

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION

ITEM # 11
JANUARY 27, 2005
PAGE 1

P04-195 – Pinell Street Map

REQUEST: A. Environmental Determination: Exempt, Section 15332;

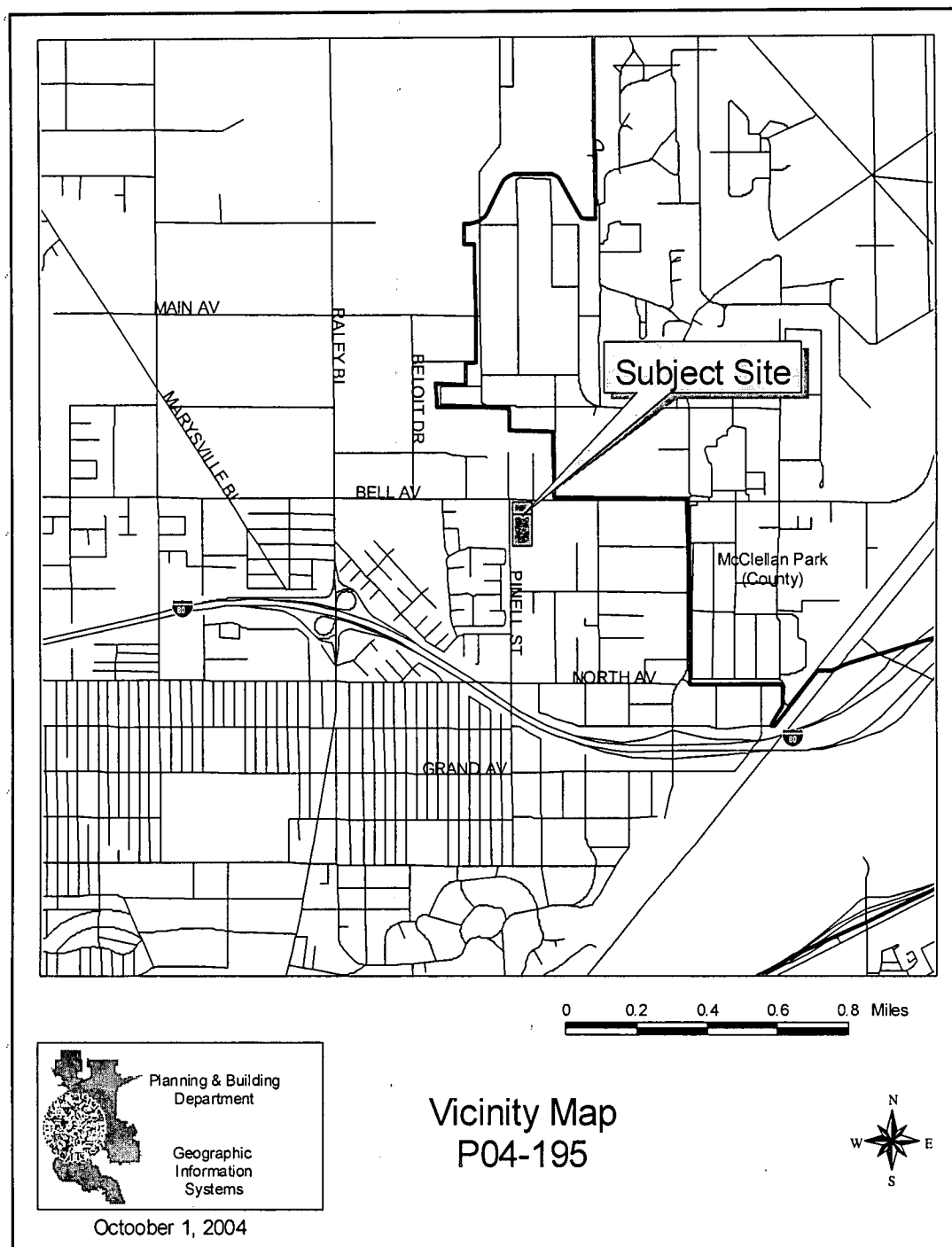
 B. Tentative Map to subdivide two lots totaling 4.26± acres into 13
 lots (12 buildable lots & one common area lot) in the Light
 Industrial (M-1) zone;

LOCATION: 4300 Pinell Street
 APN: 238-0130-001
 Robla School District
 Council District 2

APPLICANT:	Javed Siddiqui JTS Engineering Inc., (916) 441-6708 1808 J Street Sacramento, CA 95814
OWNER:	Bell Pinell Partners LLC, (310) 458-9800 1448 15 th Street, suite 100 Santa Monica, CA 90404
PLANS BY	Javed Siddiqui JTS Engineering Inc., (916) 441-6708 1808 J Street Sacramento, CA 95814
APPLICATION FILED:	October 5, 2004
STAFF CONTACT:	Michael York, (916) 808-8239, myork@cityofsacramento.org

SUMMARY:

Initially, building permits were issued to construct 12 warehouse buildings as a matter of right. The applicant now proposes to subdivide the property into 12 lots, each with a warehouse building and yard area, along with a common area lot. The proposal will subdivide two lots into 13 lots to develop 12 lots with a 5,000± square foot warehouse building on each lot. One lot will be a common area for use by the other lots, which will contain easements for access, parking, and utilities. Staff has no issues with the proposed project. There were no outstanding issues at the time of the report and staff has not received any communication of opposition to this project.



RECOMMENDATION:

Staff recommends **approval of the project, subject to conditions in the attached Notice of Decision**. This recommendation is based on the conclusion that the proposed map will not negatively affect the site since the warehouse buildings are currently under construction and the project provides ownership possibilities to small business owners. The proposed project supports development in the City's new growth areas, promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments. Adequate infrastructure is provided to support the development. The project is consistent with the City's adopted policies for maintaining and strengthening commercial and industrial districts.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
North Sacramento Community Plan Designation:	Industrial
Existing Land Use of Site:	Vacant (warehouses under construction)
Existing Zoning of Site:	Light Industrial (M-1)

Surrounding Land Use and Zoning:

North:	Apartments, Single Family; Standard Single Family (R-1)
South:	Vacant; Light Industrial (M-1)
East:	Three Single Family Units; Light Industrial (M-1)
West:	Elementary School; Light Industrial (M-1)

Setbacks:	Required	Provided
Front: (Bell St)	0'	5'
Side(St): (Pinell St)	N/R	10'
Side(Int):	0'	3'
Rear:	0'	26'

* Setbacks based on the project site as one lot

Property Dimensions:	630' x 300'
Property Area:	4.26± gross acres; 4.26± net acres
Total Square Footage of Buildings:	60,000±sf (12 buildings @ 5,000±sf each)
Height of Buildings:	18 Feet
Exterior Building Materials:	Concrete
Parking Provided:	119
Parking Required:	60(1:1000); no more than 120(1:500)
Topography:	Flat
Street Improvements:	To Be constructed
Utilities:	To Be Constructed

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:

Permit
Final Map
Off-Site Improvements

Agency
Development Engineering, Development Services
Development Engineering, Development Services

BACKGROUND INFORMATION:

On May 12, 2004, the Zoning Administrator approved a Lot Line Merger (Z04-105) to merge two lots into one. The Zoning Administrator approval was granted prior to issuance of building permits to merge the two lots into one. The records do not indicate the certificate of compliance has been completed as of yet merging the two lots into one. However the lot line certificate of compliance is not necessary, should a final map be recorded. On July 13, 2004 building permits were issued to construct 12 warehouse buildings on the project site. The buildings are currently under construction. The applicant is now proposing to subdivide the property so that each warehouse building is located on its own lot and a common area lot to be used for easements.

The project site is located within the McClellan Heights/Parker Homes Plan Area, which requires special permit approval for all proposed non-residential uses located in heavy commercial and industrial zones. The interim ordinance will be in effect until the long-term plan for the McClellan Heights/Parker Homes Plan Area is approved. The interim ordinance became effective July 29, 2004. Building permits for this project site were issued July 13, 2004, 16 days prior to the effective day of the ordinance. Special permit approval is not required for the warehouse buildings.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

1. General Plan

The General Plan designates the site as Heavy Commercial or Warehouse. The project is consistent with the following General Plan policies:

"approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments" (Policy 4, Sec. 1-32).

"Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts" (Goal B, Sec. 4-1).

"Provide adequate land for expansion of existing facilities and opportunities for new warehouse/distribution activities" (Policy 1, Sec. 4-19)

2. North Sacramento Community Plan

The Community Plan designates the site as Industrial. The project is consistent with the following Community Plan policies:

"encourage regional warehousing and distribution facility development in a portion of the West-of-McClellan area" (NSCP, pg 27)

B. Tentative Map

The project site currently consists of two lots totaling, 4.26± acres. The applicant proposes to subdivide the site into 13 lots, one lot being a common area to provide necessary easements for the other 12 lots. The twelve lots to be created are approximately 0.22± acres each and will consist of the warehouse buildings and a small yard area. The buildings, which are currently being constructed, are interior oriented. The common area lot will contain easements for vehicle access, parking, maneuvering, and utilities. The common area lot is oriented in a north/south direction between Lots 1-12 and east/west between Lots 1,2,11, &12. The common area lot will have frontage on both Pinell Street and Bell Avenue where the driveways will be located to provide vehicle access to the site.

Because the buildings are currently under construction, the tentative map is based on where the location of the 12 buildings will be. In order to create an individual lot for each of the 12 buildings the location of the buildings on the ground sets the precedent of how the map is configured. The map as proposed provides a mechanism to supply the interior lots with required infrastructure (water, sewer, drainage, access, parking, etc.) through the common area. Staff supports the proposed design.

The Zoning Administrator has approved the request to merge the two lots into one lot, however the Certificate of Compliance has not yet been recorded. The Certificate of Compliance must be recorded if the map is not finalized. The lot line merger does not have to be finalized if the tentative map is finalized.

D. Site Plan & Building Design/Zoning Requirements

1. Setbacks

Building permits were issued to allow construction of 12 warehouse buildings on one lot. Setbacks were based on the merged lot, therefore based on one lot the proposed project provides building setbacks of 5 feet along the front setback (Bell Avenue), 3 feet along interior side setback (east property line), 26 feet along rear setback (south property line), and 10 feet along street side setback (west property line). The M-1 zone does not require any setbacks if not adjacent to any 'R' or 'OB' zoned property. The building heights of 18' are well below the 75 foot height limit. The proposed warehouse buildings comply with setback and height requirements.

2. Parking/Circulation

The project generates a parking requirement of 60 parking spaces. The 60 parking spaces required for this project is calculated on the 60,000± gross square feet of building area, at a ratio of one parking space per 1,000 square feet & 1:500 square feet maximum. The project does not propose additional office use above the 25% permitted under code.

Therefore parking has been based on the predominate industrial use, which permits a range of 60-120 spaces. The project provides for 119 parking spaces, which is consistent with the Zoning Ordinance requirements.

Access to the site will be provided from driveways off of Bell Avenue and Pinell Street. The project site will most likely generate smaller trucks to the site and not large semi trucks, due to the smaller size warehouse buildings. With the loading & unloading doors on the buildings oriented internally to the project site away from the elementary school to the west, vehicular circulation around the buildings is anticipated to have little impact on the adjacent development.

Based on the City's employment generation rates, this project is anticipated to have 120 employees. Projects which generate over 100 employees, based on occupancy calculations provided in Chapter 17.184 (Transportation Systems Management (TSM) Program) of the City Code, is identified as a major project and is required to submit for review and approval of the Transportation Dept. and Planning Director, a Transportation Management Plan (TMP). The purpose of the TMP is to obtain a 35% trip reduction through the use of alternate commute modes such as bicycling, vanpooling, and public transportation. Incentives built into a development such as vanpooling, bicycle lockers, showers, and proximity to public transportation encourage employees to use alternate commute modes, thereby reducing traffic congestion and improving air quality. Therefore, prior to issuance of an occupancy permit the applicant is required to submit a (TMP) to Ed Cox of the Transportation Dept. for review and approval, per city code.

3. Landscaping

Though a landscape plan was not submitted, the project is required to provide parking lot tree shading that will ensure that 15 years after the parking lot is established the parking lot will be 50% shaded. The project provides for a number of six foot wide planters dispersed throughout the parking and maneuvering area that should calculate out to around 50% shaded. Prior to issuance of building permits Plan Check confirmed the 50% shading requirement was being met.

The M-1 zone does not require front or street side setbacks. However, a five foot setback along Bell Avenue and 10 foot setback along Pinell Street have been provided for additional landscaping. The landscape plan is on file under the building permit.

4. Masonry Wall

The Zoning Ordinance requires non-residential development projects to place a six foot masonry wall along property lines which abut a residential use or zone. For this project site a residential use exists on the adjacent property to the east. Therefore, a six foot masonry wall is required along the east property line. Because the warehouses are currently under construction, the project will be conditioned that prior to issuance of occupancy permits or final map a six foot masonry shall be provided along the east property line.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332)

B. Public/Neighborhood/Business Association Comments

The project was routed to the Robla Park Community Association, the Pinedale Neighborhood Association, and the Pinedale Park Neighborhood Association. Response cards were received from the Robla Park Community Association and the Pinedale Park Neighborhood Association. The Pinedale Park Neighborhood Association had no comments, the Robla Park Community Association is concerned about traffic at the intersection of Pinell Street and Bell Avenue. Robla Park Community Association is concerned with the conflict of traffic from the construction site and the school across the street and thinks a traffic signal should be considered at the intersection. The Development Engineering & Finance Division has reviewed the subject project and has found that the additional vehicle trips generated by the proposed project do not warrant placement of a traffic signal. However, current traffic volumes due to existing development may be such that the level of service of this intersection needs further analysis to determine if any mitigation is required. It is suggested that the community representatives contact the City's Department of Transportation at 808-5307 to inquire about ongoing programs for existing streets & mitigations, such as the Neighborhood Traffic Monitoring Program (NTMP) or the Transportation Programming Guide.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments received have been incorporated as conditions of approval for the project.

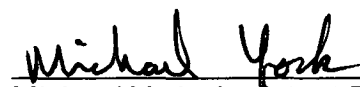
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:


- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide two lots totaling 4.26± acres into 13 lots (12 buildable lots & one common area lot) in the Light Industrial (M-1) zone;

Report Prepared By,



Michael York, Assistant Planner

Report Reviewed By,



Jeanne Corcoran, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Land Use & Zoning Map

**ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT
FOR PINELL STREET MAP, LOCATED AT 4300 PINELL STREET
SACRAMENTO, CALIFORNIA
IN THE LIGHT INDUSTRIAL (M-1) ZONE.
(P04-195) (APN: 238-0130-001, -002)**

At the regular meeting of January 27, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt, Section 15332, and;**
- B. Approved the Tentative Map to subdivide two lots totaling 4.26± acres into 13 lots (12 buildable lots & one common area lot in the Light Industrial (M-1) zone;**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15332 of the CEQA Guidelines.
- B. Tentative Map to subdivide two lots totaling 4.26± acres into 13 lots (12 buildable lots & one common area lot) in the Light Industrial (M-1) zone: The Tentative Map is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Section 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15 du/na);
 - 3. 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 Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide two lots totaling 4.26± acres into 13 lots (12 buildable lots & one common area lot) in the Light Industrial (M-1) zone is hereby approved subject to the following conditions of approval:

Planning

- B1. Prior to issuance of occupancy permits a six foot masonry wall shall be constructed along the east property line.

Development Engineering

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P04-195). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City approved improvement agreement may be considered satisfied at the discretion of the Development Engineering and Finance Division:

- B2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B3. Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, & 12 and reserved from Parcel 13, at no cost, at the time of sale or other conveyance of either parcel;
- B4. Show all continuing and proposed/required easements on the Parcel Map;
- B5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition;
- B6. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division;

- B7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code, if not already in place. All improvements shall be constructed in accordance with the approved Improvement Plans on file with the City, known as "Offsite Improvement Plans for Street Frontage Improvements – 4300 Pinell Street", file # B03-94. All improvements shall be constructed to the satisfaction of the Development Engineering & Finance Division
- B8. Dedicate a 5-foot public utility easement for overhead and underground facilities and appurtenances adjacent to Bell Street, except where buildings and structures are located.
- B9. Dedicate a 5-foot public utility easement for underground facilities and appurtenances adjacent to Pinell Street, except where buildings and structures are located.
- B10. Dedicate Parcel 13 the common area as a public utility easement for underground facilities and appurtenances.
- B11. Show this statement on the final recorded map:
"The owner/developer must disclose to future/potential owners the existing 69kV electrical facilities."

Utilities

- B12. Provide standard subdivision improvements per Section 16.48.110 of the City Code.
- B13. The applicant shall enter into and record and Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map:

"THE PARCELS CREATED BY THIS MAP SHALL BE DEVELOPED IN ACCORDANCE WITH RECORDED AGREEMENT FOR CONVEYANCE OF EASEMENTS # (BOOK __, PAGE __)."
- B14. Provide separate metered domestic water services to each parcel.
- B15. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B16. Each parcel shall have a separate, metered irrigation service; provided that an owner or entity possessing an easement or other property right authorizing a common irrigation service for multiple parcels may request a

common irrigation service for such parcels, and the DOU may, in its sole discretion, approve a Utility Service Agreement to provide a common irrigation service, on such terms and conditions as may be determined by the DOU.

- B17. The owner(s) of the common parcel shall enter into an agreement authorizing one owner or an association of owners to obtain and pay for water and drainage services for the common parcel, and such owner or association of owners shall enter into a separate agreement with the City to receive such utility services for the common parcel at points of service designated by the Department of Utilities (for example, the private water system serving the common lot shall connect to the City's water system at the points of service). Such separate agreement with the City shall provide for payment of all charges for the water and drainage services provided to the common parcel, shall authorize discontinuance of utility services to the common parcel in the event that all or any portion of such charges are not paid when and as required, shall require compliance with all relevant utility billing and maintenance requirements of the City, and shall be in a form approved by the City Attorney.
- B18. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities.

Advisory Notes

1. City Code 13.04.570 requires that no fire service shall be installed across any parcel other than the parcel to which the service is being furnished, provided that the fire chief may, in his or her discretion, authorize a fire service line that serves more than one parcel, upon the recording of an agreement, in a form approved by the city, that fully provides for the operation, maintenance and repair of the line, and grants a permanent easement for these purposes, at no cost or liability to the city.
2. SMUD has an existing 69kV overhead power lines on Bell Street.
3. The Tentative Map shall expire on January 27, 2007, unless a Final Map is recorded prior to this date. A request to extend the Tentative Map for up to three (3) years must be submitted 30 days prior to expiration of the Tentative Map.
4. Prior to issuance of occupancy permit a final map (P04-195) shall be recorded or a certificate of compliance for the lot line merger (Z04-105) shall be recorded.
5. Prior to issuance of occupancy permit a Transportation Systems Management Program shall be received and approved by the City of Sacramento (Ed Cox).
6. Prior to issuance of occupancy permit a statement of recycling shall be submitted and approved by the City of Sacramento Solid Waste Manager.


CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

1/27/05
DATE (P04-195)

Exhibit 1A Tentative Map

[illegible]

Engineering Consultants

Attachment 3 – Land Use & Zoning Map

