

P95-031 - LANATT STREET TENTATIVE MAP

REQUEST: A. Tentative Map to subdivide one parcel into two parcels on 1.69± developed acres in the Light Industrial (M-1) zone.

LOCATION: 3381 and 3385 Lanatt Street
APN: 004-0010-022
East Sacramento Community area
Sacramento Unified School District
Council District 3

APPLICANT: Morton & Pitalo Inc.,
1788 Tribute Road, Suite #200
Sacto., CA. 95815

OWNER: National Linen Service Properties Inc.
1420 Peachtree Street
Atlanta, GA 30309

PLANS BY: Morton & Pitalo Inc.,
1788 Tribute Road, Suite #200
Sacramento, CA 95815

APPLIC. FILED: 4-13-95

STAFF CONTACT: Laura Conti, 264-8287

SUMMARY/RECOMMENDATION: The applicant proposes to subdivide one parcel into two parcels. The project site is developed with two 10,000± square feet warehouse buildings. The tentative map will divide the existing parcel such that each warehouse structure will be on a separate parcel. Both parcels are developed and no new development is proposed. **Staff recommends approval of the project subject to conditions.** This recommendation is based on the project's consistency with the General Plan policies, the standards of the Zoning Ordinance and the compatibility of the project with the adjacent industrial land uses.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Land Use of Site:	Warehouse and small offices
Existing Zoning of Site:	M-1, Light Industrial

Surrounding Land Use and Zoning:

North: M-2;	Southern Pacific Railroad
South: M-1;	Industrial
East: M-1;	Industrial
West: M-2;	Southern Pacific Railroad

Total Property Area:	1.69 \pm acres
Property Dimensions:	Irregular
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Parking Required:	10 spaces (for each parcel)
Parking Provided:	10 spaces (for each parcel)

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Final Map	Public Works, Development Services

PROJECT DESCRIPTION: The applicant proposes to subdivide one parcel into two parcels. Both proposed parcels are developed with a 10,000 \pm square foot warehouse building and no new development is proposed (see Exhibit A). Each warehouse building has a small office area approximately 800 \pm square feet in size. As designed, both parcels have ten (10) parking spaces including one handicap parking space and additional truck parking in the rear of the buildings.

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

The General Plan designates the site as Heavy Commercial or Warehouse. The project is consistent with the Commerce and Industry Land Use Element goal (Goal B) set forth to:

"Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts." (Section 4-1)

B. Site Plan/Zoning Requirements

As discussed previously, the project site is developed with two 10,000± square feet concrete tilt-up warehouse buildings. No new setbacks or signage is proposed. The site is landscaped along Lanatt Street and within the parking lot/paved surface areas. This landscaping meets the City's Zoning Ordinance requirements of 50% shading for parking lot/paved surface areas.

The applicant proposes to restripe the parking lot areas such that each parcel has ten (10) parking spaces. This parking is adequate for the project site. The restriping of the parking lot meets the City's Zoning Ordinance Requirements for maneuvering (26 feet) and handicap requirements (one space located closest to each building entrance). The applicant is also proposing reciprocal access easements for ingress/egress.

The project proposes no new construction. As developed, the warehouse building's exterior building materials are concrete (in grey/earthtones) with complimentary composition shingle roof materials.

Staff finds the proposed tentative map to be appropriate and compatible with the adjacent industrial land uses.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15315.

B. Public/Neighborhood/Business Association Comments

The project was routed and individual phone calls were made to both the East Sacramento Improvement Association and the McKinley-Elvas Neighborhood Alliance. No comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments that were received deal predominantly with subdivision improvements such as sewer/drainage, utility easements, erosion/sediment control measures, and fire access. The comments received have been included as conditions of the Tentative Map (see Attachment C - Tentative Map Resolution).

D. Subdivision Review Committee Recommendation

On May 17, 1995, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the tentative map subject to conditions in the attached Tentative Map Resolution.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution (Attachment C) approving the Tentative Map to subdivide one parcel into two on 1.69± acres in the Light Industrial (M-1) zone.

Report Prepared By,


Laura Conti, Associate Planner

Report Reviewed By,


Steve Peterson, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C
Exhibit A

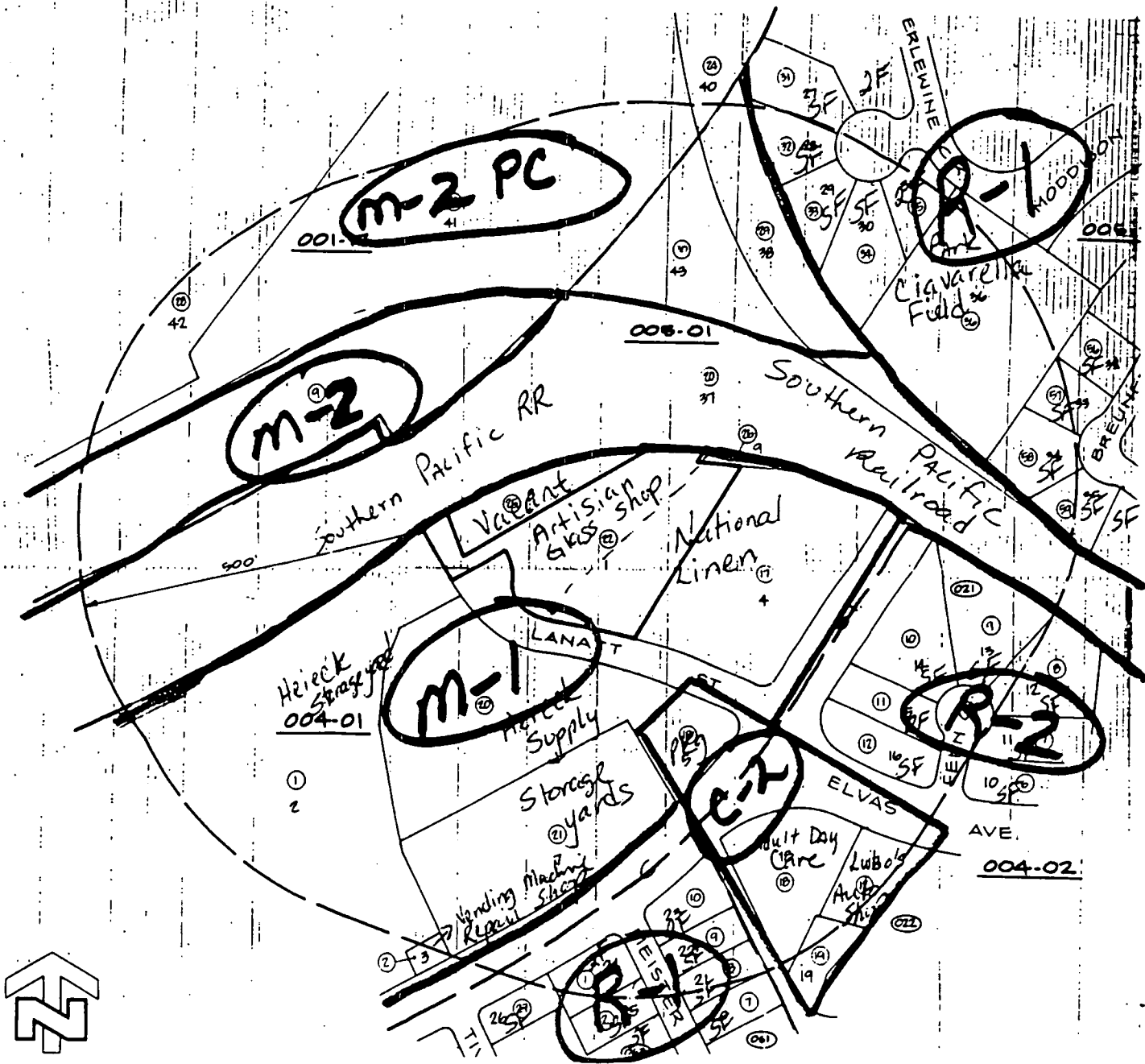
Vicinity Map
Land Use and Zoning Map
Resolution Approving Tentative Map
Tentative Map

P95-031



ATTACHMENT A
Vicinity Map

ATTACHMENT B Land Use and Zoning Map



ATTACHMENT C
RESOLUTION NO.

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF JULY 13, 1995

**A RESOLUTION ADOPTING
FINDINGS OF FACT AND
APPROVING A TENTATIVE MAP
FOR PROPERTY LOCATED IN
THE LIGHT INDUSTRIAL (M-1)
ZONE AT 3381 AND 3385
LANATT STREET, SACTO., CA.
(P95-031) (APN: 004-0010-022)**

WHEREAS, the City Planning Commission on July 13, 1995, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15315;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:
 - A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. The General Plan land use designation for the subject site is Heavy Commercial or Warehouse.
 - C. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
 - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
2. The tentative map for the proposed subdivision is hereby approved, subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:
 - A. Show all existing easements;
 - B. Show reciprocal ingress, egress, maneuvering and drainage easements on Final Map. Place a note on the Final Map or Certificate of Compliance: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
 - C. Provide easements for existing underground electrical facilities to the satisfaction of SMUD;
 - D. Provide a secondary fire access easement to Parcel 1 to the satisfaction of the Fire Department;
 - E. Provide a separate water service to each lot. Any new water service shall be metered. If more than one service exists on any

parcel following the lot split, then all services exceeding the one allowed shall be abandoned to the satisfaction of the Department of Utilities;

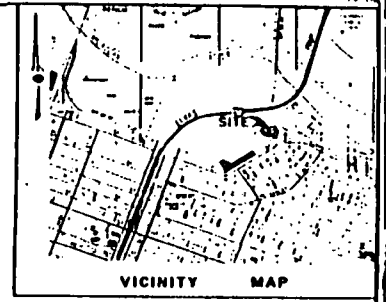
- F. Conform to Uniform Building Code requirements;
- G. Relocate the handicap parking space on Parcel 1 to the location closest to the building;

ADVISORY NOTES:

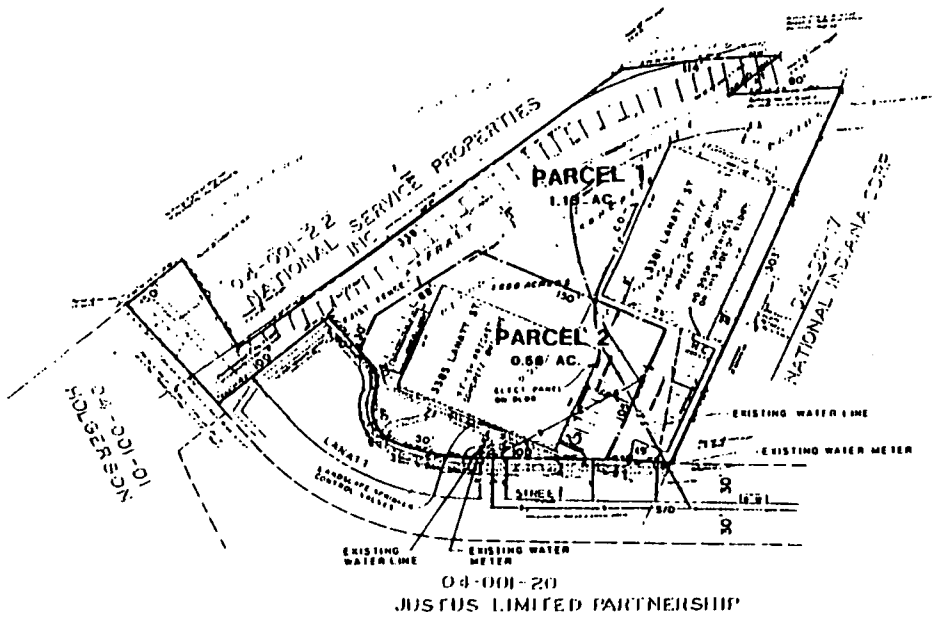
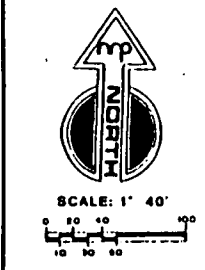
The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- H. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required;
- I. This project is located within an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs for improvements needed to upgrade the combination system;
- J. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200.

EXHIBIT A
TENTATIVE MAP SITE PLAN



- OWNER**
NATIONAL SERVICE PROPERTIES, INC
1400 PEACHTREE ST
ATLANTA, GA 30309
- APPLICANT/ENGINEER**
MORTON & PITALO, INC.
1700 SUNDRIE PLAZA, SUITE 700
SACRAMENTO, CA 95818
- APN**
004 0110 013
- AREA**
1.18 AC
- EXISTING ZONING**
M-1
- UTILITIES**
WATER
SEWER
STORM DRAINAGE
GAS
ELECTRICITY
TELEPHONE
SCHOOLS
PARKS AND RECREATION
FIRE DEPARTMENT
- CITY OF SACRAMENTO**



PARKING REQUIREMENTS		
PARCEL NO	PARKING REQUIRED	PARKING SHOWN
1	10	10
2	10	10



NOTE
STATEMENTS FOR ELECTRICAL UTILITIES AND SEWERAGE PLUMBING GRANTED TO GREAT WESTERN PAPER CO. APPEARED IN WESTERN EDITION, PAGE 208 AND BOTTOM 1/2 OF PAGE 209 OF 1980S PART 208 (1980S) RECORD OF SACRAMENTO COUNTY, AND SHOULD BE TO THE EXACT LOCATION. SAID STATEMENTS ARE NOT SUBJECT TO BE RECORDED TO BE 11 PAGES THE SITE PLAN.

NO.	DESCRIPTION	APPROVED	DATE	SCALE	REVISION MARK	COMPILED	DESIGNED	DRAWN	PROJECT ENGINEER
1				SCALE: 1" = 40'					

m p MORTON & PITALO, INC.
CIVIL ENGINEERING · PLANNING · SURVEYING

P95-031 3301 & 3388 LA
PARCEL MAP FOR NATIONAL LINEN SERVICE
PORTION OF SECTION 5, T.8N., R.9E., M.D.M.
CITY OF SACRAMENTO CALIF.