

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

Carmichael, CA 95608

APPLICANT GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING, 6020 Rutland Drive, #19,
OWNER Sacramento Valley Sheet Metal Teaching, 1624 Silica Avenue, Sac., CA 95815
PLANS BY Glenn F. Williams Civil Engineering & Surveying, 6020 Rutland Dr., #19 Carm. CA
FILING DATE 10/15/87 ENVIR. DET. EX. 15305 a REPORT BY DTH:vf
ASSESSOR'S-PCL. NO. 277-0113-001 and 003

APPLICATION: Lot Line Adjustment to merge two lots

LOCATION: 1624 and 1648 Silica Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant Building

Surrounding Land Use and Zoning:

North: Industrial and vacant; M-1
South: Apartments; R-3
East : Offices and Vacant; M-1
West : Offices and freeway; M-1

Property Dimensions:	Irregular
Property Area:	1.067± acres
Topography:	Flat
Street Improvements & Utilities:	Existing

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

- A. The subject site consists of two lots totaling 1.067± acres in the light industrial (M-1) zone. The 1974 General Plan designates the site for industrial use. Surrounding land uses include industrial uses and vacant lots to the north, offices and vacant lots to the east and west, and apartments to the south.
- B. The applicant is proposing to merge the two lots so that an additional building and parking can be constructed on the site in the future. Merging the lots will provide better access and maneuvering on the lots.
- C. The proposal has been reviewed by Traffic, Building Inspections, Real Estate and the City Engineer. They had no comments, therefore, staff has no objections to the lot line merger request.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

RECOMMENDATION: Staff recommends that the Planning 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 TO MERGE ALL THAT PORTION OF LOT 6,
BLOCK F, NORTH SACRAMENTO SUBDIVISION NO. 2,
ASSESSOR'S MAP BOOK 11, PAGE 27
(APN: 277-0113-001 & 003)
(P87-440)**

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 1624 and 1648 Silica Avenue; 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 General Plan. The proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial use by the 1974 General Plan and the proposed lot line merger conforms with the Plan Designation;

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

that the lot line adjustment for property located at 1624 and 1648 Silica Avenue, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

Chairperson

ATTEST:

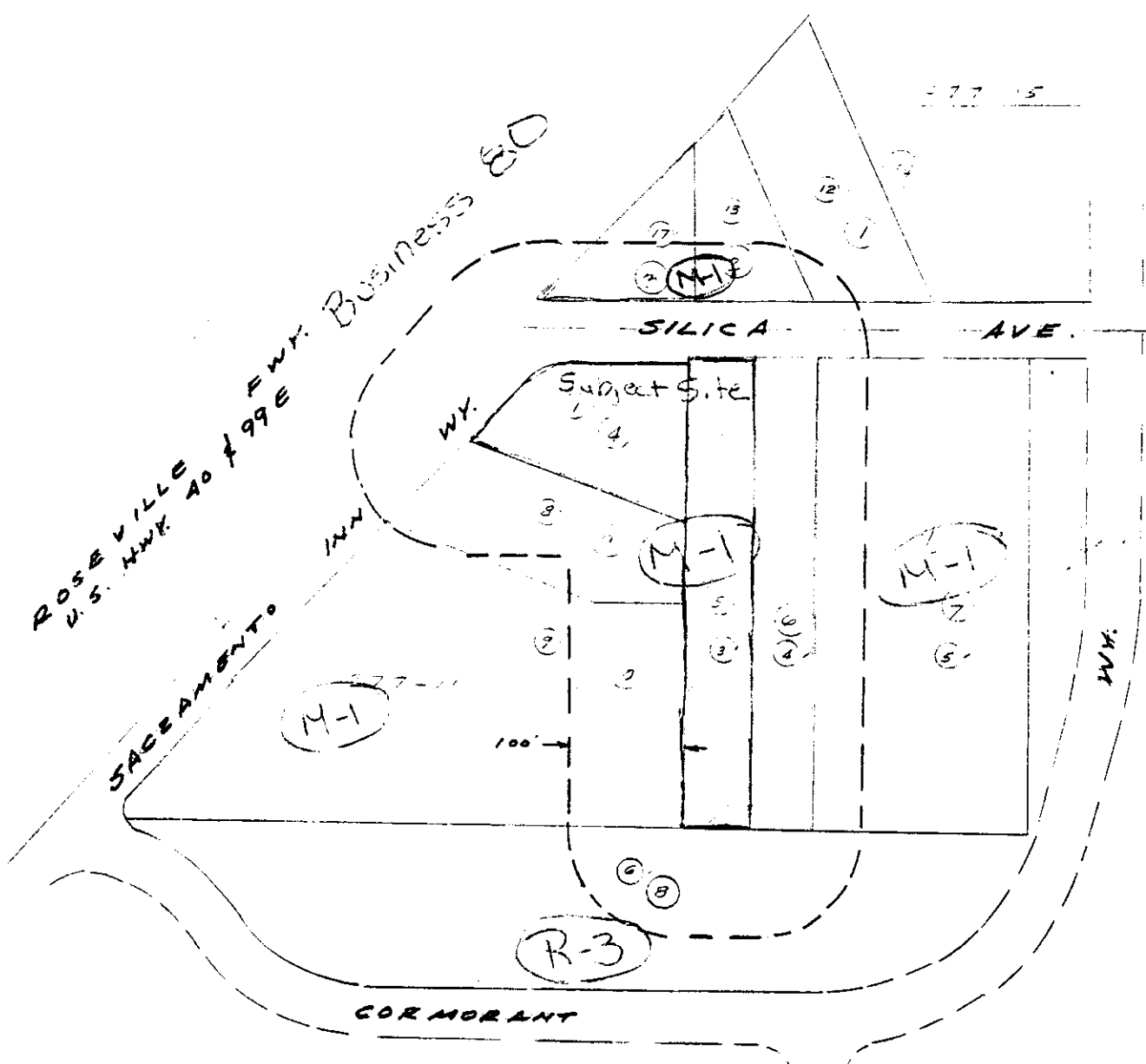
SECRETARY TO THE CITY PLANNING COMMISSION

277-0113-001,003

All that portion of Lot 6, Block F, North Sacramento Sub. No. 2, R.M., Bk. 11, Pg. 27 OES. As follows:

Beginning at a point on the easterly line of Sacramento Inn Way, said point also being the most northerly corner of Parcel "A" - P.M., 8, 27; thence 5.69 degree 16' 02" W. 287.42 ft., th., S. 89 degree 30' 32" E., 60.00 ft., th; N. 00 degree 16' 02" E. 445.18 ft. \pm to a point on S. line Silica Avenue, 60.00 ft., TH; W. along S. line Silica Avenue to intersection with easterly line of Sacramento Inn Way, TH; S. 44 degree 48' 26" W along easterly line of Sacramento Inn way to P.O.B.

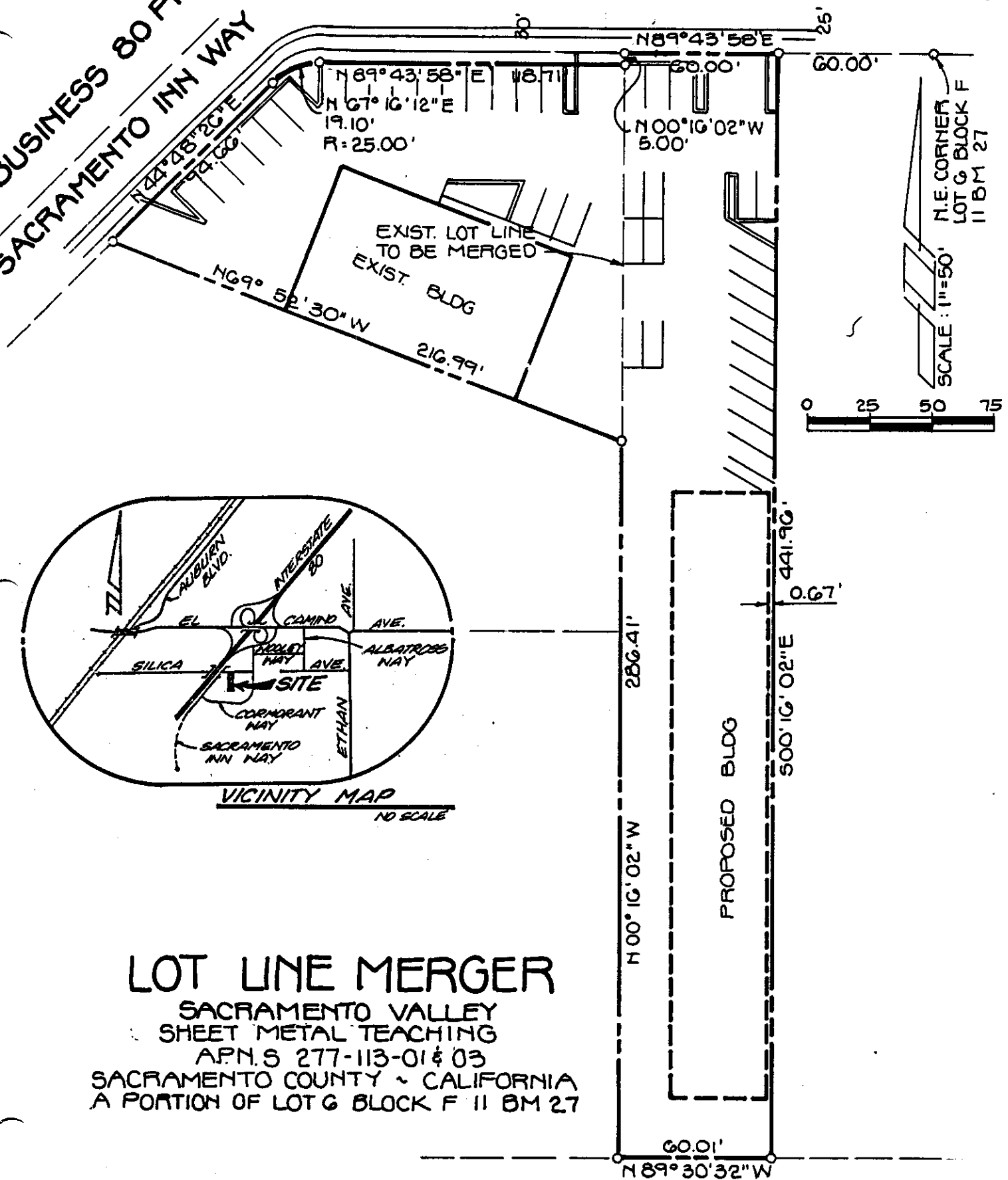
EXC: therefrom any point. lying within a public street or public right-of-way.



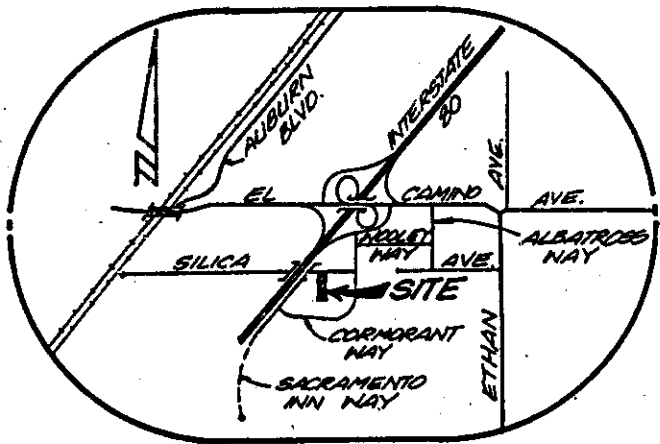
LAND USE & ZONING MAP

BUSINESS 80 FRWY.
SACRAMENTO INN WAY

SILICA AVE.



N.E. CORNER
LOT G BLOCK F
11 BM 27



VICINITY MAP
NO SCALE

LOT LINE MERGER

SACRAMENTO VALLEY
SHEET METAL TEACHING
APN.S 277-113-01 & 03
SACRAMENTO COUNTY - CALIFORNIA
A PORTION OF LOT G BLOCK F 11 BM 27

13-3-97

87-08-67 G.L.B.