

CITY PLANNING COMMISSION

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

APPLICANT German Engineering, 3000 Franklin Blvd., Sacramento, CA 95818
OWNER Larry Buckman, 855 57th Street, Sacramento, CA 96819
PLANS BY German Engineering, 3000 Franklin Blvd., Sacramento, CA 95818
FILING DATE 1/29/87 ENVIR. DET. EX 15305(a) REPORT BY JP:kb
ASSESSOR'S-PCL. NO. 008-0392-014

APPLICATION: Lot Line Adjustment

LOCATION: Southeast corner of Elvas Avenue and 66th Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into one for future development

PROJECT INFORMATION:

1874 General Plan Designation: Industrial
1963 East Sacramento Community
Plan Designation: Heavy Commercial/Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Warehouse, industrial; M-1
South: Parking lot, restaurant; M-1
East: Warehouse, industrial; M-1
West: Warehouse, industrial; M-1

Property Dimensions: Irregular
Property Area: 0.3+ acres

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

- A. The subject site consists of three vacant lots totaling 0.3+ acres in the Light Industrial (M-1) zone. At some point in the past, Lots 73, 74 and 75 were merged with the County Assessor for the convenience of sending out one tax bill. The site was given one parcel number (APN 008-0392-014). The applicant is now requesting a lot line adjustment to legally merge these three lots into one in order to construct a building on the site. Planning staff has no objection to this request.
- B. The proposal was reviewed by the City Engineering, Traffic Engineering, Water and Sewer, and Real Estate Divisions. They had no objections to the proposed lot line adjustment. Engineering and Traffic Engineering request that all existing frontage improvements and area behind the sidewalk for future improvements be dedicated to the City for public right-of-way at this time.

ENVIRONMENTAL REVIEW: The proposed lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines [CEQA Section 15305(a)].

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

APPLC. NO. P87-074 MEETING DATE March 12, 1987 ITEM NO. 23

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF MARCH 12, 1987

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 73, 74
AND 75, AS SHOWN ON THE "PLAT OF EDGEMONT," RECORDED
BOOK 8 OF (APN 008-0392-014) (P87-074) MAPS, MAP NO.
30 RECORDS OF SACRAMENTO COUNTY

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeast corner of 66th Street and Elvas Avenue; 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 1963 East 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 1974 General Plan and the proposed Lot Line Merger conforms with the Plan Designation;

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

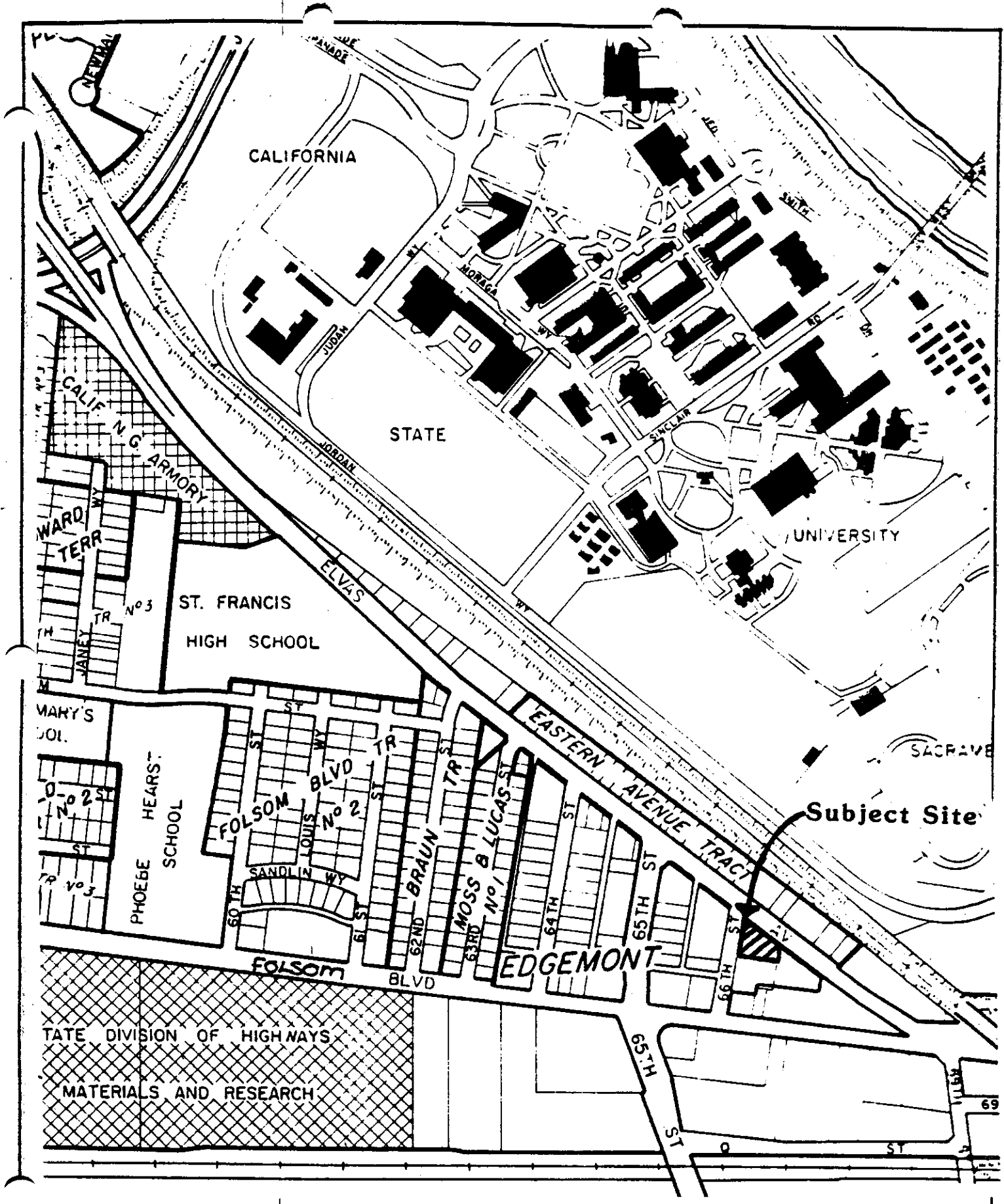
that the lot line adjustment for property located at the Southeast corner of 66th Street and Elvas Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Dedicate right-of-way at the corner of 66th Street and Elvas Avenue to the satisfaction of the City Public Works Division.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



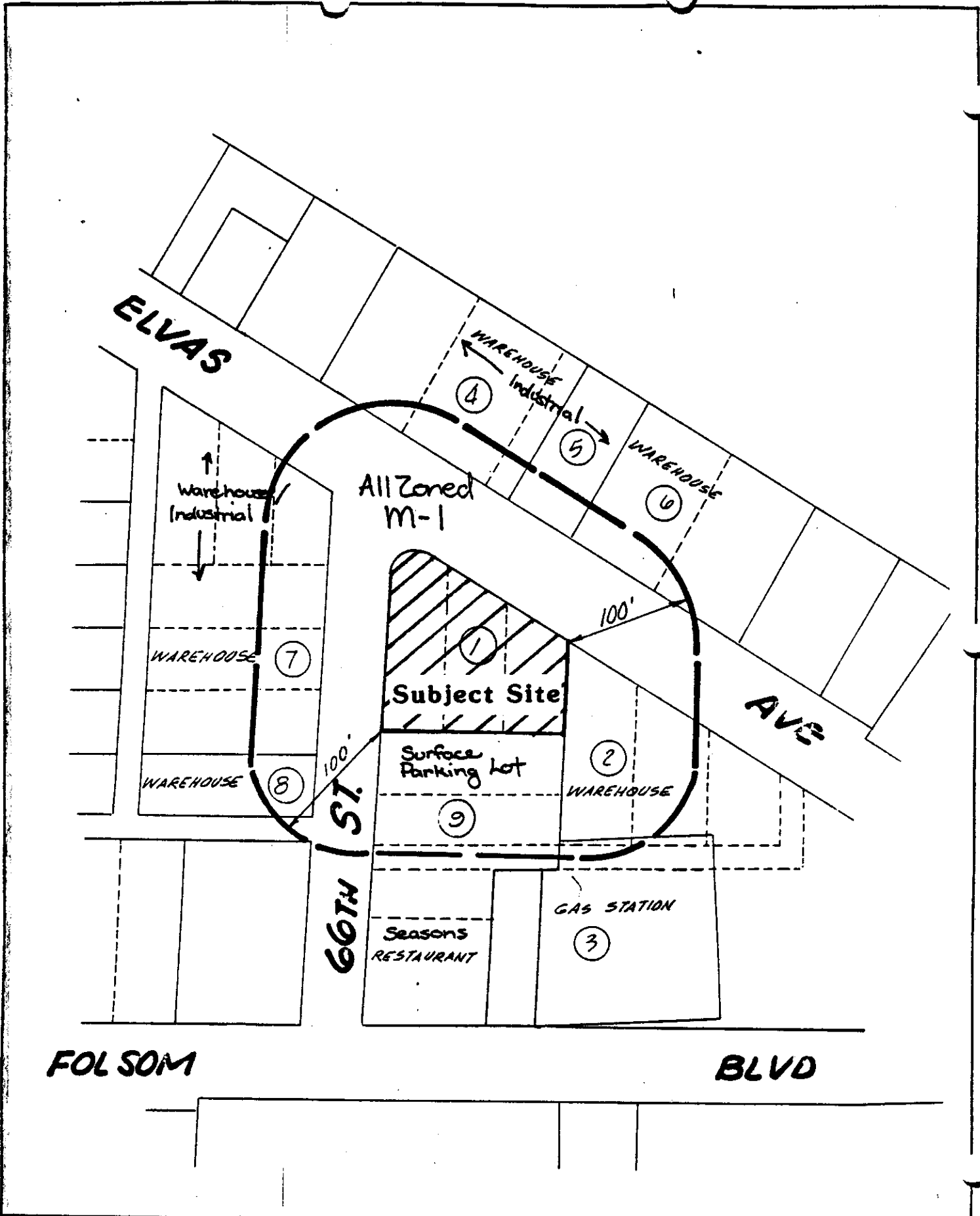


EXHIBIT B

PROPOSED LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS
FOLLOWS:

ALL THAT PORTION OF LOTS 73, 74 AND 75 AS SHOWN ON THAT
CERTAIN MAP ENTITLED "PLAT OF EDGEMONT", FILED IN THE OFFICE
OF THE RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA,
IN BOOK 8 OF MAPS, MAP NO. 30.

P87-074

2-12-87

Item 23