

STAFF REPORT AMENDED 11-24-82  
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 - 5101 Florin Road, Sacramento, CA 95826           |                        |  |                     |            |
| PLANS BY      | Morton & Pitalo, Inc. - 1767-J Tribute Road, Sacramento, CA 95815 |                        |  |                     |            |
| FILING DATE   | 9-2-82  | 50 DAY CPC ACTION DATE |  | REPORT BY:          | SD:sg      |
| NEGATIVE DEC. | <sup>amended</sup><br>11-12-82                                    | EIR                    |  | ASSESSOR'S PCL. NO. | 226-050-25 |

- APPLICATION:
1. Environmental Determination
  2. Tentative Map (P82-207)
  3. P.U.D. Schematic Plan Amendment to reduce the square footage of buildings designated in the P.U.D. by 76,000± sq. ft.; to relocate buildings; and reorient interior circulation
  4. Special Permit for P.U.D. development to allow the development of a 55,000 sq. ft. warehouse and a 60,000 sq. ft. warehouse on 2 separate parcels

LOCATION: North side of Main Avenue between Western Pacific R.R. & Kelton Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to divide 33± acres into three parcels and develop 8.4± acres with two warehousing facilities in the Hansen Industrial Park P.U.D.

PROJECT INFORMATION:

|  |   |
|--|---|
| 1974 General Plan Designation:         | Industrial  |
| 1965 Robla Community Plan Designation: | Heavy Commercial/Industrial                         |
| Existing Zoning of Site:               | M-1(P.U.D.)   |
| Existing Land Use of Site:             | Vacant  |
| Surrounding Land Use and Zoning:       |   |
| North:                                 | Vacant & Agricultural; A                            |
| South:                                 | Industrial, Vacant, Agricultural; M-1, M-1(S) & R-1 |
| East:                                  | Vacant; M-1(PUD)                                    |
| West:                                  | Worthington Pumps; M-1(PUD)                         |
| Parking Required:                      | <del>169</del> spaces                               |
| Parking Provided:                      | 130 spaces  |
| Property Dimensions:                   | Irregular   |
| Property Area:                         | 33.4± ac.   |
| Square Footage of Building(s):         | 55,000 sq. ft. - Nabisco, 60,000 sq. ft. - GM       |
| Height of Structure(s)                 | 25' - Nabisco; 24' - GM                             |
| Significant Features of Site:          | None  |
| Topography:                            | Flat  |
| Street Improvements:                   | To be provided                                      |
| Utilities:                             | To be provided                                      |
| Exterior Building Colors:              | Earthtones  |
| Exterior Building Materials:           | Concrete tilt-up                                    |

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On November 10, 1982, by a vote of six ayes and three absent, the Subdivision Review Committee voted to recommend approval of the Tentative Map subject to the following conditions:

000327

APPLC. NO. P82-207

MEETING DATE November 24, 1982

CPC ITEM NO. 8

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. Prepare a sewer and drainage study for the review and approval of the City Engineer. Sewer and drainage shall extend westerly to Western Pacific RR as required in previous agreement. Sewer and drain system shall require over sizing and off-site extension (sewer must extend east to Regional Interceptor near Rio Linda Boulevard).
3. Must initiate annexation proceedings to annex to Regional Sanitation District. Final map cannot be filed until facilities are in operation.
4. Additional pump and appurtenances must be installed at existing pump station east of Kelton Avenue.
5. Right-of-way study required for Main Avenue, must dedicate sufficient right-of-way for a 60 foot halfsection.
6. Dedicate sufficient right-of-way for slope easement at north end of Kelton Way.
7. Dedicate Kelton Way to a 45 foot halfsection and dedicate access rights to the City.
8. Right-of-way study and off-site pavement taper required for the north-east corner of Kelton Avenue and Main Avenue.
9. Align center line of proposed driveway with Center line of Pell Drive.

BACKGROUND INFORMATION: On March 23, 1978 the Planning Commission approved a planned unit development designation and a rezoning from A to M-1(PUD) for the development of Hansen Industrial Park (P-8014). That project consisted of warehouse/office uses located in 15 proposed buildings. On September 14, 1978 the Planning Commission approved a subsequent request to amend the schematic plan to allow manufacturing uses and one additional building. Also, a tentative map (P-8337) to divide 65± acres into four parcels for the development of Worthington Pumps was approved.

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

1. The original PUD was designed to allow an integrated overall plan with limited access to public streets; and a common theme to building design and landscaping treatment. It was anticipated that each building site would relate to one another by common driveways, access points, landscaping and a common architectural style.

The applicant is proposing to locate a 55,000± square foot Nabisco Baking warehouse on a 4.2± acre parcel and a 60,000 square foot General Motors warehouse on a second 4.7± acre parcel. Each user desires individual property ownership and there is no relationship to the adjacent property. Staff believes that common driveways as shown on Exhibit A-1 are necessary in order to provide proper access for future sites. Reciprocal access is necessary to allow vehicular access to adjacent future warehouses.

2. On the Nabisco site, at the western portion of the P.U.D., cross access easements should be provided at the rear of the proposed structure (see site plan - staff's exhibit A-1). This will provide for truck access to future structures on the northern portion of the remainder parcel and for better interior circulation. A second cross access should be provided from the automobile parking area to the remainder parcel (Parcel 1) to promote interior vehicular circulation and to integrate the Nabisco site with the rest of the P.U.D. This aisle should not be barricaded by landscaping.
3. Additional parking must be provided on both sites to accomplish the 1:675 parking ratio required by P.U.D. guidelines. Nabisco requires 81 spaces; GM requires 88 spaces.
4. To accommodate the needs of the proposed uses, the schematic plan must be amended. Changes entail reorienting structures, and changing the designated number and square footage of buildings. One additional driveway has been added on Main Avenue for a total four driveways in an 1,130± foot span. Staff supports the schematic amendments since the concept of an integrated interior circulation plan is still feasible. However, future additional driveways will not receive staff support in order to maintain the idea of limited access to public streets. The Traffic Engineer has no objection to the additional driveway.
5. When the P.U.D. was originally approved, the property east of Kelton was designated for residential uses. At that time Planning and Engineering Departments requested dedication of right of access along Kelton on the subject site to buffer potential residential uses. The neighboring property has subsequently been designated as another industrial planned unit development. Because of the change in future land use to the east, the Engineering Department requested that the applicant improve Kelton Avenue and that the Subdivision Review Committee conditions be revised.
6. Staff would anticipate further parcelization of the remainder of the site as users are found. The applicant should be prepared to provide cross access easements as needed in order to facilitate integrated interior circulation.
7. The site plan for the GM building indicates an excess of unused land on the northern and eastern portion of the site. Staff requests this area be landscaped.
8. Both structures are proposed to be concrete tilt-up parcels, 24 feet in height. Earth tones are compatible with the P.U.D. guidelines and staff believes these buildings meet the intent of these guidelines. Staff suggests a wing wall be added to the GM building to buffer the loading docks from view on Main Avenue (see exhibit A-1).
9. Landscaping plans should demonstrate compliance with P.U.D. guidelines. A common landscaping theme should be established and carried throughout the P.U.D. Individual landscaping, irrigation and shading plans should be reviewed and approved by the Planning Director prior to issuance of building permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the P.U.D. Schematic Plan Amendments.
3. Approval of the Special Permit subject to conditions and based on findings of fact to follow.
4. Approval of the Tentative Map subject to conditions.

Conditions of Special Permit

- a. Parking shall be provided at the ratio of ~~1:675~~ square feet of gross floor area. *Not correct w. w. 2-7-83*
- b. Landscaping, irrigation and shading plans shall be reviewed and approved by the Planning Director prior to issuance of building permits. The plans shall:
  1. comply with P.U.D. guidelines (see exhibit A-2);
  2. exhibit a common theme;
  3. demonstrate shading of 50% of surfaced parking area;
  4. incorporate an additional 30 feet of planting on the north and east side of the GM building. This additional area can be planted with grass or similar ground cover.
- c. Reciprocal access shall be provided between the Nabisco site (between Parcels 1 and 2) ~~as shown on exhibit A-1~~ *only in the front portion of the property (amended by CPC)*
- d. The loading area of the GM site (NW corner of Main Avenue and Kelton Way) shall be screened with a wing wall as shown on exhibit A-1.

*Warehouse 1:1000  
Office area 1:400*

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;
  3. there will be limited vehicular access to public streets.
- 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.



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. Prepare a sewer and drainage study for the review and approval of the City Engineer. Sewer and drainage shall extend westerly to Western Pacific RR as required in previous agreement. Sewer and drain system shall require over sizing and off-site extension (sewer must extend east to Regional Interceptor near Rio Linda Boulevard).
- c. Must initiate annexation proceedings to annex to Regional Sanitation District. Final map cannot be filed until facilities are in operation.
- d. Additional pump and appurtenances must be installed at existing pump station east of Kelton Avenue.
- e. Right-of-way study required for Main Avenue, must dedicate sufficient right-of-way for a 60 foot halfsection.
- f. Dedicate sufficient right-of-way for slope easement at north end of Kelton Way.
- g. *Improve west side of Kelton Way up to and including access point*  
~~Dedicate right-of-way/Kelton Way~~ to a 45 foot halfsection. (amended by CPC)
- h. Right-of-way study and off-site pavement taper required for the north-east corner of Kelton Avenue and Main Avenue.
- i. A truck entrance shall be provided from Kelton Avenue to the northern portion of the site when Parcel 1 is developed. Location of the access shall be approved by the Planning Director.
- j. Reciprocal access easements shall be provided between the Nabisco site and the remainder of the P.U.D. (Parcels 1 and 2) ~~at the front of the property~~.  
*only in the front portion of the property (amended by CPC).*

LOCATION  
MAP

A



TUNIS

C-2

WORTH-  
INGTON  
PUMPS

M-1  
SUBJECT SITE

KELTON AVE

MAIN

M-IS-R

L  
DRAINAGE

NORTH GATE BLVD

BOLLENBACHER AV WY

LOVELAND WY

GRACE AV

GUNNISON WY

SILVERTON WY

BRECKENRIDGE WY

PELL  
DRIVE

PACIFIC

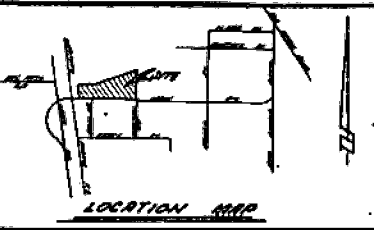
14

R-1

000333

NOV. 24, 1982

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OWNER/DEVELOPER  
 DATES & MASSIE  
 5100 FLORENCE-PERKINS ROAD  
 SACRAMENTO, CA 95826

ENGINEER  
 MORTON & PITALO, INC.  
 1902 "A" TRINITE ROAD  
 SACRAMENTO, CA 95811  
 PHONE: 920-1411

GROSS AREA  
 27.40 ACRES

PRESENT USE  
 VACANT

PROPOSED USE  
 I-1

EXISTING ZONING  
 I-1

PROPOSED ZONING  
 INDUSTRIAL

PROPOSED IMPROVEMENTS  
 CITY OF SACRAMENTO

WATER SUPPLY  
 CITY OF SACRAMENTO

SEWER DISPOSAL  
 SACRAMENTO COUNTY REGIONAL  
 SANITATION DISTRICT

CELEBRITY  
 CITY OF SACRAMENTO

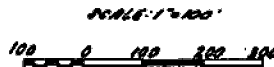
LINE PROTECTION  
 CITY OF SACRAMENTO

SCHOOL DISTRICT  
 COUNTY OFFICE WHICH OVERSEES  
 LOCAL DISTRICT

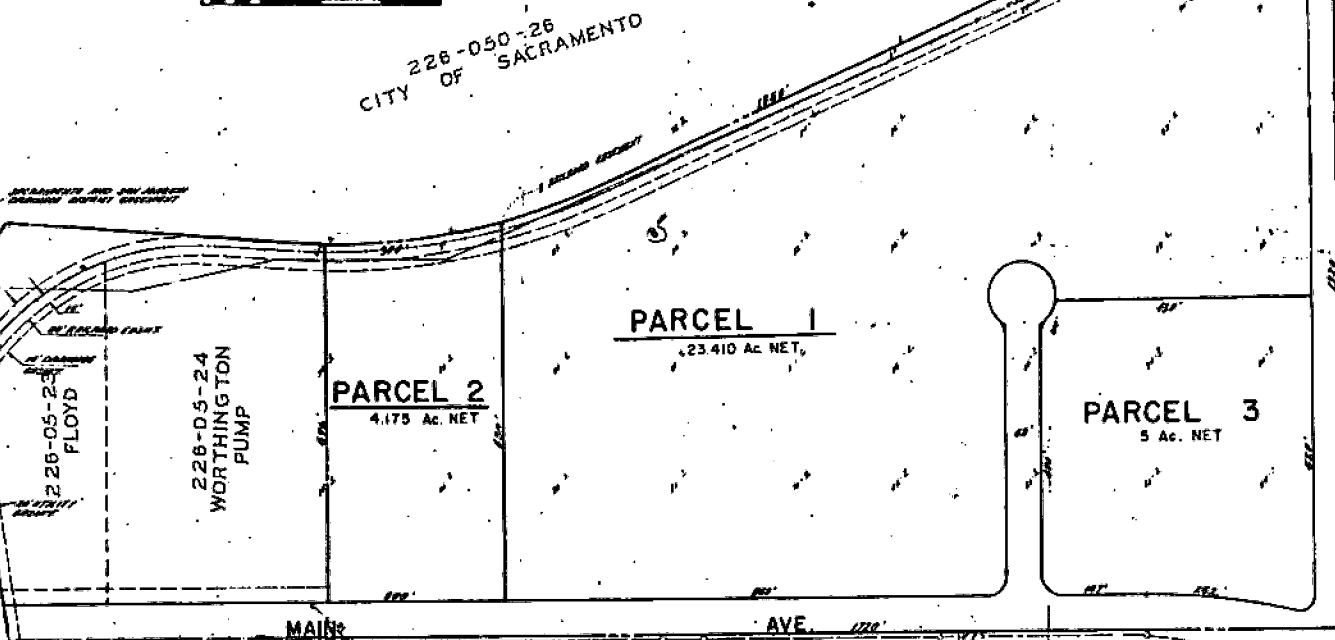
RAIL DISTRICT  
 CITY OF SACRAMENTO

POWER & GAS UTILITIES  
 SAID AND POSE

ADJACENT'S PARCEL NUMBER  
 237-022-75



EAST LEVEL & CANAL R/W  
 WESTERN PACIFIC R.R.



226-070-56  
 HOBBS

226-070-24  
 HOBBS

237-021-01  
 RECLAMATION DISTRICT  
 1000

237-022-82  
 LYNN

237-022-81  
 LYNN

237-022-83  
 B/B/SONS ENTERISES

237-022-4  
 DESANTIS

237-02-5  
 DESANTIS

237-022-45  
 CENTURY

237-022-46  
 ASSOCIATES

237-022-7  
 HOFMANN  
 CONST  
 CO. INC

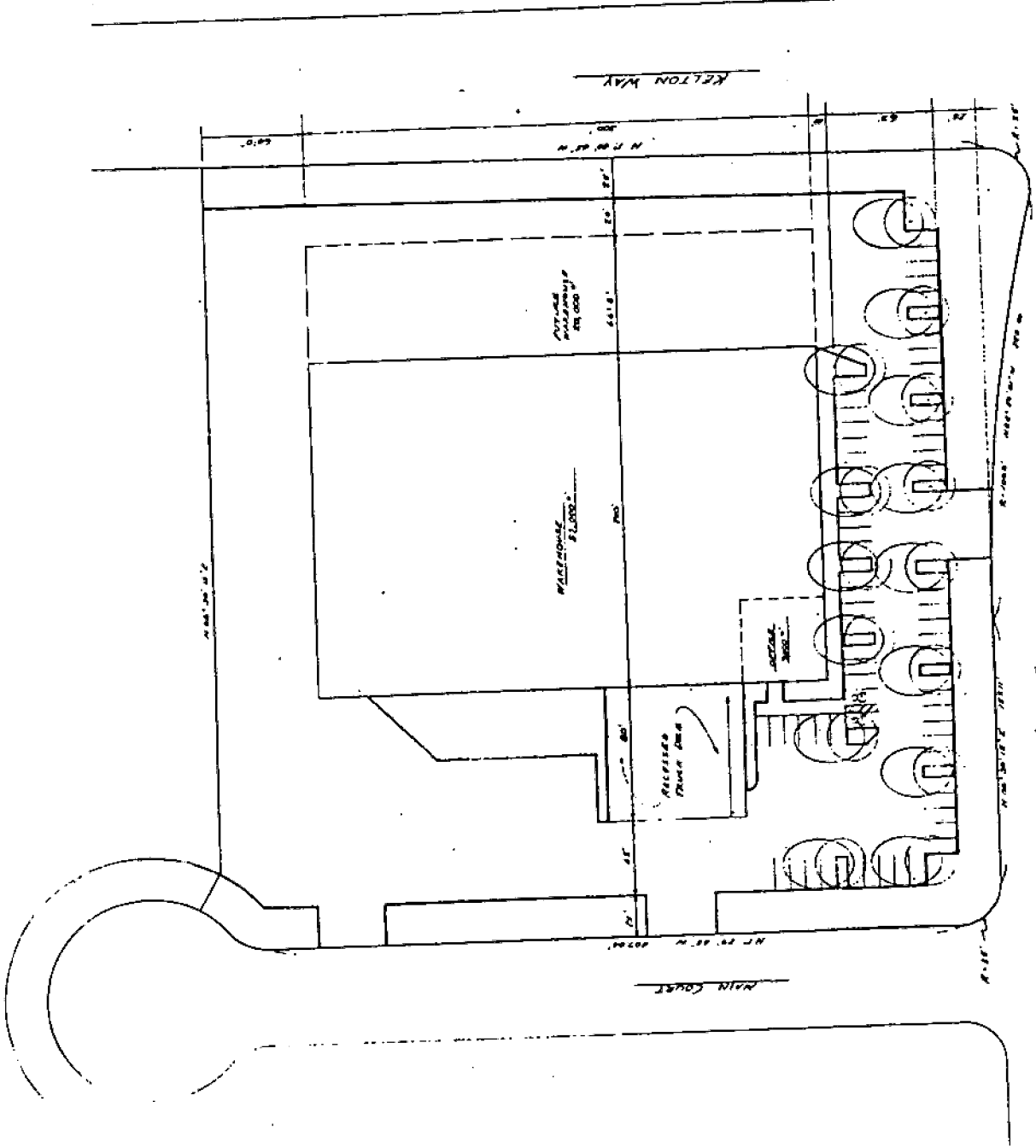
|  |  |   |  |                                |  |                                      |
|--|--|---|--|--------------------------------|--|--------------------------------------|
| FIELD BOOK NO.<br>SCALE:<br>HORIZONTAL: 1" = 100'<br>VERTICAL: 1" = 100' |  | DRAWN BY: [Signature]<br>CHECKED BY: [Signature]<br>SUBMITTED: [Signature]<br>S.E.S. PD | MORTON & PITALO, INC.<br>CIVIL ENGINEERING<br>PLANNING SURVEYING | APPROVED: [Signature]<br>DATE: | REVISIONS: ALL BY<br><b>TENTATIVE PARCEL MAP</b><br><b>HANSEN INDUSTRIAL PARK</b><br>CITY OF SACRAMENTO CALIFORNIA | DATE: JULY 1981<br>SHEET: 1<br>OF: 1 |
|--|--|---|--|--------------------------------|--|--------------------------------------|

FILE NO. 1000A

000334

MEASURED FROM: PLYMOUTH  
 STATIONARY, 1000/100  
 DRIVE, 1000/100  
 MEASURED FROM:

GM SITE PLAN



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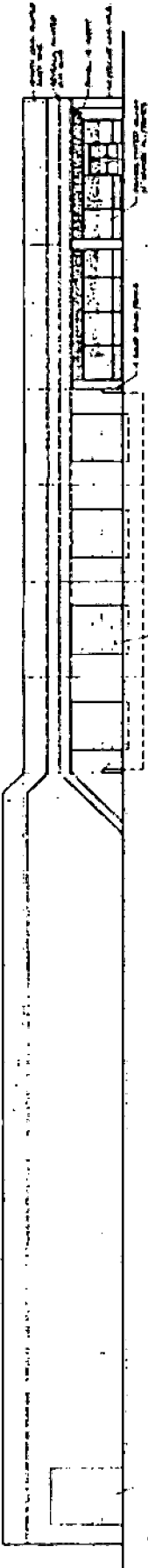
000335



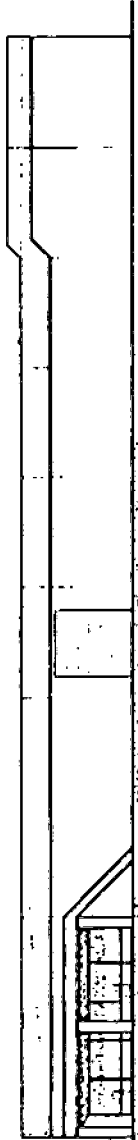


L&P (Lynch & Pridmore)

GENERAL CONTRACTOR, ELECTRO-MECHANICAL, P.V.C.  
HALL AVENUE, CHANNING INDUSTRIAL PARK



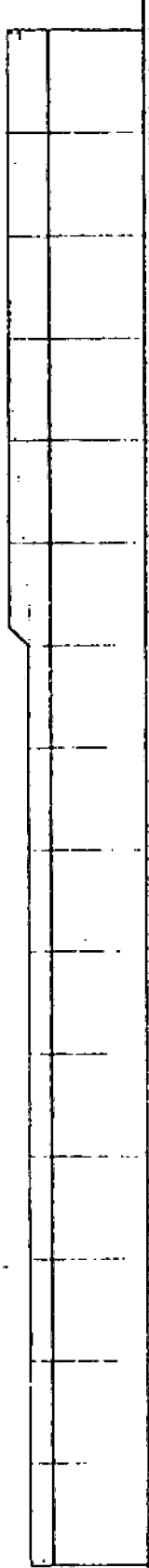
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

GM ELEVATIONS

000340

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NOV. 24, 1982

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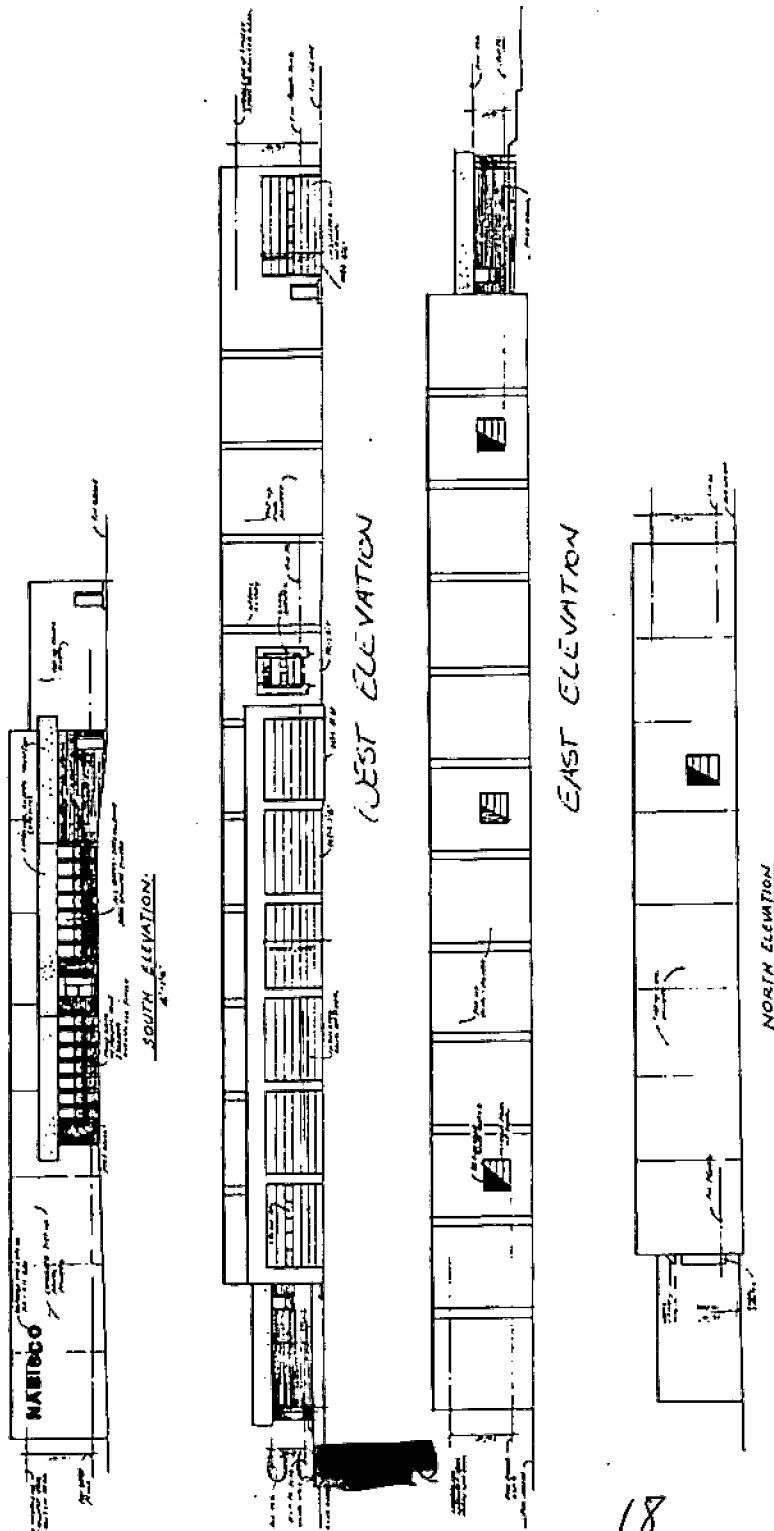
P

220

NOV. 29, 1982

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|   |      |             |        |
|---|------|-------------|--------|
| SHEET NO.   |      | NO. 3 of 4  |        |
| DATE  |      | NOV 29 1982 |        |
| SCALE   |      | AS SHOWN    |        |
| <b>ARINCK BUILDINGS DIVISION</b><br><b>ENGINEERING</b><br>EAST HANOVER, N.J.                            |      |             |        |
| BRANCH OFFICE / SACRAMENTO, CALIFORNIA<br>MIBISCO DESIGN INC.<br>1717M AVENUE<br>SACRAMENTO, CALIFORNIA |      |             |        |
| DESIGNED BY   | DATE | PROJECT NO. | NO. 18 |
| DRAWN BY  | DATE | CHECKED BY  |        |
| IN CHARGE   | DATE | APPROVED BY |        |
| TITLE:  |      |             |        |

000341