

**CORRECTED STAFF REPORT 4/14/83
CITY PLANNING COMMISSION

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

APPLICANT	Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815		
OWNER	Oates & Massie, P.O. Box 19038, Sacramento, CA 95819		
PLANS BY	Leo McGlade & Associates		
FILING DATE	2-25-83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	3-24-83	EIR	ASSESSOR'S PCL. NO. Por. of 226-050-25

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 24± vacant acres into two parcels located in the Light Industrial (M-1) zone.
 3. Special Permit to develop a 117,000± square foot warehouse/office structure within the Hansen Industrial Park (PUD).

LOCATION: Northwest corner of Main Avenue and extension of Kelton Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 24± vacant acres into two parcels and develop 5.8± acres with a 117,600 square foot warehouse facility in the Hansen Industrial Park PUD.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Robla Community Plan Designation:	Heavy Commercial/Industrial
Proposed North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Hansen Industrial Park; A
South:	Industrial & Residential; M-1 & R-1
East:	Vacant; M-1 (PUD)
West:	Worthington Pump Co.; M-1 (PUD)

Parking Required:	124 spaces
Parking Ratio Required:	1:400 office; 1:1000 warehouse
Parking Provided:	174 spaces
Parking Ratio Provided:	1:675 sq. ft.
Property Dimensions:	Irregular
Property Area:	24.36 acres
Square Footage of Lot(s):	Parcel A: 5.84 ac.; Parcel B: 18.52 ac.
Square Footage of Building(s):	Parcel A: 117,600
Height of Structure:	One-story warehouse/23 feet
Topography:	Flat
Street Improvements/Utilities:	To be provided
Exterior Building Colors:	Earth tones
Exterior Building Materials:	Concrete tilt-up

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 30, 1983, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend approval of the tentative map, subject to the following conditions. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
2. This map cannot be filed until Hansen Industrial Park Parcel Map creating Parcel 1 is filed (Parcel 1 does not presently exist as shown);
3. Prepare a sewer and drainage study for review and approval of the City Engineer. Sewer and drainage shall extend westerly to Western Pacific railroad as required in previous agreement. Sewer and drain system shall require oversizing and off-site extension (sewer must extend east to Regional Interceptor near Rio Linda Boulevard);
4. Must initiate annexation proceedings to Regional Sanitation District. Final map cannot be filed until facilities are in operation;
5. Install additional pump and appurtenances at existing pump station east of Kelton Avenue;
6. Dedicate sufficient right-of-way to provide for a 60-foot half-section for Main Avenue as required;
7. Improve west end of Kelton Way up to and including access point to Parcel B to a 45-foot half-section. From said access point to the northerly boundary of the site, the street improvements shall be designed to the satisfaction of the City Engineer;
8. Right-of-way study of off-site pavement tapers required for the northeast corner of Kelton Avenue and Main Avenue.

BACKGROUND INFORMATION: Following the creation of the Hansen Industrial Park PUD in March 1978, the PUD Schematic Plan has been amended twice prior to this current application. The chronology of plan amendments is summarized below. Each schematic plan is included as Exhibits A through D.

<u>Exhibit</u>	<u>Date</u>	<u>PUD Schematic Plan</u>	<u>Change in Total Square Footage of PUD</u>	<u>P#</u>
D	3/23/78	PUD created consisting of 15 buildings	420,800 sq. ft.	P-8014
C	10/3/78	Amended to increase no. of bldgs. from 15 to 16 and change configuration of bldgs.	571,200 sq. ft.	P-8337
B	11/24/82	Amended to change bldg. configurations, reorient interior circulation, eliminate cul-de-sac, reduce sq. footage of bldg. by 76,000 sq. ft.	495,000	P82-207
A	4/14/83	Current application to develop 117,600 sq. ft. warehouse bldg.	555,000	P83-070

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. At the November 24, 1982 meeting, the City Council approved the necessary entitlements to develop two warehouse structures consisting of 55,000 square feet and 60,000 square feet on two separate parcels (P82-207). As a condition of approval the proposed cul-de-sac off of Main Avenue was eliminated in exchange for driveway access to Kelton Way and reciprocal cross access easement between parcels (see Exhibit B).
2. The current request (Exhibit A) the applicant is proposing is a 117,600 square foot warehouse facility to be occupied by TRW Corporation, an auto parts wholesale business. The subject warehouse building has been expanded by 60,000 square feet from that indicated in the previous schematic plan (Exhibit B) and would occupy the former alignment of the cul-de-sac which was deleted by Council. See Exhibits F through I for detailed plans of the TRW building.
3. Staff has no objection to the applicant's request based upon the fact that the revised project essentially conforms to the previously approved schematic plan (P82-207) and the total square footage of the PUD, including the expanded warehouse structure, remains below the square footage approved on October 3, 1978, P-8337, (555,000 square feet vs 571,000 square feet). The City Traffic Engineering office had no objection to the revised plan.
4. The applicant should provide a minimum of seven bicycle locker facilities in conjunction with the warehouse building, of which 50 percent or four lockers should be Class I locker facilities.
5. Staff requests that the landscaping plans adhere to the PUD guidelines approved in conjunction with P-8337. Detailed landscaping, irrigation and shading plans should be submitted to the Planning staff for review and approval prior to issuance of building permits.
6. The signage program for the subject warehouse should adhere to the PUD Guidelines. A copy of the signage plans should be submitted to the Planning staff for review and approval prior to issuance of occupancy permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions;
3. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow.

Tentative Map Conditions

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted.

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. This map cannot be filed until Hansen Industrial Park Parcel Map creating Parcel 1 is filed (Parcel 1 does not presently exist as shown);
- c. Prepare a sewer and drainage study for review and approval of the City Engineer. Sewer and drainage shall extend westerly to Western Pacific railroad as required in previous agreement. Sewer and drain system shall require oversizing and off-site extension (sewer must extend east to Regional Interceptor near Rio Linda Boulevard);
- d. Must initiate annexation proceedings to Regional Sanitation District. Final map cannot be filed until facilities are in operation;
- e. Install additional pump and appurtenances at existing pump station east of Kelton Avenue;
- f. Dedicate sufficient right-of-way to provide for a 60-foot half-section for Main Avenue as required;
- g. Improve west end of Kelton Way up to and including access point to Parcel B to a 45-foot half-section. From said access point to the northerly boundary of the site, the street improvements shall be designed to the satisfaction of the City Engineer;
- h. Right-of-way study of off-site pavement tapers required for the northeast corner of Kelton Avenue and Main Avenue.

Conditions - Special Permit

- a. Reciprocal access shall be provided between Parcels A and B and Parcel 3 (General Motors site);
- b. The applicant shall provide a minimum of seven bicycle locker facilities, of which four shall be Class I locker facilities. The location of bicycle lockers shall be indicated on the final site plans and be subject to the review and approval of Planning staff prior to issuance of building permits;
- c. The final detailed landscape, irrigation and shading plans shall be reviewed and approved by Planning staff prior to issuance of building permits;
- d. The applicant shall submit signage plans for the subject warehouse for review and approval of Planning staff prior to the issuance of occupancy permit.
- ** e. *No building permits shall be issued until City sewer and water facilities are available to the site. This can be accomplished through bonding procedure.*

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that it is compatible with surrounding land uses which consist of industrial development and proposed industrial uses;
- b. The project, as conditioned, will not be injurious to the general public or surrounding properties in that:
 - 1) adequate on-site parking is provided;
 - 2) the site will be adequately landscaped and shaded.
- c. The project is compatible with the:
 - 1) 1974 General Plan which designates the site for industrial uses; and
 - 2) the 1965 Robla Community Plan which designates the site heavy commercial/industrial.

RAIN...

LOCATION MAP

CARL HANSEN PARK SITE

NATOMAS

NORWOOD INDUSTRIAL PARK

NORTHGATE PARK

HANSEN INDUSTRIAL PARK

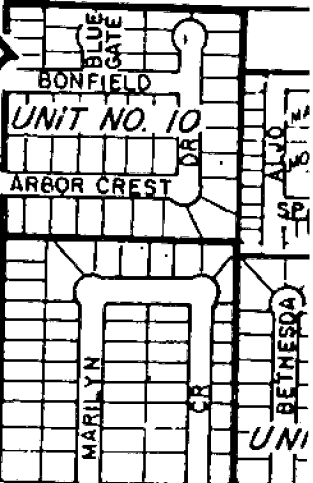
KELTON WY. EXTENSION

SUBJECT SITE

MAIN

EAST

LINDA



7-83-070

RIO 12 4-14-83

P 83070

SCHEMATIC PLAN

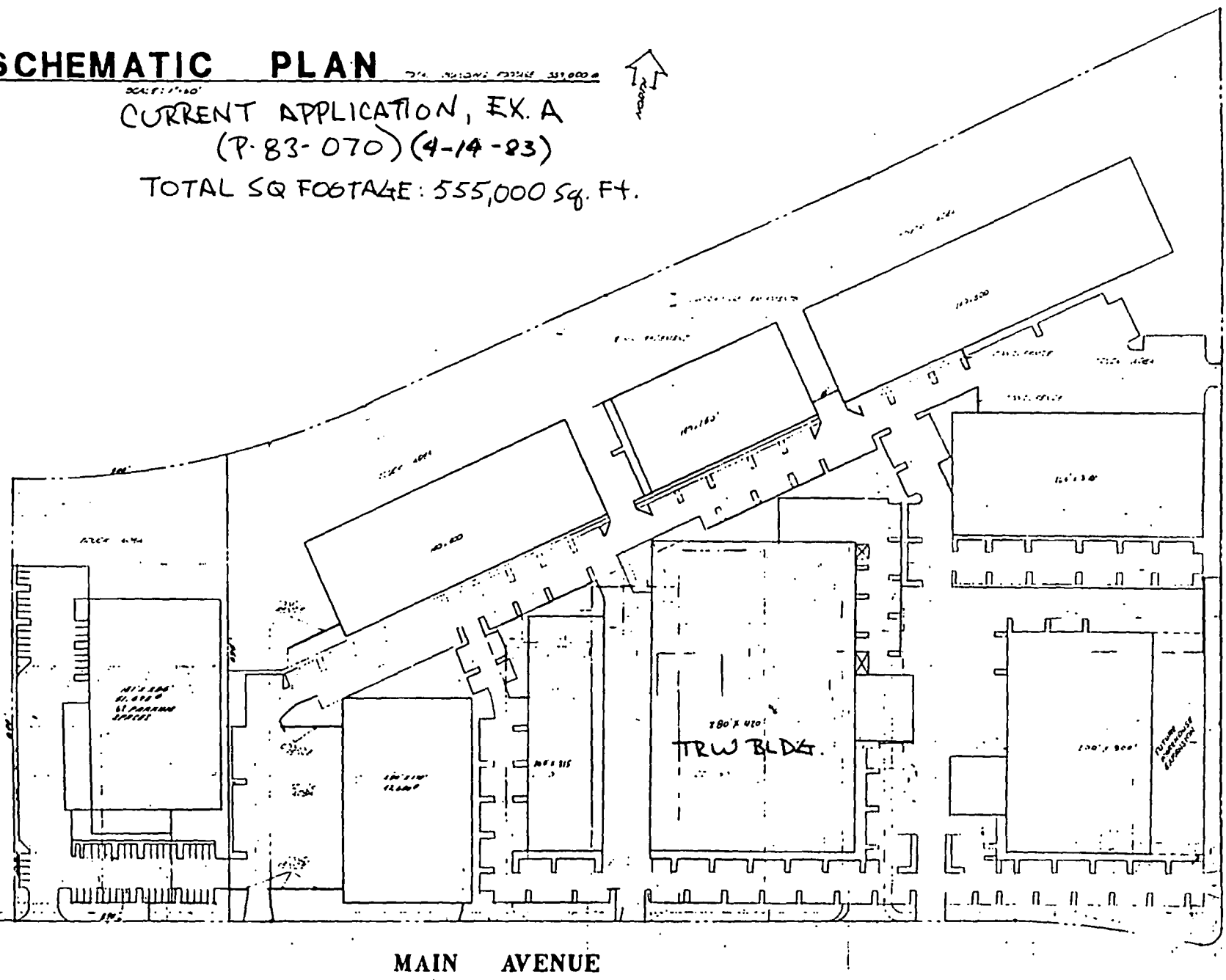
SCALE: 1"=40'
CURRENT APPLICATION, EX. A
(P-83-070) (4-14-83)
TOTAL SQ FOOTAGE: 555,000 Sq. Ft.



4-14-83 13

EX. A

4/6/12



MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING



KELTON WAY

MAIN AVENUE

TRW BLDG.

11/8/82
11/21/82
11/16/82
11/15/82
10/20/82
REYNOLD DIAZ/82

AMERICAN MUNICIPALITY
1000 AVENUE
CITY

11/8/82
11/21/82
11/16/82
11/15/82
10/20/82
REYNOLD DIAZ/82

P 82207

SITE PLAN

EX. B P-82-207 (11-24-82)

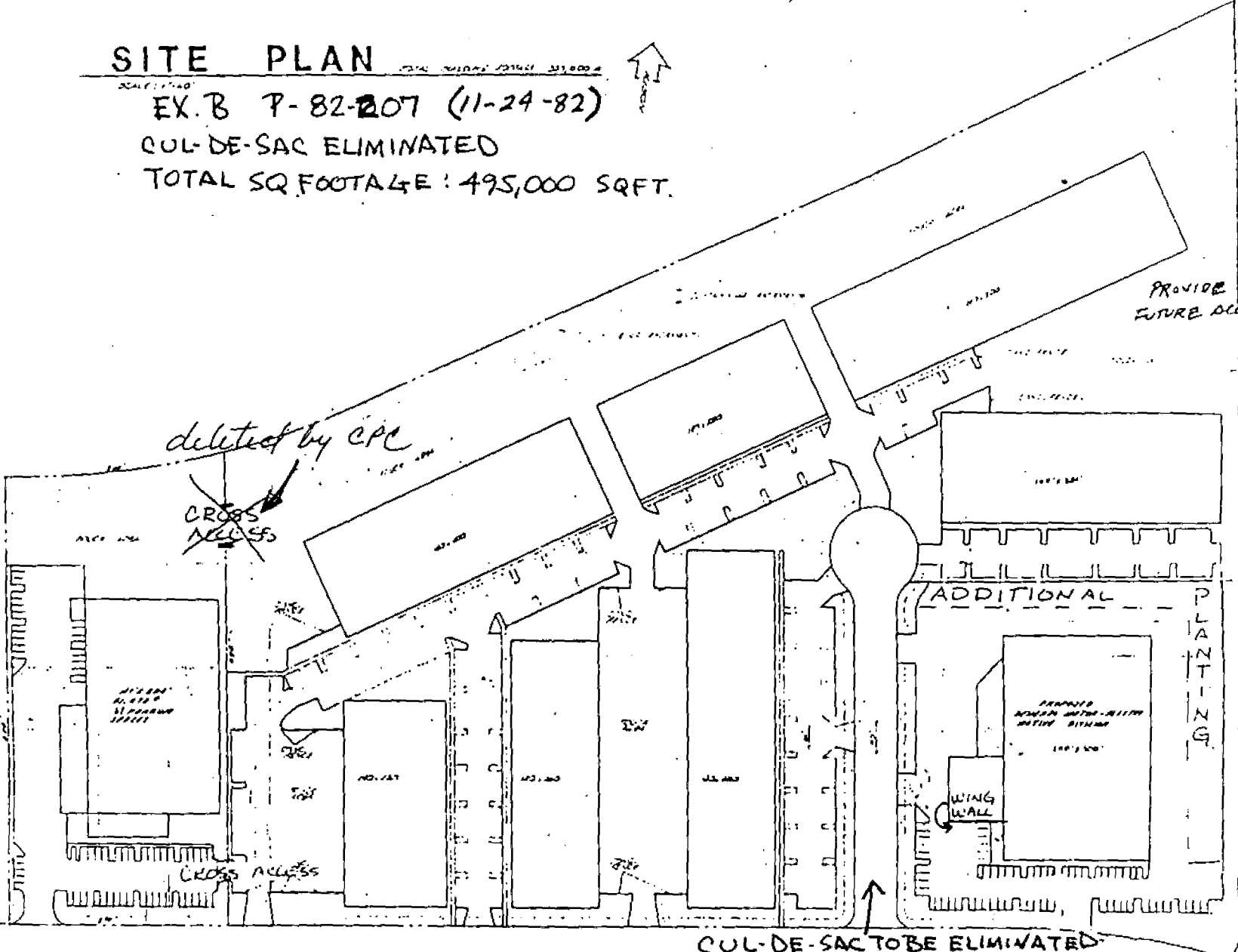
CUL-DE-SAC ELIMINATED

TOTAL SQ. FOOTAGE: 495,000 SQFT.



MORTON & PITALO, INC.
ARCHITECTS

EXHIBIT



4-14-83 14

EX. B

Item

No. 12

MAIN AVENUE

CUL-DE-SAC TO BE ELIMINATED

REVISIONS
DATE
BY

P-8014

EX. D - ORIGINAL POD SCHEMATIC PLAN, P-8014
TOTAL SQ. FOOTAGE: 420,800 SQ. FT. (3-23-78)

CITY PLANNING COMMISSION
RECEIVED
MAR 03 1978

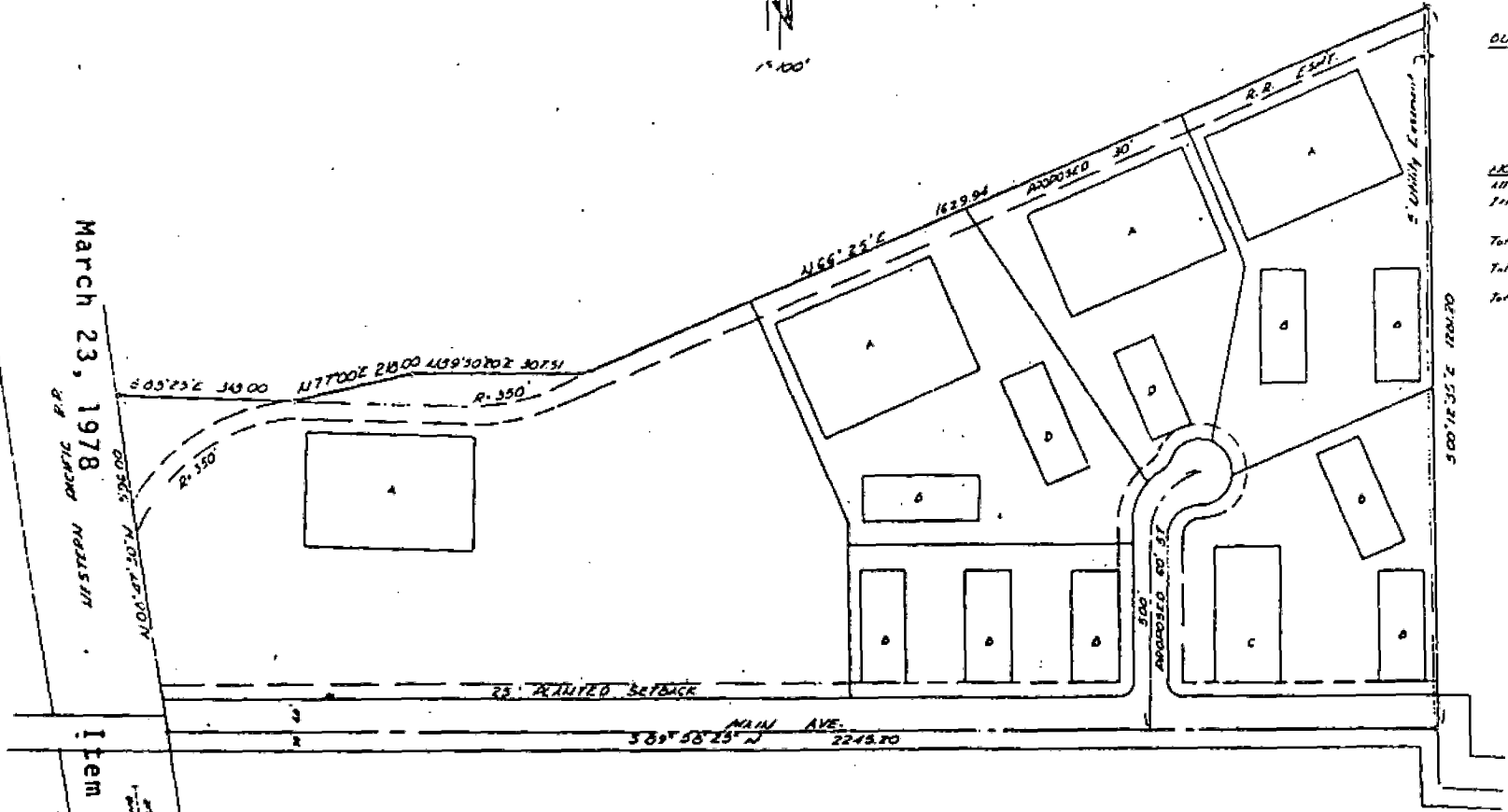


BUILDING	SIZE
A	200' x 300'
B	80' x 200'
C	100' x 240'
D	80' x 160'

NOTE
All lots shall front on a 25' Irrigated Planter
Total Area = 43.00 Ac
Total Area within Church = 40.17 Ac
Total Net Area = 35.00 Ac

4-14-83 16
EX. D No. 12

March 23, 1978
Item No. 10



NORWOOD-NORTHGATE
INDUSTRIAL PARK

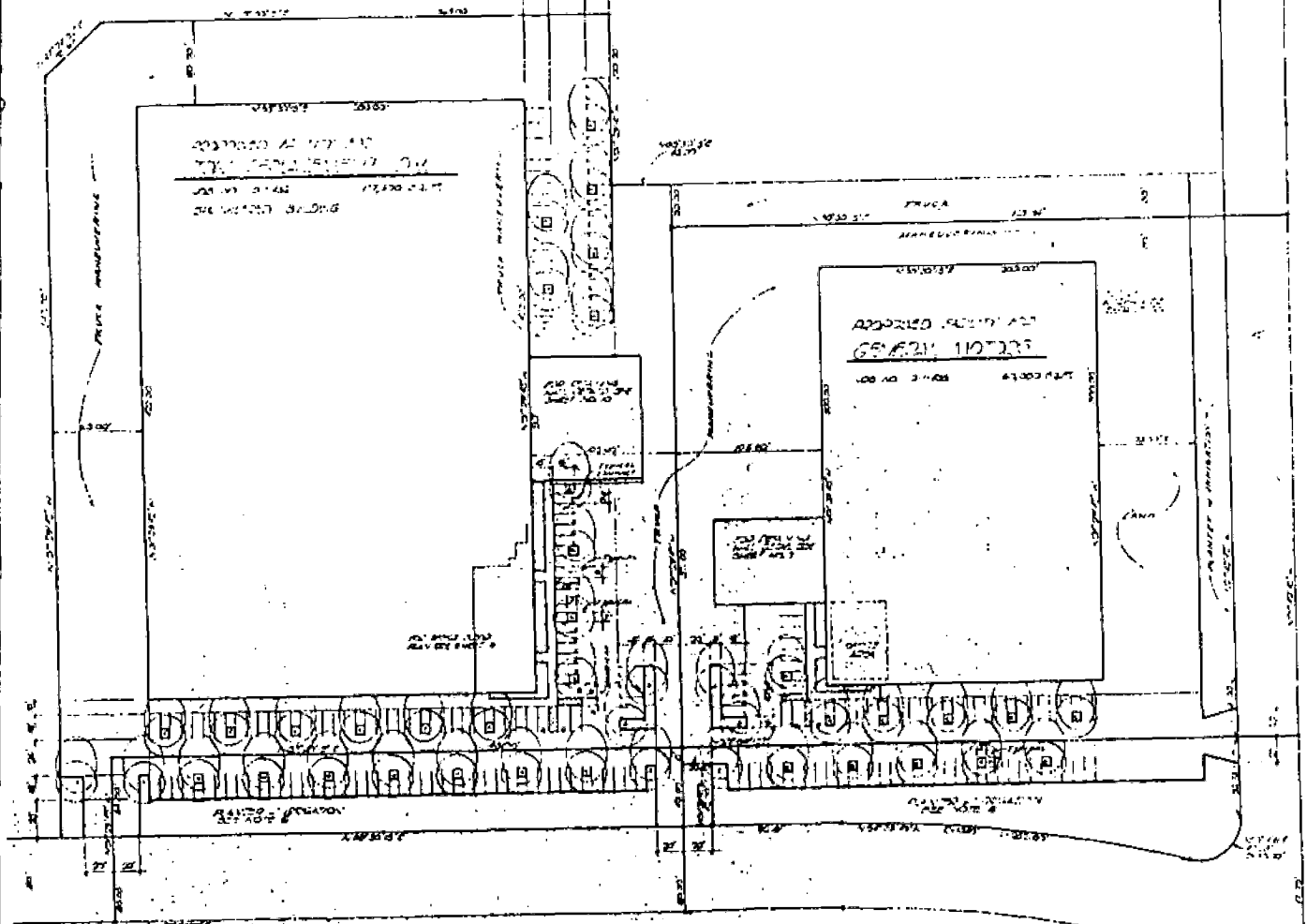
GENNIS & ASSOC 4416-1401

P 83070

4-14-83 17

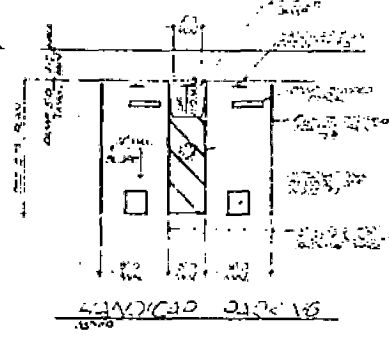
EX F No. 12

EXHIBIT F



SITE PLAN

1. Provide a site plan showing all existing and proposed buildings, parking areas, and other structures. The site plan shall be prepared to a scale of 1/4" = 10'.
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7. Provide a site plan showing all existing and proposed buildings, parking areas, and other structures. The site plan shall be prepared to a scale of 1/4" = 10'.
8. Provide a site plan showing all existing and proposed buildings, parking areas, and other structures. The site plan shall be prepared to a scale of 1/4" = 10'.



PROPOSED DEVELOPMENT
 1. 100' x 100' Warehouse 27,000 sq. ft.
 2. 100' x 100' Office 10,000 sq. ft.
 3. 100' x 100' Office 10,000 sq. ft.
 4. 100' x 100' Office 10,000 sq. ft.
 5. 100' x 100' Office 10,000 sq. ft.

PAVING REQUIREMENTS
 1. 100' x 100' Warehouse 27,000 sq. ft. 1/2" SAND BED
 2. 100' x 100' Office 10,000 sq. ft. 1/2" SAND BED
 3. 100' x 100' Office 10,000 sq. ft. 1/2" SAND BED
 4. 100' x 100' Office 10,000 sq. ft. 1/2" SAND BED
 5. 100' x 100' Office 10,000 sq. ft. 1/2" SAND BED

NOTE
 1. All dimensions are in feet.
 2. All bearings are in degrees.
 3. All areas are in square feet.
 4. All areas are rounded to the nearest square foot.
 5. All areas are subject to change without notice.

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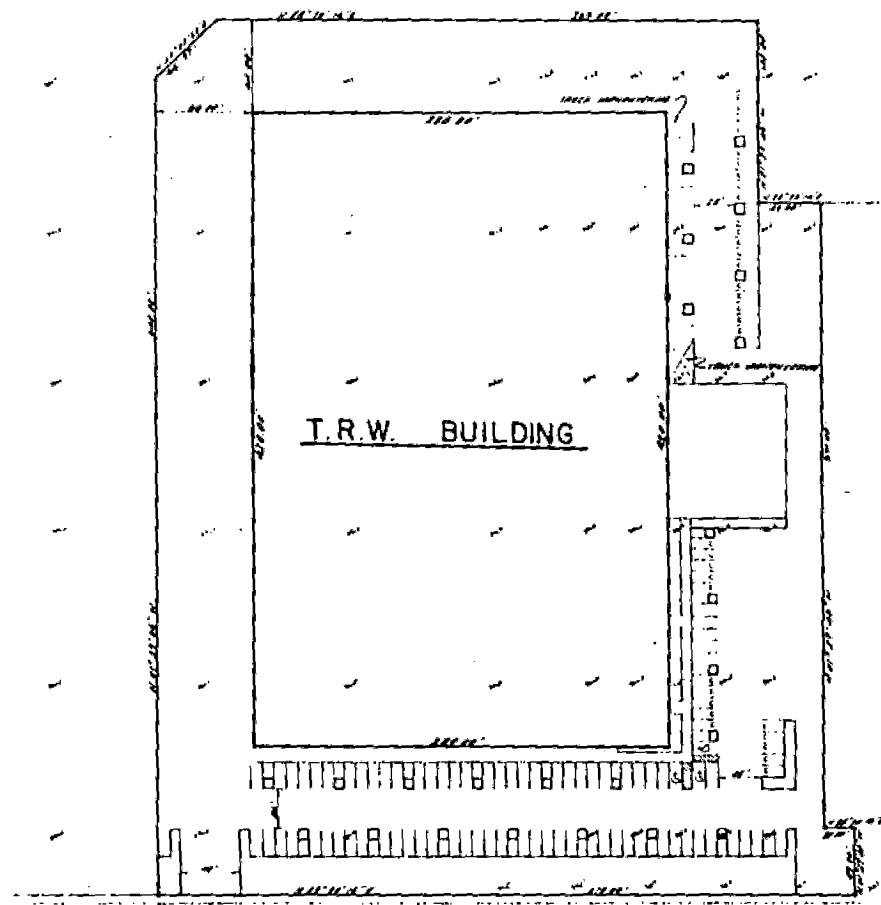
DATE	4/14/83
SCALE	AS SHOWN
PROJECT	EXHIBIT F
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

EXHIBIT G

P 83070

4-14-83 18

EX 4



MAIN AVENUE

DESCRIPTION	APPROVED	FIELD NO.	SCALE	DESIGN BY	CHECKED BY	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	ACROSS	SITE PLAN T.R.W. BUILDING CITY OF SACRAMENTO, CALIFORNIA	DATE	DATE

No. 1

OFFICE FLOOR PLAN
 DIV. 5
 WESTERN DISTRICT OFFICE
 INDIANAPOLIS, INDIANA

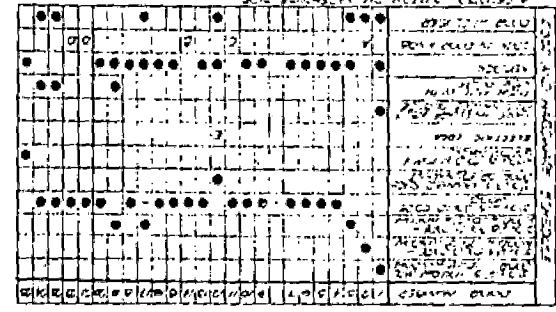
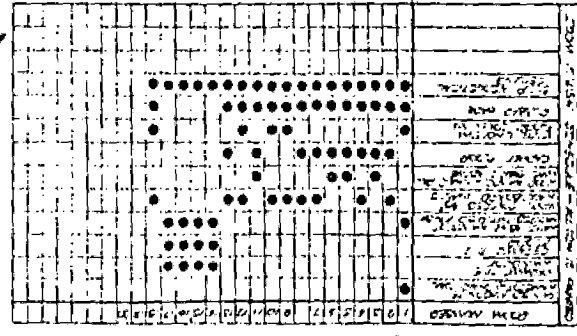
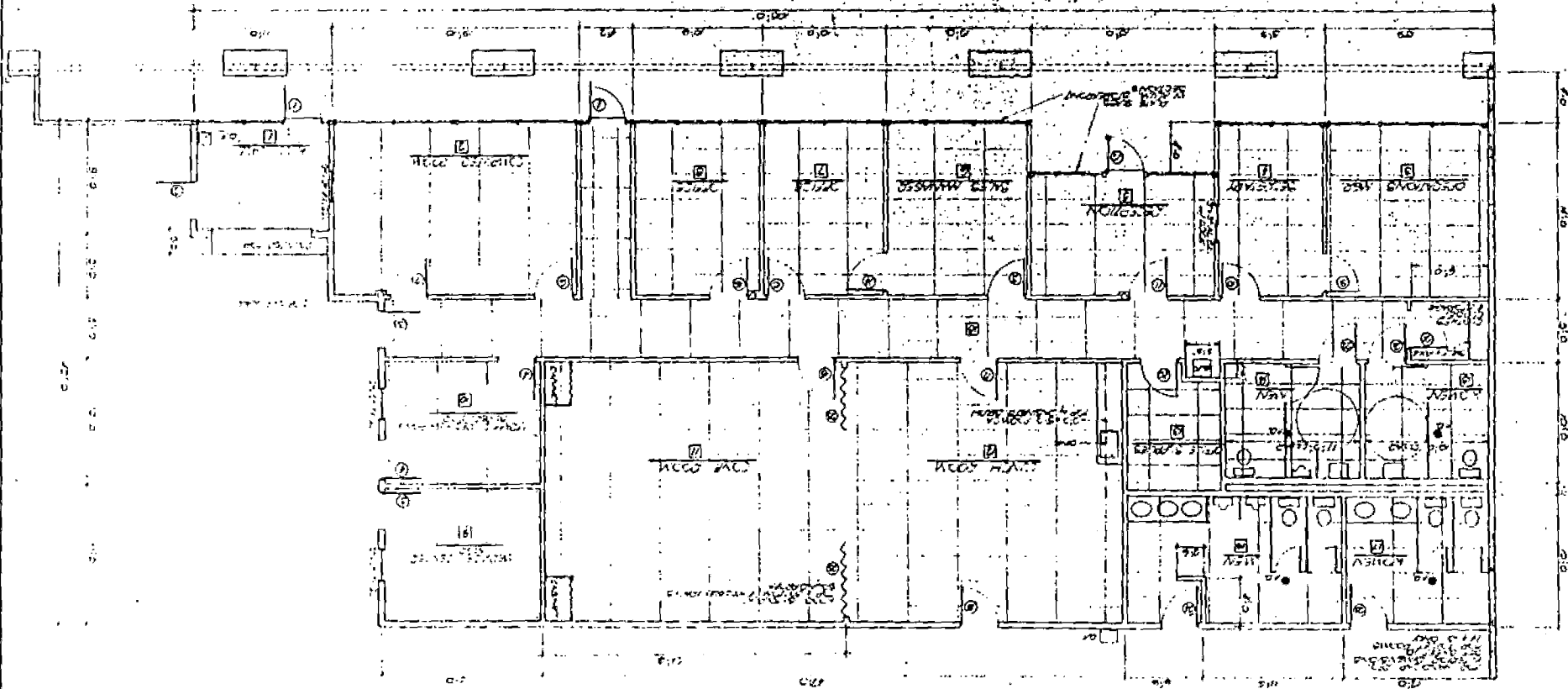


EXHIBIT H

