

CITY PLANNING COMMISSION

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

APPLICANT	Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816
OWNER	A & A Properties, 8413 Jackson Road, Sacramento, CA 95826
PLANS BY	Morton and Pitalo, 1430 Alhambra Blvd., Sacramento, CA 95816
FILING DATE	5/6/88
ENVIR. DET.	Cert Ex (15305 a)
ASSESSOR'S-PCL. NO.	062-0150-001, 002
REPORT BY	DCS:pe

APPLICATION: Lot Line Adjustment

LOCATION: Northwest corner of Elder Creek Road and Sky Creek Drive

PROPOSAL: The applicant is requesting the necessary entitlements to merge two lots into one lot on 4.6+ acres in the M2S zone.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
1986 South Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M2S
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, M2S
South: Vacant, M2S
East: Warehouse, M2S
West: Vacant, M2S

Property Dimensions: 318' x 603'
Property Area: 4.6+ acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning:

The subject site is located within the boundaries of the South Sacramento Community Plan area. Zoning on the site is Heavy Industrial (M-2(s)). The applicant proposes to merge two parcels into one parcel to accommodate new development (including the building, parking and landscaping). A site plan, floor plan or elevations have not been submitted and are not required for a lot line merger.

B. Noise:

Mather Air Force Base is located approximately four miles from the site. The site is in line with Mather Field's primary runway. Because of this, the South Sacramento Community Plan indicates that the area is within the 70 + dba CNEL noise contours of Mather Field. All noise policies will need to be considered with development in the project area. Noise policies would likely require noise attenuation of buildings, especially to reduce noise levels in office areas.

The following note is recommended to be included on the certificate of compliance: "Property is located in an area subject to high noise levels. Sound attenuation measures may be required prior to issuance of building permit(s)."

C. Review:

Plans for this proposed lot line merger have been reviewed by the City Engineer, Traffic Engineer and Real Estate Division, the following comments are provided by the City Engineer:

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the Lot Line Adjustment.

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

Recommendation: Staff recommends approval of the lot line merger by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE PROPERTY
LINE BETWEEN TWO PARCELS ON A 4.6± ACRE PARCEL IN THE
M-2S ZONE.

(P88-225)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located on the Northwest corner of Elder Creek Road and Sky Creek Drive.; 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 1986 South Sacramento Community Plan; and the proposed conforms with the Plan Designations.

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

that the lot line adjustment for property located on the northwest corner of Elder Creek Road and Sky Creek Drive, City of Sacramento, be approved as shown and described in Exhibits B and C attached hereto, subject to the following conditions.

1. Pay off any existing assessments.
2. File Certificate of Compliance and waive parcel map prior to recordation of the Lot Line Merger.
3. Note on Certificate of Compliance:
"Property is located in an area subject to high noise levels. Sound attenuation measures may be required prior to the issuance of building permit(s)".

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

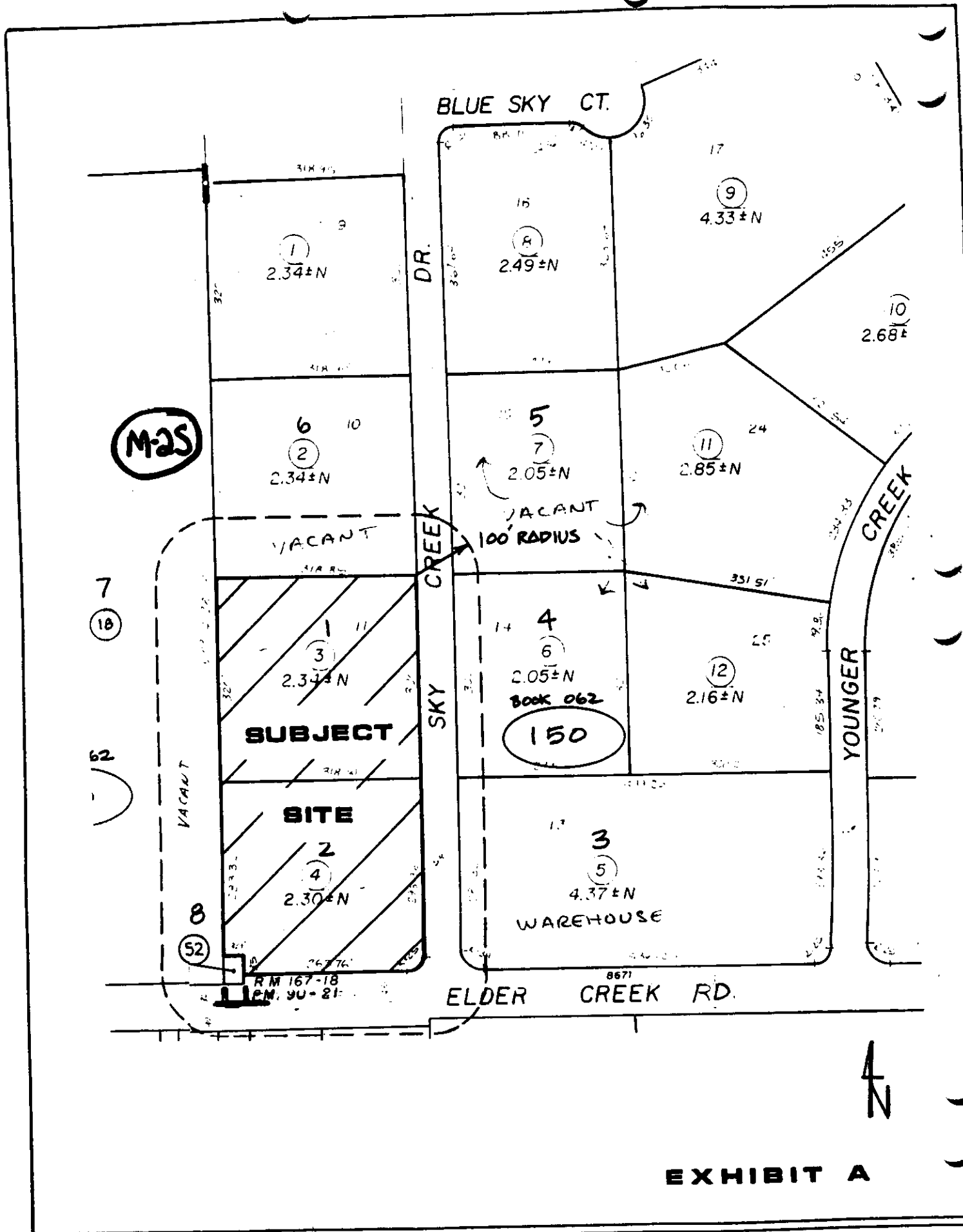


EXHIBIT A

VICINITY - LAND USE - ZONING