

# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	John M. & Jo Ann Johnson - 2255 36th Street, Sacramento, CA 95817				
OWNER	John M. & Jo Ann Johnson - 2255 36th Street, Sacramento, CA 95817				
PLANS BY	John M. & Jo Ann Johnson - 2255 36th Street, Sacramento, CA 95817				
FILING DATE	5-5-83	50 DAY CPC ACTION DATE		REPORT BY:	PB:sg
NEGATIVE DEC.	Ex. 15105	EIR		ASSESSOR'S PCL. NO.	061-051-01,02

APPLICATION: Lot Line Adjustment to merge two parcels into one.

LOCATION: Southeast corner of Carlton and East Railroad Street

PROPOSAL: The applicant is requesting the necessary entitlements to merge two vacant lots in M-2 Heavy Industrial zone.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial

1967 College Greens Community

Plan Designation: Industrial

Existing Zoning of Site: M-2

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Warehouse; M-2

South: Vacant lot-storage; M-2

East: Warehouse; M-2

West: Railroad; M-2

Property Dimensions: Irregular

Property Area: 10,205.5 sq. ft.

Topography: Flat

Street Improvements: Paving only

Utilities: Water only

BACKGROUND INFORMATION: The site consists of two vacant lots totaling .25 vacant acre in the M-2 Heavy Industrial zone.

STAFF EVALUATION: Staff has the following comments:

1. The applicant is requesting a lot line merger in order to develop the property.
2. The proposal was reviewed by City Engineering, Real Estate, Water and Sewer and County Water and Sewer. The following comments were received:
  - a. Engineering requires that a new deed description be prepared for review and approval of City Real Estate Division.
  - b. Sacramento County Water and Sewer indicated that the nearest sewer stub is 600± feet away at Power Inn Road. If the sewer is not extended by the applicant, a septic system must be reviewed and approved by the County. It can be approved for domestic waste only.
3. Staff has no objection to the project, however any development will require compliance with parking, landscaping and shading requirements.

001068

APPLC. NO. P83-140

MEETING DATE June 9, 1983

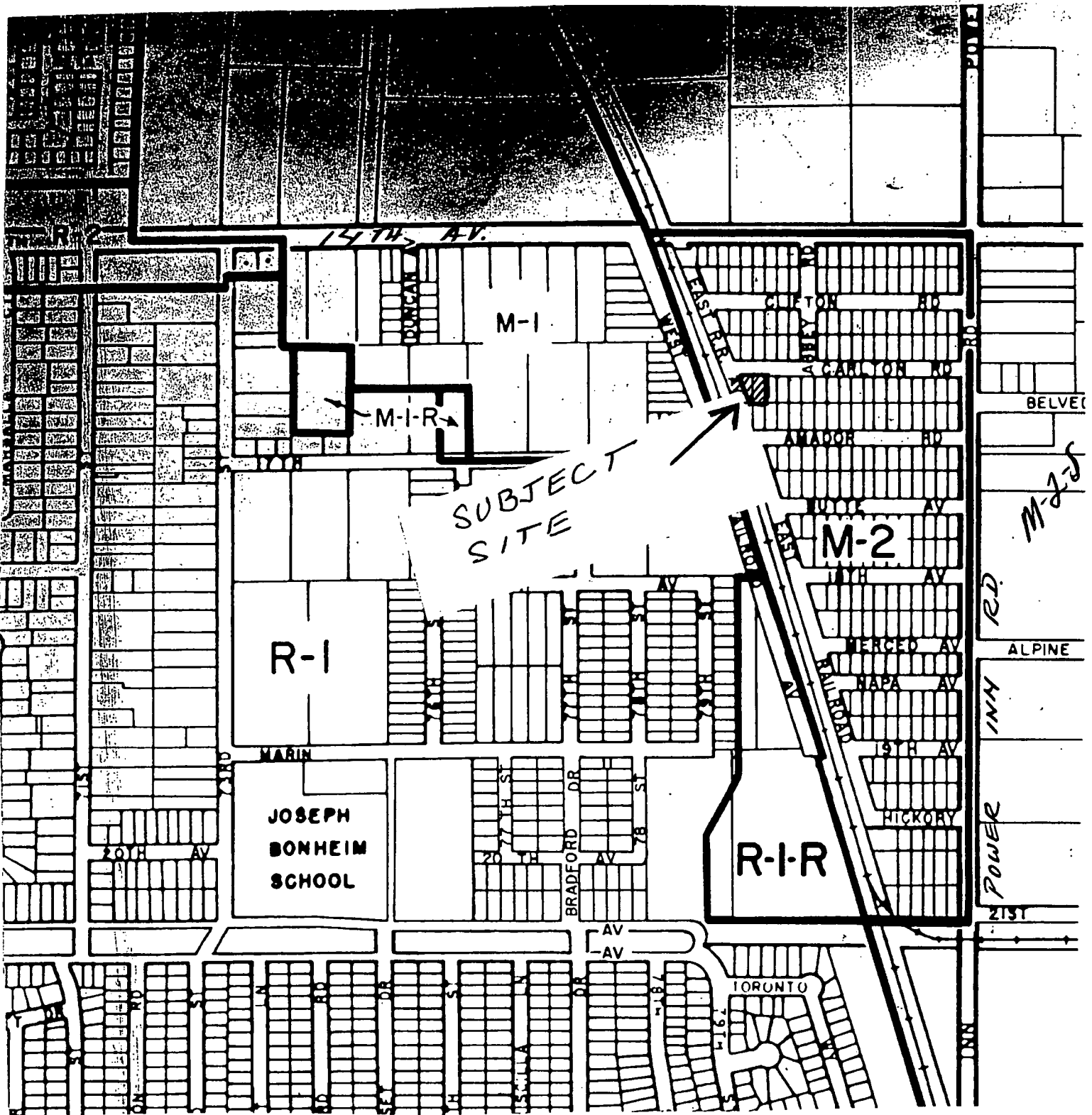
CPC ITEM NO. 34

4. It should be noted that the streets are paved, though no curbs, gutters or sidewalks exist. Street drainage is non existant.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that this project is exempt from environmental review (CEQA Guidelines 15105).

RECOMMENDATION: Staff recommends the following action.

1. Approval of the lot line merger by adopting the attached resolution.



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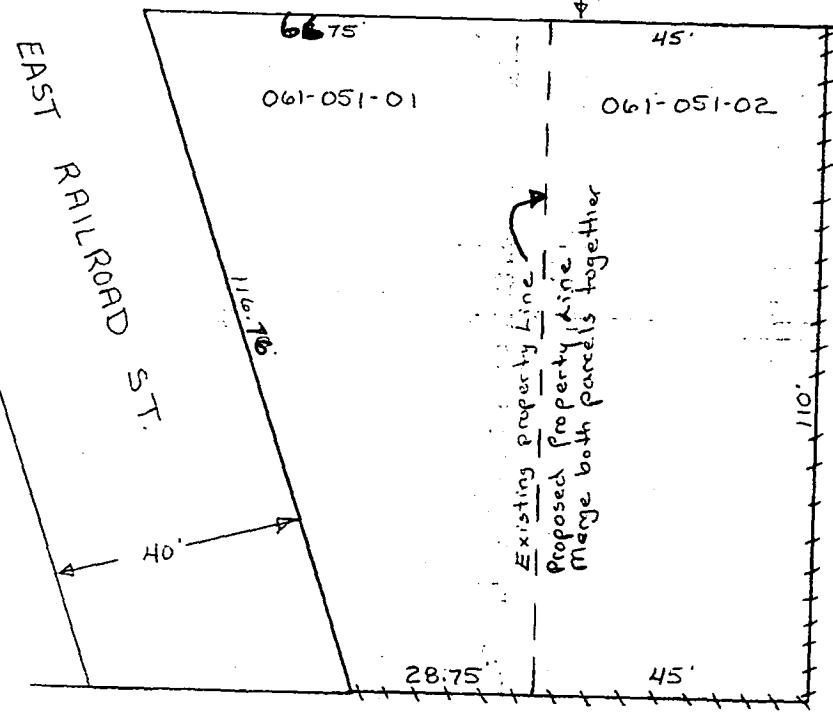
9 JUNE 1983

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Lot Line Adjustment & Merger  
 John M. Johnson  
 2255- 36<sup>th</sup> ST. (mailing Address)  
 Sacto, Ca 95817

CARLTON

RD.



Lot Line Adjustment:  
 Purpose: to merge parcels  
 061-051-01 and 061-051-02.

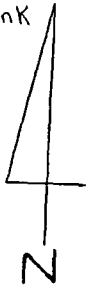
This is vacant land.  
 There are no existing structures,  
 no improvements, no trees.

There is an existing Fence  
 indicated by

Water Main

No sewer lines  
 Must install septic Tank

Slope of property - flat



SCALE 1" = 20'

PB3-140

SOUTHERN

PACIFIC

RAILROAD

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EXHIBIT A

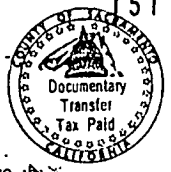
WESTERN TITLE INSURANCE COMPANY  
RECORDING REQUESTED BY  
WESTERN TITLE INSURANCE COMPANY  
AND WHEN RECORDED MAIL TO

BOOK PAGE  
82 10 -8 1186  
151172

OFFICIAL RECORDS  
SACRAMENTO COUNTY CALIF.  
1982 OCT -8 PH 3:10

EXHIBIT 'B'

NAME Mr. and Mrs. Johnson  
ADDRESS 2255 - 36th Street  
CITY STATE Sacramento, CA 95817



J. G. Simpson  
COUNTY CLERK-RECORDER

Title Order No. \_\_\_\_\_ Escrow No. 299670-111

MAIL TAX STATEMENTS TO  
NAME \_\_\_\_\_  
ADDRESS Same As Above  
CITY & STATE \_\_\_\_\_

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 32.45  
 Computed on full value of property conveyed, or  
 Computed on full value less liens and encumbrances  
remaining thereon at time of sale.

the undersigned grantor declares  
Signature of declarant or agent determining tax - Grant name.

FEE  
\$4  
H

### Individual Grant Deed

WESTERN TITLE FORM NO. 104

FOR VALUE RECEIVED, DONALD J. KASSIS and MARY LOU KASSIS, his wife and  
PHILIP KASSIS and ARLENE KASSIS, his wife

GRANT to JOHN MARKEE JOHNSON and JO ANN JOHNSON, husband and wife as  
joint tenants

all that real property situate in the City of Sacramento

County of SACRAMENTO, State of California, described as follows:

Lots 95 and 96 of South Brighton, according to the official plat thereof, filed in the  
office of the Recorder of Sacramento County California, on March 13, 1907, in Book 8  
of Maps, Map No. 8.

OK 8871

A.P.N. 061-051-01 and  
061-051-02

Dated October 4, 19 82

*Donald J. Kassis*  
Donald J. Kassis  
*Mary Lou Kassis*  
Mary Lou Kassis

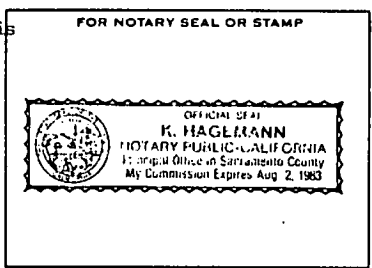
*Philip Kassis*  
Philip Kassis  
*Arlene Kassis*  
Arlene Kassis

STATE OF CALIFORNIA  
County of Sacramento } ss.  
On Oct. 5, 19 82 before me, the undersigned,

a Notary Public, in and for said State, personally appeared Donald J. Kassis  
and Mary Lou Kassis and Philip Kassis and Arlene Kassis

known to me to be the persons whose names are  
subscribed to the within instrument, and acknowledged to me that  
they executed the same.

*K. Hagmann*  
Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE

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June 9, 1983

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