

# CITY PLANNING COMMISSION

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

APPLICANT	Allied Engineering, Surveying & Planning, P.O. Box 2077, Citrus Heights, CA		
OWNER	General Produce (Thomas Chan), 16th & North B Streets		
PLANS BY	Allied Engineering, Surveying & Planning, P.O. Box 2077, Citrus Heights, CA		
FILING DATE	4-9-82	50 DAY CPC ACTION DATE	REPORT BY: TM:bw
NEGATIVE DEC	Exempt 15105(c) EIR	ASSESSOR'S PCL. NO.	001-142-08,09,10,11 & 12

APPLICATION: Lot Line Adjustment to merge five parcels totaling .9 acres

LOCATION: 324-North 16th Street (southwest cor. of 16th Street and McCormack Street)

PROPOSAL: The applicant is requesting a lot line adjustment to merge five parcels in order to construct a repair shop on a portion of the site.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1965 Industrial Park Community Plan Designation: Industrial  
Existing Zoning of Site: M-2  
Existing Land Use of Site: Truck stop and service station

Surrounding Land Use and Zoning:

North: Transmission Shop; M-2  
South: Budget Rent Truck Yard; M-2  
East: Commercial Uses; M-2  
West: Various Industrial Uses; M-2

Property Dimensions: 250' x 149'  
Property Area: .9 acres

STAFF EVALUATION: The subject site consists of a truck terminal and repair facility located in the M-2, Heavy Industrial zone. Surrounding land uses are characterized by a variety of industrial and commercial uses.

Staff conducted a field inspection of the site and noted that the required planter strips abutting 16th Street and McCormack are not landscaped in accordance with the Zoning Ordinance requirements.

Therefore, as a condition of approval, staff recommends that the applicant relandscape these planters with a variety of shrubery, trees and ground cover (no bark, asphalt or similar material permitted) prior to recording of the lot line adjustment.

The proposed lot line merger was reviewed by the offices of the Building Department, City Engineer and Planning Departments. There were no conditions requested by these departments.

002971

~~September 8, 1982~~  
~~July 8, 1982~~

~~-7-3-~~

APPLC. NO. P-82-086

MEETING DATE May 11/11/1982

CPC ITEM NO. 24 2

~~4-9-82~~  
~~12-1-83~~

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to the State EIR Guidelines (CEQA, Section 15105(c)).

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

~~September 8, 1982~~

~~July 8, 1982~~

May 17 1982

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~~12-9-82~~

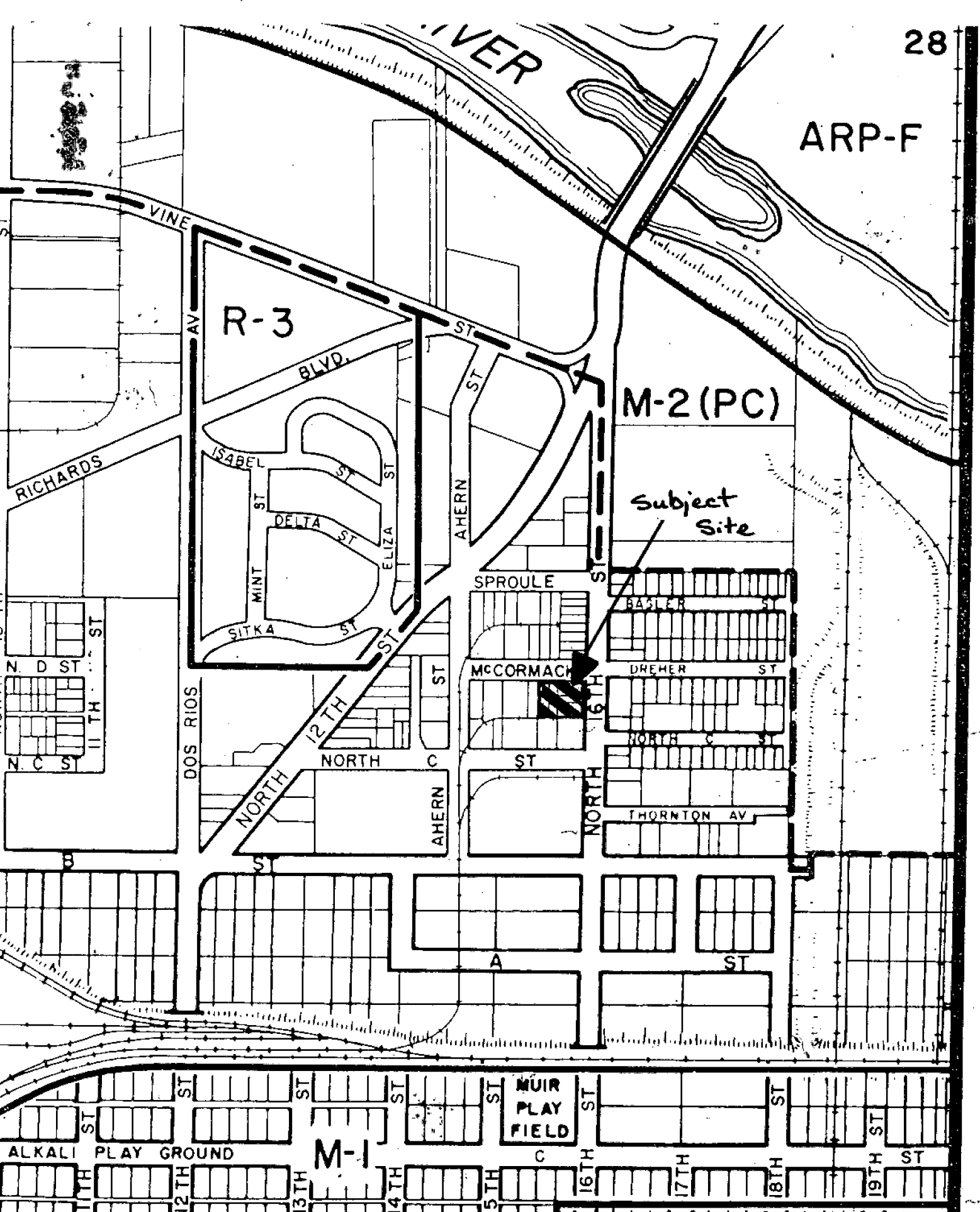
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Item No. 24 2  
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ARP-F



LOCATION MAP

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~~11-2-82~~ ~~4-8-82~~ ~~5-27-82~~ ~~5-13-82~~ ~~9-8-82~~  
 12-1-83 12-9-82

#73  
#13

No. 2 No. 24

P. 82-086

# Allied Engineering, Surveying & Planning

DONALD E. FALLON  
REGISTERED CIVIL ENGINEER

EDWARD P. NORRIS  
LICENSED LAND SURVEYOR

DONALD L. CELLI  
REGISTERED CIVIL ENGINEER

AUBURN OAKS PLAZA  
8421 AUBURN BLVD., SUITE 140  
CITRUS HEIGHTS, CA 95610  
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(916) 726-3375 (916) 969-7533

AUBURN OFFICE  
2890 THIRD STREET  
(DEWITT CENTER)  
AUBURN, CALIF. 95603  
TEL. 885-1122

## Exhibit "A"

### DESCRIPTION OF THOMAS D. CHAN, ET AL PROPERTY (UPON COMPLETION OF MERGER)

All that certain real property located in the City of Sacramento, State of California, described as follows:

Lots numbered 5, 6, 7, 8, 25 and 26 as shown on the map entitled "Sixteenth Street Industrial Tract" as filed in Book 18 of Maps at Page 49, Sacramento County Recorder, merged together, and more particularly described as beginning at the northeast corner of said Lot 8 being the intersection of the westerly right of way of 16th Street and the southerly right of way of McCormick Way as shown on said map entitled "Sixteenth Street Industrial Tract"; thence from said point of beginning on said right of way of 16th Street South  $19^{\circ}30'$  West 160.00 feet; thence leaving said right of way North  $70^{\circ}30'$  West 160.00 feet; thence North  $19^{\circ}30'$  East 10.50 feet; thence North  $70^{\circ}30'$  West 90.00 feet; thence North  $19^{\circ}30'$  East 149.50 feet to the southerly right of way of McCormick Way; thence on said right of way South  $70^{\circ}30'$  East 250.00 feet to the point of beginning.

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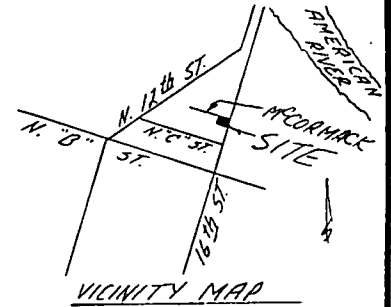
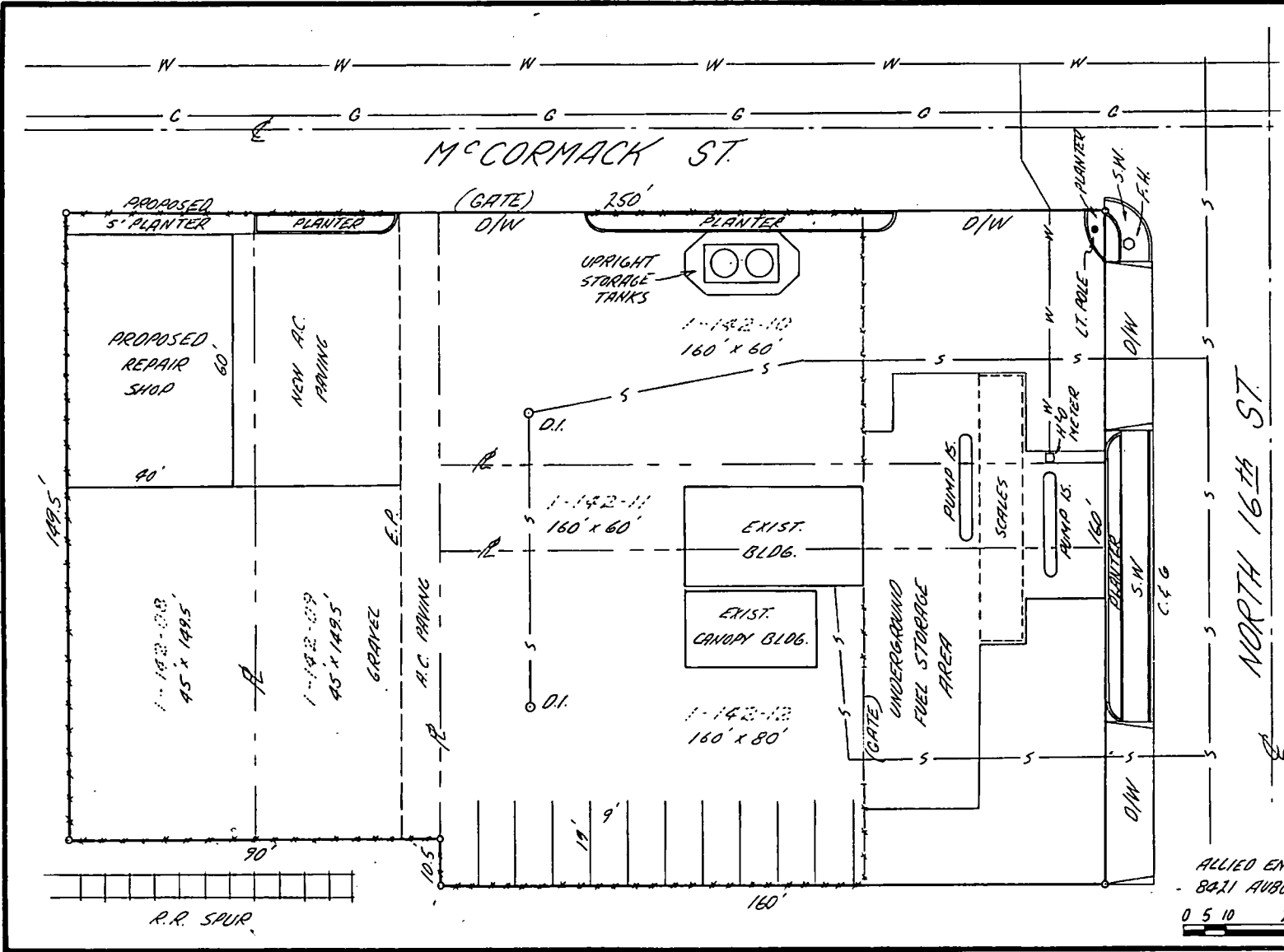
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#73  
~~#13~~  
No. 24  
No. 2

#7-3  
#B  
No. 84  
No. 2

Exhibit "B"



# SITE PLAN

KOP'S COMMERCIAL SERVICE  
GENERAL PRODUCE II  
312 NORTH 16th ST.  
SACRAMENTO, CALIF.  
APRIL, 1982

ALLIED ENGINEERING, SURVEYING & PLANNING  
8021 AUBURN BL. #140, CIT. HTS., CA. 95610  
0 5 10 25 50

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5-27-82  
12-11-82  
9-8-82 12-9-82

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