

CITY PLANNING COMMISSION

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

APPLICANT	Spink Corp., 720 F Street, Sacramento, CA 95814				
OWNER	Blair Leasing Company, P.O. Box 1294, Sacramento, CA 95806				
PLANS BY	Spink Corp., 720 F Street, Sacramento, CA 95814				
FILING DATE	9-18-86	ENVIR. DET.	Ex. 15305a	REPORT BY	EG:tc
ASSESSOR'S-PCL. NO.	003-091-02,03,05				

APPLICATION: Lot Line Adjustment to merge three lots

LOCATION: 205 - 24th Street

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

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Community
Plan Designation: Heavy Commercial
Existing Zoning of Site: C-4
Existing Land Use of Site: Commercial warehouse

Surrounding Land Use and Zoning:

North: Railroad; C-4
South: Residential/office; C-4, R-1B
East: Residential; C-4
West: Commercial; C-4

Property Dimensions: Irregular
Property Area: 0.48+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of three lots totaling 0.48+ acres which are zoned heavy commercial (C-4). The site is developed with a commercial warehouse building and is designated for industrial and heavy commercial uses in both the General Plan and the 1980 Central City Community Plan respectively. Surrounding uses include both residences and commercial businesses.
- B. The applicant is requesting to merge the three lots to enable the construction of additional storage buildings on the site. The existing on-site buildings are constructed across property line and without the merger, building permits cannot be issued for further development of the site. The project has been reviewed by Real Estate, Traffic, and Public Works. No comments were received.

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

RECOMMENDATION: Staff recommends that the Commission approve the 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 three lots. (P86-358)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 205 24th Street; 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 and 1980 Central City Community 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 Heavy Commercial use by the 1980 Central City and the proposed Lot Line Adjustment conforms with the Plan Designation;

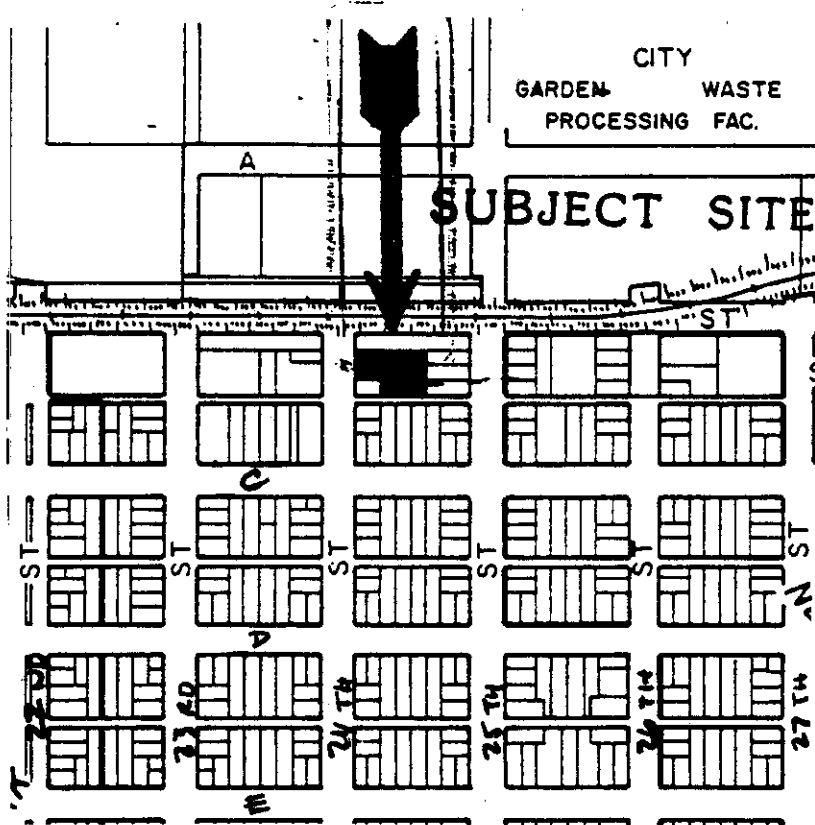
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 205 24th Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

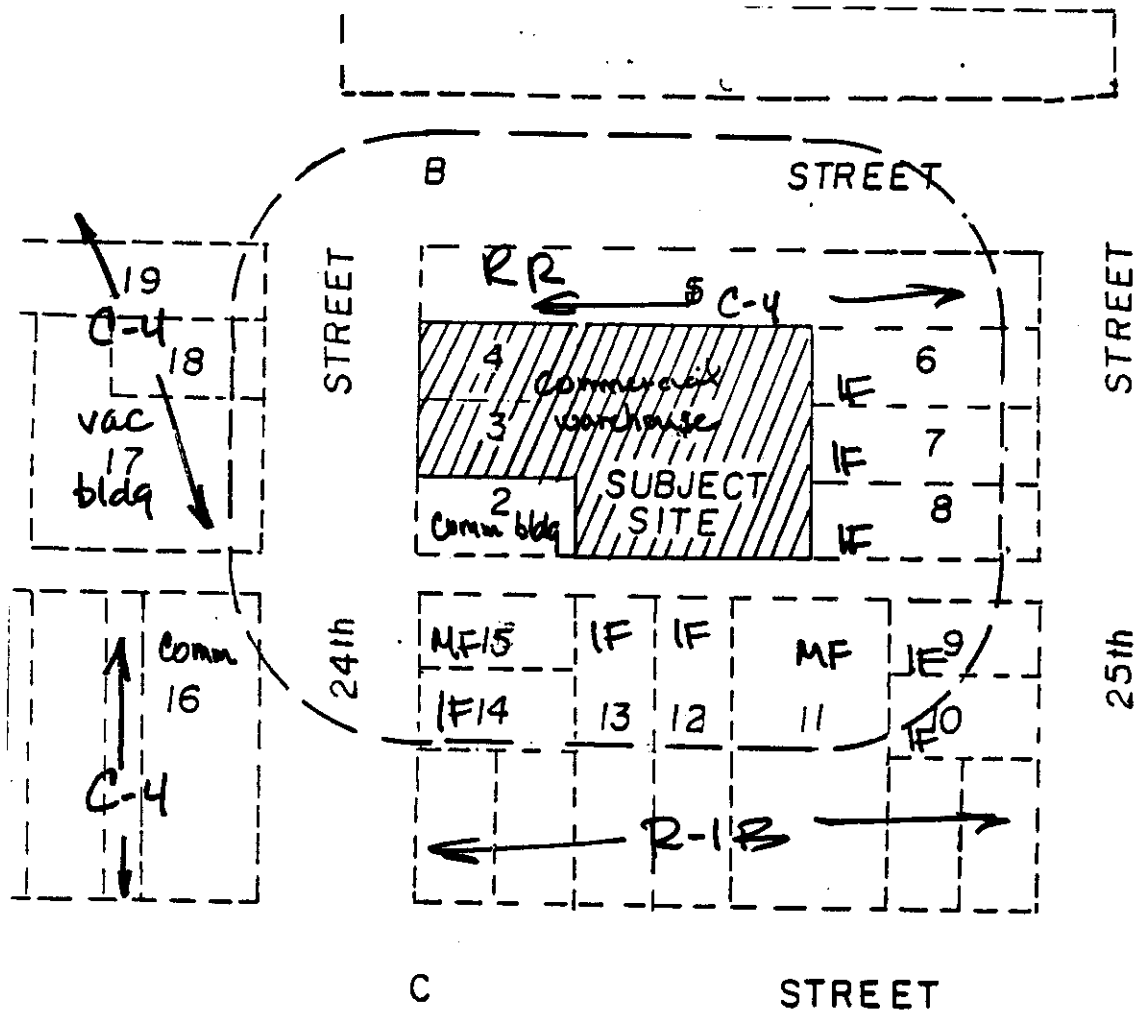


VICINITY MAP

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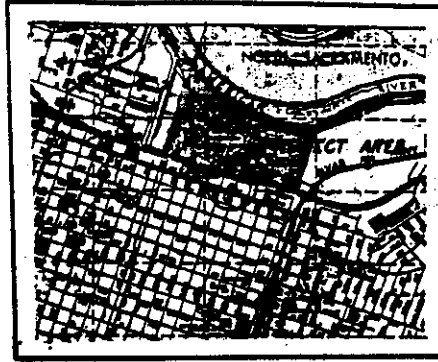


LAND USE & ZONING MAP

F86-358

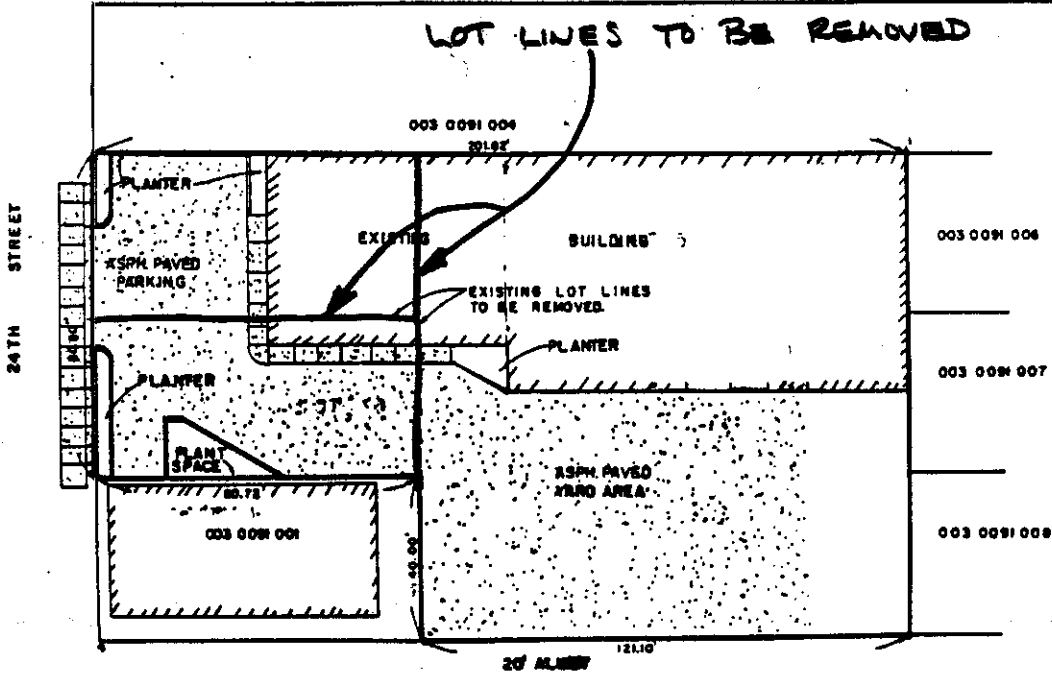
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VICINITY MAP

Railroad



	JOB NO. _____	TITLE: <u>PROVIDER LOT LINES REMOVAL AND RECONSTRUCTION</u>	SPINK ENGINEERING COMPANY ENGINEER PLANNER SURVEYOR CALIFORNIA CODE _____ DR. NO. _____
	DATE: <u>1/18</u>	SITE: <u>24TH STREET, 20' ALLEY, SACRAMENTO, CA</u>	
	BY: _____	CLIENT: <u>TRAIL LORAIN, SA</u>	
	SCALE: <u>1" = 20'</u>		
	DRAWN BY: <u>JZ</u>		
CHECKED BY: <u>CL</u>			

EXHIBIT B

0840-001-1
9/18/86

LEGAL DESCRIPTION

Lot 2, the West half of Lot 3, the South one-half of the North one-half of Lot 1, and the North one-half of the South one-half of Lot 1 in the block bounded by "B" and "C," Twenty-fourth and Twenty-fifth Streets, of the City of Sacramento, subject to the rights of the public or the City of Sacramento in and to the North forty (40) feet of said Lot 2 and said West one-half of Lot 3.

THE SPINK CORPORATION
RECORDED:

TRAVELER *TR* 9-18-86
DELIVERED TO

For this description to be valid,
pay before incorporating this
document and to the
Commission of the govern
for compliance with all
mandates.

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