

P96-053 NORTHWEST CORNER OF POWER INN RD AND S.P.RAILROAD -
TENTATIVE PARCEL MAP

REQUEST: A. Tentative Map to subdivide one 2.98± acre vacant parcel
into two industrial lots in the Heavy Industrial (M2-S) zone.

LOCATION: Northwest Corner of Power Inn Road and S.P. Railroad
APN: 079-0230-035 and 037
Council District 6

APPLICANT/	Cahan Properties, (619) 674-6974
OWNER:	11440 W. Bernardo Court, Suite 300, San Diego, CA 92127
ENGINEER:	Morton and Pitalo, Inc. (916) 927-2400 1788 Tribute Road, Suite 200, Sacramento, CA 95815
APPLICATION FILED:	May 28, 1996
STAFF CONTACT:	Don Smith, 264-8289

SUMMARY: The applicant is seeking the necessary entitlement to subdivide one industrial lot into two industrial lots at the above location. The proposal would result in the creation of two vacant industrial lots in the Heavy Industrial (M2-S) zone.

RECOMMENDATION: The project has been reviewed and approved by the Subdivision Review Committee. Conditions have been added to the project which require that both new parcels be developed in accordance with City development standards. The proposal is compatible with surrounding retail and industrial development and consistent with the General Plan designation of the site. Staff therefore recommends approval of the project subject to conditions.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	None
Zone:	Heavy Industrial (M2-S)
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning (see Attachment B):

North: Gas Station; M2-S
South: S.P. Railroad and Regional Transit Light Rail Lines; M2-S
East: P.G.&E Utility; M2-S
West: Warehouse/ Retail - Home Depot; M2-S

Property Dimensions: 112 \pm ' x 437 \pm '
Property Area: Parcel A: 2.29 \pm acres (Office Max site)
Parcel B: 0.69 \pm acres (future development site)
Total: 2.98 \pm acres
Utilities and Easements: To be provided per conditions of approval

OTHER APPROVALS REQUIRED: In addition to the requested entitlement, the applicant would be required to obtain the following permits and approvals:

<u>Permits/Easements</u>	<u>Agency/Utility</u>
Final Map or Certificate of Compliance	Public Works Department
Utility Easements	Pacific Bell, Public Works, SMUD

STAFF EVALUATION: Staff has the following comments:

The two parcel division of land will accommodate an Office Max store on the 2.29 \pm acre Parcel A. Future plans for the 0.69 acre Parcel B may include a fast food restaurant. Primary access to both sites will be from an existing driveway off Power Inn Road. Other access is available through the Home Depot site. A Special Permit would be required for any drive through window(s) proposed.

A. **Policy Considerations**

General Plan. The subject site is designated "Heavy Commercial or Warehouse" by the General Plan. The tentative map is compatible with the policies of the General Plan which promote infill development and the efficient use and extension of public utilities and services.

Zoning. The subject site is zoned Heavy Industrial (M2-S). Retail uses are permitted including restaurants, banks and bakeries. Permitted industrial uses include manufacturing, machine shop, auto repair shops and truck terminals. Both parcels could accommodate these type of uses. The tentative map, however, does not constitute approval of the proposed location or design of any proposed development of the site.

Subdivision Ordinance. The proposal meets or exceeds the minimum subdivision design standards of the City's Subdivision Regulations (Chapter 40 of the City Code) for industrial uses. In the case of a division of land of four or fewer parcels, the ordinance limits dedications and improvements required in connection with the approval of the tentative map to dedications of right-of-way, easements, and the construction of off-site and on-site improvements for the parcels being created.

B. Tentative Map Design

The design is consistent with the standards of the tentative map. Among the conditions of approval, the applicant would be required to provide drainage and grading plans to prevent drainage across lot lines.

C. Undercrossing

The subject property will be involved in a road improvement project which will extend Power In Road under the existing railroad and light rail lines located just south of the site. During the time of construction, there is to be a detour of traffic through the easterly portion of the subject site. Conditions of approval reflect the dedication of the temporary detour.

Regional Transit (RT) and Home Depot, USA, Inc., have also entered into an agreement that affects the subject property. The agreement refers to provisions for a strip of land 25 feet wide on the east side of the subject parcel to accommodate certain activities/ landscaping associated with the future Power Inn grade separation project. RT requests that the City consider this agreement during subsequent review of any applications for building permits to ensure that future site designs for this parcel do not interfere with the property addressed in the agreement.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed tentative parcel map qualifies for a categorical exemption from further environmental review pursuant to Section 15315 of the California Environmental Quality Act Guidelines. This exemption is applicable to minor land divisions of four or fewer parcels. According to Section 15315, the division must be in an urbanized area zoned for residential, commercial, or industrial use and be in conformance with the General Plan and zone. In addition, the division must also be possible without variances, be on an average slope of not more than 20 percent, and not have been involved in the division of a larger parcel within the previous two years.

B. Summary of Agency Comments

Staff routed copies of the project application and drawings to Regional Transit, several local agencies, Public Works and Utilities Departments. Relevant informational comments are included below. Other comments are included as conditions of approval or advisory notes in Attachment __.

1. Solid Waste Division staff do not wish to raise any objections to the applicant's request at this time with the proviso that the Solid Waste Division will have an opportunity to review a complete Report of Recycling Information at the time the developer moves forward with plans to begin construction. Solid Waste Division staff are available to assist in the preparation of the Report of Recycling Information in compliance with Section 34 of the City's Zoning Ordinance.
2. Department of Utilities indicates that if the amount of material on these two parcels is balanced, positive grade to the proposed driveway may be hard to achieve. Material may have to be imported to this site to assure overland flow release through the driveway.
3. Public Works, Engineering Design, Electrical Section indicates that there is existing City electrical equipment located along this portion of Power Inn Road that may require relocation due to any future frontage improvements associated with this project. The City Electrical Design Section would like to be informed of what, if any, frontage improvements will occur on this project so that they can have time to prepare a design plan for this work.

C. Subdivision Review Committee

On July 3, 1996, the Subdivision Review Committee voted unanimously to recommend approval of the proposed tentative parcel map subject to conditions.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested Tentative Map. The Planning Commission action may be appealed to the City Council within 10 days following the Planning Commission action. Any modification to the attached site plans or exhibits shall be subject to review and approval by Planning staff prior to the issuance of building permits.

RECOMMENDATION: Staff recommends that the Planning Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment) approving the Tentative Map to subdivide one 2.98[±] acre vacant parcel into two industrial lots in the Heavy Industrial (M2-S) zone.

Report Prepared By,



Don Smith, Associate Planner

Report Reviewed By,



Will Weitman, Principal Planner

Attachments

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

ATTACHMENT 1:**NOTICE OF DECISION AND FINDINGS OF FACT FOR****Northwest Corner of Power Inn Road and S.P. Railroad TENTATIVE MAP**

**SACRAMENTO, CALIFORNIA IN THE
HEAVY INDUSTRIAL (M2-S) ZONE
APN: 079-0230-037 (P96-053)**

At the regular meeting of July 25, 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 one 2.98± acre vacant parcel into two industrial lots in the Heavy Industrial (M2-S) zone.**

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

FINDINGS OF FACT

- A. Tentative Map: The Tentative Map to subdivide one 2.98± acre vacant parcel into two industrial lots in the Heavy Industrial (M2-S) zone is approved subject to the following findings of fact and conditions of approval:**
- 1. None of the conditions described in Government Code Section 66474, subsections (a) through (g), inclusive, exist with respect to the proposed Tentative Map (see Exhibit 1C).**
 - 2. The proposed Tentative Map, 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 and the City General Plan.**
 - 3. The proposed Tentative Map is approved subject to the following conditions which must be satisfied prior to the filing of the Final Map unless a different time for compliance is specifically noted:**

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide one 2.98 ± acre vacant parcel into two industrial lots in the Heavy Industrial (M2-S) zone is **approved** subject to the following conditions:
- B1. Dedicate a standard 12.5-foot public utility easement for overhead and underground public utility facilities and appurtenances adjacent to Power Inn Road;
 - B2. Dedicate the west 7 feet of Parcel A as a public utility easement for underground facilities and appurtenances.
 - B3. Dedicate a 20 foot wide drainage easement along the westerly Right of Way of Power Inn Road for future relocation of drainage facilities located within Power Inn Road;
 - B4. Dedicate a temporary detour easement (by separate agreement) at the Southeast corner of the site in conformance with the study on file with the City of Sacramento. The City of Sacramento easement is for the future project to relocate Power Inn Road under the SPRR and LRT tracks;
 - B5. Show all existing easements;
 - B6. Show reciprocal ingress, egress, parking and maneuvering 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;
 - B7. Show reciprocal surface and underground 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;
 - B8. Provide necessary sewer easements on Final Map. Prior to issuance of final occupancy certificate, extend off-site sewer lines;

ADVISORY NOTES:

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

- B9. 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;

- B10. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained on the Preliminary Flood Insurance Rate Maps for the City of Sacramento, dated November 9, 1992, available for review at the City of Sacramento Permit Assistance Center, 1231 I Street, Room 200;
- B11. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans and prepare to control urban runoff pollution from the project site during construction.
- B12. Site plans for development shall be reviewed and approved by Regional Transit Planning staff (Diane Nakano, 321-3857) for compliance with the Home Depot Agreement (City Agreement 95-008).

CHAIRPERSON

ATTEST:

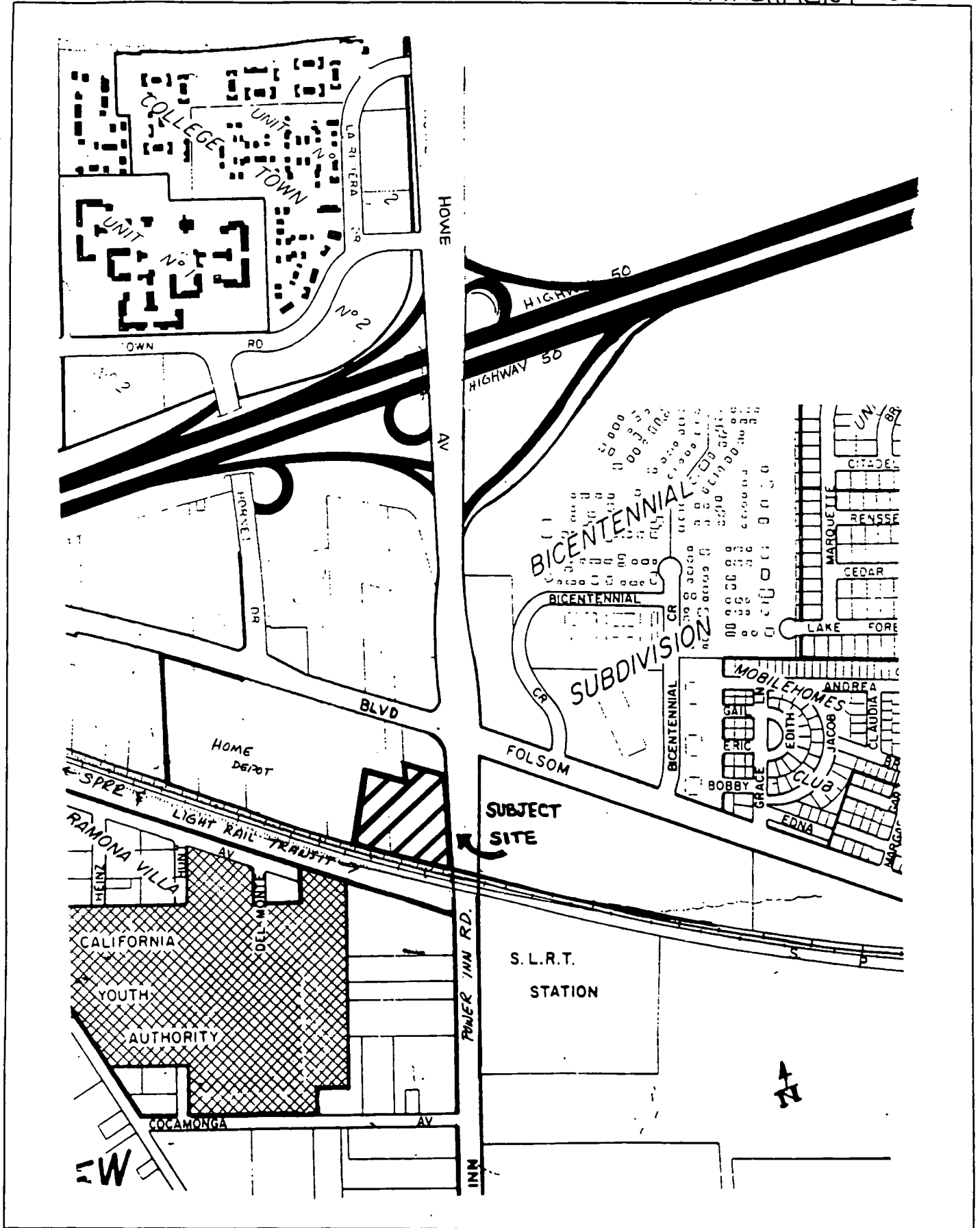
SECRETARY TO CITY PLANNING COMMISSION

DATE (P96-053)

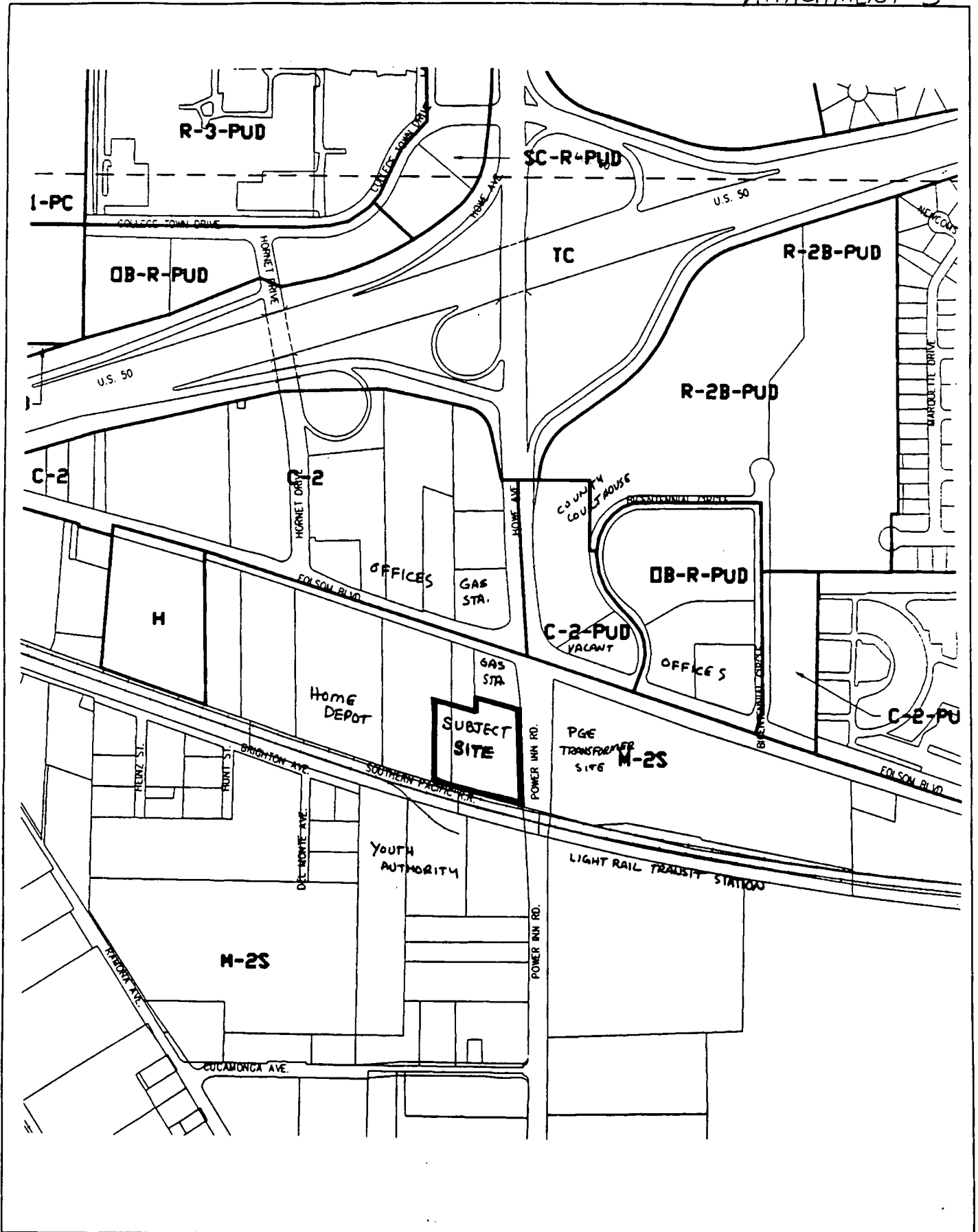
Attachments

Exhibit 1A

Tentative Map



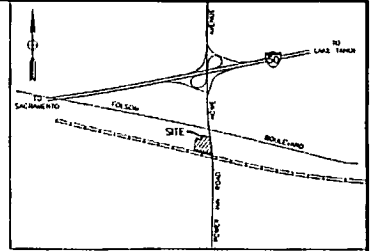
VICINITY MAP



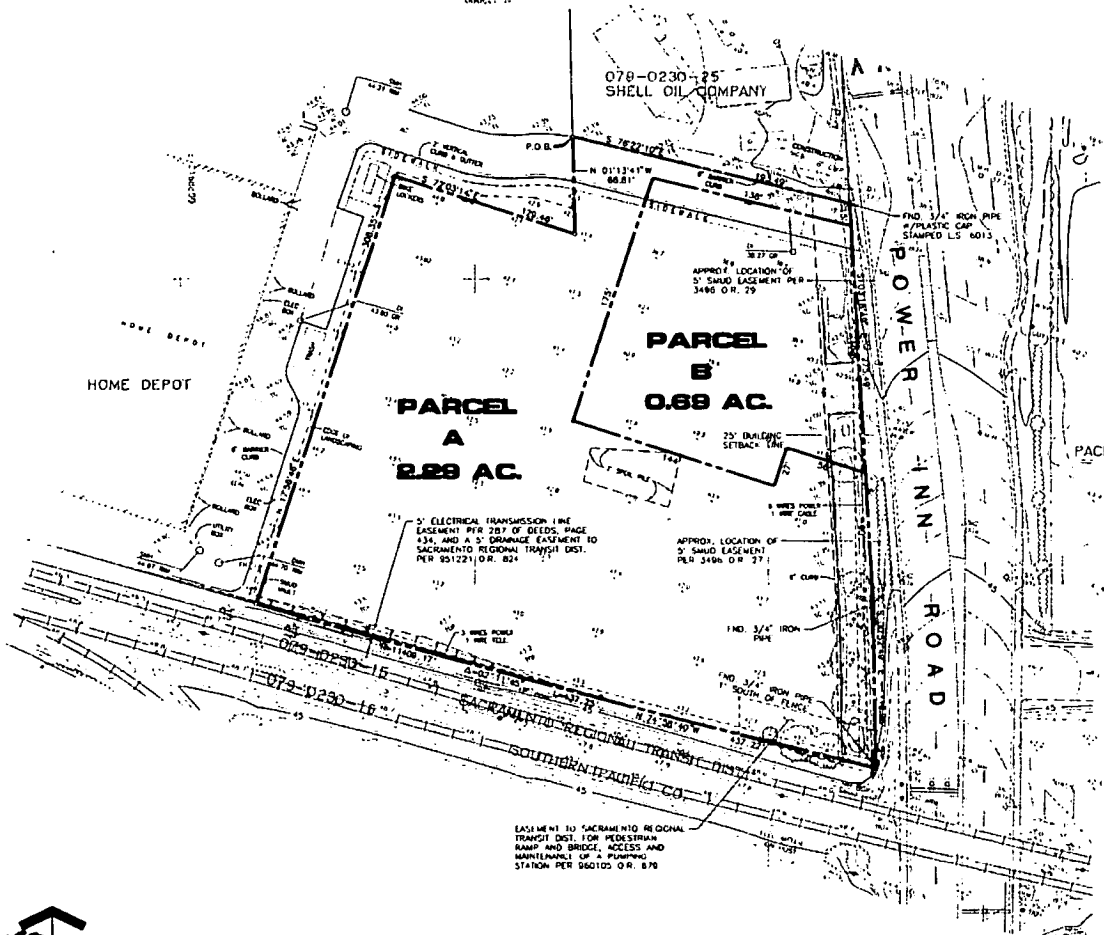
LAND USE & ZONING MAP



SCALE: 1" = 40'



VICINITY MAP



079-0310-37
PACIFIC GAS/ELECTRIC CO.

OWNER/SUBDIVIDER:
CAHAN PROPERTIES
11440 W. BERNARDO COURT, SUITE 300
SAN DIEGO, CA. 92127
(619)674-6974

ENGINEER
MORTON & PITALO, INC.
1788 TRIBUTE ROAD
SACRAMENTO, CA. 95815
(916) 927-2400

EXISTING USE
VACANT

PROPOSED USE
OFFICE MAX

EXISTING ZONING
M2-S

PROPOSED ZONING
M2-S

A.P.N.
079-0730-35,37

SEWAGE DISPOSAL
CITY OF SACRAMENTO

DRAINAGE
CITY OF SACRAMENTO

WATER SUPPLY
CITY OF SACRAMENTO

PARK
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

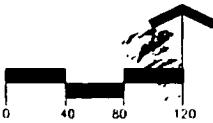
SCHOOL DISTRICT
SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

ELECTRICAL SERVICE
S.M.U.D.

GAS SERVICE
P.G. & E.

ACREAGE
7.98 ACRES

NUMBER OF PARCELS
2



SCALE: 1" = 40'

NO.	DESCRIPTION	APPROV.	DATE

SCALE:
HORIZ. 1" = 40'
VERT. 1" = 40'

BENCH MARK

COMPUTED CG
DESIGNED
DRAWN BL
PROJ. ENGR. EK



mmp MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUTE ROAD, SUITE 200, SACRAMENTO, CA 95815
PHONE: (916) 927-2400 FAX: (916) 927-0120

CITY OF SACRAMENTO

TENTATIVE PARCEL MAP
OFFICE MAX

DATE
MAY 1998
SHEET
1
OF
1

CALIFORNIA
JOB NO. 950039

EXHIBIT 1A