

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Murray Smith & Associates, 3110 Gold Canal Drive, Rancho Cordova, CA 95670				
OWNER	CHY Company, 2555 3rd Street, Sacramento, CA 95818				
PLANS BY	Murray Smith & Associates				
FILING DATE	12/4/86	ENVIR. DET.	12/30/86	REPORT BY	SD:ec
ASSESSOR'S PCL. NO.	015-0311-10; por. of 0104-006; por. 0311-021				

APPLICATION: A. Negative Declaration
B. Tentative Map (P87-010)

LOCATION: 7221 14th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to subdivide 25+ acres into 15 lots for future industrial development.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1963 East Broadway Community Plan Designation:	Heavy Commercial or Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Residence and outbuildings
Surrounding Land Use and Zoning:	

North:	Vacant, baseball field: M-1
South:	Residential R-2, R-1-A
East:	Industrial M-1
West:	Residential R-1, R-2

Property Dimensions:	Irregular
Property Area:	25+ acres
Topography:	Flat
Street Improvements:	To be provided
Utilities:	To be provided

BACKGROUND INFORMATION:

On December 4, 1986, the Planning Commission approved a lot line adjustment to place the Seamens Moulding Company on one parcel and leave a vacant remainder for future development. The subject site is the vacant remainder.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On December 23, 1986, by a vote of five ayes and four absent, the S.R.C. voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION:

Staff has made the following findings:

A. LAND USE

The subject site is designated for industrial uses in the 1974 General Plan. It is

APPLC. NO. P87-010 MEETING DATE January 8, 1987 ITEM NO 22

designated for heavy commercial or industrial uses in the 1963 East Broadway Community Plan. The site is zoned Light Industrial (M-1). The site is surrounded by industrial uses zoned M-1 to the east. Residential uses to the south and west, zoned R-1, R-1-A, and R-2, and baseball fields to the north, zoned M-1.

B. DESIGN

The subject site has frontage on 14th Avenue and San Joaquin Street. The applicant proposes to bisect the site with a new street connecting the two existing streets. This will permit access to 15 industrial parcels ranging in size from one acre to 2.9 acres.

Staff is concerned that while the site is zoned for industrial uses, development will adversely affect the adjacent residences to the West and South. A policy in the General Plan states that residential areas adjacent to industrial land should be protected by requiring land with industrial development to have separate internal street systems and other amenities that serve as buffers.

The applicant has met with staff and agreed to the following set of amenities which will serve as buffers between the subject site and adjacent residential neighborhood and result in compliance with the above mentioned General Plans policy.

- a) An eight foot wall will be constructed along the western property line which lies adjacent to residence. (The Zoning Ordinance required six feet.)
- b) There will be a 25 foot structural setback along the western property line (the Zoning Ordinance requires 15 feet.)
- c) Tree wells will be installed along the western property line, planted with buffering trees and equipped with automatic irrigation. There will be one tree well per residential lot. (No landscaping is required by the Zoning Ordinance.)
- d) No loud speakers will be permitted at the rear of the buildings on lots three through eight.
- e) A 25 foot landscaped setback will be maintained on 19th Avenue.
- f) Only monument signs will be permitted to identify the business park on 14th Avenue. (Pole signs would be permitted by the sign ordinance.)
- g) Staff review of buildings on lots eight and nine to assure an attractive elevation is presented to residences across 14th Avenue.
- h) 10'x 10' roll up doors will be permitted no nearer than 35' to the western property line.

Staff believes these measures will adequately buffer the existing residences to the south and west from industrial development. The measures will also result in compliance with the General Plan policy to buffer residential neighborhoods from industrial development.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment. A Negative Declaration has been filed.

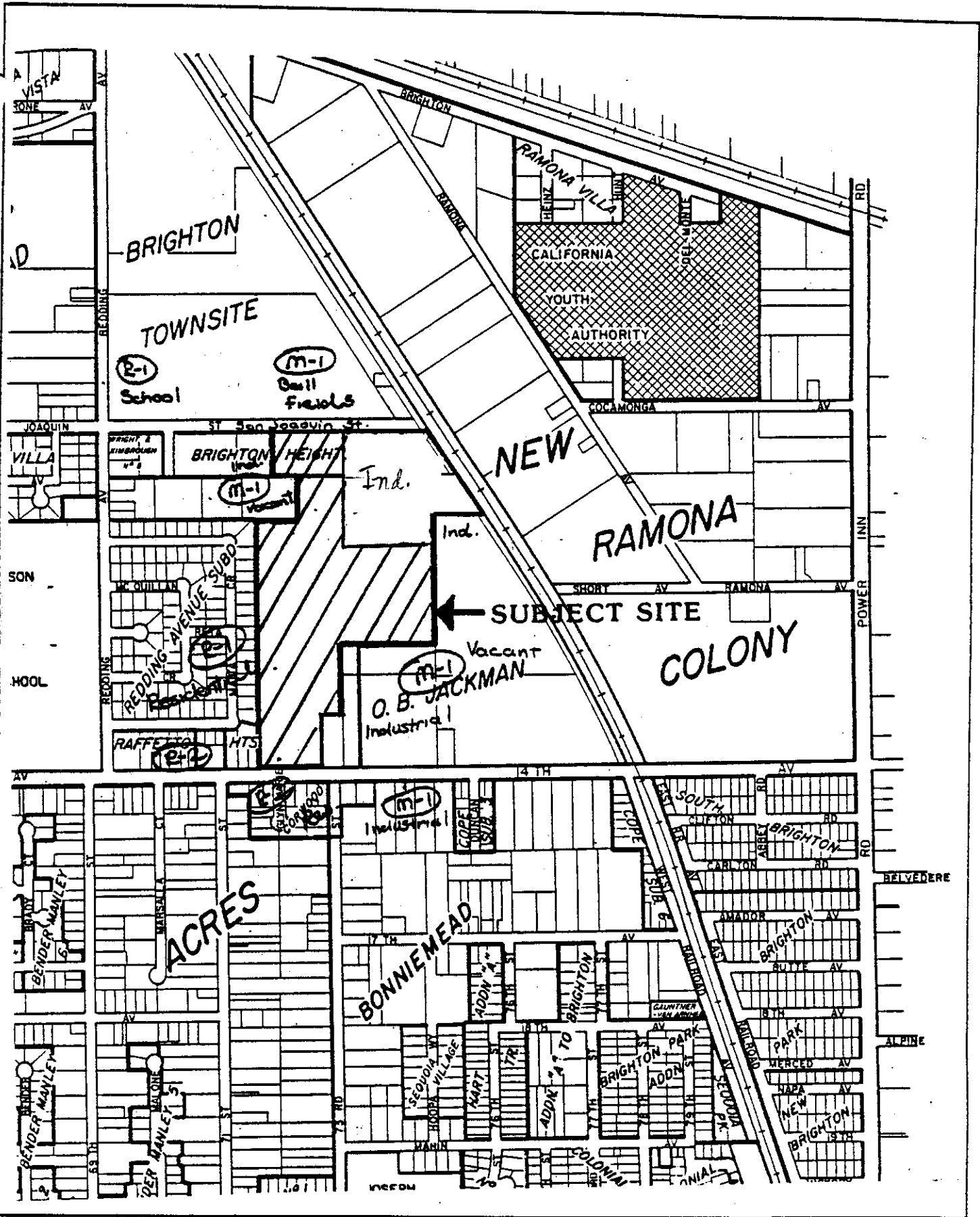
RECOMMENDATION:

Staff recommends that the Commission:

1. Ratify the Negative Declaration
2. Recommend approval of the Tentative Map subject to the following conditions:
 - a) Provide standard subdivision improvements pursuant to Section 40.811 of the City code;
 - b) Prepare a sewer and drainage study for the review and approval of the City Engineer;
 - c) Enter into an agreement with the City to participate in any future drainage assessment district proceedings to construct system improvements;
 - d) Submit a soils test prepared by a registered engineer to be used in street design;
 - e) Remove trash, rubbish and building materials to an appropriate dump site to the satisfaction of the City County Health Department.
 - f) Will require off-site dedication for round corner along southeast corner of San Joaquin and the proposed north/south street. City will condemn at developers expense at the time of obtaining building permits.
 - g) An eight foot wall shall be erected along the western property line behind lots three through eight at the time standard improvements are constructed. Design of the wall shall be approved by the Planning and Building Inspections Directors.
 - h. Record a 25 foot non-buildable setback easement along the western boundary of lot three through eight.
 - i. A tree well shall be installed adjacent to each residential lot and planted with 15 gallon trees. Tree wells shall be equipped with automatic irrigation systems. Plans shall be approved by the City Landscape Architect prior to issuance of building permits.
 - j. No outside loud speakers shall be located at the rear of structures on lots three through eight.
 - k. Record a 25 foot landscaped setback along the 14th Avenue frontage of lots eight & nine. Landscaping and irrigation plans shall be approved by the City Landscape Architect prior to issuance of building permits.
 - l. Only monument signs shall identify the business park on 14th Avenue. These may

be located in the 25 foot landscaped setback.

- m. Building plans for lots eight and nine shall be reviewed and approved by Planning staff prior to issuance of building permits.
- n. Any roll up doors on the west wall of structures on lots three through eight shall be placed no closer than 35 feet from the property line and not exceed 10'x 10' in size.
- o. Place notes on the final map referencing the conditions f, g, i, j, l, m and n.



VICINITY - LAND USE - ZONING

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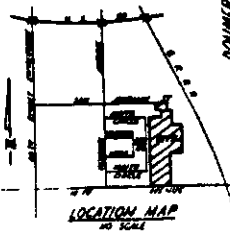
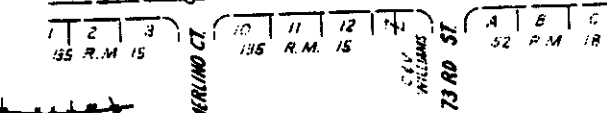
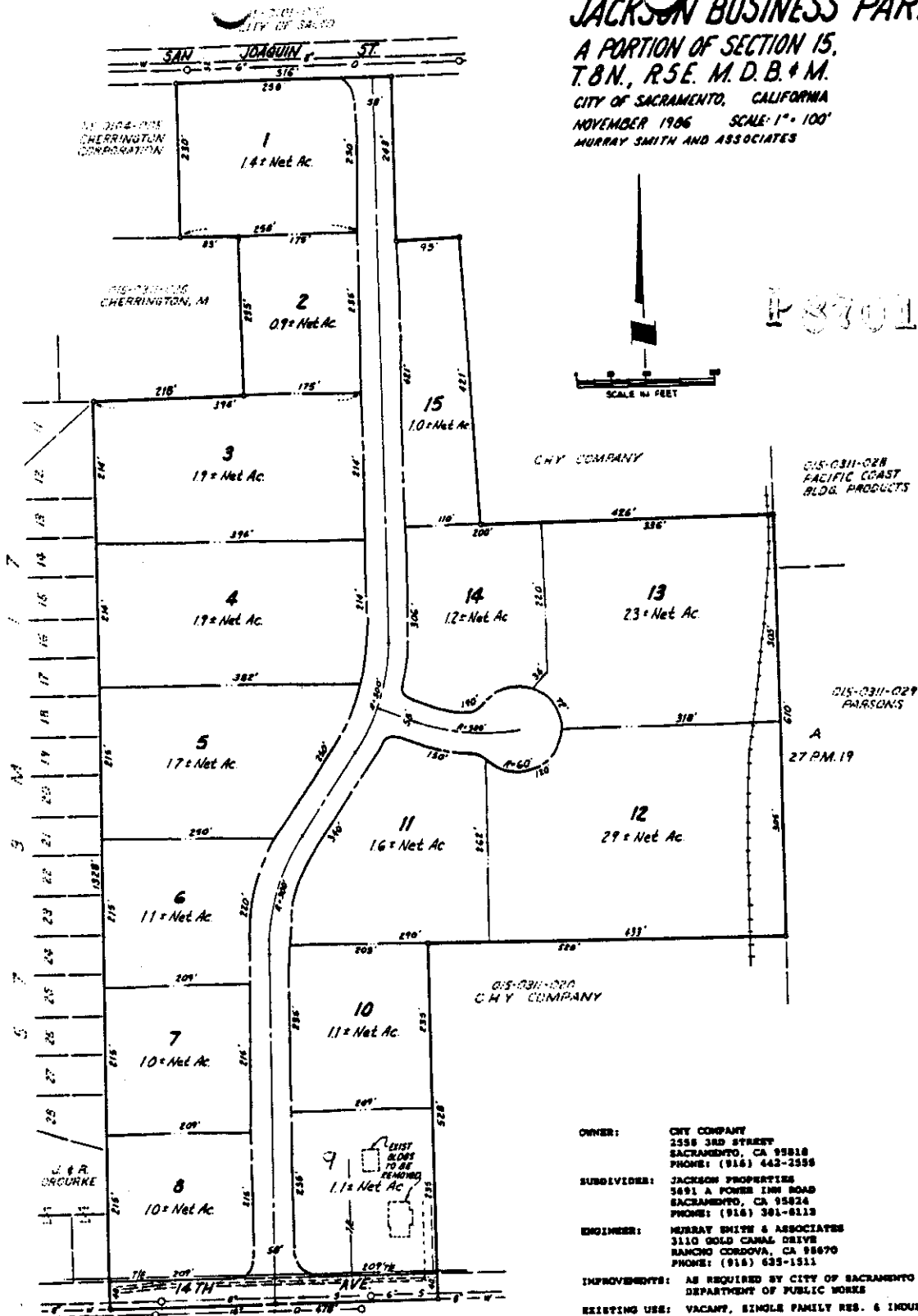
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TENTATIVE PARCEL MAP JACKSON BUSINESS PARK

A PORTION OF SECTION 15,
T.8N., R.5E. M.D.B. & M.
CITY OF SACRAMENTO, CALIFORNIA
NOVEMBER 1966 SCALE: 1" = 100'
MURRAY SMITH AND ASSOCIATES

P87010



OWNER: CHY COMPANY
2555 3RD STREET
SACRAMENTO, CA 95818
PHONE: (916) 442-2555

SUBDIVIDER: JACKSON PROPERTIES
5491 A POWER INN ROAD
SACRAMENTO, CA 95824
PHONE: (916) 301-8113

ENGINEER: MURRAY SMITH & ASSOCIATES
3110 GOLD CANAL DRIVE
RANCHO CORDOVA, CA 95870
PHONE: (916) 633-1311

IMPROVEMENTS: AS REQUIRED BY CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS

EXISTING USE: VACANT, SINGLE FAMILY RES. & INDUSTRIAL

PROPOSED USE: INDUSTRIAL

EXISTING ZONING: M1

PROPOSED ZONING: M1

APN: FOR. 015-0104-005, 015-0311-007 & FOR. 021

SEWAGE DISPOSAL: CITY OF SACRAMENTO

WATER SUPPLY: CITY OF SACRAMENTO

DRAINAGE: CITY OF SACRAMENTO

FIRE PROTECTION: SACRAMENTO FIRE DISTRICT

SCHOOL DISTRICT: SACRAMENTO CITY UNIFIED

ACREAGE: 25.4 AC. ± 600±; 250 AC. ± NET

NO. OF LOTS: 15

LOT SIZE: AS SHOWN

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