

REPORT AMENDED BY STAFF 1/24/89
CITY PLANNING COMMISSION

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

APPLICANT Carl Rudolf and Associates, 5411 Madison Avenue, #5, Sacramento, CA 95838
OWNER Gail Worthen, 4620 Raley Blvd., Sac., CA 95838
PLANS BY Carl-Rodolf and Associates, 5411 Madison Ave., #5, Sacramento, CA 95838
FILING DATE 12/6/88 **ENVIR. DET.** Neg. Dec. **REPORT BY** PH:vf
ASSESSOR'S PCL. NO. 238-0011-030-031

- APPLICATION:**
- A. Plan Review of a 15,000 square foot warehouse building in the Light Industrial-Review (M-1SR) zone.
 - B. Lot Line Adjustment to merge two lots totaling 2.12+ partially developed acres.

LOCATION: 4620 Raley Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 15,000 square foot warehouse building.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2SR
Existing Land Use of Site:	Portion of site developed with a 20,000 square foot cabinet shop.

Surrounding Land Use and Zoning:

North: Residential; M-2SR
South: Residential; M-2SR
East : Vacant; M-2SR
West : Vacant; M-1SR

Parking Required:	15 spaces
Parking Provided:	26 spaces
Property Dimensions:	561' x 165'
Property Area:	2.12+ acres
Square Footage of Building:	15,000 square feet
Height of Building:	22 feet
Topography:	Flat
Street Improvements:	To be provided to the satisfaction of Public Works
Utilities:	To be provided to the satisfaction of Public Works
Exterior Building Materials:	Concrete tilt-up panels
Exterior Building Colors:	Grey with Blue Accent
Roof Material:	Metal

BACKGROUND INFORMATION: On February 13, 1986, the Planning Commission approved the necessary entitlements to construct a 20,000 square foot cabinet shop on a portion of the subject site. The Commission raised the concern of allowing development on the site prior

to the formation of an assessment district and construction of infrastructure improvements. Therefore, the commission approved the project subject to the applicant entering into an agreement to provide City services for the area of the site and to participate in an assessment district.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.12+ acres with the front portion of the site developed with a 20,000 square foot cabinet manufacturing facility. The site is zoned M-2SR and is designated in the 1984 North Sacramento Community Plan for industrial uses.

Surrounding land use includes vacant acreage to the east and west and single family residences on large parcels to the north and south. The vacant acreage to the west has been mapped for industrial parks although no development has begun as of yet. The entire area was zoned for industrial uses under the North Sacramento Community Plan update in recognition of the significant environmental influence of McClellan Air Force Base.

B. Applicant's Proposal

The applicant is proposing to construct a 15,000 square foot warehouse building on the eastern portion of the subject site. The building will be used as storage for the existing cabinet manufacturing facility. The existing cabinet facility is located on a separate parcel adjacent to the west and therefore, the applicant is requesting to merge the two lots to develop the site as one overall project. The site's M-2SR Zoning requires Planning Commission review for building and site plan design.

C. Site Plan and Elevations

The north and south adjacent properties, while zoned for industrial uses, are developed with residences. The applicant is, therefore, responsible for a six foot high masonry wall along these property lines. Staff recommends landscaping along both these property lines. The planters should be 10 feet in width and planted with trees and shrubs. The applicant must meet the 50 percent parking lot shading requirement. Landscaping plans should be reviewed by staff prior to issuance of building permits.

Based on the Zoning Ordinance parking standards, 15 spaces are required for the project. The site plan indicates 26 parking spaces on site.

The building consists of a 15,000 square foot concrete tilt-up design. The building's design will be essentially, identical to the existing building, including materials and color. Staff has no objections to the building elevations.

D. Lot Line Adjustment

The applicant intends to merge the two lots in order to develop the site as one overall project. The rear site is proposed for a storage building for the existing cabinet shop located on the front of the site. Staff has no objections to the lot line adjustment.

E. Agency Comments

The proposed project was reviewed by the City's Engineering, Water and Sewer and Real Estate Divisions. The following comments were received:

Engineering:

1. The applicant shall complete the following at the Public Works Department prior to lot line merger being recorded.
 - a. file Certificate of Compliance and pay necessary fees;
 - b. waive parcel map;
 - c. pay off or segregate any existing assessments.
2. At the time of Building Permit, applicant shall:
 - a. provide standard improvements along Raley Boulevard including off-site drainage and sewer extensions;
 - b. join Bell Avenue Sanitary Sewer and Storm Drainage Assessment Districts.
 - c. dedicate and construct Raley Boulevard to 55 foot half section.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;

- B. Approve the Plan Review, subject to conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions

- 1. The applicant shall submit landscape plans to the Planning Director for review and approval prior to issuance of building permits;

~~2. The applicant shall submit a site plan to the Planning Director for review and approval prior to issuance of building permits; (deleted by staff 1/24/89)~~

- 2. Prior to the issuance of a building permit, the applicant shall complete the following as required by the Public Works Department:
 - a. provide standard improvements along Raley Boulevard including off-site drainage and sewer extensions;
 - b. join the Bell Avenue Sanitary Sewer and Storm Drainage Assessment Districts;
 - c. dedicate and construct Raley Boulevard to 55 foot half-section.

Findings of Fact

- 1. The project is based upon sound principles of land use in that:
 - a. adequate on-site parking has been provided; and
 - b. sufficient landscaping has been provided.
- 2. The project will not be detrimental to public health, safety or welfare, nor result in a nuisance in that the applicant will provide improvements along Raley Boulevard and join the Bell Avenue Assessment District.
- 3. The project is consistent with the 1984 North Sacramento Community Plan which designates the site for industrial uses in that the proposed warehouse building conforms to the plan's designation.

CITY PLANNING COMMISSION

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- A. Ratify the Negative Declaration;

- B. Approve the Plan Review, subject to conditions and based upon findings of fact which follow:
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Conditions

1. The applicant shall submit landscape plans to the Planning Director for review and approval prior to issuance of building permits;
2. The applicant shall construct a six masonry wall along the northern and southern property lines.
3. Prior to the issuance of a building permit, the applicant shall complete the following as required by the Public Works Department:
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3. The project is consistent with the 1984 North Sacramento Community Plan which designates the site for industrial uses in that the proposed warehouse building conforms to the plan's designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO LOTS IN
RANCHO DEL PASO FILED IN THE OFFICE OF THE
RECORDER OF SACRAMENTO COUNTY IN BOOK A, MAP 94
(APN: 238-0011-030,031)

(P89-017)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 4620 Raley Boulevard; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan; and the proposed warehouse conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 4620 Raley Boulevard, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and pay necessary fees;
2. Waive parcel map;
3. Pay off or segregate any existing assessments.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION
P89-017

January 26, 1989

Item # 36

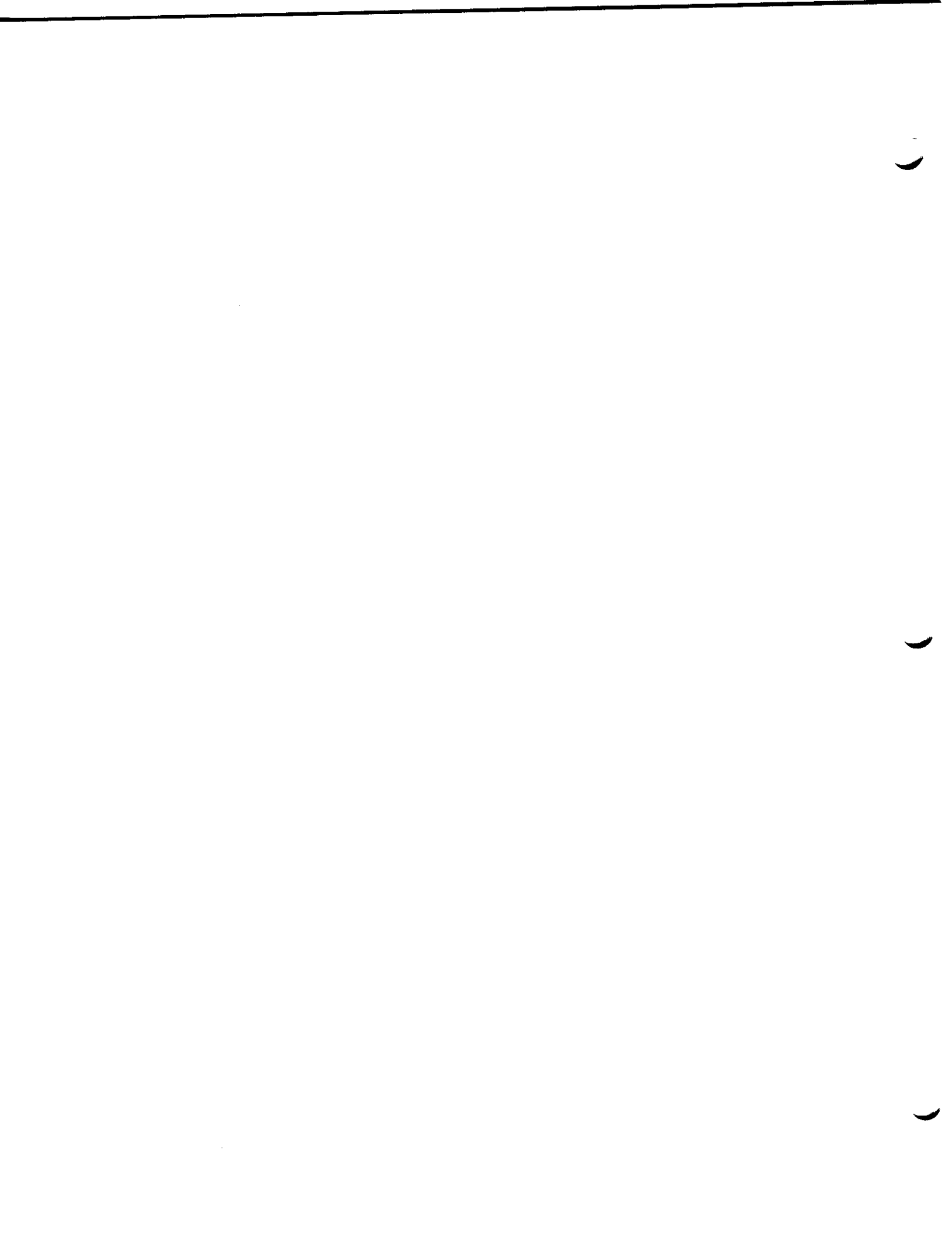
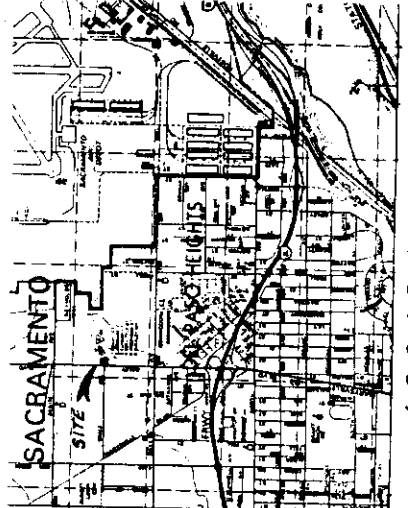
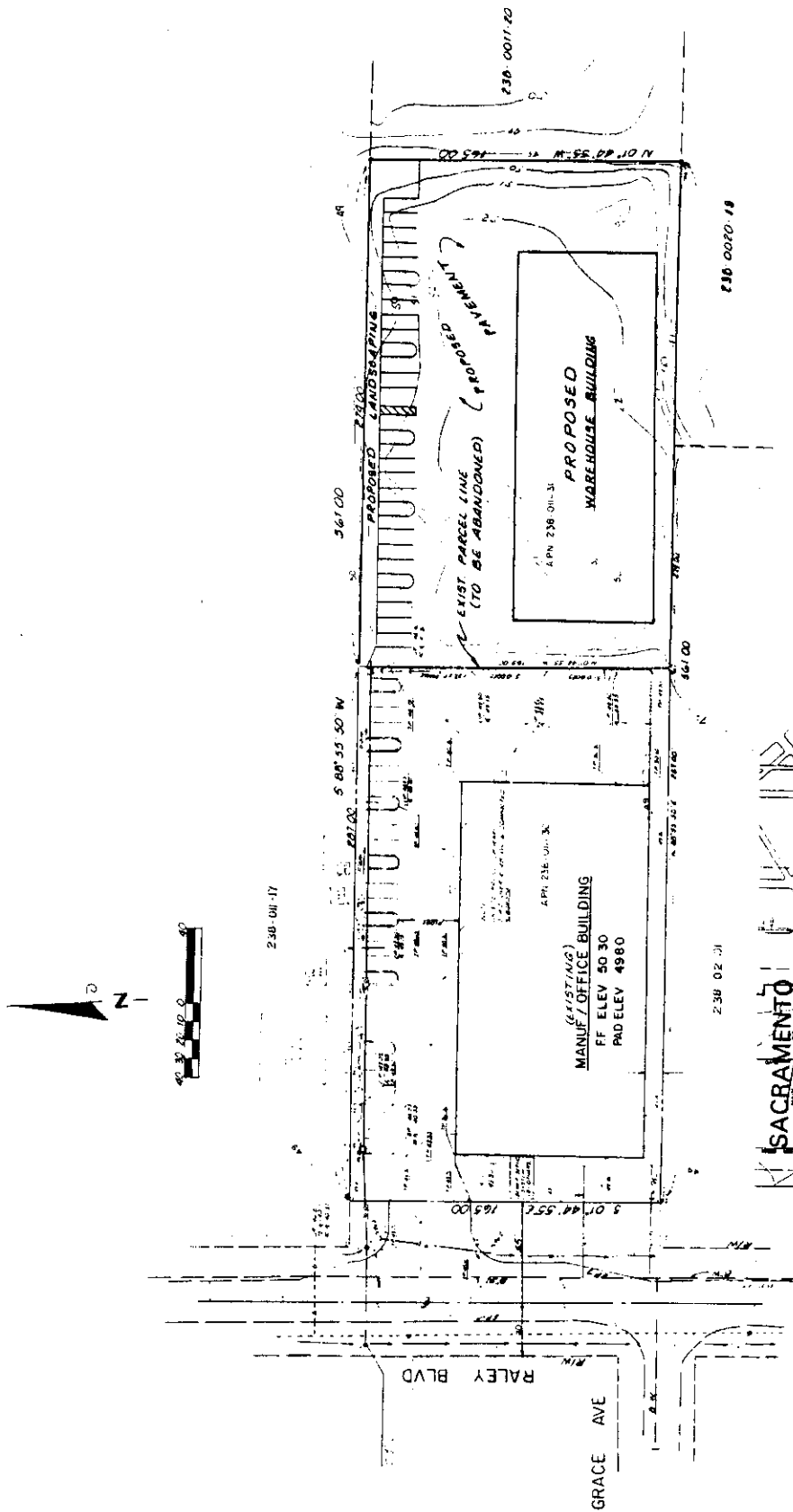


EXHIBIT A

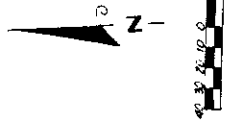
LOT LINE MERGER EXHIBIT

PORTION OF THE S 1/4 OF NW 1/4 OF THE
N/E 1/4 OF SECTION 10 RANCHO DEL PASO
DECEMBER 1988
SCALE 1"=40'

CARL RODOLF & ASSOCIATES, INC.
Civil Engineering • Surveying
(916) 344-2313
8411 Madison Avenue, Suite 8 • Sacramento, CA 95841



LOCATION MAP



P89-017

1-26-89

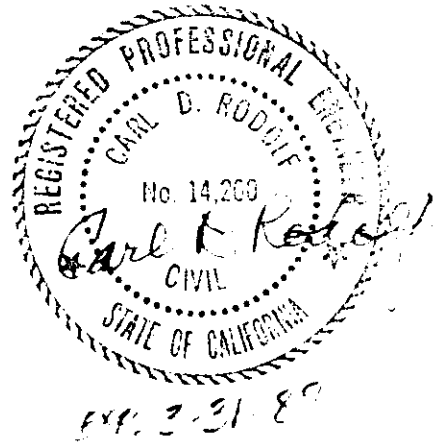
36

EXHIBIT B
DESCRIPTION
PROPOSED PARCEL

All that real property situate in the State of California, County of Sacramento, City of Sacramento, and being a portion of Section 18, as said Section is shown on that certain official map entitled "Map of Survey and Subdivision of Rancho Del Paso" filed in the office of the Recorder of Sacramento County in Book "A" of Surveys, Map No. 94 more particularly described as follows:

The west 616 feet of the south 165 feet of the south one-half of the northwest one-quarter of the northeast one-quarter of said Section 18.

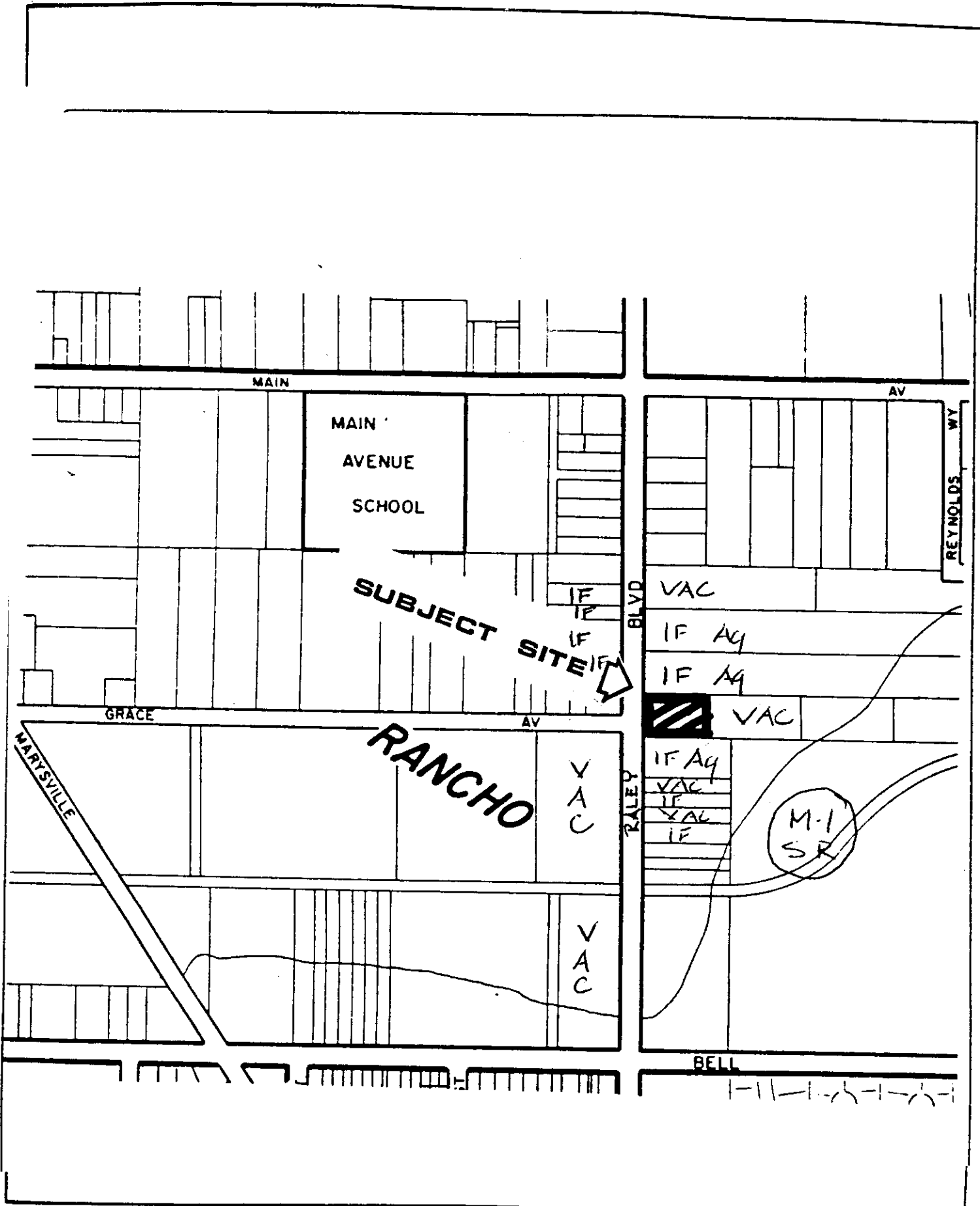
end of description



P89-017

1-26-89

1-27-89 #36



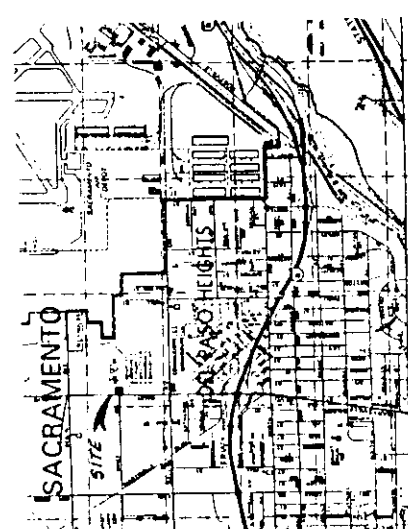
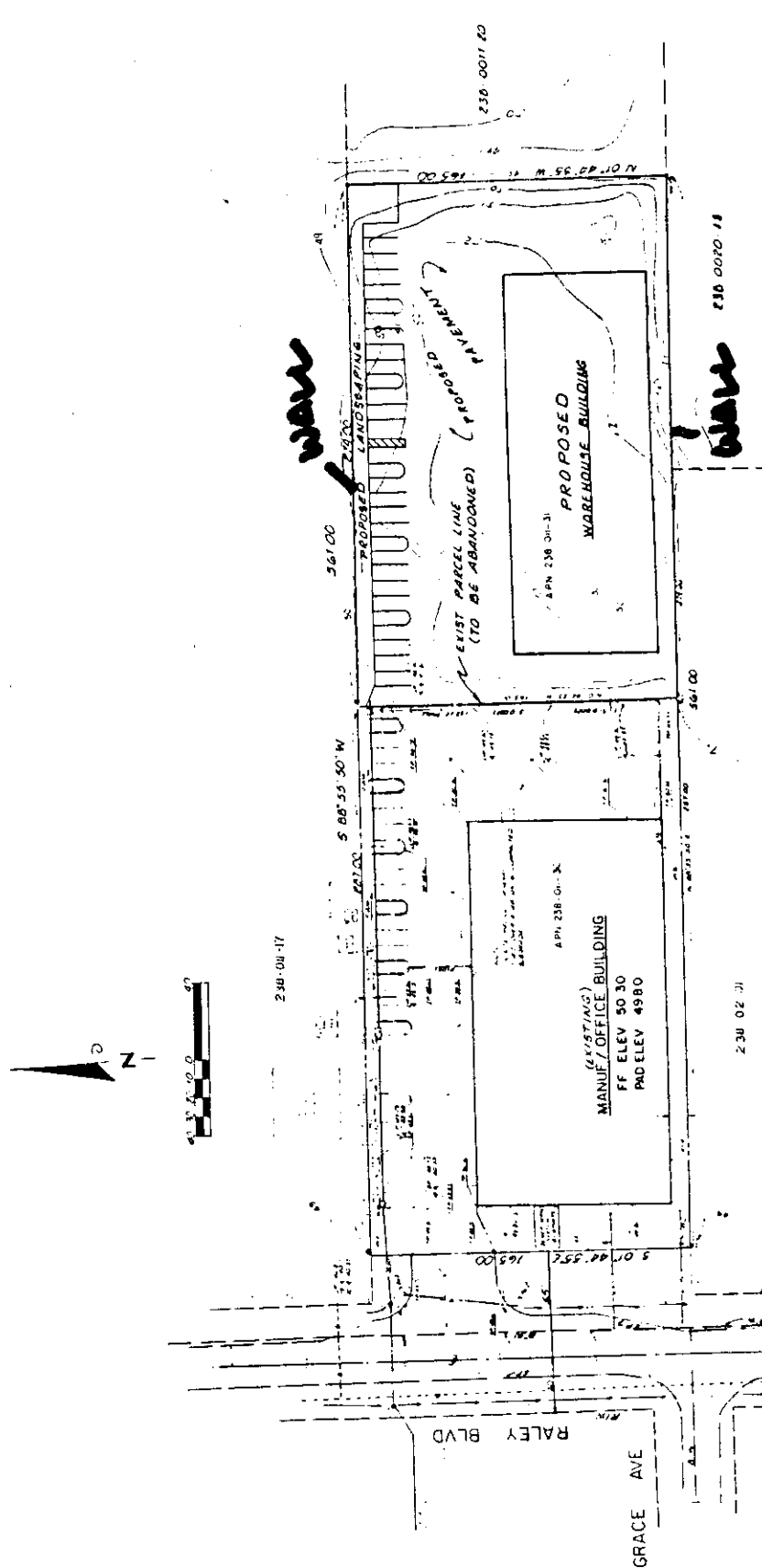
VICINITY - LAND USE - ZONING

SITE PLAN

LOT LINE MERGER EXHIBIT

PORTION OF THE S 1/2 OF NW 1/4 OF THE
NE 1/4 OF SECTION 10 RANCHO DEL PISO
DECEMBER 1988
SCALE 1"=40'

CARL RODOLF & ASSOCIATES, INC.
Civil Engineering - Surveying
(916) 944-1873
8411 Madison Avenue, Suite 8 - Sacramento, CA 95861



LOCATION MAP

P89-017

112489

item 36

ELEVATIONS

