

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	THE SPINK CORPORATION, 2590 Venture Oaks Way, Sacramento, CA 95833		
OWNER	Blair Leasing Co. P O Box 1294, Sacramento, CA 95805		
PLANS BY	The Spink Corporation, 2590 Venture Oaks Way., Sacramento, CA 95833		
FILING DATE	7/15/88	ENVIR. DET.	Ex. 15305 a
ASSESSOR'S PCL. NO.	003-085-004,005,016		
REPORT BY	DEE:vf		

APPLICATION: Lot Line Adjustment to merge three lots totaling 1.0+ acres into two lots in the Heavy Commercial (C-4) zone.

LOCATION: A portion of the north half of block bounded by B, C, 23rd and 24th Streets.

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots for future development.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial Warehouse
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	Heavy Commercial (C-4) zone
Existing Land Use of Site:	Light Industrial, Commercial

Surrounding Land Use and Zoning:

North: Vacant; M-2
South: Commercial/Residential; C-2, C-4, R1B
East : Commercial; C-4
West : Light Industrial; C-4

Property Dimensions:	Irregular
Property Area:	1.0+ acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site consists of three partially developed lots totaling 1.0+ acre in the Heavy commercial (C-4) zone. The site is developed with Light Industrial and Commercial uses. The City's General Plan designates the site as Heavy Commercial-Warehouse. Surrounding land uses include vacant and developed lots zoned M-2 to the north; Commercial/Residential zoned C-2, C-4, and R1B to the south; Commercial zoned C-4 to the East; and Light Industrial zoned C-4 to the west.
- B. The applicant is requesting a lot line adjustment to merge three lots into two lots in order to allow future development of the site. The applicant has not specified any future use or building size for the two proposed lots. The lot line adjustment will result in two lots 0.6+ ac. and 0.4+ ac. in size. Staff has no objection to this request.

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- C. The proposed lot line adjustment has been reviewed by the City's Traffic Engineering, Engineering, Real Estate, and Police Department. No comments have been received.

ENVIRONMENTAL DETERMINATION: This project is categorically exempt pursuant to Section 15305 (a) of the California Environmental Quality Act (CEQA) guidelines.

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



V = vacant
 I = industrial
 C = Commercial
 R = residential

M2 = Heavy industrial
 C4 = Heavy Commercial
 R1B = single or two family residential

VICINITY - LAND USE - ZONING

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