

**CORRECTED STAFF REPORT 4/14/83
CITY PLANNING COMMISSION

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

| | | | |
|---------------|--|------------------------|--|
| APPLICANT | Morton & Pitalo, Inc., 1767 'J' Tribute Road, Sacramento, CA 95815 | | |
| OWNER | Oates & Massie, P.O. Box 19038, Sacramento, CA 95819 | | |
| PLANS BY | Leo McGlade & Associates | | |
| FILING DATE | 2-25-83 | 50 DAY CPC ACTION DATE | REPORT BY: GM:bw |
| NEGATIVE DEC. | 3-24-83 | EIR | ASSESSOR'S PCL. NO. Por. of 226-050-25 |

- APPLICATION:
1. Environmental Determination
 2. Tentative Map to divide 24± vacant acres into two parcels located in the Light Industrial (M-1) zone.
 3. Special Permit to develop a 117,000± square foot warehouse/office structure within the Hansen Industrial Park (PUD).

LOCATION: Northwest corner of Main Avenue and extension of Kelton Way

PROPOSAL: The applicant is requesting the necessary entitlements to divide 24± vacant acres into two parcels and develop 5.8± acres with a 117,600 square foot warehouse facility in the Hansen Industrial Park PUD.

PROJECT INFORMATION:

- | | |
|---|-----------------------------|
| ✓ 1974 General Plan Designation: | Industrial |
| ✓ 1965 Robla Community Plan Designation: | Heavy Commercial/Industrial |
| Proposed North Sacramento Community Plan Designation: | Industrial |
| Existing Zoning of Site: | M-1 |
| Existing Land Use of Site: | Vacant |

Surrounding Land Use and Zoning:

- | | |
|--------|-------------------------------------|
| North: | Hansen Industrial Park; A |
| South: | Industrial & Residential; M-1 & R-1 |
| East: | Vacant; M-1 (PUD) |
| West: | Worthington Pump Co.; M-1 (PUD) |

- | | |
|--------------------------------|---|
| Parking Required: | 124 spaces |
| Parking Ratio Required: | 1:400 office; 1:1000 warehouse |
| Parking Provided: | 174 spaces |
| Parking Ratio Provided: | 1:675 sq. ft. |
| Property Dimensions: | Irregular |
| Property Area: | 24.36 acres |
| Square Footage of Lot(s): | Parcel A: 5.84 ac.; Parcel B: 18.52 ac. |
| Square Footage of Building(s): | Parcel A: 117,600 |
| Height of Structure: | One-story warehouse/23 feet |
| Topography: | Flat |
| Street Improvements/Utilities: | To be provided |
| Exterior Building Colors: | Earth tones |
| Exterior Building Materials: | Concrete tilt-up |

APPLC. NO. P83-070

MEETING DATE April 14, 1983

CPC ITEM NO. 12

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 30, 1983, by a vote of five ayes, four absent, the Subdivision Review Committee voted to recommend 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;
2. This map cannot be filed until Hansen Industrial Park Parcel Map creating Parcel 1 is filed (Parcel 1 does not presently exist as shown);
3. Prepare a sewer and drainage study for review and approval of the City Engineer. Sewer and drainage shall extend westerly to Western Pacific railroad as required in previous agreement. Sewer and drain system shall require oversizing and off-site extension (sewer must extend east to Regional Interceptor near Rio Linda Boulevard);
4. Must initiate annexation proceedings to Regional Sanitation District. Final map cannot be filed until facilities are in operation;
5. Install additional pump and appurtenances at existing pump station east of Kelton Avenue;
6. Dedicate sufficient right-of-way to provide for a 60-foot half-section for Main Avenue as required;
7. Improve west end of Kelton Way up to and including access point to Parcel B to a 45-foot half-section. From said access point to the northerly boundary of the site, the street improvements shall be designed to the satisfaction of the City Engineer;
8. Right-of-way study of off-site pavement tapers required for the northeast corner of Kelton Avenue and Main Avenue.

BACKGROUND INFORMATION: Following the creation of the Hansen Industrial Park PUD in March 1978, the PUD Schematic Plan has been amended twice prior to this current application. The chronology of plan amendments is summarized below. Each schematic plan is included as Exhibits A through D.

| <u>Exhibit</u> | <u>Date</u> | <u>PUD Schematic Plan</u> | <u>Change in Total Square Footage of PUD</u> | <u>P#</u> |
|----------------|-------------|--|--|-----------|
| D | 3/23/78 | PUD created consisting of 15 buildings | 420,800 sq. ft. | P-8014 |
| C | 10/3/78 | Amended to increase no. of bldgs. from 15 to 16 and change configuration of bldgs. | 571,200 sq. ft. | P-8337 |
| B | 11/24/82 | Amended to change bldg. configurations, reorient interior circulation, eliminate cul-de-sac, reduce sq. footage of bldg. by 76,000 sq. ft. | 495,000 | P82-207 |
| A | 4/14/83 | Current application to develop 117,600 sq. ft. warehouse bldg. | 555,000 | P83-070 |

STAFF EVALUATION: Staff has the following comments with regard to this project:

1. At the November 24, 1982 meeting, the City Council approved the necessary entitlements to develop two warehouse structures consisting of 55,000 square feet and 60,000 square feet on two separate parcels (P82-207). As a condition of approval the proposed cul-de-sac off of Main Avenue was eliminated in exchange for driveway access to Kelton Way and reciprocal cross access easement between parcels (see Exhibit B).
2. The current request (Exhibit A) the applicant is proposing is a 117,600 square foot warehouse facility to be occupied by TRW Corporation, an auto parts wholesale business. The subject warehouse building has been expanded by 60,000 square feet from that indicated in the previous schematic plan (Exhibit B) and would occupy the former alignment of the cul-de-sac which was deleted by Council. See Exhibits F through I for detailed plans of the TRW building.
3. Staff has no objection to the applicant's request based upon the fact that the revised project essentially conforms to the previously approved schematic plan (P82-207) and the total square footage of the PUD, including the expanded warehouse structure, remains below the square footage approved on October 3, 1978, P-8337, (555,000 square feet vs 571,000 square feet). The City Traffic Engineering office had no objection to the revised plan.
4. The applicant should provide a minimum of seven bicycle locker facilities in conjunction with the warehouse building, of which 50 percent or four lockers should be Class I locker facilities.
5. Staff requests that the landscaping plans adhere to the PUD guidelines approved in conjunction with P-8337. Detailed landscaping, irrigation and shading plans should be submitted to the Planning staff for review and approval prior to issuance of building permits.
6. The signage program for the subject warehouse should adhere to the PUD Guidelines. A copy of the signage plans should be submitted to the Planning staff for review and approval prior to issuance of occupancy permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Tentative Map, subject to conditions;
3. Approval of the Special Permit, subject to conditions and based upon the Findings of Fact which follow.

Tentative Map 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.

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code;
- b. This map cannot be filed until Hansen Industrial Park Parcel Map creating Parcel 1 is filed (Parcel 1 does not presently exist as shown);
- c. Prepare a sewer and drainage study for review and approval of the City Engineer. Sewer and drainage shall extend westerly to Western Pacific railroad as required in previous agreement. Sewer and drain system shall require oversizing and off-site extension (sewer must extend east to Regional Interceptor near Rio Linda Boulevard);
- d. Must initiate annexation proceedings to Regional Sanitation District. Final map cannot be filed until facilities are in operation;
- e. Install additional pump and appurtenances at existing pump station east of Kelton Avenue;
- f. Dedicate sufficient right-of-way to provide for a 60-foot half-section for Main Avenue as required;
- g. Improve west end of Kelton Way up to and including access point to Parcel B to a 45-foot half-section. From said access point to the northerly boundary of the site, the street improvements shall be designed to the satisfaction of the City Engineer;
- h. Right-of-way study of off-site pavement tapers required for the northeast corner of Kelton Avenue and Main Avenue.

Conditions - Special Permit

- a. Reciprocal access shall be provided between Parcels A and B and Parcel 3 (General Motors site);
- b. The applicant shall provide a minimum of seven bicycle locker facilities, of which four shall be Class I locker facilities. The location of bicycle lockers shall be indicated on the final site plans and be subject to the review and approval of Planning staff prior to issuance of building permits;
- c. The final detailed landscape, irrigation and shading plans shall be reviewed and approved by Planning staff prior to issuance of building permits;
- d. The applicant shall submit signage plans for the subject warehouse for review and approval of Planning staff prior to the issuance of occupancy permit.
- ** e. *No building permits shall be issued until City sewer and water facilities are available to the site. This can be accomplished through bonding procedure.*

Findings of Fact - Special Permit

- a. The project, as conditioned, is based on sound principles of land use in that it is compatible with surrounding land uses which consist of industrial development and proposed industrial uses;
- b. The project, as conditioned, will not be injurious to the general public or surrounding properties in that:
 - 1) adequate on-site parking is provided;
 - 2) the site will be adequately landscaped and shaded.
- c. The project is compatible with the:
 - 1) 1974 General Plan which designates the site for industrial uses; and
 - 2) the 1965 Robla Community Plan which designates the site heavy commercial/industrial.

RANCHO

LOCATION MAP

CARL HANSEN PARK SITE

NATOMAS

NORWOOD INDUSTRIAL

NORTHGATE PARK

HANSEN INDUSTRIAL

KELTON WY. EXTENSION

SUBJECT SITE

MAIN

EAST

DR

PELL

MAIN

LINDA

BONFIELD UNIT NO. 10 ARBOR CREST

BOLLENBACHER AV

LOVELAND WY

GRACE

GUNNISON AV

UNIT NO. 3

CASEY UNIT NO. 5

BUTLERWICK

No. 12

P-83-070

RIO

12 4-14-83

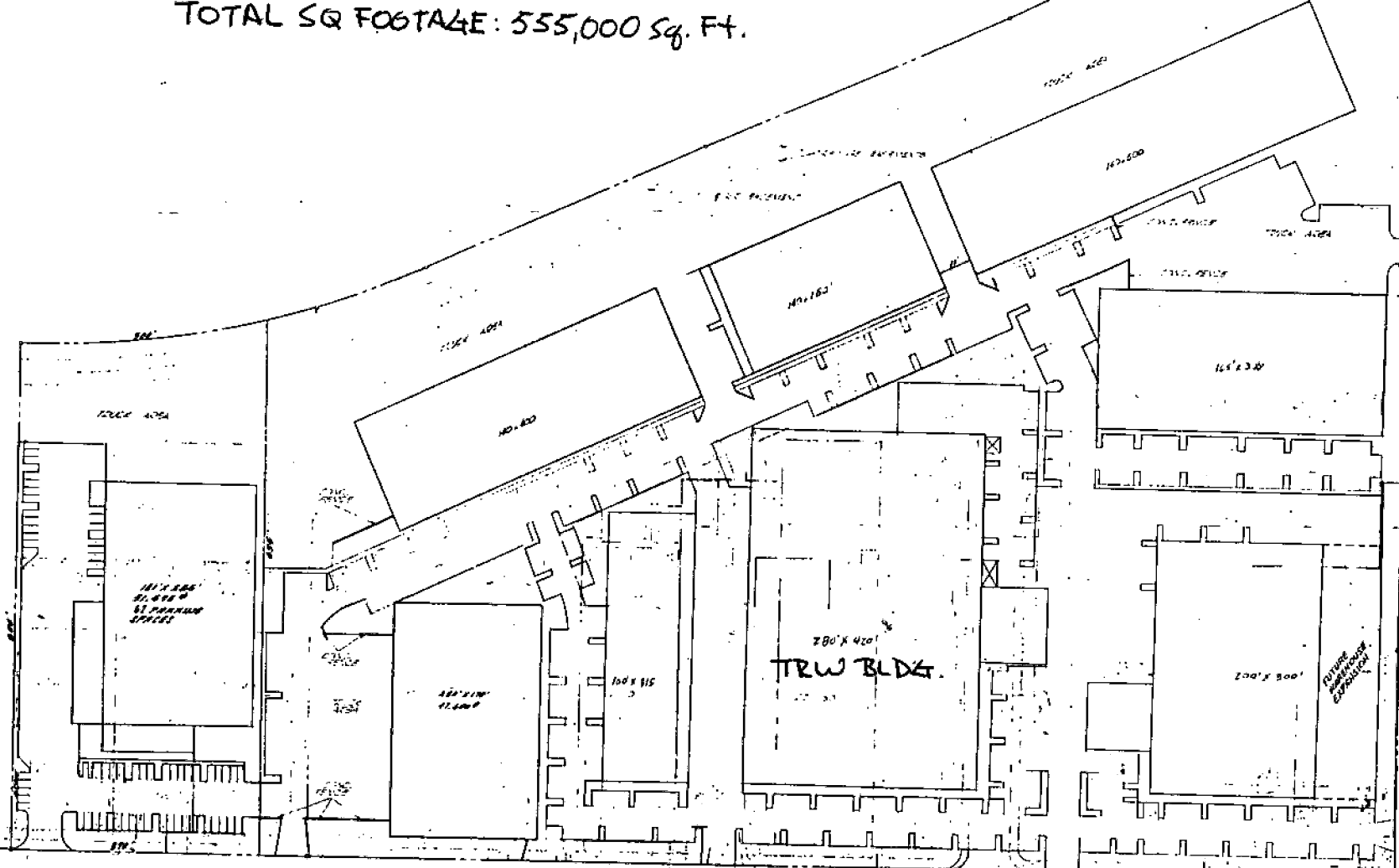
SCHEMATIC PLAN

SCALE: 1"=50'

TOTAL SQUARE FOOTAGE: 555,000

CURRENT APPLICATION, EX. A (P-83-070) (4-14-83)

TOTAL SQ FOOTAGE: 555,000 Sq. Ft.



P
83070

4-14-83 13

EX. A

16/12

MORTON & PITALO, INC.
 CIVIL ENGINEERING
 PLANNING SURVEYING



PREPARED BY: S. E. GILBY

HANSEN INDUSTRIAL PARK
 1000 AVENUE
 SAN JOSE, CALIFORNIA 95128, CA

- 11/18/83
- 11/24/83
- 11/16/83
- 11/18/83
- 10/20/82

REVISED 9/22/83

1

832070

P 82207

SITE PLAN

SCALE: 1/4" = 1'-0"
EX. B P-82-207 (11-24-82)

CUL-DE-SAC ELIMINATED
TOTAL SQ FOOTAGE: 495,000 SQFT.



MORTON & PITALO, INC.
CIVIL ENGINEERS
PLANNERS
ARCHITECTS

dm

PROVIDE
FUTURE ACCESS

deleted by CPC

~~CROSS
ACCESS~~

ADDITIONAL
PLANNING

PERMITTED
BEHIND WING-WALL
WALL

WING
WALL

CUL-DE-SAC TO BE ELIMINATED

MAIN AVENUE

EXHIBIT

11/19/82
11/18/82
11/20/82

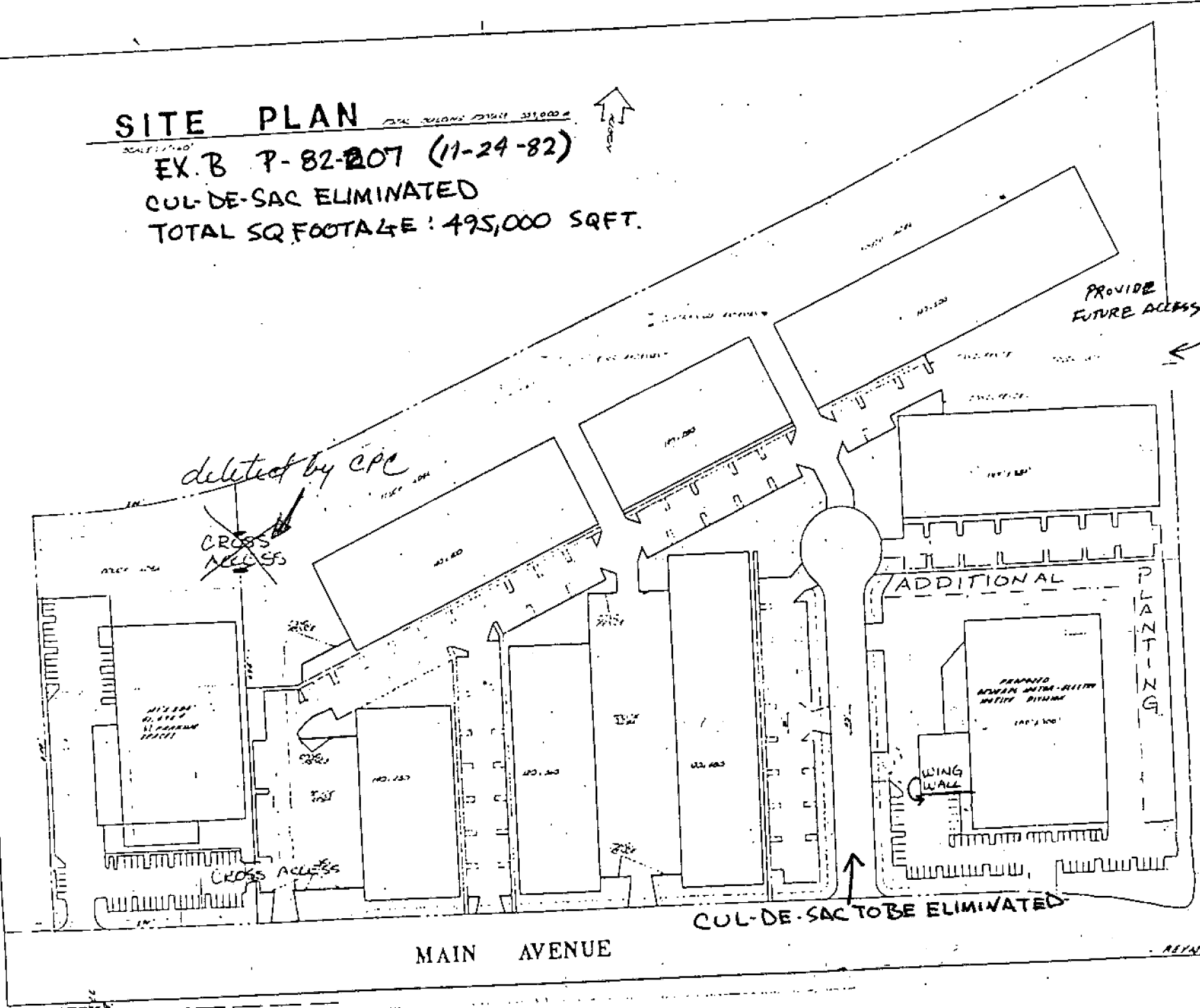
REvised 7/12/82

4-14-83 14

EX. B

No. 12

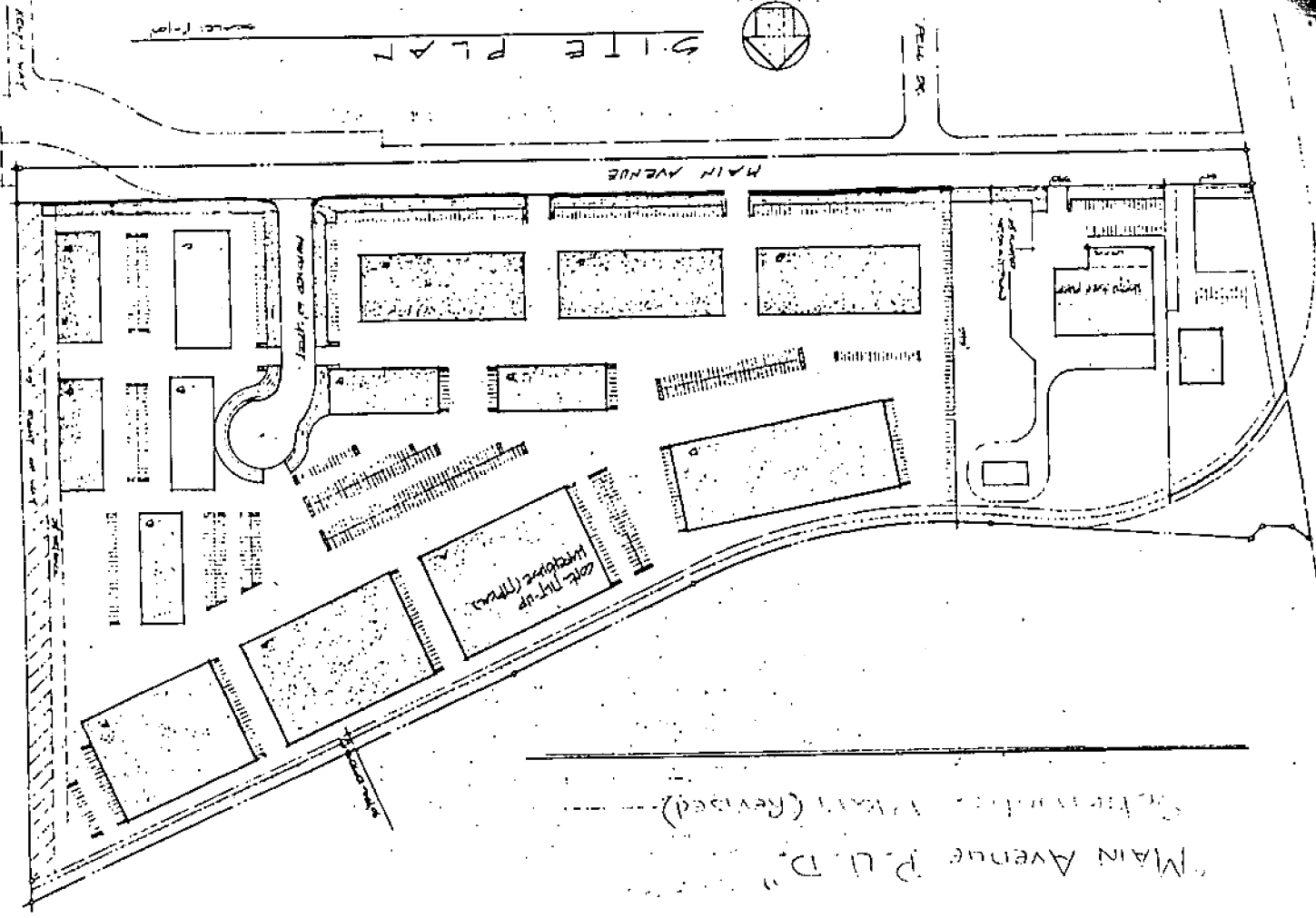
Item



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| 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |

Exhibit C

EX.C 7-8337 (10-3-78)
TOTAL SQ FOOTAGE: 571,200 SQ.FT.



"Main Avenue P.U.D." (Revised)

Buildings

| | |
|----|-------|
| 1 | 10000 |
| 2 | 10000 |
| 3 | 10000 |
| 4 | 10000 |
| 5 | 10000 |
| 6 | 10000 |
| 7 | 10000 |
| 8 | 10000 |
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| 10 | 10000 |
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| 19 | 10000 |
| 20 | 10000 |

LEO McGLADE & ASSOCIATES
314 GUNNAR LANE, WASHINGTON, CA 94090
C.F. SIM

P-8337

4-14-83 IS

EX.C

No. 12

P-8014

EX. D - ORIGINAL PUD SCHEMATIC PLAN, P-8014
TOTAL SQ. FOOTAGE: 420,800 SQ. FT. (3-23-78)

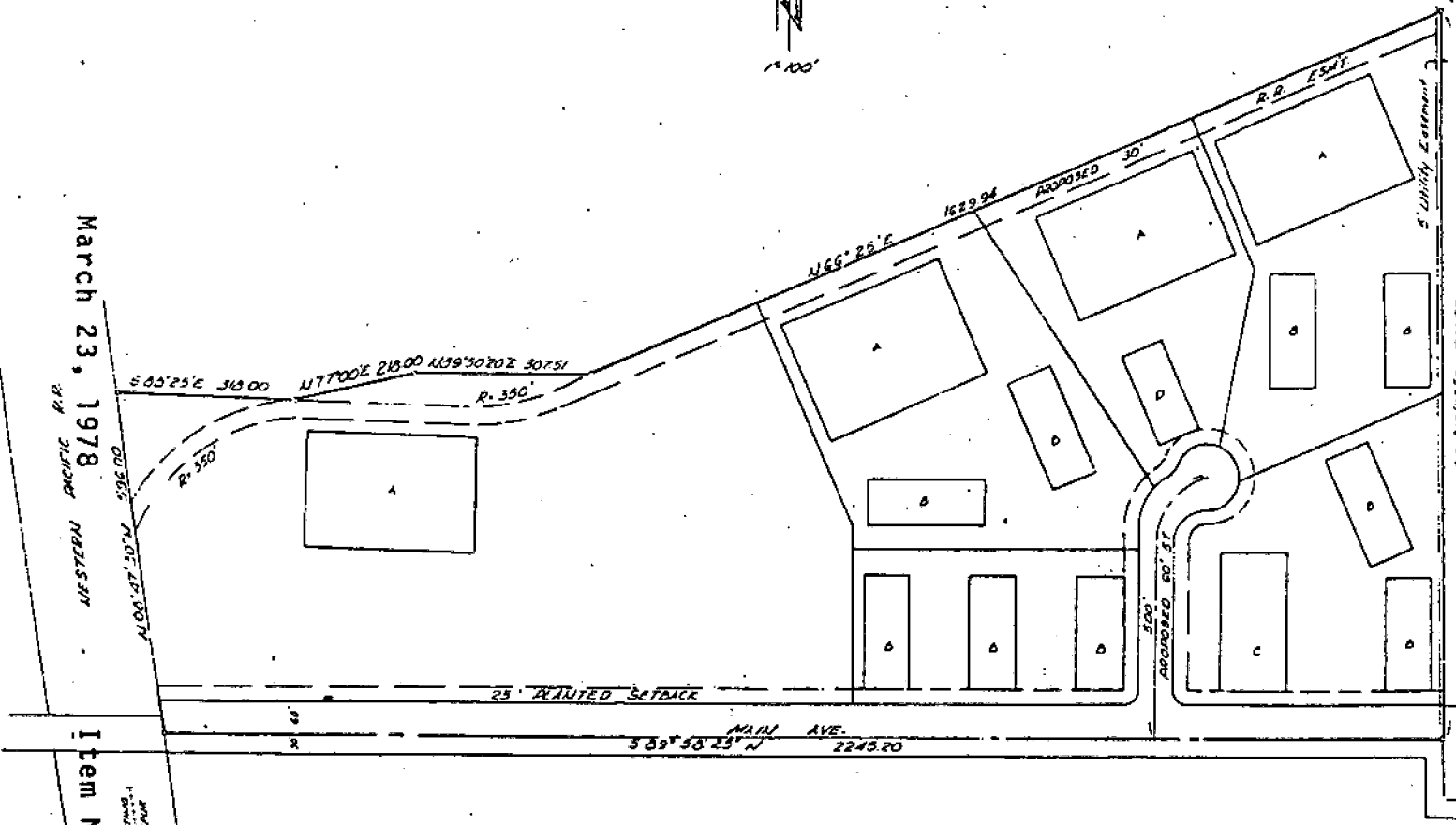
CITY PLANNING COMMISSION
RECEIVED
MAR 03 1978



| BUILDING | SIZE |
|----------|-------------|
| A | 200' x 300' |
| B | 80' x 200' |
| C | 100' x 240' |
| D | 80' x 100' |

NOTE
All lots shall front on a 25' Irrigated Planter

Total Area = 43.56 Ac
Total Area minus Streets = 40.11 Ac
Total Bldg. Area = 706 Ac.



NORWOOD-NORTHGATE
INDUSTRIAL PARK

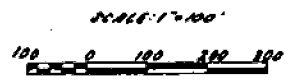
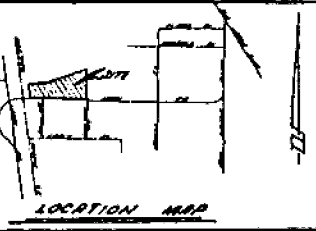
4-14-83
EX. D
No. 12

March 23, 1978
Item No. 10

GENNIS & ASSOC. 446-1401

P 83070

EXHIBIT E

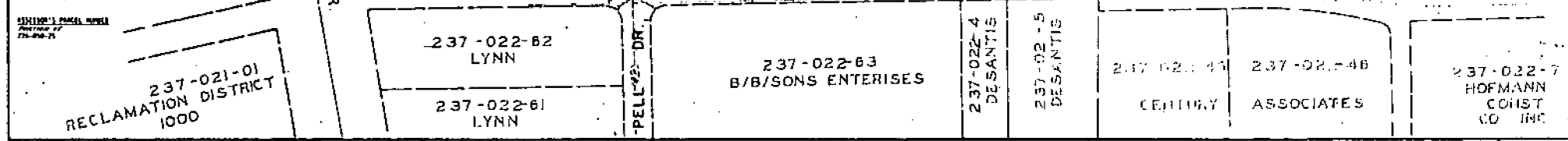
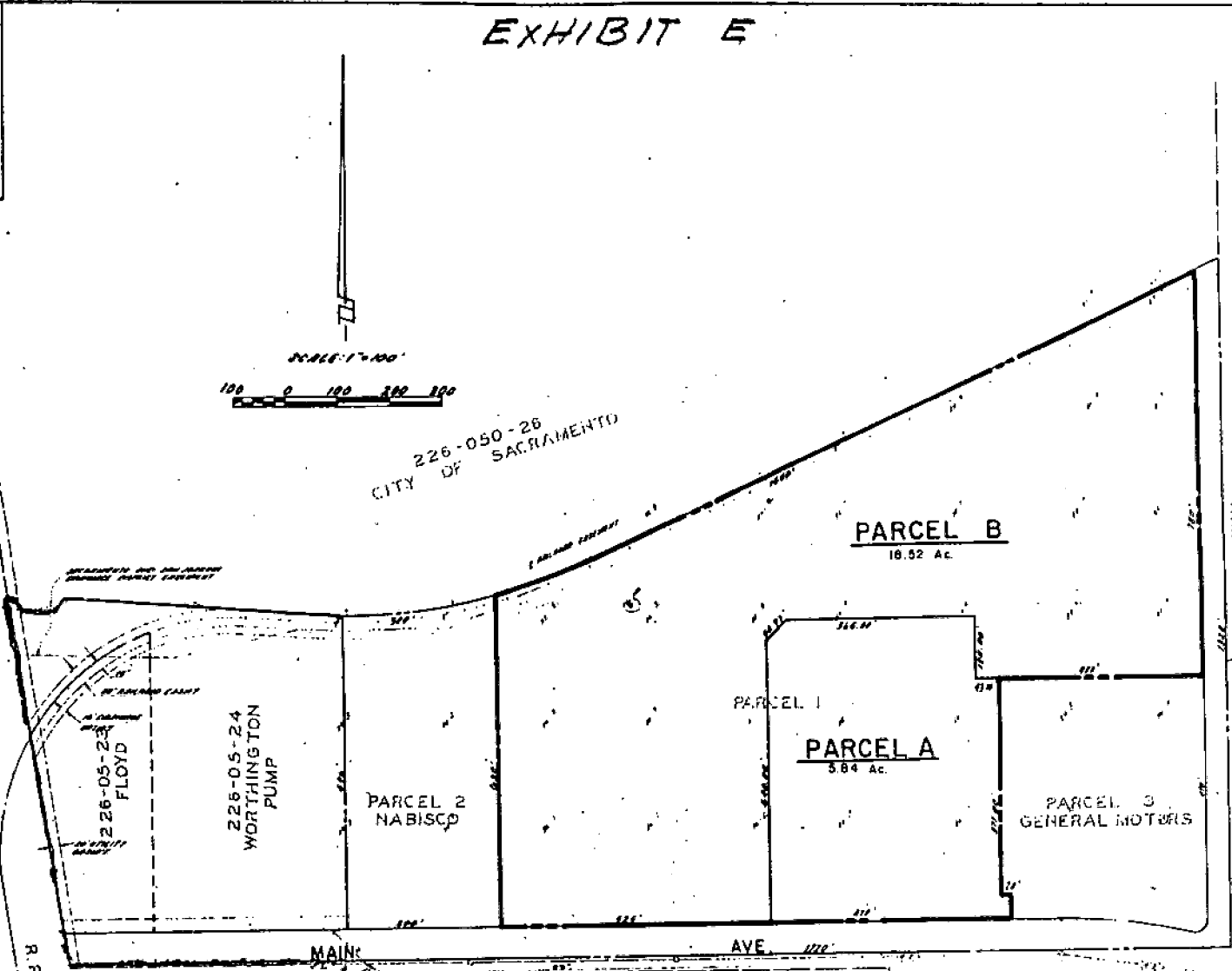


- OWNER/DEVELOPER**
CITY OF SACRAMENTO
- DESIGNER**
MORTON & PITALO, INC.
1500 FLORENCE-PEAKWAY ROAD
SACRAMENTO, CA 95811
- DATE**
7-14-83
- PROJECT NAME**
HENSEN
- PROJECT NO.**
1
- EXISTING ZONING**
I-1
- PROPOSED ZONING**
I-1
- PROPOSED PROJECT**
INDUSTRIAL
- PROPOSED IMPROVEMENTS**
CITY OF SACRAMENTO
- WATER SUPPLY**
CITY OF SACRAMENTO
- SEWER DISPOSAL**
SACRAMENTO COUNTY REGIONAL
SANITATION DISTRICT
- RAILROADS**
CITY OF SACRAMENTO
- AVENUE PROJECTIONS**
CITY OF SACRAMENTO
- SCHOOL DISTRICT**
COURT JUDICIAL DISTRICT
SCHOOL DISTRICT
- PARK DISTRICT**
CITY OF SACRAMENTO
- POWER & GAS UTILITIES**
WESTERN PACIFIC
- ADJACENT PARCEL NUMBER**
237-021-01

4-14-83

EX.E

No. 12



| | | | | | | | | | | | |
|-----|-------------|-------------|------|--------|-------------|------------|------|-------------|------|-----|------|
| NO. | DESCRIPTION | APPROVED BY | DATE | SCALE: | DESIGNED BY | CHECKED BY | DATE | PROJECT NO. | DATE | NO. | DATE |
| | | | | | | | | | | | |

MORTON & PITALO, INC.
CIVIL ENGINEERING
PLANNING SURVEYING

TENTATIVE PARCEL MAP
HANSEN INDUSTRIAL PARK
RESUBDIVISION OF PARCEL 1
CITY OF SACRAMENTO CALIFORNIA

ACCEPTED: _____
DATE: _____

FILE NO. 12345

226-05-24

226-05-24

KELTON WAY

EAST LEVEL & CANAL R/W

WESTERN PACIFIC R.R.

226-050-26 CITY OF SACRAMENTO

PARCEL B
18.52 AC.

PARCEL A
5.84 AC.

PARCEL 3
GENERAL MOTORS

PARCEL 2
NABISCO

226-05-24 FLOYD
226-05-24 WORTHINGTON PUMP

237-022-62 LYNN

237-022-63 B/B/SONS ENTERISES

237-022-4 DESANTIS

237-02-5 DESANTIS

237-02-4 CENTURY

237-02-46 ASSOCIATES

237-022-7 HOFMANN CONST CO INC

237-021-01 RECLAMATION DISTRICT 1000

237-022-61 LYNN

FILE NO. 12345

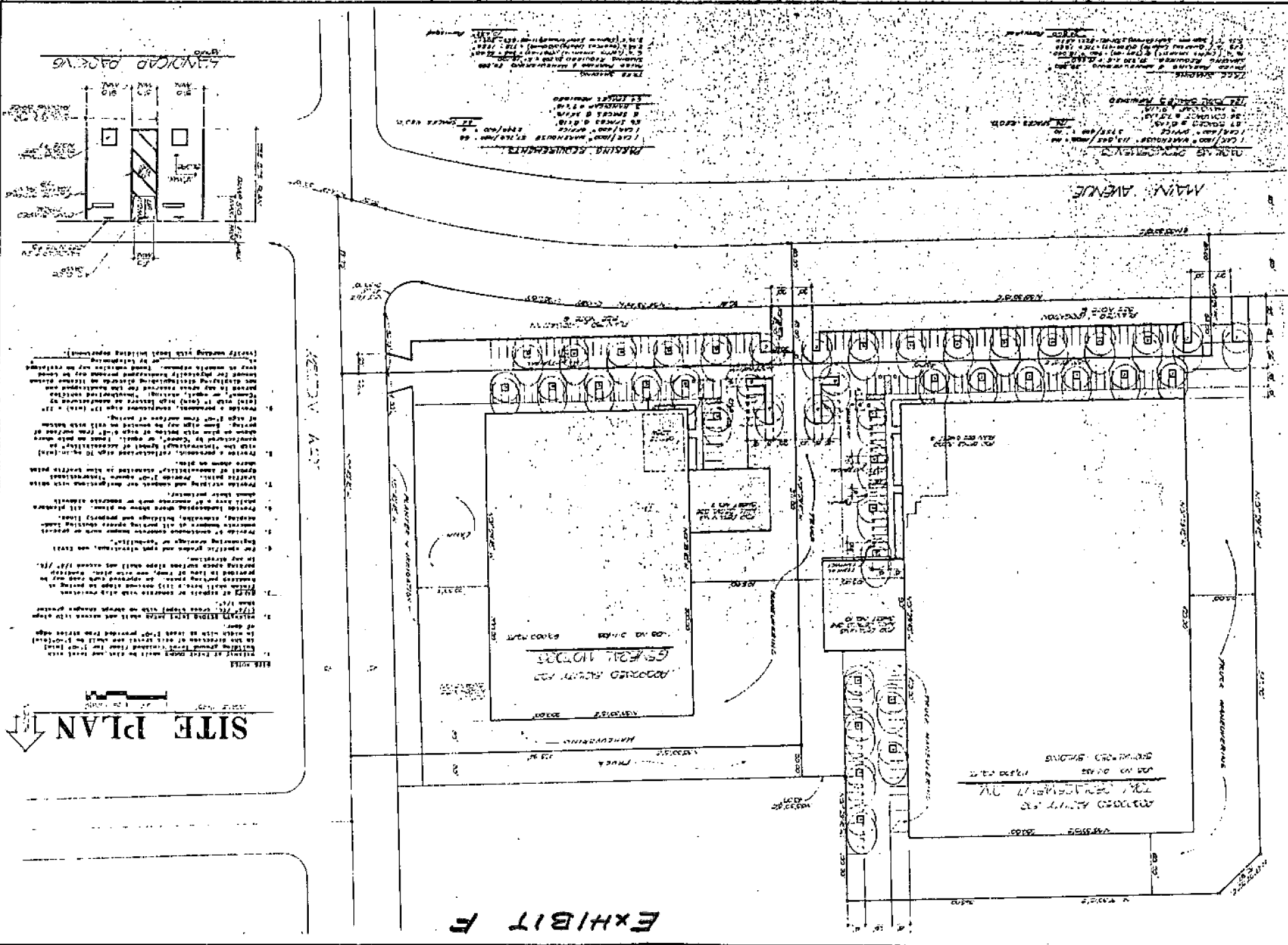
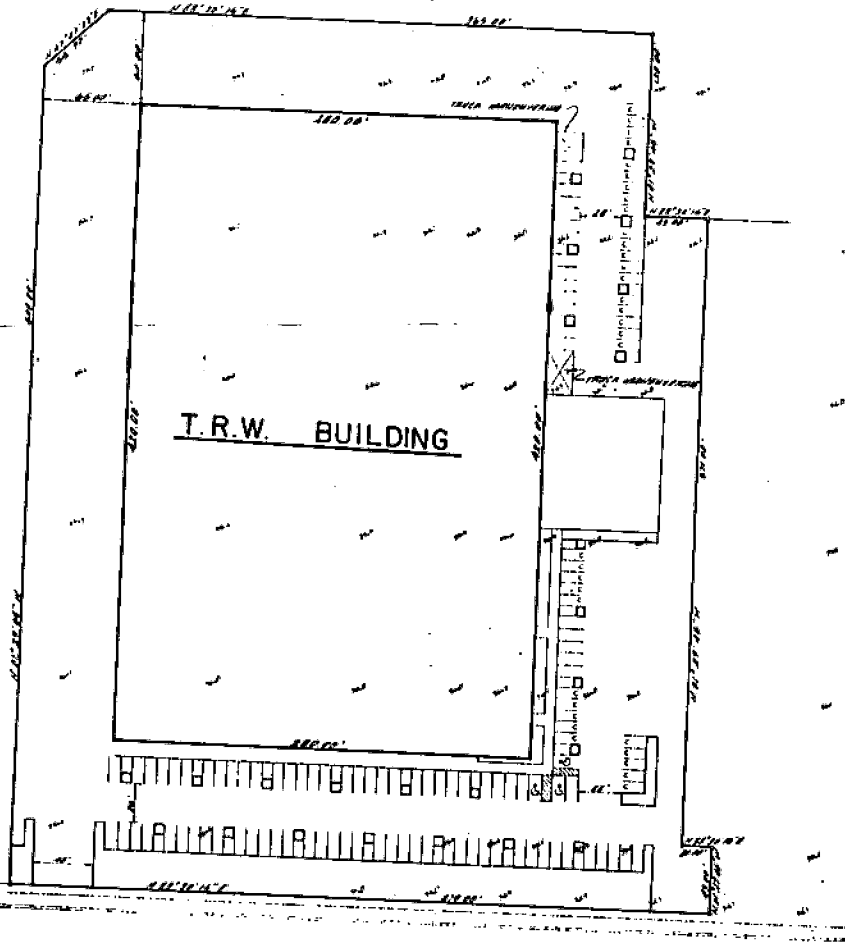


EXHIBIT G



MAIN AVENUE

P 83070

4-14-83 18

EX. 4

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| DESCRIPTION | APPROVED BY DATE | FIELD BOOK NO. | SCALE: | DRAWN BY | CHECKED BY | MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING | APPROVED: | DATE | DATE |
| | | HORIZONTAL 1"=40' | VERTICAL 1"=10' | SUBMITTER | P.C.S. NO. | | DATE | | DATE |

SITE PLAN
T.R.W. BUILDING
CITY OF SACRAMENTO, CALIFORNIA

FILE NO. 02008

No. 12

P 83070

4-14-63 19

EX. H

No. 12

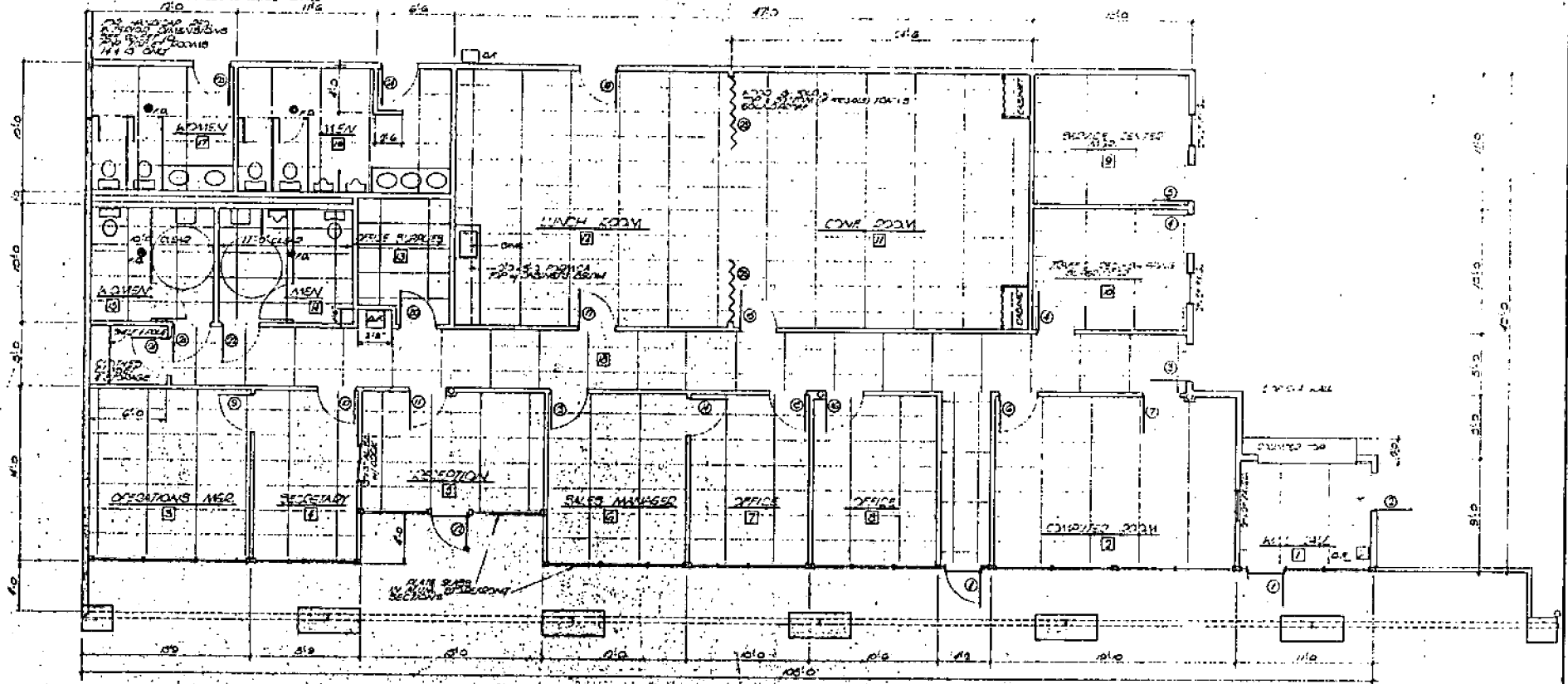
ROOM NUMBERED

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ROOM NUMBERED

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EXHIBIT H



OFFICE FLOOR PLAN
 FOR REPLACEMENT DIV.
 WESTERN DISTRIBUTION CENTER
 SACRAMENTO, CALIFORNIA

NOT TO SCALE UNLESS INDICATED OTHERWISE ON SHEET AND
 ALL ROOM AREAS AND EQUIP. DIMENSIONS SHOWN ON SHEET

REVISIONS

| | |
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| | |
| | |
| | |
| | |

M Leo McClellan & Associates
 ARCHITECTS

DATE: 4-14-63
 DRAWING NO.: 83070
 SHEET NO.: 3

EXHIBIT I

