

# CITY PLANNING COMMISSION

927-10th Street

SACRAMENTO, CALIFORNIA 95814

APPLICANT	George Yomogida, 2120 - 22nd Avenue, Sacramento, CA 95822		
OWNER	George Yomogida, 2120 - 22nd Avenue, Sacramento, CA 95822		
PLANS BY			
FILING DATE	3/2/82	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	Exempt 15105(a) EIR	ASSESSOR'S PCL. NO.	061-053-03,04

APPLICATION: Lot Line Adjustment to merge two parcels totaling 0.23 acres to accommodate a future industrial building in the Heavy Industrial, M-2, zone

LOCATION: 7924 and 7928 Butte Avenue

PROJECT INFORMATION:

1974 General 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: Auto Dismantlers; M-2  
East: Residential; M-2  
West: Auto Dismantlers; M-2

Property Dimensions: 90' x 112'  
Property Area: 10,080 sq. ft.  
Topography: Flat  
Street Improvements: To be provided  
Utilities: Available to site

STAFF EVALUATION: The subject site consists of two vacant parcels totaling 10,040 square feet. The subject site and surrounding area was originally subdivided into small residential lots. Due to its close proximity to the industrial uses along Power Inn Road and its physical separation from the residential neighborhood to the west by the Southern Pacific Railroad tracks, this area, over the years, has changed in character from residential to heavy commercial/industrial uses.

The applicant proposes to merge the two lots into a larger parcel in order to provide sufficient space for a warehouse structure. Many lot mergers have occurred in the immediate vicinity of the subject site for similar commercial developments.

Staff has no objection to the proposal in that the subject properties are zoned heavy industrial and the merger would create a more desirable parcel configuration for industrial development.

This proposal has been reviewed by the offices of the City Engineer, Real Estate and Building Inspections. There were no objections to the request. The City Engineer requests the following conditions:

(see over)

001723  
APPLC. NO. P-82-051

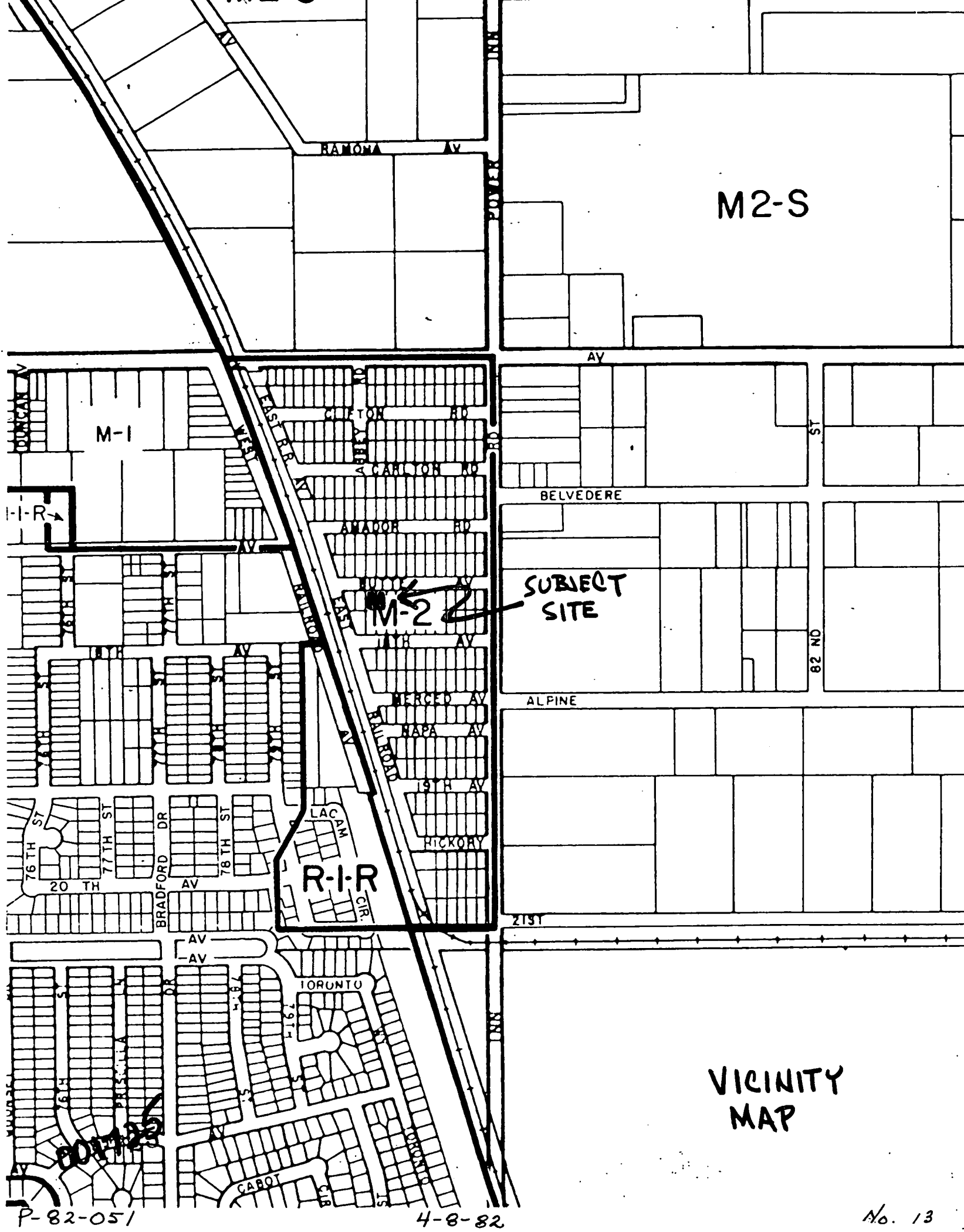
MEETING DATE April 8, 1982

CPC ITEM NO. 13

The applicant shall submit closure calculations for each parcel and overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's office.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (Section 15105 (a)).

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



M2-S

M-1

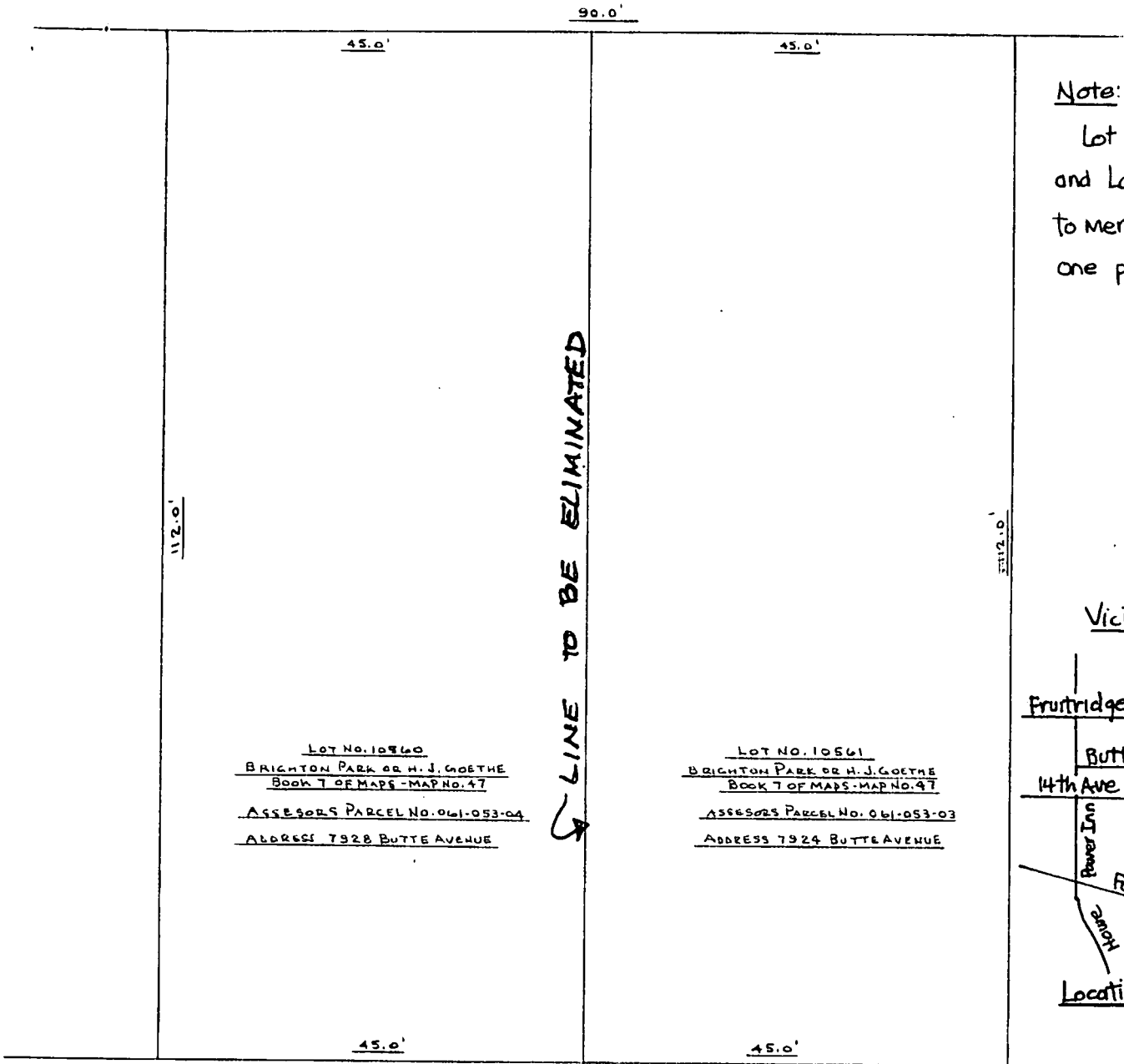
M-2

SUBJECT SITE

R-1-R

VICINITY  
MAP

# EXHIBIT A

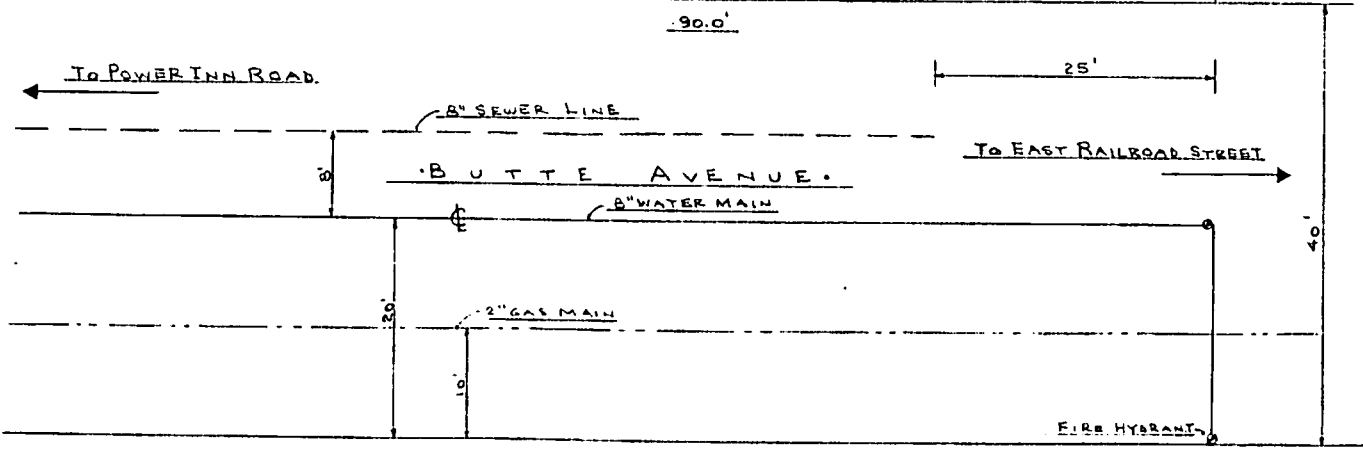
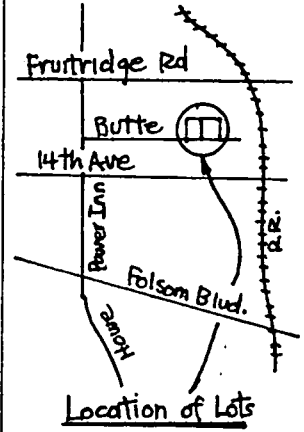


Note:  
Lot No. 10560  
and Lot No 10561  
to merge into  
one parcel.



N

Vicinity Sketch



001728 SITE PLAN SHOWING LOT LINE ADJUSTMENT.

SCALE: 1/8" = 1'-0"

P 82051

4-8-82

No. 13