

City Planning Commission
Sacramento, California

Members in Session:

SUBJECT: PROPOSAL TO DEVELOP 600 SELF-STORAGE UNITS WITH MANAGER'S RESIDENCE,
AND BUSINESS/COMMERCIAL BUILDINGS ON 7.8± VACANT ACRES (P84-357)

LOCATION: Southwest corner of Garden Highway and Northgate Boulevard.

SUMMARY

On February 13, 1986, the Planning Commission indicated an intent to take the following actions on the subject proposal:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the 1974 General Plan Amendment from Commercial and Offices to Industrial.
- C. Recommend approval of the 1978 South Natomas Community Plan Amendment from Business and Professional Offices to Heavy Commercial and Industrial.
- D. Recommend approval of the Tentative Parcel Map to subdivide 7.8± vacant acres into three lots.
- E. Approve the Special Permit to allow 600 self-storage units on 3.7 vacant acres.
- F. Approve the Special Permit to allow a manager's residence in conjunction with development of the self-storage facility on 3.7± vacant acres.
- G. Recommend denial of the Subdivision Modification to waive street improvements along the frontage of proposed Parcels A and C until bulding permits for Parcels A and C are issued.

As part of the Commission's motion, staff was requested to develop two site plans for the subject project, to accommodate each of the Arden-Garden Alternatives. Staff was further requested to work with both the applicant and the community on appropriate fencing materials, landscaping, setbacks, and preservation of existing vegetation, and to report back with conditions and findings for each of the two development alternatives.

Since this hearing, Council has adopted the 1986 South Natomas Community Plan, and adopted Alternatives 1 and 3 from the Arden-Garden Connector Study. Consequently, the entitlements for this project are now those noted in the staff recommendation below. As a result of the Council's recent actions, only one site plan now needs to be considered. Staff believes that the new site plan (Attachment A) incorporates all concerns.

Based on the updated entitlements, Commission direction, and community input, staff recommends that the Commission take the following actions and adopt the attached findings. The original staff report is also attached for the Commission's information (Attachment B).

STAFF RECOMMENDATION

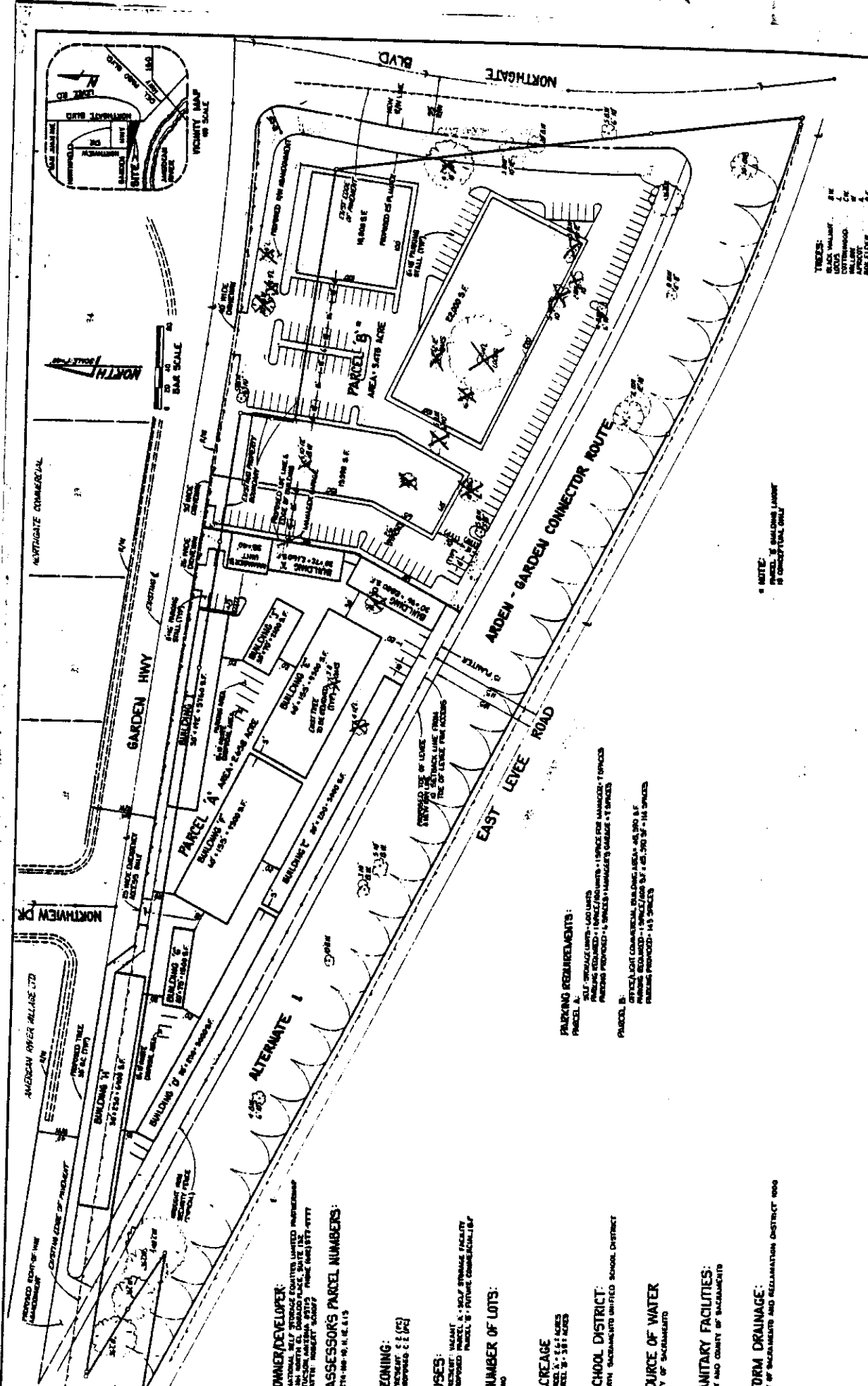
- A. Ratify the Negative Declaration.
- B. Recommend approval of the 1974 General Plan Amendment from Commercial and Offices to Industrial for 7.8± vacant acres in the General Commercial-American River Parkway Corridor (C-2{PC}).
- C. Recommend approval of the Tentative Parcel Map to subdivide 7.8 vacant acres into two lots.
- D. Approve the Special Permit to allow development of 600 self-storage units on 2.7 vacant acres based on findings of fact which follow.
- E. Approve the Special Permit to allow a Manager's residence in conjunction with development of self-storage units based on findings of fact which follow.
- F. Recommend denial of the Subdivision Modification to waive street improvements along frontage of proposed Parcel B until issuance of a building permit.

Respectfully submitted,



Clif Carstens
Senior Planner

CC:HT:lr
Attachments



TREES:
 BLACK WALNUT
 REDWOOD
 COTTONWOOD
 PINE
 OAK
 Sycamore
 Eucalyptus

* NOTE:
 1. PARCEL B
 2. PARCEL C
 3. PARCEL D

(FORMERLY: SPECIFIC ENGINEERING)

AREA
WEST ENGINEERS, INC.
 2220 KENNEDY AVENUE, SUITE 100
 SACRAMENTO, CALIFORNIA 95815
 TEL: (916) 442-4000

**TENTATIVE PARCEL MAP FOR THE
 SOUTHWEST CORNER OF GARDEN HWY
 AND NORTHGATE BOULEVARD**

DATE: 3/27/86
 CHECKED BY: [Signature]
 PREPARED BY: [Signature]

NO.	DESCRIPTION	DATE
84-45 <td>SCALE: 1" = 40'</td> <td>DATE: 3/27/86</td>	SCALE: 1" = 40'	DATE: 3/27/86
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	
	DATE: 3/27/86	

OWNER/DEVELOPER:
 NATIONAL SELF STORAGE UNITERS LIMITED PARTNERSHIP
 1200 MARKET STREET, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 (916) 442-4000

ASSESSORS' PARCEL NUMBERS:
 018-060-000-000-000-000

ZONING:
 PRESENT: M-1 (OFFICE)
 PROPOSED: C-1 (COMMERCIAL)

USES:
 PROPOSED: SELF STORAGE FACILITY
 PARCEL A: SELF STORAGE FACILITY
 PARCEL B: FUTURE COMMERCIAL USE

NUMBER OF LOTS:
 TWO

ACREAGE:
 PARCEL A: 1.11 ACRES
 PARCEL B: 1.11 ACRES

SCHOOL DISTRICT:
 NORTH SACRAMENTO UNIFIED SCHOOL DISTRICT

SOURCE OF WATER:
 CITY OF SACRAMENTO

SANITARY FACILITIES:
 CITY AND COUNTY OF SACRAMENTO

STORM DRAINAGE:
 CITY OF SACRAMENTO AND SULLYVILLE DISTRICT 8000

PARKING REQUIREMENTS:
 PARCEL A:
 1. 20 SPACES (100 SF PER SPACE)
 2. 10 SPACES (200 SF PER SPACE)
 3. 5 SPACES (400 SF PER SPACE)
 4. 2 SPACES (800 SF PER SPACE)

PARCEL B:
 OFFICE/LOFT COMMERCIAL BUILDING AREA - 48,000 SF
 PARKING REQUIRED - 1 SPACE/1,000 SF OF OFFICE AREA
 PARKING PROVIDED - 115 SPACES

REVISION: N/A

In the matter of the decision of the City Planning)
Commission to approve a General Plan Amendment from)
Commercial and Offices to Industrial on 7.8± vacant)
acres in the General Commercial - American River)
Parkway Corridor (C-2{PC}) zone; a Tentative Map to)
subdivide 7.8± vacant acres into two lots; a)
Special Permit to allow development of 600 self-)
storage units on 2.7 vacant acres; a Special Permit)
to allow a Manager's residence in conjunction with)
development of the self-storage facility; and to)
deny a Subdivision Modification to waive street)
improvements along proposed Parcel B until issuance)
of building permit (P84-357))

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of February 13, 1986, the City Planning Commission indicated an intent to approve the above entitlements based upon Findings of Fact due May 8, 1986. Based upon documentary and oral evidence at the public hearing, the Planning Commission approved the General Plan Amendment request, the Tentative Parcel Map request and the two Special Permit requests subject to conditions and based upon Findings of Fact which follow:

CONDITIONS OF THE SPECIAL PERMITS

1. Detailed landscape and irrigation plans shall be submitted for review by environmental staff and the City Landscape Architect prior to issuance of building permits for proposed Parcel A. Plans shall indicate a non-repetative, lush planting of native tree and plant species in the 15 foot minimum planter along East Levee Road, in the 25 foot minimum planter along Northgate Boulevard and in the 10 foot minimum planter along Garden Highway.
2. Landscaping and irrigation for both parcels A and B shall be installed prior to issuance of Final Building Inspection approval for the storage units.
3. A signage program for the self-storage facility shall be submitted to the Planning Director for review and approval prior to issuance of sign permits. Any proposed detached signs shall be monument signs.
4. The waste disposal areas shall be screened by a minimum six foot high solid masonry wall.
5. The required fencing 10 feet away from and adjacent to the levee toe along the southern boundary of the property, shall be a minimum of six feet high.
6. The design and materials of the storage units should be compatible with the design and materials of the manager's unit.
7. Existing billboards on the subject property shall be removed prior to issuance of building permits.

In the matter of the decision of the City Planning Commission to approve a General Plan Amendment from Commercial and Offices to Industrial on 7.8+ vacant acres in the General Commercial - American River Parkway Corridor (C-2{PC}) zone; a Tentative Map to subdivide 7.8+ vacant acres into two lots; a Special Permit to allow development of 600 self-storage units on 2.7 vacant acres; a Special Permit to allow a Manager's residence in conjunction with development of the self-storage facility; and to deny a Subdivision Modification to waive street improvements along proposed Parcel B until issuance of building permit (P84-357)

NOTICE OF DECISION
AND
FINDINGS OF FACT

At its regular meeting of February 13, 1986, the City Planning Commission indicated an intent to approve the above entitlements based upon Findings of Fact due May 8, 1986. Based upon documentary and oral evidence at the public hearing, the Planning Commission approved the General Plan Amendment request, the Tentative Parcel Map request and the two Special Permit requests subject to conditions and based upon Findings of Fact which follow:

CONDITIONS OF THE SPECIAL PERMITS

1. Detailed landscape and irrigation plans shall be submitted for review by environmental staff and the City Landscape Architect prior to issuance of building permits for proposed Parcel A. Plans shall indicate a non-repetative, lush planting of native tree and plant species in the 15 foot minimum planter along East Levee Road, in the 25 foot minimum planter along Northgate Boulevard and in the 10 foot minimum planter along Garden Highway.
2. Landscaping and irrigation for both parcels A and B shall be installed prior to issuance of Final Building Inspection approval for the storage units.
3. A signage program for the self-storage facility shall be submitted to the Planning Director for review and approval prior to issuance of sign permits. Any proposed detached signs shall be monument signs.
4. The waste disposal areas shall be screened by a minimum six foot high solid masonry wall.
5. The required fencing 10 feet away from and adjacent to the levee toe along the southern boundary of the property, shall be a minimum of six feet high.
6. The design and materials of the storage units should be compatible with the design and materials of the manager's unit.
7. Existing billboards on the subject property shall be removed prior to issuance of building permits.

CONDITIONS OF THE TENTATIVE PARCEL MAP

1. A sewer, drainage, and water study for the subject property shall be prepared subject to the review and approval of the City Engineer. An off-site drain extension to the existing 18 inch line at the intersection of Northgate Boulevard and Jefferson shall be required.
2. The subject property shall annex to both the Sacramento Regional County Sanitation District and County Sanitation District Number 1 and shall obtain/dedicate necessary public sewer easements from/to adjacent properties.
3. The Improvement Requirement Certificate for the subject property shall state:

Construct public sewer lateral.
4. Required reciprocal sewer, drainage, and water easements shall be shown on the final map.
5. No structures, fences, pipelines or other appurtenances shall be allowed within 65 feet from the centerline of the east levee or ten feet from the levee toe. Only ramps, stairways, walkways and vegetation may be permitted. Vegetation must be in conformance with California State Reclamation Board "Guide for Vegetation on Project Levees".
6. Street right-of-way dedications for the subject property shall be established subject to the review and approval of the City Traffic Engineer, and in accordance with the Arden-Garden Connector Study.
7. Standard street improvements shall be required along Northgate and Garden Highway, pursuant to Section 40.811 of the City Code.
8. ~~The necessary easement and funds (\$5,000) for a bus shelter located on Northgate Boulevard to the satisfaction of Regional Transit, shall be provided by the subject property. (staff deleted)~~

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based on compliance with the following mitigation measures prior to filing of the final map:

1. The applicant shall remove only those eight trees so identified on proposed Parcel A. All other trees on proposed Parcel A shall be protected and retained to the satisfaction of the Director of Parks and Community Services and the City Planning Director.
2. All trees on proposed Parcel B shall be protected and retained until building permits are issued for the site.

3. Prior to issuance of building permit(s) for proposed Parcel B, a tree removal/retention plan for that parcel shall be submitted for review and approval of the Director of Parks and Community Services and the City Planning Director.
4. Grading, trenching, cutting and/or filling within the dripline of those trees identified for preservation shall not occur.
5. No actions shall be taken that will harm the health, vitality, or longevity of those trees to be preserved.
6. Detailed landscape and irrigation plans shall be submitted for review by environmental staff and the City Landscape Architect prior to issuance of building permits for proposed Parcel A. Plans shall indicate a non-repetative, lush planting of native tree and plant species in the 15 foot minimum planter along East Levee Road, in the 25 foot minimum planter along Northgate Boulevard, and in the 10 foot minimum planter along Garden Highway. Plans shall also include temporary berming on Parcel B to screen development on Parcel A, and shall show maintained vegetative cover over all of Parcel B until such time as development occurs on that lot.
7. Landscaping and irrigation for both Parcels A and B shall be installed prior to issuance of Final Building Inspection approval for the storage units.
8. The applicant shall comply with all conditions contained in the signed Memorandum of Agreement with the U.S. Fish and Wildlife Service, to the satisfaction of that agency.
9. All development shall comply with conditions set for the Parkway Corridor zone.

FINDINGS OF FACT - SPECIAL PERMIT

1. The project, as conditioned, is based upon sound principles of land use, in that the self-storage facility will be compatible with existing zoning and with surrounding land uses, which consist of commercial, retail, and residential.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, in that:
 - A. Adequate landscaping will be installed and maintained around the entire boundary of the property and in the interior of Parcel B.
 - B. Adequate on-site parking, circulation, and waste disposal areas will be provided.
 - C. All necessary easements, dedications, and improvements will be required.

3. The proposal is consistent with the City's discretionary interim land use policy in that the site is designated for Commercial and Office uses, and with the 1986 South Natomas Community Plan which designates the site for Community Commercial use. The proposed self-storage/manager unit and business commercial buildings conforms with plan designations.

Suzanne Skimstad
Approval by the City Planning Commission
on May 8, 1986 for the Planning Commis-
sion hearing of February 13, 1986.

William J. Hume
Chair

HT:lr

CONDITIONS OF THE TENTATIVE PARCEL MAP

1. A sewer, drainage, and water study for the subject property shall be prepared subject to the review and approval of the City Engineer. An off-site drain extension to the existing 18 inch line at the intersection of Northgate Boulevard and Jefferson shall be required.
2. The subject property shall annex to both the Sacramento Regional County Sanitation District and County Sanitation District Number 1 and shall obtain/dedicate necessary public sewer easements from/to adjacent properties.
3. The Improvement Requirement Certificate for the subject property shall state:

Construct public sewer lateral.
4. Required reciprocal sewer, drainage, and water easements shall be shown on the final map.
5. No structures, fences, pipelines or other appurtenances shall be allowed within 65 feet from the centerline of the east levee or ten feet from the levee toe. Only ramps, stairways, walkways and vegetation may be permitted. Vegetation must be in conformance with California State Reclamation Board "Guide for Vegetation on Project Levees".
6. Street right-of-way dedications for the subject property shall be established subject to the review and approval of the City Traffic Engineer, and in accordance with the Arden-Garden Connector Study.
7. Standard street improvements shall be required along Northgate and Garden Highway, pursuant to Section 40.811 of the City Code.
8. The necessary easement and funds (\$5,000) for a bus shelter located on Northgate Boulevard to the satisfaction of Regional Transit, shall be provided by the subject property.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has reviewed the proposed project and has filed a Negative Declaration, based on compliance with the following mitigation measures prior to filing of the final map:

1. The applicant shall remove only those eight trees so identified on proposed Parcel A. All other trees on proposed Parcel A shall be protected and retained to the satisfaction of the Director of Parks and Community Services and the City Planning Director.
2. All trees on proposed Parcel B shall be protected and retained until building permits are issued for the site.

3. Prior to issuance of building permit(s) for proposed Parcel B, a tree removal/retention plan for that parcel shall be submitted for review and approval of the Director of Parks and Community Services and the City Planning Director.
4. Grading trenching, cutting and/or filling within the dripline of those trees identified for preservation shall not occur.
5. No actions shall be taken that will harm the health, vitality, or longevity of those trees to be preserved.
6. Detailed landscape and irrigation plans shall be submitted for review by environmental staff and the City Landscape Architect prior to issuance of building permits for proposed Parcel A. Plans shall indicate a non-repetative, lush planting of native tree and plant species in the 15 foot minimum planter along East Levee Road, in the 25 foot minimum planter along Northgate Boulevard, and in the 10 foot minimum planter along Garden Highway. Plans shall also include temporary berming on Parcel B to screen development on Parcel A, and shall show maintained vegetative cover over all of Parcel B until such time as development occurs on that lot.
7. Landscaping and irrigation for both Parcels A and B shall be installed prior to issuance of Final Building Inspection approval for the storage units.
8. The applicant shall comply with all conditions contained in the signed Memorandum of Agreement with the U.S. Fish and Wildlife Service, to the satisfaction of that agency.
9. All development shall comply with conditions set for the Parkway Corridor zone.

FINDINGS OF FACT - SPECIAL PERMIT

1. The project, as conditioned, is based upon sound principles of land use, in that the self-storage facility will be compatible with existing zoning and with surrounding land uses, which consist of commercial, retail, and residential.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, in that:
 - A. Adequate landscaping will be installed and maintained around the entire boundary of the property and in the interior of Parcel B.
 - B. Adequate on-site parking, circulation, and waste disposal areas will be provided.
 - C. All necessary easements, dedications, and improvements will be required.

3. The proposal is consistent with the City's discretionary interim land use policy in that the site is designated for Commercial and Office uses, and with the 1986 South Natomas Community Plan which designates the site for Community Commercial use. The proposed self-storage/manager unit and business commercial buildings conforms with plan designations.

Approval by the City Planning Commission
on May 8, 1986 for the Planning Commis-
sion hearing of February 13, 1986.

Chair

HT:lr