

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT Murray Smith & Associates, 3020 Explorer Drive, Sacramento, CA 95827		
OWNER McCuen & Steel, Inc., 11211 Sun Center Drive, Rancho Cordova, CA 95670		
PLANS BY HLA, 3134 Auburn Boulevard, Sacramento, CA 95821		
FILING DATE 1-6-84	50 DAY CPC ACTION DATE	REPORT BY: PB:bw
NEGATIVE DEC 3-12-84	EIR	ASSESSOR'S PCL NO 250-360-05; 250-370,01,02

- APPLICATION:**
1. Environmental Determination
 2. Plan Review of development of 43,776 square feet of office/warehouse and medical laboratory structure on 4± vacant acres in C-4-R and M-1(S) zones.
 3. Lot Line Adjustment (Subdivision Map Act (Sec. 66499.20-3/4))

LOCATION: Northeast portion of Northgate Boulevard and Patio Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a medical laboratory in the C-4-R and M-1(S) zones.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1978 South Natomas Community Plan Designation:	Heavy Commercial and Industrial
Existing Zoning:	C-4-R and M-1(S)
Existing Land Use:	Vacant
Surrounding Land Use and Zoning:	
North:	Vacant; M-1(S)
South:	Commercial and Residential; C-2, R-2A, R-1
East:	Vacant and Levee; C-4 (Flood)
West:	Vacant and Single Family Residence; R-3
Parking Required:	101 spaces
Parking Provided:	204 spaces; 1:200, 1:500, 1:1,000
Ratio Provided:	1:215 square feet
Property Dimensions:	Approx. 380' x 480'
Property Area:	4± acres
Square Footage of Building:	43,389 (Office-8,494 sq. ft. (19.6%) 1:200 (Lab.- 23,366 sq. ft. (53. %) 1:500 (Whse.-11,526 sq. ft. (26.6%) 1:1,000)
Height of Structure:	20 feet
Significant Feature of Site:	Adjacent to levee
Topography:	Flat
Street Improvements:	No curbs, gutters and sidewalks
Utilities:	Existing; Drainage being installed
Exterior Building Colors:	Graylite with bronze storefront
Exterior Building Materials:	Concrete and glass

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site is a 4± acre portion of two existing parcels, generally located at the northeast corner of Northgate Boulevard and Patio Avenue. The portion being reviewed is mostly in the Light Industrial Park (M-1(S)) zones with the remaining southerly portion in the Heavy Commercial-Review (C-4-R) zone.

APPLC. NO. P84-005

MEETING DATE March 22, 1984

CPC ITEM NO. 4

The applicant proposes to build a 43,776 square foot laboratory/warehouse for medical system support operation (e.g. laboratory testing of blood samples, etc.)

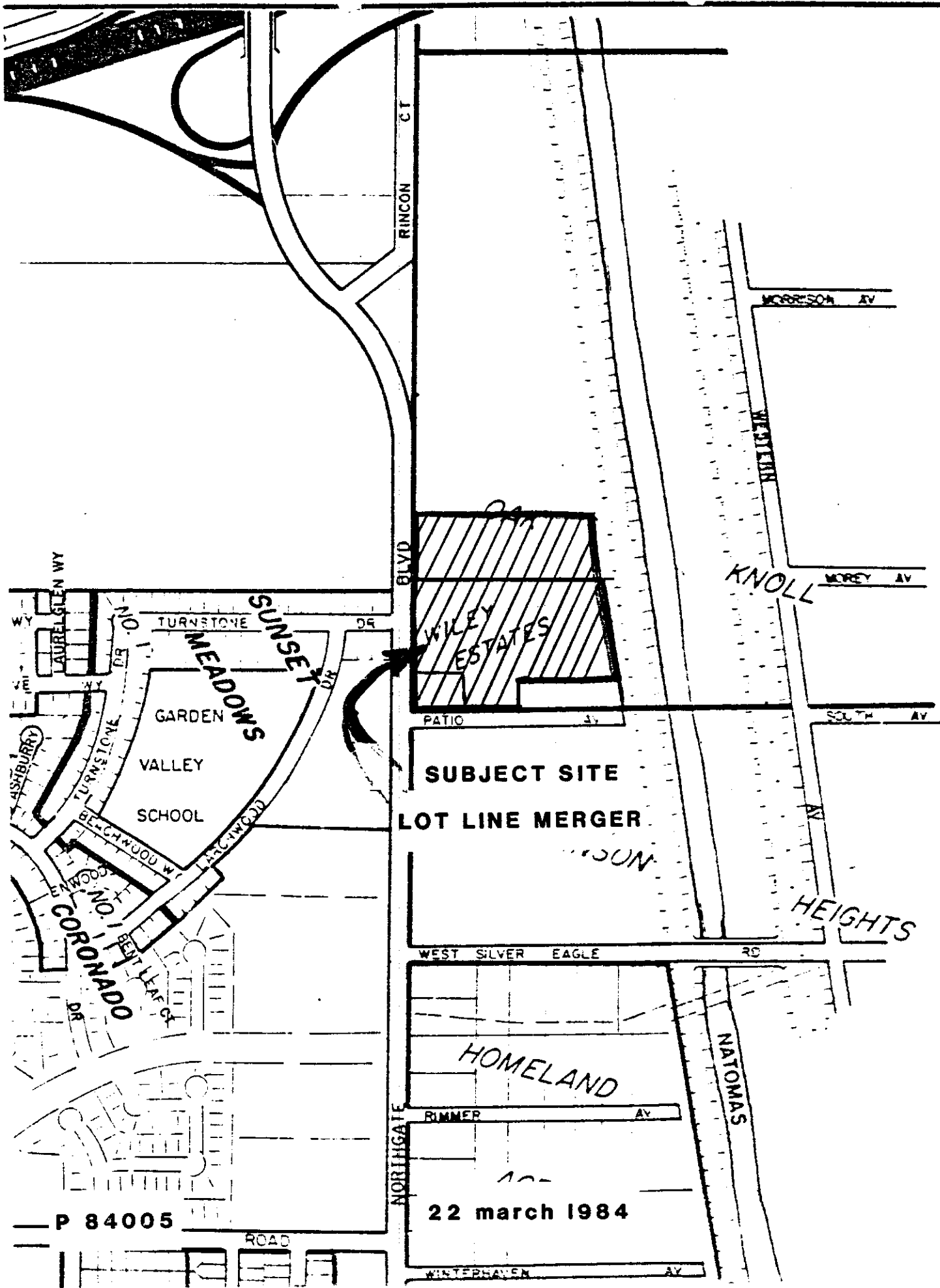
2. The project and lot line merger has been reviewed by City Traffic, Waste Removal and South Natomas Advisory Committee. No objections to the project were received. However, the following comment was submitted:

City Waste Removal indicates the medical laboratory may have infectious waste. Bin(s) should be designed, locked and labled to City Waste Removal standards. Waste Removal indicates that pickup should be at least twice a week.

3. The trash enclosure should be enclosed with a minimum six-foot masonry wall, matching the main building material, with heavy gauge metal gates. It should be designed to allow walk-in access without having to open the gates.
4. Additional portions of Sutter Business Center will be built after the three parcel merger. The only additional information on the complex now is a very general schematic of one other building to the east. The applicant has indicated that a master plan of the entire complex will be submitted to staff prior to the issuance of building permits. The applicant should be aware that the remaining portion to the east and south (C-4-R) will require additional review and approval by the Commission.
5. A sign program for this portion of the complex should be reviewed and approved by the Planning Director prior to issuance of any sign permit. Signage for all other portions of the complex should be reviewed at the time of development.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Plan Review for a proposed 43,776 square foot office/warehouse medical laboratory structure, subject to the following conditions:
 - a. The applicant shall provide a minimum six-foot high masonry wall trash enclosure with heavy gauge metal gates. This shall be designed to allow walk-in access without having to open the gates. The bins shall be locked and labled to the satisfaction of City Waste Removal. Pickup of bins shall comply with City Waste Removal requirements;
 - b. A schematic development plan of the entire complex be submitted for the review and approval of the Planning Director prior to any further development proposal of the C-4-R and M-1(S) properties;
 - c. A sign program for this portion of the complex shall be reviewed and approved by the Planning Director prior to issuance of a sign permit.
3. Approval of the lot line merger by adopting the attached resolution.



RINCON CT

BLVD

MORRISON AV

WESTERN

MOREY AV

KNOLL

SOUTH AV

PATIO

SUBJECT SITE

LOT LINE MERGER

WEST SILVER EAGLE RD

HEIGHTS

HOMELAND

RIMMER Av

NATOMAS

NORINGATE

22 march 1984

WINTERHAYEN AV

P 84005

ROAD

SEE MAP NO. 2-N

No. 4

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission
on date of

APPROVING A LOT LINE MERGER FOR A
PORTION OF LOT 39, OAK KNOLL PLAT; LOTS
1 AND 2 OF WILEY ESTATES (P84-005)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at northeast portion of Northgate Boulevard and Patio Avenue; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15105 (a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1978 South Natomas Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line merger for property located at the northeast portion of Northgate Boulevard and Patio Avenue;

City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

The applicant shall submit closure calculation for the overall boundary of the site. It shall be prepared by a certified licensed land surveyor or civil engineer and reviewed and approved by the City Engineer's Office.

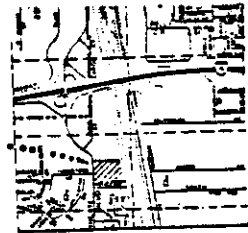
CHAIR

ATTEST:

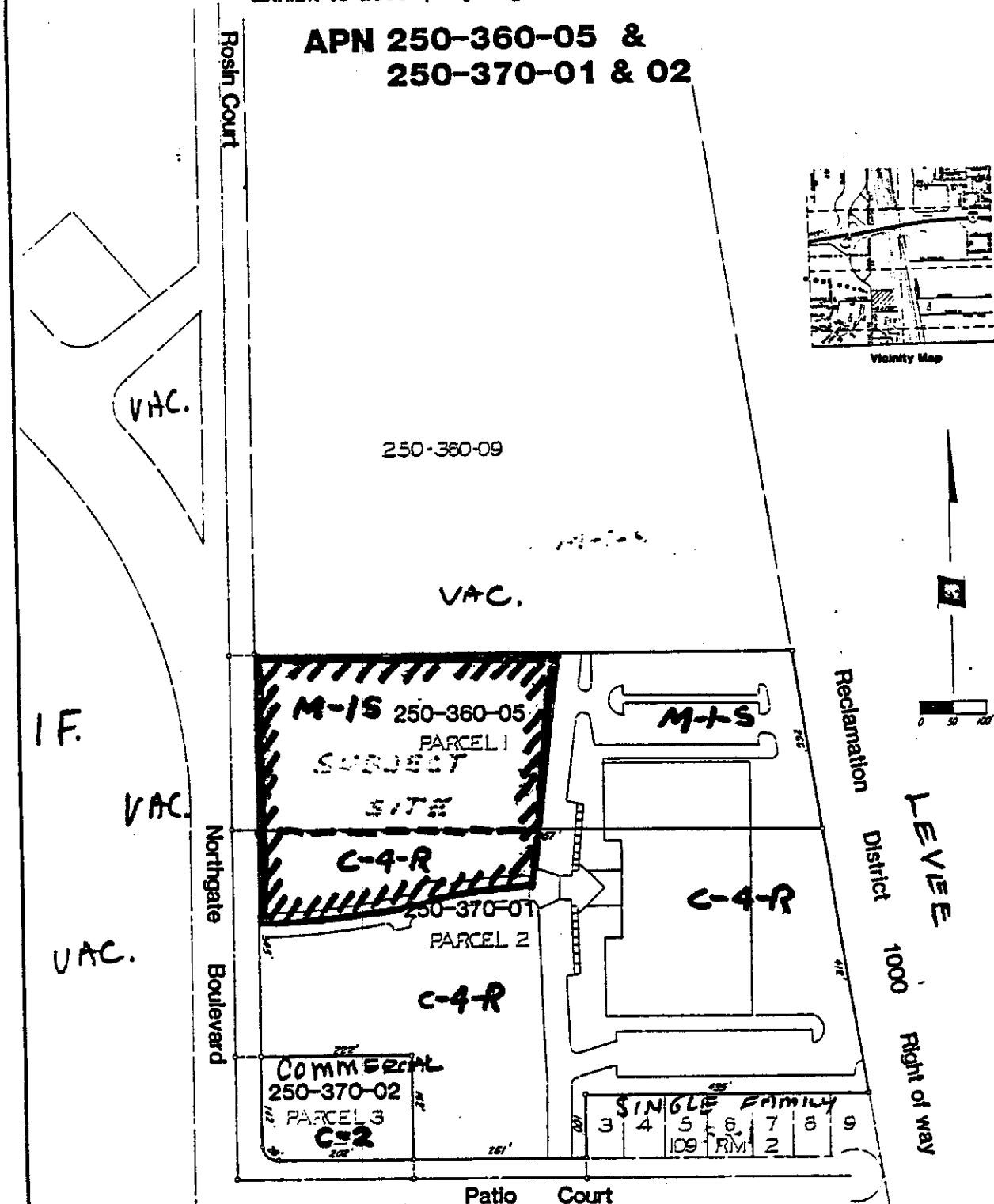
SECRETARY TO CITY PLANNING COMMISSION

Exhibit to accompany Legal Description for Merger

**APN 250-360-05 &
250-370-01 & 02**

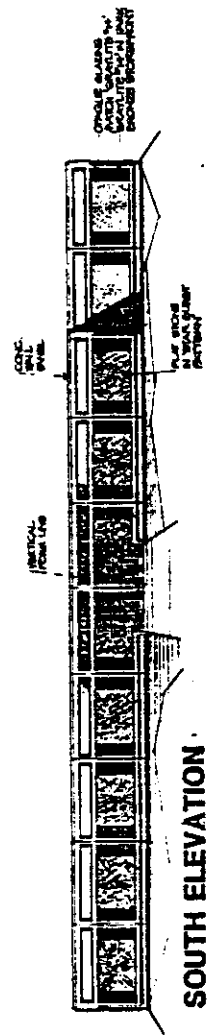


Vicinity Map

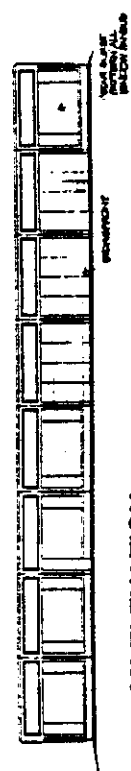


NOTE: Existing curb, gutter, and sidewalk on Patio Court.
Site is currently vacant with proposed improvement plans currently being reviewed by the City Engineer's Office
Development plans being reviewed by City Planning

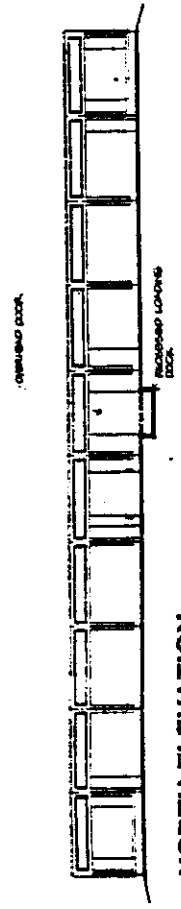
SURROUNDING LAND USE



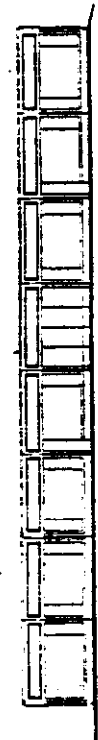
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXHIBIT "A"

All that certain real property situate in the City of Sacramento, County of Sacramento, State of California, described as follows:

Parcel 1

All that portion of Lot 39 as shown on the official "Plat of Oak Knoll" recorded in the office of the County Recorder of Sacramento County on November 22, 1910, in Book 11 of Maps, Map No. 20, described as follows:

BEGINNING at a point in the West line of said Lot 39 and in the centerline of Marysville Road located North 1°48' West 536.8 feet from the Southwest corner of said Lot 39; said Southwest corner being the point of intersection of the centerline of the Marysville Road with the centerline of Del Paso Avenue, as described on said map; thence North 89°02 1/2' East 870.62 feet to a point in the Westerly line of the right of way of Reclamation District No. 1000; thence along the Westerly line of said right of way North 09°19' West 265.99 feet; thence South 89°02 1/2' West 835.8 feet to a point on the West line of said Lot 39 and on the centerline of said Marysville Road and; thence South 1°48' East 263.2 feet and along said last mentioned line to the place of beginning.

Parcel 2

Lot 1, as shown on the "PLAT OF WILEY ESTATES" filed in the office of the Recorder of Sacramento County on January 21, 1977 in Book 109 of Maps, Map No. 2.

Parcel 3

Lot 2, as shown on the "PLAT OF WILEY ESTATES" filed in the office of the Recorder of Sacramento County on January 21, 1977 in Book 109 of Maps, Map No. 2.

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Parcels 1, 2 and 3 described hereinabove are hereby merged pursuant to Section 66499.20 1/2 of the government code.

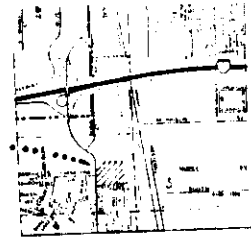
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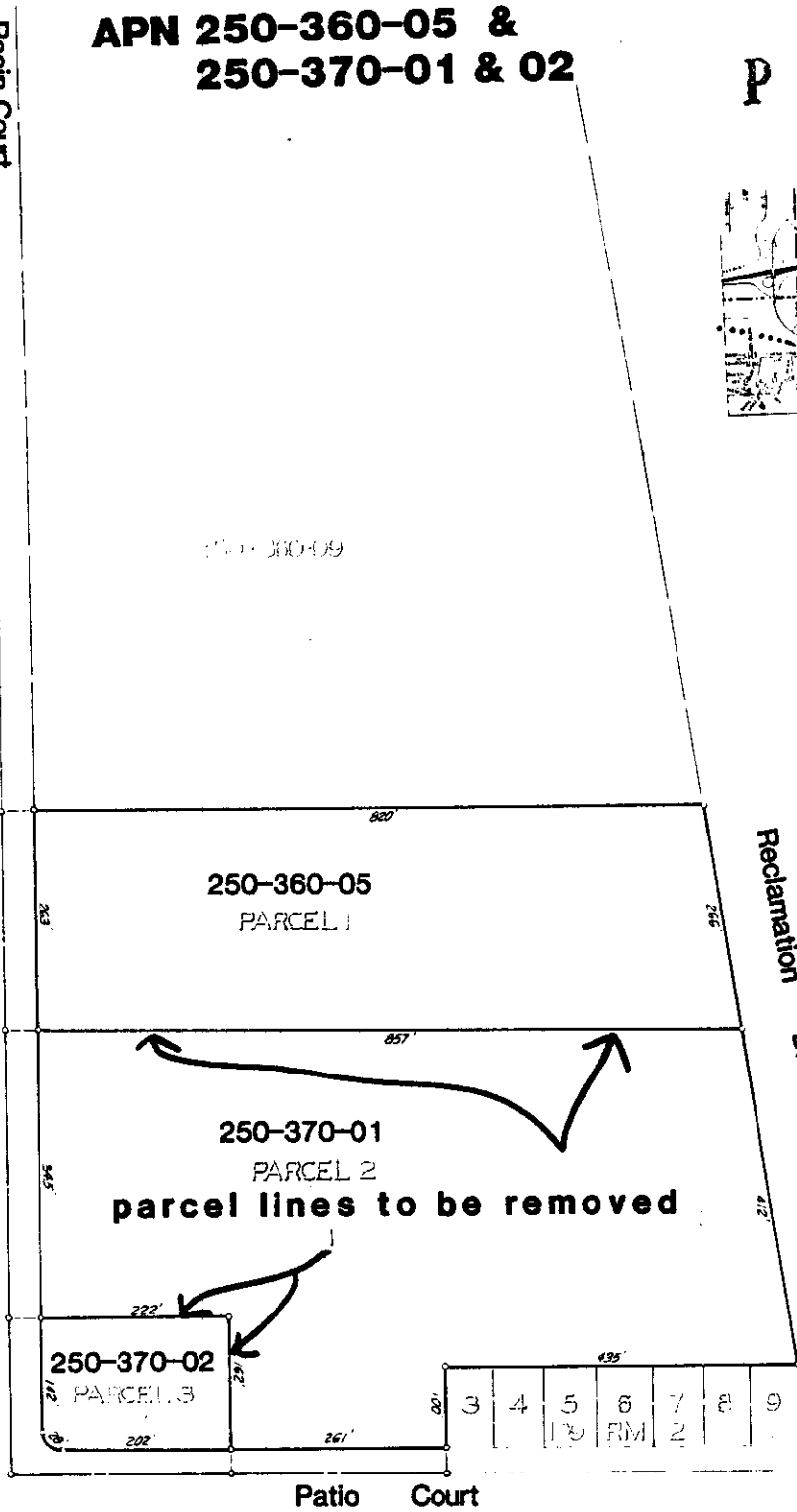
P 84005

Rosin Court

Northgate
Boulevard



Vicinity Map



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