

CITY PLANNING COMMISSION

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

APPLICANT	Psomas/Justice & Associates, Inc., 4153 Northgate Blvd., Sacto., CA 95834		
OWNER	El Camino/80 Developers, 615-10th Street, Sacramento, CA 95814		
PLANS BY	Psomas/Justice & Associates, Inc., 4153 Northgate Blvd., Sacto., CA 95834		
FILING DATE	4-30-84	50 DAY CPC ACTION DATE	REPORT BY: FG:bw
NEGATIVE DEC.	Ex. 15305	EIR	ASSESSOR'S PCL. NO. 277-061-14,16

APPLICATION: Lot Line Adjustment to relocate common property line

LOCATION: 1809 Wooley Way

PROPOSAL: Relocate common property line 0.6 feet to the north to eliminate building encroachment.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Arden-Arcade Community Plan Designation:	Heavy Commercial or Industrial
Existing Zoning of Site:	M-1 and C-4-R
Existing Land Use of Site:	Industrial
Surrounding Land Use and Zoning:	
North:	Vacant; M-1
South:	Industrial; M-1
East:	Vacant; M-1
West:	Industrial; M-1
Property Dimensions:	Irregular
Property Area:	3± acres
Topography:	Flat
Street Improvements/Utilities:	Existing

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

1. The subject site consists of two parcels in the Light Industrial (M-1) and the Heavy Commercial-Review (C-4-R) zone districts. An existing structure located on parcel 277-061-14 is encroaching onto the adjacent property (277-061-16).
2. The applicant proposes to adjust the property line 0.6 feet to the north so that the existing building will not encroach into the adjacent property to the north.
3. The project was reviewed by the offices of City Traffic Engineering, Engineering, Building Inspections, Water/Sewer Division and Real Estate; they had no objections.

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

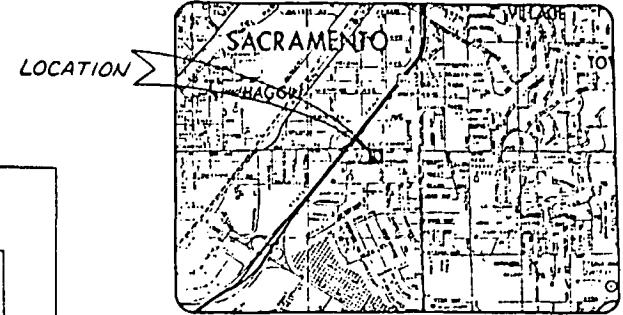
STAFF DETERMINATION: Staff recommends that the Commission approve the proposed Lot Line Adjustment by adopting the attached resolution.

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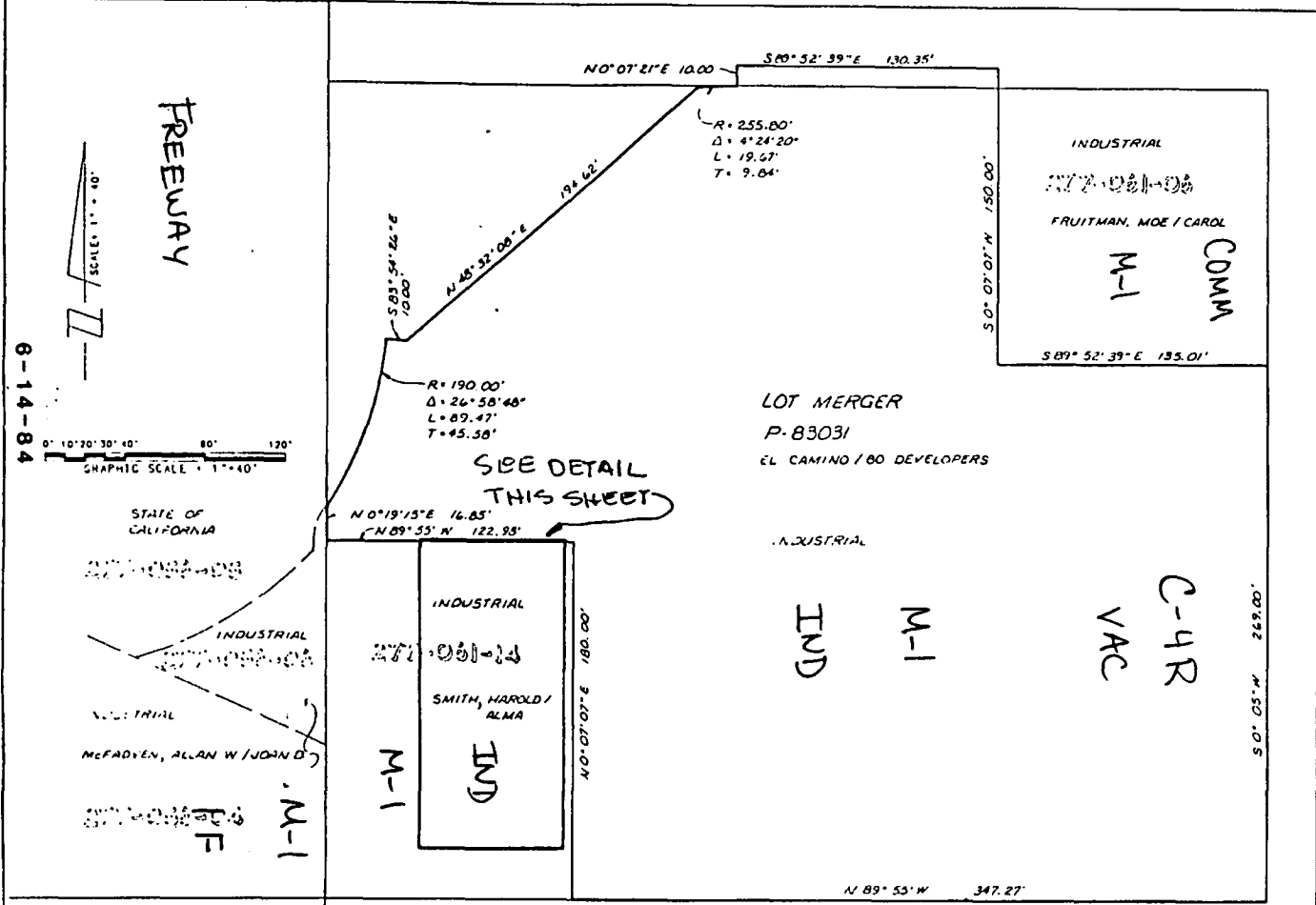
EXHIBIT
FOR
LOT LINE ADJUSTMENT

EL CAMINO AVENUE

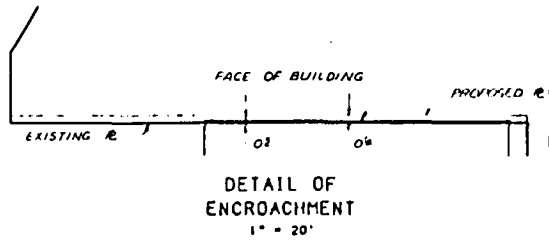


VICINITY MAP
NO SCALE

ZONING AND LAND USE



ALBATROSS WAY



APR 25 1984

PSOMAS/JUSTICE & ASSOCIATES
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
4153 BORDGATE BLVD
SACRAMENTO, CA 95834
PHONE (916) 829-7100

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6-14-84

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