

P99-101 - Massie Parcel Map

- REQUEST: **A. Environmental Determination: Exempt** (CEQA Section 15315)
- B. Tentative Map** to subdivide one developed parcel into three on 2.76± acres in the Heavy Industrial (M2-S) zone.

LOCATION: 8220 Belvedere Avenue
APN: 061-071-27
Council District 6

APPLICANT:	Donald L. Celli, Donald Celli & Associates, 916-369-1050 9960 Business Park Dr., Suite 140 Sacramento, CA 95827
OWNER:	Massie and Company PO Box 276043 Sacramento, CA 95827-6043
APPLICATION FILED:	August 5, 1999
APPLICATION COMPLETED:	November 5, 1999
STAFF CONTACT:	Brad Shirhall, 916-264-7483

SUMMARY: The applicant proposes to subdivide his existing parcel into three separate parcels for the purpose of separate ownership. The only issue is the adequacy of the existing number of parking spaces.

RECOMMENDATION: Staff recommends approval of the project because, as conditioned, it is consistent with applicable plans, policies and city requirements, and results in no changes to existing land uses.

PROJECT INFORMATION:

General Plan Designation: Industrial
 South Sacramento Community -
 Plan Designation: Heavy Industrial
 Existing Land Use of Site: Light Industrial
 Existing Zoning of Site: Heavy Industrial (M2-S) zone

Surrounding Land Use and Zoning:

North: Truck terminal & Industrial; Heavy Industrial (M2-S) zone
 South Vacant & Industrial; Heavy Industrial (M2-S) zone
 East: Auto Repair; Heavy Industrial (M2-S) zone
 West: Office; Heavy Industrial (M2-S) zone

Setbacks:	Required	Provided
Front:	25'	25'
Side(St):	N/A	N/A
Side(Int):	0'	≥22'
Rear:	0'	0'

Property Dimensions: 448±' x 270±'
 Property Area: 2.766± gross acres

Parking Requirements:

	Parcel 1	Parcel 2	Parcel 3
Building Square feet:	14,000	19,360	14,000
Parking Spaces Provided:	21	36	18
Parking Spaces Required:	19	27	19

Height of Building: 12 feet, 1 stories
 Exterior Building Materials: Precast concrete
 Roof Material: Flat
 Hours of Operation: 8:00 a.m. - 5:00 p.m.

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:

Permit

Certificate of Compliance

Agency

Public Works

BACKGROUND INFORMATION: On May 20, 1998, the Zoning Administrator approved a lot line adjustment (Z98-044) to relocate the eastern property line. No other entitlements have been granted.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan

Section 4-18 (Goal a) Maintain and strengthen Sacramento's role as a major west coast warehousing/distribution center.

Section 4-19 (Policy 2) Assist private interests to maintain and strengthen the competitive advantages of Sacramento's warehousing/distribution industry.

Staff supports the project because it supports the General Plan goals and policies listed above. Since the proposed land use will not change as a result of the map being finalized, approval of the Tentative Map does not raise any new land use compatibility issues. The lot split and separate ownership of structures thereon will allow the individual businesses to modify their operations for greater efficiency.

B. Tentative Map Design

The proposed Tentative Map (Exhibit 1A) subdivides the property into three parcels. The purpose of subdivision is for sale and financing of the existing three separate structures. Parcel One, totaling 43,740± square feet will contain an existing 14,000± square foot building with 21 parking spaces. Parcel Two, totaling 41,580± square feet will contain an existing 19,360± square foot building with 36 parking spaces. Parcel Three, totaling 35,159± square feet will contain an existing

14,000± square foot building with 17 parking spaces. Each parcel will be accessed from Belevedere Avenue via one driveway each.

Standard conditions related to drainage, and utility services were placed on the map. Reciprocal ingress, egress, and parking easements will be shown on the map and shall be dedicated with the sale of each parcel. No significant issues were raised at the Subdivision Review Committee (SRC) meeting. Staff and the SRC recommends approval of the map.

C. Site Plan Design/Zoning Requirements

1. Setbacks

As indicated in the Project Information section above, all three parcels currently, and will continue to, meet the required setbacks found in Chapter 3, Section 2 of the Zoning Ordinance.

2. Parking/Circulation

Chapter 3, Section 2 of the Zoning Ordinance specifies parking requirements for industrial land uses. Specifically, it states that for industrial land uses parking shall be provided at a minimum of one space for every 1,000 square feet, but shall not exceed one space for every 500 square feet. The Zoning Ordinance allows industrial land uses to provide up to 25 percent of the total square footage as office space. The office space parking rates are applied to this 25 percent. Office space parking rates are a minimum of one space for every 400 square feet, but shall not exceed one space for every 275 square feet. As shown in the Project Information section of this report, the applicant's project provides an appropriate number of parking spaces for Parcels 1 and 2. Parcel 3 will be short one space. A condition of approval has been incorporated requiring that Parcel 3 have an additional space striped. This is also indicated on Exhibit 1A.

D. Building Design

No change to the building structure or design is proposed, or required as a result of the parcel split.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15315).

B. Public/Neighborhood/Business Association Comments

The project is not within any boundaries or close proximity of any neighborhood associations.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Department

The Public Works Department provided standard conditions regarding easements, street improvements and assessments. The applicant has agreed to the conditions.

2. Utilities Department

The Public Works Department provided standard conditions regarding drainage and domestic water supply connections. The applicant has agreed to the conditions.

3. Fire Department

The Fire Department indicated that KNOX boxes would be required if any fences and gates are installed in the future. They also reserve the right to review fence, gate, or KNOX box placement.

D. Subdivision Review Committee Recommendation

On December 15, the Subdivision Review Committee, by a vote of four ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision.

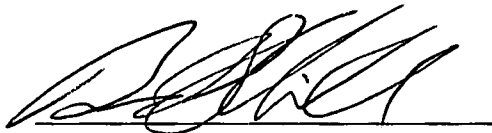
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A and B. The Planning Commission action may be

appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

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

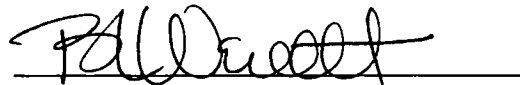
- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15315;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide one developed parcel into three on 2.76± acres in the Heavy Industrial (M2-S) zone.

Report Prepared By,



Brad Shirhall, Associate Planner

Report Reviewed By,



Barbara Wendt, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
MASSIE PARCEL MAP, LOCATED AT 8220 BELVEDERE AVENUE
SACRAMENTO, CALIFORNIA IN THE
HEAVY INDUSTRIAL (M2-S) ZONE. (P99-101)**

At the regular meeting of February 24, 2000 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. Environmental Determination: Exempt pursuant to CEQA Section 15315.

B. Approved the Tentative Map to subdivide one developed parcel into three on 2.76± acres in the Heavy Industrial (M2-S) zone.

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

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15313 of the CEQA Guidelines.
- B. The Tentative Map to subdivide one developed parcel into three on 2.76± acres in the Heavy Industrial (M2-S) zone is approved based on the following findings of fact:
1. none of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
 2. the proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City;
 3. the discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that the subdivision will not result in an increase of land density over that which currently exists;
 4. the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide one developed parcel into three on 2.76± acres in the Heavy Industrial (M2-S) zone is approved subject to the following conditions of approval:

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. These conditions shall supersede any conflicting information shown on the tentative map.

- B1. Provide an additional parking space at, or near, the location indicated on Exhibit 1A.
- B2. Utilities, including electricity, gas, water, or sewer service shall not cross parcel lines.
- B3. If gates and/or fencing is placed on property lines, KNOX box access is required with review by the Fire Department.
- B4. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B5. Dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to all public ways.
- B6. Show all existing easements.
- B7. Show reciprocal ingress, egress and parking easements on Parcel Map. Place a note on the Parcel Map: "Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel."
- B8. Remove and reconstruct existing deteriorated curb, gutter, and sidewalk per City standards.
- B9. Provide street lights. Coordinate street light design with the City's Public Works, Electrical Section.
- B10. Drainage across parcel lines is not allowed. A private reciprocal drainage easement must be recorded prior to the initial sale of each parcel. The following note shall be placed on the parcel map: "Note: A private reciprocal drainage easement must be recorded prior to the initial sale of each parcel."

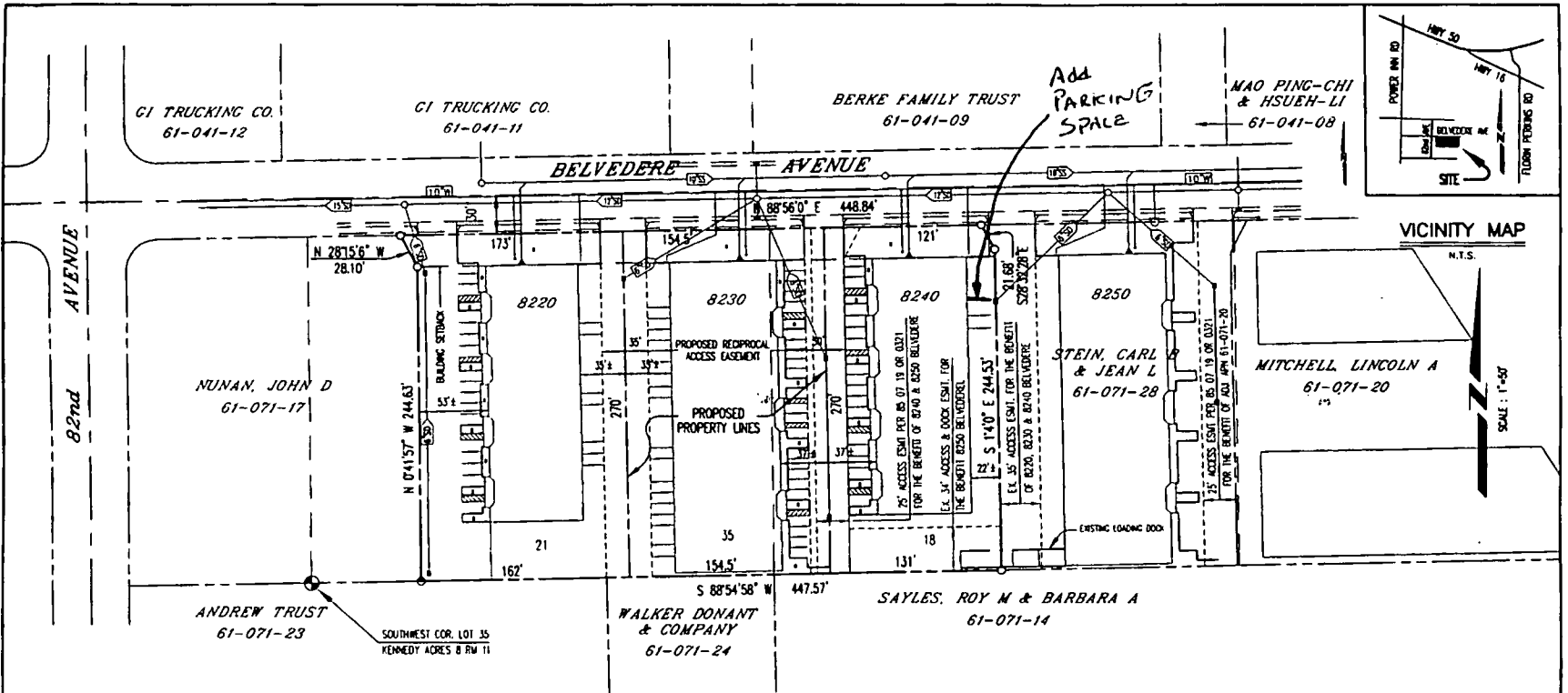
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P99-101)

Exhibit 1A -Tentative Map



SUBDIVISION NAME	MASSIE PARCEL MAP	NUMBER OF LOTS	EXISTING = 1 PROPOSED = 3
OWNER / DEVELOPER	MASSIE & COMPANY P.O. BOX 276043 SACRAMENTO, CA 95827-6043 (916) 737-2700	ASSESSOR'S PARCEL NO'S	061-071-27
APPLICANT	MASSIE & COMPANY P.O. BOX 276043 SACRAMENTO, CA 95827-6043 (916) 737-2700	AREA:	2.768 ACRES
OWNER REPRESENTATIVE:	DONALD CELLU & ASSOCIATES 9960 BUSINESS PARK DRIVE #140 SACRAMENTO, CA 95827 (916) 308-1050	CURRENT USE:	INDUSTRIAL
		PROPOSED USE:	INDUSTRIAL
		ZONING:	M25
		CITY OF SACRAMENTO	
		SANITARY SEWER:	SACRAMENTO COUNTY SANITATION DISTRICT
		WATER:	CITY OF SACRAMENTO
		ELECTRICITY:	S.M.U.D.
		GAS:	P. C. & E.
		SCHOOL DISTRICT:	CITY OF SACRAMENTO
		PARKS & RECREATION:	CITY OF SACRAMENTO
		FIRE PROTECTION:	CITY OF SACRAMENTO

NOTE: PARKING CONTIGUOUS WITH BUILDING IS ASSIGNED TO THAT BUILDING.
• LANDSCAPE AREA



TENTATIVE PARCEL MAP

LOT 35 & PORTION OF LOT 36
"MAP OF KENNEDY ACRES OF BROOKS
REALTY CO.'S SUBDIVISION NO. 7"
BOOK 8 OF MAPS, MAP NO. 11
CITY OF SACRAMENTO, CALIFORNIA

DONALD CELLU AND ASSOCIATES
9960 BUSINESS PARK DRIVE SUITE 140
SACRAMENTO CALIFORNIA 95827

SCALE: 1"=50' MAY 30, 1999

SHEET 1 OF 1



