

P98-021 - 501 Arden Tentative Map

- REQUEST:
- A. Environmental Determination: Categorically Exempt (Section 15315)
 - B. Tentative Map to subdivide a 42,705 sq. ft. lot into two parcels of 29,975 sq. ft. and 12,730 sq. ft., respectively.

LOCATION: 501 Arden Way
APN: 275-0141-006
North Sacramento Community Plan Area
Council District 2

| | |
|--------------------|---|
| APPLICANT: | Gerald Dishington, Allied-Langdon Engineering, (916) 649-0177 1650 Silica Avenue, Sacramento, CA 95815 |
| OWNER: | North Sacramento Land Company, (916) 925-2721 400 Slobe Avenue, Sacramento, CA 95815 |
| APPLICATION FILED: | February 24, 1998 |
| STAFF CONTACT: | Thomas S. Pace, (916) 264-6848 |

SUMMARY:

The applicant is requesting approval of a lot-split which will allow the currently developed portion of the existing parcel (which is planned to be expanded and renovated for the Limn Furniture Store) to be sold separately from the undeveloped portion.

RECOMMENDATION:

Staff recommends that the Planning Commission **approve** the Tentative Map request with conditions.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial & Offices
Community Plan Designation: Retail - General Commercial



Existing Land Use of Site: Vacant; former towing company, originally a soft drink bottling company
Existing Zoning of Site: General Commercial (C-2) zone

Surrounding Land Use and Zoning:

North: Duplex, city well; General Commercial (C-2) zone
South: Woodlake Park; Standard Single Family Residential (R-1) zone
East: Single Family Res.; Standard Single Family Residential (R-1) zone
West: Single Family Res.; General Commercial, Special Planning District (C-2-SPD)

Property Dimensions: 154.6' x 276'
Property Area: 0.98± net acres
Topography: Flat
Street Improvements: Existing; unimproved alley, no sidewalk on Forrest Street
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 |
| Encroachment Permit | Public Works, Development Services |
| Driveway Permit | Public Works, Development Services |

BACKGROUND INFORMATION:

The project site was originally developed in the early 1950s as a soft drink bottling plant (RC Cola) and was most recently used as an office/storage yard for a towing company and auto restoration business. In 1993, the area was designated a part of the North Sacramento Redevelopment Project Area. The Sacramento Housing and Redevelopment Agency (SHRA) is providing funds for the building's renovation and expansion. On April 9, 1998, the Planning Commission approved an application for setback variances and a Special Permit for parking reduction to allow the expansion and conversion of the existing building into a furniture store (P98-018).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project, as proposed, does not involve an amendment of any plan or policy of the City, and is consistent with the policies of the General Plan, North Sacramento Community Plan and the Zoning Ordinance.

B. Tentative Map Design

The proposed subdivision would split an existing 42,705 square foot parcel into two lots of 29,975 square feet and 12,730 square feet, respectively. Both parcels would be served by existing streets and utility infrastructure. All improvements required by City Code are already in place with the exception of a sidewalk along the Forrest Street frontage of Parcel 1 and possibly some street lights (the need for street lights will be verified by the Electrical Division of the Public Works Department). The applicant will be required to install the required sidewalk improvements prior to final map approval. Street lights, if required, can be deferred until further development is proposed. Future development may also be required to fully improve the alley to the north of the project site if such development needed vehicular access from the alley.

An advisory note has been placed in the conditions to memorialize the fact that there is an existing sewer easement running through a portion of Parcel 2 which formerly was a north-south alley. The previous entitlements issued for this site (P98-018) were for a project which proposed a building addition which would have encroached into the easement. That project had a condition imposed which required the redesign of the building to remove any portion of the proposed structure from the sewer easement if the easement were not abandoned prior to issuance of the building permit. The City Utilities Department has indicated that the sewer line is planned to be relocated; however, a specific timeline for the relocation has not yet been set. Staff has suggested that the applicant and the Utilities Department try to coordinate the relocation of the sewer line with the building addition project to avoid having to redesign the building.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15315, Minor Land Divisions).

B. Public/Neighborhood/Business Association Comments

Early Project Notification was provided to North Sacramento Chamber of Commerce, North Sacramento Congress of Neighborhoods, North Sacramento Redevelopment Project Area Committee, and Woodlake Improvement Club. Of these, Woodlake Improvement Club had no comment, the Redevelopment Project Area Committee voted to approve the project, and the other groups failed to respond.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Development Services (Building):

Development Services staff has indicated that, in accordance with Building Code requirements, the existing structure which covers the parking area for the building on Parcel 2 may not have any openings along the proposed property line. To address this concern, a condition has been added which requires either a fire-rated wall which has no openings to be constructed along the property line or the removal of part or all of the structure.

2. Pacific Gas & Electric:

PG&E originally had requested a standard 12.5 foot wide Public Utilities Easement (P.U.E.). After staff pointed out that all the utilities are existing and in the street rights-of-way, PG& E eliminated this requirement.

D. Subdivision Review Committee Recommendation

On May 6, 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 Tentative Map Resolution. One additional condition (B1) has been added to address a concern of the Building Department, as explained above in Summary of Agency Comments.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Tentative Map. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

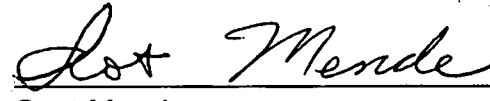
RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Guidelines Section 15315;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide a 42,705 sq. Ft. lot into two parcels of 29,975 sq. ft. and 12,730 sq. ft., respectively.

Report Prepared By,

Report Reviewed By,


Thomas Pace
Assistant Planner


Scot Mende
Senior Planner

Attachments

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

Attachment 1

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
501 ARDEN TENTATIVE MAP, LOCATED AT 501 ARDEN WAY, SACRAMENTO,
CALIFORNIA IN THE C-2 ZONE (P98-021)**

At the regular meeting of May 28, 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 (Section 15315);**
- B. Tentative Map to subdivide a 42,705 sq. Ft. lot into two parcels of 29,975 sq. ft. and 12,730 sq. ft., respectively.**

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

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. Tentative Map: The Tentative Map to subdivide a 42,705 sq. ft. lot into two parcels of 29,975 sq. ft. and 12,730 sq. ft., respectively:
 - 1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan and the North Sacramento Community Plan, both of which designate the subject site for commercial use, the Zoning Ordinance, and the Subdivision Ordinance, Chapter 40 of the City Code.
 - 2. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
 - 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 existing treatment plants have a design capacity adequate to service the proposed subdivision.

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 the condition:

- B1. The elevation (side) of the existing metal structure adjacent to the proposed new lot line shall be fire protected as required by the current California Building and City Codes as determined by the Chief Building Official prior to the filing of the final map. Please note that a building permit may be required to accomplish this.
- B2. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.
- B3. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

Easements

- B4. Show all existing easements.

ADVISORY NOTES:

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

- B5. Provide street lights if needed. Coordinate street light design with the Electrical Section of Engineering Division. Street lights must be installed prior to obtaining any building/grading permits.
- B6. 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.
- B7. Each proposed parcel shall have its own separate domestic water service at time of building permit.
- B8. Each proposed parcel shall have its own separate sanitary sewer service at time of building permit.
- B9. The utilities easement running North-South through Parcel 2 shall not be abandoned prior to the relocation of the sanitary sewer main currently occupying the easement.

- B10. No structures shall be constructed in the utilities easement running North-South through Parcel 2.

- B11. Negotiate with the North Sacramento School District and 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.

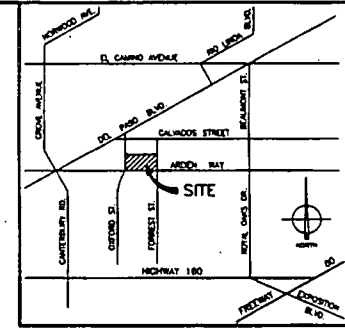
CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P98-021)

Exhibit 1-A Tentative Map



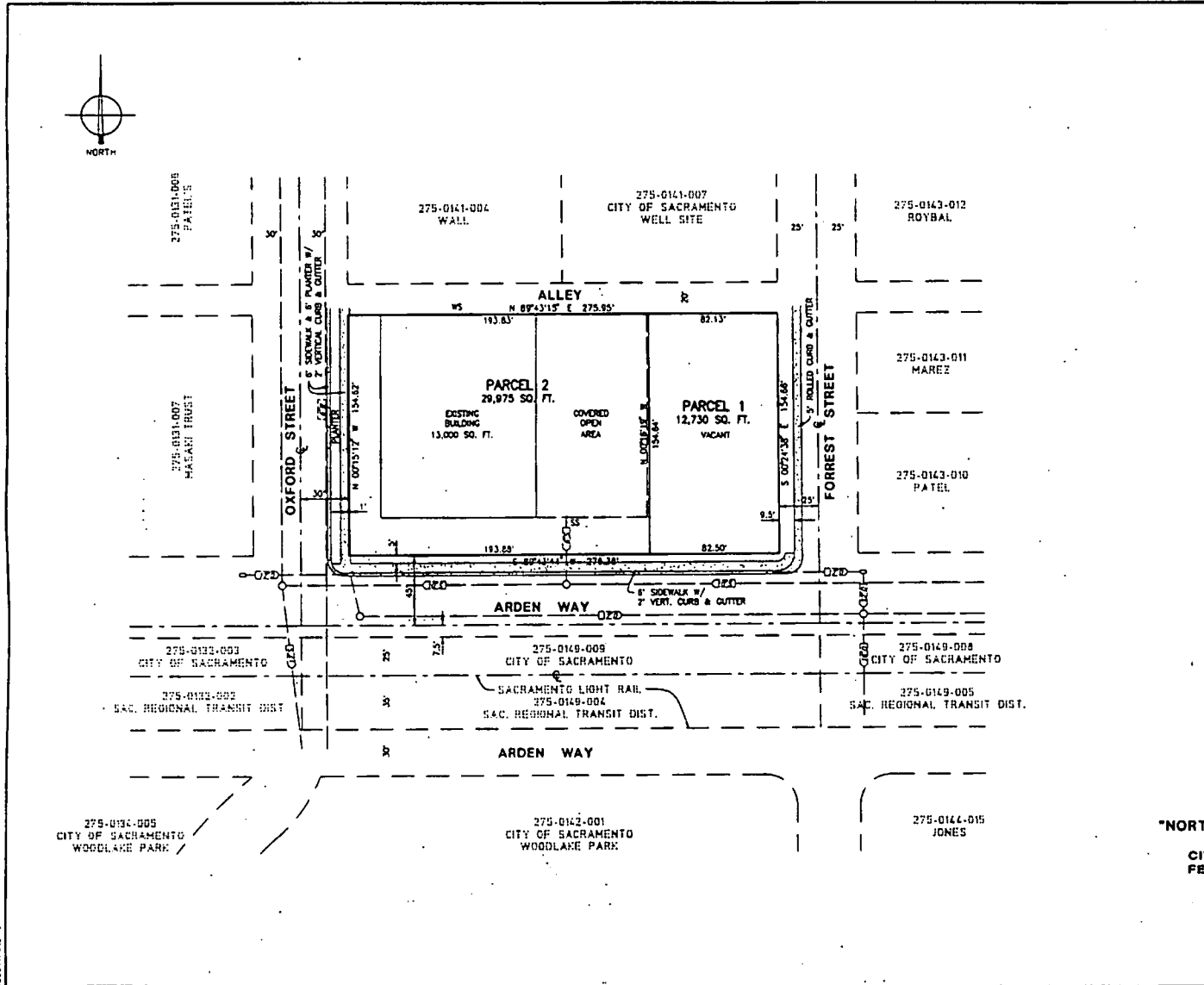
VICINITY MAP
NOT TO SCALE

| | |
|------------------------|--|
| OWNER & SUBDIVIDER: | NORTH SACRAMENTO LAND COMPANY |
| ENGINEER: | ALLIED-LANGDON ENGINEERING SACRAMENTO, CA 95815 (916) 648-0177 |
| IMPROVEMENTS: | AS REQUIRED BY CITY OF SAC. DEPARTMENT OF PUBLIC WORKS |
| EXISTING USE: | COMMERCIAL |
| PROPOSED USE: | COMMERCIAL |
| EXISTING ZONING: | C-2 |
| PROPOSED ZONING: | C-2 |
| ASSESSOR'S PARCEL NO.: | 275-0141-006 |
| SEWAGE DISPOSAL: | CITY OF SACRAMENTO |
| WATER SUPPLY: | CITY OF SACRAMENTO |
| DRAINAGE: | CITY OF SACRAMENTO |
| FIRE PROTECTION: | CITY OF SACRAMENTO |
| SCHOOL DISTRICT: | NORTH SACRAMENTO |
| PARK DISTRICT: | CITY OF SACRAMENTO |
| ACREAGE: | 0.980 ACRE |
| NO. OF LOTS: | 2 |
| LOT SIZE: | AS SHOWN |

TENTATIVE PARCEL MAP
FOR
501 ARDEN WAY
LOTS 4 THRU 9, BLOCK 17
"NORTH SACRAMENTO SUBDIVISION NO. 1"
(11 MAPS 26)
CITY OF SACRAMENTO, CALIFORNIA
FEBRUARY, 1998 SCALE: T-40'
SHEET 1 OF 1

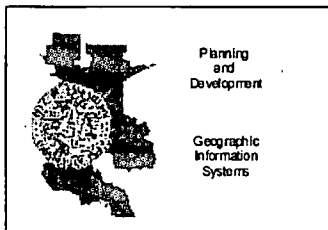
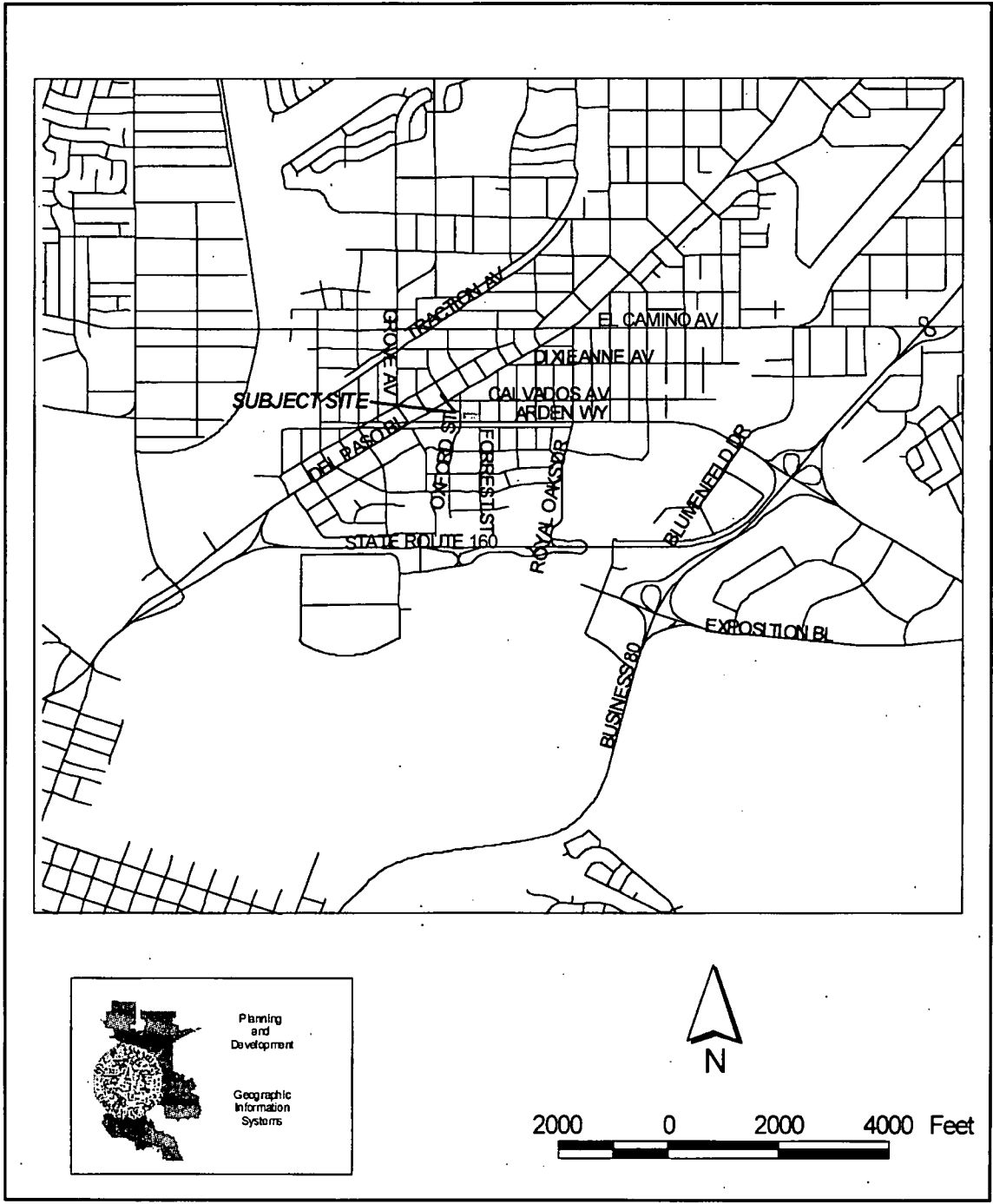


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Attachment 2 Vicinity Map



Attachment 3 Land Use and Zoning Map

