

# CITY PLANNING COMMISSION

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

APPLICANT	JTS Engineering, Inc., 811 'J' Street, Sacramento, CA 95814				
OWNER	Operating Investors, c/o G. Lukenbill, 3600 Power Inn Rd., Sacto., CA 95826				
PLANS BY	JTS Engineering, Inc., 811 'J' Street, Sacramento, CA 95814				
FILING DATE	5-20-83	50 DAY CPC ACTION DATE	6/23/83	REPORT BY	SC:bw
NEGATIVE DEC.	Exempt 15105	EIR		ASSESSOR'S PCL. NO.	237-022-04 & 05

APPLICATION: Lot Line Adjustment to merge two parcels of land into one for future development of a 33,640 square foot building on 2.5 acres of land in the Light Industrial (M-1) zone.

LOCATION: 102-110 Main Avenue

PROPOSAL: The applicant is requesting a lot merger for two parcels developed with two residential structures and accessory buildings which are proposed for removal to accommodate the future development of a warehouse/office structure.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1965 North Norwood Community  
Plan Designation: Heavy Commercial or Industrial  
Existing Zoning of Site: M-1  
Existing Land Use of Site: Residential

Surrounding Land Use and Zoning:

North: Vacant/Industrial; M-1  
South: Industrial; M-1  
East: Industrial; M-1  
West: Industrial; M-1

Property Dimensions: 300' x 363'  
Property Area: 2.5± acres  
Square Footage of Lot(s): 100' x 363' & 200' x 363'  
Square Footage of Building(s): 33,640  
Significant Feature of Site: Existing trees  
Topography: Flat  
Street Improvements/Utilities: Existing

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

1. The site presently consists of two separate lots developed with two residential structures and accessory buildings. The existing structures are in disrepair and the applicant proposes removing them to accommodate the future development of a 33,640 square foot office/warehouse complex. The site is zoned for light industrial use and staff has no objections to the proposed lot merger.
2. The proposal was reviewed by the City Engineering Department and they have no objections to the proposal provided the applicant submit a new legal description for the parcel being created.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Sec. 15105(a)).

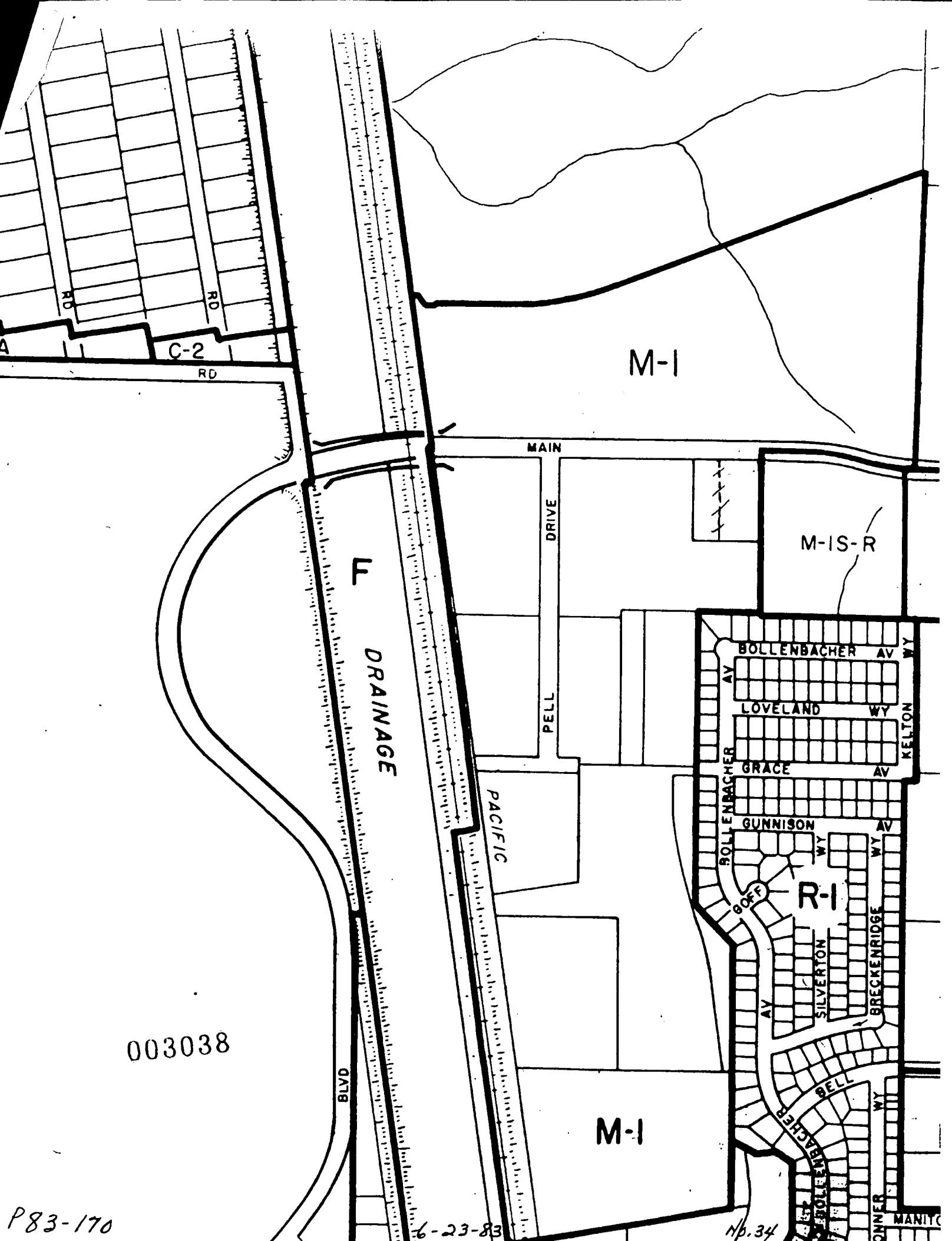
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line adjustment by adopting the attached resolution.

APPLC. NO. P83-170

MEETING DATE June 23, 1983

CPC ITEM NO. 34

003037



RD

RD

C-2

RD

M-1

MAIN

DRIVE

M-IS-R

L  
DRAINAGE

PELL

PACIFIC

BOLLENBACHER AV WY

LOVELAND WY

GRACE AV

GUNNISON AV

BOLLENBACHER AV

GOLF

R-1

SILVERTON WY

BRECKENRIDGE WY

BELL WY

MANITO

003038

BLVD

M-1

6-23-83

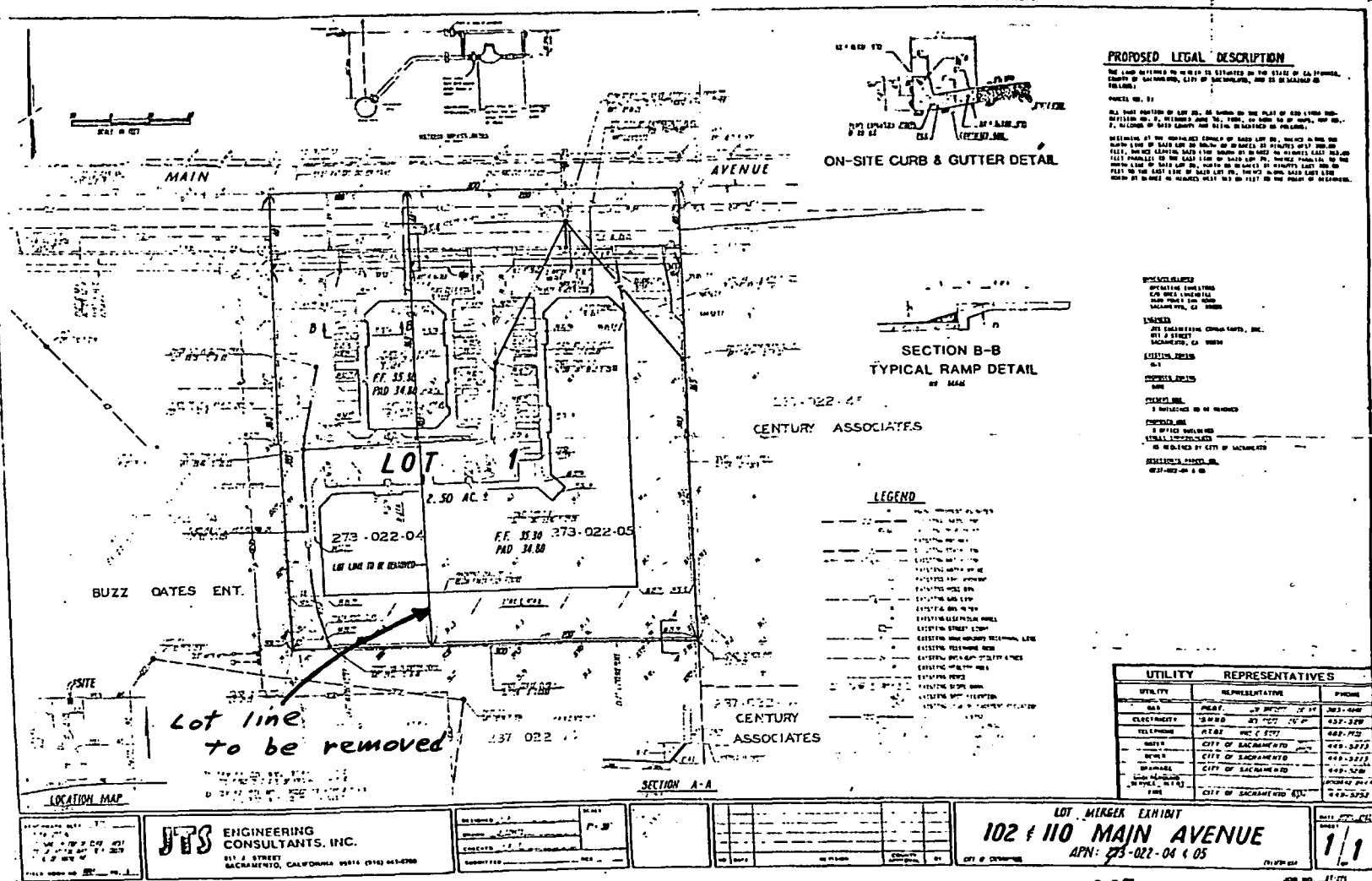
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No. 34



003039

237

EXHIBIT A

<p><b>JTS ENGINEERING CONSULTANTS, INC.</b>          811 J STREET          SACRAMENTO, CALIFORNIA 95811 (916) 443-0988</p>	<p>DATE: 6/23/83          SHEET: 1/1          PROJECT: LOT MERGER EXHIBIT          102 &amp; 110 MAIN AVENUE          APN: 273-022-04 &amp; 05</p>	<p><b>UTILITY REPRESENTATIVES</b></p> <table border="1"> <thead> <tr> <th>UTILITY</th> <th>REPRESENTATIVE</th> <th>PHONE</th> </tr> </thead> <tbody> <tr> <td>WATER</td> <td>WATER DEPT. OF UT</td> <td>263-4444</td> </tr> <tr> <td>ELECTRICITY</td> <td>S.M.W.D. 277 222 207</td> <td>437-3278</td> </tr> <tr> <td>TELEPHONE</td> <td>AT&amp;T INC. (507)</td> <td>442-7123</td> </tr> <tr> <td>GAS</td> <td>CITY OF SACRAMENTO</td> <td>448-3273</td> </tr> <tr> <td>SEWER</td> <td>CITY OF SACRAMENTO</td> <td>448-3273</td> </tr> <tr> <td>STORM SEWER</td> <td>CITY OF SACRAMENTO</td> <td>448-3273</td> </tr> <tr> <td>TRUCK</td> <td>CITY OF SACRAMENTO</td> <td>448-3273</td> </tr> </tbody> </table>	UTILITY	REPRESENTATIVE	PHONE	WATER	WATER DEPT. OF UT	263-4444	ELECTRICITY	S.M.W.D. 277 222 207	437-3278	TELEPHONE	AT&T INC. (507)	442-7123	GAS	CITY OF SACRAMENTO	448-3273	SEWER	CITY OF SACRAMENTO	448-3273	STORM SEWER	CITY OF SACRAMENTO	448-3273	TRUCK	CITY OF SACRAMENTO	448-3273
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