

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Glenn F. Williams Engineering, 6020 Rutland Dr., Carmichael, CA 95608		
OWNER	Winters Investors, 1565 Exposition Blvd., Carmichael, CA 95015		
PLANS BY	Glenn F. Williams, Engineering, 6020 Rutland Dr., Carmichael, CA 95608		
FILING DATE	7/20/84	50 DAY CPC ACTION DATE	REPORT BY: SD:bw
NEGATIVE DEC	8/13/84	EIR	ASSESSOR'S PCL NO. 252-051-01,10,11

- APPLICATION**
- A. Negative Declaration
 - B. Tentative Map (P84-279) (City Code Chap. 40)
 - C. Variance to surface required parking area with paving stone (Sec. 6-D-3)
 - D. Subdivision Modification to waive sewer improvements and service (Sec. 40.811)

LOCATION: 3900 Tate Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a mini-storage facility with 1,036 spaces and a watchman's residence.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 North Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Residence and accessory structures to be removed

Surrounding Land Use and Zoning:

North: McClellan Air Force Base
South: Vacant
East: Industrial; M-1 and M-1-R
West: Residential; M-1 and C-4-R

Parking Required: 14 spaces
Parking Provided: 16 spaces
Parking Ratio: 1/100 units; 2/watchman's residence
Property Dimensions: 314' x 550'
Property Area: 4+ acres
Significant Features of Site: Existing trees
Topography: Flat
Street Improvements/Utilities: To be provided
Exterior Building Colors: Spanish white
Exterior Building Materials: Stucco
Height of Storage Units: 10 feet; 1 story

SUBDIVISION REVIEW COMMITTEE: On August 8, 1984, by a vote of 6 ayes and 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map and subdivision modifications, subject to the attached conditions.

APPLC. NO. P84-279

MEETING DATE August 23, 1984

CPC ITEM NO. 12

002246

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PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is located in the North Sacramento Community Plan area. The site is designated for industrial uses in the community plan and the 1974 General Plan. The area was previously zoned for residential and industrial uses. Consequently, the subject site is surrounded by a mixture of residential and industrial uses located on a variety of lot sizes. McClellan Air Force Base is located adjacent to the north. The site is located in Compatible Use District 6 of the AICUZ Report. Mini-storage is a compatible use according to each of these plans.
- B. The applicant is requesting a tentative map to create 23 condominium lots to accommodate the structures, and one common lot. The intent of the map is to spread financing of the project to several lending institutions. There are no public sewer facilities in the area and none are planned at this time. Staff and the Subdivision Review Committee therefore recommend approval of the tentative map with a waiver of sewer improvements. The applicant must obtain approval of the City/County Health Department for the sewage septic system.
- C. There are several large trees on the site which will provide shade for the surfaced area. It is, therefore, desirable to retain them. These trees have been labeled on the tentative map (see Exhibit A). A mitigation measure has been attached to the Negative Declaration and a condition placed on the map regarding these trees.
- D. In order to retain these trees, it is necessary to surface the area below the tree dripline with paving stone. A variance is necessary to surface required parking with material other than two inches of compacted asphaltic paving over four inches of aggregate base rock, or three inches of cement paving. Surfacing the required parking area according to Zoning Code requirements would pose a hardship for the applicant in retaining the trees. Staff therefore is supportive of the variance request. In addition, the remaining portion of surfacing will be asphalt paving.
- E. The applicant is proposing structure with a Spanish theme of architecture. The building walls and security walls are incorporated into one another with Spanish arches for design relief; overall height is 10 feet. The watchman's residence is a two-story Spanish structure. Wrought iron fencing will be used for security around the entrance to the site at the southwest corner. The applicant has not made a specific sign proposal. The site is within 660 feet of the freeway corridor and will be subject to that section of the Sign Ordinance.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration with a mitigation measure regarding the trees on site.

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

- A. Ratification of the Negative Declaration;
- B. Recommend approval of the Tentative Map, subject to conditions;
- C. Approve the Variance, based upon Findings of Fact which follow;
- D. Recommend approval of the Subdivision Modifications to waive sewer construction.

Conditions - Tentative Map

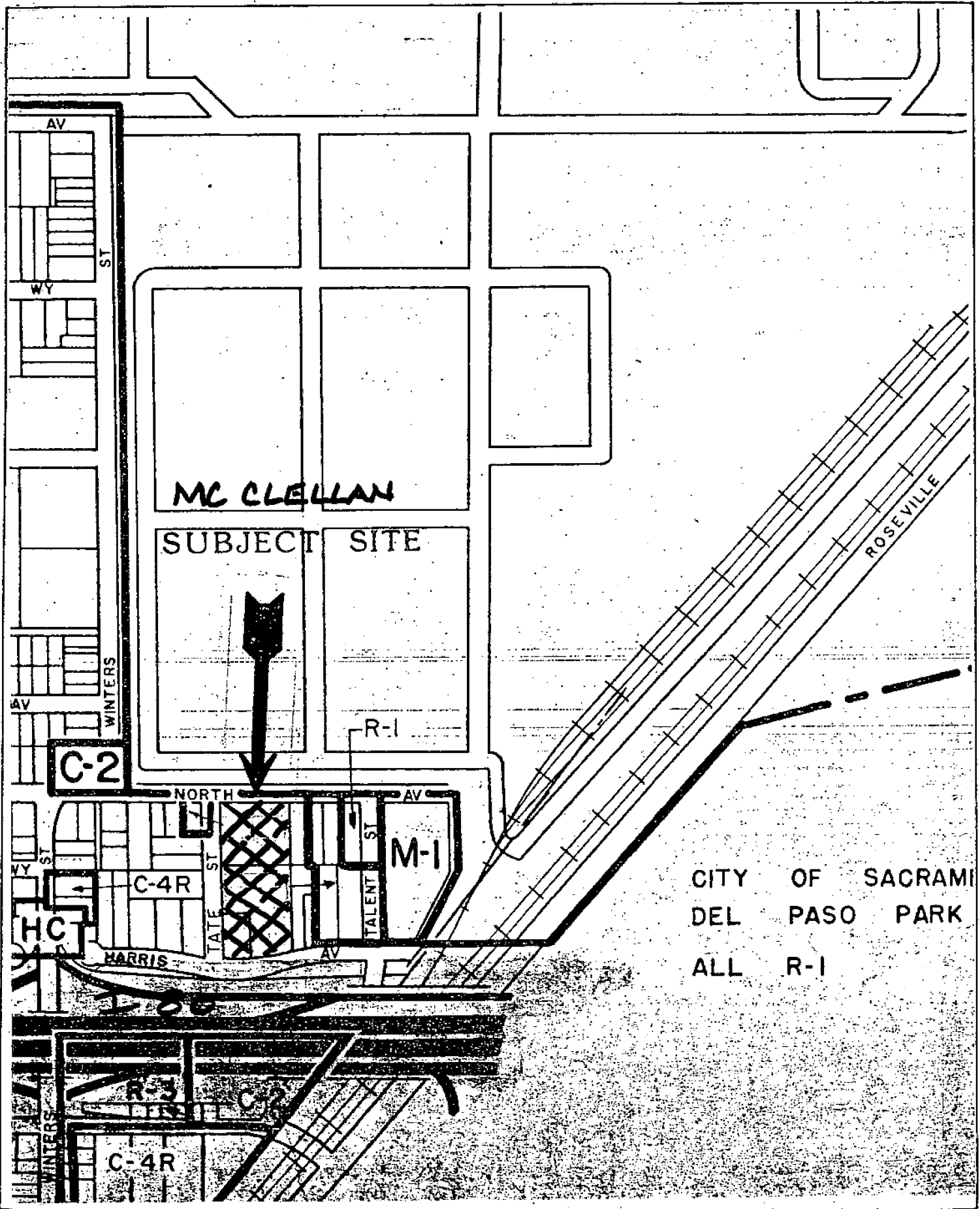
The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- 1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code (coordinate cross-section alignment with Traffic Engineer). Provide a 12-foot traffic lane on opposite side of street center lines;
- 2. Prepare a drainage study for the review and approval of the City Engineer; off-site extension will be required to existing ditch system on Talant Street;
- 3. Place a provision in the Conditions, Covenants and Restrictions that use of the storage structures is restricted to mini-storage. Submit Conditions, Covenants and Restrictions for review and approval of the City Attorney;
- 4. The existing trees indicated on the tentative map as A,B,C,D,E and F shall be retained unless prior approval is obtained from the Planning Director after consultation with the City Arborist. Detailed landscape and irrigation plans, which indicate the necessary protective measures and compatible landscape material, shall be required prior to issuance of building permits. A note shall be placed on the final map referencing this condition;
- 5. The above referenced trees shall be indicated on the final map;
- 6. Obtain Health Department approval for the percolation test for future septic system.

Findings of Fact

- 1. Granting the variance does not constitute a special privilege extended an individual applicant in that retaining the trees on the site creates a hardship in the standard development of the site.
- 2. The variance is not a use variance, in that the mini-storage facilities are allowed in the M-1 zone.

3. Granting the variance will not be injurious to public welfare or to surrounding property, in that it will help retain the trees for aesthetic value and shading of the required parking.
4. The variance is in harmony with the General Plan and the 1984 North Sacramento Community Plan which designate the site for residential purposes.



VICINITY MAP

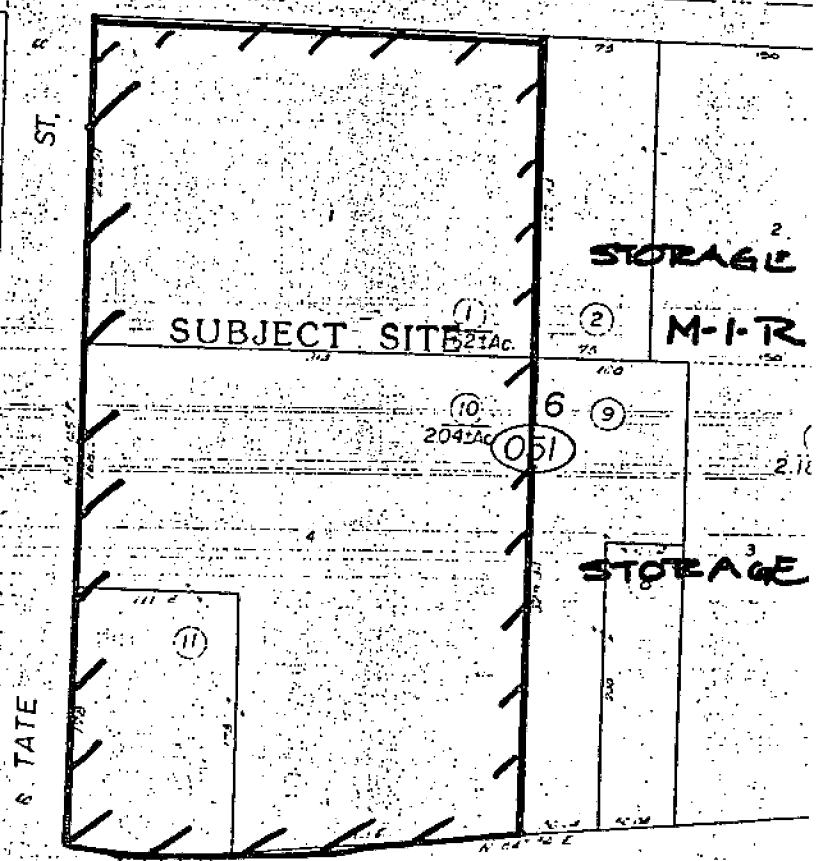
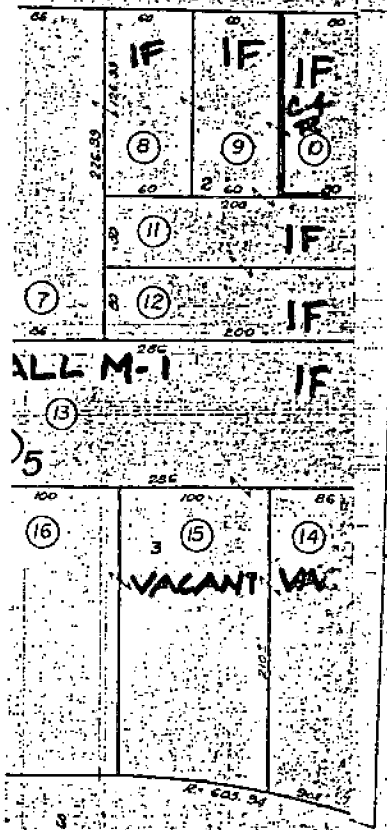
Tax Area Code
3k
15
DIED

POR. SE

MC CLELLAN AIR
FORCE BASE

AVE

NORTH
RM 13-31
Sacramento



CITY PLANNING
RECEIVED
APR 03

Assessor's Map Bk.
County of Sacramento

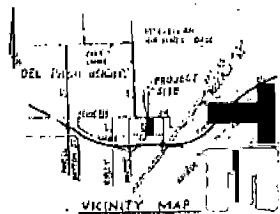
N. Sacramento Sub. No. 6, R.M. Bk. 13, Pg.

LAND USE & ZONING MAP

TENTATIVE PARCEL MAP WINTERS MINI STORAGE

CITY OF SACRAMENTO, CALIFORNIA
JULY, 1984

SCALE: 1" = 30'



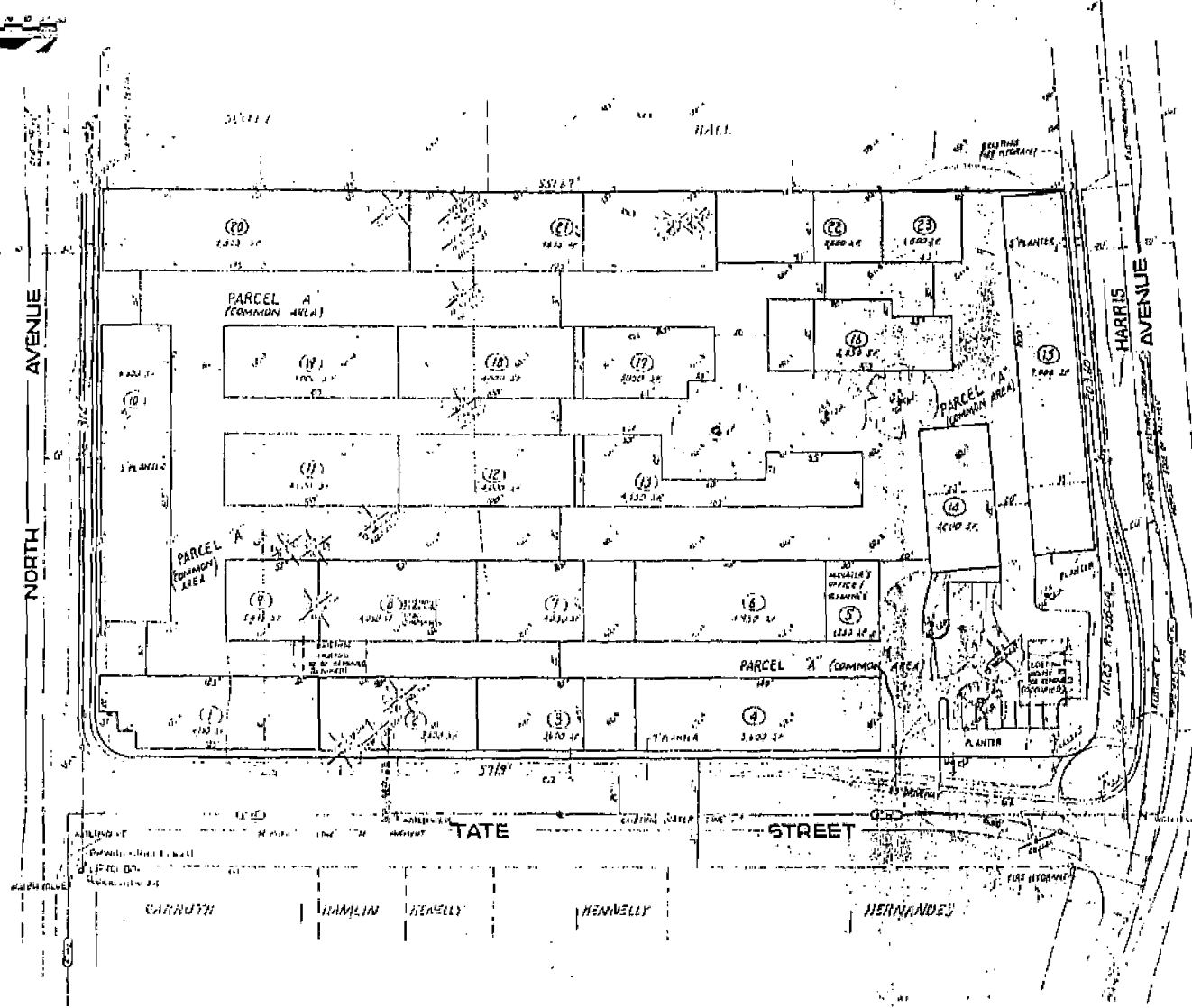
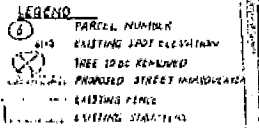
GENERAL NOTES

DEVELOPER - OWNER: WINTERS INDUSTRIES
1843 EXPOSITION BLVD SUITE 110
SACRAMENTO CALIF. 95815
PH: 916-924-1111

ENGINEER: GLENN J. WILLIAMS - CIVIL ENGINEERING & SURVEYING
1000 RUTLAND DR. SUITE 19
CARMICHAEL CALIFORNIA 95609
PH: 916-351-4334

EXISTING USE: SINGLE FAMILY DWELLINGS
PROPOSED USE: A MINI STORAGE DEVELOPMENT
EXISTING ZONING: M-1, LIGHT INDUSTRIAL
PROPOSED ZONING: M-1, LIGHT INDUSTRIAL
WATER SUPPLY: CITY OF SACRAMENTO
SEWER SERVICE: SEPTIC (SEE NOTE BELOW)
GAS SERVICE: P.G. & E.
ELECTRIC SERVICE: S.M.U.D.
TELEPHONE SERVICE: PACIFIC BELL
SCHOOL DISTRICT: GRANT JUNIT UNION
PARK DISTRICT: CITY OF SACRAMENTO
TOTAL NO. OF PARCELS: 24 PARCELS INCLUDING PARCEL A
STREET IMPROVEMENTS: PAVING, C&G, BUTTER & SIGNAGE
TOTAL AREA: 4.071 ACRES NET

NOTE: AN EXISTING SEPTIC SYSTEM IS LOCATED NEAR THE SW CORNER OF THIS PROJECT. THE INTENT IS TO REMOVE PART OF THE EXISTING SYSTEM AND IF IT PROVES TO BE SATISFACTORY UTILIZE THE SYSTEM FOR THE WINDMILLER'S OFFICE. THE SYSTEM PAVINGS TO BE UNSATISFACTORY THEN A NEW SYSTEM WILL BE CONSIDERED.



ASSESSOR'S PARCEL NO.
232-051-01, 02, 03

14
P 84279

TENTATIVE - MAP EXHIBIT A

benchmark	date	acc	date	description	by	top

SCALE	ASSETS BY T.M.A.C.
ASSETS 1" = 30'	DESIGNED BY
DATE	CHECKED BY
NOV 1983	
DATE	BY GLENN J. WILLIAMS
	PH: 916-351-4334

Glenn J. Williams & Associates
ENGINEERING - PLANNING - SURVEYING
802 PULLMAN DR. SUITE 10
CARMICHAEL, CALIF. 95608
(916) 351-4334

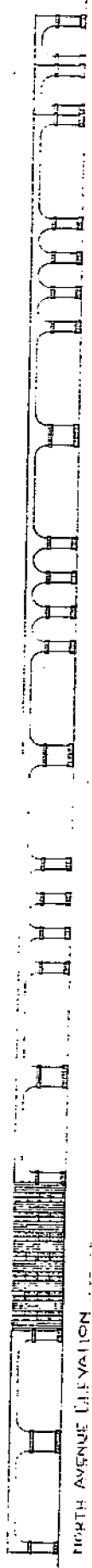
842-370

8-23-84

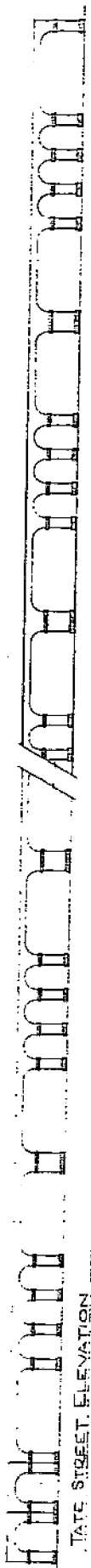
NO. 13

ELEVATIONS

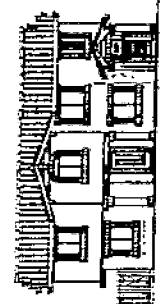
EXHIBIT D



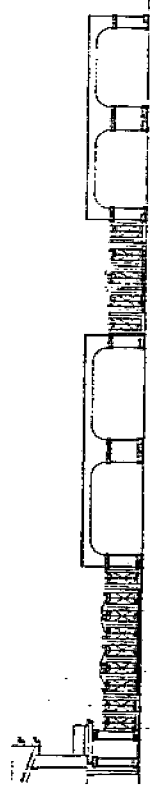
NORTH AVENUE ELEVATION



TATE STREET ELEVATION



HARRIS AVENUE ENTRANCE ELEVATION



TATE STREET ENTRANCE ELEVATION



HARRIS AVENUE ELEVATION

building designers
 7410 Winding Way (over 900-3341)
 fair oaks, calif. 94628

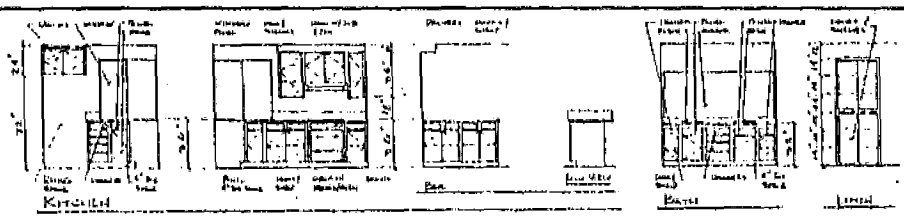
haggett & shaw



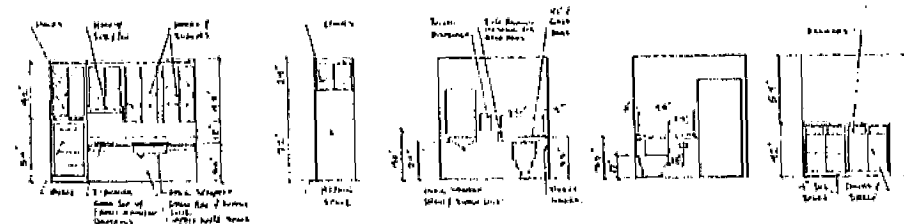
occupancy group	building at building	job no.	drawn by
division			
construction			
type			
title name			
scale			
sheet no.			

sheet no.

001
 18
 8-72-84
 P 84279
 No. 11



2nd Floor Cabinet Elevations



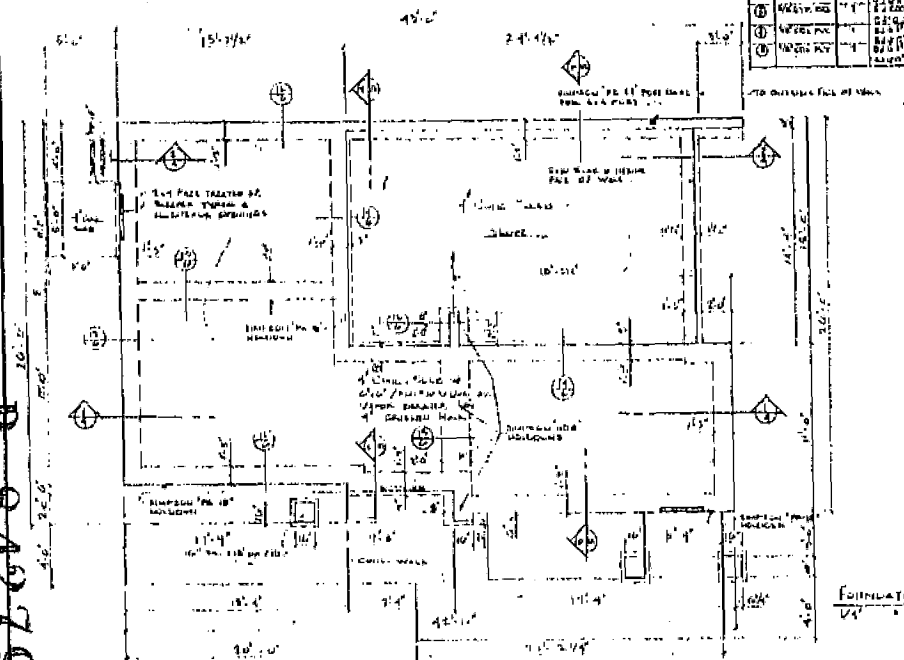
KITCHEN

BATH

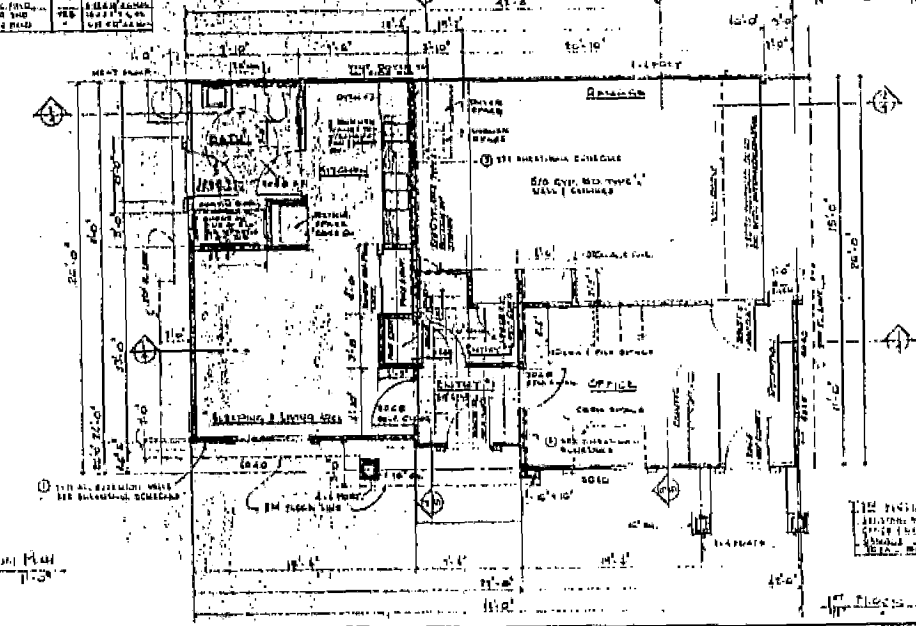
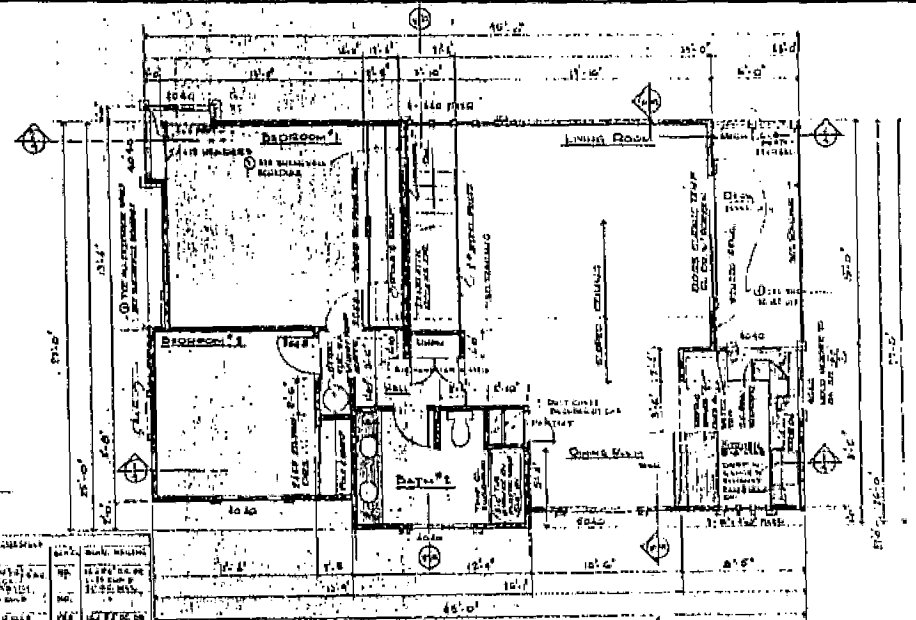
OFFICE

1st Floor Cabinet Elevations (Horizontal)

CABINET ELEVATIONS



FOUNDATION PLAN



FLOOR PLANS
 EXHIBIT E



haggitt & shaw

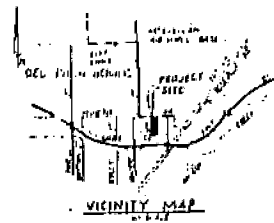
building designers
 7410 winding way (408) 865-3341
 fair oaks, calif. 90242

occupancy group	bearing of building	revisions by	job no.
division			81000
construction			drawn by
file name			8-72-84
salvage name			file no.
sq. ft. of building			



TENTATIVE PARCEL MAP WINTERS MINI STORAGE

CITY OF SACRAMENTO CALIFORNIA
JULY, 1984 SCALE: 1" = 50'



GENERAL NOTES

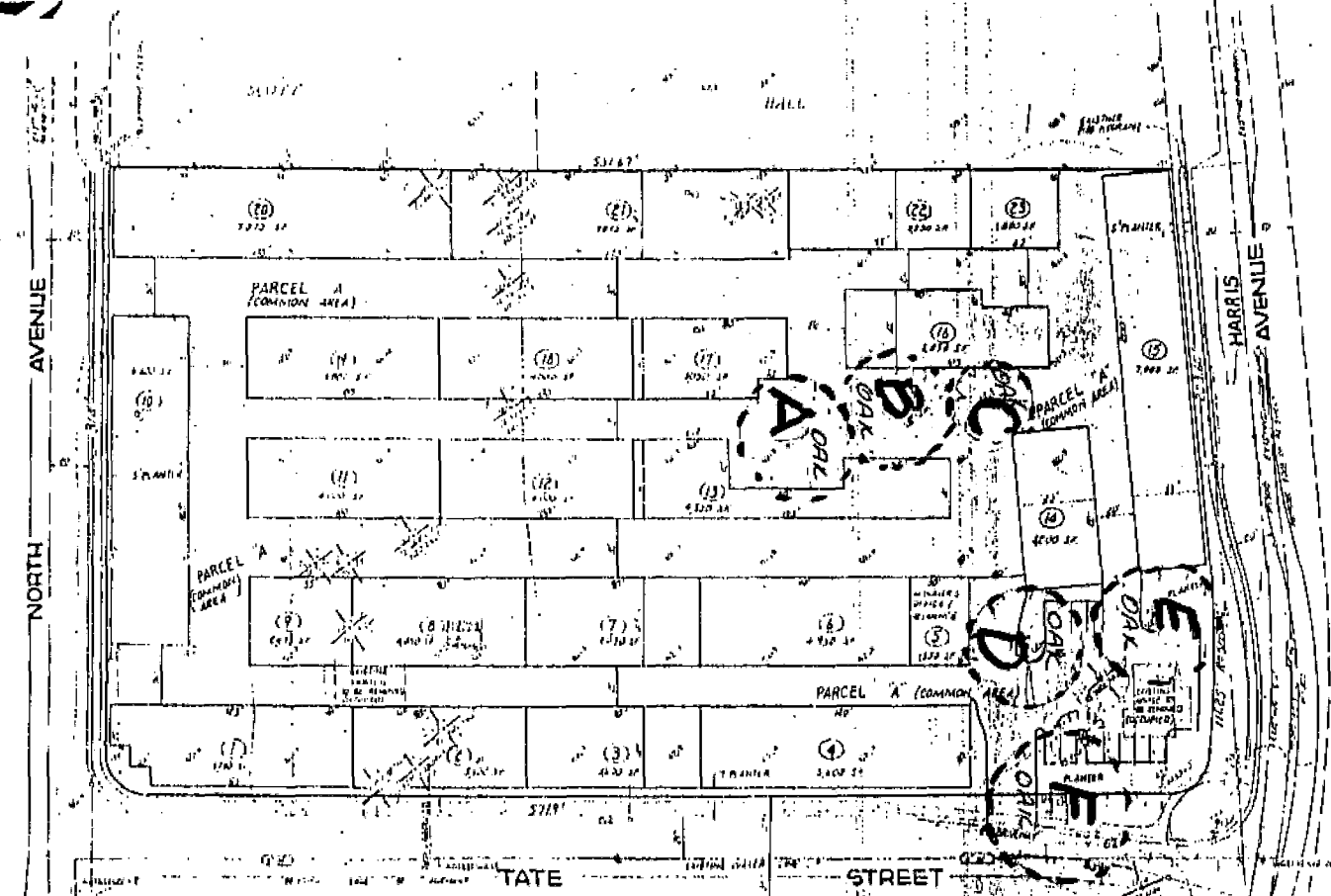
DEVELOPER-OWNER: WINTERS INVESTORS
1503 EXPOSITION BLVD SUITE 110
SACRAMENTO CALIF. 95815
PH 916-481-1111

ENGINEER: GLENN P. WILLIAMS-CIVIL ENGINEERING & SURVEYING
4000 RUTLAND DR SUITE 18
CARMICHAEL CALIF. 95608
PH 916-321-4330

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TOTAL AREA: 4.071 ACRES NET

NOTE: AN EXISTING SEPTIC SYSTEM IS LOCATED IN THE SOUTHWEST CORNER OF THE PROJECT. THE INTENT IS TO REMOVE THE SOUTHWEST CORNER OF THE EXISTING SYSTEM AND IF IT PROVES TO BE SATISFACTORY UTILIZE THE SYSTEM FOR THE REMAINING PORTION. IF THE EXISTING SYSTEM PROVES TO BE UNSATISFACTORY THEN A NEW SEPTIC SYSTEM WILL BE CONSTRUCTED.

TREES TO BE RETAINED



LEGEND

(1)	PARCEL NUMBER
(2)	EXISTING LOT ELEVATION
(3)	TREES TO BE RETAINED
(4)	PROPOSED STREET IMPROVEMENT
(5)	EXISTING FENCE
(6)	EXISTING UTILITY

EXHIBIT F

ASSESSOR'S PARCEL NO.
632-031-012111

00011 010
 19
 0-32-011
 P 84279
 No. 12

002287

<table border="1"> <tr> <th>Block</th> <th>Lot</th> <th>Area</th> <th>Description</th> <th>Ac.</th> <th>Prop.</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Block	Lot	Area	Description	Ac.	Prop.							SCALE: 1" = 50' DATE: 7/1/84 DRAWN BY: [Signature] CHECKED BY: [Signature]	Glenn P. Williams & Associates ENGINEERING - PLANNING - SURVEYING 4000 RUTLAND DR SUITE 18 CARMICHAEL, CALIF. 95608 PH 916-321-4330
Block	Lot	Area	Description	Ac.	Prop.									

EXHIBIT A

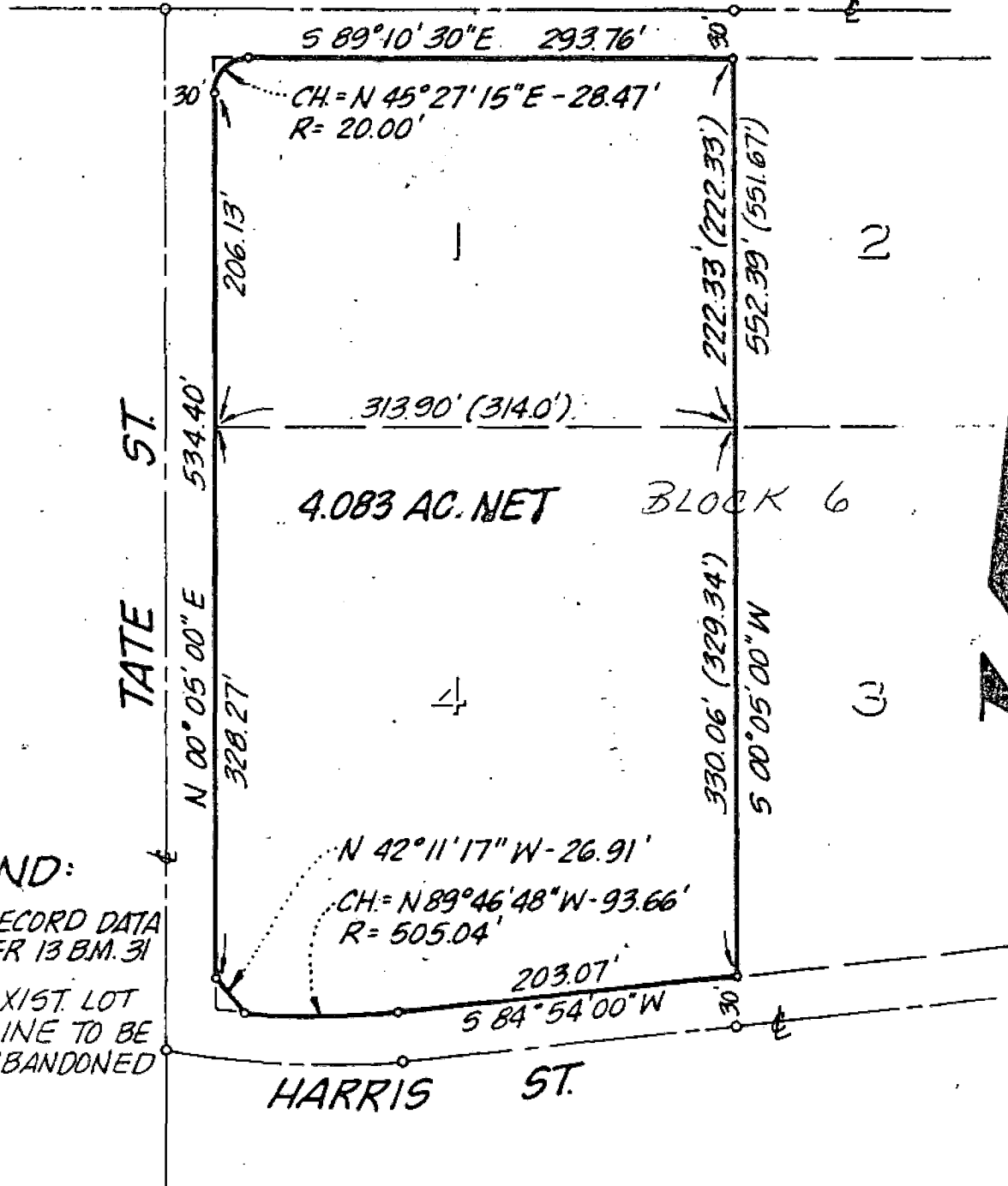
DESCRIPTION FOR CERTIFICATE OF COMPLIANCE

ALL THAT REAL PROPERTY situate in the County of Sacramento, State of California, and being a portion of Lot 1 and a portion of Lot 4, Block 6, of "Plat of Subdivision No. 6 North Sacramento", filed for record in the Office of the Recorder of Sacramento County in Book 13 of Maps, Map No. 31. More particularly described as follows:

BEGINNING AT THE northeast corner of said Lot 1, thence from said point of beginning, along the east line of Lot 1 South $00^{\circ}05'00''$ West 222.33 feet to the southeast corner of Lot 1; thence along the east line of Lot 4 South $00^{\circ}05'00''$ West 330.06 feet to the southeast corner of Lot 4; thence along the south line of Lot 4 South $84^{\circ}54'00''$ West 203.07 feet; thence along the arc of a 505.04 foot radius curve to the right, the chord of which bears North $89^{\circ}46'48''$ West 93.66 feet; thence leaving the south line of Lot 4, North $42^{\circ}11'17''$ West 26.91 feet to a point on the west line of Lot 4; thence along the west line of Lot 4 North $00^{\circ}05'00''$ East 328.27 feet to the northwest corner of Lot 4; thence along the west line of Lot 1 North $00^{\circ}05'00''$ East 206.13 feet; thence leaving the west line of Lot 1 along the arc of a 20.00 foot radius curve to the right, the chord of which bears North $45^{\circ}27'15''$ East 28.47 feet to a point on the north line of Lot 1; thence along the north line of Lot 1 South $89^{\circ}10'30''$ East 293.76 feet to the point of beginning.

CERTIFICATE OF COMPLIANCE

LOTS 1 & 4 OF THE PLAT OF SUBDIVISION NO. 6, NORTH SACRAMENTO, - 13 B.M. 31
 "PLAT OF SUBDIVISION NO. 6, NORTH SACRAMENTO," - 13 B.M. 31
 NORTH AVE.



LEGEND:

- () RECORD DATA PER 13 B.M. 31
- EXIST. LOT LINE TO BE ABANDONED

SCALE	
horiz:	1"=100'
vert:	—
FEB. 1985	84-01-07
date	job no.

GLENN F. WILLIAMS
(1029 • 1032)

GLENN F. WILLIAMS CIVIL ENGINEERING & SURVEYING
 SITE ENGINEERING • LAND PLANNING • SURVEYING
 SPECIAL PROJECTS

6020 RUTLAND DRIVE, SUITE 10 • CARPASCHEMEL, CA 95008 • PHONE: (916) 391-4338

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