



CITY OF SACRAMENTO

14

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

November 5, 1982

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

Honorable Members in Session:

NOV 10 1982

SUBJECT: 1. Environmental Determination; and
2. Tentative Map (P82-179)

OFFICE OF THE
CITY CLERK

LOCATION: 3910 Florin-Perkins Road

SUMMARY

This is a request to divide a 57+ acre site into 12 industrial parcels. The purpose of the division is to allow future development of each individual site. The Planning Commission also approved a variance request to allow an existing building to encroach into a future front yard setback area.

BACKGROUND INFORMATION

The subject site is located in an area that is zoned M-2-S and is primarily developed with industrial uses. The developer is proposing to construct a public street through the center of the site and create 12 lots that will front on the future street.

There was no objection to the request. The project is compatible to the surrounding area and is consistent with the 1974 General Plan.

A 345,600 sq. ft. warehouse structure is located at the northwest corner of the site. The proposed street alignment will place the existing building approximately ten feet from the future right-of-way. Staff and Commission had no objection to this because the proposed roadway alignment appears to be the most feasible way of providing access to the rear portion of the site. The Commission, therefore, approved the variance to allow the substandard setback.

VOTE OF PLANNING COMMISSION

On October 14, 1982, the Planning Commission, by a vote of five ayes and four absent, recommended approval of the request.

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City Council

-2-

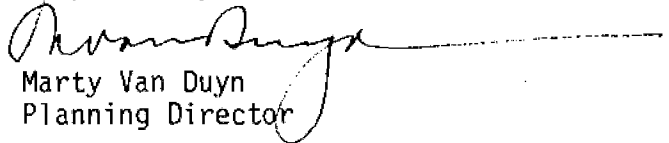
November 5, 1982

RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the project by:

1. Ratifying the Negative Declaration;
2. Adopting the attached resolution adopting findings of fact and approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:cp
Attachments
P82-179

November 16, 1982
District No. 6

RESOLUTION No. 82-791

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING
A TENTATIVE MAP FOR FLORIN-PERKINS INDUSTRIAL PARK

APPROVED
BY THE CITY COUNCIL

(P-82-179)(APN: 061-140-09,16,17,20 & 21)

NOV 16 1982

OFFICE OF THE
CITY CLERK

WHEREAS, the City Council, on _____, held a public hearing on the request for approval of a tentative map for Florin-Perkins Industrial Park located at 3910 Florin-Perkins Road;

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 will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

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

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

WHEREAS, the City Council 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 COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.
3. 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, which is a Specific Plan of the City. Both the City General Plan and the College Greens Community Plan designate the subject site for industrial use(s).

4. 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.
5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.
6. 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. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code, (including a 12½ foot PUE on the street frontage);
 - b. 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;
 - c. Provide an agreement with the Central California Traction Railroad and Public Utilities Commission permit for street crossing of the railroad tracks;
 - d. Prepare a right-of-way study for the proposed City roadway, subject to the review and approval of the City engineers;
 - e. Dedicate right-of-way as determined by the study; may require off-site dedications and improvements;
 - f. 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.

MAYOR

ATTEST:

CITY CLERK

P82-179

CITY PLANNING COMMISSION

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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.

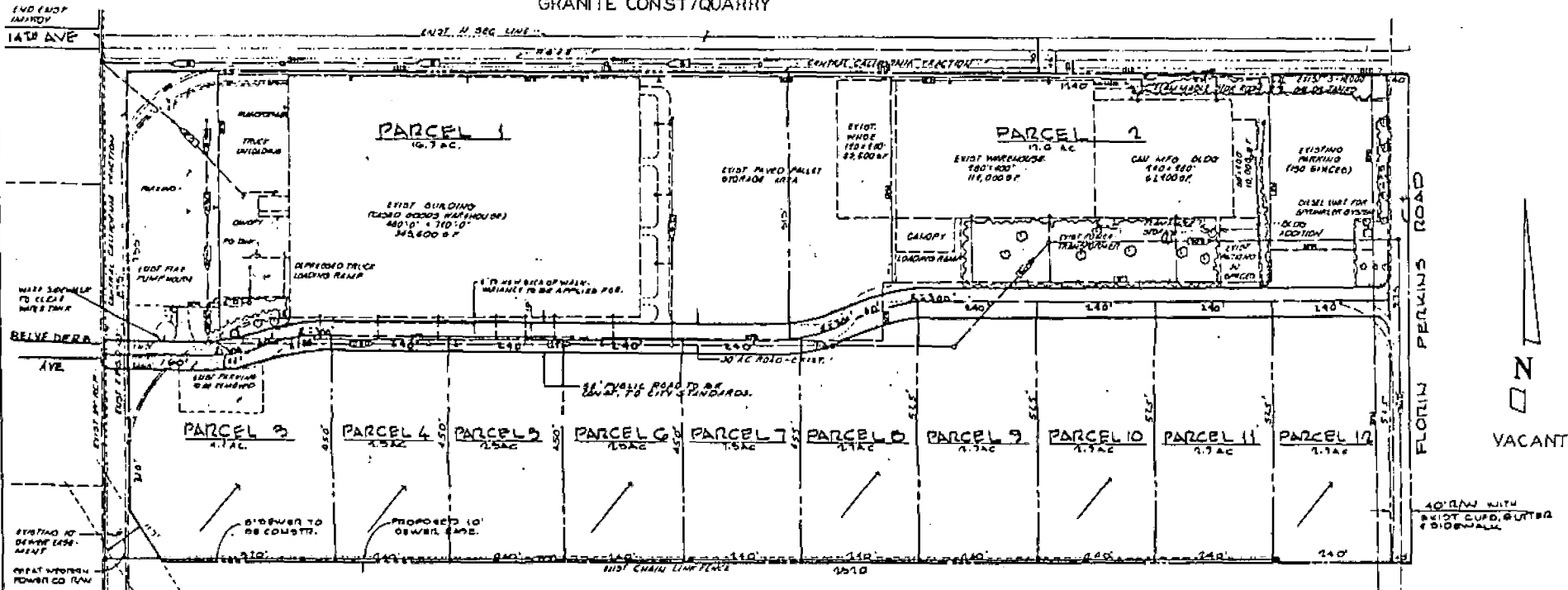
P82-179

10-14-82

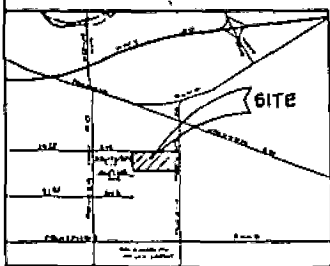
TENTATIVE MAP FOR FLORIN PERKINS INDUSTRIAL PARCEL MAP

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

GRANITE CONST/QUARRY



SAFeway DIST WHSE



LOCATION MAP

DESCRIPTION:
PORTION OF NE 1/4, SECTION 23, T. 8 N., R. 5 E., M.D.B. & M.
ALAMOSA PARCEL NO. 1
DIST. 140-00, 18, 17, 19 & 21

AREA:
11.7 ACRES

OWNER:
FLORIN PERKINS & SONS
1718 FLORIN PERKINS ROAD
SACRAMENTO, CA 95825
(916) 381-2100

DEVELOPER:
JACK RICHIE & SON
1500 MARSHALL AVENUE
SACRAMENTO, CA 95825
(916) 381-1811

ENGINEER:
R. H. CONSULTING ENGINEERS
1400 BELLEVUE LANE, SUITE 6
SACRAMENTO, CA 95825

REMARKS:
EXISTING: M.E.S. INDUSTRIAL LIGHT
PROPOSED: M.E.S. INDUSTRIAL LIGHT

LEGAL:
11.7 ACRES
PRESENTLY A CITY OF SACRAMENTO
INDUSTRIAL ZONING DISTRICT
IN COUNTY OF SACRAMENTO
CITY DISTRICT:
FLORIN PARK DISTRICT
NO. OF PARCELS:
12 PARCELS

LEGEND:

- EXISTING OBSTACLES
- EXISTING PINE TREE
- EXISTING LANDSCAPE AREA

P.82.179

TENTATIVE MAP FOR
FLORIN PERKINS INDUSTRIAL PARCEL MAP
CITY OF SACRAMENTO,
CALIFORNIA



R. H. CONSULTING ENGINEERS
1400 BELLEVUE LANE, SUITE 6
SACRAMENTO, CALIFORNIA 95825

OWNER BY: <i>R.H.</i>	DATE: <i>10/14/82</i>
DESIGNED BY: <i>J.H.</i>	CHECKED BY: <i>R.H.</i>
DRAWN BY: <i>R.H.</i>	APPROVED BY: <i>R.H.</i>

FILE NO
1612-01
1/1

14

No. 7

November 17, 1982

G. W. Consulting ENgineers
2400 Glendale Lane, Suite 6
Sacramento, CA

Dear Gentlemen:

On November 16, 1982, the Sacramento City Council took the following action(s) for property located 3910 Florin-Perkins Road (P-82179):

Adopted a Resolution adopting findings of Fact and approving a Tentative Map to divide 58± acres into M-2(S) zone

Enclosed, for your records, is a fully certified copy of above referenced resolution.

Sincerely,

Lorraine Magana
City Clerk

LM/mm/
Enclosure

cc: Planning Department