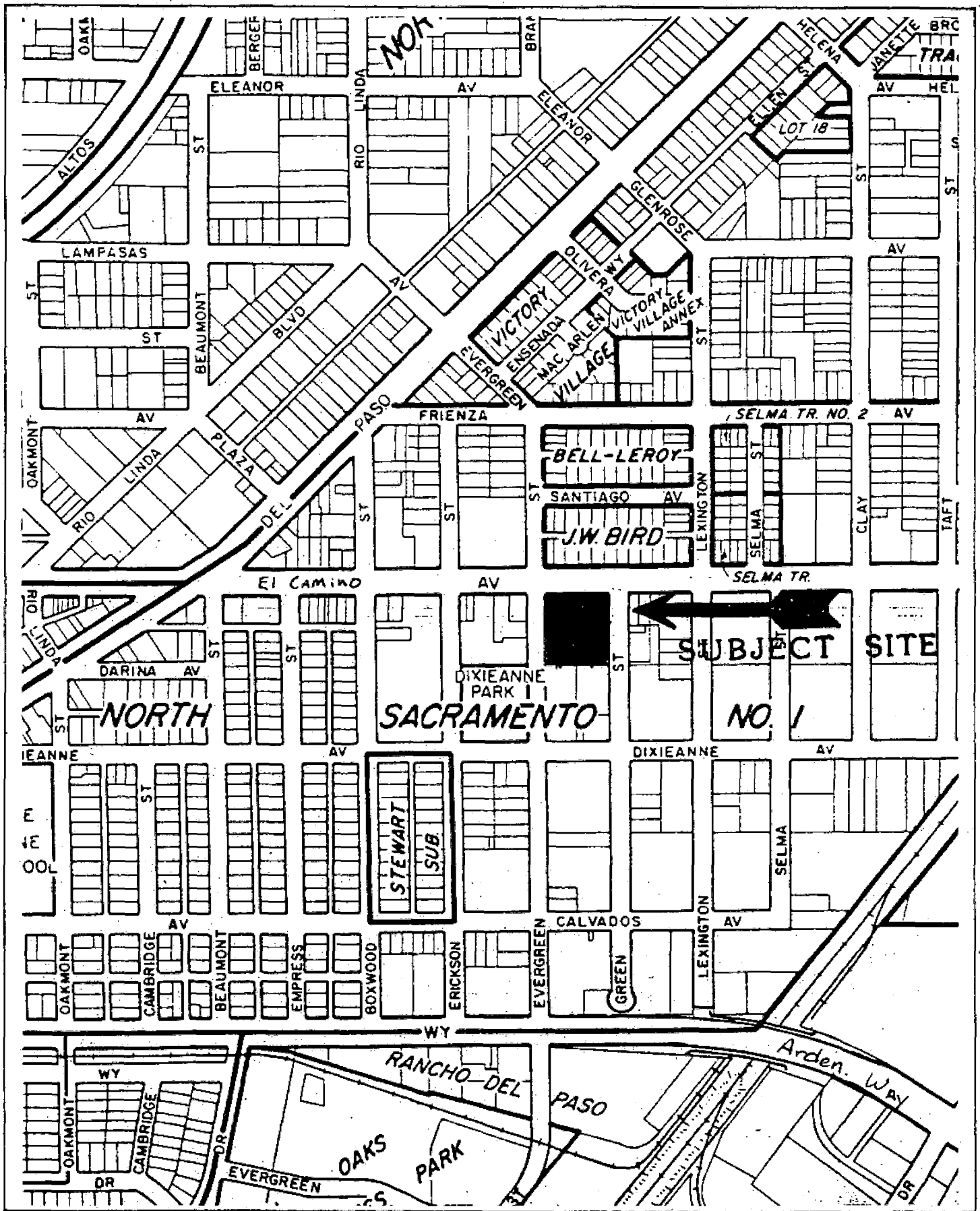
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

APPLC. NO. P84-290

MEETING DATE September 13, 1984

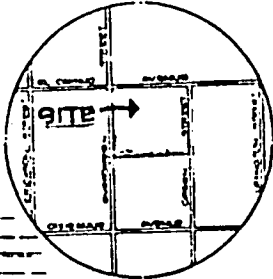
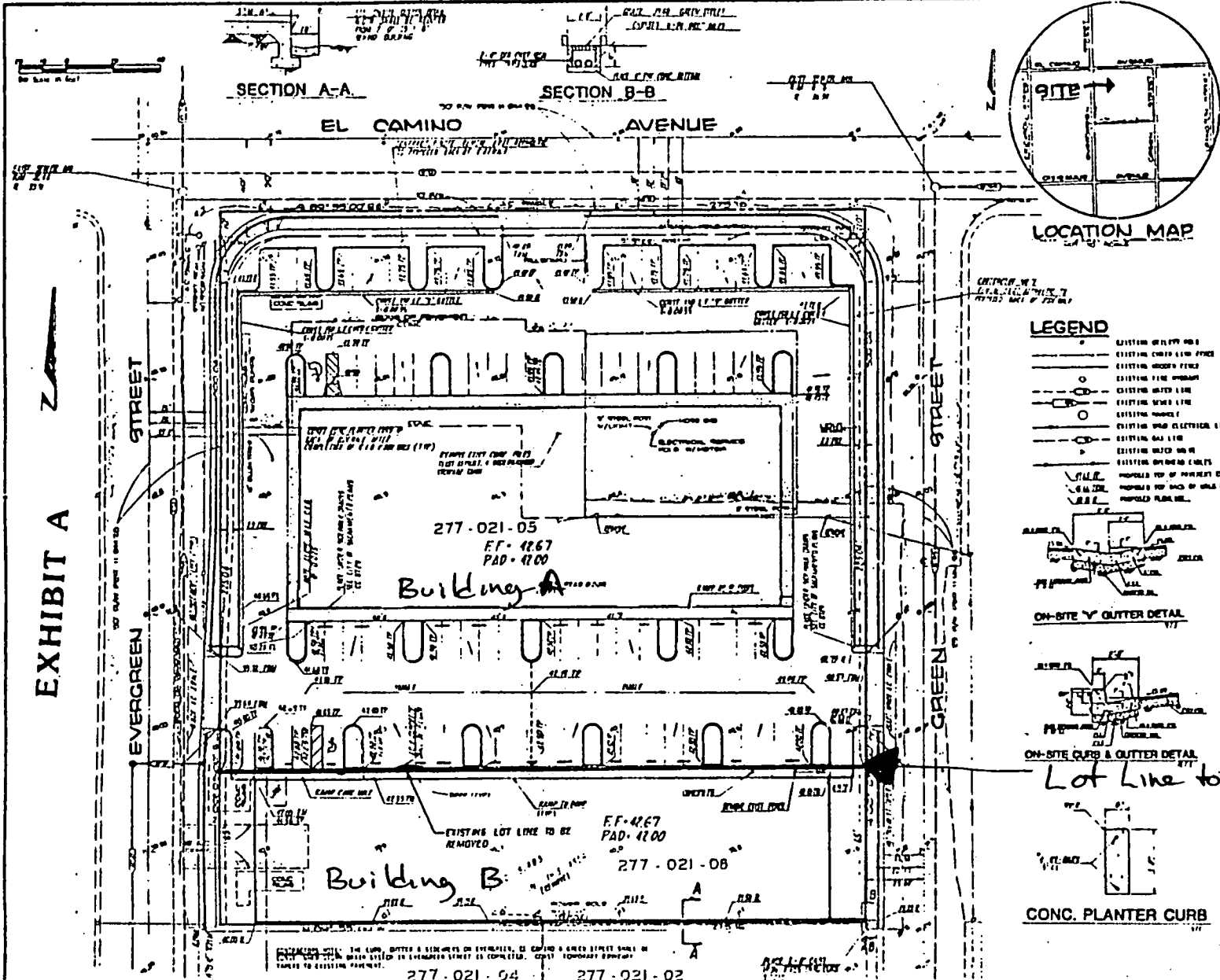
CPC ITEM NO. 28

002836



VICINITY MAP

P 84290



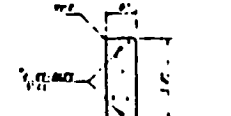
LOCATION MAP

LEGEND

- EXISTING UTILITY POLE
- EXISTING CURB AND GUTTER
- EXISTING HOODED FENCE
- EXISTING FINE OVERLAY
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING TRUNK ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OPENING CABLE
- PROPOSED TOP OF FINISHED FLOOR
- PROPOSED TOP OF GRADE CURB
- PROPOSED FLOOR SLAB



Lot Line to be Removed



UTILITY REPRESENTATIVES		
UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	282-0100
ELECTRICITY	SMUD	432-3200
TELEPHONE	PG&E	432-3200
WATER	CITY OF SACRAMENTO	660-0275
SEWER	CITY OF SACRAMENTO	660-0275
STORMWATER	CITY OF SACRAMENTO	660-0275
WATER RIGHTS	STATE OF CALIFORNIA	442-2222
FIRE	CITY OF SACRAMENTO	442-2222

DATE: 09/13/84
 BY: JTS
 1010 EL CAMINO AVE
 SACRAMENTO, CA 95811

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-4700

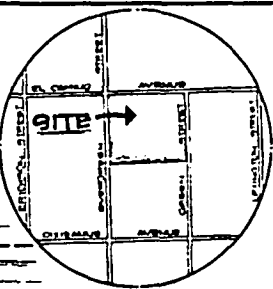
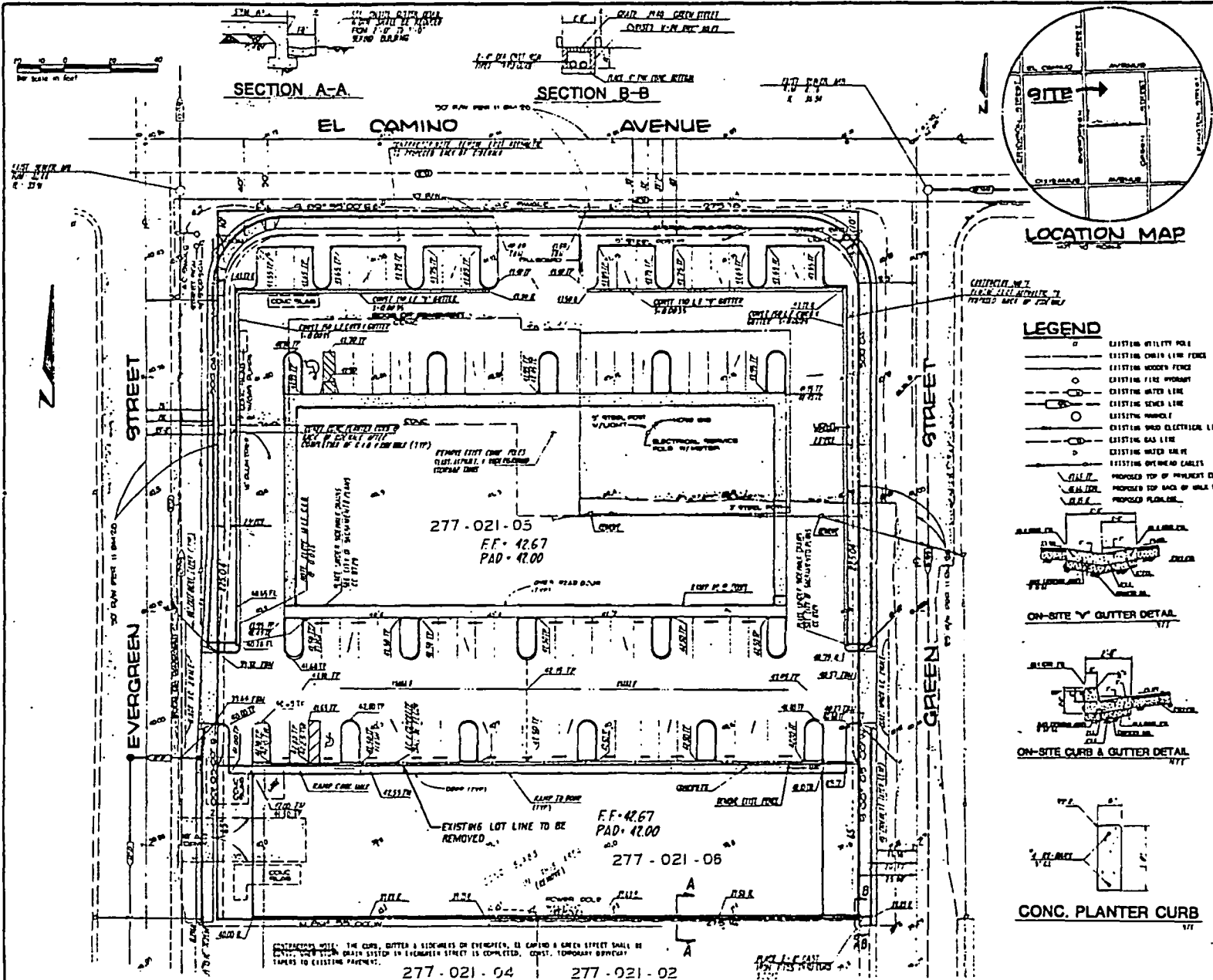
DESIGNED	SCALE
DRAWN: J.A.S.	1"=20'
CHECKED: G.T. HONG	
SUBMITTED	DATE

NO.	DATE	REVISION	EXPLANATION

LOT MERGER EXHIBIT
1010 EL CAMINO AVENUE
 A.R.U. 277-021-01 &
 CITY OF SACRAMENTO CALIFORNIA

1/1

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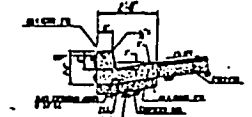
LOCATION MAP

LEGEND

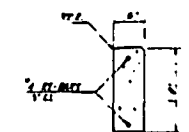
- EXISTING UTILITY POLE
- EXISTING CURB AND GUTTER
- EXISTING WOODEN FENCE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING MANHOLE
- EXISTING WIRE ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING OVERHEAD CABLES
- PROPOSED TOP OF Pavement ELEV.
- PROPOSED TOP BACK OF WALK ELEV.
- PROPOSED FLOORLINE



ON-SITE V GUTTER DETAIL



ON-SITE CURB & GUTTER DETAIL



CONC. PLANTER CURB

OWNER:
 SHAWTY LEVIN ASSOCIATES, INC.
 1799 2ND ST. #200
 SACRAMENTO, CALIFORNIA 95811

CLIENT:
 JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814
 (916) 441-4200

PLANNING NUMBER:
 0-1

PROJECT NO:
 1000000

PROPOSED USE:
 TWO COMMERCIAL OFFICE BLDGS

ASSISTANT'S PROJECT NUMBER:
 277-021-0-0

LEGAL DESCRIPTION:
 THAT REAL PROPERTY SUBJECT TO THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 LOT 1, BLOCK 54 OF NORTH SACRAMENTO SUBDIVISION NO. 1, ACCORDING TO THE OFFICIAL MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON DECEMBER 16, 1956 IN BOOK 11 OF MAPS, PAGE 50, 51.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	303-6200
ELECTRICITY	SMUD	438-3200
TELEPHONE	AT&T	482-3200
WATER	CITY OF SACRAMENTO	449-5273
SEWER	CITY OF SACRAMENTO	449-5273
DRAINAGE	CITY OF SACRAMENTO	449-5270
UNION PARISHES SLOUSE ALERT	UNION PARISHES	449-5270
FIRE	CITY OF SACRAMENTO	449-5273

BARNSHAW ELEV. 42.01
 D.M. 277-21
 TRAFFIC SIGNAL BASE @
 N.W. COR. EL CAMINO AVE &
 LIVINGSTON ST.
 FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
 811 J STREET
 SACRAMENTO, CALIFORNIA 95814 (916) 441-4200

DATE: _____ SCALE: 1"=20'
 DRAWN BY: J.O.A.C.
 CHECKED BY: G.T. WONG
 APPROVED BY: _____

NO.	DATE	REVISION	COUNTY	BY

LOT MERGER EXHIBIT
1010 EL CAMINO AVENUE
 A.P.N. 277-021-516
 CITY OF SACRAMENTO CALIFORNIA

DATE: 1/1/81
 SHEET: 1/1

BLOCK 47 || BM 26

EVERGREEN STREET

N 00° 05' 00" E 1040.02'
(660.00')
330.04' (390')

LOT 2
BLK 54
|| BM 26

LOT 1
BLOCK 54
|| BM 26

16 BM 32

EL CAMINO AVENUE

R/W PER BK 199 O.R. 416

S 89° 55' 00" E
589.55.00' E
(330.00')

FND. 3/4" IRON PIPE
NO TAG 68° 55' 00" E
0.49' FROM CORNER

FND. 1" IRON PIPE
NO TAG NORTH 2.42'
& EAST 1.20' FROM
CORNER

GREEN STREET

BLOCK 56 || BM 26

FND. NAIL
L.S. 2361

DIXIEANNE

AVE.

002839

