

CITY PLANNING COMMISSION

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

APPLICANT ALBERT A. ZAREK, 2860 Joseph Avenue, Sacramento, CA 95864
OWNER ALBERT A. ZAREK, 2860 Joseph Avenue, Sacramento, CA 95864
PLANS BY GLEN F. WILLIAMS ENGINEERING, 6020 Rutland Drive, Suite 19, Carm. CA 95608
FILING DATE 1/13/89 ENVIR. DET. Exempt 15305 (a) REPORT BY DTH:vf
ASSESSOR'S PCL. NO. 064-0033-017 & 019

APPLICATION: Lot Line Adjustment to merge two lots into one lot totaling 1.37+ vacant acres in the Light Industrial-Review (M-1(S)-R) zone.

LOCATION: 8908 Elder Creek Road

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M-1-S(R)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-1(S) R
South: Vacant; M-1(S) R
East: Single Family and Warehouse; County
West: Single Family and Warehouse; M-1(S) R

Property Dimensions: Irregular
Property Area: 1.37+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two lots which total approximately 1.37+ vacant acres and are located in the Light Industrial Review (M-1S(R)) zone. The lots are surrounded by single family residences and warehouses to the east and west and vacant land to the north and south.
- B. The subject parcels are being split off from other parcels by the Elk Grove-Florin Road Extension which is being rerouted through one of the subject parcels. The applicant is therefore requesting a lot line merger in order to create a lot which will be used for future development.
- C. The project has been reviewed by City Real Estate, Water and Sewer, Engineering and Traffic Engineering. No comments have been received.

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

RECOMMENDATION: Staff recommends that the Commission approve the proposed lot line adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE

APPROVING A LOT LINE ADJUSTMENT TO REMOVE THE COMMON PROPERTY LINE
BETWEEN ASSESSOR'S PARCEL NO. 064-0033-017 AND 019 (P89-066)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8908 Elder Creek Road; 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 General Plan 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 8908 Elder Creek Road, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto.

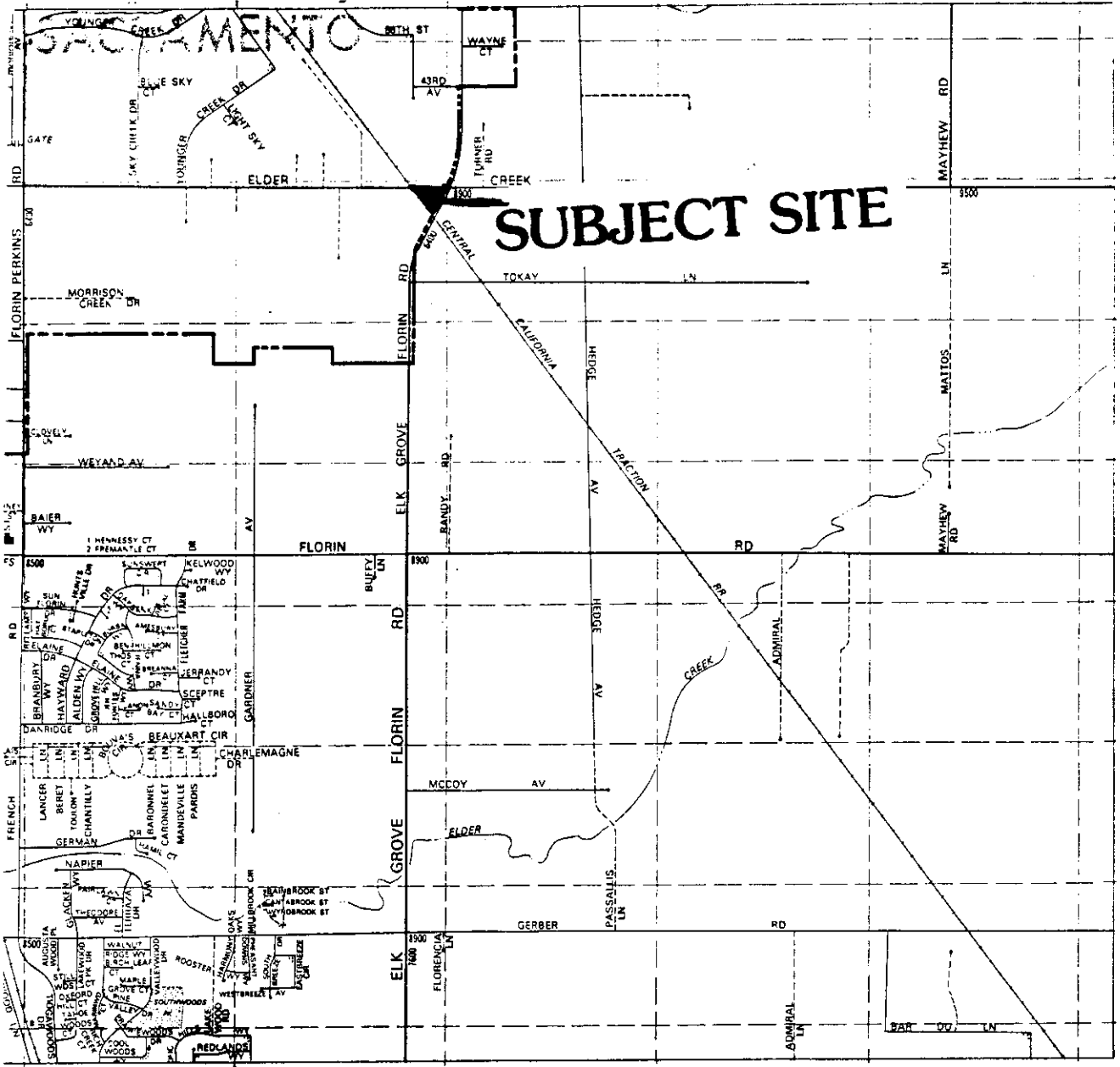
See annexed resolution

CHAIRPERSON

ATTEST:

See annexed resolution

SECRETARY TO CITY PLANNING COMMISSION

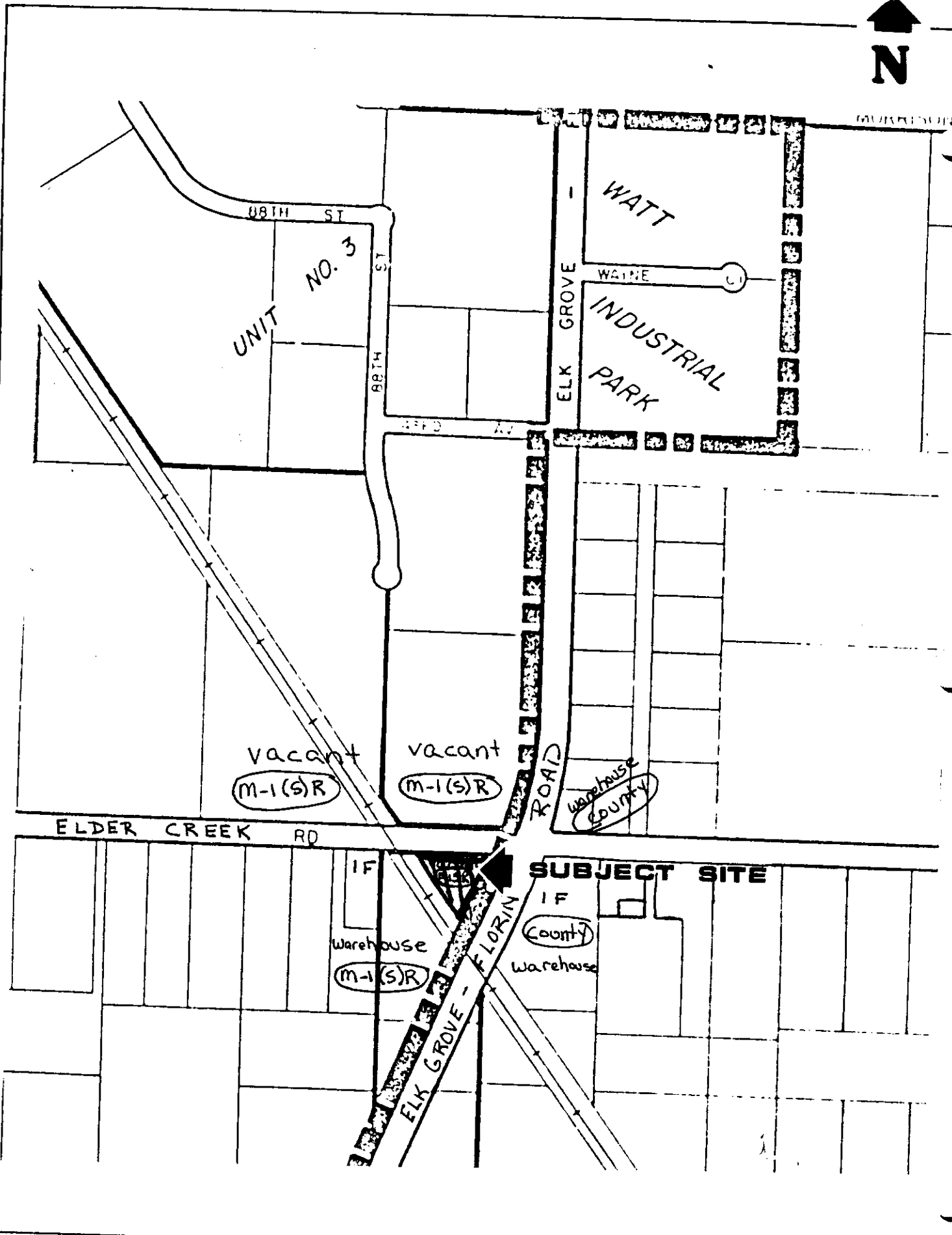


VICINITY MAP

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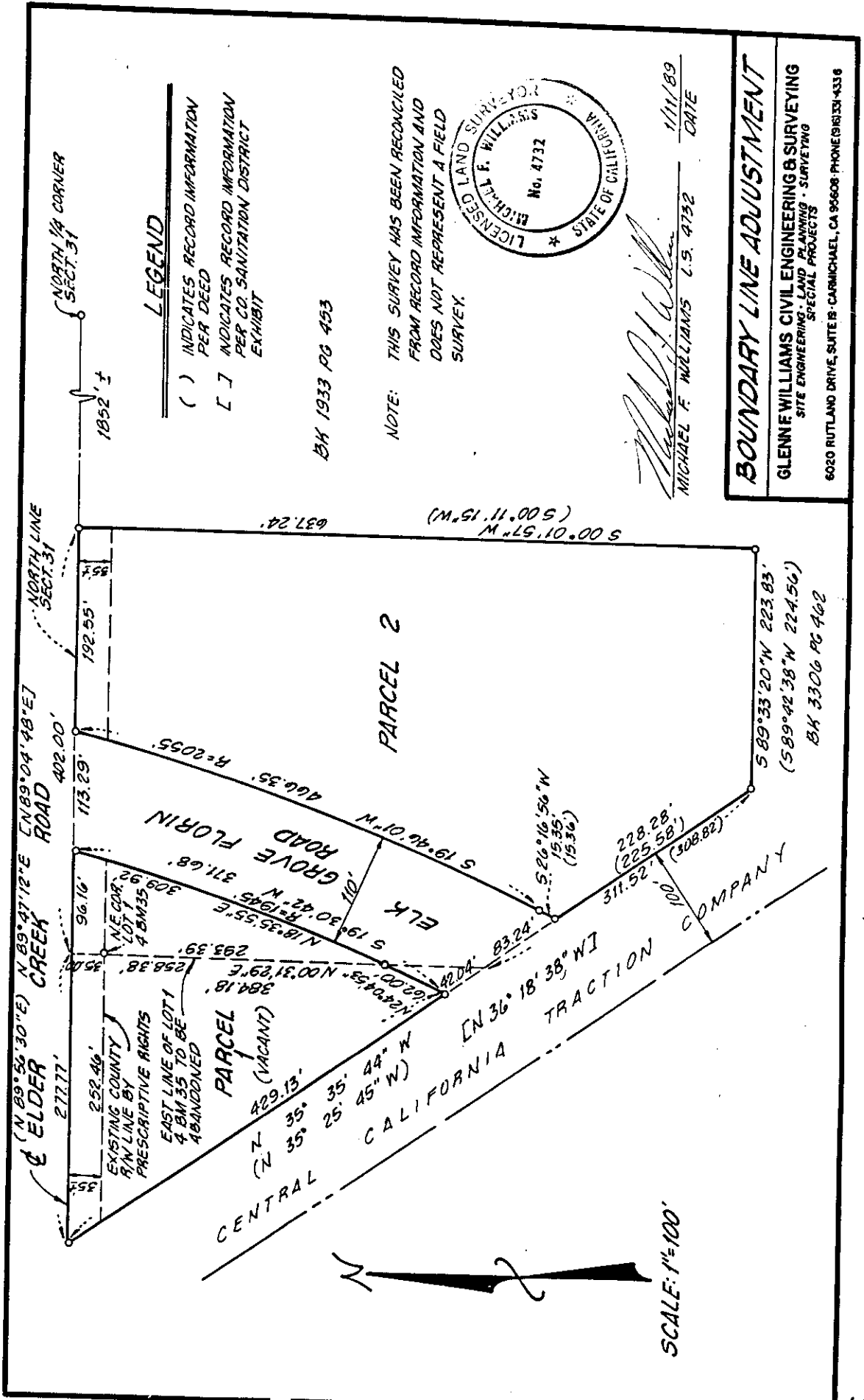


LAND USE & ZONING MAP

P89-066

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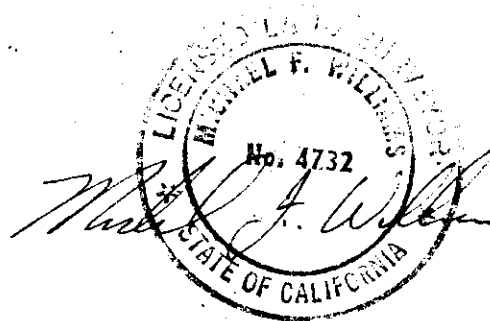
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NEW DESCRIPTIONPARCEL 1:

ALL THAT REAL PROPERTY situate in the City of Sacramento, County of Sacramento, State of California, and being a portion of the Northwest one-quarter of Section 31, Township 8 North, Range 6 East, M.D.M. and also being a portion of "Lot 1" as shown on the "Map of Ehrenbreitstein Tract", filed for record in the office of the Recorder of Sacramento County in Book 4 of Maps, Map No. 35, more particularly described as follows:

BEGINNING at a point on the North line of said Section 31, said point being distant South 89° 47' 12" West, 2254 feet from the Northeast corner of the Northwest one-quarter of said Section 31; thence from said point of beginning, along said North line and centerline of Elder Creek Road, North 89° 47' 12" East, 96.16 feet, more or less, to a point on the Northwesterly right of way line of Elk Grove-Florin Road, a 110.00 foot wide County road; thence along said right of way, along the arc of a 1945.00 foot radius curve, concave to the Northwest through a central angle of 10° 57' 57", subtended by a chord which bears South 19° 30' 42" West, 371.68 feet to a point on the Northeasterly right of way line of the Central California Traction Company; thence along said right of way, North 35° 35' 44" West, 429.13 feet to a point on the North line of said Section 31 and centerline of said Elder Creek Road; thence along said line, North 89° 47' 12" East, 277.77 feet to the point of beginning.

RESERVING THEREFROM the North 35.00 feet, more or less, for the purpose of a public road right of way known as Elder Creek Road.



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