

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>W. B. Golsong, Jr., 8850 Elder Creek Road, Sacramento, CA 95828</u>		
OWNER <u>W. B. Golsong, Jr., 8850 Elder Creek Road, Sacramento, CA 95828</u>		
PLANS BY <u>Dennis J. Daleiden, 3455-C American River Dr., Sacramento, CA 95864</u>		
FILING DATE <u>February 19, 1993</u>	ENVIR. DET. <u>N/A</u>	REPORT BY <u>SLY</u>
ASSESSOR'S PCL. NO. <u>064-0020-043</u>		

**APPLICATION:** Tentative Map Time Extension for two years to subdivide 2.79± partially developed acres into four lots located in the Light-Industrial Park Review (M-1S-R) zone.

**LOCATION:** 8850 Elder Creek Road  
(City Council District 6)

**PROPOSAL:** The applicant is requesting the necessary entitlements to subdivide 2.79± vacant acres into four industrial parcels.

**PROJECT INFORMATION:**

General Plan Designation: 1986 South Sacramento	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1S-R
Existing Land Use of Site:	Office building and storage barns

**Surrounding Land Use and Zoning:**

North: Warehouse, M-2S  
South: Vacant, M-1S-R  
East: Warehouse, M-1S-R  
West: Warehouse, M-1S-R

Property Dimensions: 193 feet X 631 feet  
Property Area: 2.79± acres  
Topography: Flat  
Street Improvements: Existing and To be provided  
Utilities: Existing

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On April 7, 1993, by a vote of four ayes and five absent, the Subdivision Review Committee voted to recommend approval of the tentative map time extension subject to the conditions listed in the resolution.

**BACKGROUND INFORMATION:** On February 19, 1991, the City Council approved a Tentative Map to subdivide 2.79± vacant acres into four lots for industrial development (P90-404).

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of a 193 foot by 631 foot parcel totaling 2.79± acres in the Light Industrial-Review (M-1S-R) zone. The site is developed with an office building and two storage barns. The General Plan designates the site as Heavy Commercial or Warehouse. The 1986 South Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the site are warehouse, zoned Heavy Industrial (M-2S) to the north; vacant, zoned (M-1S-R) to the south; and warehouse, zoned (M-1S-R) to the east and west.

**B. Applicant's Proposal**

The applicant is proposing to subdivide one 2.79± acre parcel into four parcels for future industrial development (see Exhibit A).

**C. Tentative Map**

The site is a rectangular parcel totaling 2.79± acres located on the south side of Elder Creek Road approximately 400 feet west of the Traction Railroad line. The subdivision will create three approximately 0.6 acre square lots and one 0.8 acre irregular shaped lot. The larger lot will include the private drive which will provide the access to parcels two, three, and four. The private driveway with reciprocal parking and access easements will be recorded on the map and deeds to the affected lots. No new buildings are proposed at this time. Any building development on these parcels will require review by the Planning Commission. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

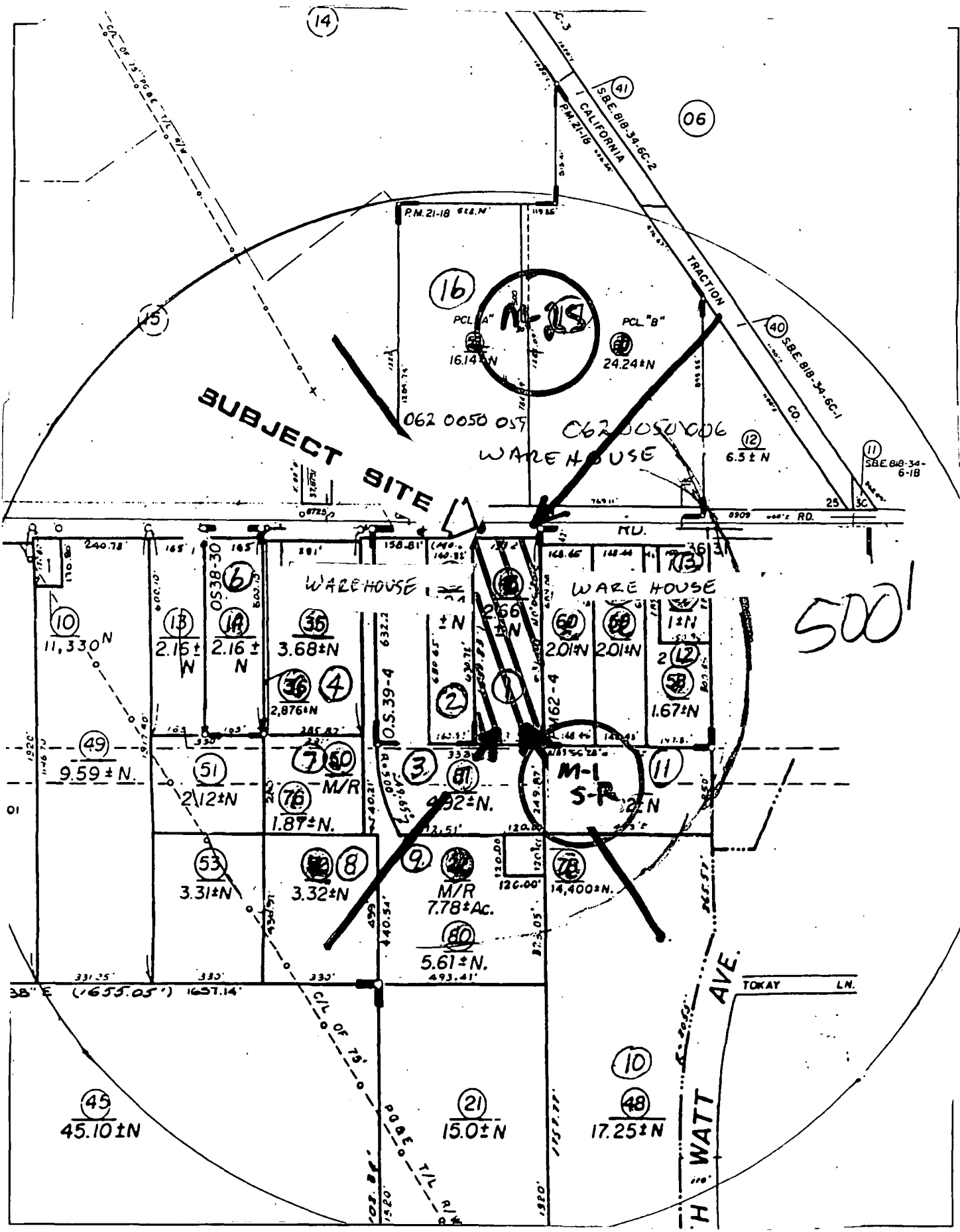
**D. Agency Comments**

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed in the resolution..

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the requested time extension is not a project which requires environmental review, however, the applicant must comply with the requirements of the original environmental determination (P90-404).

**RECOMMENDATION:** Staff recommends that the Planning Commission approve the Tentative Map Time Extension for two years to subdivide 2.79± partially developed acres into four lots by adopting the attached resolution.





**LAND USE & ZONING MAP**

