

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

APPLICANT <u>JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, California 95814</u>		
OWNER <u>Kobe Japanese Steak House (Hawaii) Ltd. and Buzz Oates Enterprises II</u>		
PLANS BY <u>JTS Engineering Consultants, Inc., 1808 J Street, Sacramento, California 95814</u>		
FILING DATE <u>November 16, 1992</u>	ENVIR DET <u>Exempt 15303a</u>	REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>062-0050-062 and 062-0150-035</u>		

APPLICATION: Lot Line Adjustment to relocate the common property line between two parcels totaling 11.58± developed acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8615 and 8683 Elder Creek Road
(Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements in order to relocate the common property line between two parcels.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Warehouses

Surrounding Land Use and Zoning:

North:	Industrial & Vacant; M-2S
South:	Industrial & Vacant; M-2S
East:	Industrial, Office & Vacant; M-2S
West:	Industrial & Vacant; M-2S

Property Dimensions:	650' x 786'
Property Area:	11.58± acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 11.58± acres in the Heavy Industrial (M-2S) zone. The site is developed with warehouse buildings. The General Plan designates the site

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Community/Neighborhood Commercial & Offices. The South Sacramento Community Plan designates the site Industrial. The surrounding land use and zoning includes vacant and warehouse development, zoned M-2S.

B. Applicant's Proposal

The applicant is requesting a lot line adjustment to relocate the common property line between two parcels. It allows more area for future development of one parcel, while making the other parcel smaller to accommodate the existing development.

C. Policy Considerations

The General Plan designates the site as Heavy Commercial or Warehouse. The South Sacramento Community Plan designates the site Industrial. The existing development is consistent with the plan designations.

D. Staff Analysis

Staff has no objection to the applicant's request. The proposal results in two parcels, one containing 3.78 acres and the other 7.8 acres. The lot line adjustment allows greater area for use of Parcel 2. Any future development of Parcel 2 must meet all Zoning Ordinance requirements. All outdoor storage areas and parking shall be paved and screened by a solid fence or wall.

E. Agency Comments

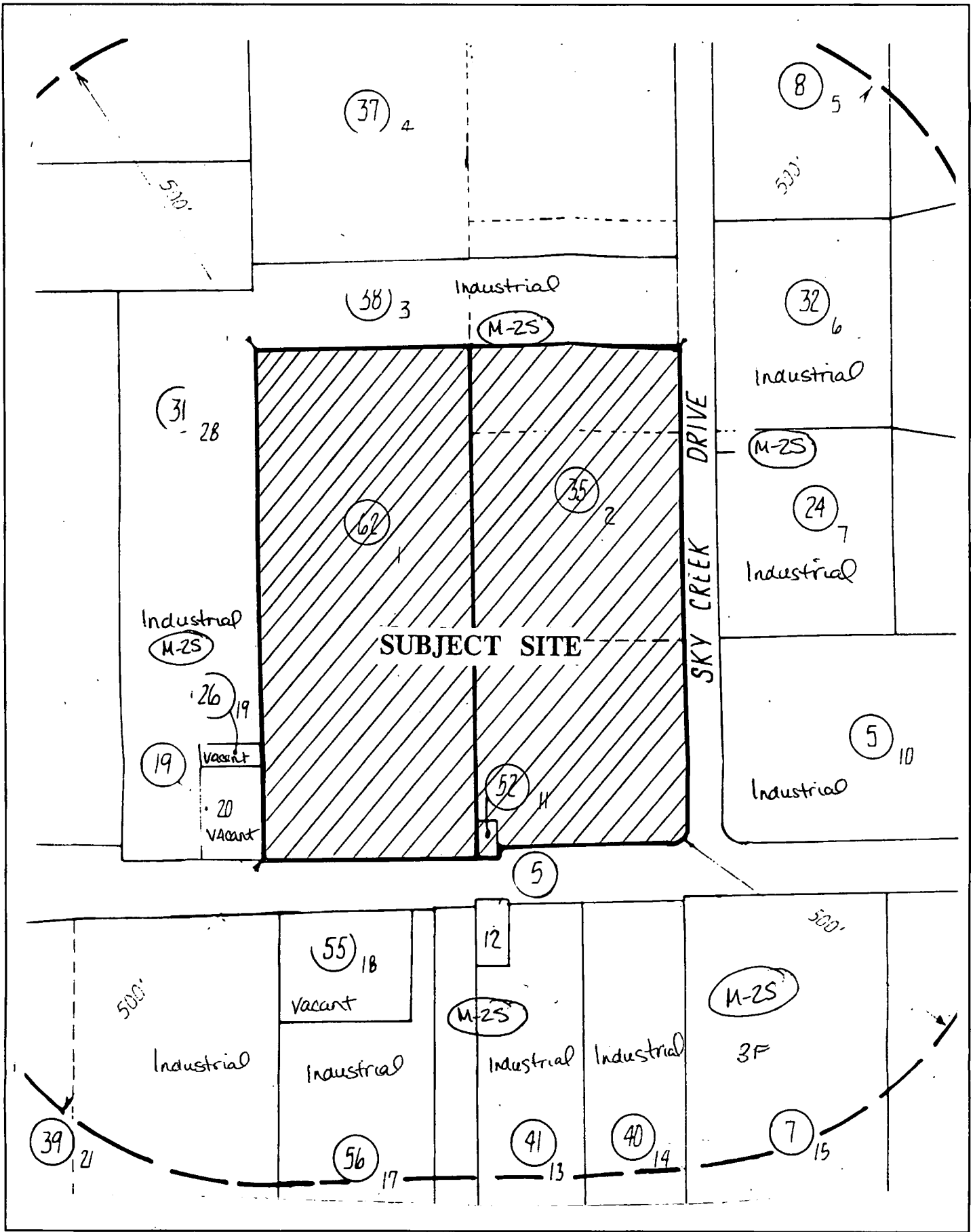
The proposed project has been reviewed by the City Transportation Division, Utility Division, Utilities Division, and Engineering Development Services. The following comments have been received from Engineering Development Services:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Comply with the City's Cross Connection Control policy.
4. Reciprocal access and drainage easements may be required.

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ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Adjustment to merge three parcels into two by adopting the attached resolution.



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LAND USE & ZONING MAP

EXHIBIT - B

November 16, 1992

Job Number: 92-122

8615 & 8583 ELDER CREEK ROAD

PROPOSED LEGAL DESCRIPTION:

PARCEL 1:

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

PARCEL C AS DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 91-01-22 OFFICIAL RECORDS, PAGE 1139, EXCLUDING THEREFROM THE NORTH 287.91 FEET OF SAID PARCEL C, SAID 287.91 FEET BEING MEASURED ALONG THE WEST BOUNDARY OF SAID PARCEL C.

PROPOSED LEGAL DESCRIPTION:

PARCEL 2:

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

ALL OF PARCEL A AS DESCRIBED IN THAT CERTIFICATE OF COMPLIANCE RECORDED IN BOOK 91-01-22 OFFICIAL RECORDS, PAGE 1139, TOGETHER WITH THE NORTH 287.91 FEET OF PARCEL C, SAID 287.91 FEET BEING MEASURED ALONG THE WEST BOUNDARY OF PARCEL C.

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

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January 14, 1993

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RESOLUTION NO. 1395

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF JANUARY 14, 1993

APPROVING A LOT LINE ADJUSTMENT ADJUST THE PROPERTY LINES BETWEEN
PARCEL A AND PARCEL C OF THAT CERTIFICATE OF COMPLIANCE RECORDED IN
BOOK 91-01-22 OFFICIAL RECORDS, PAGE 1139, CITY OF SACRAMENTO,
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA
(062-0050-062, 062-0150-035) (P92-301)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8615 and 8583 Elder Creek Road; 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 General Plan and South Sacramento Community Plan and the proposed lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 8615 and 8583 Elder Creek Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

The applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
2. File a waiver of Parcel Map.



CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

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