

CITY PLANNING COMMISSION

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

APPLICANT	William Brand, 2575 Beaumont Street, Sacramento, CA 95815			
OWNER	Archie & Dora Lawson, P.O. Box 15224, Sacramento, CA 95851			
PLANS BY	William Brand, 2575 Beaumont Street, Sacramento, CA 95815			
FILING DATE	8-29-82	50 DAY CPC ACTION DATE	10-14-82	REPORT BY: SC:bw
NEGATIVE DEC.	Exempt 15105(a)EIR	ASSESSOR'S PCL. NO.	275-113-17,18,19,20,21	

APPLICATION: Lot Line Adjustment to merge five parcels totaling 1.1 acres of land in the M-1 zone

LOCATION: 58 Arden Way

PROPOSAL: The applicant is requesting the necessary entitlements to merge five parcels into 1.1 acres of land.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Woodlake/Norauto Community Plan Designation:	Heavy Commercial or Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Mechanical contractor-industrial use

Surrounding Land Use and Zoning:

North:	Industrial; M-1
South:	Industrial; M-1
East:	Industrial/Residential; M-1
West:	Industrial/Residential; M-1

Property Dimensions:	200' x 135.5' + 150' x 145.5'
Property Area:	48,925 square feet
Topography:	Flat
Street Improvements:	Existing, except alley of dirt and gravel
Utilities:	Existing

BACKGROUND INFORMATION. The subject site is presently being used for light industrial activity (mechanical contractor) and contains one large structure and a work and storage yard. The applicant is proposing this lot merger to allow for future development on the site. The applicant has indicated that one structure will be upgraded and that an office building and covered work area will be developed on existing open work and storage space.

This request was filed in conjunction with an alley abandonment which is necessary to merge four of the parcels with one opposite and north of the alley.

STAFF EVALUATION:

1. The proposed lot line merger will allow future development for industrial purposes on the subject site. This proposal is consistent with the M-1 zoning and the Woodlake/Norauto Community Plan which designates the site for Heavy Commercial or Industrial use.

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APPLC. NO. P82-206

MEETING DATE October 14, 1982

CPC ITEM NO. 17

2. Although the site is designated for industrial use and the area surrounding this site is zoned M-1, there are residential uses adjacent to this project on the east and west. If further industrial development occurs on the site, a six-foot high solid masonry wall will be required along the easterly property line. In addition, if new industrial or office structures are developed on the site, it will be necessary to provide on-site parking. At the present time on-site parking is not available for the existing industrial use.
3. There are five lots on the subject properties and an unimproved alley separates one lot from the remaining four. It will be necessary to abandon the alley if the five lots are to be merged. The applicant has filed a request for an alley abandonment concurrently with this request. The 65402(a) review will be heard under project number M-703 and should be considered in conjunction with the proposed lot merger since the merger is dependent on the alley abandonment.
4. The City Engineer has requested that the new lot lines be properly monumented and that closure calculations and deed description be provided for approval by the City Engineering Department.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment, therefore, this project is exempt from the provisions of CEQA.

STAFF RECOMMENDATION: Staff recommends the Planning Commission approve the lot line adjustment and merger by adopting the attached resolution with conditions.

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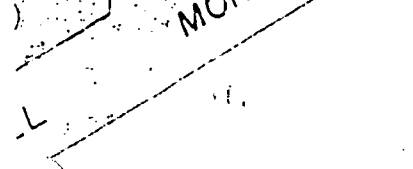
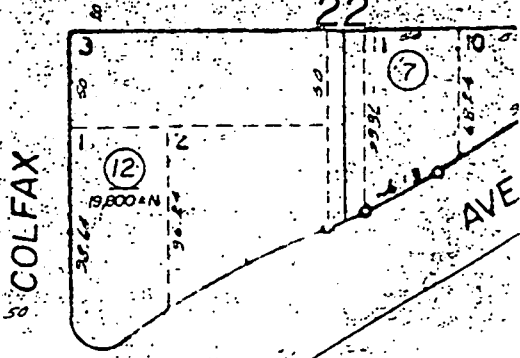
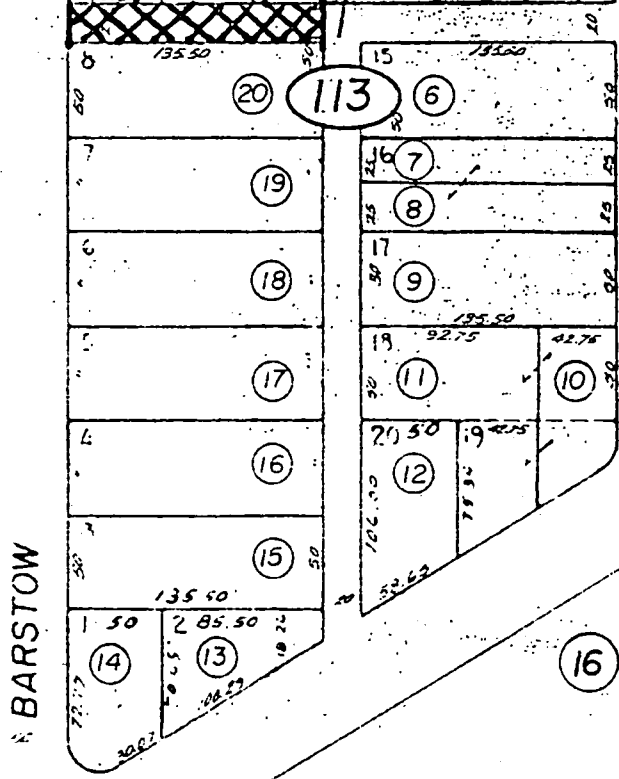
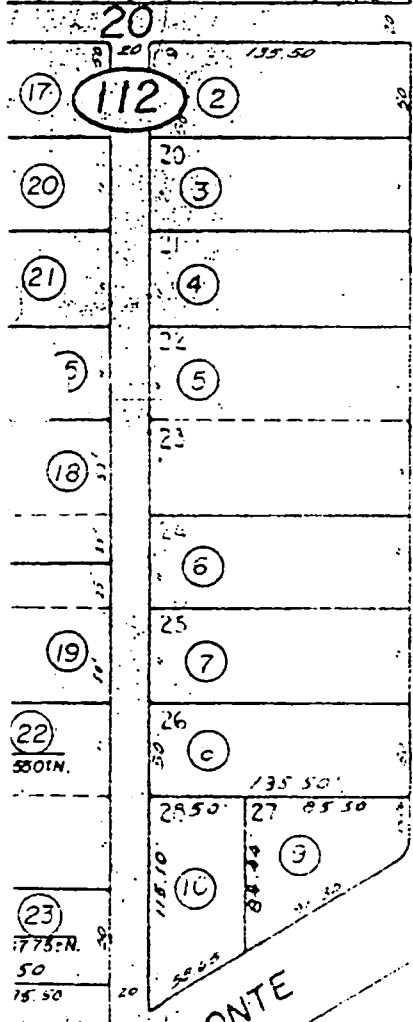
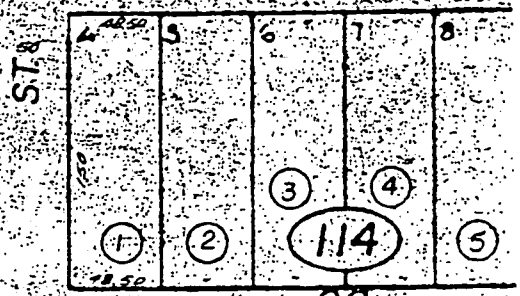
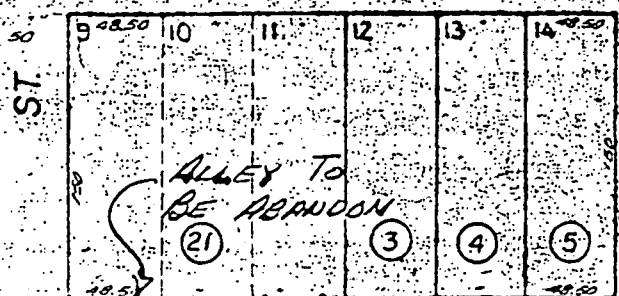
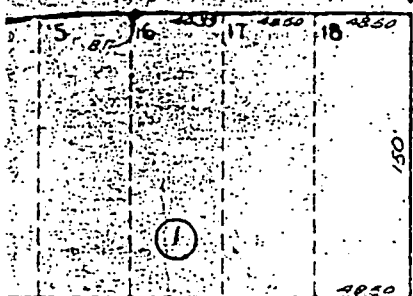
SACRAMENTO

NORTHERN

R. R.

ARDEN

WAY



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Assessor's Map Bk 275-Pg
County of Sacramento, C

EXHIBIT "A"
CITY COUNCIL OF THE CITY OF SACRAMENTO
December 14th, 1982

In the Matter of Abandonment)
Proceeding No. 5289, Abandonment)
of a Portion of the Alley in the)
Block Bounded by Arden Way, El)
Monte Avenue, Barstow Street and)
Colfax Street)

ENGINEER'S REPORT

A Public Hearing is scheduled for this date pertaining to the proposed abandonment of a portion of the Alley bounded by Arden Way, El Monte Avenue, Barstow Street and Colfax Street.

This proposed abandonment has been undertaken due to the following facts:

1. A request from Lawson Mechanical Contractors was submitted to the City Engineer on November 9th, 1982.
2. That on November 23rd, 1982, the City Engineer presented to the Council the Resolution of Intention for the abandonment for approval. On that date, the Council did approve said Resolution of Intention, which set a Hearing date on the abandonment for this date.
3. That on November 23th, 1982, a copy of the Resolution was mailed to the persons petitioning the Council for said abandonment notifying them of the Hearing set for this date.
4. That on November 25th and December 2nd, 1982, the Resolution of Intention was published in The Daily

