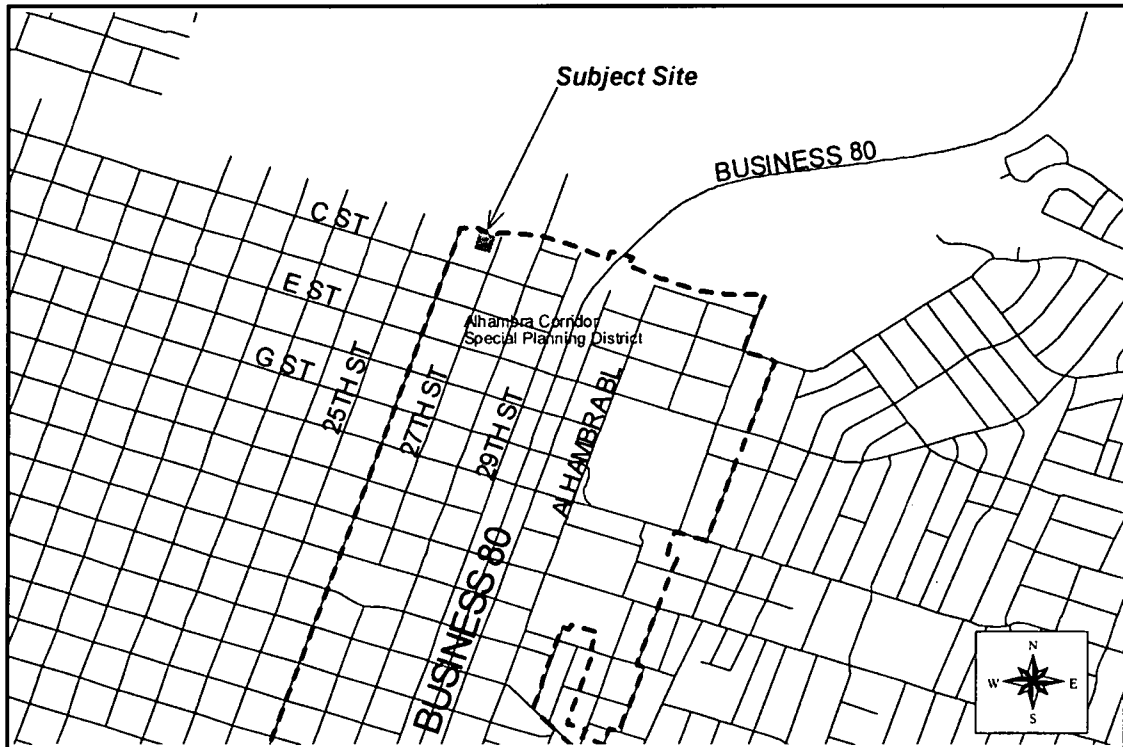


P97-122 - Fontaine Parcel Map



LOCATION: 200 27th Street  
APN: 003-0095-028  
Central City Community Plan Area  
Alhambra Corridor Special Planning District  
Council District 3

SUMMARY: The applicant proposes to split his existing lot into two so that a currently leased structure can be sold to that structure's occupant. The basic issues include consistency with the general and community plans, compatibility with surrounding land uses, and compliance with the City's Subdivision Ordinance.

- REQUEST:
- A. **Environmental Determination:** Categorically Exempt (CEQA Section 15315).
  - B. **Tentative Map** to subdivide one 0.78± acre developed parcel into two in the Heavy Commercial (C-4-SPD) Zone of the Alhambra Corridor Special Planning District.

APPLICANT:	Joe Puglisi - Cisco Air Systems 214 27 <sup>th</sup> Street Sacramento, CA 95816
OWNER:	Fontaine & Bean Inc 200 27 <sup>th</sup> Street Sacramento, CA 95816
APPLICATION FILED:	November 5, 1997
APPLICATION COMPLETED:	September 30, 1998
STAFF CONTACT:	Brad Shirhall, 916-264-7483

RECOMMENDATION: Staff recommends approval of the project, subject to conditions of approval.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Light Manufacturing & Warehouse
Existing Zoning of Site:	Heavy Commercial (C-4-SPD)

Surrounding Land Use and Zoning:

North: Landfill; Industrial (M-1)  
 South: Single Family; Standard Single Family or Two Family (R-1B-SPD)  
 East: Park; Standard Single Family or Two Family (R-1B-SPD)  
 West: Impound Yard / Vacant Commercial; Heavy Commercial (C-4-SPD)

Setbacks:

	Required	Parcel 2 Existing	Parcel 1 Existing
Front:	Zero	Zero	Zero
Side(St):	Zero	N/A	N/A
Side(Int):	Zero	Zero	Zero
Rear:	Zero	Zero	Zero

Property Dimensions:	212±' x 161±'
Property Area:	0.78± gross acres
Square Footage of Buildings:	15,628 square feet (Parcel One - 3 structures) 12,679 square feet (Parcel Two - 2 structures)
Height of Building:	14 feet, One story
Exterior Building Materials:	Cinder Block / Wood Frame / Stucco
Roof Material:	Corrugated metal
Hours of Operation:	8:00 A.M. to 5:00 P.M. weekdays
Parking Provided:	Zero spaces (existing)
Parking Required:	Zero spaces (existing)
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:

<u>Permit</u>	<u>Agency</u>
Certificate of Compliance	Public Works, Development Services
Building Permit	Building Division

BACKGROUND INFORMATION: A review of the entitlement history for the project site revealed only limited activity. In December of 1996 the Zoning Administrator withdrew an application for a Special Permit to install a cellular telephone tower (Z95-121). Building permits indicate that the original structures were erected in 1946. The structures have housed light manufacturing and warehouse operations since construction. The project site is located at the northwestern boundary of the Alhambra Corridor Special Planning District which was created by city ordinance in 1992.

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.

*Central City Community Plan*

Industrial Goal Upgrade existing industrial areas of the Central City and minimize incompatibilities with adjacent land uses

Staff supports the project on the basis that it is in furtherance of these General Plan goals and policies. Since the existing land use will not change, 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 to place existing buildings on separate parcels for change of ownership. The existing parcel contains two detached warehouse type buildings and various accessory structures on a total of 0.78± net acres. After the lot split, Parcel One will total 0.47± net acres ( 20,473± sq.ft.) and contain two warehouse type units (12,620 sq.ft.), a metal shed (2,688 sq.ft.) And a 320 square foot office trailer. Parcel Two will total 0.32± net acres (13,939± sq.ft.) and contain one 10,365 square foot warehouse type unit and one 2,314 square foot shed. Conditions of approval related to drainage, sewer service, water service, utilities easements, and conformance with the Uniform Building Code were placed on the map. However, 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

1. Setbacks

The proposed tentative map would result in creation of a new northern property line. This property line represents the extent of an interior side yard. The existing building will not be moved and will have no setback on this new interior side yard. According to Section 3 of the Zoning Ordinance, parcels in the Heavy Commercial

(C-4) zone shall have no minimum sideyard setback unless the parcel abuts a residentially zoned property, in which case a five foot setback is required. If the residential and commercial properties are separated by a public alley (as in this case) then there is no minimum setback requirement.

The property is also in the Alhambra Corridor Special Planning District (SPD). The SPD section of the Zoning Ordinance (2.92) has no special setback requirements for this particular property. The design guidelines for the SPD identify the property as within the "Neighborhood Preservation Transition Buffer Area." The purpose of this buffer area is "...to protect these areas [single family neighborhoods] from incompatible development." In this case, the existing land use, which existed prior to adoption of the Alhambra Corridor SPD, is not changing and there are no proposed exterior modifications. The location of the land use next to an alley does create a 20 foot buffer between it and the nearby residential land uses.

D. Building Design

The applicant originally proposed no changes to the existing structures. However, changes will be required to bring the structure into conformance with the Uniform Building Code (U.B.C.) All changes will be structural in nature and will occur along the northern property line. None of the changes will be visible from off the site. The issues are detailed below in comments from the Building Division.

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

Staff requested comments from the New Era Park Neighborhood Association, the Marshall School Neighborhood Association, and the Boulevard Park Neighborhood Association. Staff confirmed by phone that the New Era Park Neighborhood Association had no comments. Staff did not receive written or telephone comments from the other 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. Department of Utilities

Utilities stated that drainage cannot be allowed to cross property lines, and that a new sewer and water connection would be required for the new parcel. Conditions of approval have been incorporated to address these issues.

2. Department of Public Works

Public Works' comments were limited to requesting establishment of reciprocal ingress/egress, and parking easements. They also commented on the potential requirement for curb, gutter and sidewalk improvements. Conditions of approval have been incorporated to address these issues.

3. Building Division

The Building Division identified several issues regarding the fire rating of the building on the newly created parcel. The building as currently designed will not meet U.B.C. requirements once the parcel line is moved. The applicant was made aware of this fact shortly after their application was received by the City. The applicant will be required to fire-rate the north wall of the main structure on Parcel Two, and install a fire sprinkler system. Staff has addressed the U.B.C. issues by conditioning the Tentative Map to comply with the appropriate sections of the U.B.C. to the satisfaction of the Building Division, prior to issuance of a Certificate of Compliance.

D. Subdivision Review Committee Recommendation

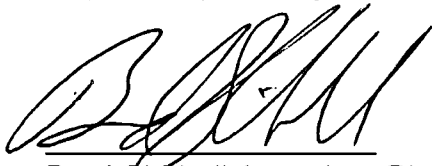
On November 4, 1998 the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, the Planning Commission has the authority to approve or deny each entitlement. 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 Categorically Exempt pursuant to CEQA Section 15315.
  
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide one 0.78± acre developed parcel into two in the Heavy Commercial (C-4-SPD) Zone of the Alhambra Corridor Special Planning District.

Report Prepared By,



Brad Shirhall Associate Planner

Report Reviewed By,



Steve Peterson, Senior Planner

Attachments

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

**NOTICE OF DECISION AND FINDINGS OF FACT FOR  
FONTAINE PARCEL MAP, LOCATED AT 200 27<sup>TH</sup> STREET SACRAMENTO,  
CALIFORNIA IN THE HEAVY COMMERCIAL (C-4-SPD) ZONE OF THE ALHAMBRA  
CORRIDOR SPECIAL PLANNING DISTRICT (P97-122)**

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At the regular meeting of November 19, 1998 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:** Categorically Exempt (CEQA Section 15315)
- B. Approved the Tentative Map** to subdivide one 0.78± acre developed parcel into two in the Heavy Commercial (C-4-SPD) Zone of the Alhambra Corridor Special Planning District.

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 0.78± acre developed parcel into two in the Heavy Commercial (C-4-SPD) Zone of the Alhambra Corridor Special Planning District is hereby 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

- A. The Tentative Map to subdivide one 0.78± acre developed parcel into two in the Heavy Commercial (C-4-SPD) Zone of the Alhambra Corridor Special Planning District is hereby approved subject to the following conditions of approval:

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

- A1. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code. This shall include the removal and reconstruction of existing deteriorated curb, gutter and sidewalk per City standards.
- A2. Show all existing easements.
- A3. Show reciprocal ingress, egress parking and drainage easements on Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel.
- A4. Each Parcel shall have its own separate water and sewer services.
- A5. Water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- A6. Conform to Uniform Building Code requirements to the satisfaction of the Neighborhoods, Planning and Development Services Department.

#### ADVISORY NOTES:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

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.

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CHAIRPERSON

ATTEST:

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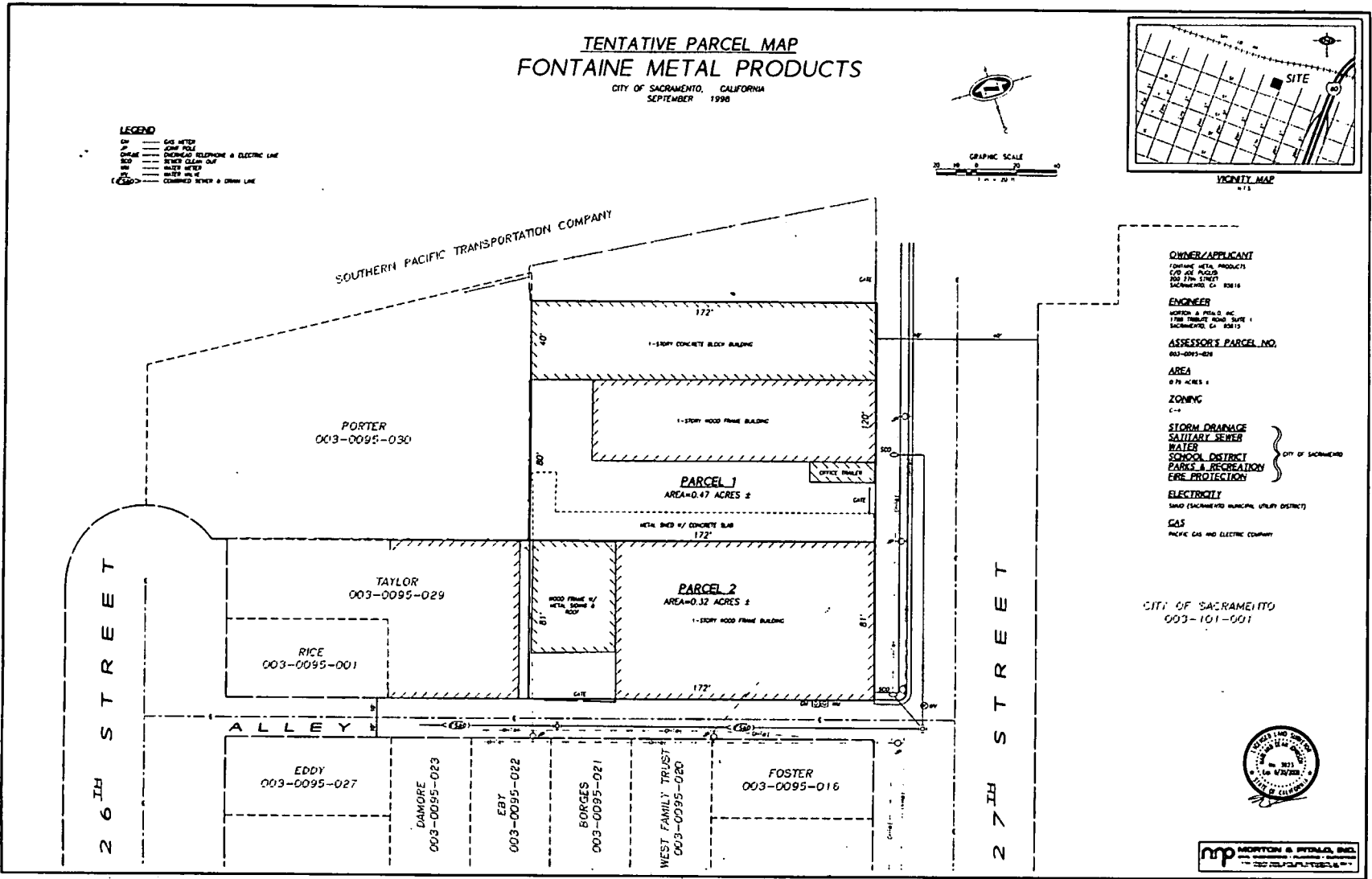
SECRETARY TO CITY PLANNING COMMISSION

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DATE (P98-057)

Exhibit 1A Tentative Map

Exhibit 1A - Tentative Map



Attachment 2

