

CITY PLANNING COMMISSION

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

APPLICANT	Mark Perich, 140 Middleton Way, Sacramento, CA 95825		
OWNER	STELCO, P.O. Box 255156, Sacramento, CA 95825		
PLANS BY	R. William Isaacson		
FILING DATE	7-21-83	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 001-142-21 & 22

APPLICATION: Lot Line Merger (P83-241A)

LOCATION: 1510 & 1516 McCormack

PROPOSAL: The applicant is requesting the necessary entitlement to combine two lots totaling .46± ac. in the Heavy Industrial (M-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
 1965 Industrial Park Community
 Plan Designation: Industrial
 Existing Zoning: M-2
 Existing Land Use: Vacant and warehousing

Surrounding Land Use and Zoning:
 North: Warehouse and outdoor storage; M-2
 South: Railroad spur and warehouse; M-2
 East: Truck parking/storage; M-2
 West: Warehouse; M-2

Parking Required: 8 spaces
 Parking Provided: 8 spaces
 Ratio Required: 1:1,000 sq. ft.
 Ratio Provided: 1:1,000 sq. ft.
 Property Dimensions: 135' x 149.5 ft.
 Property Area: 20,183± sq. ft.
 Height of Structure: 16 ft. warehouse
 Street Improvements/Utilities: Existing
 Exterior Building Colors: Gray
 Exterior Building Materials: Concrete block

STAFF EVALUATION: Staff has the following comments:

1. The subject site consists of two separate parcels, one of which is vacant, in the Heavy Industrial (M-2) zone. The applicant proposes to merge the two parcels into one in order to allow future development of the site. The existing parking area presently crosses the common property line.
2. The proposal was reviewed by City Electrical Engineering, Engineering, Traffic, Water/Sewers and Building Inspections. There were no objections to the proposed merger. Engineering has requested that a new deed description be prepared.
3. Staff has no objections to the proposed merger. Staff wishes to remind the applicant that adequate parking lot shading and irrigation information must be provided prior to building permit issuance.

003209

4. Building Inspections Division has requested that new construction be reviewed for Building Code requirements.

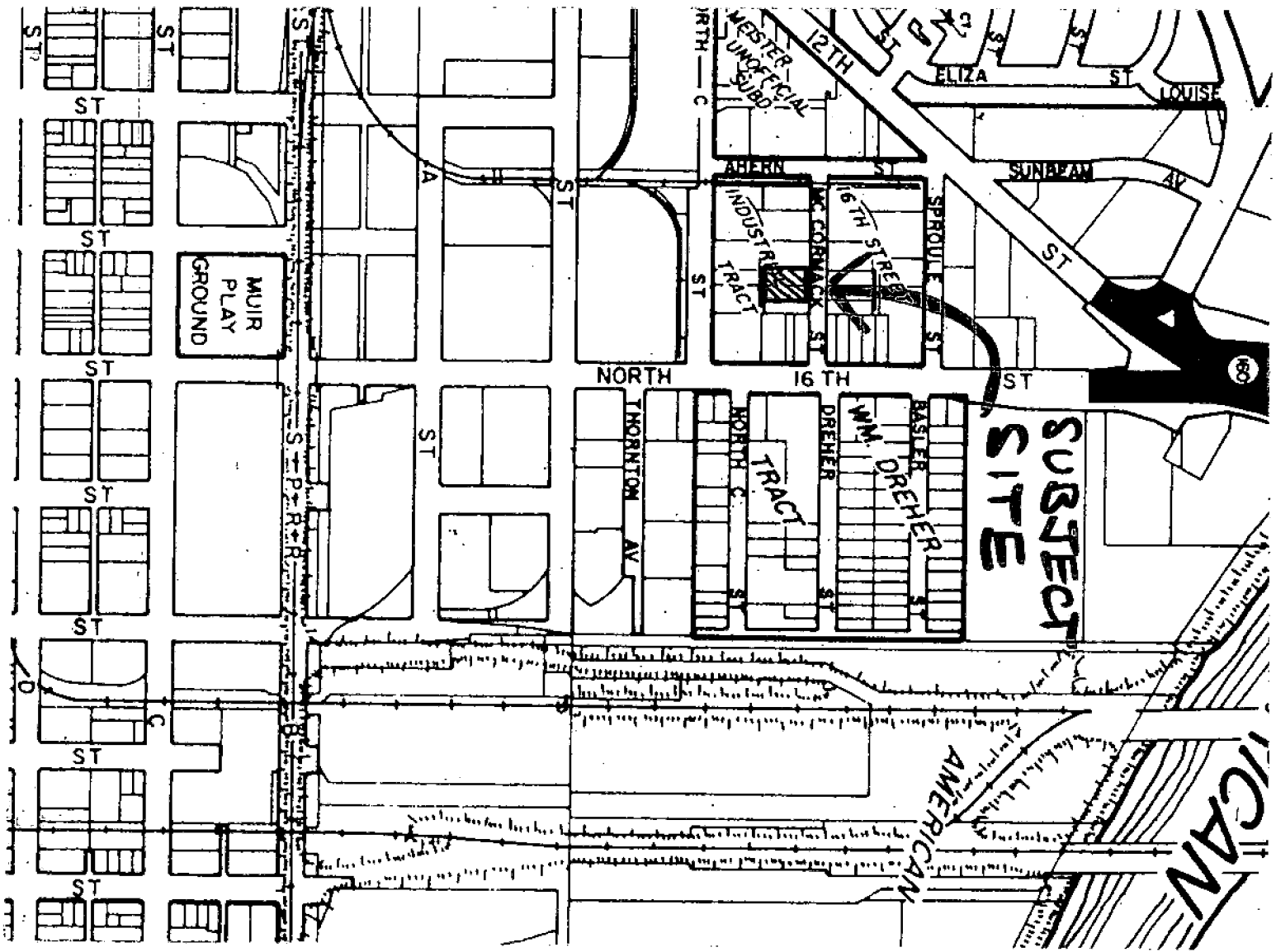
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105).

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

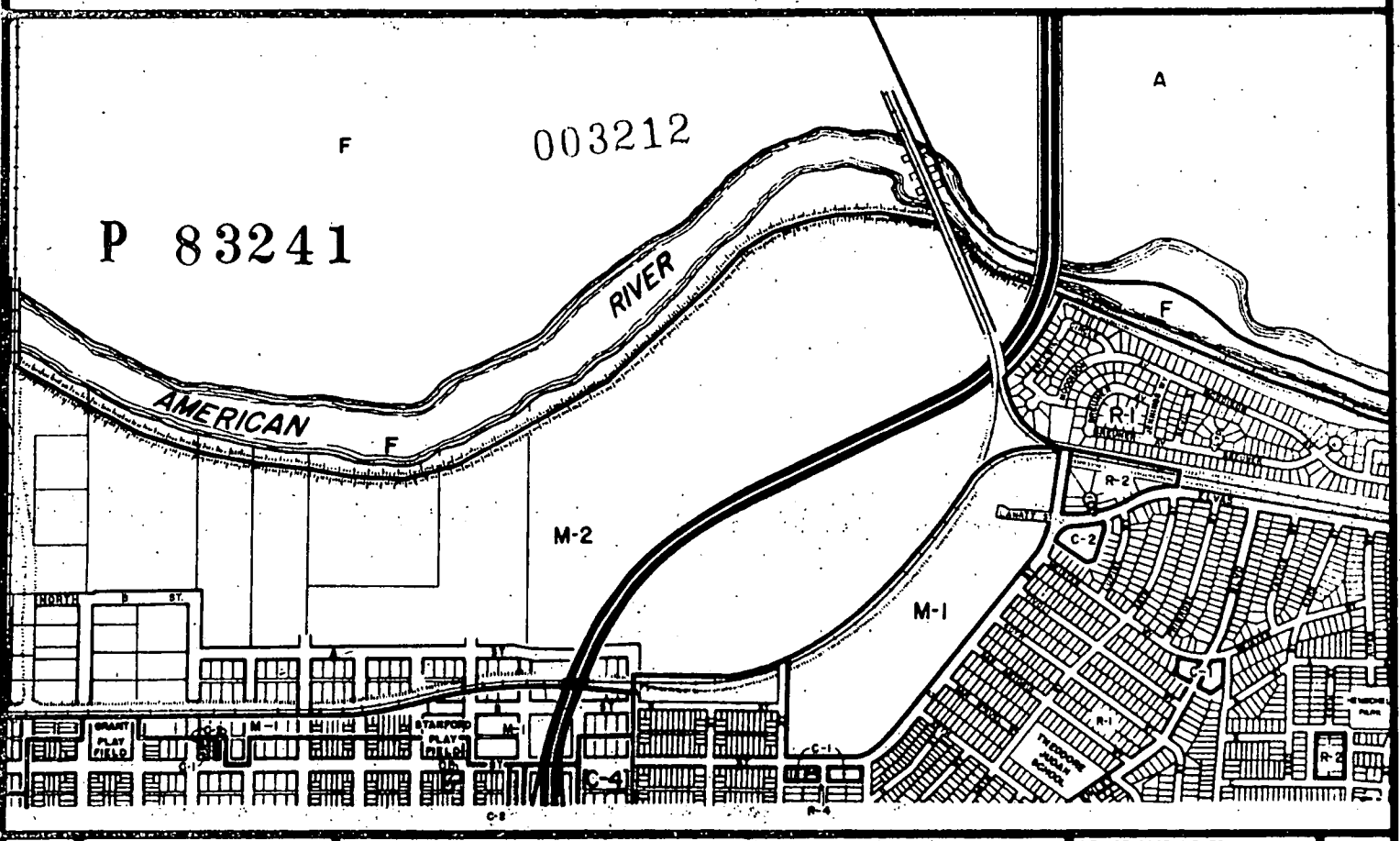
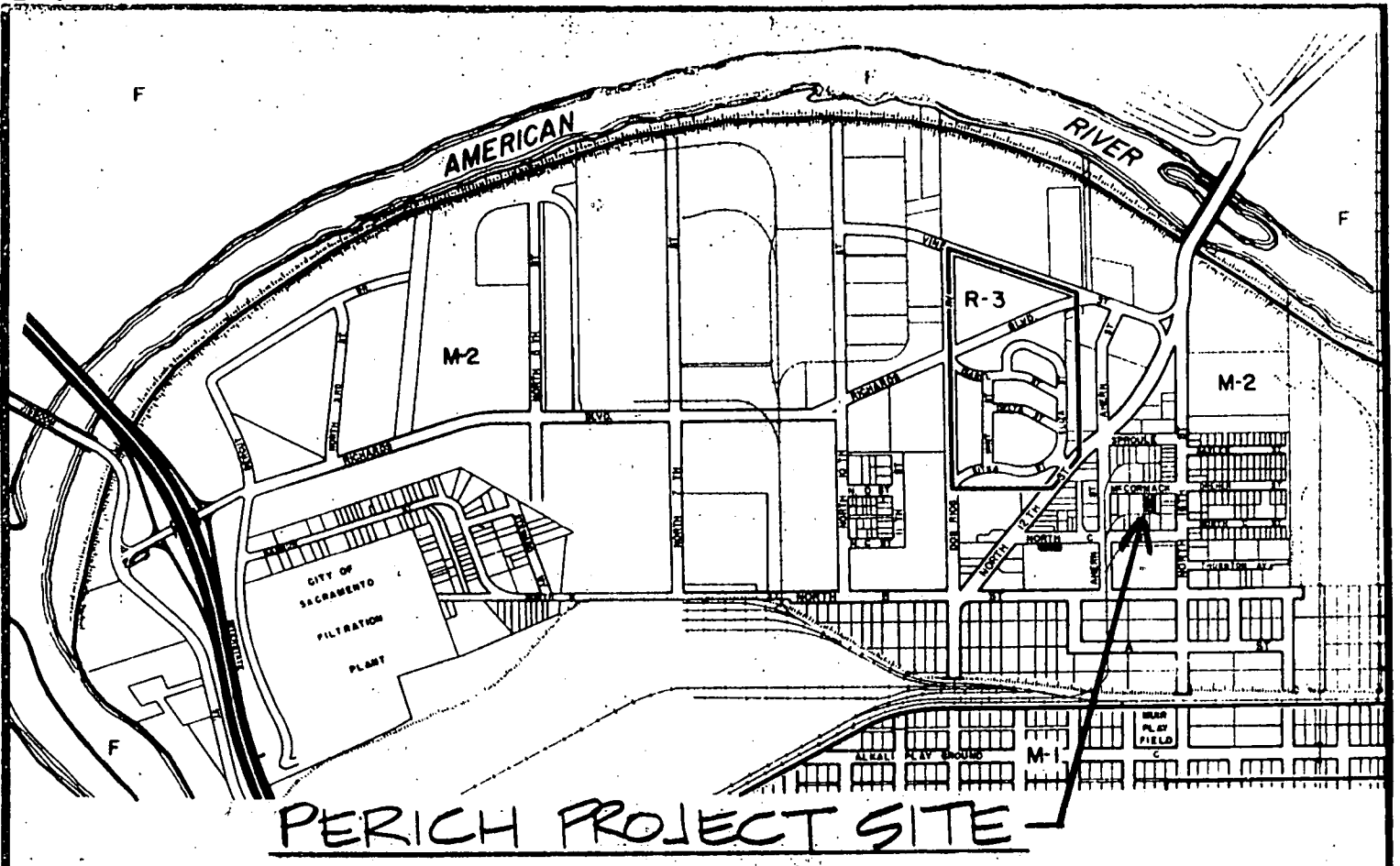
P-83-241 A

25 AUG 83

No. 26



003211



83-241 A

25 AUG 53

03.291A

PROJECT REQUIREMENTS

GENERAL CONDITIONS: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

DESIGN: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

CONSTRUCTION: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

MAINTENANCE: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

OPERATION: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

TERMINATION: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

FORCE MAJEURE: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

ASSIGNMENT: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

ENTIRE AGREEMENT: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

GOVERNING LAW: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

DISPUTE RESOLUTION: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

FORCE MAJEURE: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

ASSIGNMENT: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

ENTIRE AGREEMENT: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

GOVERNING LAW: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

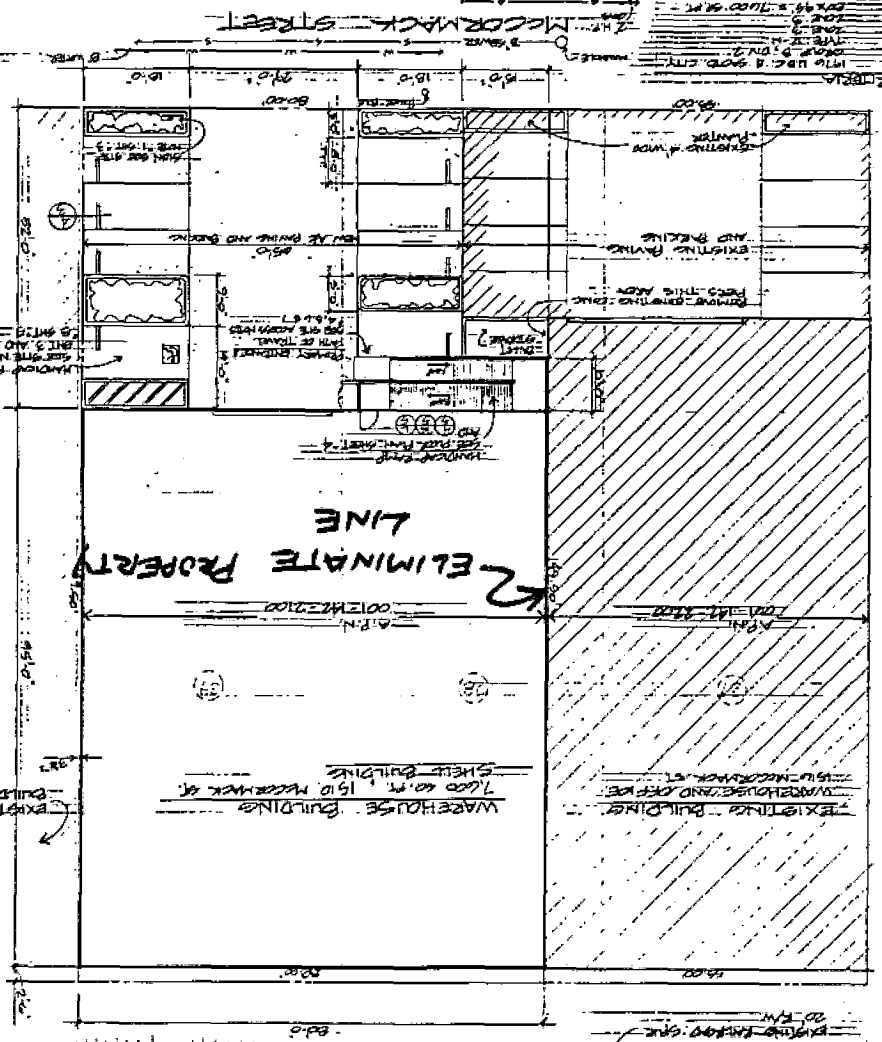
DISPUTE RESOLUTION: The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project. The contractor shall be responsible for the design and construction of the project.

R. Wm. ISAACSON
CIVIL ENGINEER
SARAHANNID, CALIFORNIA BRANCH

WAREHOUSE BUILDING
1510 McCORMACK STREET
SARAHANNID, CALIFORNIA BRANCH

003213

SITE PLAN



EXHIBIT

A