

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

| | | | | | |
|---------------|--|------------------------|--|--------------------|---|
| APPLICANT | R. U. Grant, Civil Engineering Co., 820 Watt Ave., Sacramento, CA 95825 | | | | |
| OWNER | R & C Matheson, P.O. Box 6088, Concord, CA 94524 | | | | |
| PLANS BY | R. U. Grant, Civil Engineering, Co., 820 Watt Avenue, Sacramento, CA 94524 | | | | |
| FILING DATE | 12-21-84 | 50 DAY CPC ACTION DATE | | REPORT BY: | SC:bw |
| NEGATIVE DEC. | Ex. 15305(a) | EIR | | ASSESSOR'S PCL NO. | 001-053-06-09; 001-054-01-06 001-062-01 & 09 |

APPLICATION: Lot Line Adjustment (Subdivision Ordinance)

LOCATION: East side Bannon Street, 300'+ north of North 'B' Street

PROPOSAL: The applicant is requesting the necessary entitlement to merge 13 lots totaling 3.2+ acres in the M-2 zone.

PROJECT INFORMATION:

| | |
|--|------------|
| 1974 General Plan Designation: | Industrial |
| 1965 Industrial Park Community Plan Designation: | Industrial |
| Existing Zoning of Site: | M-2 |

Surrounding Land Use and Zoning:

| | |
|--------|-----------------|
| North: | Industrial; M-2 |
| South: | Industrial; M-2 |
| East: | Industrial; M-2 |
| West: | Mission; M-2 |

002581

| | |
|------------------------------|-------------------------------------|
| Parking Required: | 28 spaces |
| Parking Provided: | 28 spaces |
| Property Dimensions: | Irregular |
| Property Area: | 13.2+ acres |
| Significant Feature of Site: | Existing trees and three old houses |
| Topography: | Flat to sloping |
| Street Improvements: | To be improved |
| Utilities: | To be provided |

PROJECT EVALUATION: Staff has the following comments regarding this request:

- A. The subject site is located in an industrial area on property partially developed with three older residential structures and industrial uses. The site currently consists of 13 parcels. The applicant is proposing to merge these parcels to accommodate the development of a truck terminal with office and warehouse facilities.
- B. The site is presently developed with three older residential structures which the applicant proposes to demolish. Staff reviewed the structures to determine whether or not they were of architectural or historical value and found no significant characteristics to warrant preservation of the buildings.

- C. The applicant's plans were reviewed by the City Arborist since a number of mature trees are located on the site. The Arborist has indicated that the request be subject to the following condition which is necessary for the preservation of certain existing healthy trees on the subject site.

The applicant shall preserve the two Black Walnut trees, indicated on the site plan, to the satisfaction of the City Arborist. Final grading and building plans shall be submitted to the City Arborist for review and approval prior to issuance of a building permit.

- D. An unimproved street right-of-way is currently located through the center of the site. The applicant has filed a request to abandon the 40-foot right-of-way. The applicant has also prepared a study to accommodate the future extension of Bannon Street, which is necessary for dedication of right-of-way as required by the City Public Works Department. This will be accomplished through the abandonment.
- E. The applicant's plans were reviewed by the City Traffic Engineer, City Real Estate, Water and Sewers Division, Building Inspections and the Public Works Department. These individuals have submitted the following comments regarding this request:

Traffic Engineering: No comments received.

Real Estate: Applicant to apply for the abandonment of existing street rights-of-way and provide a letter of clearance from various utilities and City departments (completed).

Water & Sewer Division: Standard improvements shall be required on Bannon Street.

Building Inspections: No comments.

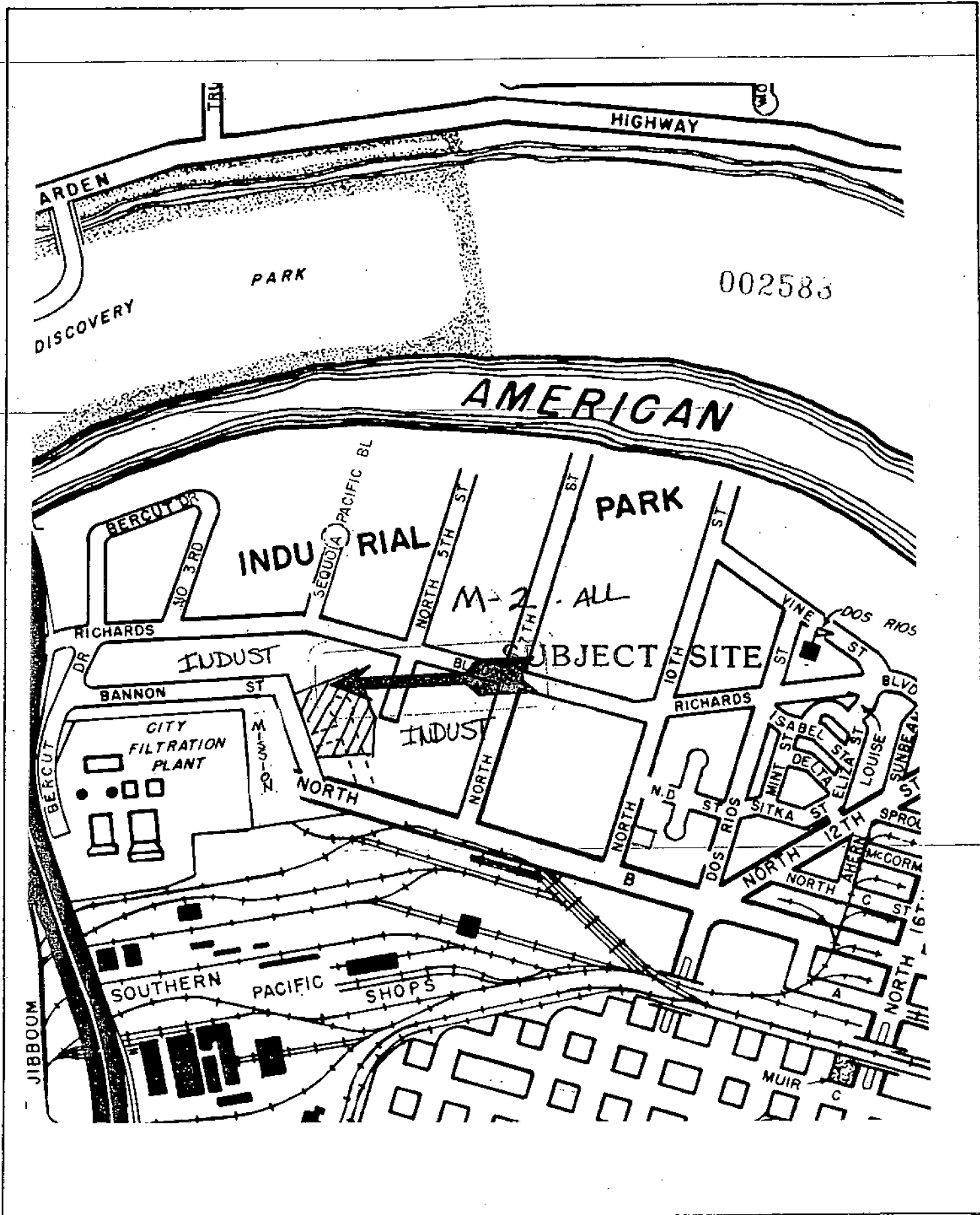
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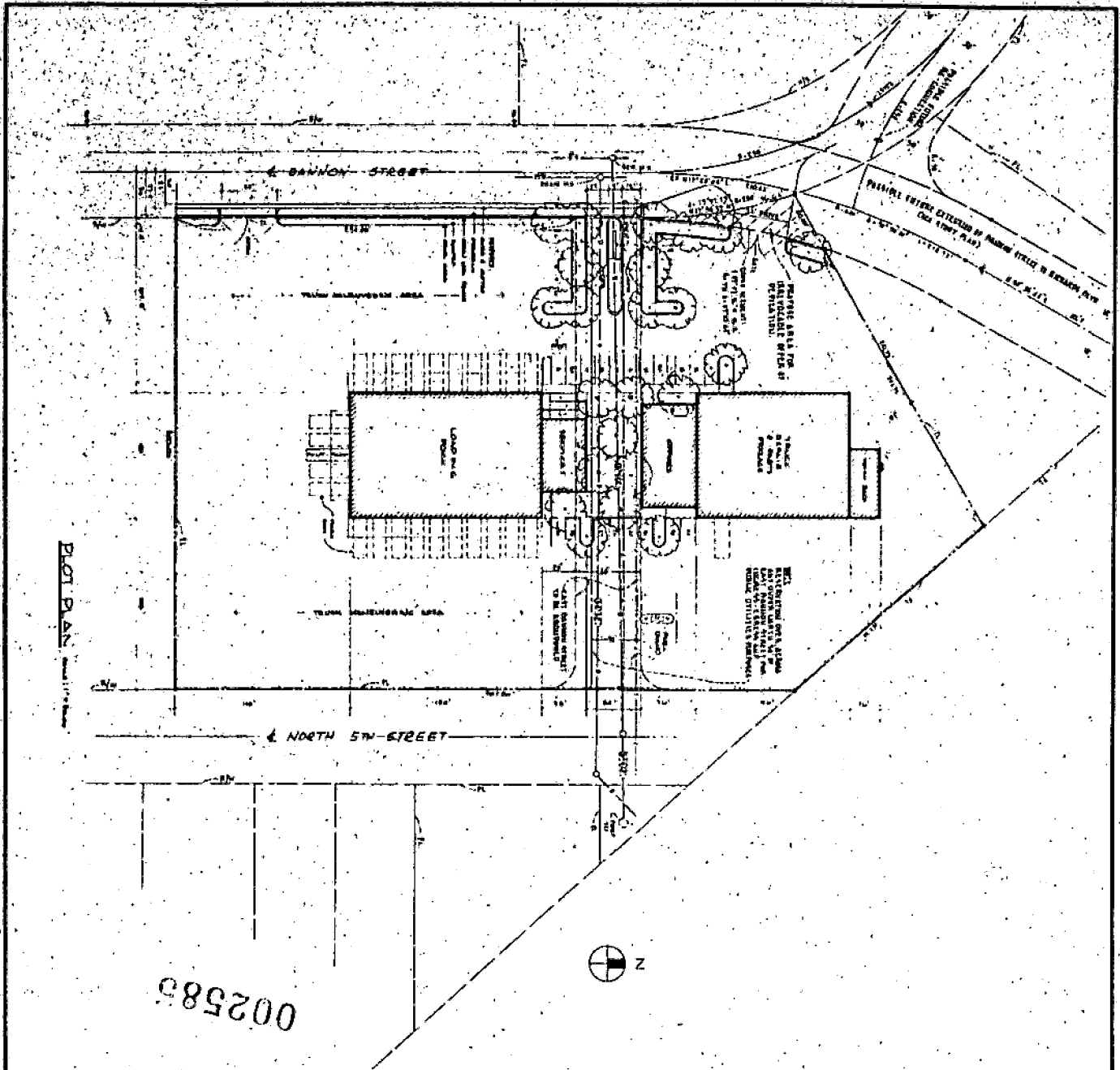
Public Works Department:

1. Will require easements for access to pump station and for utilities;
2. Dedicate right-of-way for new extension of Bannon Street; and
3. Easements and right-of-way dedication shall be accomplished through abandonment proceedings and at the building permit application.

ENVIRONMENTAL DETERMINATION: The proposed lot line adjustment is exempt from environmental review, pursuant to State CEQA Guidelines (Sec. 15305(a)).

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





DOT PLAN

002588

PARKING REQUIREMENTS

Number of spaces required: 100 spaces
 20 spaces for trucks
 80 spaces for trailers
 100 spaces for trailers
 20 spaces for trucks
 80 spaces for trailers

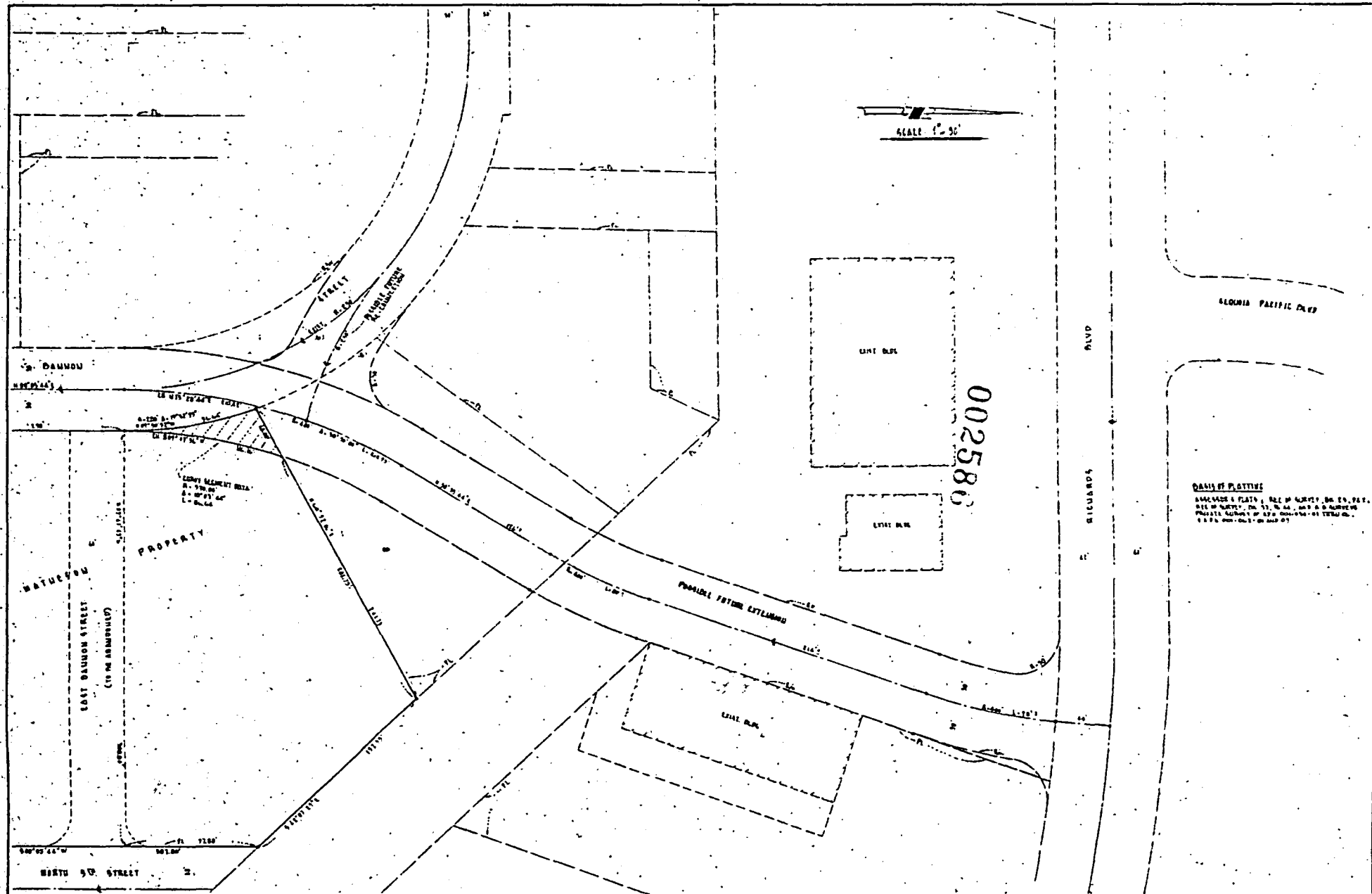
LEGEND

Proposed building
 Existing building
 Proposed parking area
 Existing parking area
 Proposed truck trailer storage
 Existing truck trailer storage
 Proposed road
 Existing road
 Proposed utility line
 Existing utility line
 Proposed fence
 Existing fence
 Proposed landscape
 Existing landscape

DATE: 2/14/85
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: MATHESON TRUCK TERMINAL
 LOCATION: BANNON STREET, SACRAMENTO, CA

MATHESON TRUCK TERMINAL
 BANNON STREET
 SACRAMENTO, CA

RON CANTRELL
 ARCHITECT - AIA
 1824 Madison Street
 Sacramento, California 95811
 Phone 487-2122



BASIS OF PLATTING
 SURVEY & PLATS: ALL BY SURVEY OR BY PAT.
 ALL BY SURVEY OR BY PAT. & ALL SURVEYS
 MADE IN ACCORDANCE WITH THE PROVISIONS OF
 THE SURVEYING ACT OF 1907 AND 1917

PLANS SUBMITTED
 ROBERT U. GRANT CIVIL ENGINEERING CO.
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 SUBMITTED BY: [Signature] C.E. NO. 577

DATE: NOV. 1934
 SHEET: 1 OF 1

—COMMERCIAL—
 SACRAMENTO, CALIFORNIA
DANNON STREET EXTENSION TO RICHARD BAY.
 POC: B. S. MATTHEWS ARCHITECT: BEN CAUTRELL

| NO. | DATE | DESCRIPTION | BY | APPRO. |
|-----|---------|-----------------------|-----|--------|
| 1 | 5/24/34 | ART STREET CONNECTION | RES | |

117 BENCH MARK
 SACRAMENTO COUNTY DEPT. PUB. WORKS
 BENCH MARK NO. 117

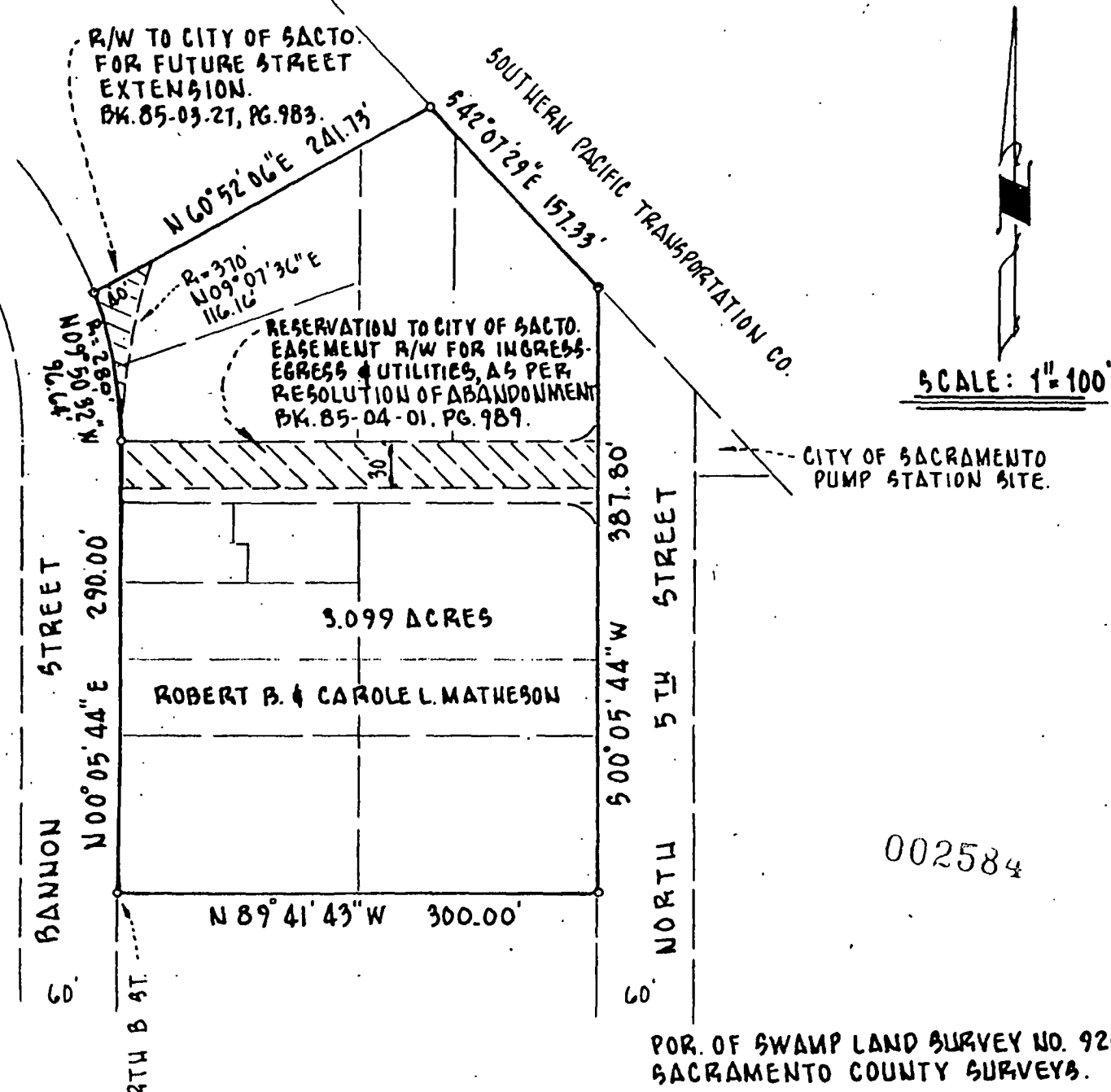
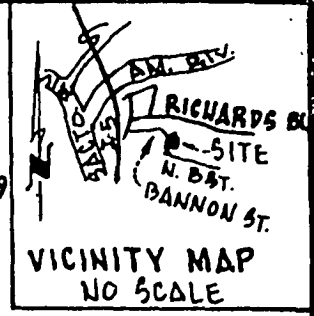
SURVEY
 PLAN: P.S.
 PROFILE: P.S.
 HORIZONTAL SCALE: 1" = 50'
 PROJECT NO. 8401D

EXHIBIT B

PLAT TO ACCOMPANY CERTIFICATE OF COMPLIANCE
LOT LINE ADJUSTMENT AND MERGER

APN 001-053-06-09 ; APN 001-054-01-06 ; APN 001-062-01-09
RESOLUTION NO. 600

CITY OF SACRAMENTO CALIFORNIA
ROBERT U. GRANT CIVIL ENGINEERING CO., INC.
FEBRUARY, 1985



SCALE: 1" = 100'

LEGEND:
..... LOT LINES DELETED BY MERGER.