

**P94-027 - 5TH STREET WAREHOUSES**

**REQUEST:** A. Tentative Map to subdivide 6.75± developed acres into three parcels in the Light Industrial (M-1) zone.

**LOCATION:** East side of 5th Street - North of Merkley Way  
009-0030-047  
Land Park  
Sacramento Unified School District  
Council District 4

<b>APPLICANT:</b>	Morton & Pitalo Inc. - John Pitalo 1788 Tribute Road, Suite 200, Sacto., CA. 95815
<b>OWNER:</b>	Joe Benvenuti & Whitney Properties 2101 Evergreen Street, Sacto., CA. 95816
<b>PLANS BY:</b>	Morton & Pitalo 1788 Tribute Road, Suite 200, Sacto., CA., 95815
<b>APPLIC. FILED:</b>	3-17-94
<b>STAFF CONTACT:</b>	Lisa Burke, 264-7129

**SUMMARY/RECOMMENDATION:** The applicant proposes to subdivide 6.75± developed acres into three parcels. Each of these parcels has an existing warehouse building located on it. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the policies of the General Plan and conformance with the Zoning Ordinance.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial & Warehouse
Existing Land Use of Site:	Developed with three warehouses
Existing Zoning of Site:	M-1, Light Industrial

**Surrounding Land Use and Zoning:**

North: M-1 & R-3; Industrial  
 South: R-1; Single Family Residential  
 East: R-1; Single Family Residential  
 West: M-1; Industrial

Total Property Area:	6.75±
Property Dimensions:	Irregular
Topography:	Flat
Street Improvements:	City of Sacramento
Utilities:	City of Sacramento
Parking:	Required- 158 spaces; Provided- 162 spaces

**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:** The warehouses were constructed in 1991. No planning entitlements were necessary since the project was consistent with the zoning. Only building permits were necessary.

**STAFF EVALUATION:** Staff has the following comments:

A. **Policy Considerations**

The General Plan designates the site Heavy Commercial or Warehouse uses. The proposed tentative map conforms with the General Plan land use designation.

B. **Tentative Map Design**

The Tentative Map subdivides the site into three parcels. Each of these parcels will include one of the existing warehouse buildings. The access for the project is off of 5th Street. There is no access to the site from Merkley Way.

The existing warehouse building on Parcel C extends over a property line. The portion of the structure that extends over the property line must be removed and has been made a condition of this project.

There is a pedestrian walkway that connects San Luis Ct. with 5th Street (See Exhibit C-1). A school is located off of McClatchy Way and the schoolchildren have used this walkway in the past in order to get to school. The pedestrian walkway is currently gated and locked because the school cannot afford a crossing guard at this time. The gates will remain locked until the school can afford to hire a crossing guard.

C. **Site Plan Design/Zoning Requirements**

The site is zoned M-1, for Light Industrial uses. The project site consists of three existing warehouse buildings totaling 144,185 sq. ft. The parking requirements for each warehouse will be met by reciprocal parking. The total parking required for the project is 158 spaces and 162 parking spaces are provided. The existing development of the warehouses meet all Zoning Ordinance requirements for setbacks, height, and lot coverage.

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

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

**B. Public/Neighborhood/Business Association Comments**

The project was sent to the Upper Land Park Neighborhood Association but no comments were received. A resident of the neighborhood called to express concern about the pedestrian walkway. The resident would like to make sure that this walkway remains gated and locked until the school can afford to hire a crossing guard again. At that time, the gates can be unlocked as long as the walkway is staffed by a crossing guard.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. Most of the comments received have been included as either Mitigation Measures or conditions of the Tentative Map. The Police Department would like to see the pedestrian walkway remain closed until a school crossing guard is hired. At that time the gates can be unlocked during school hours as long as it is staffed by a school crossing guard.

**D. Subdivision Review Committee Recommendation**

On April 20, 1994, 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 and Subdivision Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

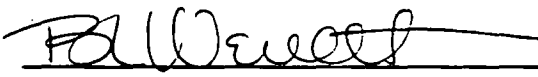
**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

A. Adopt the attached Resolution (Attachment C) approving the Tentative Map to subdivide one 6.75± acre parcel into three parcels.

Report Prepared By,

Report Reviewed By,

  
\_\_\_\_\_  
Lisa Burke, Planner

  
\_\_\_\_\_  
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  
Site Plan

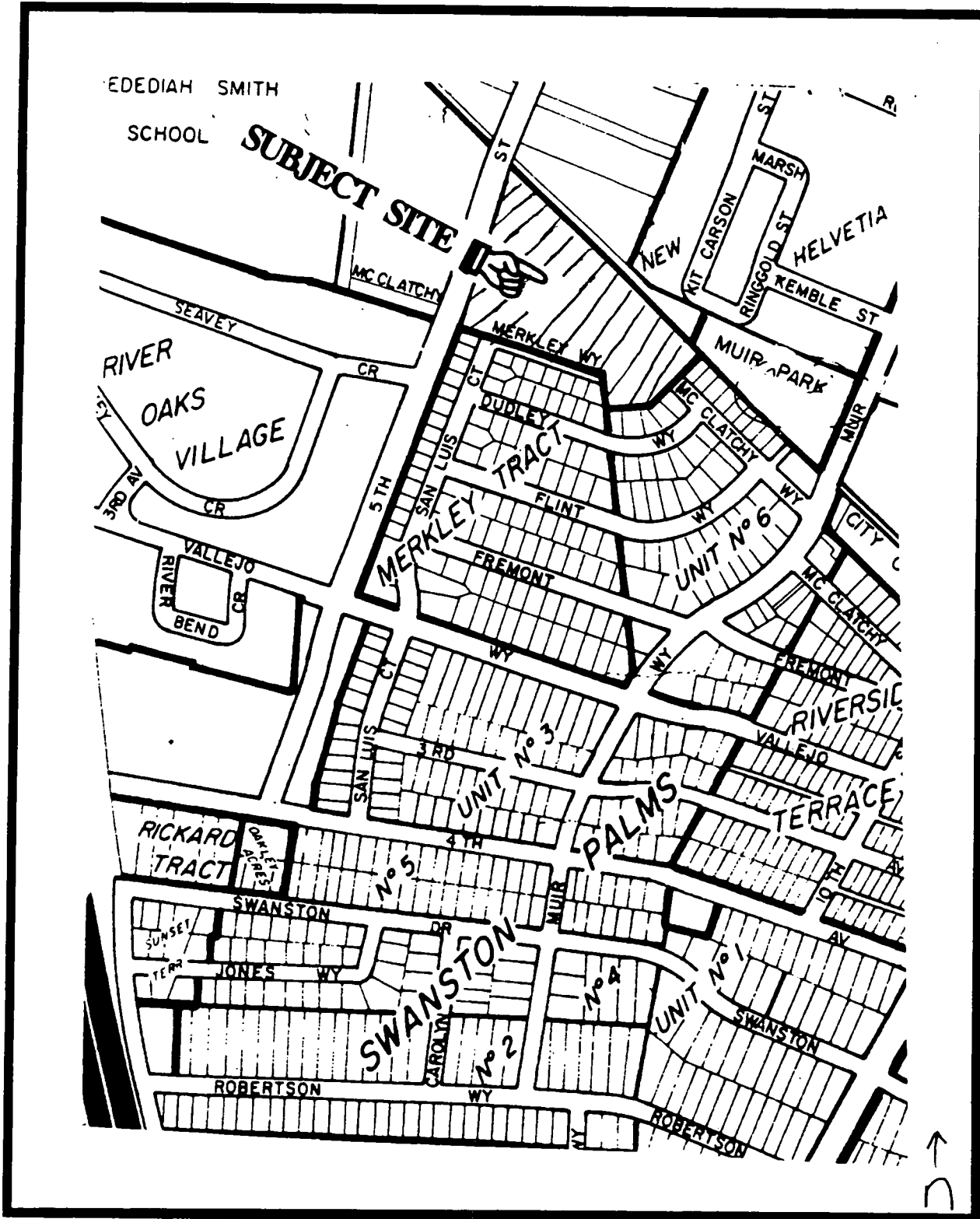
P94-027.SR

ATTACHMENT A

P94-027

MAY 26, 1994

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PAGE 6



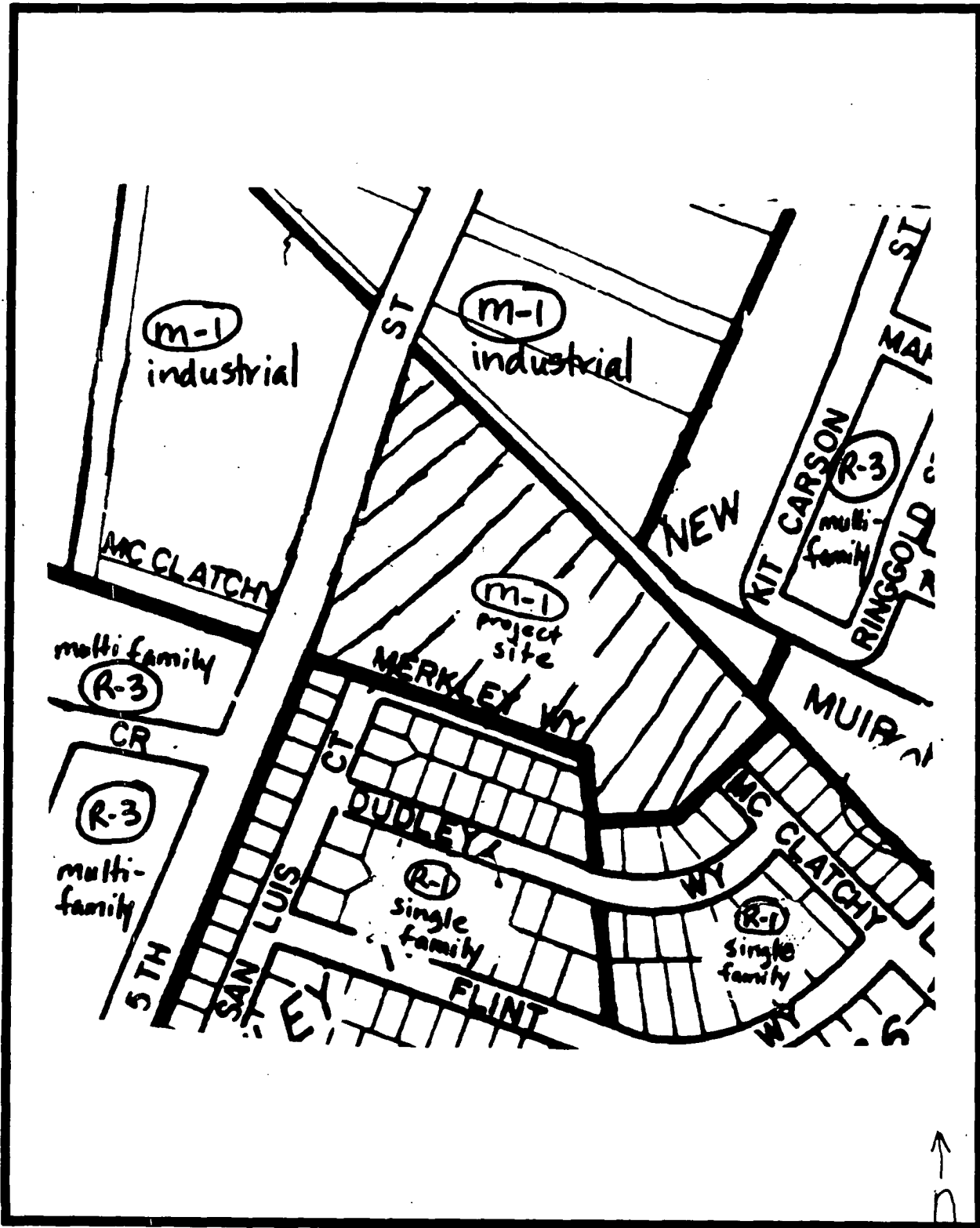
VICINITY MAP

ATTACHMENT B

P94-027

MAY 26, 1994

ITEM # 7  
PAGE 7



LAND USE AND ZONING MAP

## ATTACHMENT C

**RESOLUTION NO.****ADOPTED BY THE SACRAMENTO PLANNING COMMISSION****ON DATE OF MAY 26, 1994****A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE EAST SIDE OF 5TH STREET, NORTH OF MERKLEY WAY****(P94-027) (APN: 009-0030-047)**

**WHEREAS, the City Planning Commission on May 26, 1994, held a public hearing on the request for approval of a tentative map for property located at the above described location;**

**WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;**

**WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15315;**

**WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;**

**WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and**

**WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.**



NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The tentative map for the proposed subdivision is hereby approved based upon the findings of fact which follow:
  - A. None of the conditions described in Government Code Section 66474, subsection (a) through (g), inclusive, exist with respect to the proposed subdivision.
  - B. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code. The City General Plan designates the subject site for Heavy Commercial or Warehouse use(s).
  - C. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.
  - D. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
  
2. The tentative map for the proposed subdivision is hereby 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:
  - A. Dedicate a standard 12.5-foot public utility easement for underground public utility facilities and appurtenances adjacent to 5th Street and dedicate a 5 foot public utility easement for underground public utility facilities and appurtenances adjacent to Merkley Way.
  - B. Dedicate an easement to SMUD for existing on-site facilities to the satisfaction of SMUD.
  - C. Show all existing easements.
  - D. Place a note on the Final Map: Private reciprocal easements for ingress, egress, maneuvering, parking, water, drainage, sewer and other utilities shall be granted with the sale of each parcel.

- E. Obtain and comply with abandonment clearance letters for the abandonment of sanitary sewer under Parcel C on the Tentative Map. Letters shall be provided to the Public Works Department. Abandonment may be recorded with the Final Map or by separate abandonment hearing.
- F. Access from Merkley Way shall be limited to emergency vehicles and shall be designated as such.
- G. Provide separated metered water services and separate sewer services.
- H. Provide street lighting along Merkley Way (system that was installed at time of building permit has not been completed).
- I. Remove existing accessory structure which crosses Parcel C and the Southern Pacific Rail Road property line.
- J. Conform to the City's Cross Connection Control Policy to the satisfaction of the Utilities Department.
- K. The existing pedestrian walkway is to remain gated and locked until it can be staffed by a school crossing guard. At that time the walkway can only be opened during school hours and only when the crossing guard is present.

**ADVISORY NOTES:**

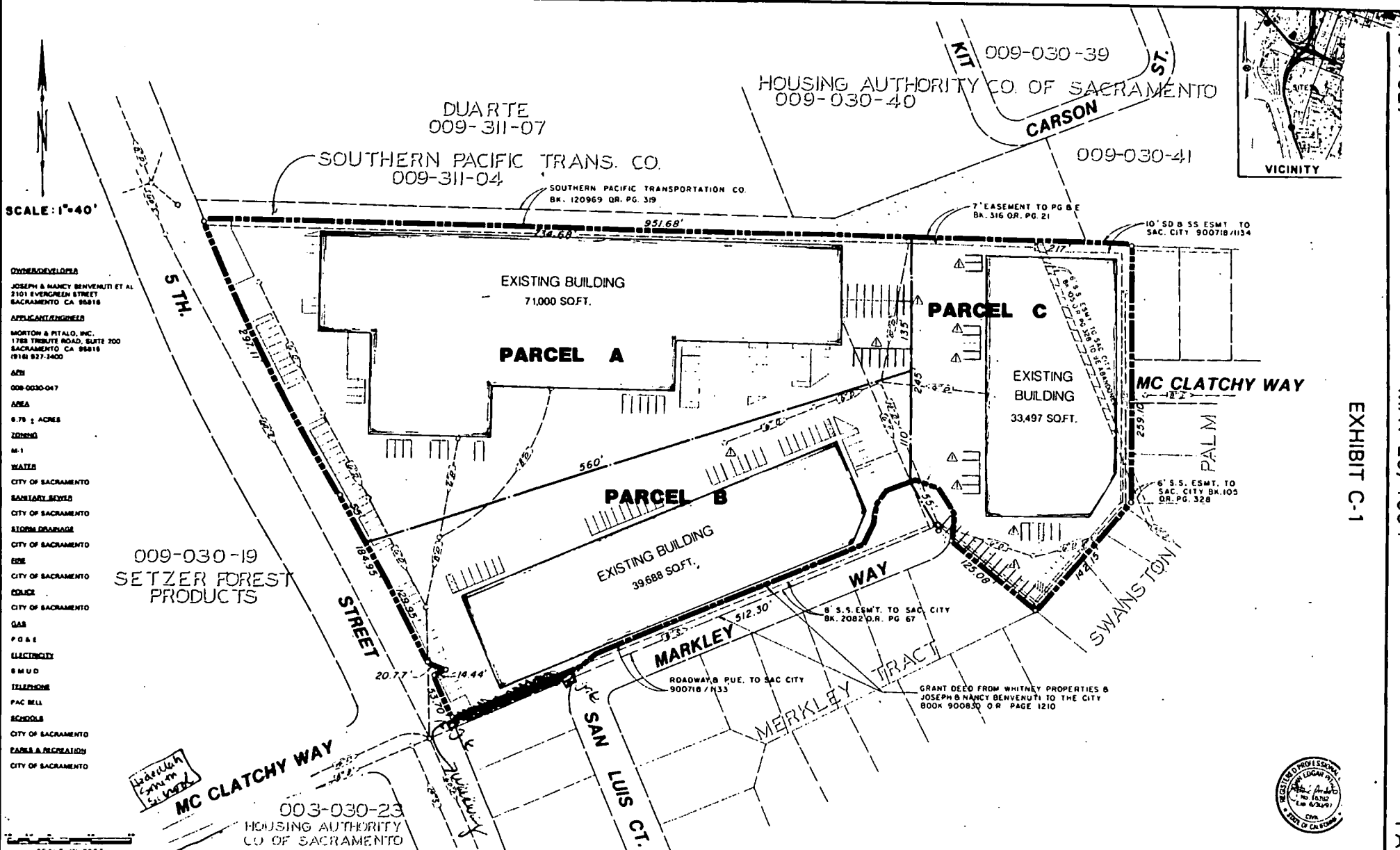
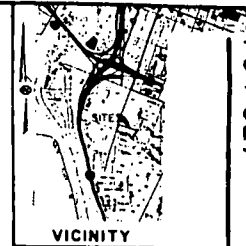
The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- A. 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 in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION  
P94-027



- OWNER/DEVELOPER**  
JOSEPH & NANCY BENVENUTI ET AL  
2101 EVERGREEN STREET  
SACRAMENTO CA 95818
- APPLICANT/ENGINEER**  
MORTON & PITALO, INC.  
1788 TRIBUTE ROAD, SUITE 200  
SACRAMENTO CA 95818  
(916) 927-3400
- ACT**  
008-0030-047
- AREA**  
6.78 ± ACRES
- ZONING**  
M-1
- WATER**  
CITY OF SACRAMENTO
- SEWERAGE**  
CITY OF SACRAMENTO
- STORM DRAINAGE**  
CITY OF SACRAMENTO
- ERIE**  
CITY OF SACRAMENTO
- CELESTIAL**  
CITY OF SACRAMENTO
- CDCE**  
CITY OF SACRAMENTO
- QAR**
- P O & E**
- ELECTRICITY**
- S M U D**
- TELEPHONE**
- PAC BELL**
- SCHOOLS**  
CITY OF SACRAMENTO
- PARKS & RECREATION**  
CITY OF SACRAMENTO

009-030-19  
SETZER FOREST PRODUCTS

Hidden  
Easement  
Survey



SCALE IN FEET		SCALE:	BENCH MARK	COMPUTED	<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING · PLANNING · SURVEYING	<b>TENTATIVE PARCEL MAP FOR</b> <b>5th STREET WAREHOUSE BUILDINGS</b>
ADDED PARKING		HORIZ. 1" = 40'		DESIGNED		
NO. DESCRIPTION DATE		VERT. 1"		DRAWN		
				PROJ. ENGR.		
CITY OF SACRAMENTO			CALIFORNIA		JOB NO. 940017	

*(Amended by staff 6/16/94, and by CPC 6/23/94)*

ATTACHMENT C

**RESOLUTION NO. 1622**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF MAY 26, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A TENTATIVE MAP FOR PROPERTY LOCATED AT THE EAST SIDE OF 5TH STREET, NORTH OF MERKLEY WAY

**(P94-027) (APN: 009-0030-047)**

WHEREAS, the City Planning Commission on May 26, 1994, held a public hearing on the request for approval of a tentative map for property located at the above described location;

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental review pursuant to CEQA Section 15315;

WHEREAS, the Subdivision Review Committee has submitted to the City Planning Commission its report and recommendations on the proposed subdivision;

WHEREAS, the City Planning Commission has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and

WHEREAS, the City Planning Commission has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balances these needs against the public service needs of City residents and available fiscal and environmental resources.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:**

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Letters shall be provided to the Public Works Department. Abandonment may be recorded with the Final Map or by separate abandonment hearing.

- F. Access from Merkle Way shall be limited to emergency vehicles and shall be designated as such.
- G. Provide separated metered water services and separate sewer services to the satisfaction of the Utilities Department. *(amended by staff 6/16/94)*
- H. Provide street lighting along Merkle Way (system that was installed at time of building permit has not been completed).
- I. Conform to the City's Cross Connection Control Policy to the satisfaction of the Utilities Department.
- J. The existing pedestrian walkway is to remain gated and locked until it can be staffed by a school crossing guard. At that time the walkway can only be opened during school hours and only when the crossing guard is present.
- K. *The pedestrian walkway shall have the days and hours of operations posted. (added by staff 6/16/94)*
- L. *The wall and gate of the pedestrian walkway shall be raised to a minimum height of 9 feet (a building permit may be required). (added by staff 6/16/94)*
- M. *The concertina wire on the top of pedestrian walkway shall be removed. (added by staff 6/16/94)*
- N. *The applicant shall replace the existing chain link fence with a solid 6 feet minimum height fence with a minimum 20 ft. gate in the cul-de-sac of Merkle Way. The fence design and materials used shall be subject to the approval of the Planning Director and the Fire Marshall. (added by staff 6/16/94)*
- O. *The applicant shall maintain on a regular basis trees and foliage along the south of Parcel B along side of Merkle Way. (added by staff 6/16/94)*
- P. *The applicant shall pave the pedestrian walkway with concrete or asphalt. (added by CPC 6/23/94)*

#### ADVISORY NOTES:

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

- A. 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 in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Department of Public Works, Development Services Division, 927 10th Street, Room 100.
- B. The applicant must acquire a building permit for the addition to the warehouse on Parcel C. The building permit will require that the applicant acquire from Southern Pacific that parcel of land which the structure is built on.

  
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION  
P94-027



*(Amended by staff 6/16/94, and by CPC 6/23/94)*

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- K. *The pedestrian walkway shall have the days and hours of operations posted. (added by staff 6/16/94)*
- L. *The wall and gate of the pedestrian walkway shall be raised to a minimum height of 9 feet (a building permit may be required). (added by staff 6/16/94)*
- M. *The concertina wire on the top of pedestrian walkway shall be removed. (added by staff 6/16/94)*
- N. *The applicant shall replace the existing chain link fence with a solid 6 feet minimum height fence with a minimum 20 ft. gate in the cul-de-sac of Merkley Way. The fence design and materials used shall be subject to the approval of the Planning Director and the Fire Marshall. (added by staff 6/16/94)*
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CHAIRPERSON

ATTEST:

  
\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION  
P94-027