

CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
OWNER Buzz Oates Enterprises - 8401 Jackson Road, Sacramento, CA 95826
PLANS BY Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
FILING DATE 7-28-89 ENVIR. DET. Negative Declaration REPORT BY DH:sg
ASSESSOR'S PCL. NO. 062-150-015.17 & 17

- APPLICATION:**
- A. Negative Declaration
 - B. Tentative Map to divide 9.7+ developed acres into 7 lots in the Heavy Industrial (M-2(S)) zone
 - C. Variance to allow off-site parking and maneuvering on adjacent parcels (withdrawn)

LOCATION: Light Sky Court off Younger Creek Drive

PROPOSAL: The applicant is requesting the necessary entitlements to divide 9.7+ acres into 7 lots for warehouse development currently under construction.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
1986 South Sacramento Community Plan Designation:	Heavy Commercial/Light Industrial
Existing Zoning of Site:	M-2(S)
Existing Land Use of Site:	Warehouse pads under construction

Surrounding Land Use and Zoning:

North: Vacant; M-2(S)
South: Warehouse & vacant; M-2(S)
East: Palm Iron & warehouse; M-2(S)
West: Vacant; M-2(S)

Parking Required:	155 spaces
Parking Provided:	188 spaces
Property Dimensions:	Irregular
Property Area:	9.73+ acres
Square Footage of Building:	136,800 sq. ft. total; 123,120 sq. ft. warehouse at 90% total; 13,680 sq. ft. office at 10% total
Height of Building:	Single story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete tilt-up
Roof Material:	Tar

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On August 23, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of the three lots totaling 9.7+ acres in the Heavy Industrial (M-2(S)) zone. The site is designated for Heavy Commercial and Warehouse uses in the 1988 City General Plan and 1986 South Sacramento Community Plan. Surrounding zoning is M-2(S) with a mix of vacant and developed warehouse buildings in the area (refer to Land Use Exhibit). Building permits have been issued for seven warehouse shell buildings on the three lots. The tentative map proposes to divide each building and attendant parking onto separate lots with use of reciprocal parking and ingress and egress easements for maneuvering.

B. Subdivision Design

The tentative map shows seven lots ranging in area from 0.6+ acres to 2.8+ acres. Adequate frontage on a public street exists for each lot. Parcel E is the most restricted lot for street frontage; however use of a shared driveway will allow adequate access to the lot. Staff supports the subdivision design pending resolve of parking being provided on each lot for each proposed tenant mix (refer to Table 1 for detailed parking requirements).

C. Parking Analysis

Table 1 presents the parking provided for each lot.

TABLE 1
Parking Analysis

Parcel	Lot Area	Building Area (Sq. Ft.)			Required Parking			Provided Parking
		Warehouse 90%	Office 10%	Total Sq.Ft.	Warehouse	Office	Total	
A	0.8 ac.	8,100	900	9,000	8	2	10	10
B	0.6 ac.	8,640	960	9,600	9	2	11	12
C	0.6 ac.	8,370	930	9,300	8	2	10	12
D	1.4 ac.	8,370	930	9,300	8	2	10	11
E	2.8 ac.	39,420	4,380	43,800	39	11	50	75
F	2.6 ac.	39,420	4,380	43,800	39	11	50	53
G	0.9 ac.	10,800	1,200	12,000	11	3	14	18
Total 9.7 ac.		123,120	13,680	136,800	122	33	155	188

A total of 155 spaces are required with 188 spaces being provided. Since building permits have been issued for the entire site, parking has been approved on the site as one major development. All lots have adequate parking for proposed uses.

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ENVIRONMENTAL DETERMINATION: The City's Environmental Review Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration (refer to Attachment A for Initial Study Discussion).

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- D. Deny the variance for off-site parking based upon findings of fact which follow.
(withdrawn 9-6-89 by applicant)

Conditions - Tentative Map - The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Meet all County Sanitation District requirements and coordinate;
3. Dedicate a 12.5 foot public utility easement for underground and overhead public utility and electrical facilities and appurtenances adjacent to all streets if not already established;
4. Provide separate metered water services at time of building permits or prior to recording final map;
5. Show reciprocal ingress, egress, parking and maneuvering, sewer and drainage easements on map;
6. Subject property must complete annexation to Sacramento Regional County Sanitation District and County Sanitation District No. 1 prior to recordation of the map or prior to the approval of improvement plans, whichever occurs first.

Note: Recommend use of Valley Oak and Ginko, Fairmont variety as principle tree species for planting as per the City Arborist.

Note: Driveways shall conform to City Code Section 38.160 to 38.171. Coordinate proposed property lines with proposed driveways.

Note: Each parcel shall contain adequate parking spaces for uses on that parcel.

Note: Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the

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applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBEM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

7. Applicant shall conform to existing consent agreement with P.G. & E. for use under the power lines.

8. Reference to Parcel A: The property line shall be adjusted or the required parking spaces (10) shall be shown on Parcel A site plan prior to recordation of final map.

**ATTACHMENT A
DISCUSSION OF INITIAL STUDY
FLORIN DEPOT TENTATIVE MAP (P89-289)**

Project Description

The firm of Morton & Pitalo, Inc., has made application to the City of Sacramento to split 10+ acres into 7 parcels ranging in size from .6 acres to 2.6 acres. The site is designated Heavy Commercial/Warehouse in the 1986-2006 General Plan. It is designated Heavy Commercial/Light Industrial in the 1986 South Sacramento Community Plan. The site is located on Younger Creek Road, 1,000+ feet north of Elder Creek Road. The site is developed with warehousing structures on each proposed parcel.

The necessary entitlement for this project include a:

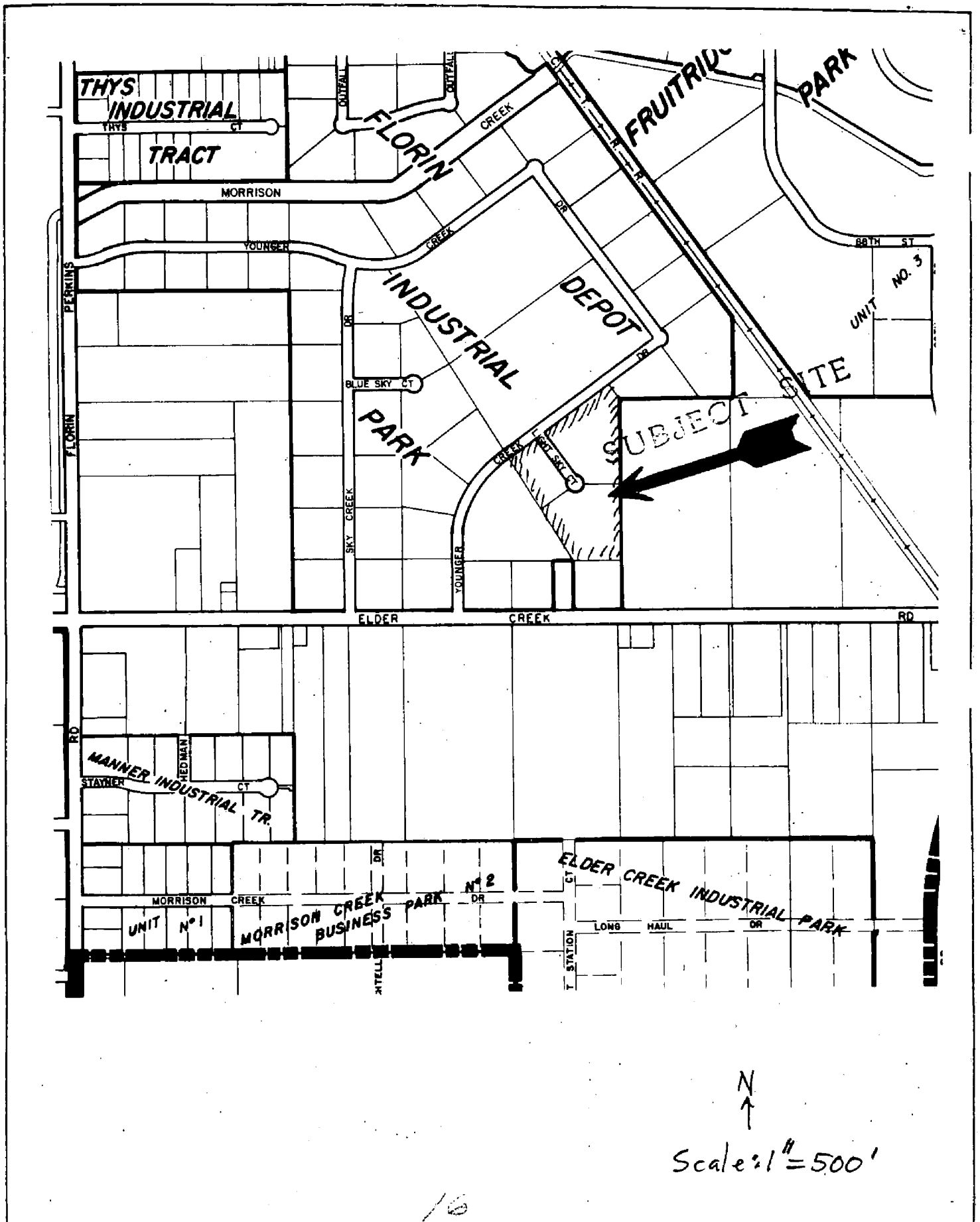
1. tentative map to subdivide the property
2. variance for off-site parking maneuvering

Environmental Effects

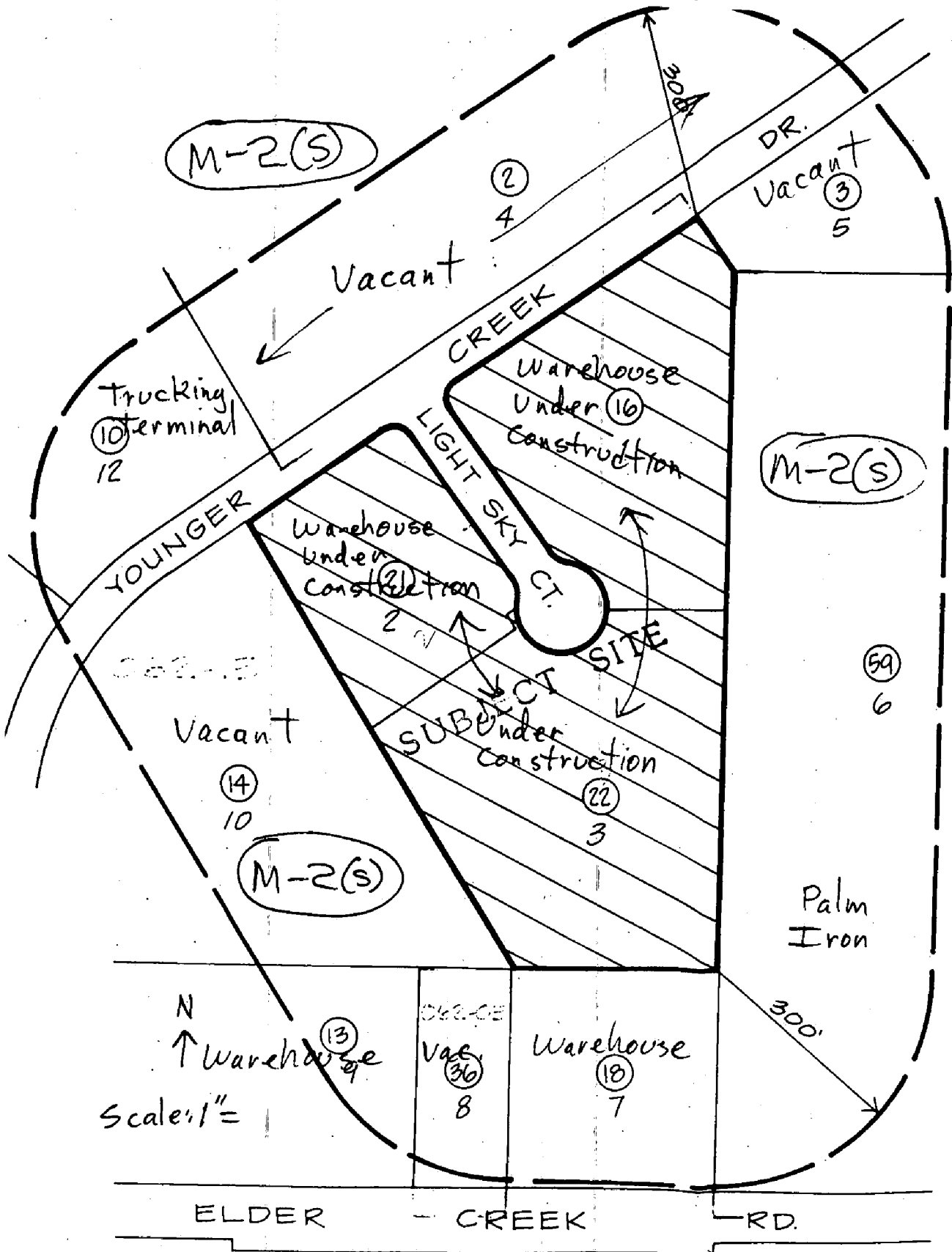
The proposed tentative map is for the purpose of ownership transfer and financing. The site is already developed with uses which conform to the land use designations and zoning. The site is surrounded by industrial development or vacant land zoned for industrial development. The proposed project will not result in development of the site. The site is located in Flood Zone X of the new Flood Insurance Rate Maps (FIRM) dated May 1, 1989 and is not anticipated to experience a 100 year flood event. If toxic or hazardous materials are to be stored on the site, the Fire Department must be notified and have on file a plan of the interior of the building showing locations, types and amounts of such materials.

The site is developed with warehouse structures and required parking is located adjacent to the buildings. Driveways, 26 feet in width, separate the banks of parking. This double banked parking arrangement reduces the amount of surfacing required. The 26 foot driveway conforms to Zoning Code regulations and the variance does not result in a deficiency of parking maneuvering space.

Since development will not occur as a result of this project and it is for transfer of ownership purposes, the Environmental Coordinator has determined that the proposed project will have a less-than-significant impact on the environment. A Negative Declaration is being filed.



VICINITY MAP



LAND USE & ZONING MAP

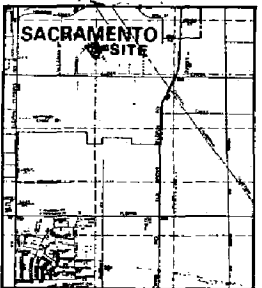
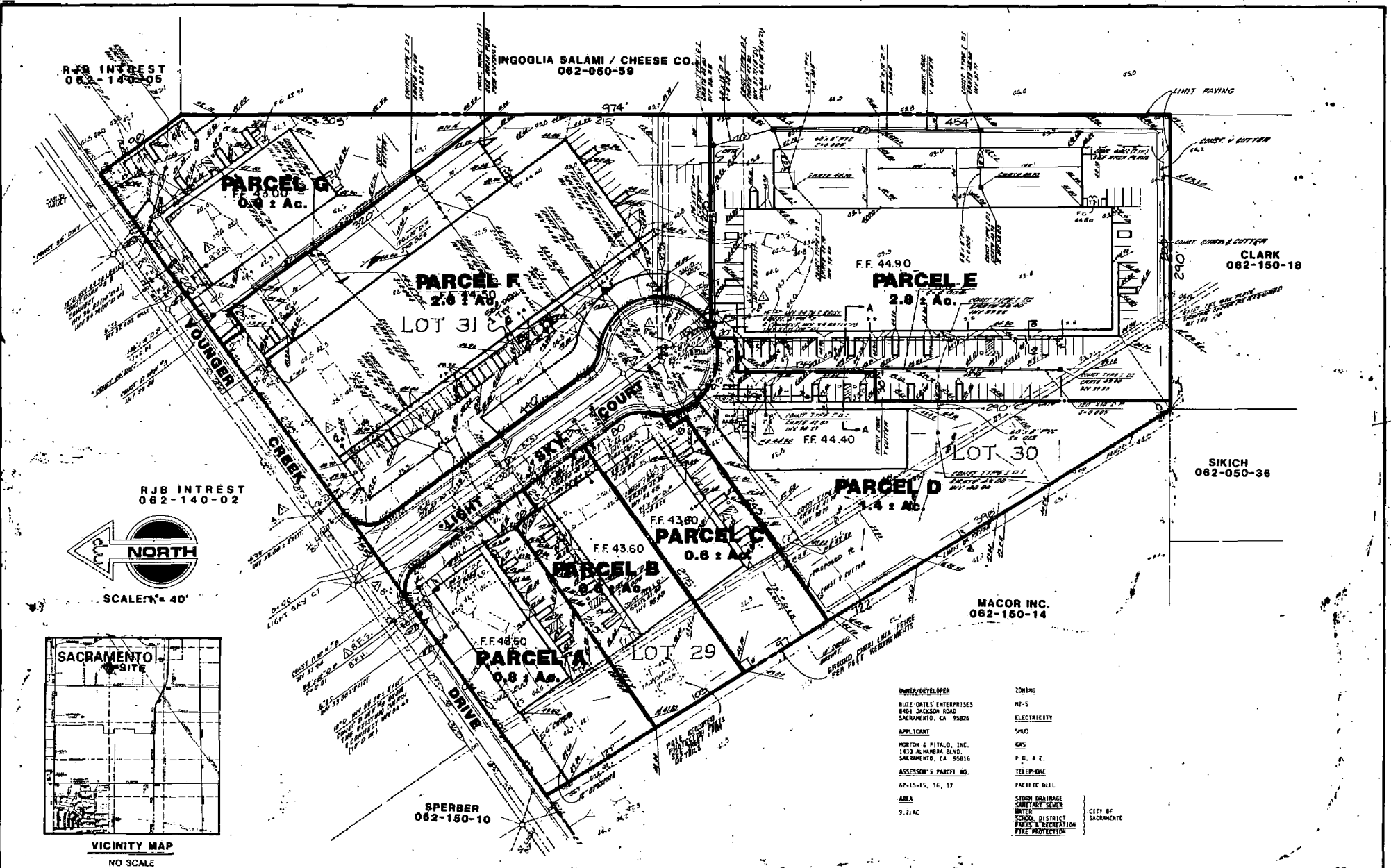
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VICINITY MAP
NO SCALE

OWNER/DEVELOPER
BUZZ GATES ENTERPRISES
8401 JACKSON ROAD
SACRAMENTO, CA 95828

APPLICANT
MORTON & PITALO, INC.
1430 ALHAMBRA BLVD.
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.
62-15-15, 16, 17

AREA
9.7 AC

ZONING
M2-S
ELECTRICITY
SPUD
GAS
P.E. & E.
TELEPHONE
PACIFIC BELL

STORM DRAINAGE
SANITARY SEWER
WATER
SCHOOL DISTRICT
FIRE'S JURISDICTION
FIRE PROTECTION

CITY OF
SACRAMENTO

SPERBER
062-150-10

NO.	DESCRIPTION	APPROVED	DATE	VERT. 1" = 10'
1
2

DISK NO.	BENCH MARK	COMPUTED
...

DESIGNED	DRAWN	PROJ. ENGR.
...

DATE	SHEET
JULY 1988	1

mp MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

TENTATIVE PARCEL MAP
FLORIN DEPOT LOTS 29, 30 & 31
CITY OF SACRAMENTO

FILE NO. 80027