

# CITY PLANNING COMMISSION

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

APPLICANT	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
OWNER	Emkay-Land Company Venture, 400 Slobe Avenue, Sacramento, CA 95815		
PLANS BY	Spink Corporation, 720 'F' Street, Sacramento, CA 95814		
FILING DATE	8/5/83	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 275-300-12,13

APPLICATION: Lot Line Adjustment (Sec. 66499. 20-3/4 Subdivision Map Act) (P83-257)

LOCATION: Northwest of Lathrop Way, south of Commerce Circle

PROPOSAL: The applicant is requesting the necessary entitlements to relocate an existing lot line 91 feet to the west.

### PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1965 Industrial Park Community  
Plan Designation: Industrial  
Existing Zoning of Site: M-1(PC)  
Existing Land Use of Site: Two commercial/industrial structures

#### Surrounding Land Use and Zoning:

North: Office/Warehouse; M-1  
South: American River Parkway; ARP-F  
East: Office/Warehouse; M-1(PC)  
West: Vacant; M-1(PC)

Property Area: 7.8± acre  
Square Footage of Building: 47,000  
Topography: Flat  
Street Improvements/Utilities: Existing

### STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two separate parcels located in the Light Industrial (M-1(PC)) zone. Parcel B is vacant and parcel C is developed with two commercial/warehouse structures. The applicant proposes to relocate the existing north/south lot line 91 feet to the west. Parcel C will be increased to encompass an existing surfaced parking area, thereby adding parking to the existing development. Parcel B is vacant, but appears to have adequate area for commercial or industrial development with required parking and landscaping. No plans have been submitted for Parcel B at this time.
2. The proposal was reviewed by the City Engineer, Real Estate Department, Fire and Building Inspections. The City Engineer requests that the new line be monumented.
3. Staff has no objection to the lot line adjustment.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

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

APPLC. NO. P83-257-

MEETING DATE September 8, 1983

CPC ITEM NO. 14

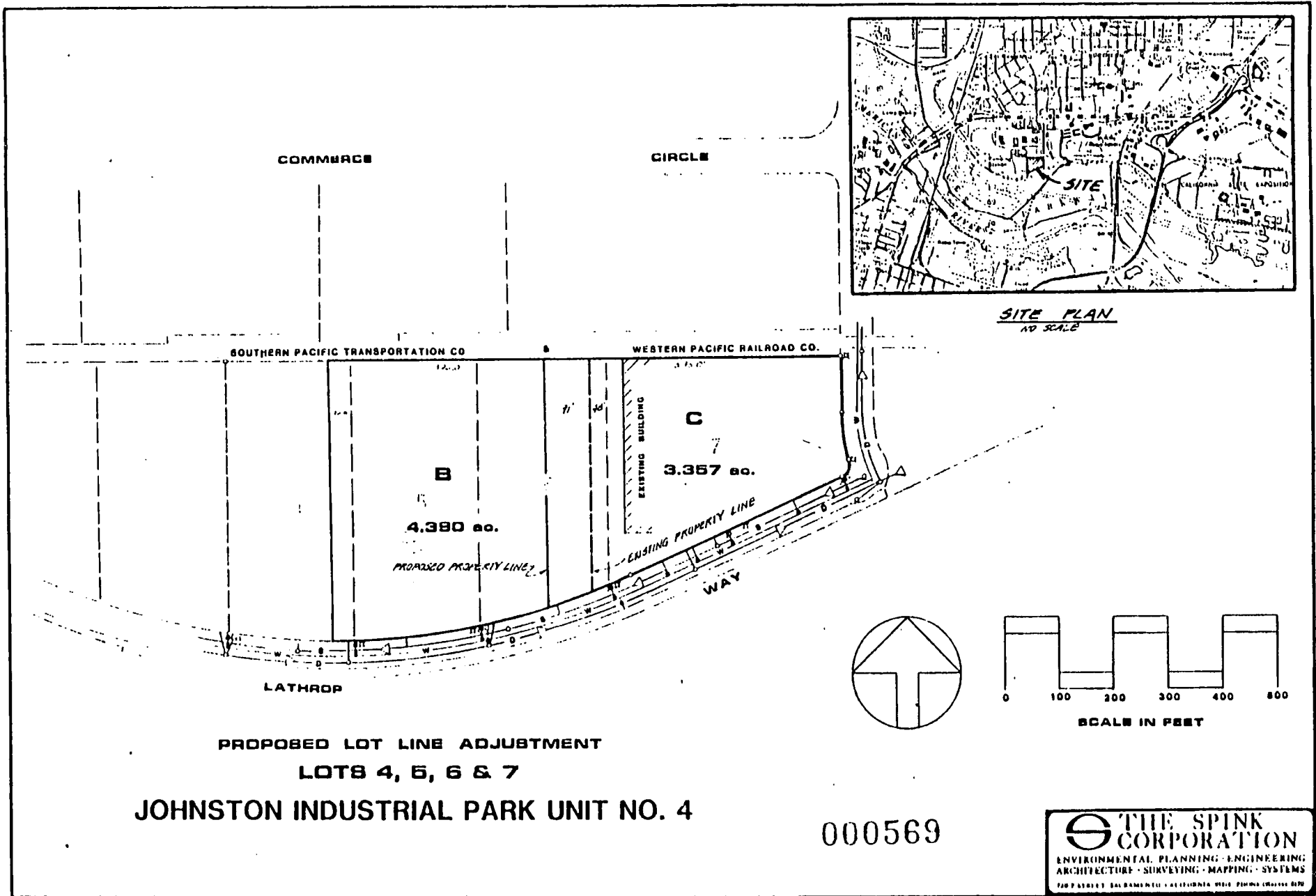
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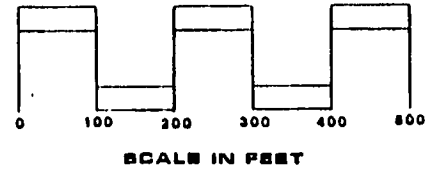
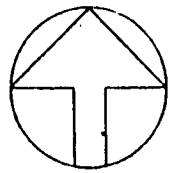
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9/8/83

No. 14



**SITE PLAN**  
NO SCALE



**PROPOSED LOT LINE ADJUSTMENT**  
**LOTS 4, 5, 6 & 7**  
**JOHNSTON INDUSTRIAL PARK UNIT NO. 4**

000569

**THE SPINK CORPORATION**  
 ENVIRONMENTAL PLANNING - ENGINEERING  
 ARCHITECTURE - SURVEYING - MAPPING - SYSTEMS  
2407 STREET 3, SACRAMENTO, CALIFORNIA 95811

11-25  
11-1978

EXHIBIT 'A'