

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

APPLICANT Laurence B. Dashiell, 791 University Ave. Sacramento, CA 95825		
OWNER See Below		
PLANS BY James Hanson		
FILING DATE 07-16-92	ENVIR. DET. Exempt 15305(a)	REPORT BY Jeanne Corcoran
ASSESSOR'S PCL. NO. 002-0020-001, 005, 007 & 011		

OWNER #1 M H Mohanna, 1025 9th Street #205, Sacramento, CA 95814
#2 FM Properties, P.O. Box 161388, Sacramento, CA 95816

APPLICATION: Lot Line Adjustment to merge four lots into two lots totaling 3.73± developed acres in the Heavy Industrial (M-2) zone.

LOCATION: 1317 North B Street
(District 1)

PROPOSAL: The applicant is requesting the necessary entitlement to merge four lots into two lots.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M-2
Existing Land Use of Site: Warehouse

Surrounding Land Use and Zoning:

North: Retail/Warehousing/Care Facility (Loaves & Fishes); M-2
South: Warehouse/Industrial; M-2
East: Warehouse/Industrial; M-2
West: Bookstore/Care Facility (Loaves & Fishes); M-2

Property Dimensions: 200.7' X 160.7'
Property Area: 3.73± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Evaluation: Staff has the following comments:

- A. The subject site consist of four lots totaling 3.73± developed acres in the Heavy Industrial (M-2) zone. The site is located in the Richards Redevelopment Area. The General Plan designates the site as Heavy Commercial/Warehouse. The surrounding land uses and zones are warehouse, industrial, M-2 to the east and south; retail, warehouse and care facility, M-2 to the north and west.

APPLC. NO. P92-200

MEETING DATE October 8, 1992

ITEM NO. 7

- B. The applicant proposes to merge two abandoned SP spur lines with the properties of the two owners. Mr. Mohanna owns Parcel B the northern parcel fronting on North C Street, the property line will be located 13 feet from the building on Parcel B. FM Properties owns Parcel A the southern parcel fronting on North B Street (Exhibit A) the property line will be 20 feet from their building located on the site. The two property owners purchased the SP parcels jointly under an agreement to incorporate the SP parcels into their existing properties. The SP parcels are comprised of a narrow strip of land 20 feet wide and approximately 600 feet long, which runs between Parcels A and B.
- C. The lot line merger has been reviewed by Engineering Division - Development Services, Traffic Engineering, Building Inspections, Flood Control & Sewer, Real Estate and SHRA. The following comments were received:

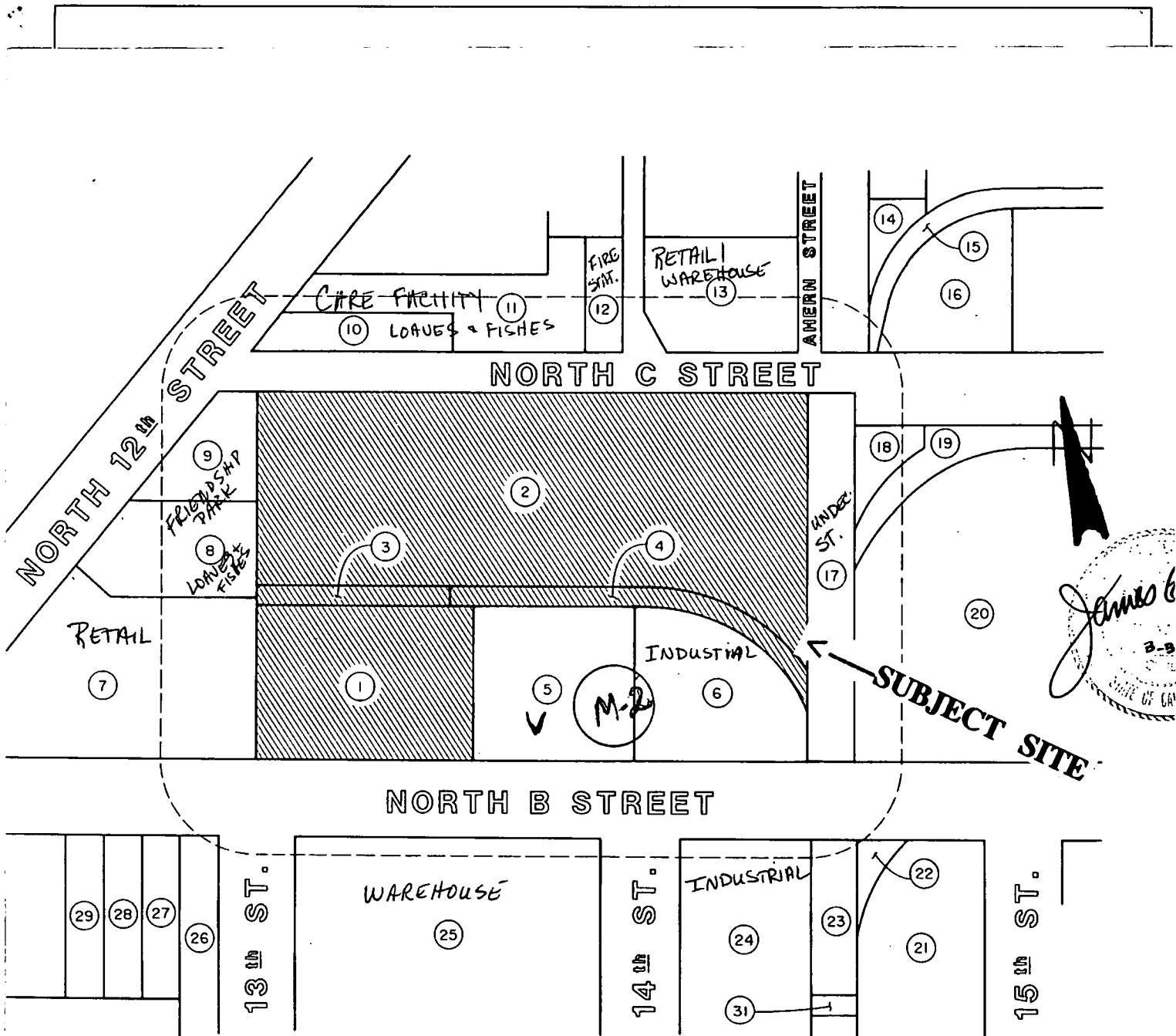
Development Services

The following conditions and comments shall be made a condition of approval of this lot line adjustment. The applicant shall complete the following at the Public Works Department, Development Services, 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.
3. Submit drawing showing location of existing sewer and water services. One service per lot is permitted. Abandon any excess water services to the satisfaction of the Water Division. All water services shall comply with the City's cross connection control policy.
4. Notice: Property to be adjusted in accordance with this certificate of compliance may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 12989, available for review at the City of Sacramento's Public Works Department, Development Services, Room 100, 927 10th Street.
5. Applicant shall comply with building setback requirements along proposed new property line.

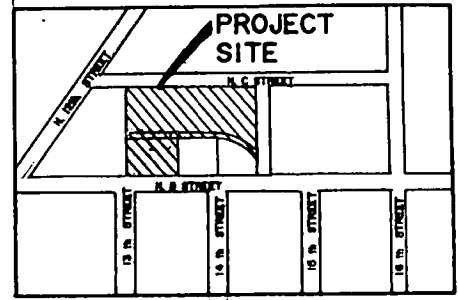
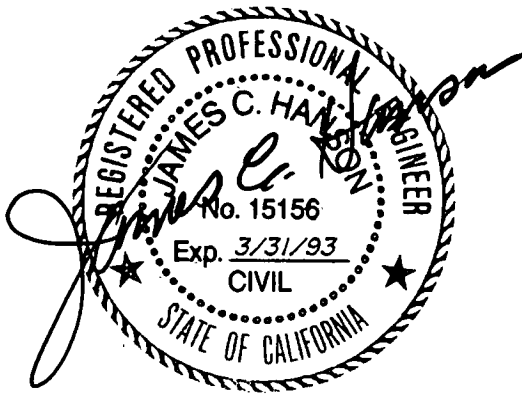
Environmental Determination: This project is exempt from Environmental Review pursuant to State EIR Guidelines (CEQA Section 15303(a)).

Recommendation: Staff recommends the Planning Commission approve the lot line adjustment by adopting the attached resolution.

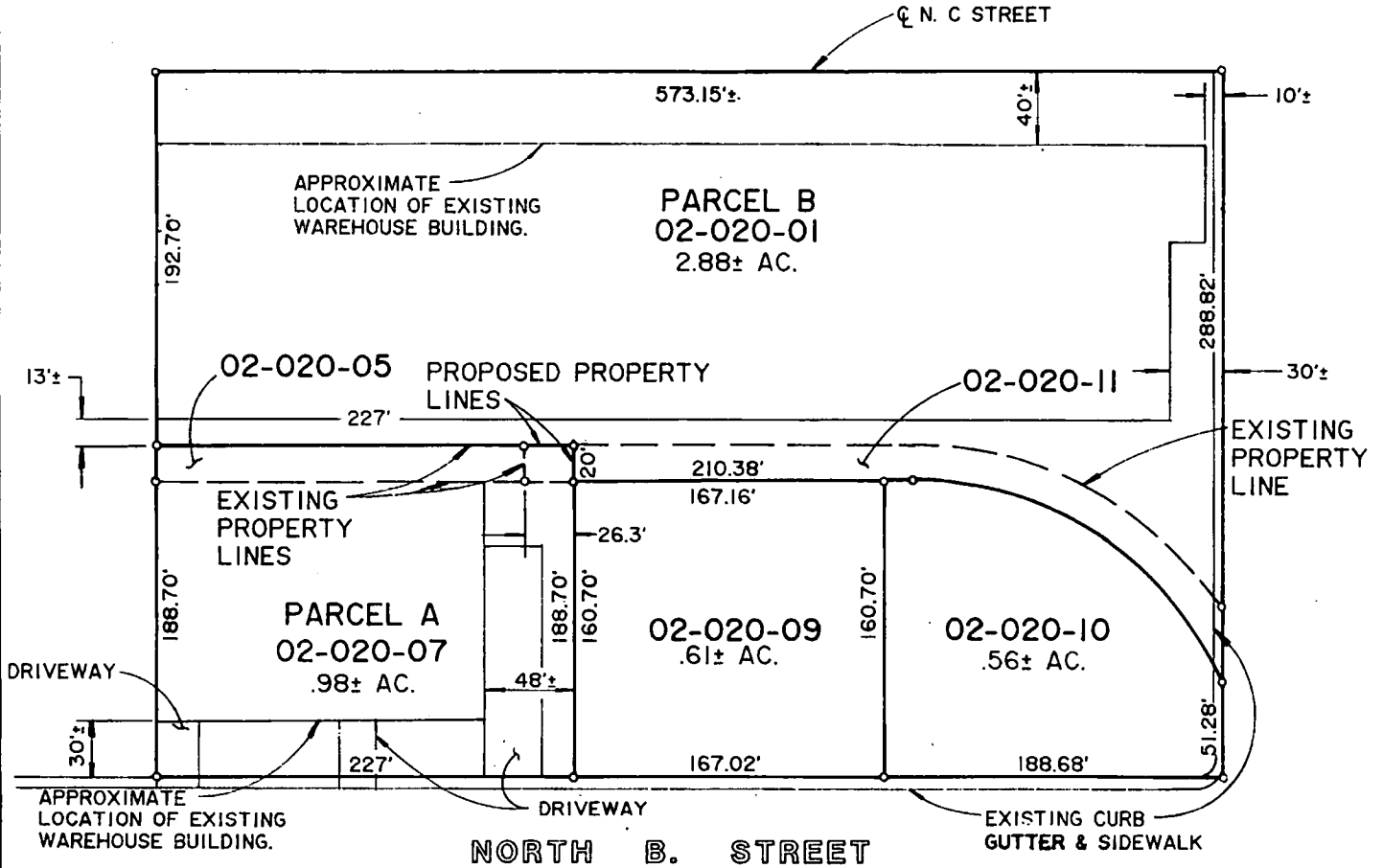


VICINITY, LAND USE AND ZONING MAP

868



VICINITY MAP
NTS

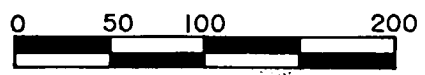


13th ST.

14th ST.



MARCH 1992



LOT LINE ADJUSTMENT

APN: 02-020-07

AND

APN: 02-020-01

CITY OF SACRAMENTO, CALIFORNIA

860

P92-200

10-8-92

9-22-92
ITEM NO. 17



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: _____

PROPERTY OWNER'S NAME: FM PROPERTIES
Mailing Address: P.O. Box 161388, Sacramento, CA Zip Code 95816
Telephone: Business (916) 452-4154 Home () _____

APPLICANT'S/AGENT'S NAME: Laurence B. Dashiell, Attorney at Law
Mailing Address: 791 University Avenue, Sacramento, CA Zip Code 95825
Telephone: Business (916) 646-3400 Home () _____
Contact Person's Name: Laurence B. Dashiell Phone (916) 646-3400

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 1317 North B Street, Sacramento, CA 95814
Property Assessor Parcel Number(s) 002-0020-007, 005, 011, 011
Property Dimensions: 200.7' x 160.7'
Property Area: Square Footage (gross) 32,252 (net) _____
Acreage (gross) 0.74 (net) _____
Land Use: Undeveloped/Vacant _____ Developed (give bldg. sq. ft.) 23,400
Existing Zoning of Project Site: Commercial Proposed Zoning: Commercial

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	<u>M-2</u>	<u>Commercial</u>
South	<u>M-2</u>	<u>Commercial</u>
East	<u>M-2</u>	<u>Commercial</u>
West	<u>M-2</u>	<u>Commercial</u>

FOR OFFICE USE ONLY

P No.: P 92 - 200 Date Rec'd: 7/16/92 By: gc

General Plan Design: _____ Rezone _____
 Amend To: _____ Tent. Map _____
 Com. Plan Area: _____ Spec. Permit _____
 Existing Design: _____ Variance _____
 Amend To: _____ Sub. Mod. _____
 Other Plan Design: _____ LLA _____
 Amend To: _____ Other _____

Environmental Determination: Exempt: _____; Neg. Dec _____; EIR _____;
By: _____, Date _____

PLEASE MARK ON THIS MAP THE APPROXIMATE LOCATION OF YOUR PROJECT

