

CITY PLANNING COMMISSION

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

APPLICANT	Stafford, King & Associates, 1210 'G' Street, Sacramento, CA 95814		
OWNER	Glenn & Eileen Thorton, et al, 5405 Dorset Way, Sacramento, CA 95822		
PLANS BY			
FILING DATE	3-21-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 008-323-09,10,11

APPLICATION: Lot Line Adjustment to create a parcel totaling 0.3± acres in the Light Industrial (M-1) zone.

LOCATION: 6400 Elvas Avenue

PROPOSAL: The applicant is requesting the necessary entitlement for future construction of a warehouse complex/office space and on-site parking.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1963 East Sacramento Community Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Warehouse/Shop

Surrounding Land Use and Zoning:
North: Industrial/Commercial; M-1
South: Industrial/Commercial/Residential; M-1 & R-2
East: Industrial/Commercial; M-1
West: Industrial/Commercial/Residential; M-1 & R-2

Property Dimensions: Irregular
Property Area: 11,489 square feet
Significant Features of Site: Existing: 1) warehouse/shop; 2) wood shed; 3) billboard
Topography: Flat
Street Improvements/Utilities: Existing

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

1. The subject site consists of three parcels in the Light Industrial (M-1) zone. The easternmost parcel is vacant. The two remaining westerly parcels are developed with a one-story warehouse/shop and a free-standing billboard. The applicant proposes to merge the three parcels and to remove the aforementioned warehouse/shop and billboard from the site. A single family dwelling has already been removed from the site. The applicant then proposes to develop and construct two concrete block warehouse/office structures, with on-site parking at a later date.
2. The project was reviewed by the offices of City Traffic Engineering, Engineering, Fire Department, Building Inspections and Real Estate. They had no objections; however, the following comment was received:
Dedicate 20-foot property line radius; 15 foot radius shown on map no longer acceptable to comply with engineering standards.

APPLC. NO. P84-112

MEETING DATE April 26, 1984

CPC ITEM NO. 30

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 Adjustment by adopting the attached resolution.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE ADJUSTMENT
FOR LOTS 32,33 AND 34 AS SHOWN ON THE
PLAT OF EDGEMONT (P84-112)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southeasterly corner of the intersection of Elvas Avenue and 64th Street; 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 City General Plan and the 1963 East Sacramento Community Plan;

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

that the lot line adjustment for property located at the southerly corner of the intersection of Elvas Avenue and 64th Street (6400 Elvas Avenue),

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

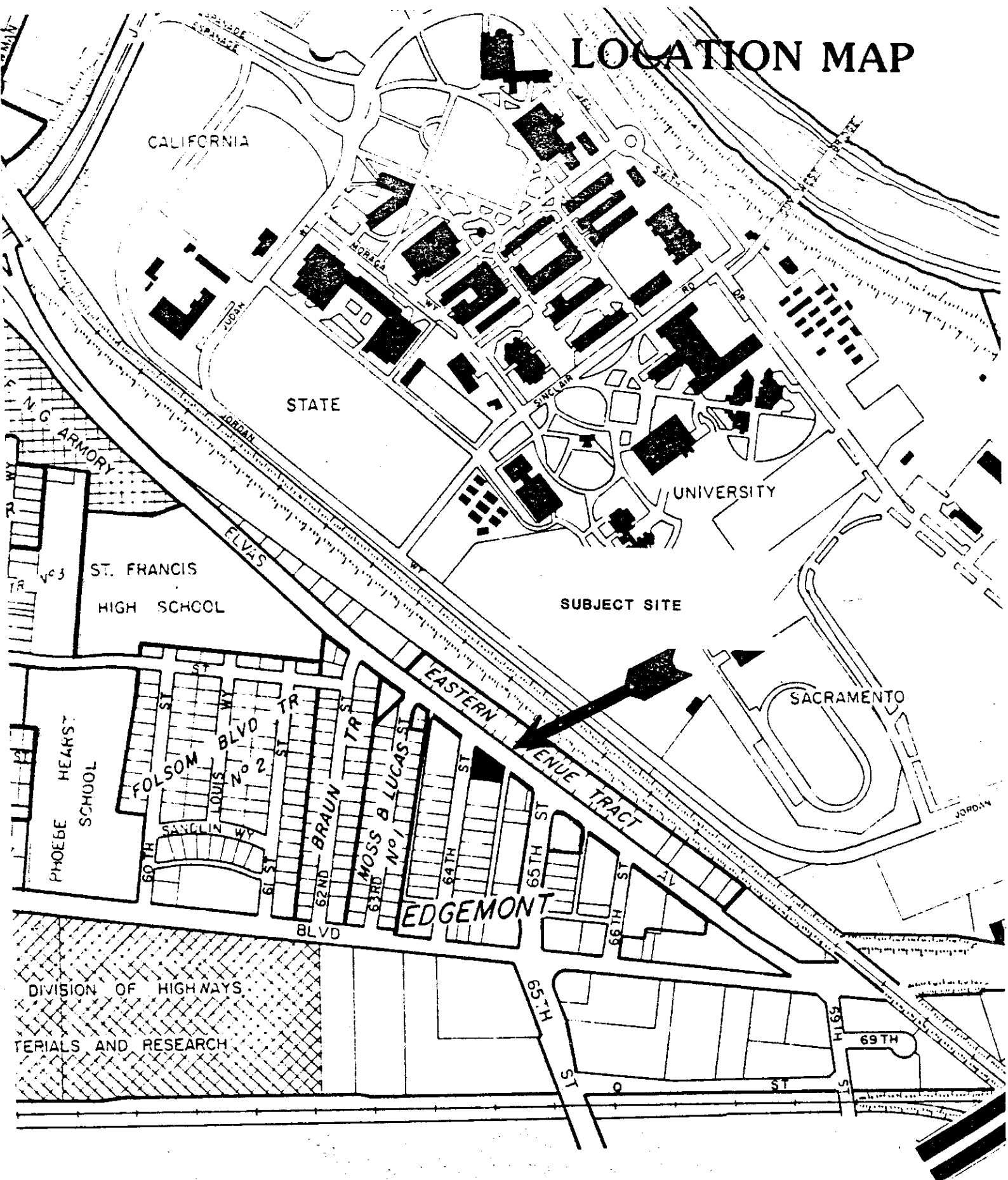
1. The applicant shall submit closure calculation for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.
2. The proposed lot lines are to be monumented.

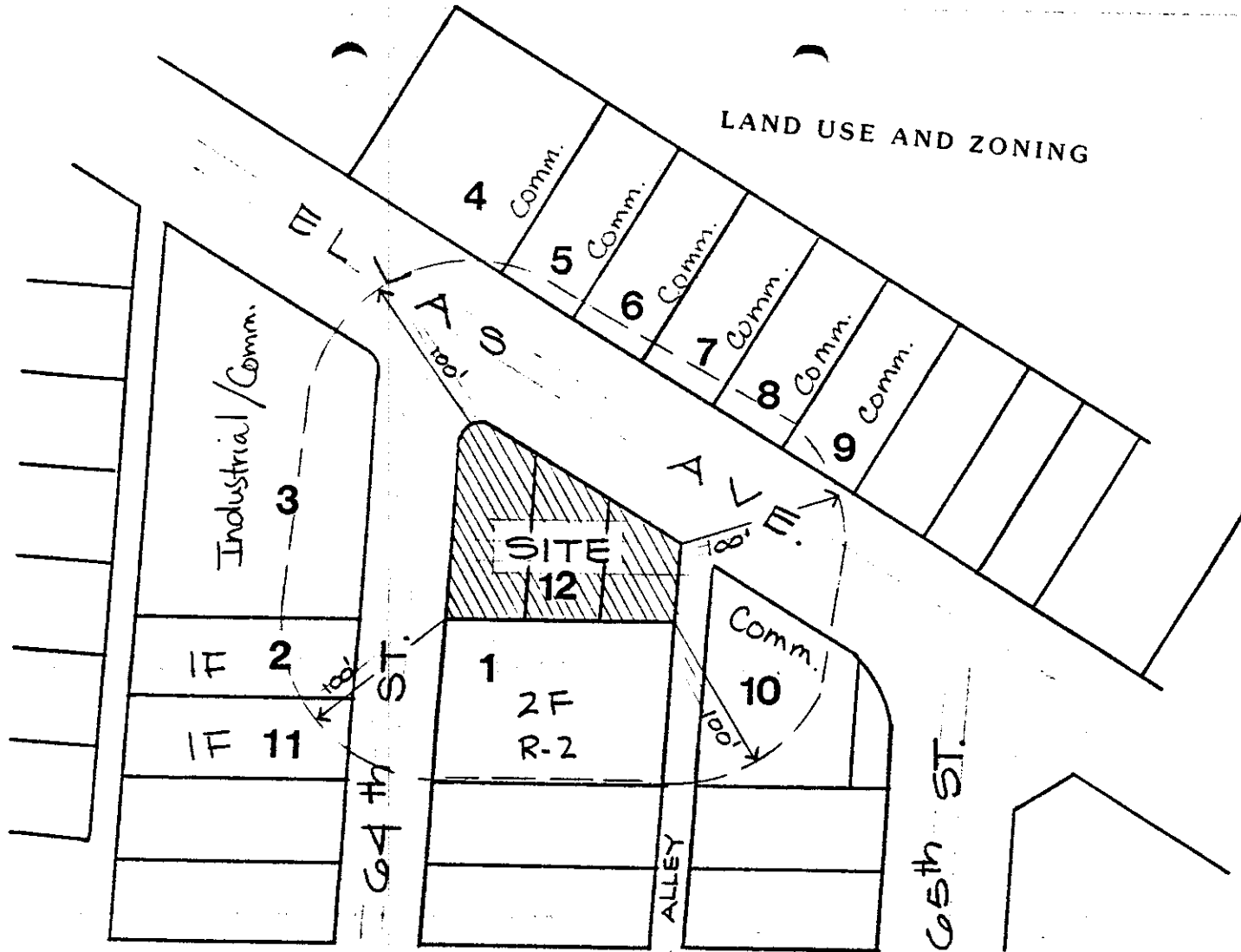
ATTEST:

CHAIR

SECRETARY TO CITY PLANNING COMMISSION

LOCATION MAP





PROPERTY OWNERSHIP MAP



PROJECT SITE / 6400 ELYAS AVENUE

P 84112

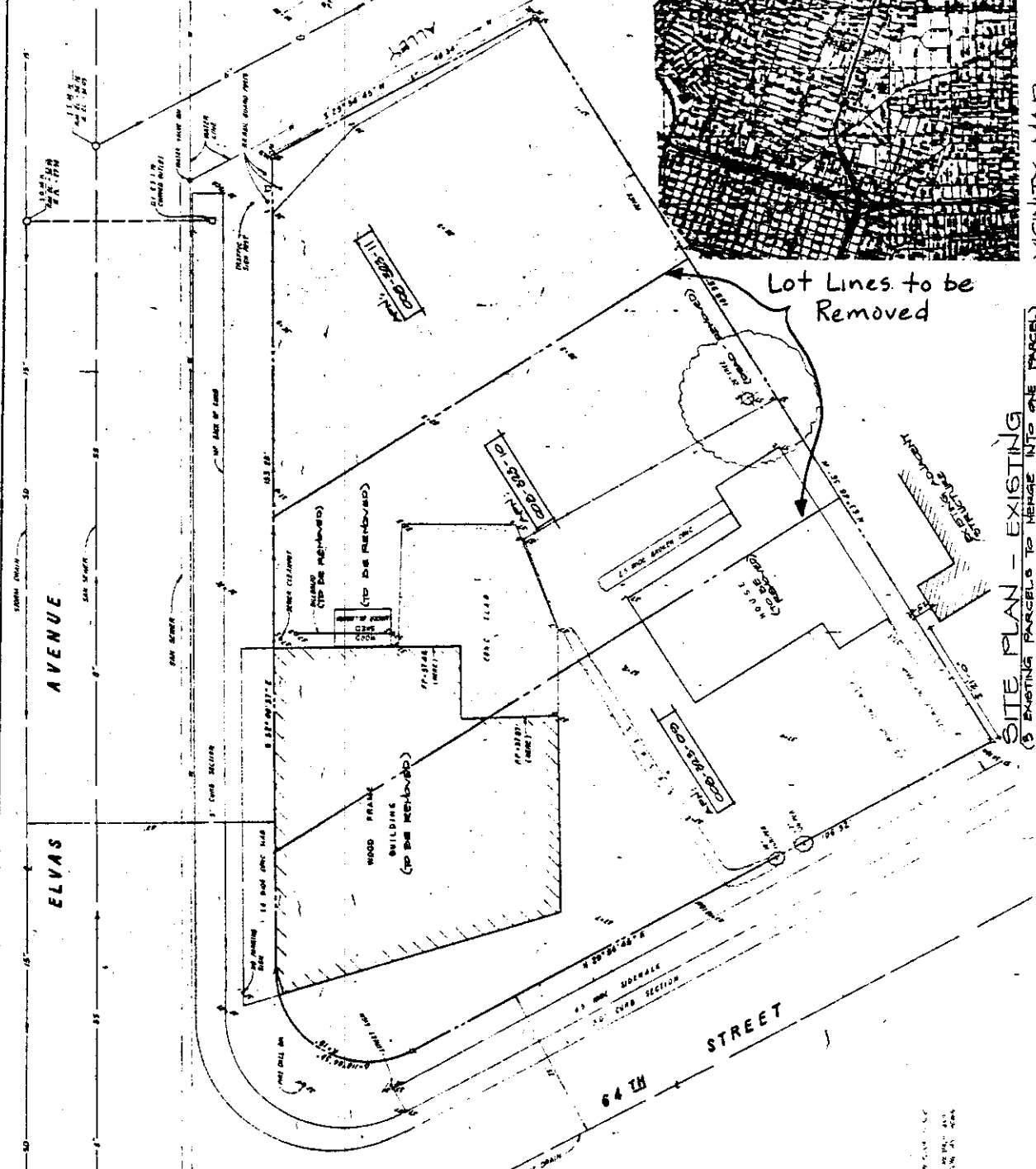
EE

In the State of California, and being:

Lots 32, 33 and 34 as shown on the office of the County Recorder 1907 in Book 8 of Maps, Map N

EXCEPTING THEREFROM that portion BEGINNING at the most Northern point of Lot 34; thence South $29^{\circ} 54'$ line parallel to and distant from the centerline of Eastern Avenue 158.22 feet; thence curving to the left said curve being subtended by West 25.73 feet; thence North to point of beginning.

EXHIBIT "B"



Lot Lines to be Removed

SITE PLAN - EXISTING
 (5 EXISTING PARCELS TO MERGE INTO ONE PARCEL)

ALLIED ENGINEERING SURVEYING
 1111 S. GARDEN ST. SUITE 100
 ANAHEIM, CALIF. 92805
 PHONE (714) 771-1111

SCALE
 1" = 20'
 10/28/84 1/15

FIELD BOOKS
 DRAWING NO.

SURVEY & TOPOGRAPHIC MAP
 FOR
 THORNTON PLUMBING
 6400 ELVAS AVENUE
 GLENVIEW, CALIFORNIA

REV.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
1		AS SHOWN ON PAPER AT SCALE OF 1" = 20' AT 10:00 AM, 10/28/84				

LEGEND
 1. 1" = 20' SCALE
 2. 1" = 20' SCALE
 3. 1" = 20' SCALE

NOTES
 1. THIS PLAN IS A REVISION OF THE PREVIOUS PLAN.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

