

CITY PLANNING COMMISSION

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

APPLICANT	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
OWNER	John and Daniel Sikich, 8608 Fruitridge Road, Sacramento, CA 95826		
PLANS BY	LHT Land Surveying, 5719 Houston Way, Sacramento, CA 95823		
FILING DATE	4-6-82	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	Exempt 15105(c)EIR	ASSESSOR'S PCL. NO.	062-090-09,10,11

APPLICATION: 1. Environmental Determination
2. Lot Line Adjustment

LOCATION: 8545 Unsworth Avenue

PROPOSAL: The applicant is requesting a lot line adjustment to merge three parcels into one.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Wholesale tire and storage warehouse

Surrounding Land Use and Zoning:

North: Vacant and warehouse; M-2(S)
South: Industrial and one family; M-2(S)
East: Refuse Transfer Station; M-2(S)
West: Warehouse and storage; M-2(S)

Property Dimensions: 140' x 471'
Property Area: 1.5+ acres
Topography: Flat
Street Improvements: Existing

BACKGROUND INFORMATION: The subject site consists of three parcels, one of which is landlocked. The eastern-most parcel has two corrugated metal buildings which are used as a storage building and tire distribution center. The applicant is requesting a merger of the three lots for future development. The site is zoned Heavy Industrial (M-2(S)). The planter area is already installed. The entire site is only 140 feet wide and a 75-foot wide PG&E easement runs diagonally through the site. The merger would make the site a more workable parcel. Staff has no objection to the proposal.

The project was reviewed by the offices of Traffic Engineering, City Engineer, Real Estate and Street Assessments and Fire Prevention. There were no objections to the request. The City Real Estate Supervisor has requested that existing assessments be paid off.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA 15105(a)).

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

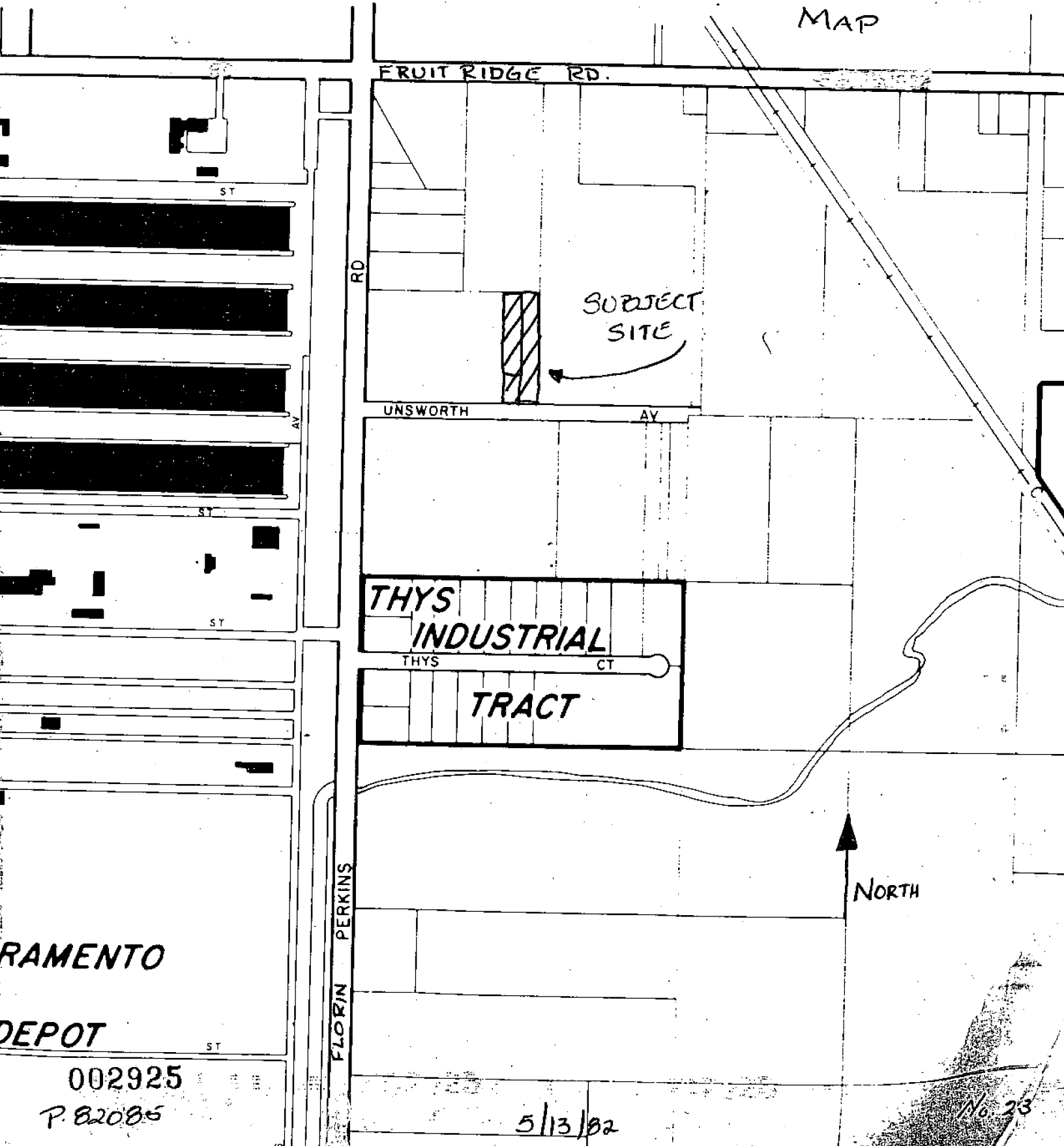
APPLC. NO. P-82-085

MEETING DATE May 13, 1982

CPC ITEM NO. 23

002924

LOCATION
MAP



FRUIT RIDGE RD.

RD

SUBJECT
SITE

UNSWORTH

AV

THYS
INDUSTRIAL

THYS

CT

TRACT

PERKINS
RD
FLORIN
ST

NORTH

RAMENTO

DEPOT

ST

002925

P. 82085

5/13/82

No. 23

EXHIBIT "A"

THAT REAL PROPERTY SITUATE IN THE COUNTY OF SACRAMENTO, CITY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS BEING ALL THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF UNSWORTH AVENUE, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 25 BEARS SOUTH 89° 48' 00" WEST 591.90 FEET AND NORTH 00° 16' 30" WEST 1341.30 FEET MEASURED ALONG THE WEST LINE OF SAID SECTION 25 AND ALONG THE CENTERLINE OF THE FLORIN-PERKINS ROAD, THENCE; NORTH 00° 16' 30" WEST 471.70 FEET; THENCE NORTH 89° 48' 00" EAST 140.00 FEET; THENCE SOUTH 00° 16' 30" EAST 471.70 FEET; THENCE SOUTH 89° 48' 00" WEST 140.00 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 1.516 ACRES, MORE OR LESS.

OR Ed FLOWERS

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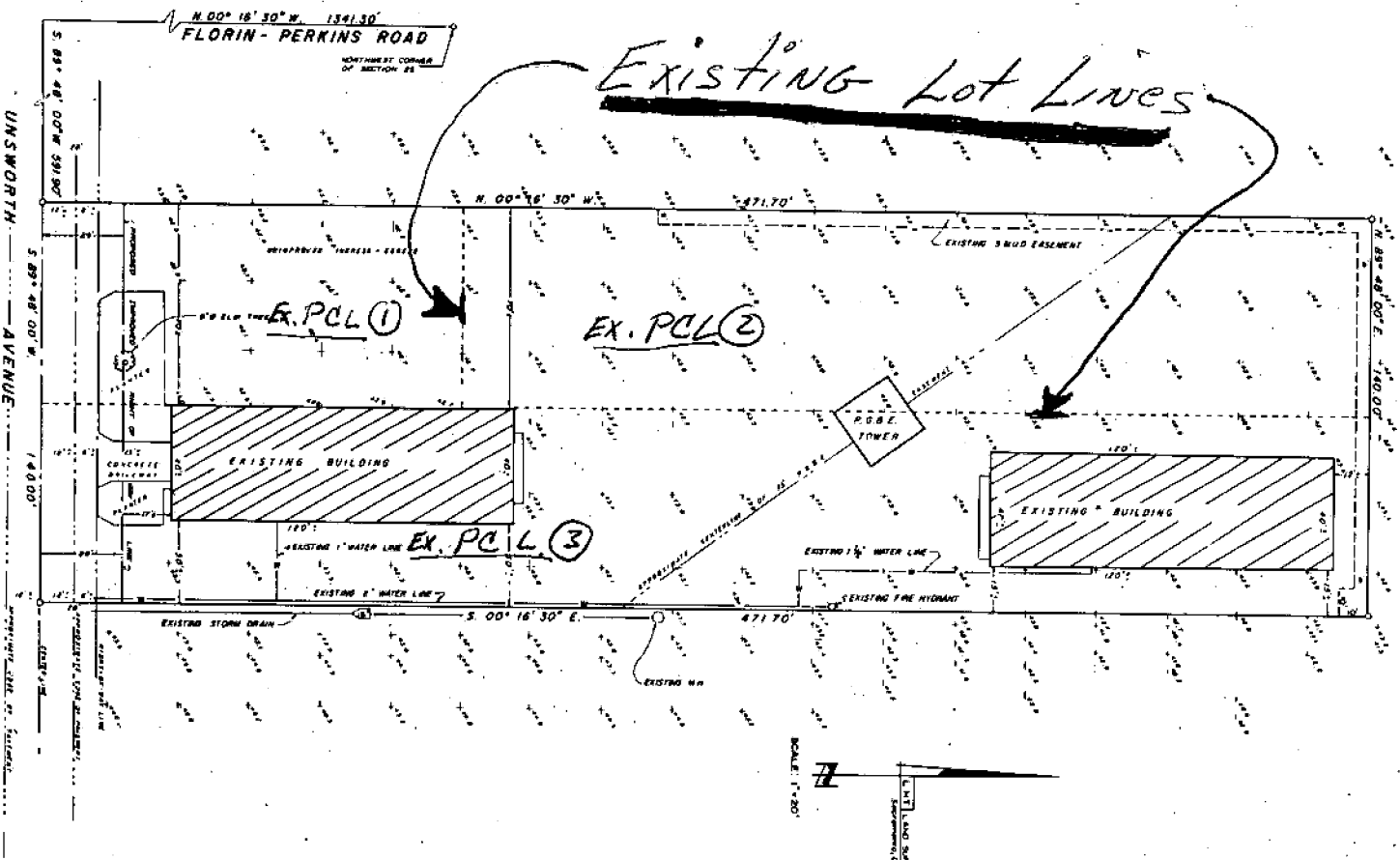
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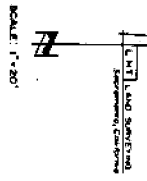
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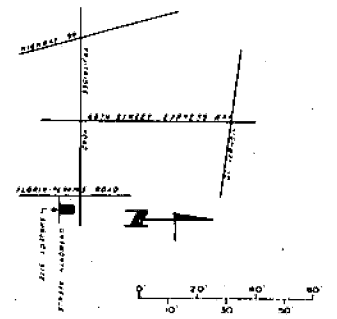
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- LEGEND**
- PROPOSED BOUNDARY LINE
 - - - EXISTING PARCEL LINE
 - - - CENTER LINE PG. & E. EASEMENT
 - EXISTING SPOT ELEVATIONS
 - DIMENSION POINT NOTHING FOUND OR SET



BENCH MARK 82-4
 NIPPY NAIL ON NORTHEAST CORNER BACK DECK
 OVER CRIP. SOUTH OF THIS COURT ON THE
 EAST SIDE OF FLORIN-PERKINS ROAD
 ELEVATION 41.825



SIRICH LOT LINE ADJUSTMENT SITE PLAN		
DATE: 5-11-82	BY: [Signature]	CHECKED BY: [Signature]
LHT LAND SURVEYING		
8719 HOUSTON WAY		
SACRAMENTO, CA.		
916-292-9698		

EXHIBIT 'B'

002926