

CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo, Inc - 1430 Alhambra Boulevard, Sacramento, CA 95816
OWNER Massie and Company - 1608 T Street, Sacramento, CA 95814
PLANS BY Morton & Pitalo, Inc. - 1430 Alhambra Boulevard, Sacramento, CA 95816
FILING DATE 7-20-89 ENVIR. DET. Negative Declaration REPORT BY DH:sg
ASSESSOR'S PCL. NO. 064-0010-058

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to divide 6.5+ partially developed acres into 3 lots of 1.5, 1.5 and 3.5+ acres in the Heavy Industrial (M-2(S)) zone
- C. Subdivision Modification to establish a lot without street frontage
- D. Variance to allow off-site parking and maneuvering on adjacent parcel (withdrawn)

LOCATION: North side of Rovana Circle, 400+ feet west of Florin-Perkins Road

PROPOSAL: The applicant is requesting the necessary entitlements to divide 6.5 acres into 3 lots for warehouse development. Building permits have been issued for 2 structures on one lot.

PROJECT INFORMATION:

1988 General Plan Designation: Heavy Commercial or Warehouse
Existing Zoning of Site: M-2(S)
Existing Land Use of Site: Warehouse structures under construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; M-2(S)	Front:	25'	50'
South: Vacant; M-2(S)	Side(Int):	0'	5'
East: Vacant; M-2(S)	Side(St):	0'	5'
West: Vacant; M-2(S)	Rear:	0'	60'

Parking Required: 129 spaces
Parking Provided: 129 spaces
Property Dimensions: 542' x 519'
Property Area: 6.5+ acres
Square Footage of Building: Lot 1 = 20,000 sq. ft.; Lot 2 = 20,000 sq. ft.;
Lot 3 = 72,000 sq. ft. Total = 112,000 sq. ft.
Height of Building: 28', one-story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Concrete tilt-up construction

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.

01898

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot of 6.5+ 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. Surrounding zoning is M-2(S) with a mix of vacant and developed parcels in the area. The subject site currently has two foundations poured on Parcels 1 and 2 with construction of walls commencing at time of report preparation. No structure is underway on Parcel 3.

B. Subdivision Design

The applicant proposes to establish three lots, one without public street frontage. Access is proposed off a private reciprocal ingress and egress access easement. Staff has supported similar designs where adequate parking is provided on each parcel for proposed uses. Parcel 3 is required to provide 83 parking spaces on-site and only shows 50. A variance to provide the required parking off-site is required (refer to Table 1 for detailed parking calculations). Staff recommends that the site plan for Parcel 3 be revised to show adequate parking on-site for the proposed tenants. If retained as one lot of 6.5+ acres, the proposed parking arrangement would be adequate. However, since each building will be separately owned and parking separately maintained, staff has in the past discouraged providing required parking off-site.

TABLE 1

Parking Analysis

Lot	Lot Area (Acres)	Building Area (Sq. Ft.)			Required Parking			Provided Parking
		Warehouse 90%	Office 10%	Total Sq.Ft.	Warehouse	Office	Total	
1	1.5	18,000	2,000	20,000	18	5	23	49
2	1.4	18,000	2,000	20,000	18	5	23	30
3	3.6	64,800	7,200	72,000	65	18	83	83
Total 6.5 ac.		100,800	11,200	112,000	101	28	129	162

Staff supports the subdivision subject to conditions recommended by the Subdivision Review Committee.

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;
- C. Recommend approval of the subdivision modification to establish one lot without public street frontage; and
- D. Deny the variance for off-site parking based upon findings of fact which follow.
(withdrawn 9-6-89)

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. Provide reciprocal ingress, egress, drainage and sewer easements on map or place note on map that easements shall be provided at time of building permit;
- 4. Dedicate a 12.5 foot public utility easement for underground public utility and electrical facilities and appurtenances adjacent to Rovana Circle and dedicate reciprocal ingress/egress easement as public utility easement;
- 5. Provide metered water services for each parcel required at time of building permits (private easement for Parcel 3 across Parcel 1 is required).

Note: On-site water, sewer and drain lines shall be privately maintained.

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 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

17

Flood Insurance Study for the Sacramento City and County of California, FBFM 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.

Note: The Sacramento Municipal Utility District occupies a transmission line easement within the boundaries of the tentative parcel map. This is a restricted building and use area and we request that the easement be shown on the parcel map. Certain uses are not permitted or compatible with the safety, operation, maintenance, and construction of our transmission line facilities. Prior to construction, SMUD will want to review grading, landscape, or any other drawings that shown changes to the areas within the transmission line easement.

The following is a partial list of restrictions affecting the transmission line easement.

All cut, fill, and grading within SMUD's easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utility Commission General Order No. 95. Any violations shall be at owners expense.

Vehicular access must be provided to towers at all times.

All metal fixtures placed within the easement area must be properly grounded. A grounding plan shall be submitted to SMUD Property Administrator for review and approval.

Tree, landscaping, light standards, and equipment shall not exceed 15 feet in height within the easement area.

No structures or buildings are permitted within the easement area including swimming pools, spas, gazebos, wells, and man-made reservoirs, lakes or similiar bodies of water.

For information regarding approvals, acceptable uses and clearances, please contact SMUD's Property Administrator at 732-5337.

01902

The following is a partial list of restrictions affecting the transmission line easement.

All cut, fill, and grading within SMUD's easement must be conducted in a manner so that minimum horizontal and vertical clearances are maintained in accordance with California Public Utility Commission General Order No. 95. Any violations shall be at owners expense.

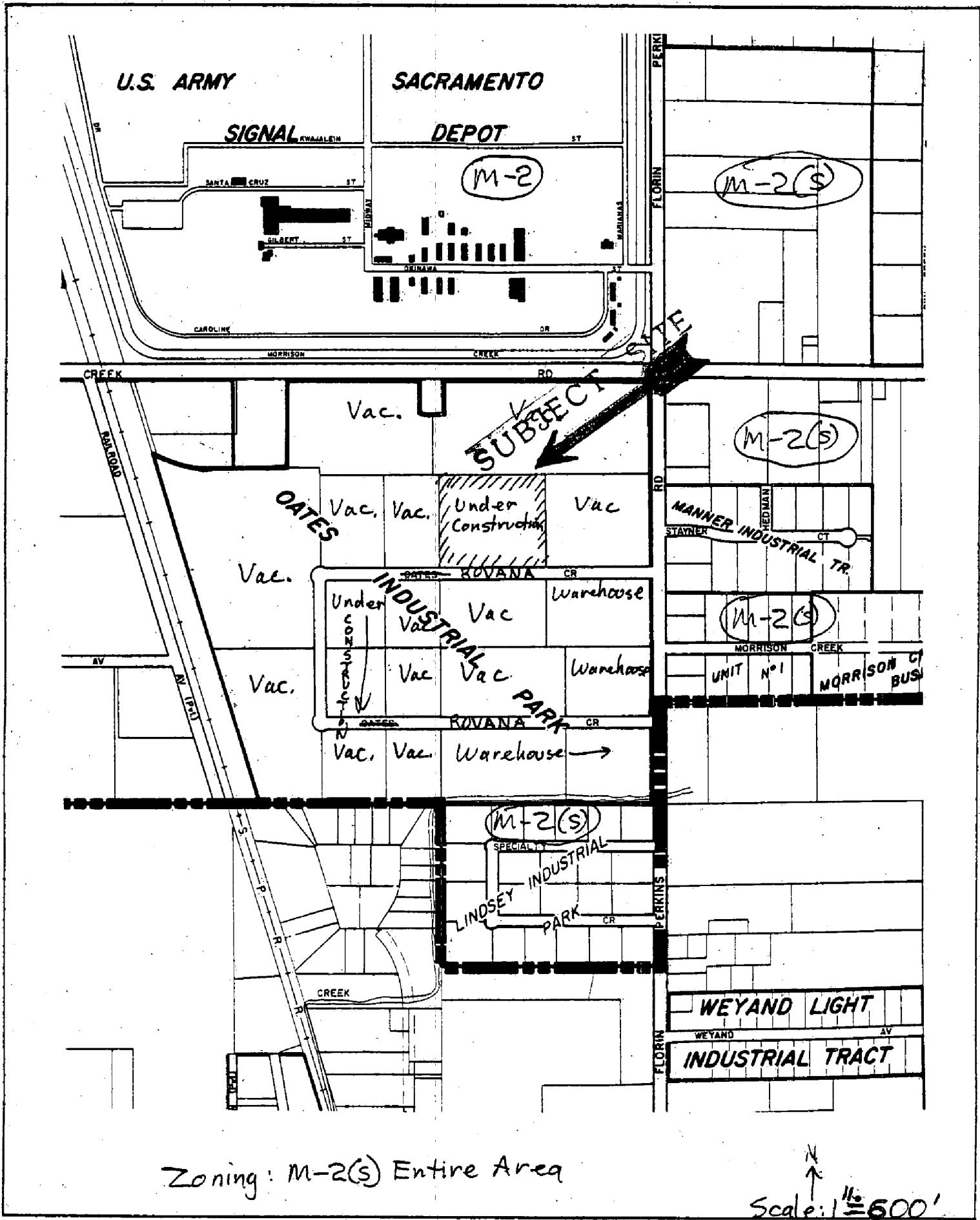
Vehicular access must be provided to towers at all times.

All metal fixtures placed within the easement area must be properly grounded. A grounding plan shall be submitted to SMUD Property Administrator for review and approval.

Tree, landscaping, light standards, and equipment shall not exceed 15 feet in height within the easement area.

No structures or buildings are permitted within the easement area including swimming pools, spas, gazebos, wells, and man-made reservoirs, lakes or similar bodies of water.

For information regarding approvals, acceptable uses and clearances, please contact SMUD's Property Administrator at 732-5337.



Zoning: M-2(S) Entire Area

Scale: 1" = 600'

VICINITY - LAND USE - ZONING



MASSIE/OATES/ETAL
064-010-80

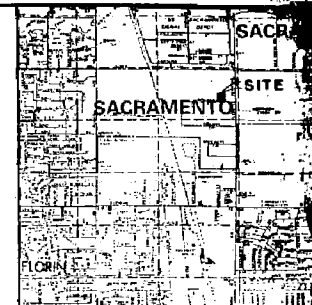
MASSIE/OATES/ETAL
1000 P STREET
SACRAMENTO, CALIF. 95814

MASSIE/OATES/ETAL
1000 P STREET
SACRAMENTO, CALIF. 95814

MASSIE/OATES/ETAL
1000 P STREET
SACRAMENTO, CALIF. 95814

MASSIE/OATES/ETAL
1000 P STREET
SACRAMENTO, CALIF. 95814

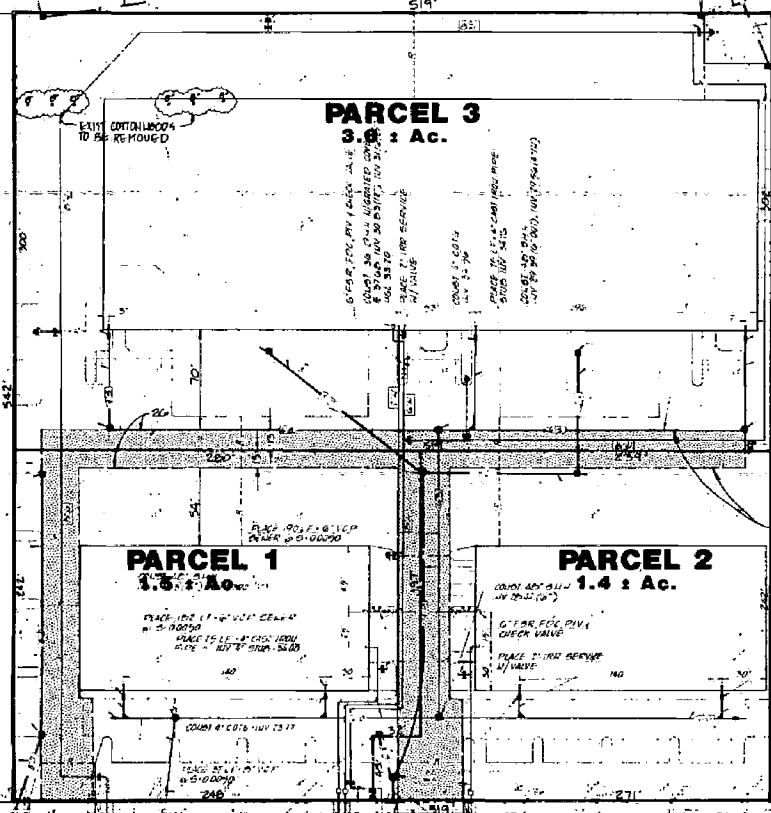
SCALE: 1"=40'



VICINITY MAP
NO SCALE

MASSIE/OATES/ETAL
064-010-59
01904

MASSIE/OATES/ETAL
064-010-57



- OWNER/DEVELOPER**
MASSIE & COMPANY
1000 P STREET
SACRAMENTO, CA 95814
- APPLICANT**
MORTON & PITALO, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816
- ASSESSOR'S PARCEL NO.**
64-0010-056
- AREA**
6.57 AC.
- ZONING**
M2-S
- UTILITIES**
- STORM DRAINAGE
 - SEWARIARY SEWER
 - WATER
 - SCHOOL DISTRICT
 - PARKS & RECREATION
 - ELECT. PROTECTION
 - POLICE PROTECTION
- ELECTRICITY**
- SWR
 - GAS
 - P & E
 - TELEPHONE
 - PACIFIC TELEPHONE

MASSIE/OATES/ETAL
064-010-65

MASSIE/OATES/ETAL
064-010-61

MASSIE/OATES/ETAL
064-010-65

REVISIONS	DISK NO.	BENCH MARK	COMPUTED	MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	TENTATIVE PARCEL MAP LOT 4 OATES INDUSTRIAL PARK OF SACRAMENTO	DATE MARCH 1989 SHEET 1 OF 1
	NO. DESCRIPTION APPROVED DATE	SCALE HORIZ. 1"=40'	BLVD. 2002 NORTH AND SOUTH MAIN STS. AND E. SIDE FLORIAN ST. AND N. SIDE FLORIAN ST. AND N. SIDE FLORIAN ST.			

EXHIBIT A

ASSESSOR'S PARCEL NO. 064-010-58

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

All of Parcel 4 as shown on that certain plat of Oates Industrial Park as recorded in the Office of the Recorder of Sacramento County in Book 105 of Maps, Page No. 29. Containing 6.476 acres more or less.

01905

P89272

P-89-272

15 9-14-89

item 16

P-89-230



SCALE: 1"=40'

MASSIE/OATES/ETAL

064-010-80

PLACE 3/4" DIA. 1" VCP @ 0.000
HT. @ 31.44

COUNT 10' DIA. 1" VCP @ 0.000
HT. @ 31.44

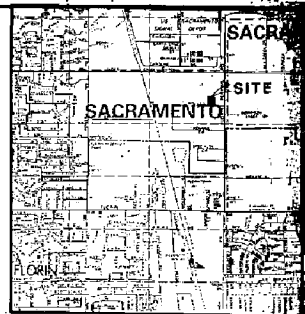
PLACE 1/2" DIA. 1" VCP @ 0.000
HT. @ 31.44

COUNT 10' DIA. 1" VCP @ 0.000
HT. @ 31.44

HGL = 31.80

PLACE 3/4" DIA. 1" VCP @ 0.000
HT. @ 31.44

COUNT 10' DIA. 1" VCP @ 0.000
HT. @ 31.44



VICINITY MAP
NO SCALE

OWNER/DEVELOPER
MASSIE & COMPANY
1808 T STREET
SACRAMENTO, CA 95814

APPLICANT
MORTON & PITLAD, INC.
1430 ALHAMBRA BLVD., SUITE 200
SACRAMENTO, CA 95816

ASSESSOR'S PARCEL NO.
64-0010-58

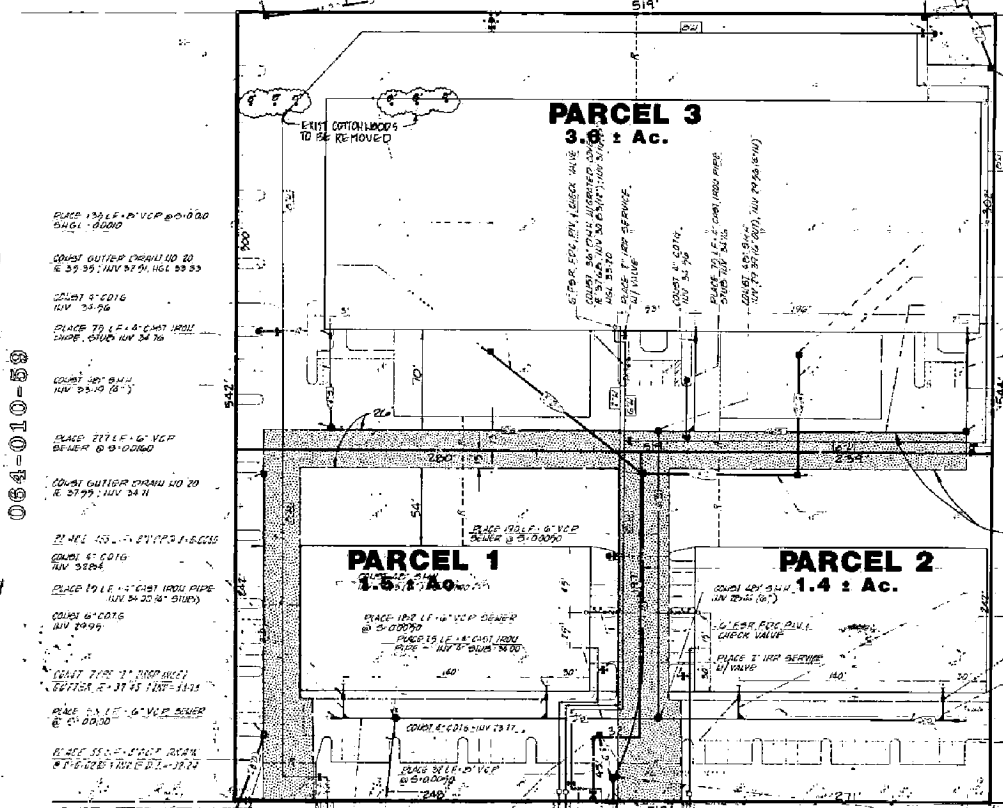
AREA
5.5 AC

ZONING
M2-S

STORY DRAINAGE
SANITARY SEWER
WATER
SCHOOL DISTRICT
FIRE & RESCUE
ELEC. PROTECTION
POLICE PROTECTION

UTILITY
GAS
P & G
TELEPHONE
PACIFIC TELEPHONE

CITY OF SACRAMENTO



PARCEL 1
1.5 ± Ac.

PARCEL 2
1.4 ± Ac.

PARCEL 3
3.8 ± Ac.

ROVANA

CIRCLE

MASSIE/OATES/ETAL
064-010-59

MASSIE/OATES/ETAL
064-010-57

MASSIE/OATES/ETAL
064-010-65

MASSIE/OATES/ETAL
064-010-65

MASSIE/OATES/ETAL
064-010-65

EXHIBIT B

Item 16

REVISIONS	NO.	DESCRIPTION	APPROVED DATE	VERT. 1" = 10'	DISK NO.	BENCH MARK ELEV. 40.03	COMPUTED	DESIGNED J.P.P.	MORTON & PITLAD, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	TENTATIVE PARCEL MAP LOT 4 OATES INDUSTRIAL PARK OF SACRAMENTO	DATE MARCH 1989	SHEET OF 1
	SCALE HORIZ. 1" = 40'	NO.	DESCRIPTION	APPROVED DATE	VERT. 1" = 10'	DISK NO.	BENCH MARK ELEV. 40.03	COMPUTED				

ATTACHMENT A
DISCUSSION OF INITIAL STUDY
TENTATIVE MAP, OATES INDUSTRIAL PARK (P89-272)

Project Description

The firm of Morton & Pitalo, Inc., has made application to the City of Sacramento to split 6.5+ acres into 3 parcels. The site is located approximately 400 feet west of Florin-Perkins Road on the north side of Rovana Circle. The site is designated Heavy Commercial or Warehouse in the 1986-2006 General Plan. The site is surrounded by existing industrial uses and vacant land zoned for industrial purposes. There are currently two 20,000 square foot warehouse structures under construction located on the Rovana Circle street frontage. A 72,000 square foot structure is proposed for the rear portion of the site which does not have public street frontage.

Necessary entitlements for this project include a:

1. Tentative Map to subdivide the property
2. Subdivision Modification to create a lot with no public street frontage
3. Variance for off-site parking maneuvering

Environmental Effects

The proposed tentative map is for the purpose of ownership transfer and financing. The site is currently being developed with uses which conform to the land use designation 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. Cross-access and parking easements can be provided on the final map which will assure that proposed Parcel 3 will ingress and egress rights and adequate parking and maneuvering without benefit of public street frontage. This is a common practice on commercial and industrial maps.

17

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 with no mitigation measures is being filed.

18

P-89-272

9-14-89

item 16