

CITY PLANNING COMMISSION

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

APPLICANT	Stafford, King & Associates, 1210 'G' Street, Sacramento, CA 95814		
OWNER	Glenn & Eileen Thorton, et al, 5405 Dorset Way, Sacramento, CA 95822		
PLANS BY			
FILING DATE	3-21-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305(a)	EIR	ASSESSOR'S PCL. NO. 008-323-09,10,11

APPLICATION: Lot Line Adjustment to create a parcel totaling 0.3± acres in the Light Industrial (M-1) zone.

LOCATION: 6400 Elvas Avenue

PROPOSAL: The applicant is requesting the necessary entitlement for future construction of a warehouse complex/office space and on-site parking.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1963 East Sacramento Community
Plan Designation: Heavy Commercial or Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Warehouse/Shop

Surrounding Land Use and Zoning:
North: Industrial/Commercial; M-1
South: Industrial/Commercial/Residential; M-1 & R-2
East: Industrial/Commercial; M-1
West: Industrial/Commercial/Residential; M-1 & R-2

Property Dimensions: Irregular
Property Area: 11,489 square feet
Significant Features of Site: Existing: 1) warehouse/shop; 2) wood shed;
3) billboard
Topography: Flat
Street Improvements/Utilities: Existing

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

1. The subject site consists of three parcels in the Light Industrial (M-1) zone. The easternmost parcel is vacant. The two remaining westerly parcels are developed with a one-story warehouse/shop and a free-standing billboard. The applicant proposes to merge the three parcels and to remove the aforementioned warehouse/shop and billboard from the site. A single family dwelling has already been removed from the site. The applicant then proposes to develop and construct two concrete block warehouse/office structures, with on-site parking at a later date.

2. The project was reviewed by the offices of City Traffic Engineering, Engineering, Fire Department, Building Inspections and Real Estate. They had no objections; however, the following comment was received:

002652

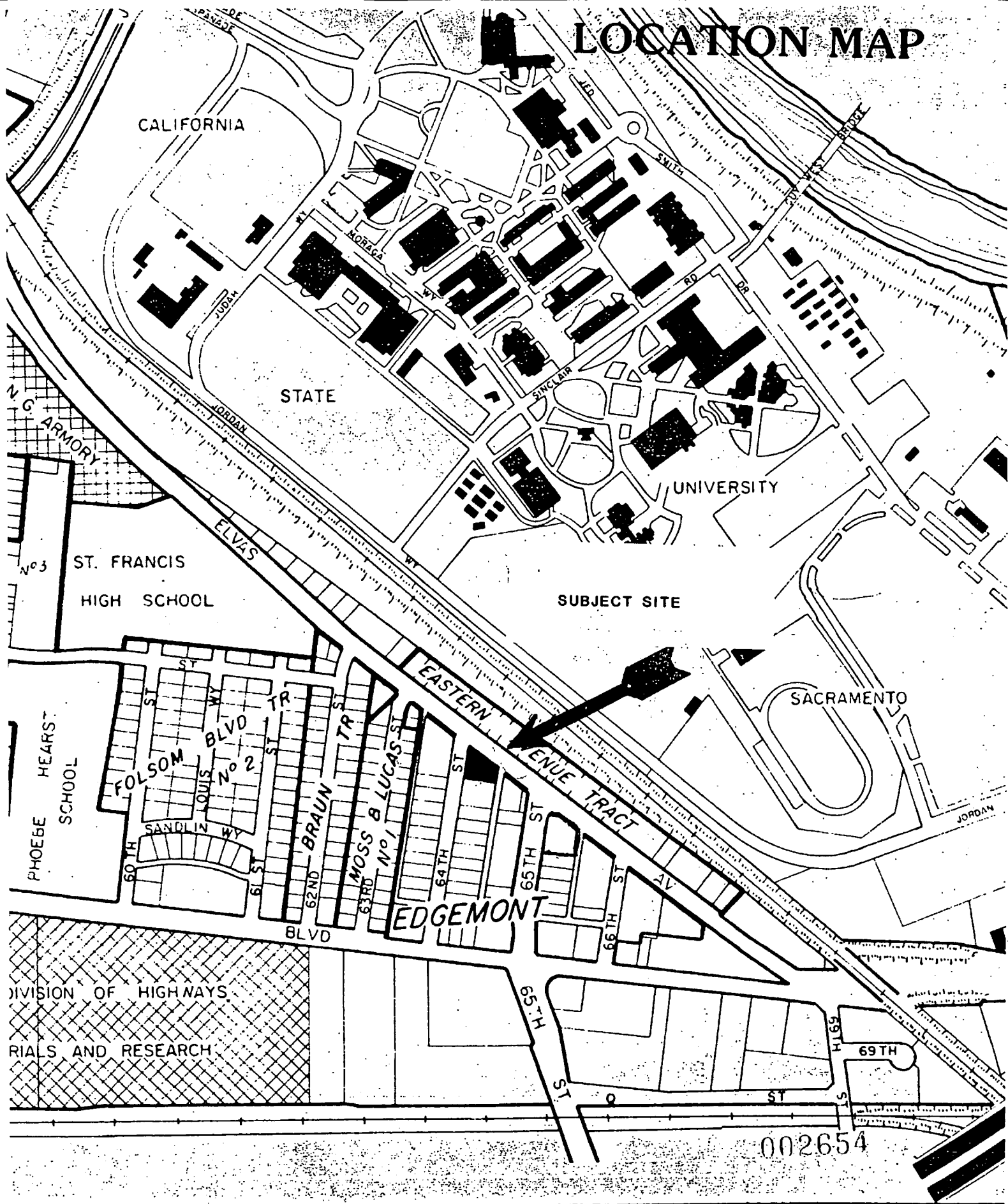
Dedicate 20-foot property line radius; 15 foot radius shown on map no longer acceptable to comply with engineering standards.

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

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

002653

LOCATION MAP



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