

P99-029 - Jackson Parcel Map

- REQUEST:
- A. **Environmental Determination:** Exempt (CEQA Section 15315);
  - B. **Tentative Map** to subdivide one 1.274± acre partially developed parcel into two in the Light Industrial (M-1) zone.

LOCATION: 3351 Business Drive  
APN: 015-0311-043  
Council District 6

|                             |   |
|-----------------------------|---|
| APPLICANT:                  | Mike Himmelman,<br>Murray Smith & Associates, 653-1511<br>3110 Gold Canal Dr. Ste.A<br>Rancho Cordova, CA 95670 |
| OWNER:                      | Jackson & Ekstrom<br>5665 Power Inn Road, Ste 140<br>Sacramento, CA 95824                                       |
| APPLICATION FILED/COMPLETE: | March 19, 1999  |
| STAFF CONTACT:              | Brad Shirhall, 916-264-7483   |

**SUMMARY:** The applicant proposes to split his existing parcel into two parcels for the purpose of separate ownership.

**RECOMMENDATION:** Staff recommends approval of the project because it is consistent with applicable plans, policies and city requirements.

**PROJECT INFORMATION:**

|                             |   |
|-----------------------------|---|
| General Plan Designation:   | Heavy Commercial or Warehouse           |
| Community Plan Designation: | n/a                                     |
| Existing Land Use of Site:  | Vacant, partially constructed buildings |

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 1) Provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities.

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 on the basis that it is in furtherance of 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 two parcels. The purpose of the subdivision is for sale and financing of two separate structures. Parcel one, totaling 0.62± gross acres will contain a 8,875 square foot building, and 19 parking spaces. Parcel two, totaling 0.65± gross acres will contain a 9,417 square foot building, and 21 parking spaces. Each parcel will be accessed from Business Drive via two driveways each. Standard conditions related to drainage, utility services, and easements were placed on the map. No significant issues were raised at the Subdivision Review Committee (SRC) meeting. Staff and the SRC recommends approval of the Tentative Map.

C. Site Plan Design/Zoning Requirements (*number issues as needed*)

1. Setbacks

Chapter 3, Section 2 of the Zoning Ordinance specifies setback requirements for land uses in the Light Industrial (M-1) zone. Specifically it indicates that there shall

B. Public/Neighborhood/Business Association Comments

The project is not within any boundaries or close proximity of any neighborhood associations. Staff did not notify any 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 Utilities Department provided standard conditions regarding drainage and domestic water supply connections. The applicant has agreed to the conditions.

D. Subdivision Review Committee Recommendation

On July 7, 1999 the Subdivision Review Committee, by a vote of five ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

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 1.274± acre partially developed parcel into two in the Light Industrial (M-1) zone.

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
JACKSON PARCEL MAP, LOCATED AT 3351 BUSINESS DRIVE SACRAMENTO,  
CALIFORNIA IN THE LIGHT INDUSTRIAL (M-1) ZONE. (P99-029)**

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At the regular meeting of July 22, 1999, 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 (CEQA Section 15315);
- B. Approved the Tentative Map** to subdivide one 1.274± acre partially developed parcel into two in the Light Industrial (M-1) zone.

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

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**FINDINGS OF FACT**

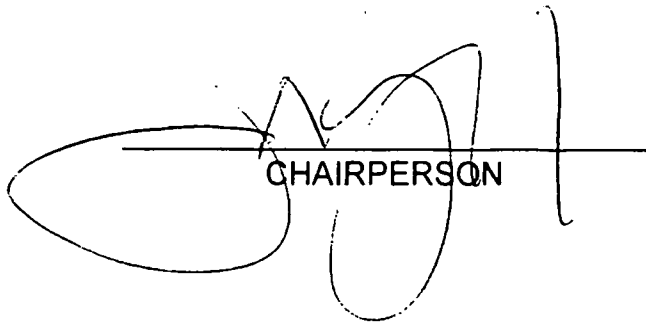
- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines.
- B. The Tentative Map to subdivide one 1.274± acre partially developed parcel into two in the Light Industrial (M-1) zone is approved subject to 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 1.274± acre partially developed parcel into two in the Light Industrial (M-1) zone is hereby approved subject to the following conditions:
- B1. Show all existing easements.
  - B2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate any existing assessments.
  - B3. Remove and reconstruct any existing deteriorated curb, gutter, and sidewalk per City standards.
  - B4. Provide separate metered domestic water services to each parcel.
  - B5. Drainage across parcel lines is not allowed. Either the lots must be graded so that drainage does not cross property lines or a private reciprocal drainage easement must be recorded.

## Advisory notes:

1. 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;
2. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy
3. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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.
4. Each parcel, prior to issuance of certificate of occupancy, will be required to meet City Zoning Ordinance requirements including, but not limited to, parking lot shading, parking space requirements, trash enclosure requirements, and 25 percent maximum office space requirements.



CHAIRPERSON

ATTEST:

Gayle Stroh  
SECRETARY TO CITY PLANNING COMMISSION  
7-22-99  
DATE (P99-029)

Exhibit 1A Tentative Map

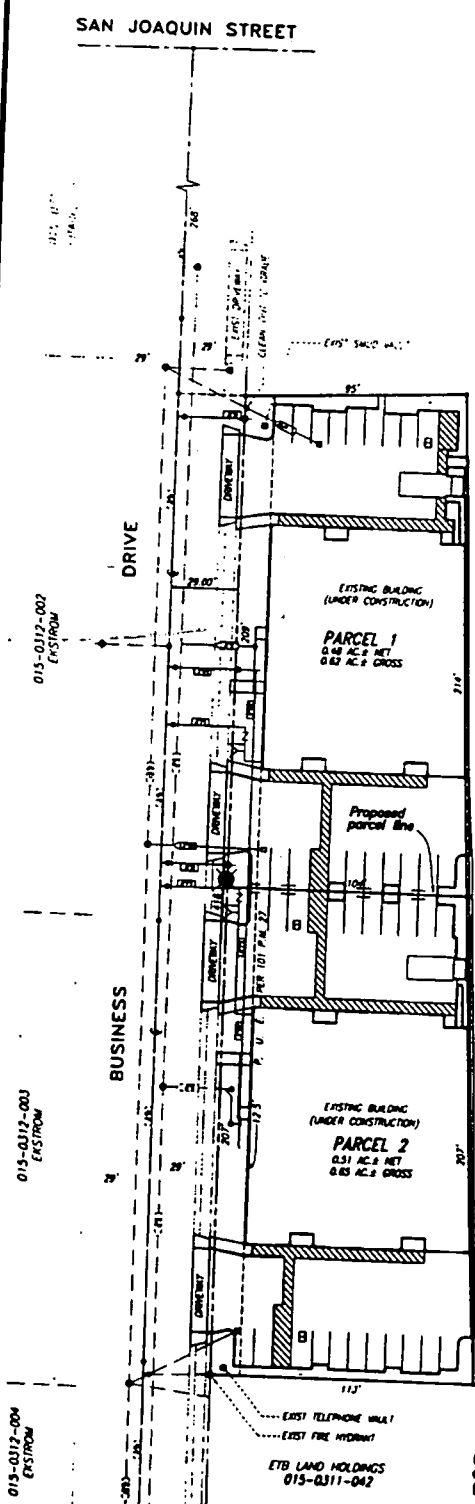
Exhibit 1A - Tentative Map

TENTATIVE PARCEL MAP  
PARCEL 15, JACKSON BUSINESS PARK (101 P.M. 27)  
CITY OF SACRAMENTO, COUNTY OF SACRAMENTO, CALIFORNIA  
MARCH, 1999  
MURRAY SMITH & ASSOCIATES

SCALE 1"=30'



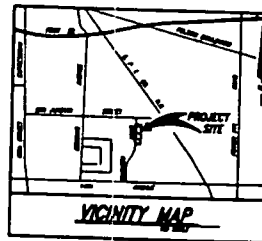
SCALE: 1" = 30'



GENERAL NOTES:

- OWNER: JACKSON/DISTROM  
5800 POWER 8TH ROAD SUITE 140  
SACRAMENTO, CA 95824  
(916) 381-8113
- DEVELOPER: SAME AS OWNER
- PLANNER/  
ENGINEER: MURRAY SMITH & ASSOCIATES  
3110 GOLD CREEK DRIVE  
RICHWOOD CORDOVA, CALIFORNIA 95870  
(916) 635-1511
- IMPROVEMENTS: AS REQUIRED BY THE CITY OF SACRAMENTO  
DEPARTMENT OF PUBLIC WORKS
- EXISTING USE: UNDER CONSTRUCTION
- PROPOSED USE: LIGHT INDUSTRIAL BUILDINGS
- ZONING: EXISTING: M1  
PROPOSED: M1
- ASSESSOR'S PARCEL No.: 015-0311-043
- SEWER DISPOSAL: CITY OF SACRAMENTO
- DRAINAGE: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED
- PARK DISTRICT: CITY OF SACRAMENTO
- ELECTRICAL SERVICE: S.M.U.D.
- GAS SERVICE: PACIFIC GAS AND ELECTRIC
- ACREAGE: 1.278 AC. GROSS; 0.998 AC. NET
- NUMBER OF LOTS: 2

P99-029  
rcud 3-19-99



NOTE: Buildings and Improvements shown hereon are currently under construction as per approved plans prepared by Murray Smith & Associates on file with the Development Services Division of the City of Sacramento.