

# CITY PLANNING COMMISSION

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

APPLICANT	Kevin Cochran, P.O. Box 15050, Sacramento, California 95851				
OWNER	WHQ Grapnics, P.O. Box 15050, Sacramento, California 95851				
PLANS BY	Nielsen & Wiese, 7919 Folsom Boulevard, Sacramento, California 95826				
FILING DATE	8/8/85	ENVIR. DET.	Exempt 15305(a)	REPORT BY	SD:gv
ASSESSOR'S-PCL. NO.	061-031-15, 16, 17				

**APPLICATION:** Lot line adjustment to merge three parcels.

**LOCATION:** 3925 Power Inn Road

**PROPOSAL:** The applicant is requesting the necessary entitlement to merge three parcels in order to expand an existing graphics business.

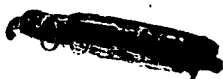
**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
1967 College Greens Community  
Plan Designation: Industrial  
Existing Zoning of Site: M-2(S)  
Existing Land Use of Site: Graphics Business

**Surrounding Land Use and Zoning:**

North: Residential; M-2(S)  
South: Commercial; M-2(S)  
East: Warehousing; M-2(S)  
West: Lumber/yard and Vacant; M-2

Parking Required: 58 spaces  
Parking Provided: 83 spaces  
Property Dimensions: 222' x 344'  
Property Area: 1.8 + acres  
Square Footage of Building: 29,000  
Height of Building: 2 Story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing



**PROJECT EVALUATION:** Staff has made the following findings:

- A. The subject site consists of three parcels totalling 1.8+ acres in size. The site is located in the heavy industrial (M-2S) zone. It is currently developed with a graphics business located on the Southernmost parcel. The applicant proposes to combine the three parcels in order to expand the building to 29,000 square feet and provide a total of eighty-three parking spaces.
- B. The M-2(S) zone requires twenty-five feet of landscaped front setback. The plans will require revision prior to issuance of building permits in order to comply with this requirement along the northern portion of the site. Staff has no objection to merging the parcel.

001500

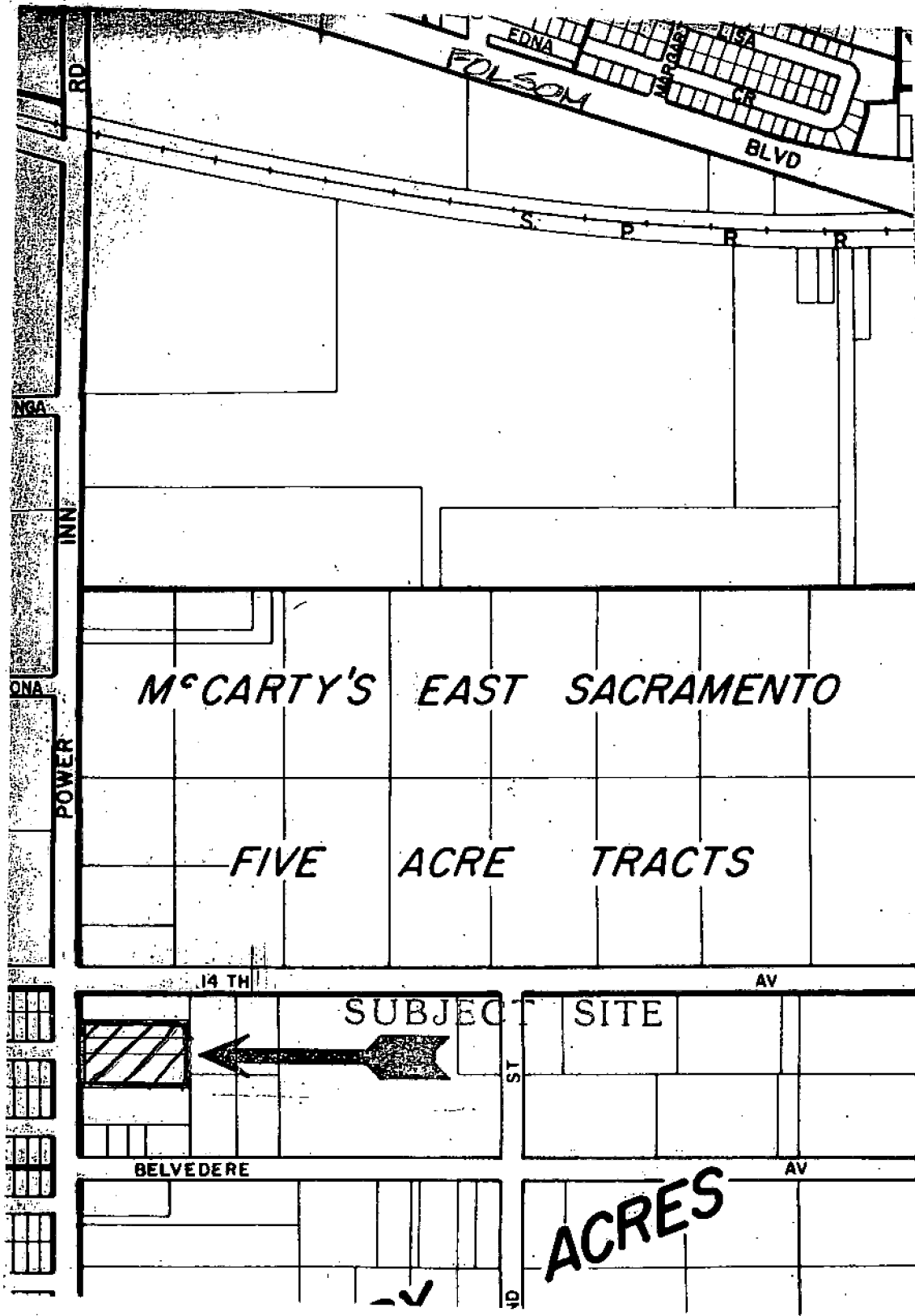
C. The subject merger was reviewed by the City Traffic Engineer, Engineer and Water Division. The following comments were received:

1. Remove abandoned driveway.
2. Relign new driveway for wider throat and flare to South for better truck entry.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review, pursuant to State EIR Guidelines (CEQA, Section 15305(a)).

STAFF RECOMMENDATION: Staff recommends the Commission approve the proposed lot line adjustment by adopting the attached resolution.

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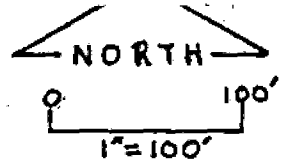
002502

**VICINITY MAP**

TRUCK SALES

PACIFIC READY MIX

14



15

14<sup>TH</sup> AVENUE

13  
FAST FOOD

RESIDENTIAL  
2

OUT-DOOR  
3  
STORAGE

VACANT  
12



CLIFTON ROAD

LUMBER  
YARD  
11

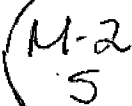
POWER INN ROAD

1

SUBJECT  
SITE

WAREHOUSE  
PROPOSED  
MERGER

4



10

9

WAREHOUSE  
6

CARLTON ROAD

LUBE 8  
10  
OFFICES  
7  
5

BELVEDERE AVENUE

091503

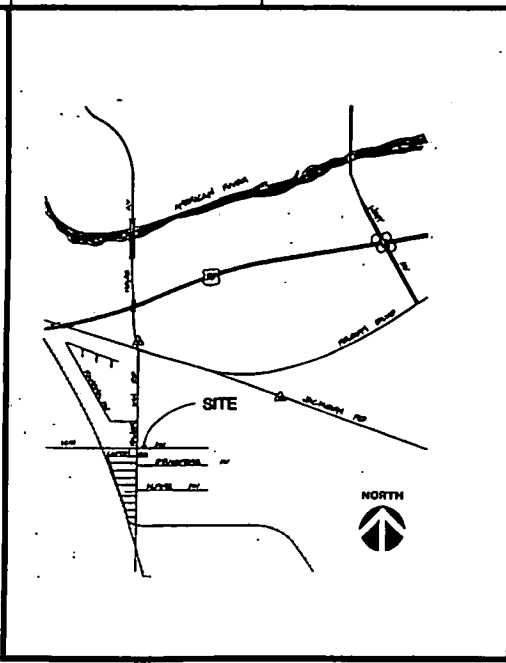
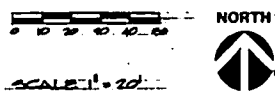
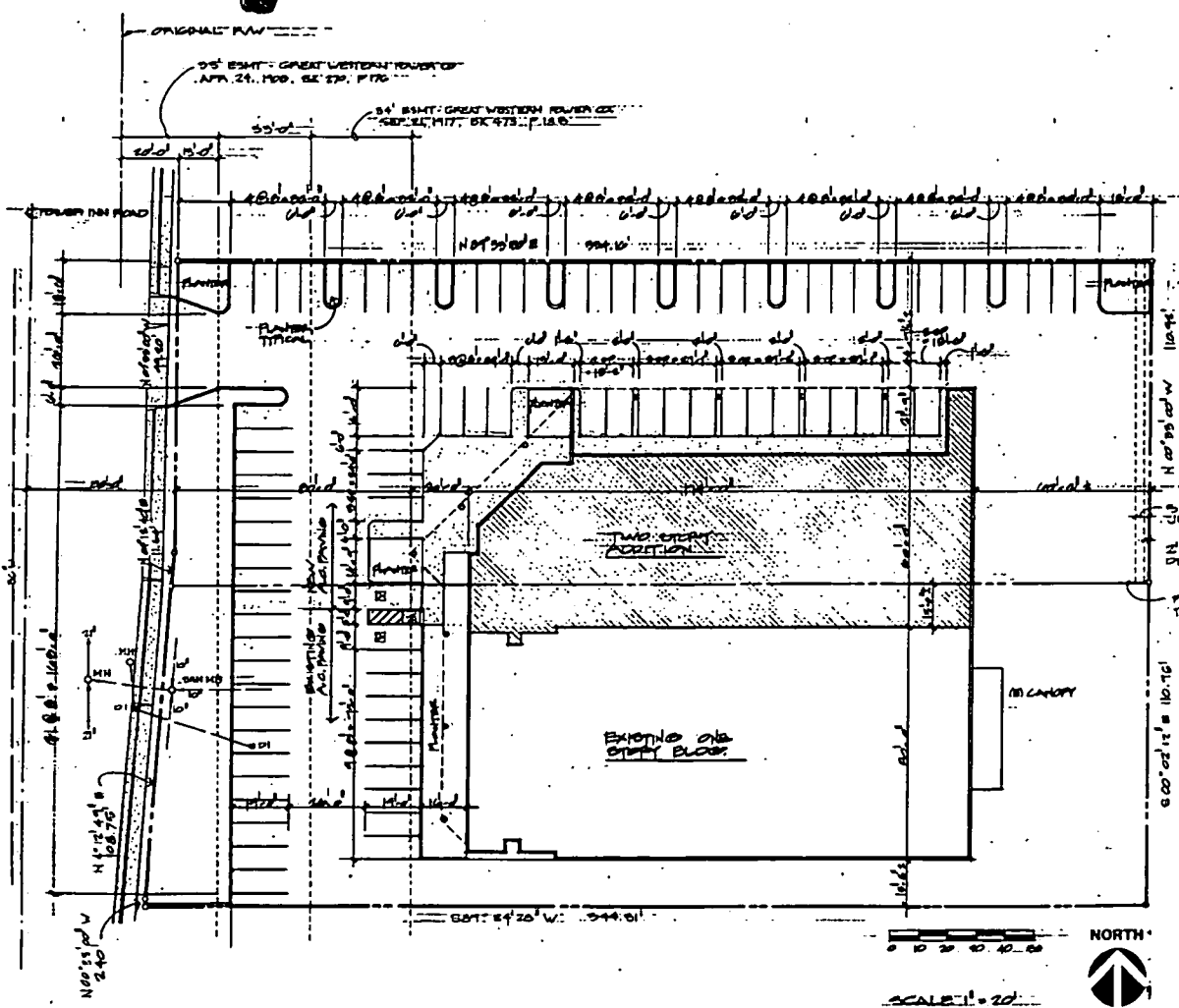
# LAND USE & ZONING MAP

P85-327

9-12-85

16-34

001504



notes

Nielsen & Wiese  
architects  
a.i.a.  
(916) 381-6800  
7919 Iolsom Boulevard  
Sacramento, California 95826

EXHIBIT B

approved by:

project:  
**GRAPHIC CENTER**  
3325 Power Inn Road  
Sacramento, California

sheet title:  
**SITE PLAN**

project no.:	sheet no.
date: Aug 7, 1985	1
revised:	of