

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.

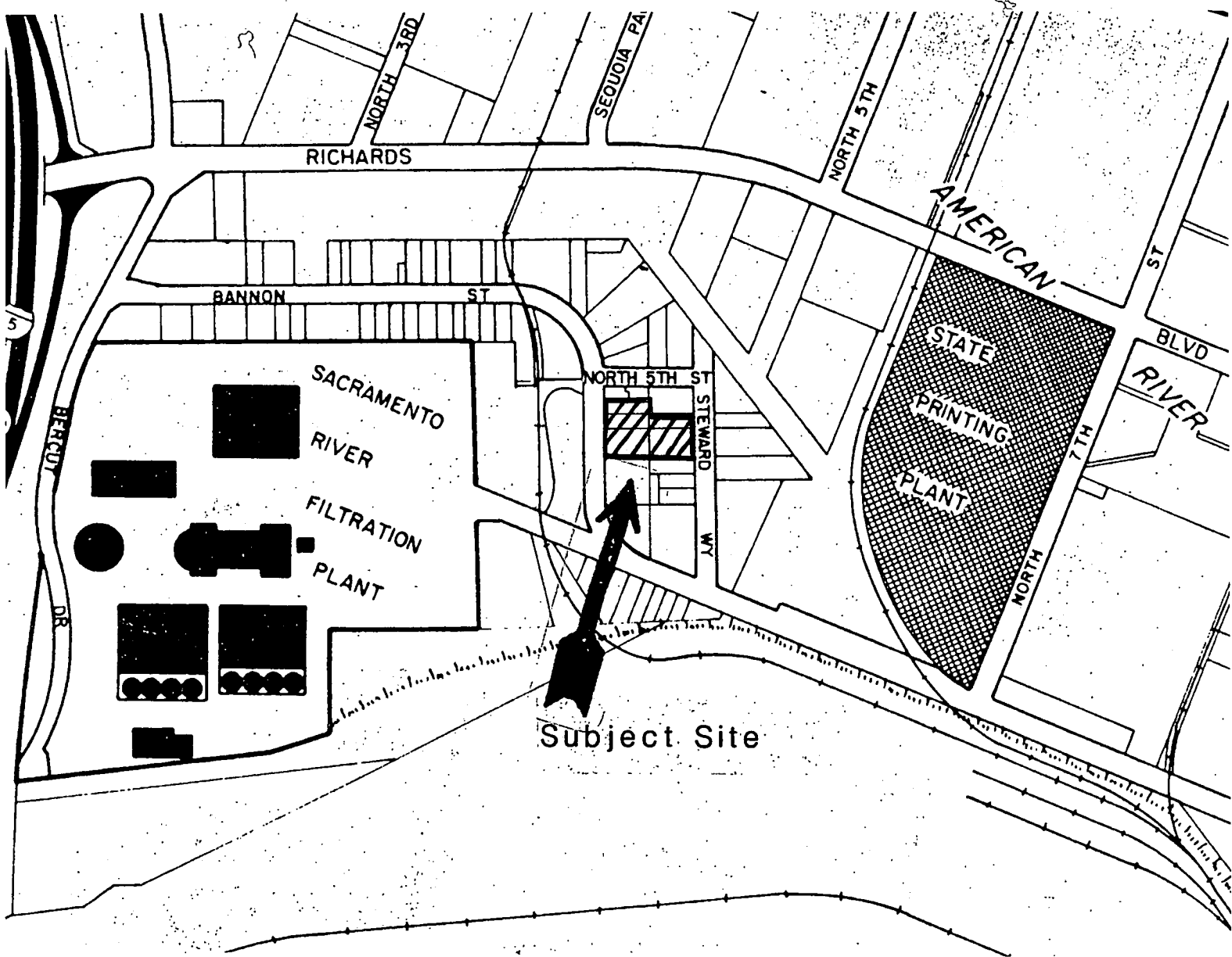
003669

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.

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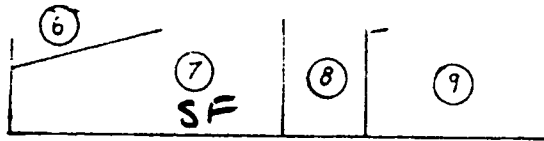


VICINITY MAP

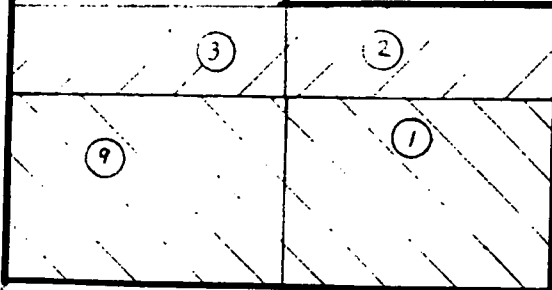
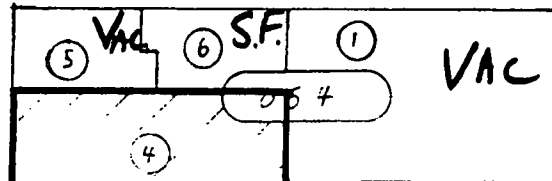
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053

NO THRU STREET



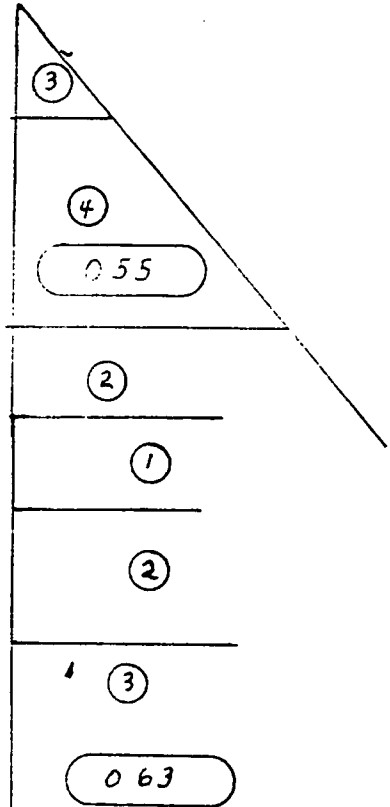
E. BANNON



WHOLESALE ELECT.

BANNON ST.

N. 5TH ST.



052
UNION
GOSPEL
MISSION

SINGLE
MENS
FACILITY

26

061

062

063

SURROUNDING LAND USE

P 84068



BOYS 5-11-11 PARCEL

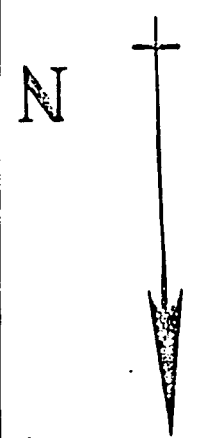
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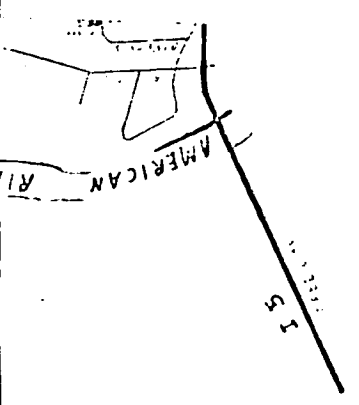
3-8-84

No. 20

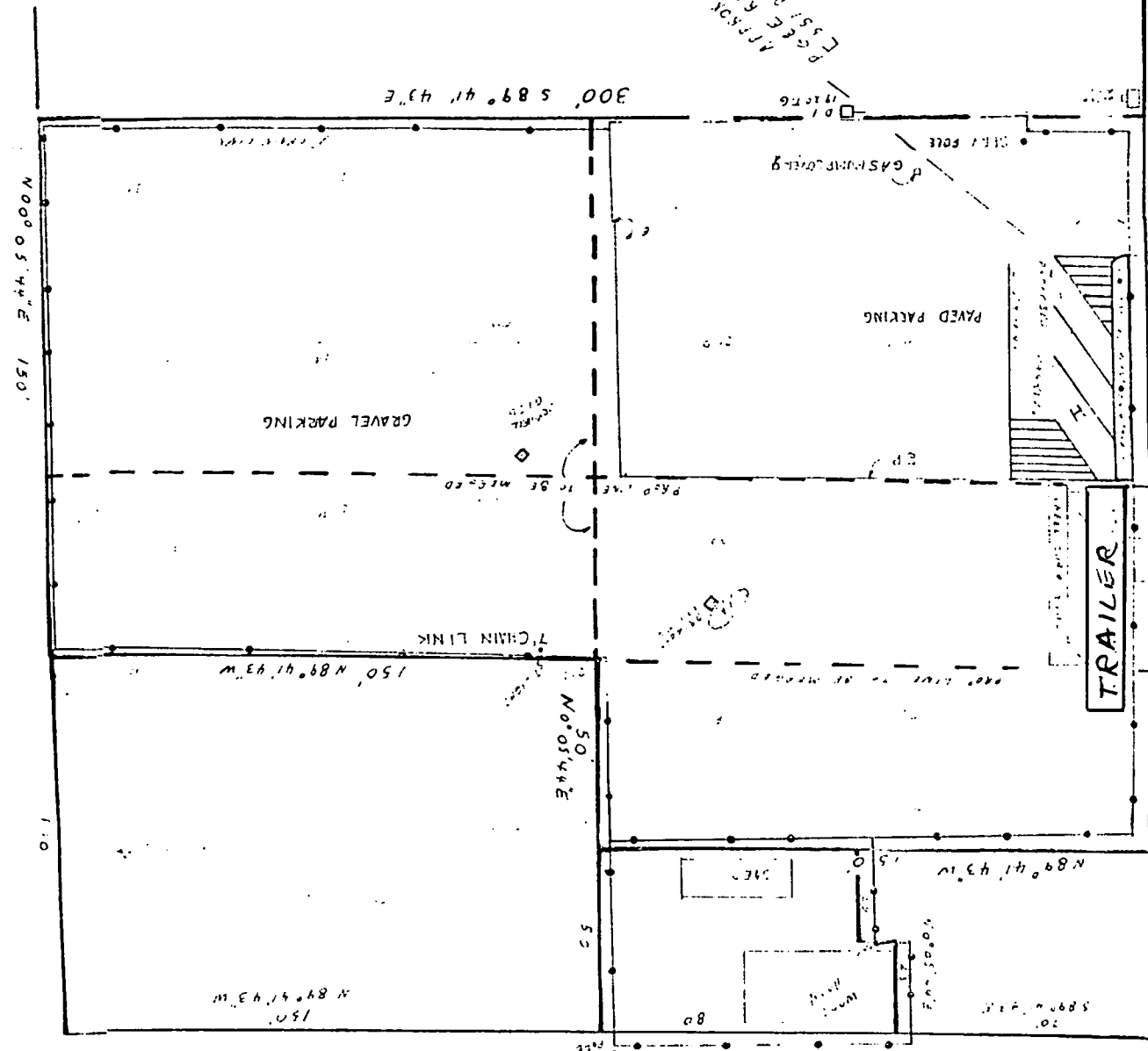


SCALE
1" = 30'
JAN. 1984

B46 SCALE



6 C.
N. 5 TH
NOT IMPROVED



APPROX 5' 10\"/>

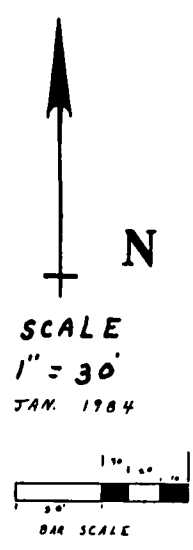
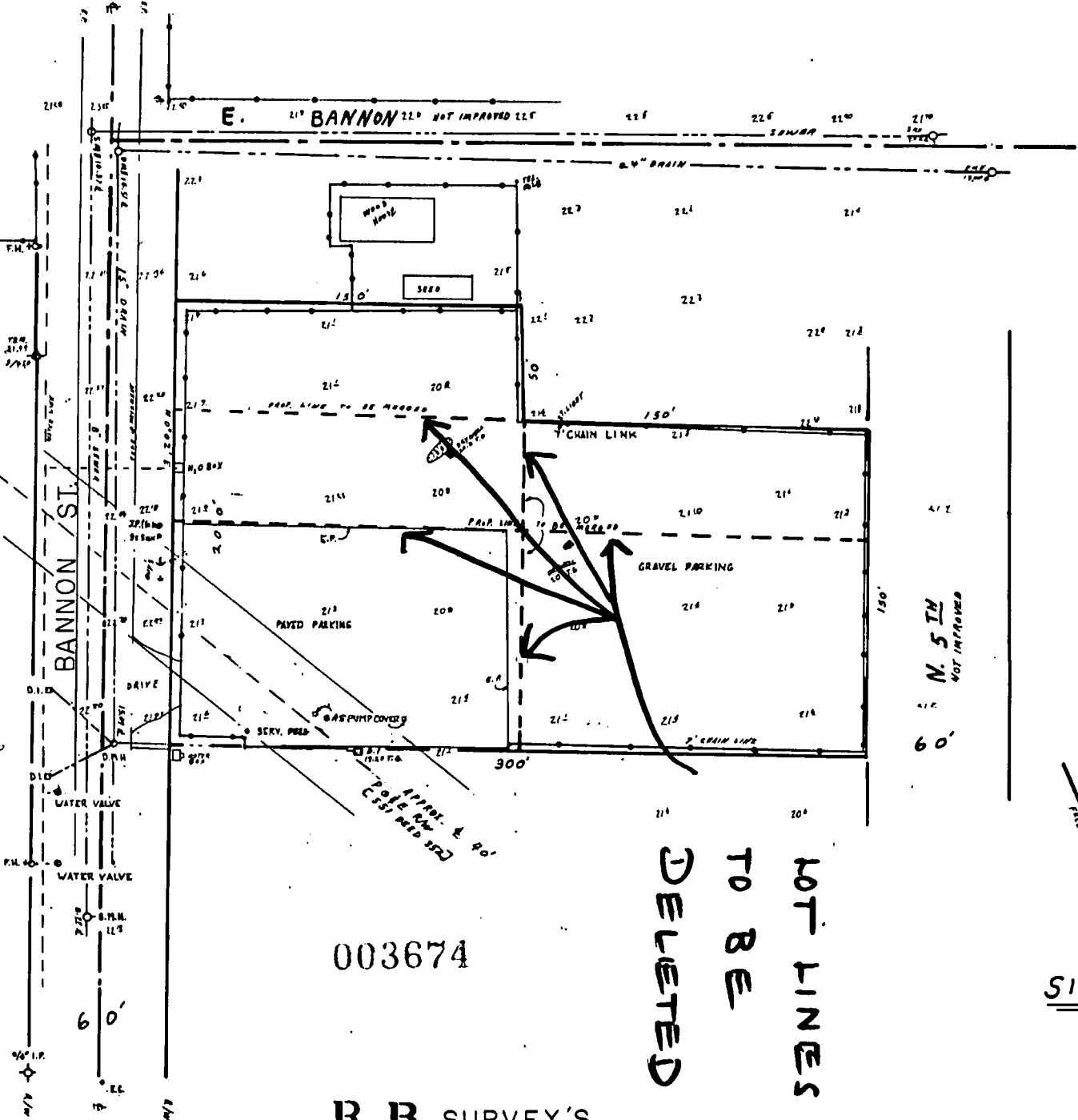
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B4-068 BANNON ST March 8, 1984 No. 20

P 84068

8 March 84

No. 20



N. 5 TH
NOT IMPROVED
60'

DELETED
TO BE
LOT LINES

003674

R B SURVEY'S
3000 FRANKLIN BLVD.
SACRAMENTO CALIF. 95818
916 - 458-8078

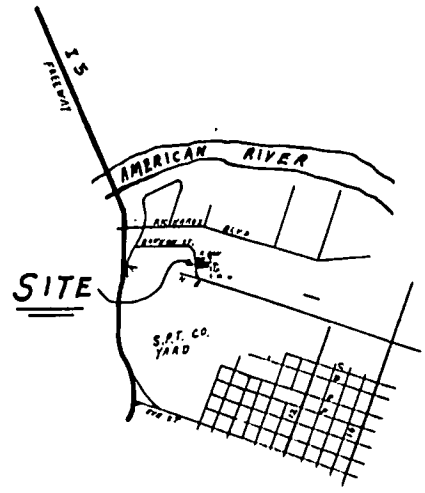


EXHIBIT A