

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670		
OWNER John Jackson, 5665 Power Inn Road # 140, Sacramento, CA 95824		
PLANS BY Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670		
FILING DATE April 22, 1993	ENVIR. DET. Exempt (15315)	REPORT BY SLY
ASSESSOR'S PCL. NO. 040-0121-025		

APPLICATION: Tentative Map to subdivide 12.0± partially developed acres into three lots located in the Heavy Industrial (M-2S) zone.

LOCATION: 8200 Berry Avenue
(City Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide one parcel totaling 12.0± partially developed acres into three parcels in the (M-2S) zone.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1986 South Sacramento	
Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Warehouse

Surrounding Land Use and Zoning:

North: Industrial, M-2S
South: Industrial, In the County
East: Industrial, M-2S
West: Industrial, M-2S

Property Dimensions:	595 feet X 881 feet
Property Area:	12.0± acres
Square Footage of Buildings:	(2) 58,100 square feet each Total-116,200 square feet
Height of Building:	Single story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On June 2, 1993, by a vote of three ayes, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the conditions listed in the attached resolution.

02313

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site consists of a 595 foot by 881 foot parcel totaling 12.0± acres in the Heavy Industrial (M-2S) zone. The site is developed with two single story 58,100 square foot industrial warehouses. The General Plan designates the subject site as Heavy Commercial or Warehouse. The South Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the subject site are industrial, zoned (M-2S) to the north, east, and west; and industrial property located in the county to the south.

B. **Applicant's Proposal**

The applicant is proposing to subdivide 12.0± partially developed acres into three lots located in the (M-2S) zone (see Exhibit A).

C. **Policy Considerations**

The proposed industrial subdivision is consistent with the land use designations and policies of the General Plan and South Sacramento Community Plan. General Plan policy states "Provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities." The proposed project will allow a separate vacant industrial parcel to be created that will enable an additional warehousing facility to be constructed at a future time.

D. **Tentative Map**

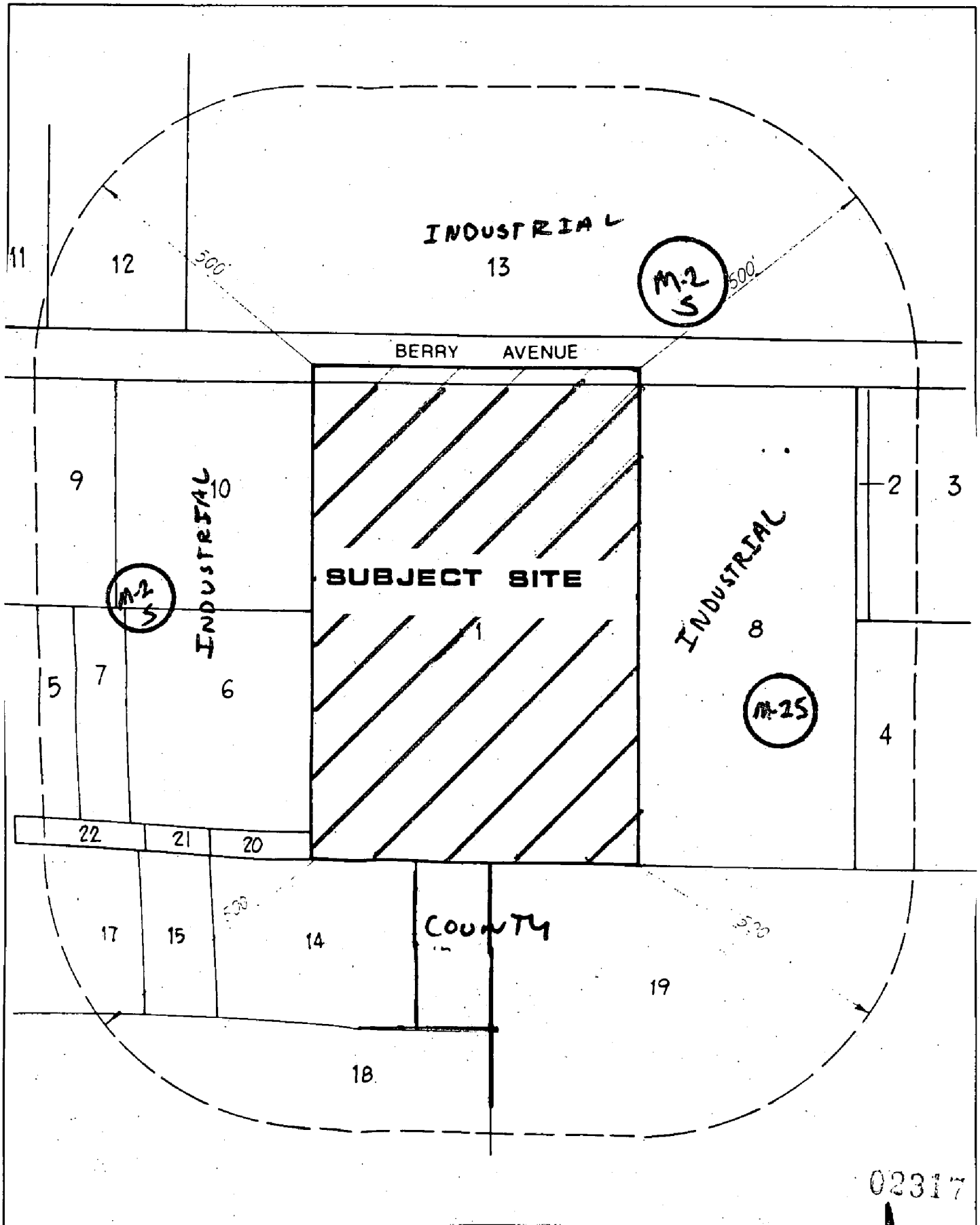
The site is a rectangular parcel totaling 12.0± acres located on the south side of Berry Avenue. The subdivision will create two rectangular 3.55± acre lots and one rectangular 4.9± acre lot. The subdivision will create a property line between the two existing warehouse buildings and create a third vacant parcel to the south of the buildings. The larger southern lot will be landlocked and be accessed through a reciprocal access easement on both parcels to the north that will be recorded on the map and deeds of the affected lots. No new buildings are proposed at this time. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

E. **Agency Comments**

The proposed project was reviewed by several City departments and other agencies. Their comments are incorporated into the conditions listed in the attached resolution.

ENVIRONMENTAL DETERMINATION:The Environmental Services Manager has determined that this project is exempt from environmental review pursuant to State EIR Guidelines (California Environmental Quality Act, Section 15315).

RECOMMENDATION: Staff recommends the Planning Commission approve the Tentative Map to subdivide 12.0± partially developed acres into three lots by adopting the attached resolution.



LAND USE & ZONING MAP



P93-081

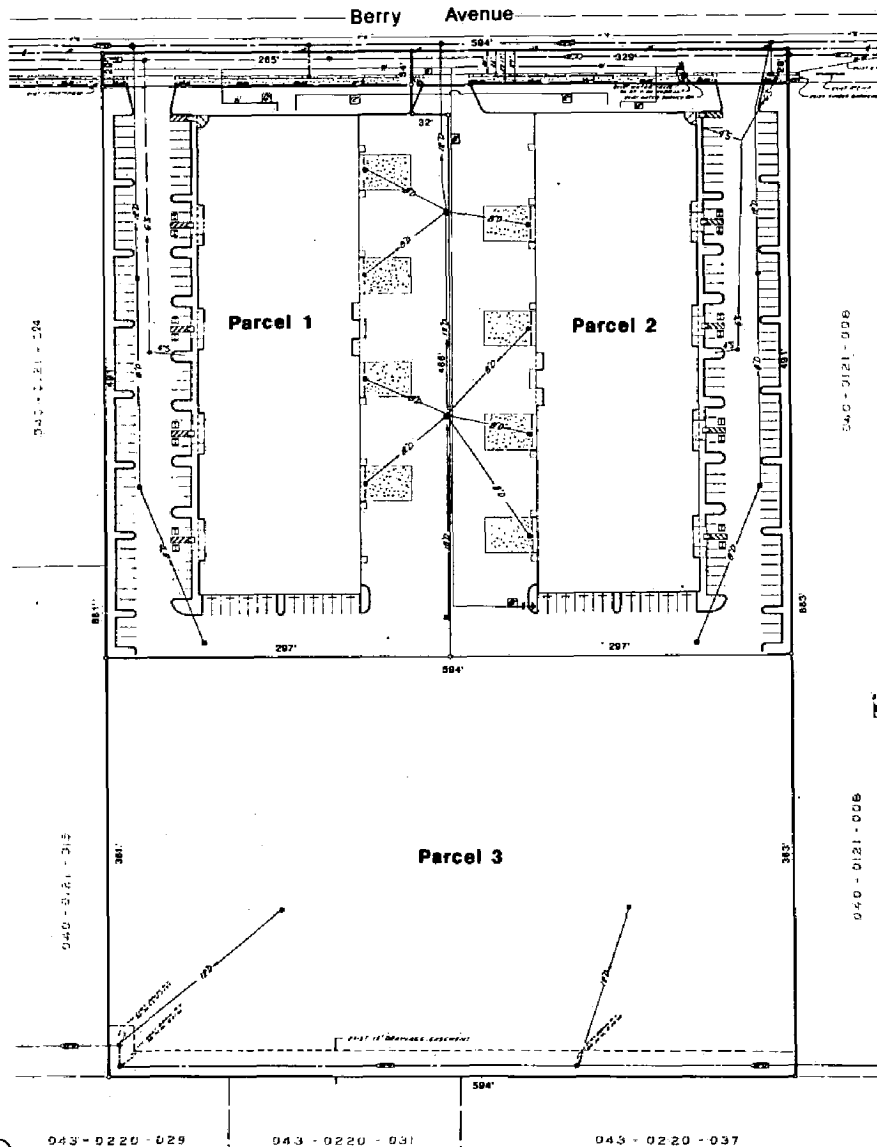
JUNE 24, 1993

ITEM 7

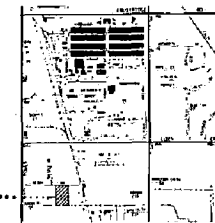
Tentative Parcel Map
Lot 11 and a portion of Lot 12,
PLAT OF FLORIN ACRES (8 B.M. 29)

CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA

SCALE 1" = 50' APRIL, 1993



- OWNER/RECORDING: JOHN JACKSON ET AL
5665 POWER INN ROAD #40
SACRAMENTO, CA 95824
(916) 382-8123
- PLANNER/
ENGINEER: MURRAY SMITH & ASSOCIATES
3110 GOLD CANAL DRIVE
RANCHO CORDOVA, CA 95670
(916) 635-1911
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: INDUSTRIAL DISTRIBUTION WAREHOUSE
- PROPOSED USE: INDUSTRIAL DISTRIBUTION WAREHOUSE
- EXISTING ZONING: M25
- PROPOSED ZONING: M25
- ASSESSOR PARCEL NO.: 040-0121-025
- SEWAGE DISPOSAL: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- PAVING: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
- ELECTRICAL SERVICE: S.W.U.D.
- GAS SERVICE: P.C.G.E.
- ACREAGE: 22.0 ACRES GROSS, 11.6 ACRES NET
- NO. OF LOTS: 3



VICINITY MAP
No Scale

EXHIBIT - A
TENTATIVE MAP

Murray Smith
 Murray Smith & Associates
 Civil Engineering Land Planning
 3110 Gold Canal Dr.
 Rancho Cordova, CA 95670 (916) 635-1911

043-0220-029	043-0220-031	043-0220-037
SUBMITTED BY: Murray Smith & ASSOCIATES, ENGINEERING		
REV. DATE	DESCRIPTION	BY

CITY OF SACRAMENTO COUNTY OF SACRAMENTO, CALIFORNIA		DRAWN: CKD.	DATE
		F.B. REF.	APRIL '93
		SCALE	SHEET
		1" = 50'	1
		PROJECT No. 93027	OF 1

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PLANS BY <u>Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670</u>		
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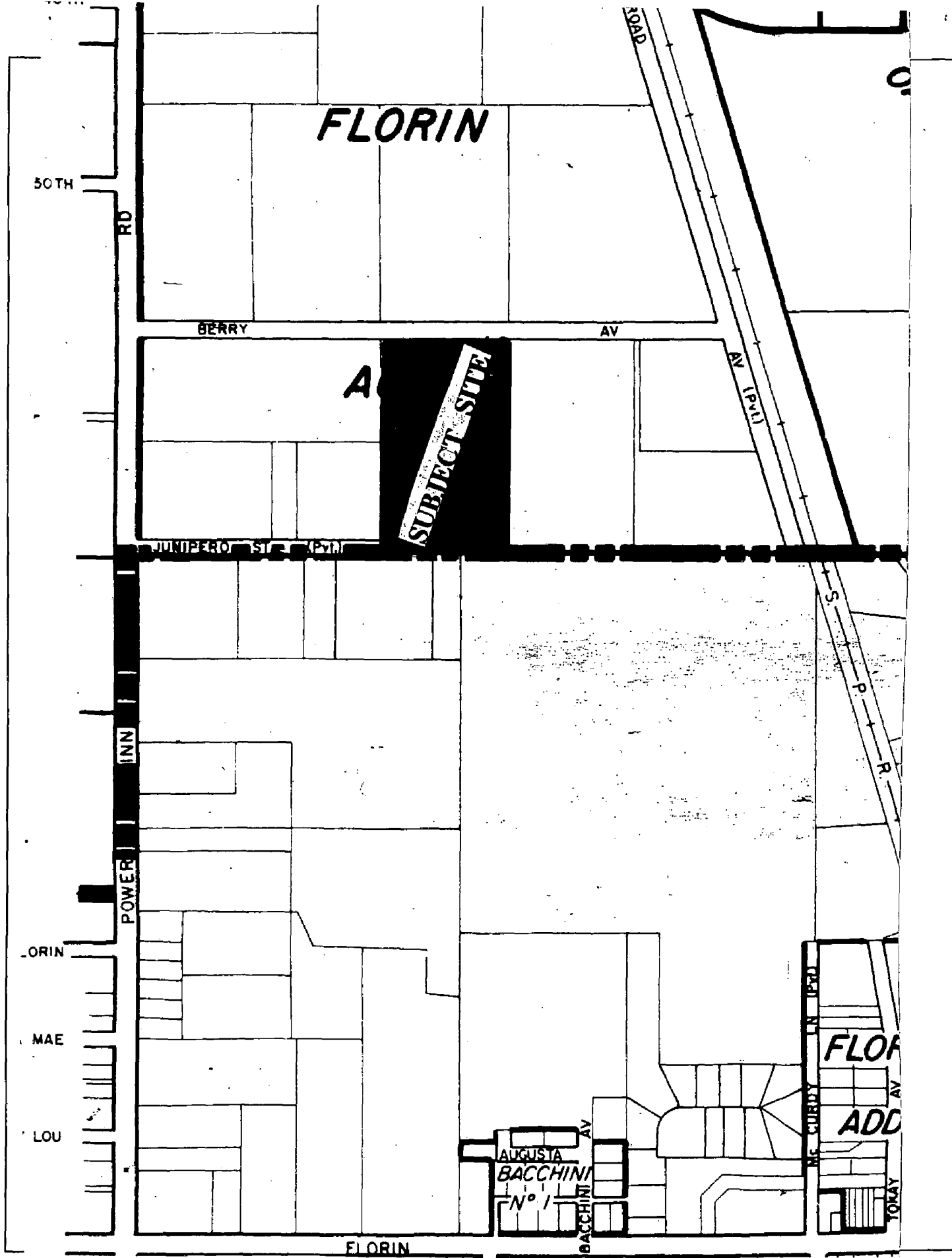
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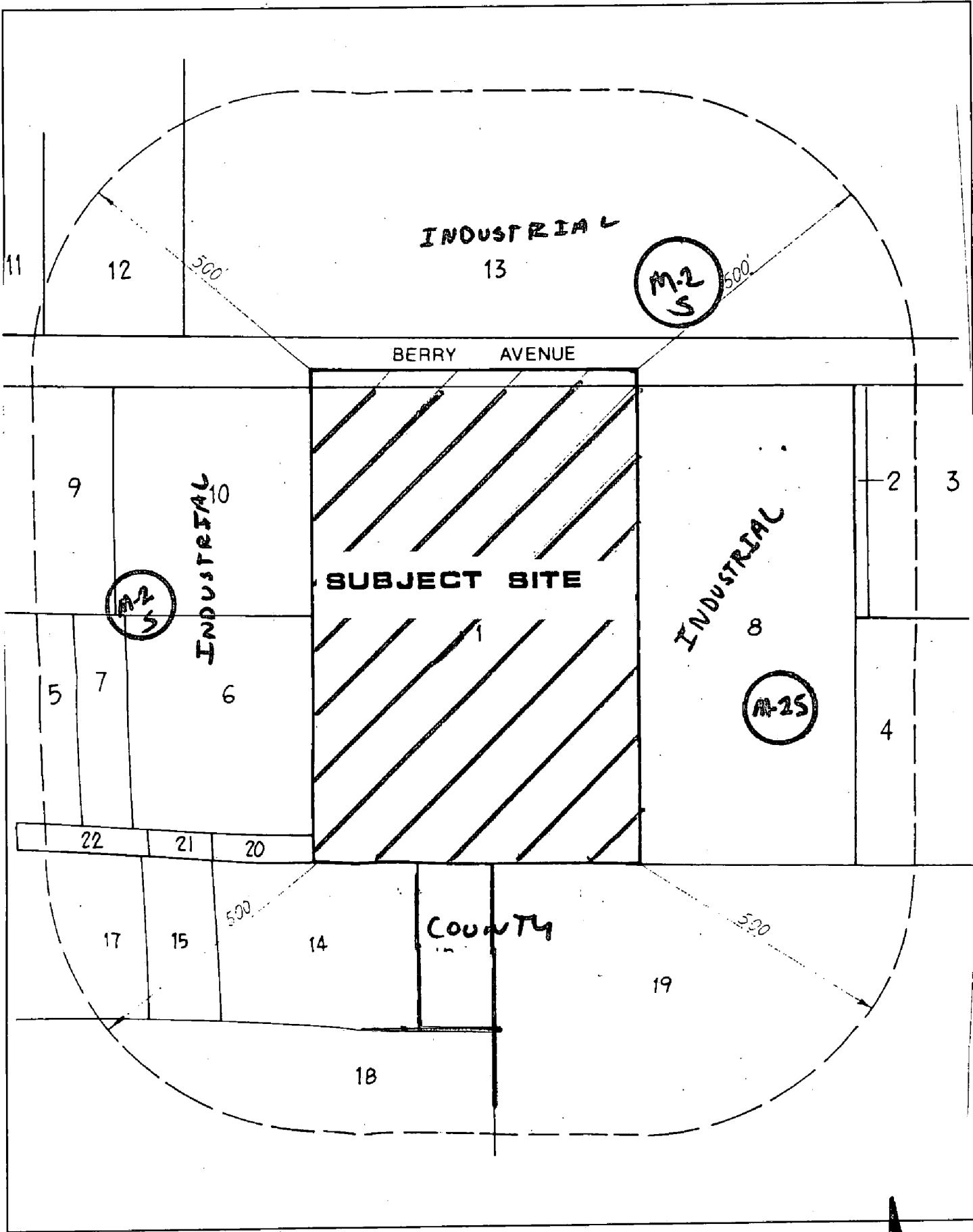
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VICINITY MAP





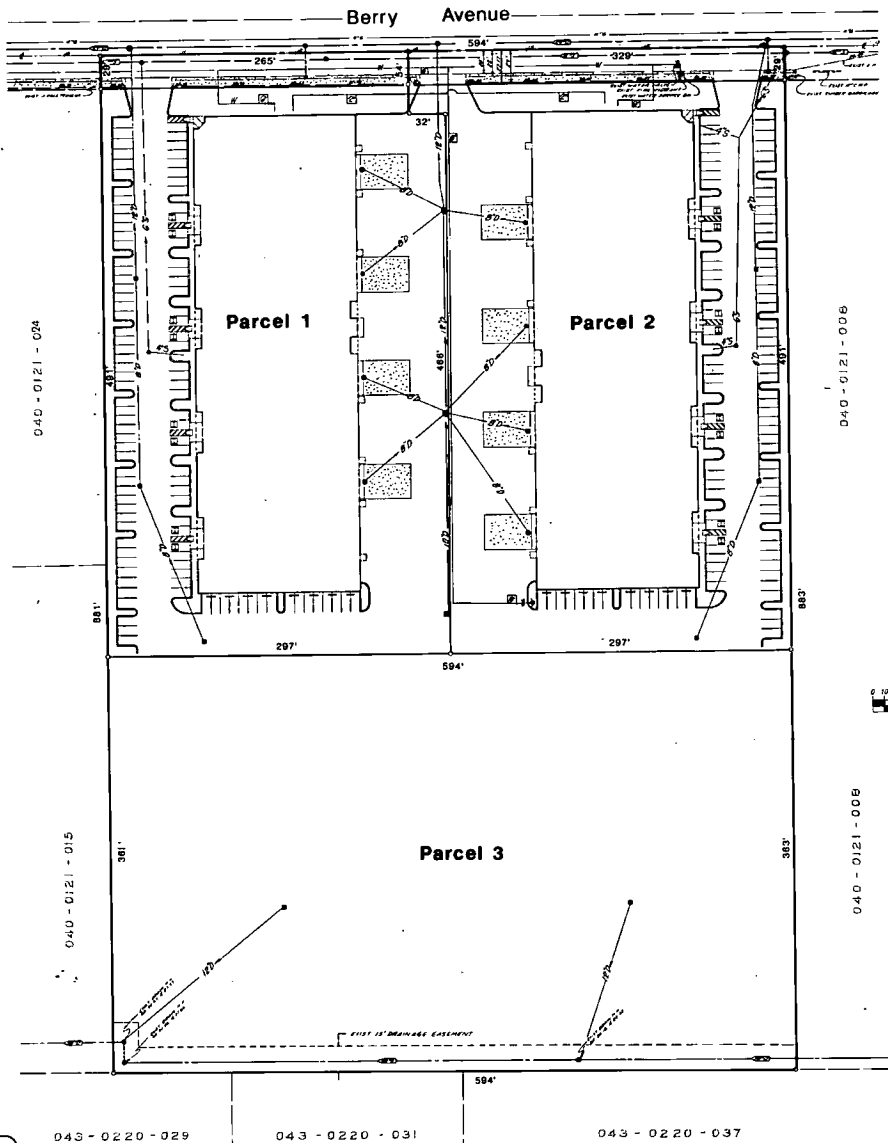
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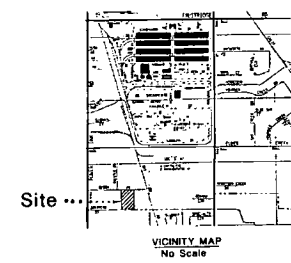
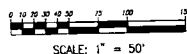


EXHIBIT - A
TENTATIVE MAP

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 Civil Engineering Land Planning
 3110 Gold Canal Dr.
 Rancho Cordova, CA 95670 (916) 635-1511

SUBMITTED BY: Murray Smith & Associates, Engineering		REV. DATE	DESCRIPTION	BY

CITY OF SACRAMENTO COUNTY OF SACRAMENTO, CALIFORNIA		DRAWN: CKD	DATE: APRIL 93
		F.B. REF. SCALE: 1"=50'	SHEET: 1
		PROJECT No. 93027	OF 1