

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Rd., Sacramento, CA 95815				
OWNER	Kelly Broadcasting & Crystal Creamery, 310-10th St., Sacramento, CA 95814				
PLANS BY	Morton & Pitalo, Inc., 1767 'J' Tribute Rd., Sacramento, CA 95815				
FILING DATE	7/20/84	50 DAY CPC ACTION DATE		REPORT BY	SC:lr
NEGATIVE DEC.	Ex. 15305(a)	EIR		ASSESSOR'S PCL. NO.	002-071-04,15,17,20;

002-072-03,02; 002-076-01
002-061-11,12; 002-073-12 & 14

APPLICATION: Lot line adjustment to merge 10 lots totaling 10+ acres into 2 lots in the Light Industrial zone (M-1) Subdivision Ordinance

LOCATION: North of D Street West of 11th Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge 10 parcels developed with commercial and industrial uses into 2 parcels.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1980 Central City Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1 (KCRA)
Existing Land Use of Site:	Crystal Creamery
Surrounding Land Use and Zoning:	
North:	Industrial; M-1
South:	Residential and Industrial; R-4 and M-1
East:	Industrial; M-1
West:	Railroad Yard; M-1

Property Dimensions:	Irregular
Property Area:	10.8+ acres
Significant Features of Site:	Existing development
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: The subject site consists of property owned by KCRA television and the Crystal Creamery. In December 1982, the Planning Commission reviewed a street abandonment for streets and alleys within the project boundary of the subject site. The street abandonment was requested by both KCRA and Crystal Creamery to allow for loading and truck maneuvering space and additional parking for the two industries. The street abandonment was approved by the City Council subject to conditions which were developed to ensure emergency vehicle access and utility maintenance. In addition to these conditions, the abandonment was approved subject to the development of street and sidewalk improvements at the entrance of the subject site.

PROJECT EVALUATION:

A. The subject site is located in the Central City in an area developed with heavy commercial and industrial uses. At the present time the site consists of 10 parcels and the applicant is requesting to merge these parcels into two parcels. Since a street abandonment is being

APPLC. NO. P84-286

MEETING DATE August 23, 1984

CPC ITEM NO. 26

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accomplished on the site, some of the existing parcels will be landlocked. The proposed lot line merger will eliminate the landlocked parcels and each of the newly created parcels will have public street frontage. The lot line merger will also help to define the ownership boundary of both KCRA and Crystal Creamery.

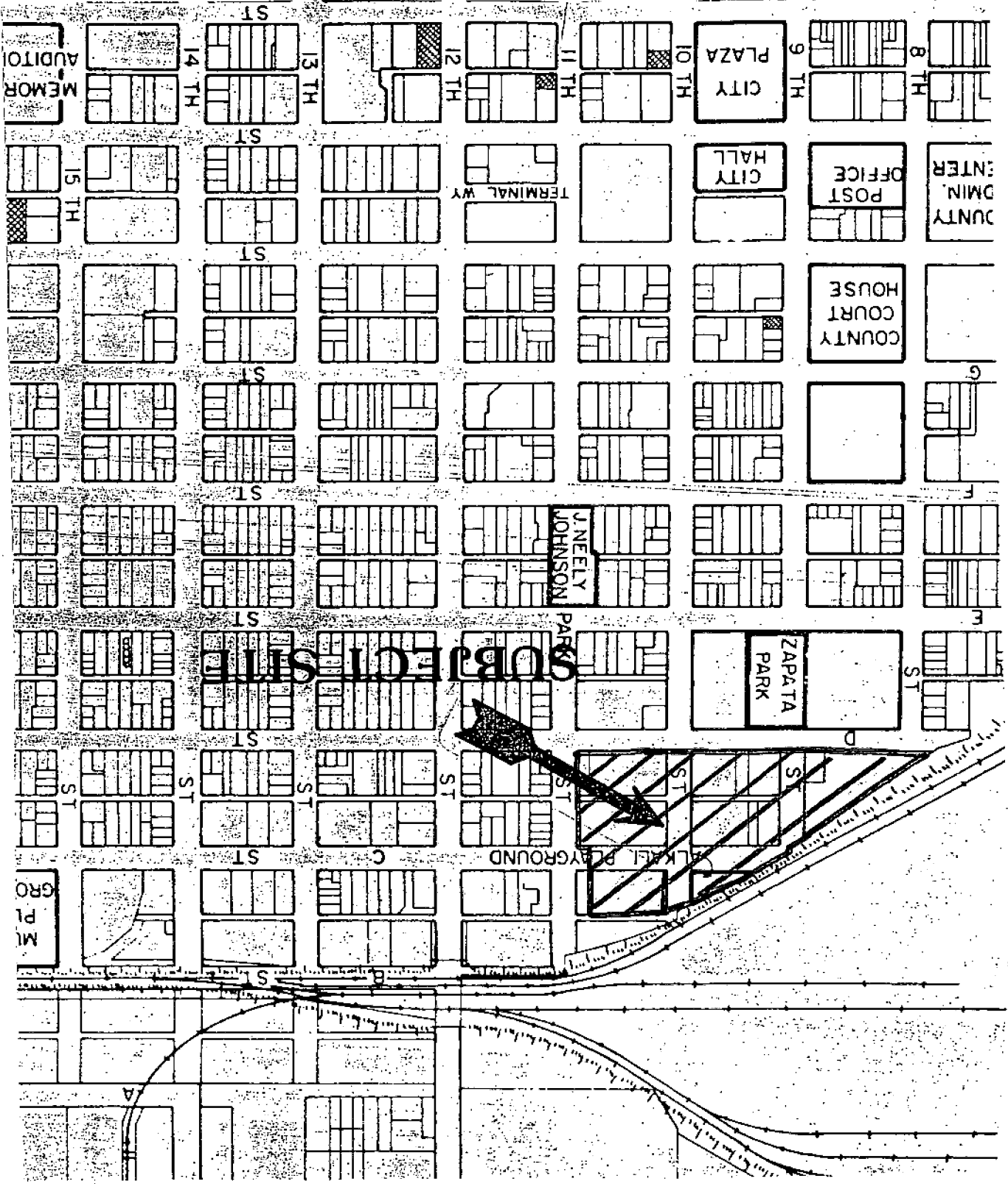
B. The lot line merger was reviewed by the Alkali Flat Project Area Committee, the City Traffic Engineer and Building Inspections Division who indicated no objection to the request. The City Engineer reviewed the proposal and indicated no objection to the proposal subject to conditions, which are necessary since the previously requested street abandonment is not yet completed. These conditions are as follows:

1. The applicant shall maintain public utility easements over abandoned streets.
2. A certificate of compliance for the lot line merger shall not be issued until the resolution to abandon the streets is recorded.

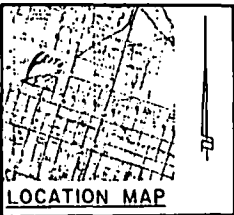
ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends approval of the lot line merger by adopting the attached resolution with conditions.

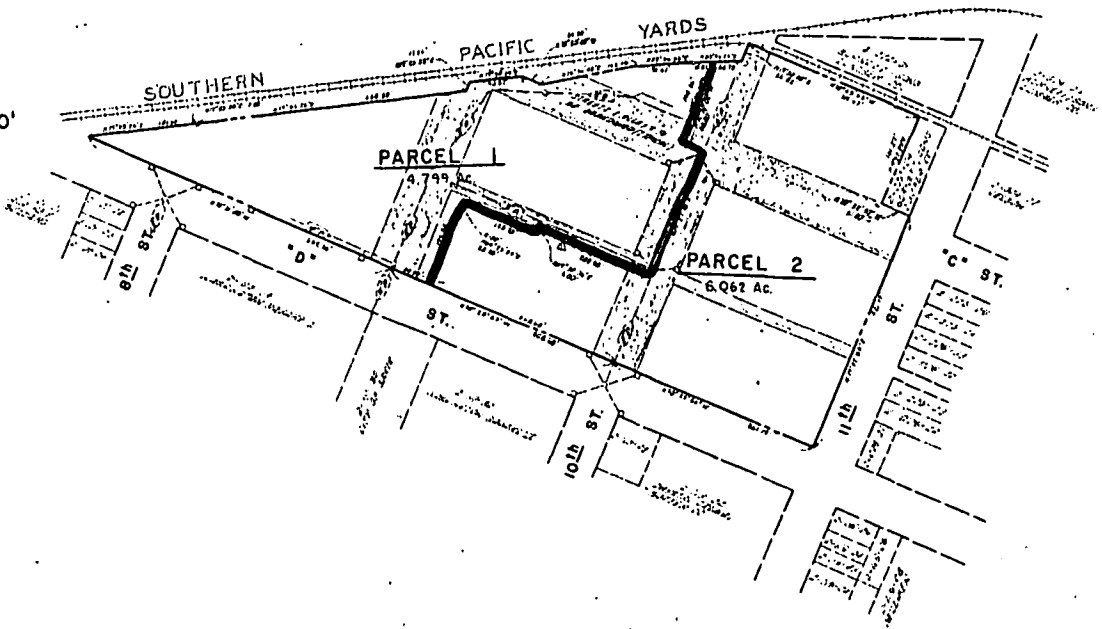
VICINITY MAP



EXHIBIT



SCALE: 1"=100'



OWNER/DEVELOPER
 MILLY BRANDMARKETING COMPANY
 CRYSTAL CREAM & BUTTER COMPANY
 1740, 11400 & 11400 BRASSER
 2100 7th STREET, SUITE 1
 SACRAMENTO, CA 95816

ENGINEER
 MORTON & PITALO, INC.
 1747 - 2nd STREET ROAD
 SACRAMENTO, CA 95811
 PHONE (916) 920-2411

APPLICANT'S CITY
 CITY OF SACRAMENTO

UTILITY
 CITY OF SACRAMENTO

PLANNING DISTRICT
 SACRAMENTO MUNICIPAL
 UTILITY DISTRICT

GAS
 PACIFIC GAS & ELECTRIC

SCHOOL DISTRICTS
 CITY UNIFIED SCHOOL DISTRICT

PLANNING
 #1

ALIBRAC
 10 04 ACRES GROSS
 LESSOR'S PARCEL 1051
 02-071-4, 15, 172, 20
 02-072-01, 14
 02-073-01
 02-081-11, 12

P 84286



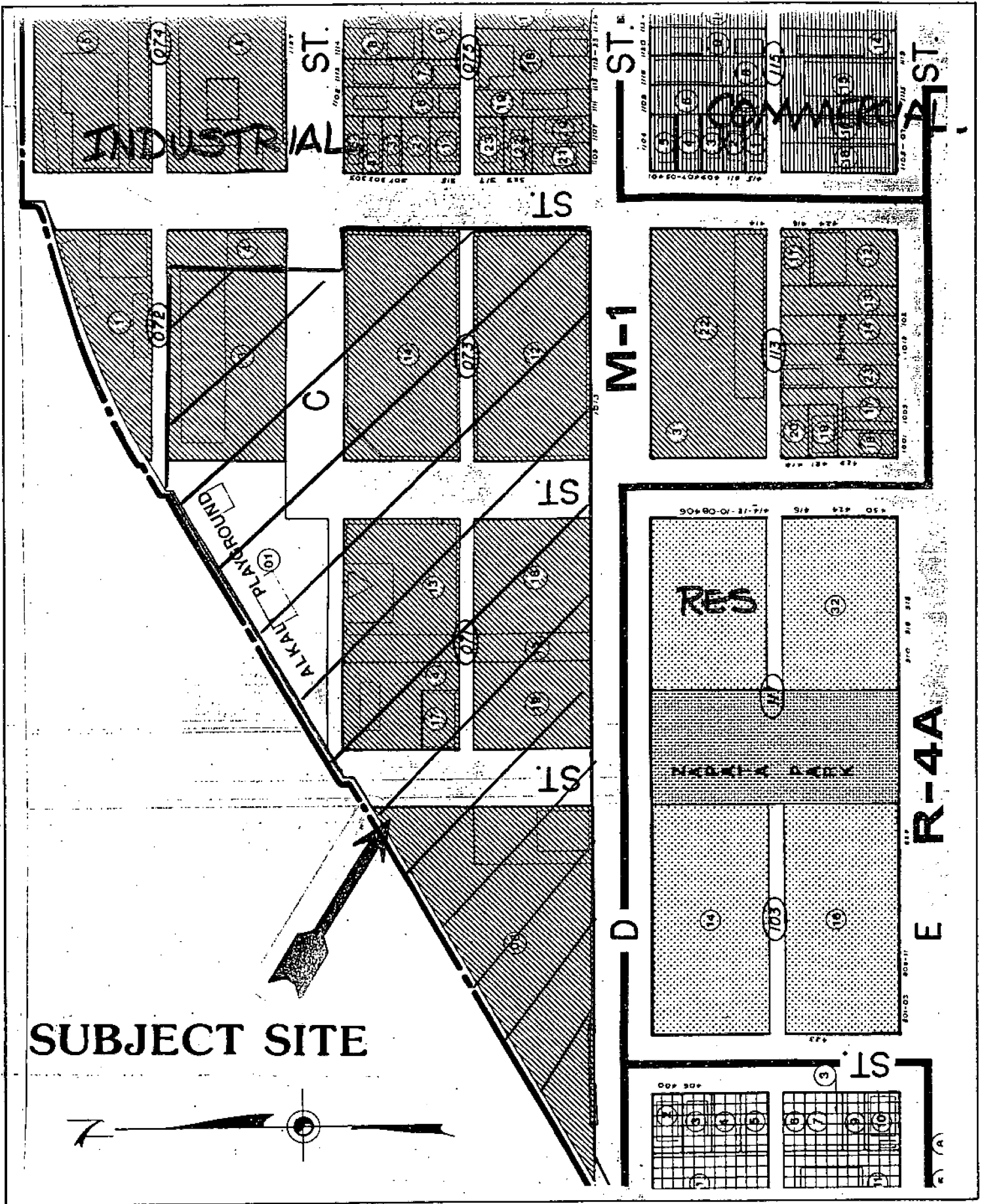
REVISIONS	NO.	DESCRIPTION	APPROVED BY	DATE	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED:	DATE:	DATE	SHEET
	NO.	DESCRIPTION	APPROVED BY	DATE	FIELD BOOK NO.	SCALE:	DRAWN BY	CHECKED BY		APPROVED:	DATE:	DATE	SHEET

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7/10/26

8-23-84

FILE NO. 84286



LAND USE & ZONING MAP