

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

APPLICANT <u>Meridian Consulting Engineers, Inc., 1215 19th St., #200, Sacramento, CA 95814</u>
OWNER <u>Harvey Leabo, Jr., 231 N. 7th Street, Sacramento, CA 95814</u>
PLANS BY <u>Meridian Consulting Engineers, Inc., 1215 19th St., #200, Sacramento, CA 95814</u>
FILING DATE <u>06/16/93</u> ENVIR. DET. <u>Exempt 15305(a)</u> REPORT BY <u>Jeanne Corcoran</u>
ASSESSOR'S PCL. NO. <u>001-0062-006</u>

- APPLICATION:**
- A. Variance to waive the standard surfacing requirements for an equipment storage yard on 0.8 \pm undeveloped acres in the Heavy Industrial (M-2) zone.
 - B. Variance to waive the required planter adjacent to the property line and public street on 0.8 \pm undeveloped acres in the Heavy Industrial (M-2) zone.

LOCATION: 501 North B Street
(Council District 1)

PROPOSAL: The applicant is requesting the necessary entitlements to locate an equipment storage yard in the Richards Boulevard Redevelopment Area.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Existing Zoning of Site: M-2
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant; M-2
South: Residential; M-2
East: Vacant; M-2
West: Vacant; M-2

Parking Required: 0
Parking Provided: 0
Property Dimensions: 158' X 240'
Property Area: 0.87 \pm acres
Topography: Flat
Street Improvements: Existing
Utilities: Need to be Provided

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site is 0.87± undeveloped acres located in the Heavy Industrial(M-2) zone. The site is located in the Richards Boulevard Redevelopment Area. City and Sacramento Housing and Redevelopment staff are currently working on a draft Richards Boulevard Area Land Use Plan. The proposed Richards Boulevard Area Plan designates the site as Office Transit. The General Plan designates the site as heavy commercial or warehouse. The surrounding land use and zones are vacant, M-2 to the north, east and west; residential, M-2 to the south.

B. Applicant's Proposal

The applicant currently leases a portion of City property on North 7th Street for the storage of material handling, screens and conveyor equipment (See Vicinity Map). The City proposes to sell the property to Wemco, a business which also leases a portion of the property, for the expansion of their business. Therefore the applicant is moving his business operations to the property on North B Street, which he owns. No buildings will be constructed on the site.

The applicant is requesting to waive the standard surfacing and landscaping requirements since the site is not serviced by City utilities and the storage yard will be a temporary site due the extension of 6th Street as proposed in the Facility Element of the Railyards Specific Plan and the Richards Boulevard Area Plan.

C. Richards Boulevard Area Plan

The site is located in the proposed Office Transit District of the Richards Boulevard Area Plan. The Office Transit District of the planning area provides a logical extension of the downtown area and reinforces the use of transit improvements that are planned for the area. The Railyards Specific Plan calls for the relocation of the main line tracks to North B Street by 1999. With the relocation of the main line tracks, 5th, 6th and 7th Streets are proposed to be extended into the Richards Boulevard area. As proposed by the plan, 6th Street once extended will be realigned through the applicant's property (Exhibit B-D). Final drafts of the Richards Boulevard Area Plan and the Railyards Specific Plan are proposed to be heard by Council by the end of 1993.

D. Staff Analysis

1. ***Surfacing***

The applicant is requesting a variance to waive the standard surfacing requirements for an equipment storage lot. Within the next 10-15 years, with the completion of infrastructure improvements, this area is proposed to redevelop into office use. Possibly a third of the applicant's property will need to be acquired as public right-of-way with the extension of 6th Street connecting the Railyards Area to the Richards Boulevard Area. Staff, therefore, supports waiving the surfacing requirements since this lot will be a

temporary or interim use which will be removed within the next 10-15 years. Furthermore, the applicant is not proposing to construct any buildings on this site. If at a later date the applicant proposes to add any additional improvements to the site, paving should be required at that time.

2. ***Landscaping***

The Zoning Ordinance requires a four foot landscaped planter adjacent to the property line abutting a public street. The applicant is requesting to waive this requirement since the site is not serviced by water. Staff supports this request due to the temporary nature of the use. However, staff recommends that the applicant provide a six inch raised curb along the North B Street property line to assure that drainage and gravel from the site does not flow onto North B Street.

The site is not required to meet the 50% shading requirement for parking lots since parking is not required for this proposal. However, a landscaping plan was not submitted as part of the proposal. Several trees are located on the site, which the applicant proposes to retain. The applicant indicated to staff that some of the smaller trees will be removed. Therefore, staff recommends prior to issuance of a grading, drainage or driveway permit, a tree plan indicating the trees to remain and be removed should be submitted for the review and approval of the City Arborist.

3. ***Fencing***

The plans do not indicate the location of any proposed fencing. The applicant has indicated that a cyclone fence will be utilized. Since adjacent properties may redevelop before this use is removed, staff recommends a cyclone fence with vinyl slats be provided to screen the storage yard from public view. The applicant shall submit a site plan identifying the location of fencing and storage yard areas.

E. **Agency Comments**

The project has been reviewed by Traffic Engineering, Engineering Division, Development Section, Building Inspections, Flood Control & Sever Division, Water Division, City Arborist, SHRA, Richards Boulevard PAC and Richards Boulevard Trade Association. The following comments were received.

Traffic Engineer

Plans do not include access locations. Driveway on North B Street must be 10 feet from west property line. If driveways are proposed on North 5th Street, improvements may be required. Any proposed driveways on North 5th Street must be a 10 feet (min.) from northerly property line and 175 feet (min.) from the North B Street right-of-way. Driveway shall be paved for a minimum length of 20 feet.

Fences shall be designed to provide adequate sight distance and visibility.

Engineering Division - Development Section

On-site drainage will be required to be collected on-site and connected to the City storm drainage system. An off site main extension may be required.

No access will be allowed on North 5th Street (a paper street).

A driveway permit on North B Street will be required. Paving will be required from the existing street pavement to 20 feet beyond the property line.

Fences and gates shall comply with City Standards for location, setbacks and visibility.

A barrier curb, or approved alternative shall be constructed along the North B Street property line to assure a) drainage does not sheet flow onto North B Street and b) gravel from the parking area does not extend into North B Street.

No structures will be allowed without proper paved parking, water services, and sewer services being extended on site.

Building Inspections

Obtain building permit if required per Appendix Chapter 70 of the Uniform Building Code.

Comply with drainage per Public Works.

SHRA

501 North B Street site is located in the future right-of-way of North 5th (6th) Street (as proposed in the Railyards/Richard Boulevard Area Facility Element). The City will eventually require the dedication of all or part of the site (Exhibit E).

Environmental Determination: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305(a)).

Recommendation: Staff recommends the Planning Commission take the following actions:

- A. Approve the Variance to waive the standard surfacing requirements subject to conditions and based upon findings of fact which follow; and
- B. Approve the Variance to waive the required planter adjacent to the property line and public street subject to conditions and based upon findings of fact which follow.

Conditions:

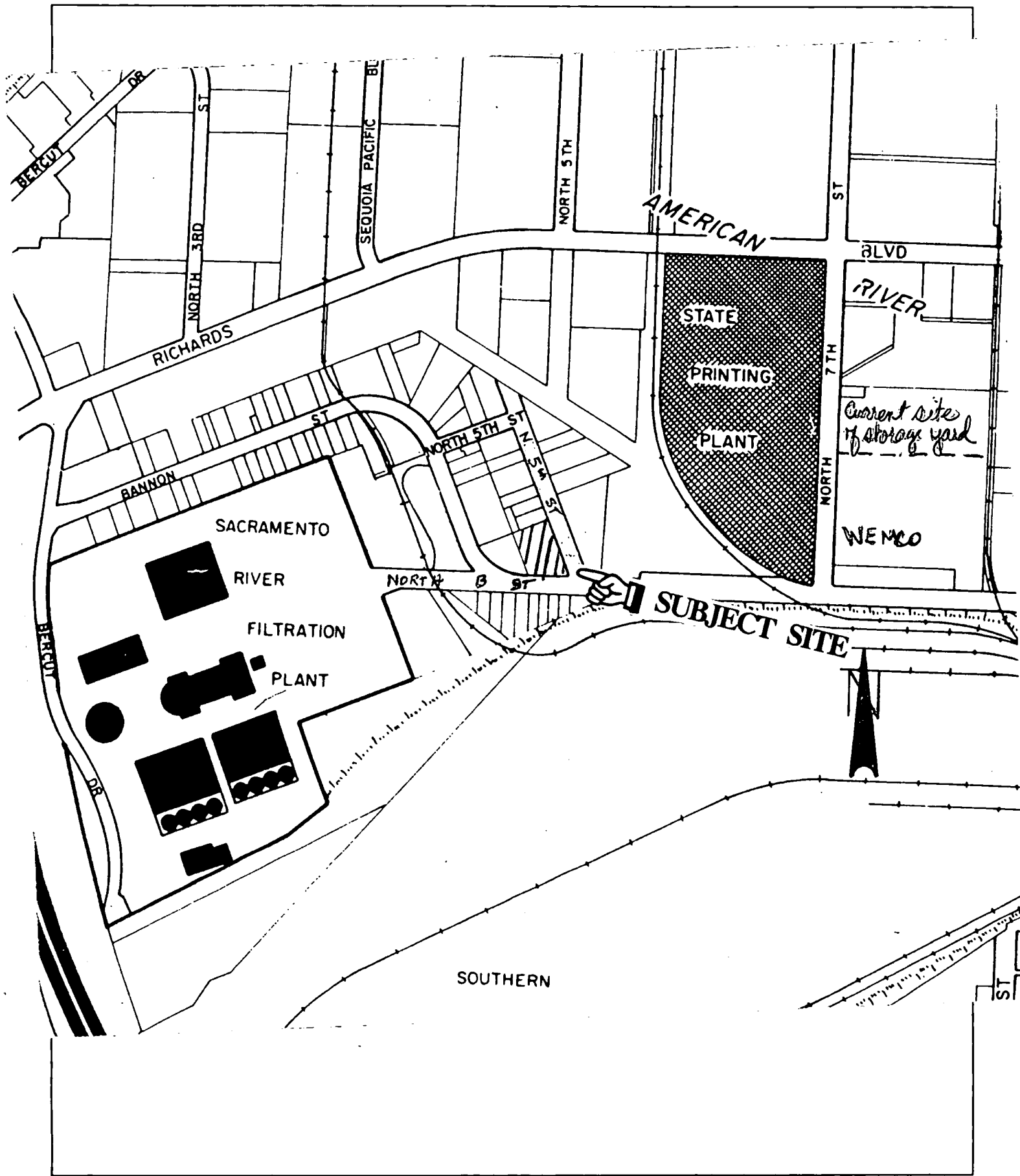
- 1. On-site drainage shall be required to be collected on-site and connected to the City storm drainage system. An off site main extension may be required.

2. No access shall be allowed on North 5th Street (a paper street).
3. A driveway permit on North B Street shall be required. Paving shall be required from the existing street pavement to 20 feet beyond the property line.
4. Fences and gates shall comply with City Standards for location, setbacks and visibility.
5. A raised six inch curb, or approved alternative shall be constructed along the North B Street property line subject to review and approval of the Public Works Department.
6. No structures shall be allowed without complying with zoning and building codes, which include but not limited to paving, parking, water and sewer services being extended on site. If structures are constructed on site, the applicant shall enter into and Owner Participation Agreement (OPA) with SHRA in compliance with the Richards Boulevard Redevelopment Plan.
7. Obtain building permit if required per Appendix Chapter 70 of the Uniform Building Code.
8. A tree plan indicating the trees to remain and be removed shall be submitted for the review and approval of the City Arborist prior to issuance of permits (grading, drainage or driveway).
9. A revised site plan shall be submitted prior to issuance of a driveway permit. The revised site plan shall identify the location of the driveways, fencing and storage areas.
10. Cyclone fencing with vinyl slats shall be provided to screen the storage area.

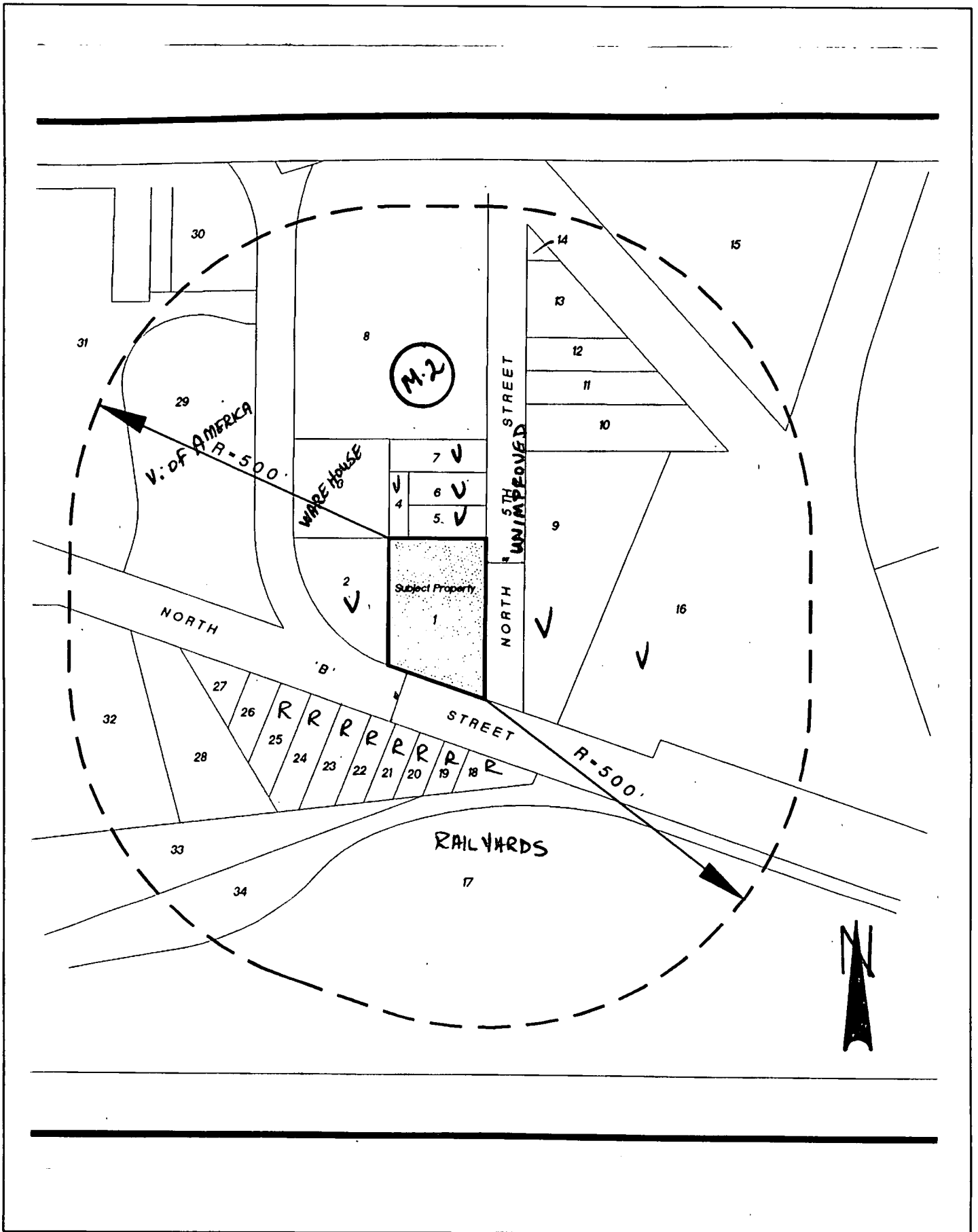
Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed storage yard will be compatible with the surrounding industrial land uses.
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor to surrounding properties in that screening and curbs will be provided.
3. Granting the variance request will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that:
 - a. the site will be adequately drained; and
 - b. the use is temporary due to the extension of 6th Street.
4. The variance request does not constitute a use variance in that storage yards are permitted in the Heavy Industrial zone.

5. The variance request, as conditioned, does not constitute a special privilege extended to an individual property owner in that a waiver of the surfacing requirement and landscaping planter would be granted to any other property owner facing similar circumstances.
6. The project is consistent with the General Plan which designates the site for heavy commercial or warehouse.



VICINITY MAP



LAND USE AND ZONING MAP

CHAVARRIS TRUCK TERMINAL

R. MATHESON

S. LORTA
T. MIYAOKA
L. LORTA
M. GALARDO
A. ZUNIGA
P. VENEGAS
T. ORTIZ Vacant

HOUSING AUTHORITY
COUNTY OF SACRAMENTO

UNION GOSPEL
MISSION
Church

REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

CITY OF SACRAMENTO

CALVADA ST

Warehouse

W
APPLEGATE
Vacant

Warehouse

MATHESON
Truck Terminal

H. SCHETTER
Warehouse
66
H. LABO
Vacant

PROPOSED EXTENSION

SUBJECT SITE

Vacant
NORTH 10th STREET
BUSINESS PARK

Warehouse

W APPLEGATE

Warehouse

Vacant
SOUTHERN PACIFIC
TRANSPORTATION
COMPANY

STATE OF C

Printing

PROPOSED EXTENSION of 6th St.

NORTH B

L. PATTERSON

J. KORNER

F.C. WEEMS

SO. PAC. TRANS.

2F IF IF IF 2F IF -2

S. MORRISON

L. PATTERSON



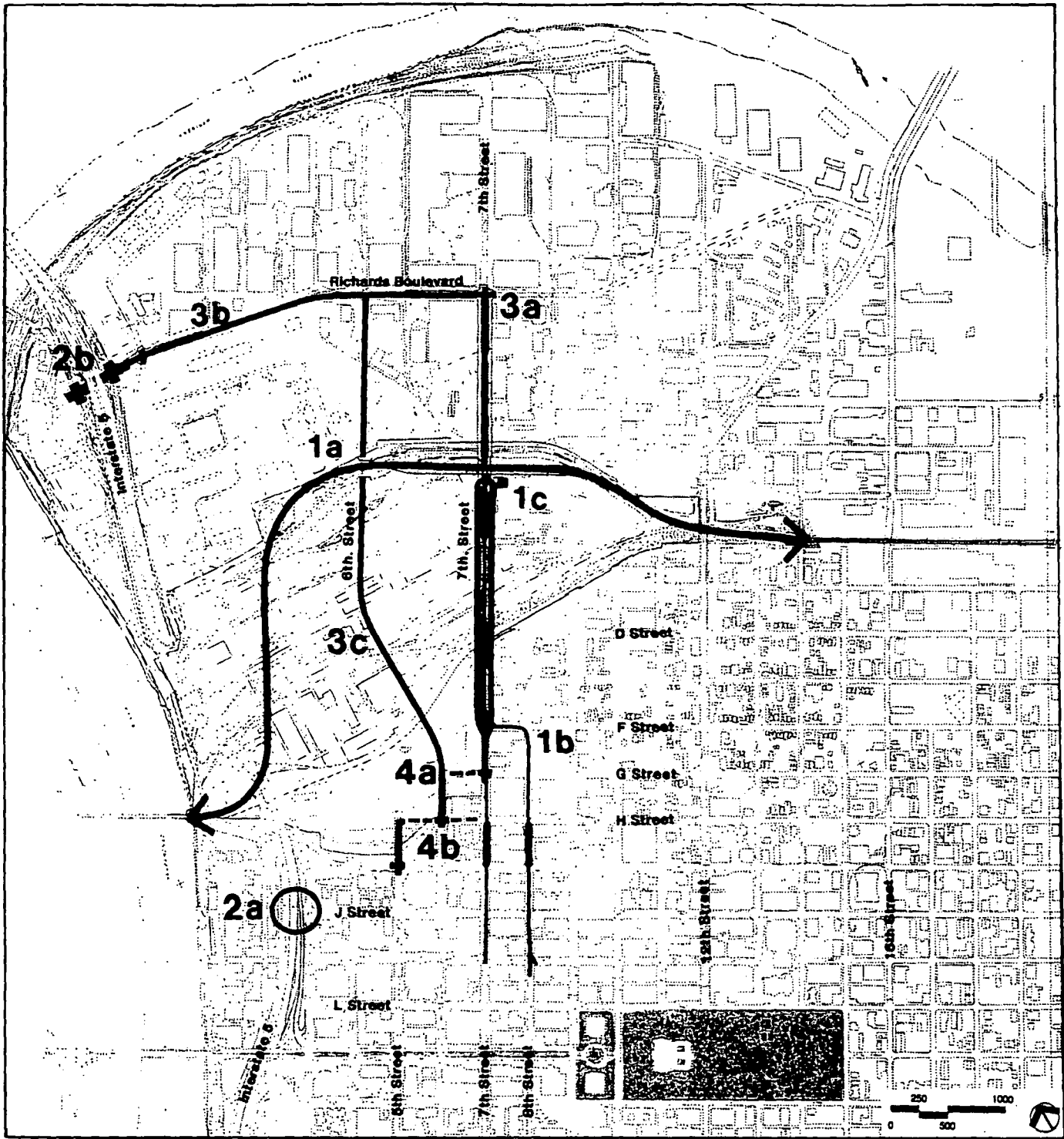






Figure 25
 Transportation - Phase One (1993-2000)

-  1. Rail/Transit Improvements
 - a. Relocation of Main Line Track North
 - b. Extension of LRT North to Intermodal Station
 - c. First Phase Intermodal Station
-  2. Freeway Improvements
 - a. L-on/J-off Ramps at I-5
 - b. Widening of Undercrossing at Richards Boulevard and I-5

-  3. Arterial Roadways
 - a. Extension of 7th Street to Richards Boulevard
 - b. Richards Boulevard Widening
 - c. 5th, 6th and H Street Extensions
-  4. Collector Roadways*
 - a. G Street Extension
 - b. H Street Extension

* Collector roads are shown for illustrative purposes and may vary in alignment and phasing depending on development requirements.

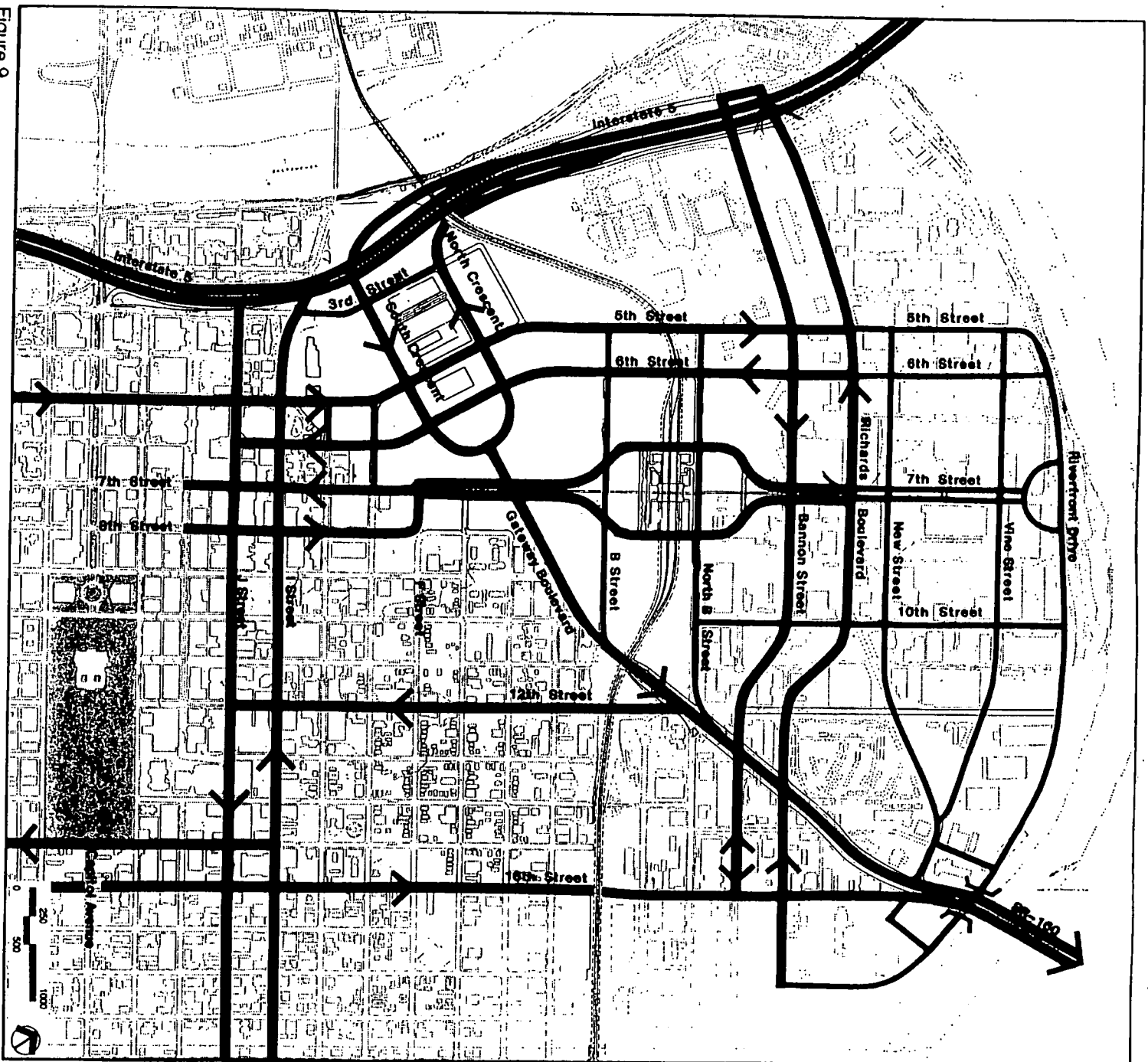


Figure 9
Vehicular Circulation Plan




-  Freeway
-  Arterial Streets
-  Collector Streets

Fig-100

Exhibit Diagram of the Downtown Core of the Riverfront Development
8/2-93
ITEM NO. 11

SACRAMENTO HOUSING & REDEVELOPMENT AGENCY

June 28, 1993

Jeanne Corcoran
City Planning Dept.
Current Planning Section
1231 I Street, Ste. 200
Sacramento, CA 95814

RE: LEABO PROJECT - 501 NORTH B STREET

Dear Ms. Corcoran:

Agency staff have reviewed the request for variance (P93-100) to waive the City's surfacing and landscaping requirements for a storage yard at 501 North B Street. However, in order to regulate future development of the site, we are requesting that City Planning staff condition any future building permit with an Owner Participation Agreement with the Redevelopment Agency. Staff's recommendation is based on the applicant's agreement to conditions outlined previously in discussions between the property owner, Mr. Harvey Leabo, Jr., City and Agency staff.

It is Agency staff's understanding that the 501 N. B Street site will be used strictly as an unimproved storage site, and that no structures will be built. But because the 501 North B Street site is located in the future right-of-way of North 5th Street (as proposed in the Railyards/Richards Boulevard Area Facility Element, dated June 1992) the City will eventually require the dedication of all or part of the site.

Otherwise, staff has no objection to the waiver of the City's surfacing and landscaping requirements and recommends that the City Planning Commission approve the necessary variances. If you have further questions please contact me at 264-1508, or Betty Kosman at 264-1511.



Paul Blumberg
ASSOCIATE PLANNER

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CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUL 1 1993

RECEIVED

P93-100

8-12-93

ITEM NO. 11