

P95-056 - SKY CREEK DRIVE

REQUEST: A. Tentative Map to subdivide one parcel into two parcels on 5.55± acres in the Heavy Industrial (M-2S) zone.

LOCATION: 6350 Sky Creek Drive
062-0150-037
South Sacramento
Sacramento Unified School District
Council District 6

APPLICANT:	JTS Engineering Consultants, Inc. 1808 J Street, Sacto., CA. 95814-3010
OWNER:	Buzz Oates Enterprises II 8615 Elder Creek Road, Sacto., CA. 95828
PLANS BY:	JTS Engineering Consultants, Inc. 1808 J Street, Sacto., CA. 95814-3010
APPLIC. FILED:	6-20-95
STAFF CONTACT:	Lisa Burke, 264-7129

SUMMARY/RECOMMENDATION: The applicant proposes to subdivide one parcel into two parcels. The parcel is currently vacant and no construction is proposed at this time. The vacant parcel is zoned industrial and would allow for the construction of warehouses in the future. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the General Plan and the South Sacramento Community Plan.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
South Sacramento Community Plan Designation:	Industrial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	M-2S, Heavy Industrial

Surrounding Land Use and Zoning:

North: M-2S; Warehouse/Office
 South: M-2S; Warehouse/Office
 East: M-2S; Warehouse/Office
 West: M-2S; Warehouse/Office

Total Property Area:	5.55 \pm acres
Property Dimensions:	Parcel 1: 650 ft. x 135 ft. Parcel 2: 650 ft. x 237 ft.
Topography:	Flat
Street Improvements:	City of Sacramento
Utilities:	City of Sacramento

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>
Final Map	Public Works, Development Services

BACKGROUND INFORMATION: This project is located within an industrial zoned area of the City. The applicant is proposing to subdivide one vacant parcel into two parcels. No construction is proposed at this, however this lot split will allow for future construction on both parcels.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the site as Heavy Commercial or Warehouse. Community/Neighborhood Commercial & Offices. The 1986 South Sacramento Community Plan designates the site as General Commercial. The project is consistent with both the General Plan and the South Sacramento Community Plan.

B. Tentative Map Design

The Tentative Map proposes to subdivide one parcel into two parcels. The project site is currently vacant. At this time, no construction is proposed being created would allow construction of a warehouse building.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15315.

B. Public/Neighborhood/Business Association Comments

The project was routed to property owners within 500 feet of the project site. No comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The comments that were received deal predominantly with subdivision improvements such as sewer/drainage, utility easements, and erosion/sediment control measures. The comments received have been included as conditions of the Tentative Map.

D. Subdivision Review Committee Recommendation


On July 19, 1995, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the tentative map subject to conditions in the attached Tentative Map Resolution.

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 action:

- A. Adopt the attached Resolution (Attachment C) approving the Tentative Map to subdivide one parcel into two on 5.55± acres in the Heavy Industrial (M-2S) zone.

Report Prepared By,


Lisa Burke, Planner

Report Reviewed By,


Barbara L. Wendt, Senior Planner

Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1

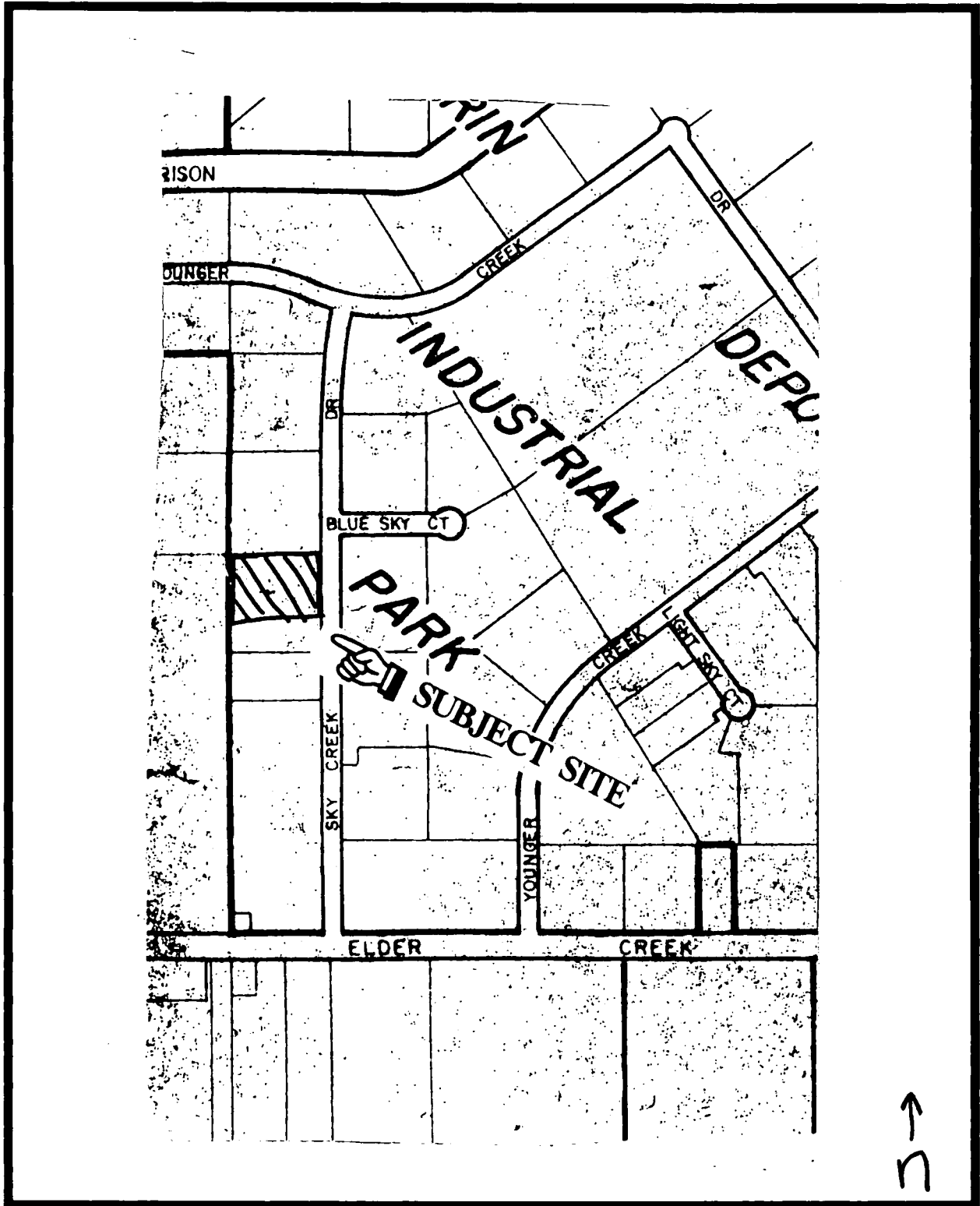
Vicinity Map
Land Use and Zoning Map
Resolution Approving Tentative Map
Tentative Map

ATTACHMENT A

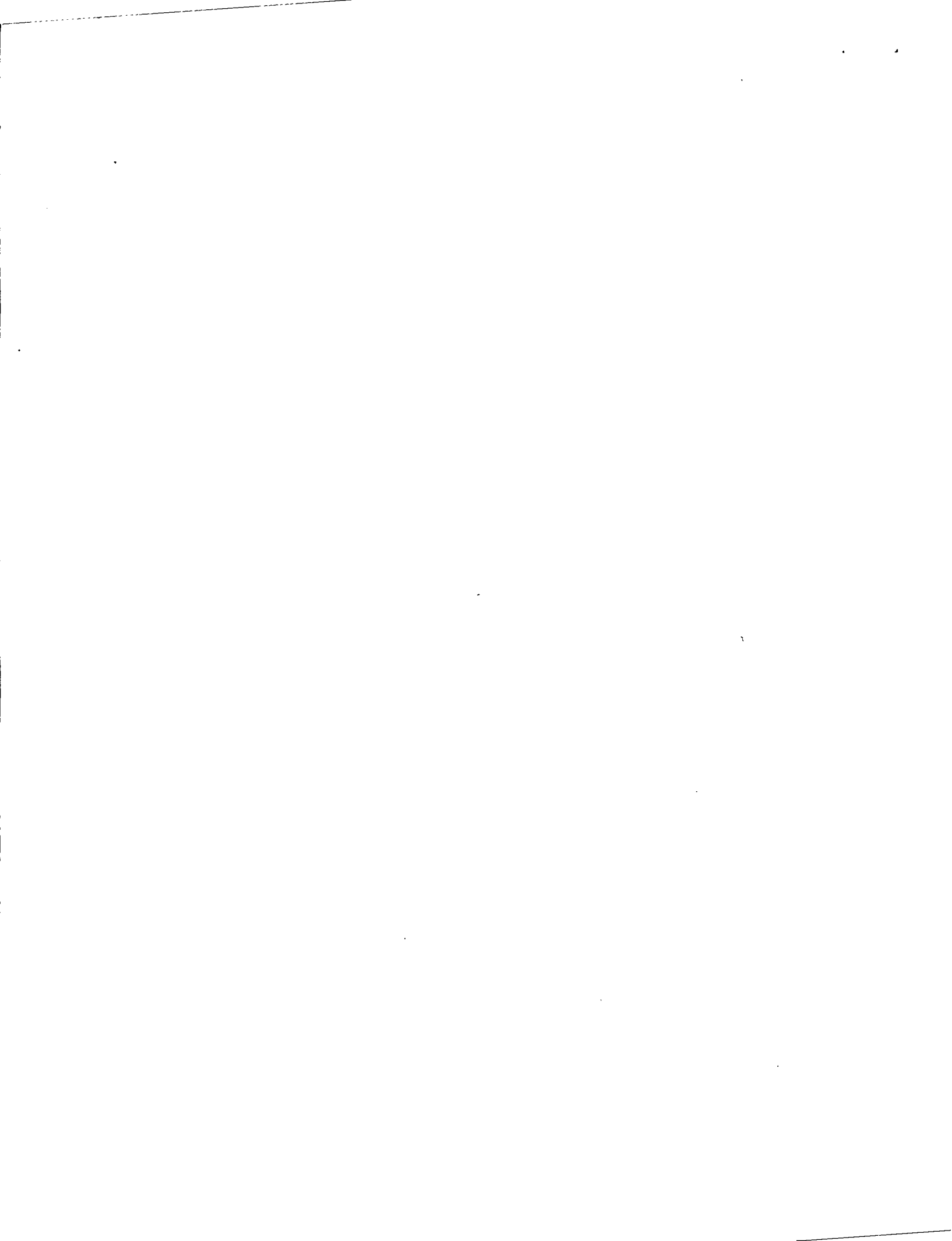
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VICINITY MAP

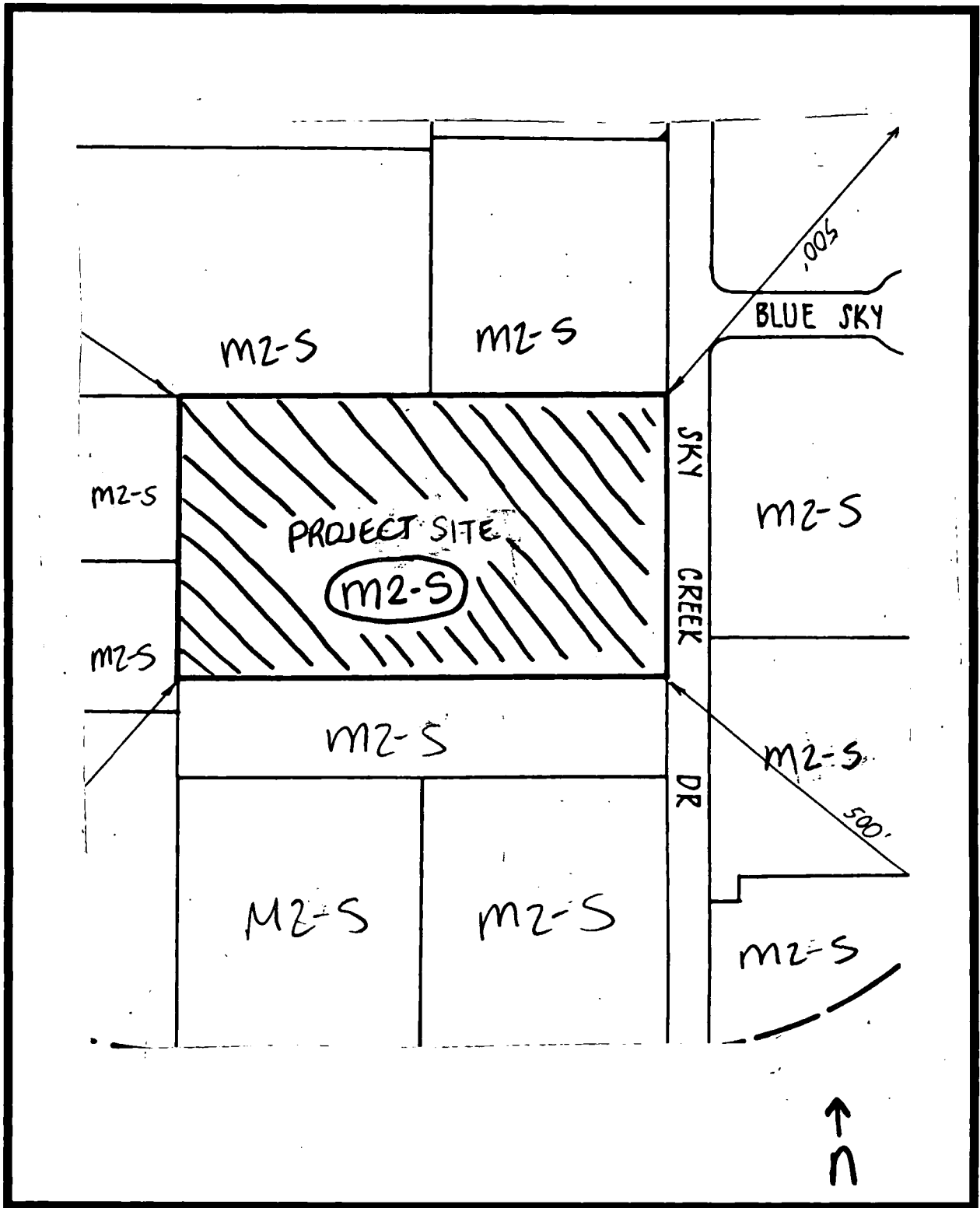


ATTACHMENT B

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LAND USE AND ZONING MAP



SCALE 1/4" = 40'

NOTED: SUBJECT FOR THE PREPARATION OF CERTAIN TO ASSURE
012-0050-33

MARVIN L. DATES
062-0150-08

LEGEND

- EXISTING DRAIN
- EXISTING DROP
- EXISTING MANHOLE
- EXISTING BEWER
- EXISTING BEWER
- EXISTING WATER
- EXISTING WATER
- EXISTING FIRE HYD
- EXISTING STREET
- EXISTING SIGNAL
- EXISTING UNDERG
- EXISTING CONCRE
- EXISTING SPOT E
- EXISTING SPOT E
- EXISTING BACK O

OWNER/DEVELOPER
BUZZ DATES ENTERPRISES II
8515 ELDER CREEK ROAD
SACRAMENTO CA 95828

ENGINEER
JTS ENGINEERING CONSULTANTS
1808 J STREET
SACRAMENTO CA 95814
PHONE 441-6708

PRESENT ZONING
M 2

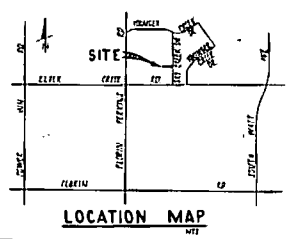
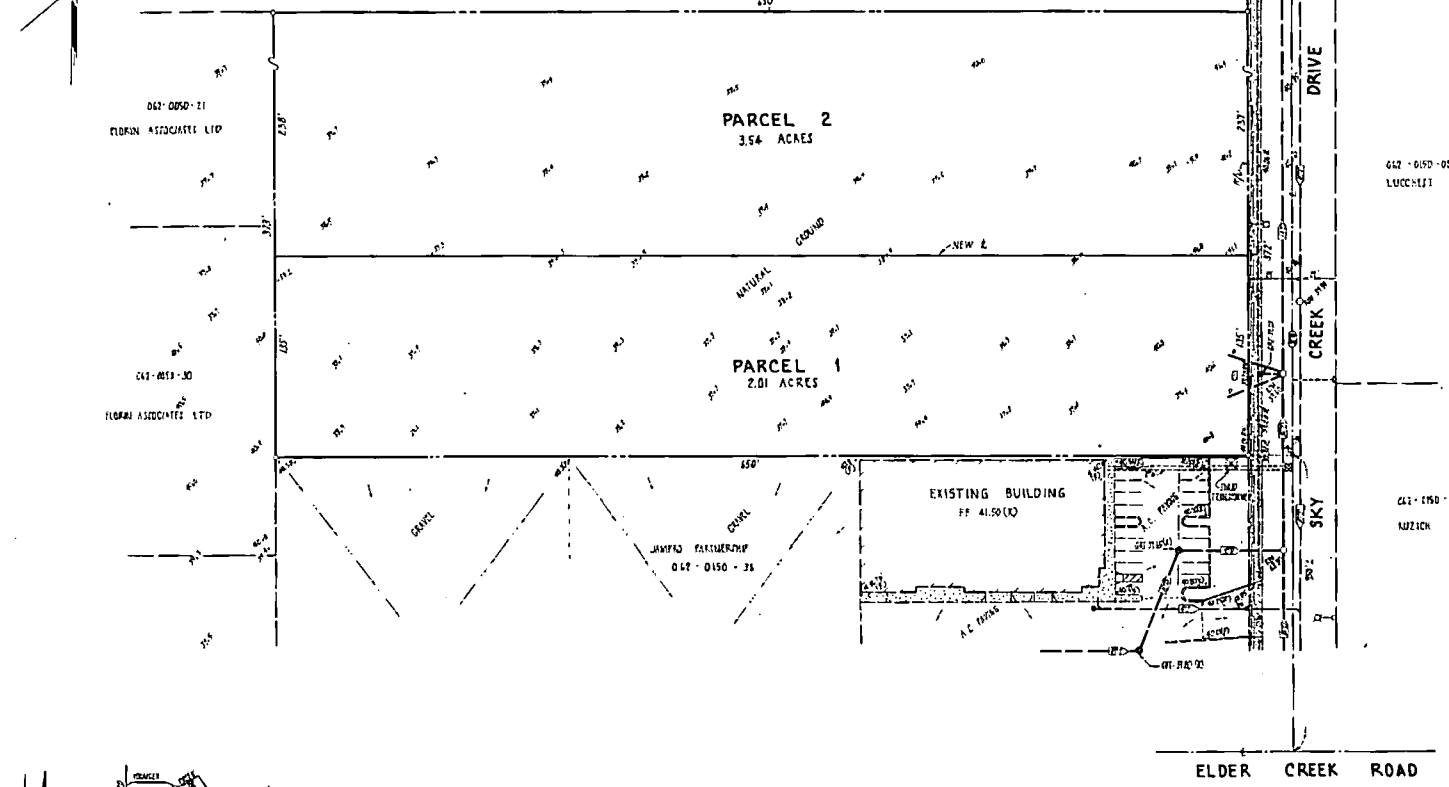
PROPOSED ZONING
M 2

PRESENT USE
VACANT

PROPOSED USE
WAREHOUSE BUILDING

NUMBER OF LOTS
2

ACREAGE
PARCEL 1 = 2.81 ACRES
PARCEL 2 = 3.54 ACRES



UTILITY BLOCK	
TELEPHONE	PACIFIC BELL
CAR	PG&E
ELECTRICITY	S&WELL
WATER	CITY OF SACRAMENTO (LINDY PULSON)
SEWERAGE	CITY OF SACRAMENTO (WANDA REE)
CABLE	SACRAMENTO CABLE (WANDA REE)
SEWER	CITY OF SACRAMENTO (LINDY PULSON)
FIRE	CITY OF SACRAMENTO (LINDY PULSON)
UNDERGROUND SERVICE AGENCY	U.S.A. UNDERGROUND AGENCY

BENCHMARK ELEV. _____
N/A
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95814 (916) 441-6708

DESIGNED: JTS
DRAWN: JTS
CHECKED: JTS
SUBMITTED: *James T. Childers* 8.5.95



NO.	DATE	REVISION	COUNTY APPROVAL	BY

TENTATIVE PARCEL MAP
6350 SKY CREEK DRIVE
APN: 062-0150-037
CITY OF SACRAMENTO CALIFORNIA

4995-056
received
6-20-95