

# CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	G. W. Consulting Engineers, 2400 Glendale Lane, Suite G., Sacramento, CA				
OWNER	Libby, McNeill & Libby, 3910 Florin-Perkins Road, Sacramento, CA				
PLANS BY	G. W. Consulting Engineers, 2400 Glendale Lane, Suite G., Sacramento, CA				
FILING DATE	7-21-82	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC.	10-4-82	EIR		ASSESSOR'S PCL. NO.	061-140-09,16,17,20,21

- APPLICATION:**
1. Negative Declaration
  2. Variance to reduce the required 25-foot setback for portions of Parcel 1 to one foot and four feet
  3. Tentative Map

**LOCATION:** 3910 Florin-Perkins Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to divide a partially developed parcel into 12 parcels.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial
1967 College Greens Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2(S)
Existing Land Use of Site:	Northern portion = cannery warehousing & facilities Southern Portion = vacant

**Surrounding Land Use and Zoning:**

North: California Traction Railroad; M-2(S)  
South: Warehousing; M-2(S)  
East: Vacant; M-2(S)  
West: Warehousing & California Traction Railroad; M-2(S)

Property Dimensions:	975' x 2,570'
Property Area:	57± acres
Significant Features of Site:	Existing structures on site
Street Improvements:	To be provided
Utilities:	Available to site

**PROJECT BACKGROUND:** The subject tentative map was originally designed as a 12-lot subdivision served by a private cul-de-sac. Based upon concerns expressed by the Subdivision Review Committee the applicant revised the tentative map to incorporate the extension of Belvedere Avenue from the west to Florin-Perkins located to the east.

**SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:** On September 8, 1982 the Subdivision Review Committee, by a vote of six ayes, three absent, recommended approval of the tentative map subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; (including a 12½ foot PUE on the street frontage);

2. Prepare a sewer and drainage study for the review and approval of the City Engineer; study may require relocation or reconstruction of existing lines which shall be coordinated with both Sacramento County and City;
3. Provide an agreement with the Central California Traction Railroad and Public Utilities Commission permit for street crossing of the railroad tracks;
4. Prepare a right-of-way study for the proposed City roadway, subject to the review and approval of the City engineers;
5. Dedicate right-of-way as determined by the study; may require off-site dedications and improvements.

Informational Item: Applicant shall meet with the County and City requiring the provision of public water and private on-site well.

STAFF EVALUATION: In general, staff is supportive of both the tentative map and variance request.

The extension of Belvedere Avenue to the east is necessary to provide acceptable levels of police, fire and traffic access to the parcels being created.

The variance to reduce the required 25-foot landscaped setback is sought for Parcel 1 because of an existing water tank and warehouse facility which are located in close proximity to the proposed right-of-way of Belvedere Avenue. This right-of-way roughly coincides with an existing, partially improved, private street.

Staff does not object to this variance because of the overriding need for better access and because the structures are existing.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Variance to reduce the 25-foot setback for Parcel One, subject to conditions and based upon Findings of Fact which follow;
3. Approval of the Tentative Map, subject to the following conditions:

The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, (including a 12½ foot PUE on the street frontage);
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; study may require relocation or reconstruction of existing lines which shall be coordinated with both Sacramento County and City;

3. Provide an agreement with the Central California Traction Railroad and Public Utilities Commission permit for street crossing of the railroad tracks;
4. Prepare a right-of-way study for the proposed City roadway, subject to the review and approval of the City engineers;
5. Dedicate right-of-way as determined by the study; may require off-site dedications and improvements;
6. Install landscaping and the necessary irrigation between the warehouse on Parcel One and Belvedere Avenue. The landscaping and required irrigation may be bonded for and installed after the filing of the final map.

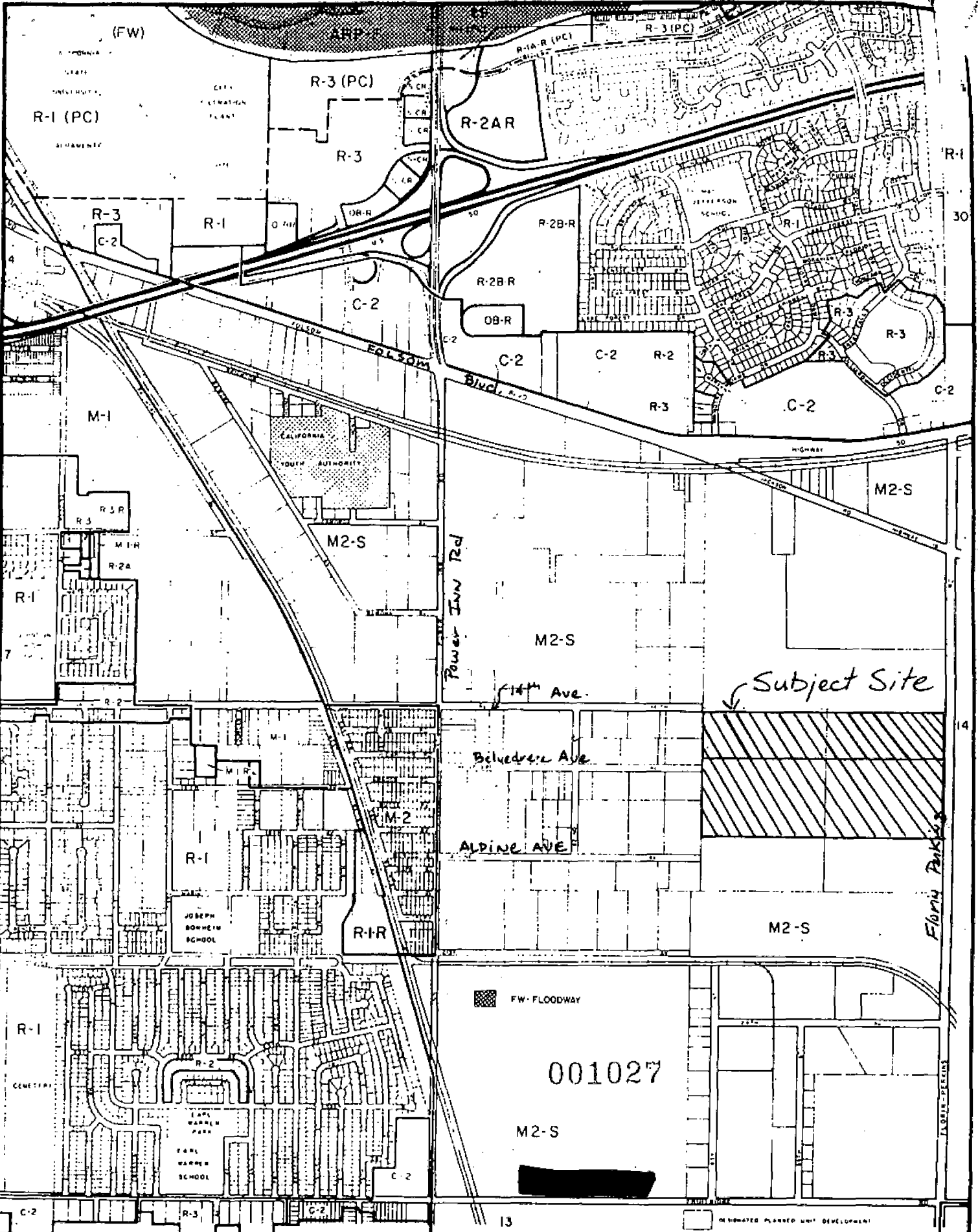
Informational Item: Applicant shall meet with the County and City requiring the provision of public water and private on-site well.

Condition - Variance

The applicant shall landscape and irrigate the area between the warehouse on Parcel One and the street improvements on Belvedere Avenue.

Findings of Fact - Variance

1. The variance, as conditioned, does not constitute a special privilege in that the applicant is providing an extension of a necessary public street which will reduce the setback of existing structures;
2. The variance is not a use variance in that warehousing is permitted in the M-2(S) zone.
3. The variance, as conditioned, will not be injurious to public welfare or to property in the vicinity of the applicant.
4. The variance, as conditioned, is consistent with the requirement of the zoning ordinance in that all other parcels of the subdivision will abide by the 25-foot landscape setback and that the particular aspects of Parcel One warrant the granting of the variance.



P82-179

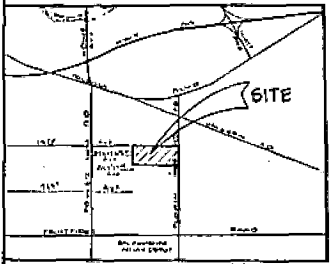
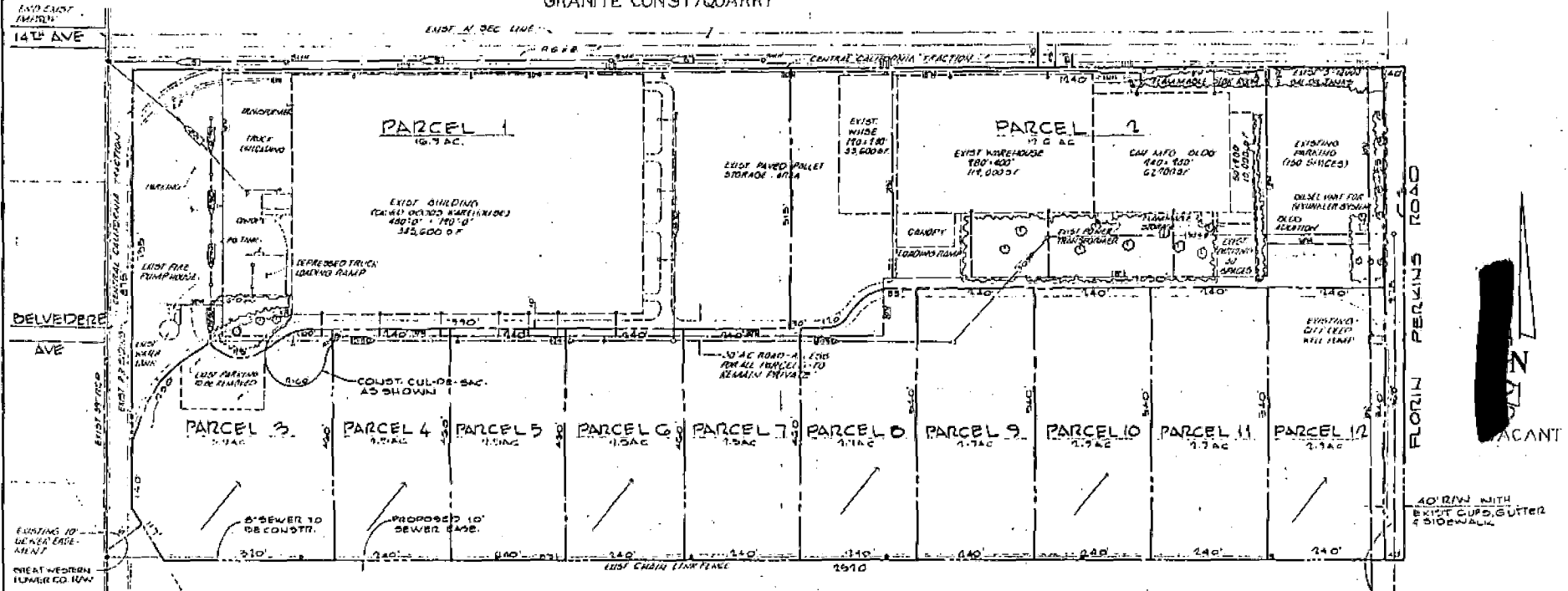
10-14-82

No. 7

# TENTATIVE MAP FOR FLORIN PERKINS INDUSTRIAL PARCEL MAP

PORTION OF NE 1/4 SEC. 23, T.8N., R.5E., M.D.B&M.  
JULY, 1982  
CITY OF SACRAMENTO,  
SCALE: 1"=100'  
CALIFORNIA

GRANITE CONST/QUARRY



SAFeway DIST WHSE

001028

**DESCRIPTION:**  
PORTION OF NE 1/4, SECTION 23, T. 8 N., R. 5 E., M.D.B. & M.

**ASSESSOR'S PARCEL NO.:**  
061-140-09, 16, 17, 20 & 21

**OWNER:**  
13237 MC KEEL & LINDSEY  
3918 FLORIN-PERKINS ROAD  
SACRAMENTO, CA 95826  
(916) 381-7400

**DEVELOPER:**  
JACK HENRY & CO.  
1400 PARKWAY AVENUE  
SACRAMENTO, CA 95825  
(916) 491-8422

**ENGINEER:**  
R. H. CONSULTING ENGINEERS  
2400 COLLEGE LANE, SUITE 6  
SACRAMENTO, CA 95825

**ZONING:**  
EXISTING: M 2 S (INDUSTRIAL LIGHT)  
PROPOSED: M 2 S (INDUSTRIAL LIGHT)

**AREA:**  
57.7 ACRES

**WATER SUPPLY:**  
PRIVATE A CITY OF SACRAMENTO

**SEWAGE DISPOSAL:**  
CITY OF SACRAMENTO

**FIRE DISTRICT:**  
FLORIN FIRE DISTRICT

**NO. OF PARCELS:**  
12 PARCELS

**LEGEND:**

- EXISTING ORNAMENTAL TREE
- EXISTING LIVE TREE
- EXISTING LANDSCAPED AREA



62179

<p>DATE: 7/1/82</p> <p>SCALE: 1"=100'</p> <p>PROJECT: FLORIN PERKINS INDUSTRIAL PARCEL MAP</p>		<p>DESIGNED BY: R.S.</p> <p>DRAWN BY: J.H.</p> <p>CHECKED BY: S.W.</p> <p>REGISTERED BY:</p>		<p>PROJECT NO. 001028</p> <p>DATE: 7/1/82</p> <p>SCALE: 1"=100'</p> <p>PROJECT: FLORIN PERKINS INDUSTRIAL PARCEL MAP</p>	
<p>G.W. CONSULTING ENGINEERS PLANNING &amp; ENGINEERING - SURVEYING PROFESSIONAL ENGINEERS - SURVEYORS - CALIFORNIA LICENSE NO. 5017</p>			<p>TENTATIVE MAP FOR FLORIN PERKINS INDUSTRIAL PARCEL MAP CITY OF SACRAMENTO, CALIFORNIA</p>		