

P98-073 - 4601 Beloit Drive Tentative Map

REQUEST: Entitlements to subdivide a 7.814± vacant acre parcel into two lots in the Light Industrial (M-1SR) zone in the North Sacramento Community Plan (D2). APN: 238-0220-022.

A. Environmental Determination: Categorical Exemption;

B. Tentative Subdivision Map to subdivide a 7.814± vacant acre parcel into two lots in the Light Industrial (M-1SR) zone in the North Sacramento Community Plan (D2). APN: 238-0220-022.

LOCATION: 4601 Beloit Drive
238-0220-022
North Sacramento Community Plan Area
Grant Joint Union and Rio Linda Elementary School Districts
Council District 2

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|--------------------|--|
| APPLICANT: | Morton & Pitalo, Inc. (Ron Bowman: 927-2400) 1788 Tribute Road, #200, Sacramento, CA 95815. |
| OWNER: | Massie & Company (Mike Paddington: 737-2700) PO. Box 276043, Sacramento, CA 95827-6043 |
| APPLICATION FILED: | June 30, 1998 |
| STAFF CONTACT: | Taiwo Jaiyeoba, 264-8287 |

SUMMARY/RECOMMENDATION: The applicant, Morton & Pitalo, Inc., is requesting a Tentative Map entitlement to split the lot at 4601 Beloit Drive into two lots. Applicant has indicated on the application that the owner intends to subdivide the property for sale, lease or finance. The project is consistent with the land use designations in the General Plan and the 1984 North Sacramento Community Plan of Heavy Commercial or Warehouse, and Industrial, respectively.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on the fact that the project is consistent with the Zoning Ordinance and General Plan and North Sacramento Community Plan land use designation. The SRC has reviewed the application at its meeting of August 19, 1998 and recommended the project for approval.



PROJECT INFORMATION:

General Plan Designation: Heavy/Commercial or Warehouse
 Community Plan Designation: Industrial
 Existing Land Use of Site: Industrial
 Existing Zoning of Site: Light Industrial (M-1SR)

Surrounding Land Use and Zoning:

North: Light Industrial (Citizens Utilities); M-1SR
 South: Vacant; M-1SR
 East: Vacant; M-1SR
 West: Light Industrial; M-1SR

Property Dimensions: 500' x 660'
 Property Area: 7.814 \pm acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

OTHER APPROVALS REQUIRED:

In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

| <u>Permit</u> | <u>Agency</u> |
|--|------------------------------------|
| Final Subdivision Map or Certificate of Compliance | Public Works, Development Services |

BACKGROUND INFORMATION:

On January 25, 1990, a request was made to the City Planning Commission for a Lot Line Adjustment to relocate the common property line between this parcel and an adjacent one fronting on Raley Blvd. (P90-096). The Planning Commission approved this request on March 8, 1990.

On April 23, 1998, the City Planning Commission approved the Plan Review to construct two warehouse buildings totalling 133,200 sqft. on the site (P97-133). Building A is 61,200 sqft.; Building B is 72,000sqft.

On June 30, 1998, applicant submitted an application for a Tentative Map to subdivide the 7.814 \pm lot into two parcels for the purpose of sale, lease, or finance. There is no existing development on the subject site presently and it is the intention of the owner to develop the parcel with speculative buildings.

STAFF EVALUATION:A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse and the North Sacramento Community Plan designates the site as Industrial. The proposed

subdivision is consistent with the General Plan and North Sacramento Community Plan land use designations.

B. Parking/Circulation/Landscaping

The zoning ordinance requires one space for every 1,000 square feet of building area for a warehouse use. The tentative map exhibit submitted indicates a total of 177 parking spaces, 84 spaces for Parcel 1 and 93 spaces for Parcel 2. Eight of these parking spaces are handicap parking spaces (4 spaces per parcel). The amount of parking spaces provided is more than the required number, 133 spaces. Staff has no objection to the amount of parking spaces.

Each parcel has a driveway off of Beloit Drive. The two parcels share a driveway which provides the main access to the loading docks, as indicated on the site map. The reciprocal access is 40 feet wide and serve as ingress and egress to the two parcels.

Other issues related to the zoning ordinance requirements regarding parking spaces, tree shading requirements and landscaping were analyzed in the previous plan approval for the site. Additionally, traffic-related issues as well as driveway/loading docks widths were discussed in the previous plan approval for the site.

Should development of the project site not meet City standards as per the Zoning Ordinance or the City Code, additional entitlements will need to be requested by the applicant.

C. Subdivision Review Committee Recommendation

On August 19, 1998, the Subdivision Review Committee, recommended approval of the Tentative Map request subject to the conditions in the attached Notice of Decision.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have an impact on the environment; therefore, a Categorical Exemption has been prepared. The subdivision of the property is in conformance with Section 15315 of the California Environmental Quality Act Guidelines.

B. Public/Neighborhood/Business Association Comments

The proposed project site is within the Robla Neighborhood. The project application packet was sent to the Robla Community Association and the North Sacramento Congress of Neighborhoods. No comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. No comments were received as of the time of writing the staff report.

C. Summary of Agency Comments

The proposal was routed to the City's Public Works Department, Police Department, Utility Department, Building Inspection and the City Fire Department. The comments/conditions from Public Works Dept and Utilities Dept are listed in the attached Notice of Decision.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Plan Review. The decision of the Planning Commission may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

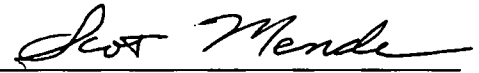
Staff recommends the Planning Commission: Adopt the attached Notice of Decision approving the Tentative Map to subdivide one lot, 7.814_± vacant acres of land, into two parcels in the Light Industrial (M-1SR) Zone.

Report Prepared By:



Taiwo Jaiyeoba
Assistant Planner

Report Reviewed By:

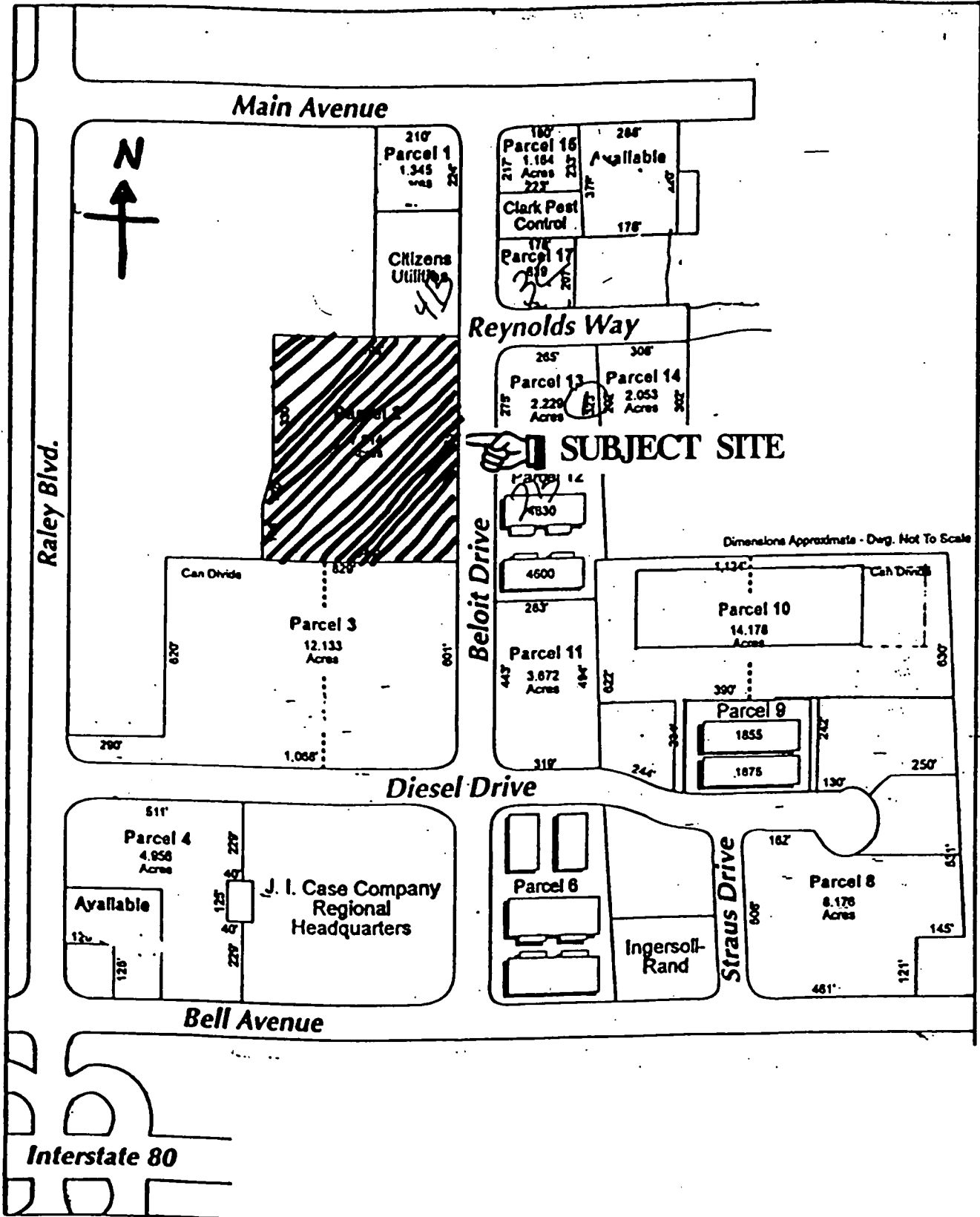


Scot Mende
Senior Planner

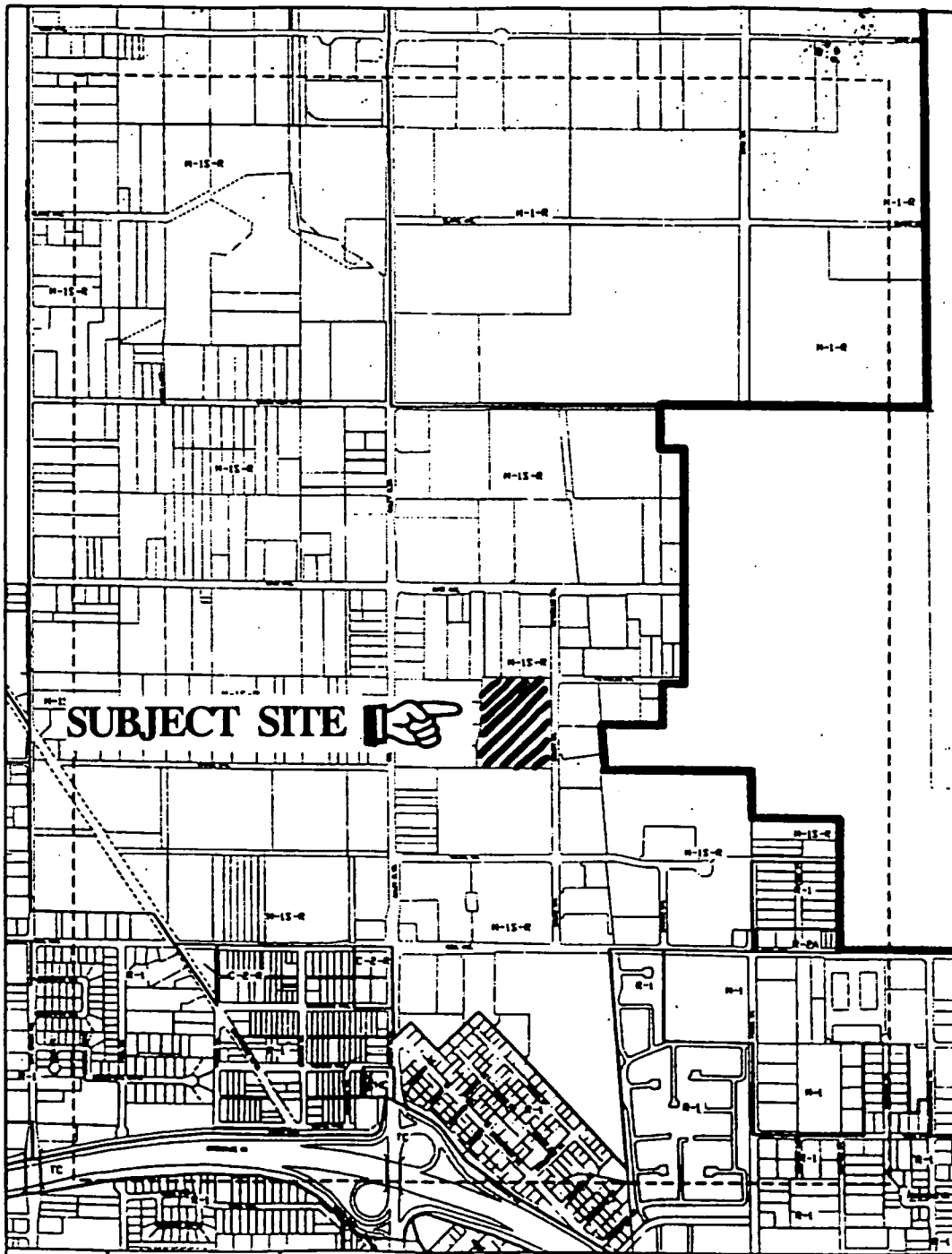
Attachments

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| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Notice of Decision and Findings of Fact |
| Exhibit C-1 | Site Plan/Tentative Map Exhibit |

Attachment A VICINITY MAP



Attachment B
LAND USE AND ZONING MAP



Attachment C
NOTICE OF DECISIONS AND FINDINGS OF FACTS

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE SUBJECT SITE LOCATED AT 3152 BELOIT DRIVE, IN NORTH SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL (M-1SR) ZONE. (P98-073)

At the meeting of September 24, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Determined the project is exempt from Environmental Review, subject to CEQA guidelines section 15315.
- B. Approved the Tentative Map to subdivide a 7.814 \pm vacant acre lot into two parcels in the Light Industrial (M-1SR) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- B. Tentative Map: The Tentative Map to subdivide a 7.814 \pm vacant acre lot into two parcels is hereby approved based upon the following findings of fact:
 1. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed Tentative Map;
 2. The proposed Tentative Map, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a specific plan of the City and the City General Plan; and
 3. The proposed Map is approved subject to the conditions that follow which must be satisfied prior to the filing of a Final Map unless a different time for compliance is specifically stated in the condition.

CONDITIONS OF APPROVAL

- B. The Tentative Map for the 7.814 \pm acre site is hereby approved subject to the following conditions of approval.

Public Works

1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.
2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;



3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
4. Modify the reciprocal ingress/egress easement shown on the tentative map to provide adequate maneuvering room for vehicles to access the loading docks while remaining within the easement. Final configuration of this easement shall be to the satisfaction of the Department of Public Works and shall be shown on the Final Map.
5. Show all existing easements.
6. Remove and reconstruct existing deteriorated curb, gutter and sidewalk per City standards.

Utilities

7. Drainage across parcel lines is not allowed. Either the parcels must be graded so that drainage does not occur across property lines or a reciprocal drainage easement must be recorded.

Advisory Notes (informational and not a requirement)

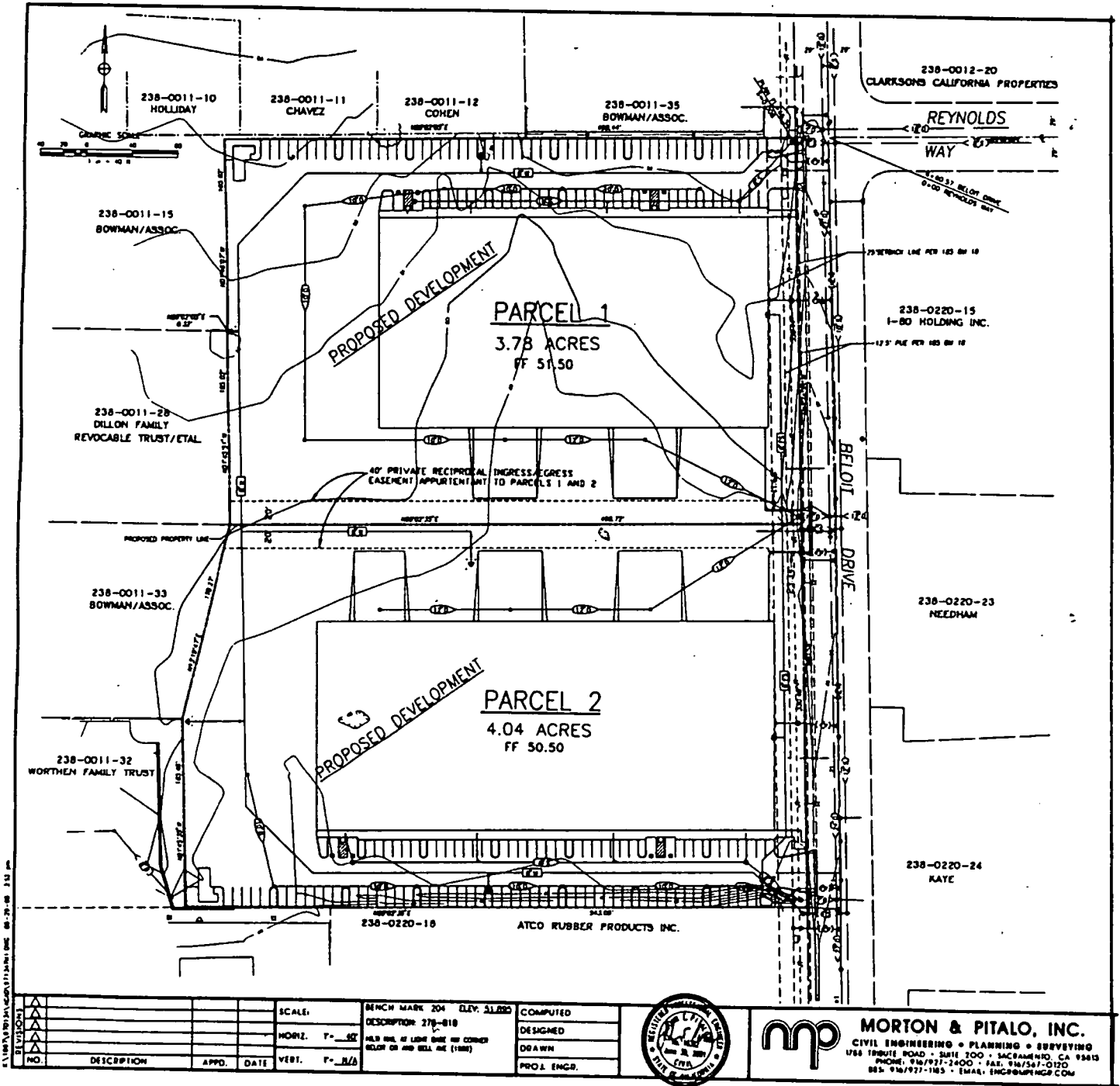
8. Applicant may file a Certificate of Compliance in lieu of a Final Map to record this lot split if no Subdivision Improvement Agreement is required.

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION
(P98-073)

Exhibit C-1
SITE PLAN/TENTATIVE MAP EXHIBIT



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|-----------|-------------|-------|--------|-----------------------------|-------------|--|--|
| REVISIONS | | | SCALE: | BENCH MARK 204 ELEV. 31.820 | COMPUTED | | MORTON & PITALO, INC. CIVIL ENGINEERING • PLANNING • SURVEYING 1758 TRIBUTE ROAD - SUITE 200 • SACRAMENTO, CA 95815 PHONE: 916/927-2400 • FAX: 916/927-0120 BBS: 916/927-185 • EMAIL: ENG@MPINC.COM |
| NO. | DESCRIPTION | APPD. | DATE | VERT. F. <u>1/4"</u> | DESIGNED | | |
| | | | | HORIZ. F. <u>1/4"</u> | DRAWN | | |
| | | | | DESCRIPTION | PROJ. ENGR. | | |