

052
UNION
GOSPEL
MISSION

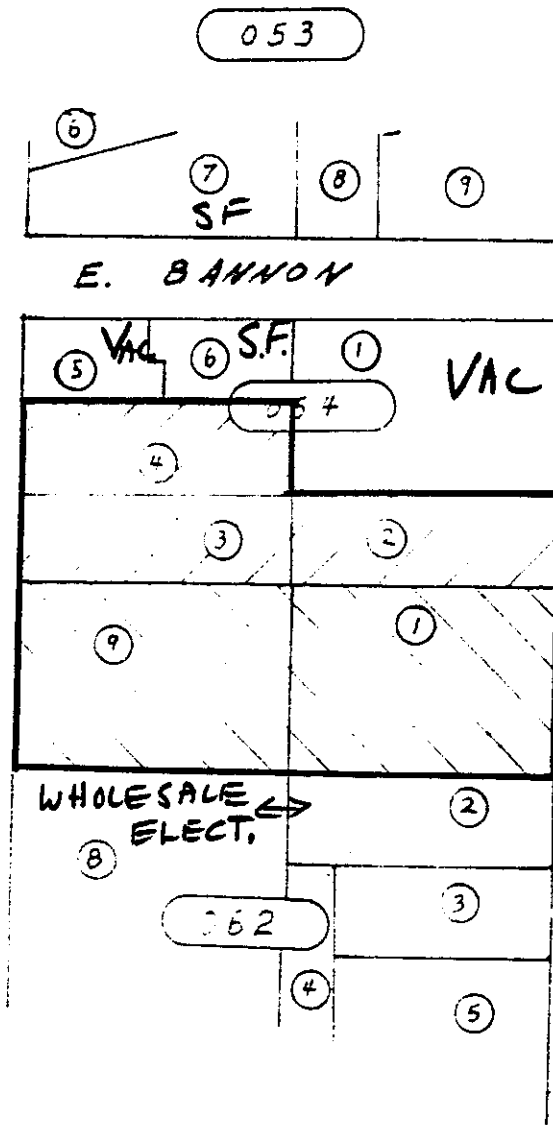
SINGLE
MENS
FACILITY

26

061

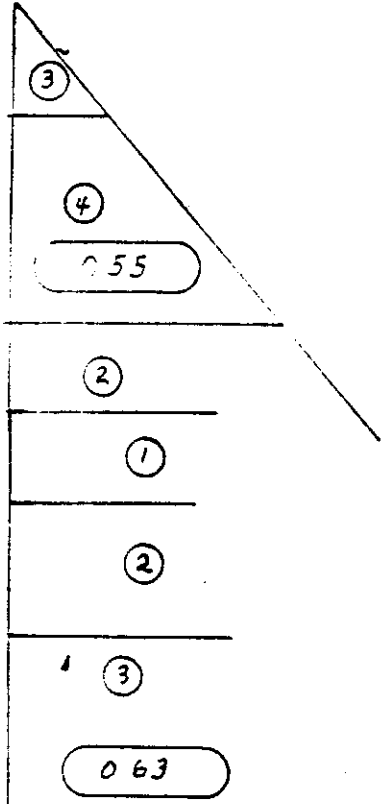


BANNON ST.



053

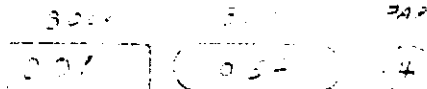
NO THRU STREET



N. 5 TH

SURROUNDING LAND USE

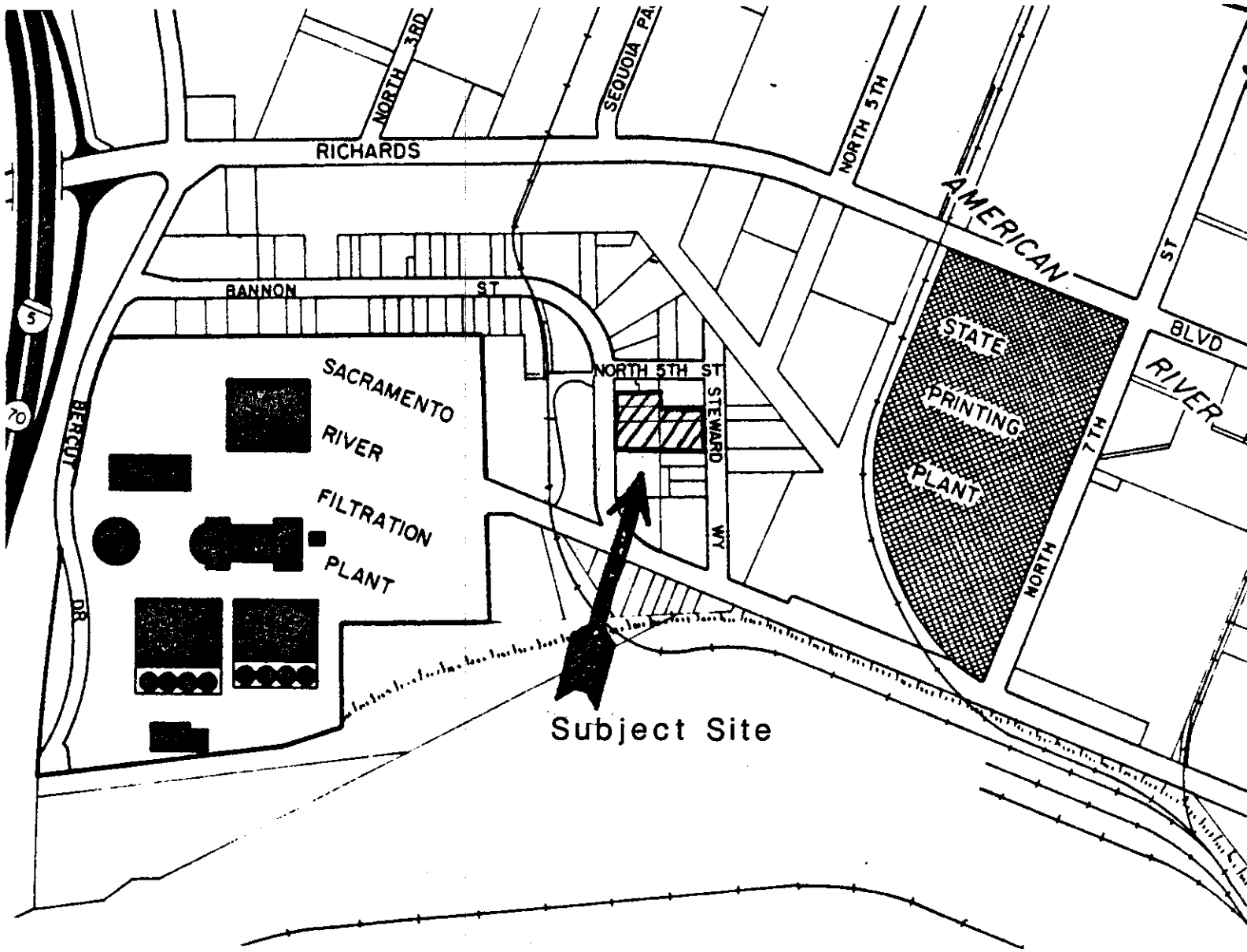
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3-8-84

No. 20



Subject Site

VICINITY MAP

EXHIBIT B

All that portion of Swamp Land Survey No. 926 of Sacramento County Surveys, described as:

Beginning at a point located South 383.82 feet and East 576.55 feet from the Northeast corner of the property described in deed from Fredrick A. Waener and others, to the City of Sacramento dated May, 29, 1920, Recorded in the office of the County Recorder of Sacramento in Book 542 of Deeds, page 167; thence from said point of beginning South $89^{\circ} 58'$ East 150 feet; thence North $00^{\circ} 02'$ East 150 feet ; thence North $89^{\circ} 58'$ West 150 feet; thence North $00^{\circ} 02'$ East 50 feet; thence North $89^{\circ} 58'$ west 150 feet to the East line of Bannon Street, as it existed in September 1933; thence South $00^{\circ} 02'$ West along said East line a distance of 200 feet; thence South $89^{\circ} 58'$ East 150 feet to the point of beginning.

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8 March '84

No. 2

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR
PARCELS 54,55,56,57,58 AND NORTH
100 FEET OF 67 OF MILES PROPERTY
SURVEY. (P84-068)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located east side Bannon Street, 200± feet north of North 'B' Street intersection; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105 (a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the Industrial Park Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at east side of Bannon Street, 200± feet north of North 'B' Street intersection,

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition

1. The applicant shall submit closure calculation for the 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.
2. The applicant shall pay to the City the sanitary sewer fees established for these parcels under North Bannon Street Trunk Sewer District, Ord. No. 4113-Fourth Series, prior to issuance of a certificate of compliance.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

P84-068

March 8, 1984

Item No. 20

It should be noted the City Zoning Ordinance (Sec. 6-D-3) requires that the entire area of the site that is used for off-street parking, loading storage sales, etc., shall be paved to City standards. The applicant should also be aware that landscaping/parking/shading plans should be approved prior to issuance of building permits.

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

STAFF RECOMMENDATION: Staff recommends that the Commission approve the lot line merger by adopting the attached resolution.

CITY PLANNING COMMISSION

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

APPLICANT	Mick Ramos, 1450 Harbor Blvd., West Sacramento, CA 95691				
OWNER	Robert Matheson, P.O. Box 6080, Concord, CA 95424				
PLANS BY	R. B. Surveys, 3000 Franklin Blvd., Sacramento, CA 95818				
FILING DATE	2/3/84	50 DAY CPC ACTION DATE		REPORT BY:	PB:bw
NEGATIVE DEC.	Ex. 15305	EIR		ASSESSOR'S PCL. NO.	001-054-02,03,04 001-062-01,09

APPLICATION: Lot Line Merger of five parcels totaling 1± acre in Heavy Manufacturing (M-2) zone (P84-068)

LOCATION: East side Bannon Street, 200± feet north of North 'B' Street intersection.

PROPOSAL: The applicant is requesting the necessary entitlement to establish new office trailer(s), parking and irrigation on site.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 Industrial Park Community
Plan Designation: Industrial
Existing Zoning: Heavy Industrial (M-2)
Existing Land Use: Partially paved, trucking and storage

Surrounding Land Use and Zoning:

North: Vacant/Single Family; M-2
South: Wholesale electric; M-2
East: Vacant; M-2
West: Single Men's Facility; M-2

Property Dimensions: 200' x 300'
Property Area: 1.5± acres
Significant Features of Site: Partially paved exterior storage for trucks and goods.
Topography: Flat
Street Improvements: No curbs, gutters, sidewalks
Utilities: Existing

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

1. The subject site is located in a partially developed area of heavy industrial zoning. It is surrounded by wholesale electrical, Union Gospel Mission and single men's facility, vacant land and single family dwellings.
2. The requested lot line merger is necessary to allow development of the site with office trailer, parking for trucks and customers, landscaping/irrigation and outdoor storage. Access will be off Bannon Street.
3. The proposed lot line merger was reviewed by Real Estate, Engineering and Redevelopment. There were no objections to the request; however, Real Estate requires that sanitary sewer fees established for these parcels under North Bannon Street Trunk Sewer District, Ord. No. 4113-4th Series, be paid to the City.