

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, August 2, 2000, the Zoning Administrator ratified the Negative Declaration, approved with conditions a Parcel Merger to merge two parcels into one parcel and a Special Permit to waive the required 10 foot landscaping setback located on the street frontage for a mini-storage located 3.3± undeveloped acres in the Light Industrial (M-1) zone for the project known as Z99-131. Findings of Fact and Conditions of Approval for the project are listed on pages 4-5.

**Project Information**

- Request:   **1A.   Negative Declaration**
- 1B.   Zoning Administrator Special Permit** to waive the required 10 foot landscaping setback located on the street frontage for a mini-storage located 3.3± undeveloped acres in the Light Industrial (M-1) zone.
- 1C.   Zoning Administrator Parcel Merger** to merge two parcels into one parcel totaling 3.3± undeveloped acres in the Light Industrial (M-1) zone.

Location:    1300 El Camino Avenue(D2, Area 4)

Assessor's Parcel Number:    277-0032-005; -012

Applicant:                    Baker Williams Engineering (Mike Williams)  
                                  6020 Rutland Drive, Ste # 19  
                                  Carmichael, CA 95608

Property       Derek Markstein  
Owner:         4400 Miller Oaks Drive  
                  Auburn, CA 95602

Project Planner:               Donna Decker

General Plan Designation:     Special Planning District  
North Sacramento  
Community Plan Area:         Special Planning District

Existing Land Use of Site:     Vacant  
Existing Zoning of Site:        Light Industrial (M-1) zone  
                                  North Sacramento Design Review

## Surrounding Land Use and Zoning:

North: M-1; Commercial  
 South: M-1; Light Rail(RT)  
 East: M-1; Light Rail(RT)  
 West: M-1; Mobile Home Park

Property Dimensions: Irregular  
 Property Area: 3.3± acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing  
 Utilities: Power P.G. & E.  
 Water: City of Sacramento  
 Sanitary Sewer: City of Sacramento-CSS  
 Drainage: City of Sacramento-CSS

Project Plans: Exhibit A and C

Legal Description: Exhibits B-1, B-2

Previous Files: DR99-156

Additional Information The applicant proposes to remove the common property line between two parcels to create a single parcel and requests to waive the required ten foot landscape setback along the public right-of-way in exchange for improving the existing elevated El Camino Avenue south right-of-way. These requests for entitlements are for a proposed site development for a self storage facility.

The site plan provides ingress and egress at the proposed cul-de-sac, shown as a partial extension of Taft Street, as shown on the attached Exhibit C. An emergency access is proposed at Dixieanne Ave. This access point will be gated, provided with a knox box and will be used only by emergency vehicles. Vehicular circulation on the site is one-way. The aisles widths are shown as 21 feet which accommodates a 12 foot traveled way with 9 foot parallel parking adjacent to a building for access to the storage units. The parking is not marked on the plans since there are storage units on each side and typically the user will want to park next to their unit. The site plan delineates four parking stalls at the entry, including one van accessible parking stall, one parking stall at Building "A", one parking stall at Building "C", and, two parking stalls at the Manager's residence. This totals eight defined parking stalls near the entry to the site. The Zoning Ordinance requires 1 parking space for every 100 storage units. There are 729 proposed units requiring 7 parking spaces and one space for the manager. There is adequate parking for loading and unloading at the storage units within the aisles.

The development standards for a mini-storage identified in the Zoning Ordinance requires a minimum ten foot landscape setback along public rights-of-way. The applicant requests a

Special Permit to waive the required landscape setback along the El Camino Avenue right-of-way. The northerly boundary of the site is contiguous to the El Camino Avenue right-of-way which is not landscaped. The project proposes to fully improve the existing right-of-way with landscaping and an automatic irrigation system. The area ranges from being approximately 15 feet in width to 60 feet in width. The applicant has provided a 12.5 foot public utility easement to be landscaped at the proposed cul-de-sac. The frontage area located at the emergency access point at Dixieanne will also be landscaped.

The applicant is proposing to merge the parcels to provide a single parcel to place the proposed self storage structures on that single parcel. Buildings are not allowed to cross property lines unless specific building and fire code requirements are provided for common wall design. The existing property line bisecting the site is awkward for this type of development and the site design has not incorporated the existing property line location as a design constraint.

The project proposes to place nine storage buildings, and a manager's quarters on the site. Two of the ten structures are two story. The Phase 2 development is comprised of Building J located on the future property line created from the abandonment of a portion of Taft Street. The construction of Building J is determined by the success of processing that abandonment. The entitlements for the Parcel Merger and the Special Permit to waive the required landscape setback are not related to the abandonment and therefore do not necessarily support it.

The project was noticed to the Dixieanne Area Neighborhood Association, Woodlake Improvement Club and the Swanston Estates Against Crime (SEAC). Several neighborhood meetings were scheduled and the project discussed regarding the impacts the proposed project may have to the neighborhood. The Dixieanne Area Neighborhood Association and the Woodlake Improvement Club formally responded in support of the project with some suggestions associated with the proposed site development.

The project is also located within the North Sacramento Design Review District, and an application, DR99-156, was submitted and approved by the Design Review/Preservation Board, November 17, 1999. The site design and building design were reviewed as a part of the Design Review application. The Board met and approved the project with conditions based on the Findings of Fact.

The project was noticed and staff received comments from Regional Transit which serves the area with the Swanston Light Rail Station to the South. Regional Transit identified that there are currently two major projects being studied which are the Swanston Pedestrian Bridge and the Northeast Corridor Service and Facilities Enhancement Project. Accordingly, Regional Transit identified the transfer activity enhancement which might impact the Swanston Station, but stated that any access required for the bus operations would be via other streets in the surrounding area. Further, the development of the site will have no direct impacts on existing or planned Regional Transit services or facilities. Regional Transit opined the proposed land use may not be compatible to the transit corridor. However, the subject site is appropriately zoned for the proposed development of the self-storage facility. The consideration of land use

is not considered when an application for parcel merger is made. The proposed parcel merger and request for waiver of the landscape buffer requirement are compatible with the General Plan, Zoning Ordinance, the Subdivision Map Act and Chapter 40 of the Subdivision Ordinance.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the Parcel Merger and the Special Permit have been included as conditions.

Environmental Determination: The Office of Environmental Affairs has determined the project, as proposed will not have a significant effect on the environment ; therefore, a Negative Declaration has been prepared pursuant to California Environmental Quality Act Guidelines, Section 15070(b)2.

**Conditions of Approval: Special Permit**

1. The applicant shall comply with all Design Review conditions and submit revised plans to Planning should changes to submitted plans be required.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.
3. Construct a six foot masonry wall at the west property line between the industrial/commercial uses and the residential uses. The wall shall be in conformance with the Zoning Ordinance.
4. Landscaping plan shall be approved by and conform to the requirements of the City Landscape Architect.
5. The City Arborist shall be contacted prior to removal of any trees within the existing right-of-way and on the property site. The applicant shall coordinate with the City Arborist and the City Landscape Architect to incorporated any require tree replacement/tree replacement ratios into the proposed Landscaping plan.
6. The applicant shall obtain all required permits for tree removal.
7. Applicant shall obtain any required encroachment permits to landscape the public right-of-way.

Department of Utilities

8. Multiple fire services are allowed per parcel and may be required.

9. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
10. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100' (or more) of the project boundary area required (per Plate 2, page 3-7, of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
11. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The drainage study and shed map shall show how the site drains and the terminal point of discharge. This study and shed map shall be approved by the Department of Utilities. The on-site storm drain system shall be designed for 0.50 cfs/ac with the hydraulic grade line (HGL) at or below the crown of the pipe. Finished floor elevations shall be a minimum of 1.5 feet above the 100 year HGL and approved by the Department of Utilities. A drainage main extension in Dixie Avenue from Taft Avenue to Lexington Street and on-site detention may be required.
12. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
13. The applicant must comply with the City of Sacramento's Grading, Erosion, and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
14. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Since the project is not served by a regional water quality control facility and the impervious area (excluding roof tops) is greater than 1 acre, both source controls and on-site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures. (Note: Increasing the amount of landscaping by 0.30 acres will eliminate the need for on-site treatment.)
15. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.

*Advisory Notes:*

16. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
17. Per the July 6, 1998 Flood Insurance Rate Map (FIRM), Community Panel Number 060266 0010 F, this project is located within Zone X defined as: areas determined to be outside the 500 year flood plain.

*Public Works Development Services*

18. Repair or replace any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
19. Standard improvements pursuant to Section 40.12.1211 of the City Code shall be provided with this project for the proposed cul-de-sac. These improvements will include, but are not limited to curb, gutter and sidewalk and will be for the entire cul-de-sac. All improvements will be to the satisfaction of the Department of Public Works.
20. The applicant shall conform to ADA requirements in all respects.
21. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
22. The driveway that exits to Dixie Avenue at the southern end of the site shall be emergency ingress and egress only (i.e. police and fire access only).

Conditions: Parcel Merger

*Public Works*

1. Applicant shall complete the following at the Public Works Department, Development Services, prior to the parcel merger being recorded:
  - a. File a Certificate of Compliance, submit all required documents according to the Public Works submittal requirements checklist, and pay necessary fees.
  - b. File a waiver of Parcel Map
  - c. Pay off or segregate any existing assessments.

*Utilities*

2. Only one domestic water service per parcel is allowed. Excess domestic water services must be abandoned to the satisfaction of the Department of Utilities.

Findings of Fact-Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed project will not substantially alter the characteristics of the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that adequate parking and landscaping will be maintained and replaced as required.
3. The project is consistent with the General Plan Designation and the Central City Community Plan Designation which designates the subject site as Community/Neighborhood Commercial & Offices and General Commercial, respectively.

Findings of Fact-Parcel Merger:

1. All existing streets and/or utility easements of record are reserved.
2. The merger will not eliminate or reduce in size of the access way to any resulting parcel.
3. The proposed project, as conditioned, conforms to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

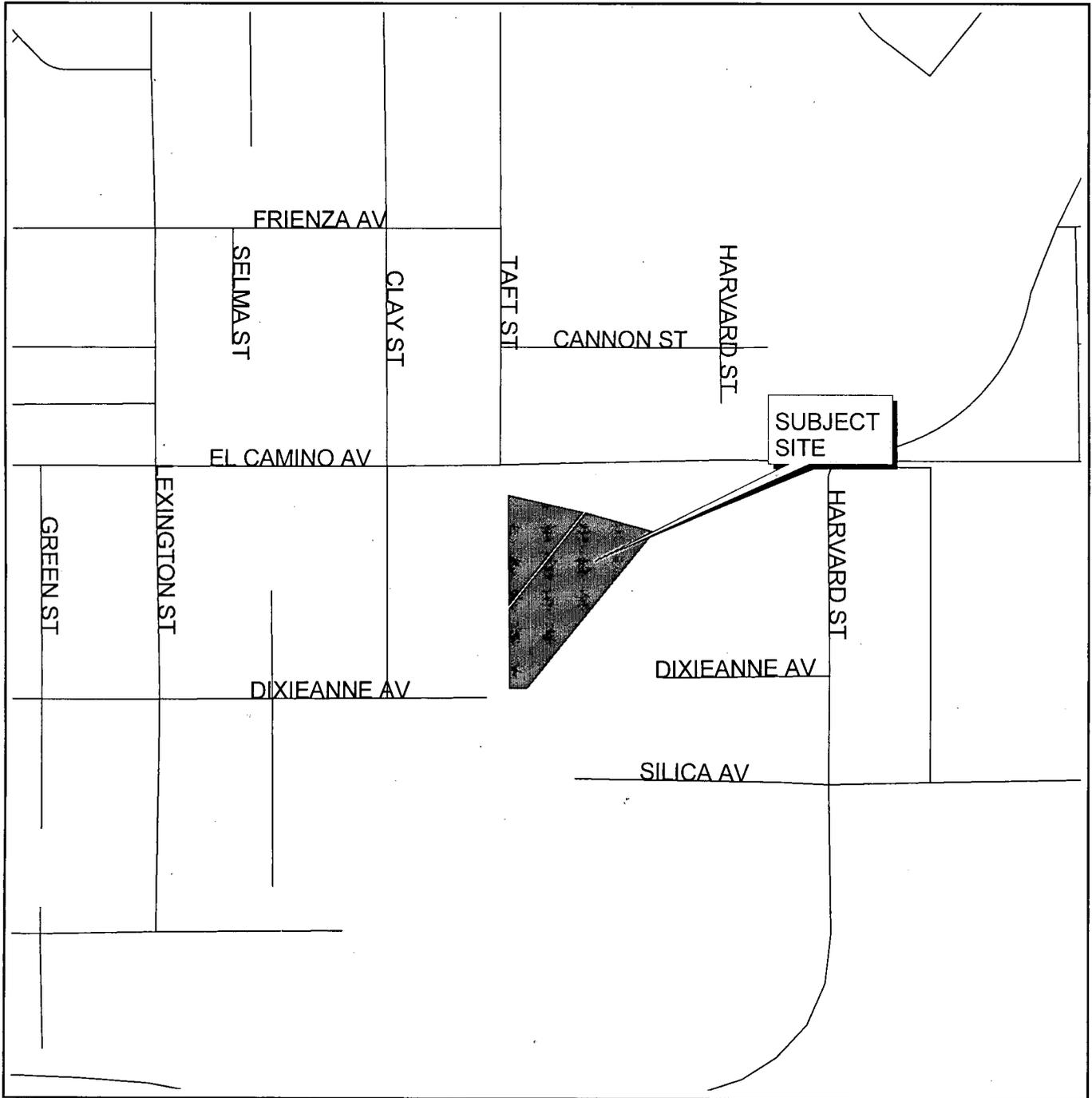


Joy D. Patterson  
Zoning Administrator

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

cc: File (original)  
ZA Log Book  
Applicant  
Public Works (Jerry Lovato)



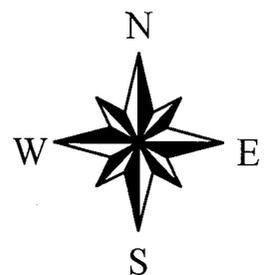
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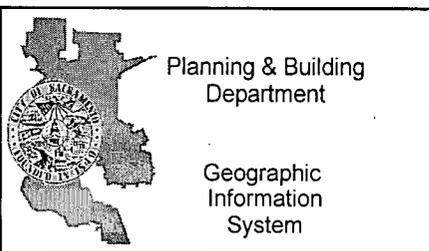
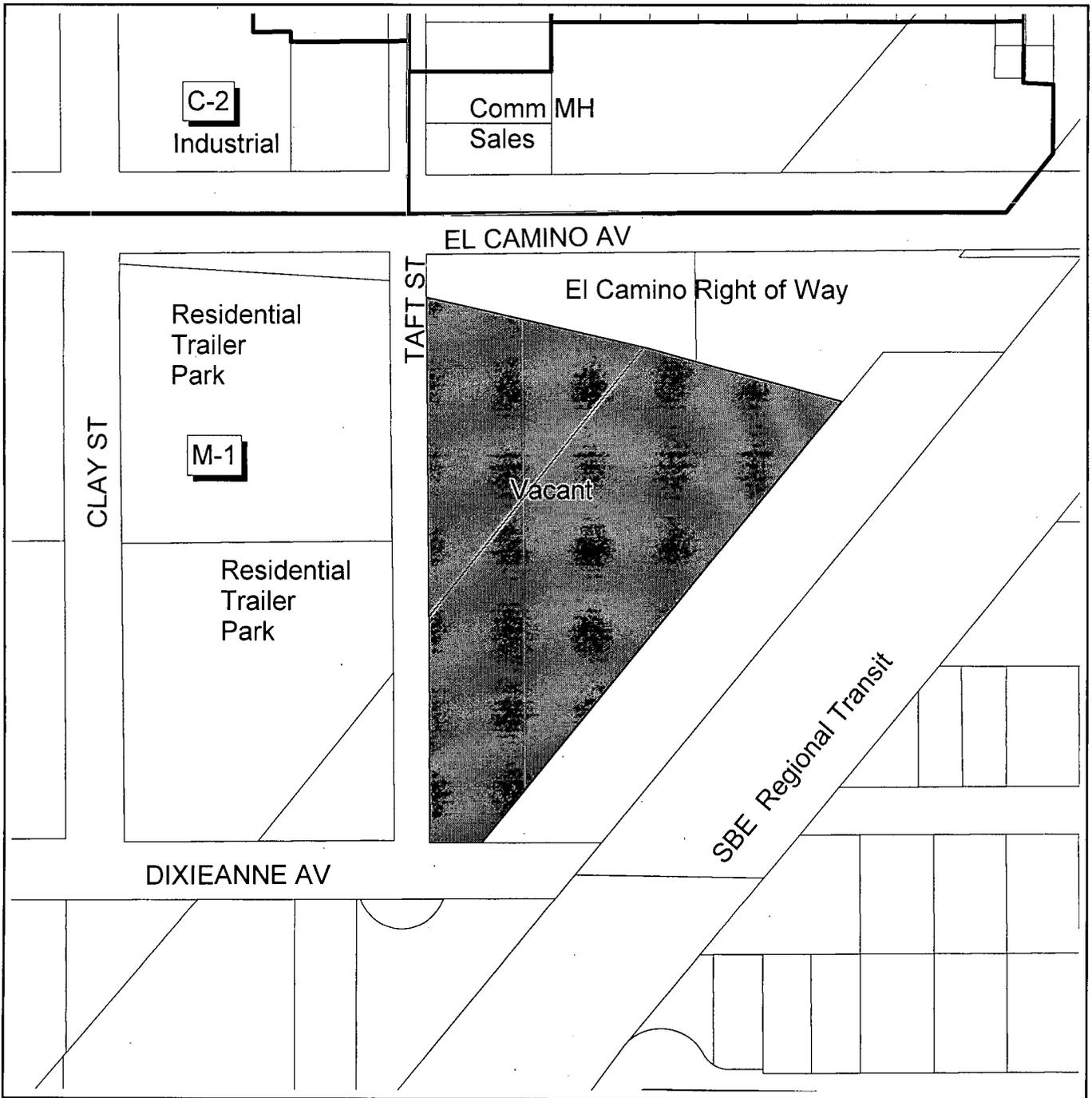


Planning & Building  
Department

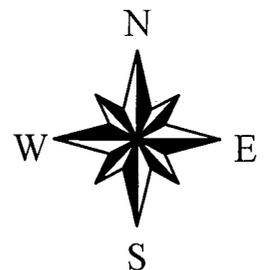
Geographic  
Information  
System

# VICINITY MAP

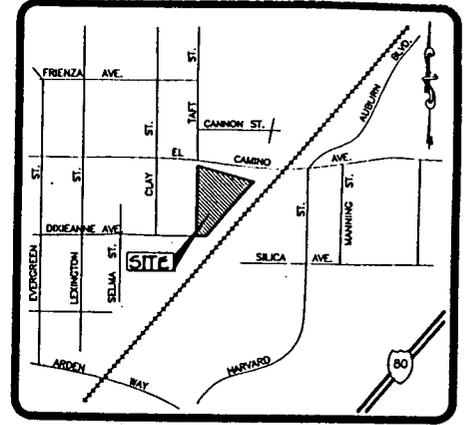




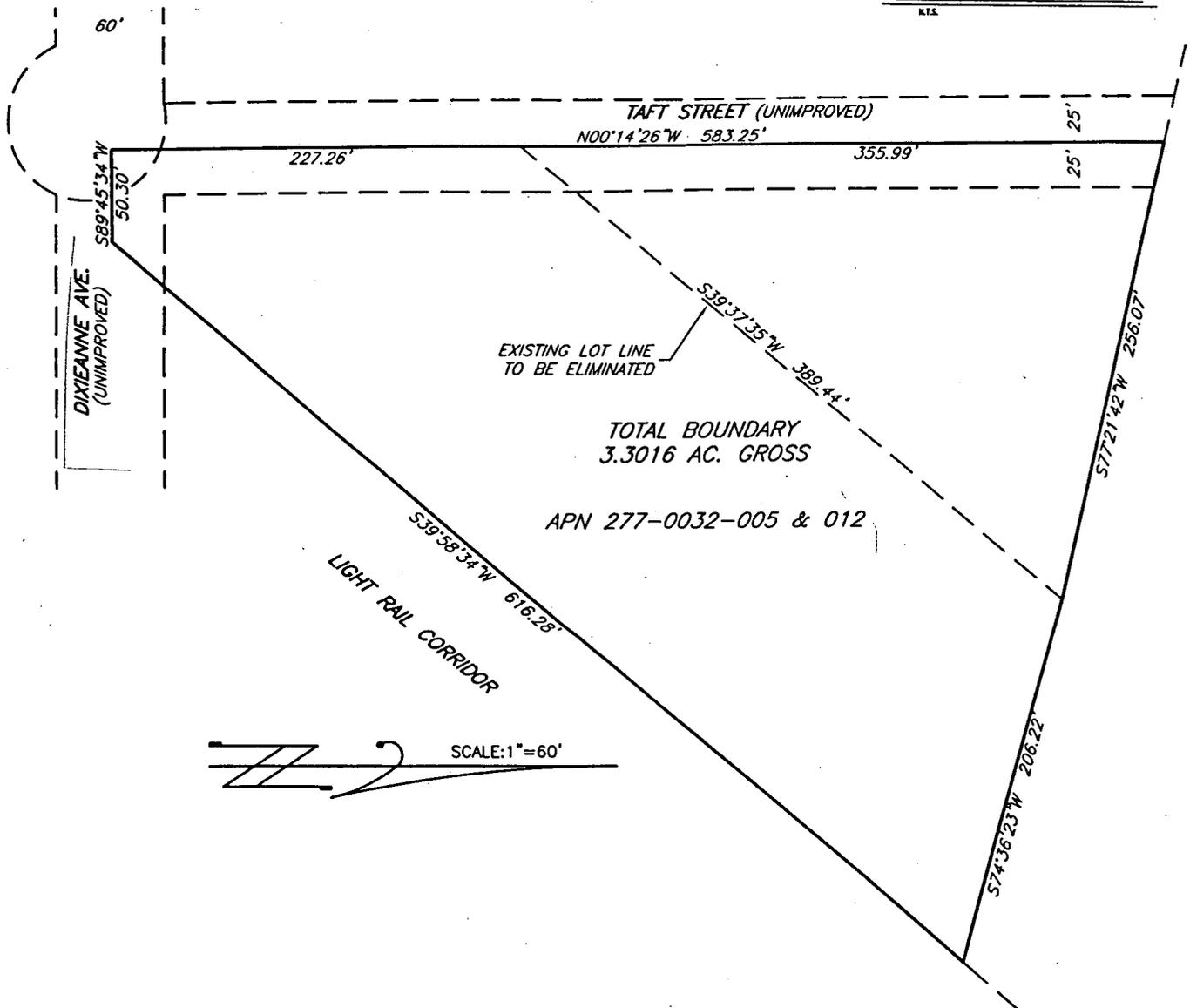
# Land Use & Zoning



**EXHIBIT A**



**VICINITY MAP**



APN 277-0032-005 & 012



**LOT MERGER FOR  
1300 EL CAMINO AVE.**

CITY OF SACRAMENTO CALIFORNIA  
OCTOBER 1999 SCALE: 1"=60'  
BAKER-WILLIAMS ENGINEERING GROUP

EXHIBIT B-1

ORIGINAL DESCRIPTIONS

PARCEL ONE

A portion of Lots 2 and 3, Block 68, as said lots and block are shown on the Plat of "North Sacramento Subdivision No. 1", filed December 15, 1910 in Book 11 of Maps, Map No. 26, records of Sacramento County.

Said portion is all that part thereof lying within the following described boundaries:

BEGINNING at a point distant South 67°34'13" East 243.44 feet from the Northwest corner of said Lot 2, said point also being distant 126.00 feet Westerly, measured at right angles from the "C1" line at Engineer's Station "C1" 165 + 94.14 of the Department of Public Works Survey on Road 03-Sac-80, Post Mile 4.1/9.0; thence from said point of beginning South 39°37'35" West 389.44 feet to a point in the centerline of Taft Street as shown on said plat; thence along the centerline of said street North 00°14'26" West 355.98 feet; thence leaving said centerline South 77°21'42" East 256.07 feet to the point of beginning.

APN: 277-0032-005

PARCEL TWO

A portion of Lots 1, 2 and 3 in Block 68 of "North Sacramento Subdivision No. 1", per the plat thereof filed December 15, 1910 in Book 11 of Maps, Map No. 26, records of Sacramento County.

Said portion is that part thereof described as follows:

Beginning at the most Easterly corner of that tract of land conveyed by Director's Deed recorded March 13, 1972 in Book 72-03-13, page 423, Official Records of Sacramento County; thence from said point of beginning along the Southeasterly line of said tract of land South 39°37'35" West 389.44 feet to a point in the center-line of Taft Street being the most Southerly corner of said tract of land; thence along said centerline South 00°14'26" East 227.26 feet to the centerline of Dixieanne Avenue; thence along last said centerline North 89°45'34" East 50.30 feet; thence leaving said centerline North 39°58'34" East 616.28 feet; thence North 74°36'23" West 206.22 feet to the point of beginning.

APN: 277-0032-012

## EXHIBIT B-2

### NEW DESCRIPTIONS

ALL THAT REAL PROPERTY situated in the City of Sacramento, County of Sacramento, State of California, and being a portion of Lot 1, 2, and 3 in Block 68 as shown on the "Plat of North Sacramento Subdivision No. 1", filed for record in the office of the Recorder of Sacramento County on December 15, 1910, in Book 11 of Maps, Map No. 26. More particularly described as follows:

BEGINNING at the most Easterly corner of that tract of land conveyed by director's deed recorded March 13, 1972, in Book 72-03-13, Page 423, Official Records of Sacramento County, from which point the Northwest corner of said Lot 2 bears North 67° 34' 13" West, 243.44 feet; thence from said point of beginning, South 74° 36' 23" East, 206.22 feet to a ¾ iron pipe stamped L.S. 5035, marking a point on the Northwesterly line of the "Sacramento Light Rail Northeast Corridor" as shown on that certain record of survey filed for record in Book 43 of Surveys, Page 29, Official Records Sacramento County; thence along said common boundary line, South 39° 58' 34" West, 616.28 feet to a point in the centerline of Dixie Anne Avenue, a partially unimproved public road; thence along said centerline South 89° 45' 34" West, 50.30 feet to the intersection with Taft Street, an unimproved public road; thence along said centerline, North 00° 14' 26" West, 583.25 feet; thence leaving the centerline of said Taft Street, South 77° 21' 42" East, 256.07 feet to the point of beginning.

Said property contains 3.3016 acres.

