

CITY PLANNING COMMISSION

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

APPLICANT	George Nolte & Associates, 1700 'L' Street, Sacramento, CA 95814				
OWNER	Langill's General Machine, 3025 65th Street, Sacramento, CA 95820				
PLANS BY	George Nolte & Associates, 1700 'L' Street, Sacramento, CA 95814				
FILING DATE	10-19-82	50 DAY CPC ACTION DATE	11-24-82	REPORT BY	SC:bw
NEGATIVE DEC	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	061-021-07, 18 & 4		

APPLICATION: Lot Line Adjustment to merge three parcels into one in the M-2 zone

LOCATION: 7850-14th Avenue

PROPOSAL: The applicant is proposing this lot merger for the purpose of future development on the site.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1967 College Greens Community
Plan Designation: Industrial
Existing Zoning of Site: M-2
Existing Land Use of Site: Industrial

Surrounding Land Use and Zoning:

North: Industrial; M-2(S)
South: Vacant/Industrial; M-2
East: Vacant; M-2
West: Industrial; M-2

Parking Required: 9 spaces
Parking Provided: 9 spaces
Property Dimensions: 172' x 100'
Property Area: 17,200 square feet
Square Footage of Building: 8,920 (total); 5,000 (new)
Topography: Flat
Utilities: Existing

BACKGROUND INFORMATION: The subject site presently contains a metal structure on the westerly portion of the property. The applicant will be developing an additional structure on the site, and the lot merger is necessary since property lines intersect the proposed new building. In addition, the easterly property line will be relocated six and one-half feet to the west to accommodate street improvements.

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

1. On-site parking must meet the 50 percent shading requirement since parking is not currently provided and these facilities will be developed with the new structure.
2. The applicant will provide a five-foot planter strip adjacent to the public street.
3. A six-and one-half foot street dedication will be required along the easterly property line for future street improvements.

APPLC. NO. P82-242

MEETING DATE November 24, 1982

CPC ITEM NO. 23

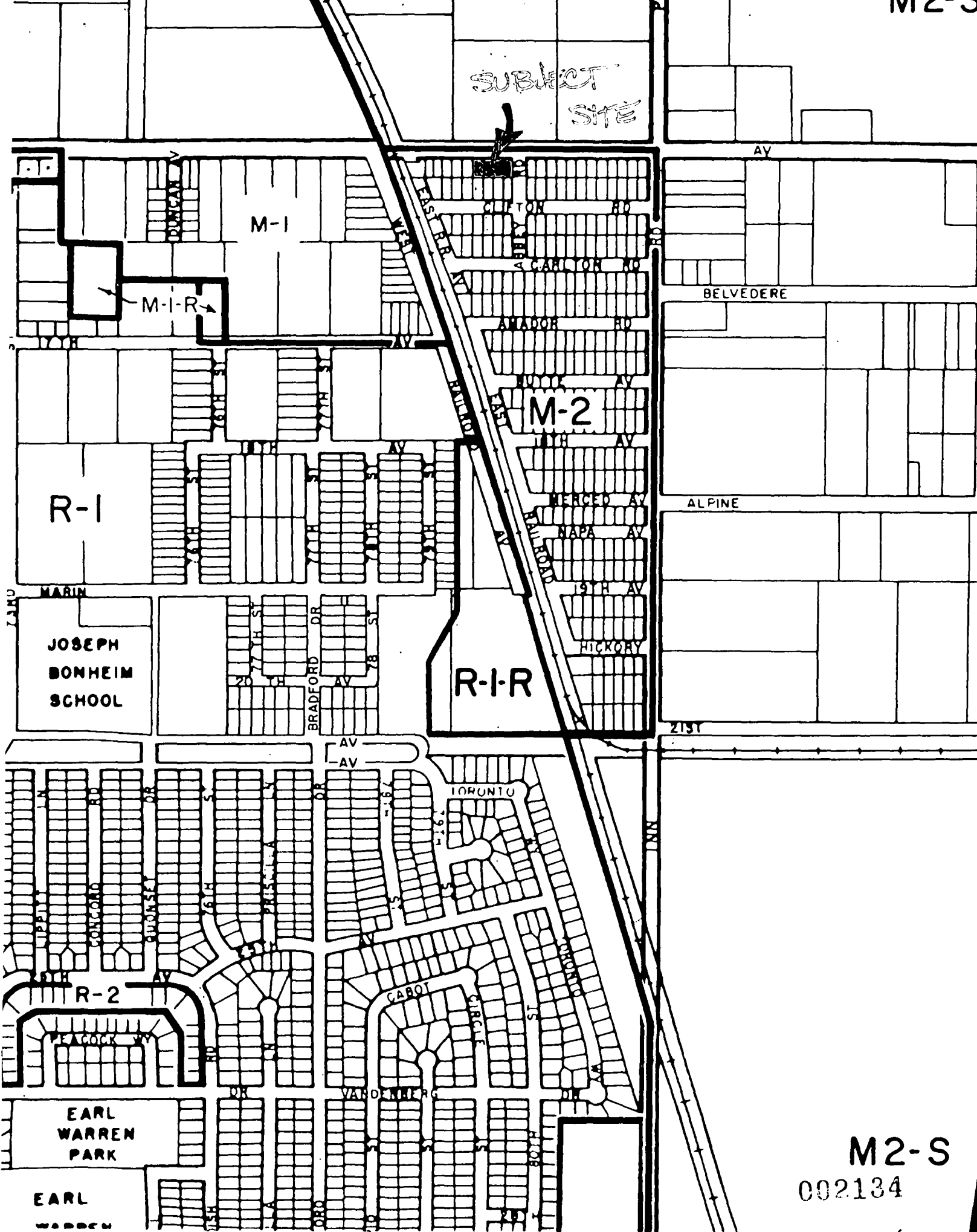
002132

4. The Engineering Division has indicated that closure calculations for the overall boundary of the site will be required and that these calculations shall be prepared by a certified licensed land surveyor or civil engineer.

ENVIRONMENTAL DETERMINATION: The Environmental coordinator has determined that the proposed project will not have a significant adverse effect on the environment; therefore, this project is exempt from the provisions of CEQA.

RECOMMENDATION: Staff recommends the Planning Commission approve the Lot Line Merger by adopting the attached resolution.

SUBJECT SITE



M2-S
002134

EARL WARREN
P82-242

11-24-82

No. 23

P82-242

11-24-82

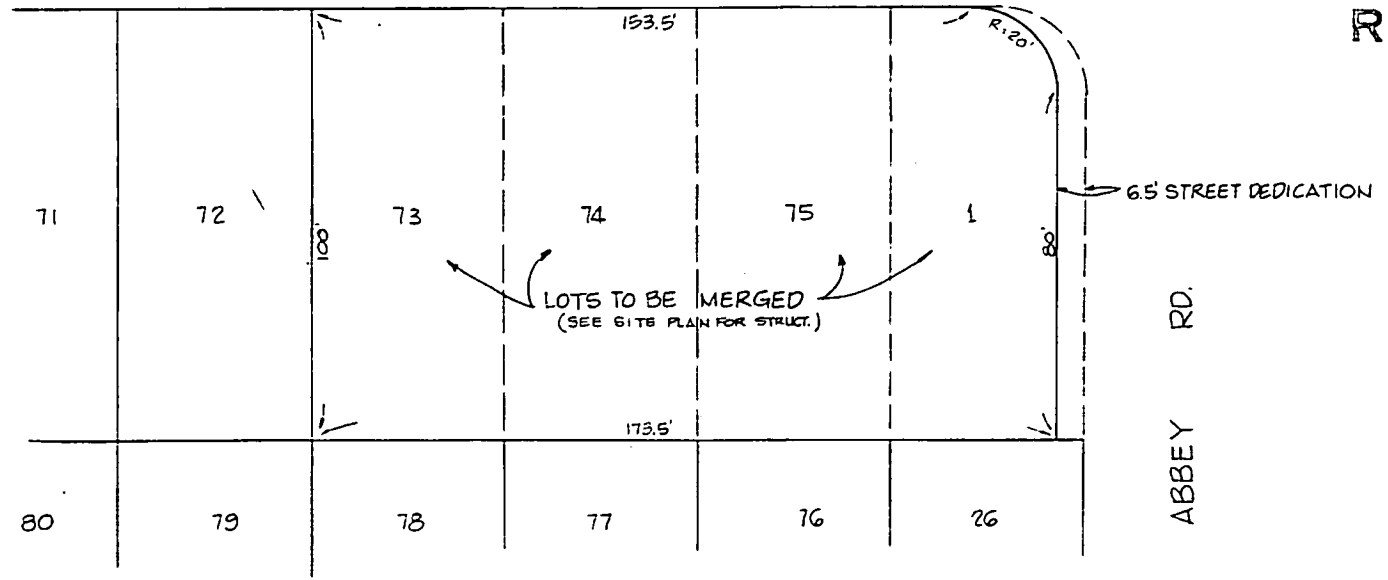
No. 23

CITY PLANNING DEPARTMENT

NOV 15 1982

RECEIVED

14TH AVE.



002137

LOTS 1, 73, 74 & 75 PLAT OF SOUTH
 BRIGHTON BK. B/Pg. B OR.
 A.P.N. 061-021-04, 07 & 13

EXHIBIT A

DATE: 11-12-82
SCALE: 1"=20'
DESIGNED: T.I.M.
DRAWN:
CHECKED:
PROJ. ENGR.:



GEORGE S. NOLTE AND ASSOCIATES
 SAN JOSE • WALNUT CREEK • SACRAMENTO • SAN DIEGO
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LOT MERGING PLAN
 LANGILL'S GENERAL MACHINE
 7850 14TH AVE. SACRAMENTO, CA.

SHEET 1
OF 1 SHEETS
JOB NO. 2154-82-00