

CITY PLANNING COMMISSION

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

APPLICANT	Murray Smith & Assoc. - 3020 Explorer Drive, Sacramento, CA 95827				
OWNER	Jackson/Ekstrom - 7917 "S" Fruitridge Road, Sacramento, CA 95820				
PLANS BY	Murray Smith & Assoc. - 3020 Explorer Drive, Sacramento, CA 95827				
FILING DATE	8-24-84	50 DAY CPC ACTION DATE		REPORT BY:	SD:sq
NEGATIVE DEC.	Ex. 15305(a) EIR	ASSESSOR'S PCL. NO.	023-083-03,04		

APPLICATION: Lot Line Adjustment to merge two parcels (Subdivision Ordinance Ch. 40.107)

LOCATION: Southeast corner of Power Inn Road and Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to combine two parcels into one for future commercial development in the Heavy Industrial (M-2(S)) zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Colonial Community Plan Designation: Industrial
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Fuller Bros. Lumber
Surrounding Land Use and Zoning:
North: Vacant; M-2(S)
South: Commercial and industrial; M-2(S)
East: Vacant; M-2(S)
West: Vacant; C-1, C-2

Property Dimensions: Irregular
Property Area: 2.3+ acres
Significant Features of Site: Overhead power lines
Topography: Flat
Street Improvements: Existing
Utilities: Existing

001228

BACKGROUND INFORMATION: On May 31, 1983 the City Council approved a tentative map request to divide 7+ acres located at the southeast corner of Fruitridge and Power Inn Roads into seven parcels (P83-122). The subject site is a portion of that map.

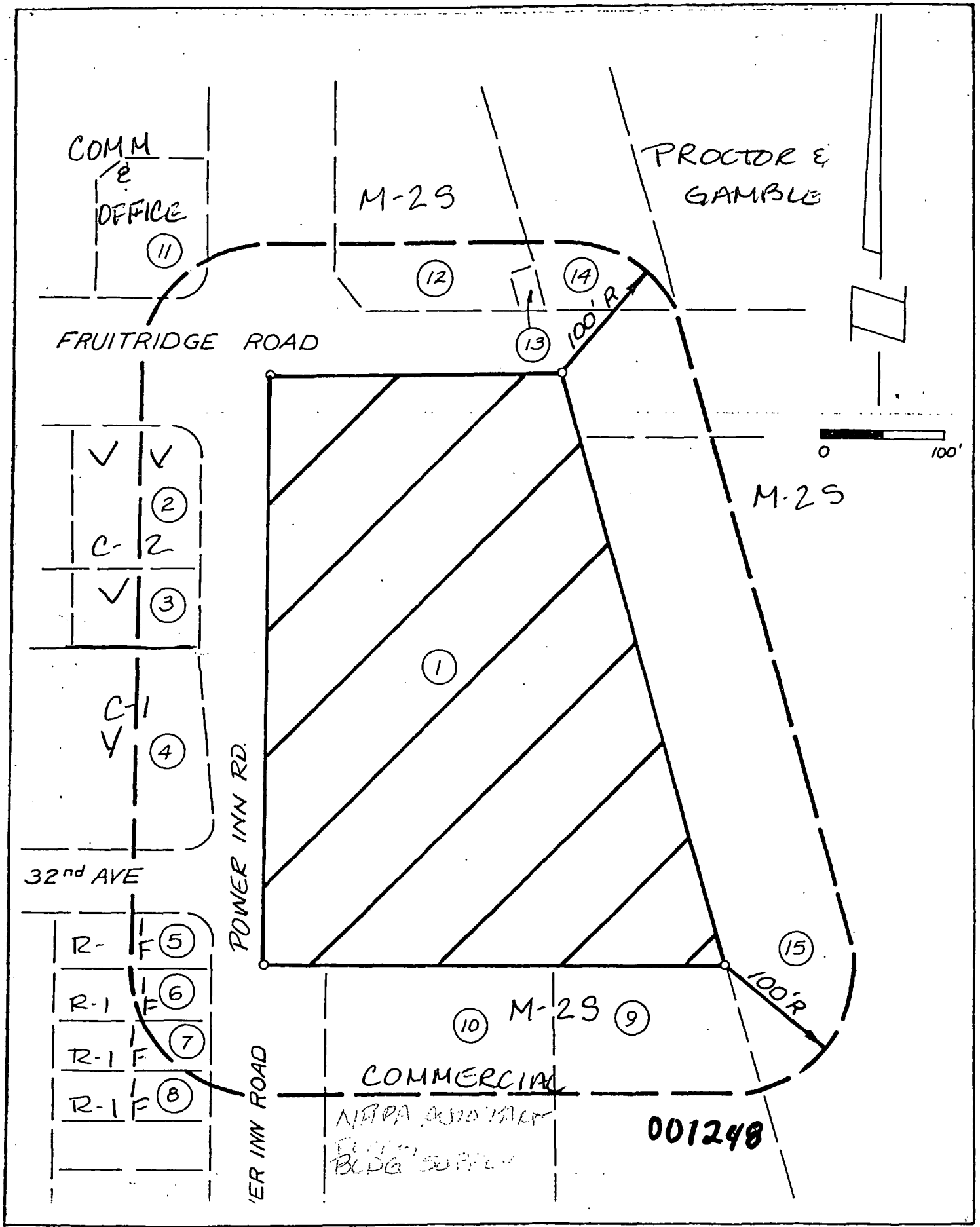
PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of two parcels totaling 2.3+ acres located in the M-2(S) zone. The site is designated for industrial uses in the 1974 General Plan and the 1965 Colonial Community Plan. The applicant proposes to combine the two parcels in order to develop a 37,000 square foot office/warehouse structure. The site plan indicates adequate parking for the proposed structure. The project is consistent with applicable plans and zoning.
- B. Plans for this project were reviewed by the Engineering, Real Estate, Water, and Traffic Divisions. No comments or requests for conditioning were received.
- C. The applicant should be aware that the 25' landscaped setback must be upgraded and irrigated. Details will be required on building permit plans.

ENVIRONMENTAL DETERMINATION: The proposed lot merger is exempt from environmental review pursuant to State E.I.R. guidelines (CEQA Section 15305(a)).

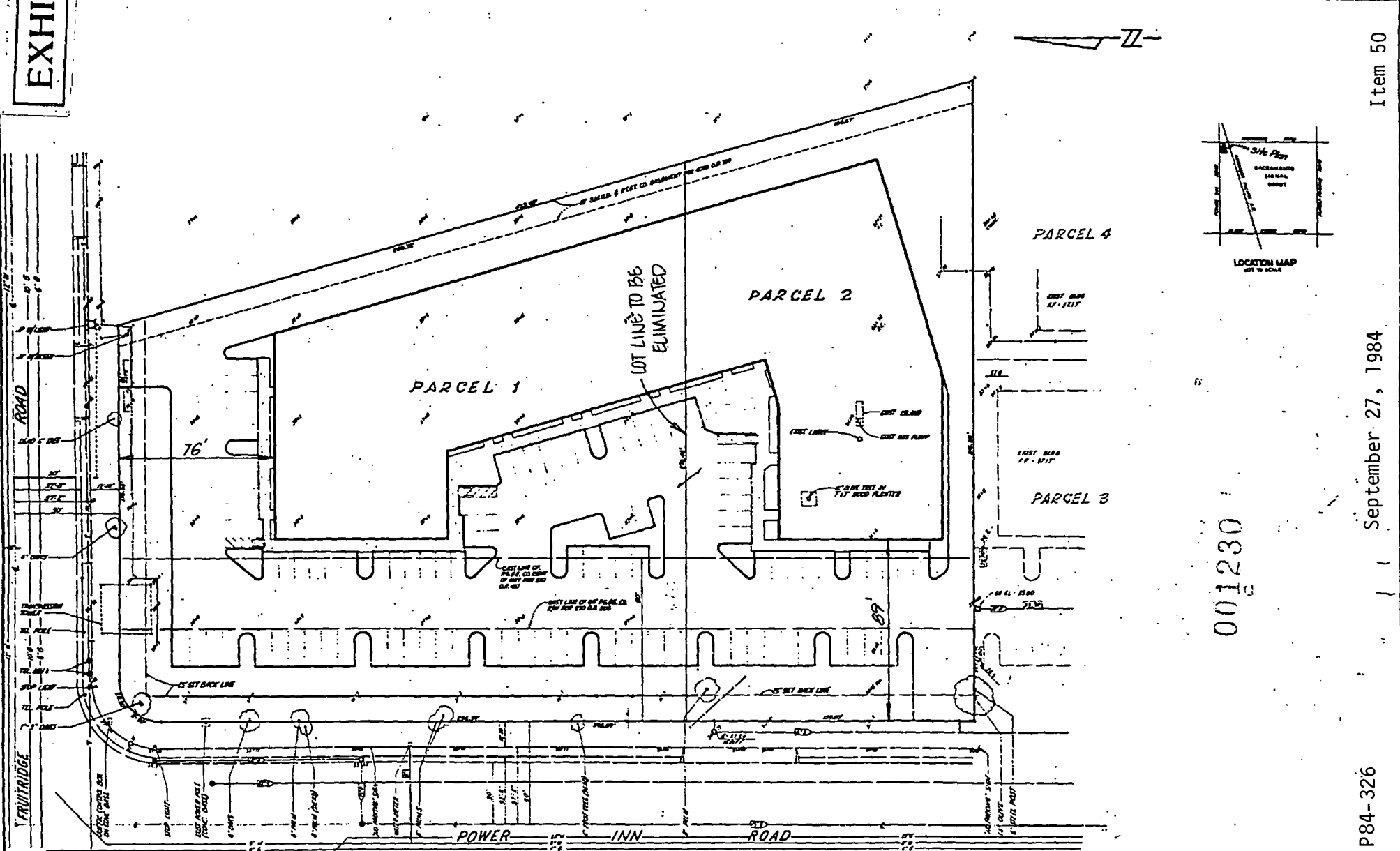
STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

001229



VICINITY - LAND USE - ZONING

EXHIBIT A



Item 50

September 27, 1984

P84-326

SUBMITTED BY:

APPROVED	CHK. NO.	REV. DATE	DESCRIPTION	BY

BENCH MARK

CONSTRUCTION PLANS
 COUNTY OF SACRAMENTO, CALIFORNIA
 SITE PLAN FOR
PROPOSED MERGER PARCELS 1 & 2, 79 PM.4

DRAWN: <i>RC</i>	CHKD:	DATE
F.S. REF:		10/8 1984
SCALE 1" = 20'		SHEET 1
PROJECT NO. <i>84112</i>	OF 1	

LEGAL DESCRIPTION FOR PROPOSED MERGER
PARCELS 1 AND 2 OF 79 P.M. 4

Parcels 1 and 2 as said Parcels are shown and so designated on that certain Parcel Map entitled "LOTS 33 THRU 38 AND A PORTION OF LOTS 28 AND 29 FULLER INDUSTRIAL PARK (58 B.M. 1)" filed in the office of the Recorder, City of Sacramento, County of Sacramento, State of California, in Book 79 of Parcel Maps, Page 4.

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Murray Smith & Associates
Engineering, Inc.

August 16, 1984
84112

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