

CITY PLANNING COMMISSION

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

APPLICANT	Wong & Associates, 1220 'H' Street, Suite 103, Sacramento, CA 95814				
OWNER	Robert A. Walker, 9860 Sheldon Road, Elk Grove, CA				
PLANS BY	Wong & Associates, 1220 'H' Street, Suite 103, Sacramento, CA 95814				
FILING DATE	4/16/84	50 DAY CPC ACTION DATE		REPORT BY:	SD:bw
NEGATIVE DEC	Ex. 15305(a)	EIR		ASSESSOR'S PCL NO.	079-251-01,13

APPLICATION: Lot Line Merger (Sec. 40.107, Subdivision Ordinance)

LOCATION: 2810 Heinz Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge two parcels in order to create one lot for future development.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 College Greens Community
Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Villa Iron Works

Surrounding Land Use and Zoning:

North: Southern Pacific RR tracks; M-3(S)
South: Manufacturing; M-2(S)
East: Vacant; M-2(S)
West: Vacant; M-2(S)

Property Dimensions: Irregular
Property Area: .75± acre
Topography: Flat
Street Improvements: None in area
Utilities: To be provided at the time of development

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two parcels totaling .75± acres located in the Heavy Industrial (M-2(S)) zone. An ornamental iron manufacturer is located on parcel 1. The applicant proposes to combine the parcels in anticipation of future development.
2. The project was reviewed by Engineering, Traffic, Building Inspections and Fire. There were no objections to the project. The subject site is located in an area where there are no street improvements or utilities. The City Engineer requests that a new deed description be provided.

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

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

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER
OF LOTS 1 AND 2 OF RAMONA VILLA TRACT
AS SHOWN ON THAT CERTAIN MAP FILED IN
THE OFFICE OF THE RECORDER OF SACRAMENTO
COUNTY, STATE OF CALIFORNIA IN BOOK 10
OF MAPS, MAP NO. 53 (P84-145)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at 2810 Heinz Street; 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 College Greens 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
2810 Heinz Street

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

The applicant shall submit a new deed description for the
overall boundary of the site.

CHAIR

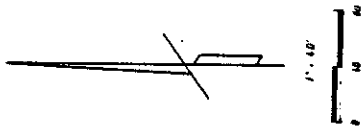
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

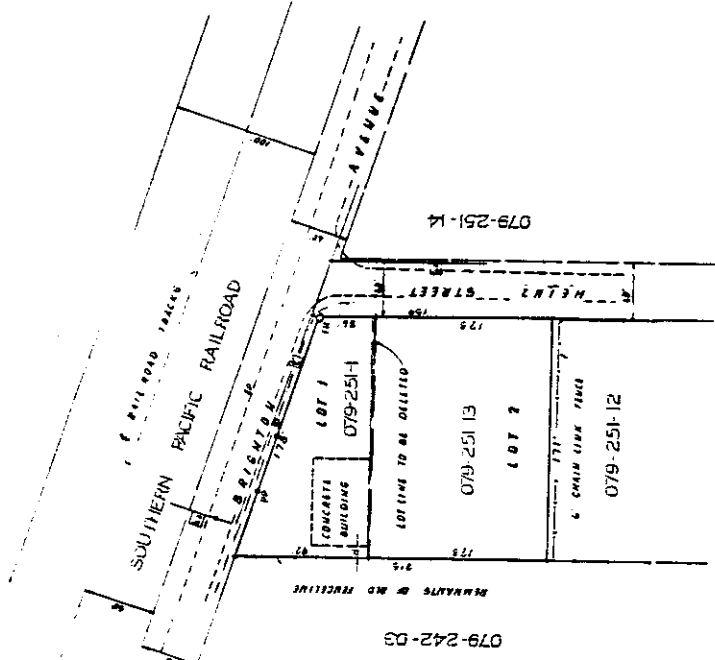
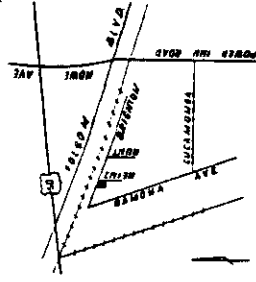
PROPOSED LOT SUBDIVISION

ALL THIS REAL PROPERTY IS LOCATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DISTRICTED IN PARCELS

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



VICINITY MAP
US SCALE



OWNER:	ROBERT & VICTORIA WALKER 1440 SHELTON ROAD SACRAMENTO, CA 95811 885-2821
DEVELOPER:	MONKEY NICHOLS 8780 ELK GROVE BLVD., SUITE 101 ELK GROVE, CA 95624 916 885-2888
SURVEYOR:	WONG & ASSOCIATES 1220 N STREET SUITE 103 SACRAMENTO, CA 95814 916 442-7023
APN:	079-251-1 079-251-10
EXISTING ZONING:	079-251-1 R2-S 079-251-10 R2-S
PROPOSED ZONING:	079-251-1 R2-S 079-251-10 R2-S
PRESENT USE:	079-251-1 INDUSTRIAL 079-251-10 VACANT
PROPOSED USE:	079-251-1 INDUSTRIAL 079-251-10 VACANT
NET AREA:	079-251-1 40.2 AC 079-251-10 40.5 AC
GRASS AREA:	40.7 AC
SCHOOL DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO
FIRE DISTRICT:	CITY OF SACRAMENTO
SOLAR:	SEPTIC
DRAINAGE:	SURFACE

DATE: 5/24/84
SHEET: 1 OF 1

PROJECT: LBT LINE MERRILL
APN: 079-251-14 19
CITY OF SACRAMENTO, CALIFORNIA

BY: [Signature]
DATE: [Date]
REVISION: []

SCALE: 1" = 60'
SUBMITTED: []
CHECKED: []
DRAWN: []
REVISION: []

WONG & ASSOCIATES
SURVEYING - ENGINEERING - LAND PLANNING
1000 O STREET, STE 100, SACRAMENTO, CA 95814

ENGINEER: D.V.
DATE: 5/24
FIELD BOOK NO.: []

PROPOSED LEGAL DESCRIPTION

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

LOTS 1 & 2 OF RAMONA VILLA TRACT AS SHOWN ON THAT CERTAIN
MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO
COUNTY, STATE OF CALIFORNIA IN BOOK 10 OF MAPS, MAP NO. 53.

LOCATION AND LAND USE MAP

