

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Frandsen Komar and Associates, P.O. Box 2378, Rancho Cordova, CA 95741			
<b>OWNER</b>	Younger Creek Park Partnership, 2625 Fair Oaks Blvd., #5, Sac, CA 95865			
<b>PLANS BY</b>	Frandsen Komar and Associates, P.O. Box 2378, Rancho Cordova, CA 95741			
<b>FILING DATE</b>	6/5/89	<b>ENVIR. DET.</b>	15305a	
<b>ASSESSOR'S PCL. NO.</b>	062-0150-012		<b>REPORT BY</b>	PW:kjr

**APPLICATION:** Variance to allow off-site maneuvering for four proposed warehouse buildings located in the M-2S Zone.

**LOCATION:** 8754 - 8766 Younger Creek Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop four warehouse buildings.

**PROJECT INFORMATION:**

General Plan Designation:	Industrial
1986 South Sacramento	
Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Industrial; M-2S  
South: Industrial; M-2S  
East: Vacant; M-2S  
West: Vacant; M-2S

Parking Required:	43 spaces
Parking Provided:	48 spaces
Property Dimensions:	320' x 320'
Property Area:	2.1+ acres
Square Footage of Building:	Two buildings at 7,712 sq. ft. each; Two buildings at 7,756 sq. ft. each
Height of Building:	22'
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete tilt-up
Roof Material:	Fiberglass

**BACKGROUND INFORMATION:** On November 1, 1988, the City Council approved a tentative map on the subject site to divide 2.15 vacant acres into four lots in the M-2-S zone in order to develop each lot with a warehouse building.

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PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of 2.15+ vacant acres divided into four half acre lots for future small warehouse shell buildings. The site is located in the Heavy Industrial (M-2-S) zone and designated in both the General Plan and 1986 South Sacramento Community Plan for Industrial uses. Surrounding land use includes vacant industrial zoned land to the east and west and warehouses zoned M-2-S to the north and south.

B. Proposal

The applicant is proposing to develop four warehouse shell buildings on each of the half acre lots. The M-2-S zoning allows the warehouse buildings as proposed. However, the property layout requires maneuvering across property lines and, therefore, a variance for off-site maneuvering is required. Staff has no objections to this request. Staff suggests placing a reciprocal access agreement on the deed of each lot in order to maintain this provision on the site in perpetuity. Each individual building does meet the required number of parking spaces based on the Zoning Ordinance.

C. Agency Comments

The City Engineering Division has reviewed the applicant's requests and has the following comment:

Reciprocal access, ingress, egress, parking, and maneuvering easements are required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305a).

STAFF RECOMMENDATION: Staff recommends the Commission approve the variance subject to conditions and based on findings of fact which follow:

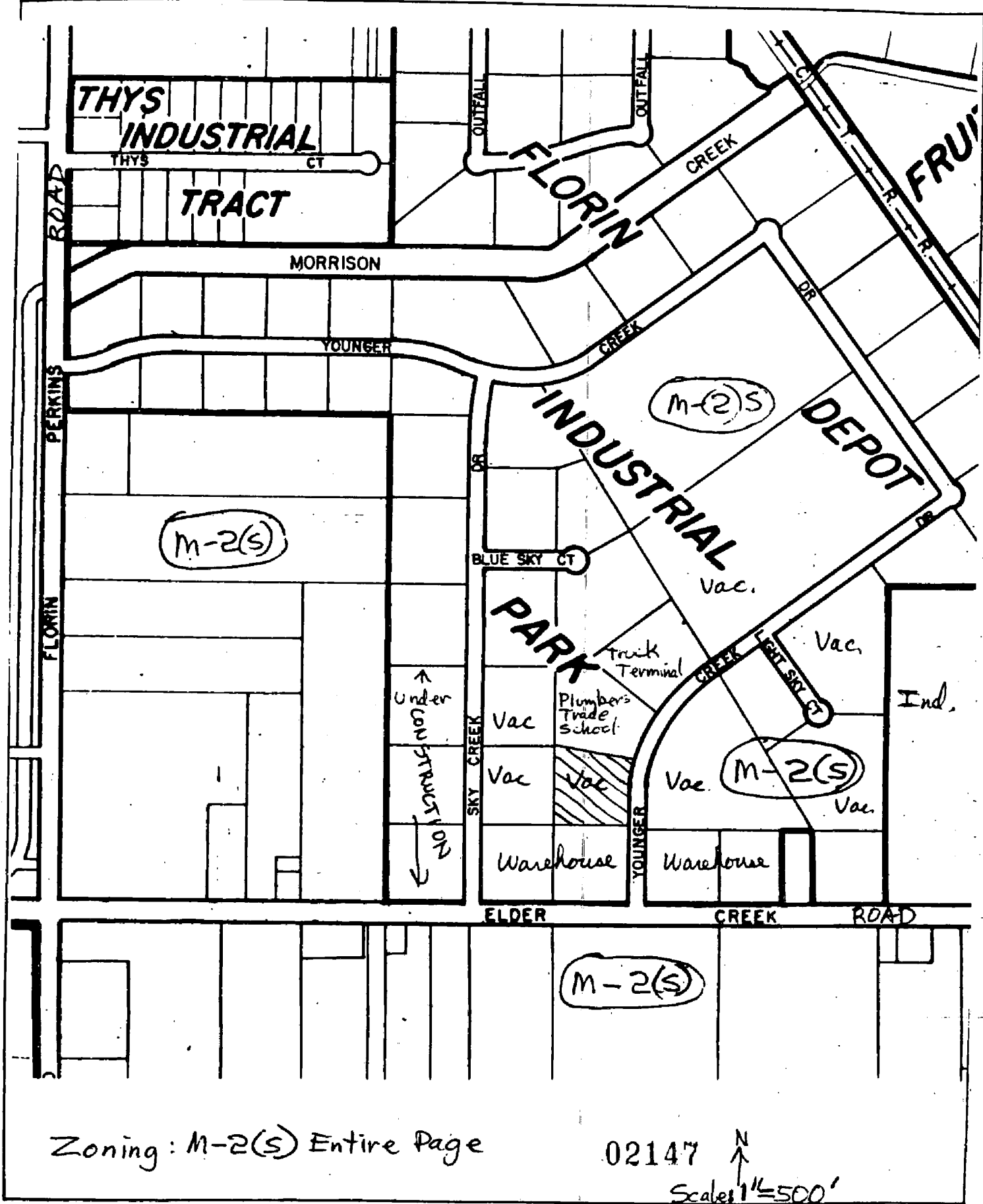
Conditions

1. The applicant shall provide reciprocal access, ingress, egress, parking, and maneuvering easements.
2. The reciprocal access agreements shall be placed on the deed of each lot.

Findings of Fact

1. The requested variance does not constitute a special privilege extended to one individual property owner in that variances for off-site maneuvering through reciprocal access would be appropriate for any property owner facing similar circumstances.

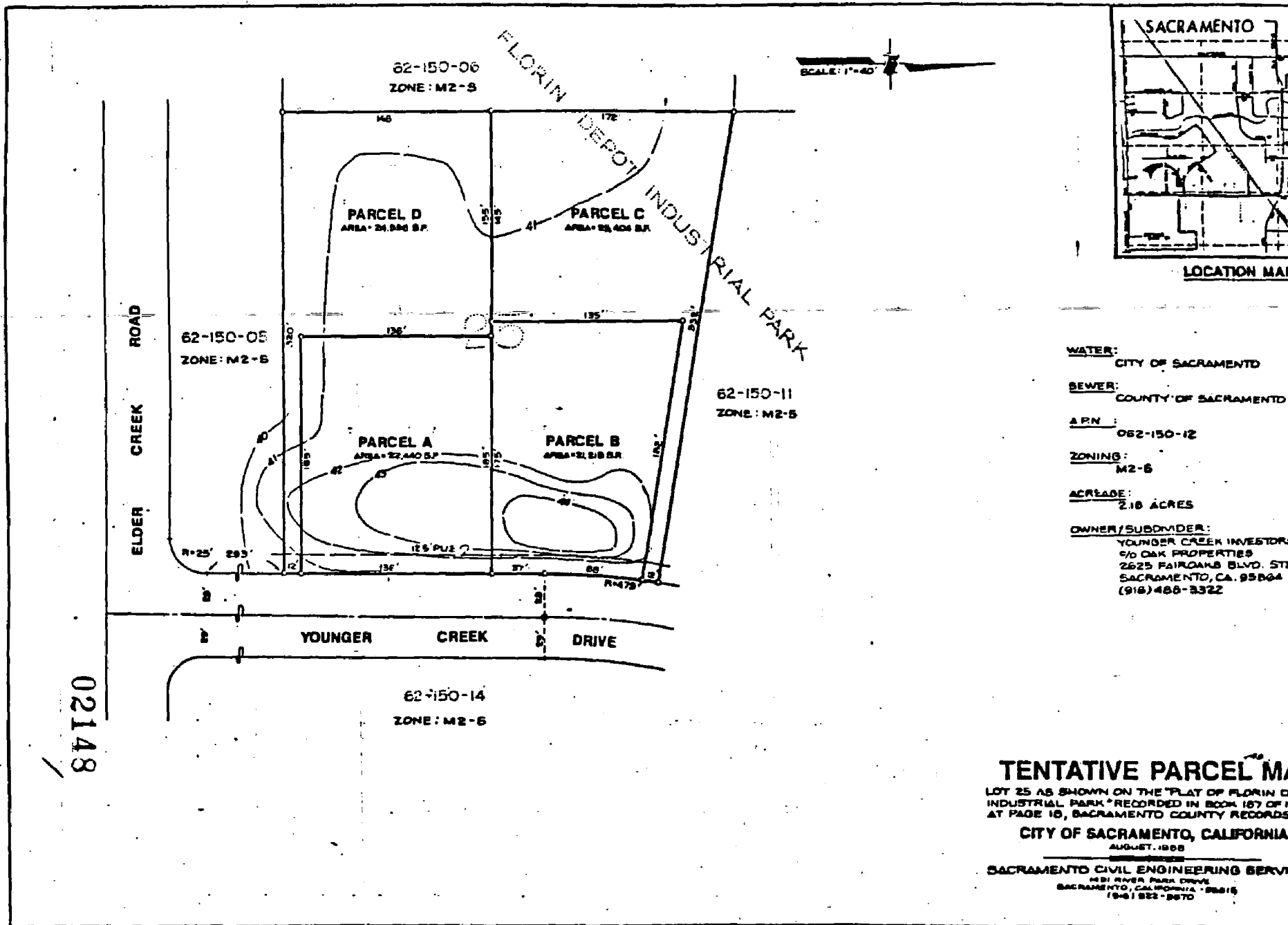
2. The granting of this variance will not be detrimental to the public health or welfare nor to surrounding properties in that:
  - a. an adequate number of parking spaces will be provided; and
  - b. all parking maneuvering will be within the subject 2.15<sup>±</sup> acres and directed inward within the site.
3. The requested variance does not constitute a use variance in that the proposed warehouse buildings are permitted in the M-2-S zone.
4. The proposed project is consistent with both the General Plan and 1986 South Sacramento Community Plan in that the site is designated for Industrial uses and the proposed warehouses conform to the plans.



Zoning: M-2(S) Entire Page

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 N  
 Scale 1" = 500'

**VICINITY - LAND USE - ZONING**



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02148

**WATER:**  
CITY OF SACRAMENTO

**SEWER:**  
COUNTY OF SACRAMENTO

**APN:**  
062-150-12

**ZONING:**  
M2-6

**ACREAGE:**  
2.18 ACRES

**OWNER/SUBMITTER:**  
YOUNGER CREEK INVESTORS  
C/O OAK PROPERTIES  
2625 FAIROAKS BLVD. STE  
SACRAMENTO, CA. 95804  
(916) 488-3322

**TENTATIVE PARCEL MAP**  
LOT 25 AS SHOWN ON THE "FLAT OF FLORIN DEPOT INDUSTRIAL PARK" RECORDED IN BOOK 157 OF MAPS AT PAGE 18, SACRAMENTO COUNTY RECORDS.  
**CITY OF SACRAMENTO, CALIFORNIA**  
AUGUST, 1988  
**SACRAMENTO CIVIL ENGINEERING SERVICE**  
4821 RIVER PARK DRIVE  
SACRAMENTO, CALIFORNIA 95815  
(916) 922-9870

