

P96-068 - Tentative Map at 1812 Main Avenue

REQUEST: Tentative Map to subdivide a 2.77± vacant acre into two lots in the Light Industrial (M-1SR) zone located at 1812 Main Avenue.

LOCATION: 1812 Main Avenue
APN: 238-0012-022
North Sacramento Community Plan Area
Grant Joint Union School District
Council District 2

APPLICANT:	Javed T. Siddiqui JTS Engineering Consultants, Inc 1808 J Street, Sacramento, CA 95826-3904 (916) 441 6708
OWNER:	Harrington Construction Company, Inc 4350 Raley Blvd #200, Sacramento, CA 95838 (916) 649 1590
APPLICATION FILED:	July 1, 1996
STAFF CONTACT:	Taiwo Jaiyeoba 264-8287

SUMMARY:

The applicant is requesting the necessary entitlements to split one existing parcel into two parcels. The proposed project does not include the development of structures. It is the intent of the property owner to have a separate financing for the two parcels or possibly sell the parcels that will be created as a result of the proposed project. Future development on the newly created parcels would be subject to standards set forth by the Zoning Ordinance, and/or the City Code, and the Uniform Building Code. It is also subject to Plan Review entitlements from the Planning Commission.

RECOMMENDATION:

Staff recommends approval of the project. This recommendation is based on the fact that the subdivision is consistent with the Zoning Ordinance and General Plan and North Sacramento Community Plan land use designation.

PROJECT INFORMATION:

General Plan Designation: Heavy/Commercial or Warehouse
 Community Plan Designation: Industrial
 Existing Land Use of Site: Industrial
 Existing Zoning of Site: Light Industrial (M-1SR)

Surrounding Land Use and Zoning:

North: Vacant; M-1SR
 South: Vacant; M-1SR
 East: Light Industrial; M-1SR
 West: Light Industrial (Clark Pest Control); M-1SR

Total Lots Existing: 1
 Number of Lots Proposed: 2
 Lot Configuration:

	Number of Lots	Acreage
Existing	1	2.77±
Proposed	2	1.368± + 1.402±

Property Dimensions: 300' ± x 425' ±
 Property Area: 2.77± gross acres (9,577 sq. ft.)
 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>
Final Map	Public Works, Development Services
Certificate of Compliance	Public Works, Development Services

BACKGROUND INFORMATION:

There is no existing development on the subject site presently and it is the intention of the owner to have separate financing for the lots or possibly sell them. According to the applicant and City records, no previous entitlements have been applied for on the site.

STAFF EVALUATION:A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse and the North Sacramento Community Plan designates the site as Industrial. The proposed subdivision is consistent with the General Plan and North Sacramento Community Plan land use designations.

Tentative Maps are required to be established within two years after such a permit is issued. After 2 years, if the map has not been recorded, an additional 2 year time extension can be requested. Granting of a Tentative Map time extension is subject to review and approval by the Planning Commission.

B. Tentative Map Design

Access to the site will be attained via an access easement on the western boundary off of Main Avenue. The two parcels will share the driveway. Should future development of the project site not meet City standards as per the Zoning Ordinance or the City Code, additional entitlements will need to be requested by the applicant.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(E)(3)). The project is considered a minor land division that conforms with the General Plan and Zoning Ordinance. The proposal is not expected to result in any significant impact on the environment.

B. Public/Neighborhood/Business Association Comments

The proposed project site is within the Robla Neighborhood. The project application packet was sent to the Robla Community Association, North Sacramento Congress of Neighborhoods, North Sacramento Chamber of Commerce and **no comments were received.** The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. **No comments were received.**

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Section, Police Department, Utility Department and presented to the Subdivision

Review Committee. The Committee recommended approval of the map.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Tentative Map. The decision of the Planning Commission 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 approving the Tentative Map to subdivide 2.77± vacant acres of land into two industrial lots in the Light Industrial (M-1SR Zone).

Report Prepared By,

Report Reviewed By,

Taiwo Jaiyeoba
Assistant Planner

Scot Mende
Senior Planner

Attachments

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

Attachment 1

NOTICE OF DECISION AND FINDINGS OF FACT FOR THE HARRINGTON CONSTRUCTION COMPANY TENTATIVE MAP, LOCATED AT 1812 MAIN AVENUE, IN NORTH SACRAMENTO, CALIFORNIA IN THE LIGHT INDUSTRIAL (M-1SR) ZONE. (P96-068)

At the meeting of September 26, 1996, 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. Approved the Tentative Map to subdivide 2.77± vacant acres into two lots in the Light Industrial (M-1SR) zone.

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

FINDINGS OF FACT

- A. The Tentative Map to subdivide 2.77+ acres in the M-1SR zone: The Tentative Map to subdivide one 2.77± acre lot into 2 lots is approved based upon the following findings of fact:
1. The Tentative Map is consistent with the land use designations of the General Plan, and the North Sacramento Community Plan.
 2. The proposed lot split, together with the provisions for its design and improvement, is consistent with Chapter 40 of the City Code, which is a Specific Plan of the City.
 3. The proposed Tentative Map has been reviewed by the City of Public Works, Transportation Division. There were no objections to the Tentative Map Request.

CONDITIONS OF APPROVAL

- A. The Tentative Map to allow the subdivision on one 2.77± acre lot into two lots is hereby approved subject to the following conditions of approval 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 these conditions:

UTILITIES

- A1. Drainage across parcel lines is not allowed without a reciprocal drainage easement.

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- A2. A grading plan shall be reviewed and approved by the Department of Utilities prior to issuance of any building permits for either of these two proposed parcels. Prior to issuance of any building permits, adjacent off-site topography shall be shown to the extent necessary to determine impacts to existing surface drainage paths including topography for the swale shown on the south side of proposed parcel 1.
- A3. All existing fence lines and the holder of the power line easement shall be shown on the final parcel map.
- A4. Due to the configuration of the parcels on this map and the surrounding parcels, the Department of Utilities requests that a final parcel map not be waived.

PUBLIC WORKS

- A5. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
- A6. Show all existing easements;
- A7. Show reciprocal ingress and egress easements on the Final Map. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel;
- A8. Show reciprocal drainage easements on the Final Map wherever drainage crosses property lines. Place a note on the Final Map: Private reciprocal easements shown hereon shall be dedicated with the sale of each parcel.
- A9. Applicant is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the California Water Resource Control Board (CWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit application and NOI may be obtained from the Department of Utilities by calling 433-6318.

SMUD

- A10. Dedicate a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to main avenue.

ADVISORY NOTES:

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

- A10. Negotiate with the Grant Joint Unified High School District a written agreement in satisfaction of the proposed subdivision's school facilities impacts on the District, as mutually agreed to by the applicant and the District, subject to ratification by the District's Board of Trustees.

- A11 Execute with the Robla School District a written Agreement which states that the property within such Final Map shall be included within a community facilities district to be established by the Robla School District to mitigate the impact on school facilities;

CHAIRPERSON

ATTEST:

SECRETARY TO PLANNING COMMISSION

P96-068

Exhibit 1-A
PROPOSED TENTATIVE MAP

**Attachment 2
VICINITY MAP**

Attachment 3
LAND USE AND ZONING MAP