

P03-053 – Osage Tentative Map

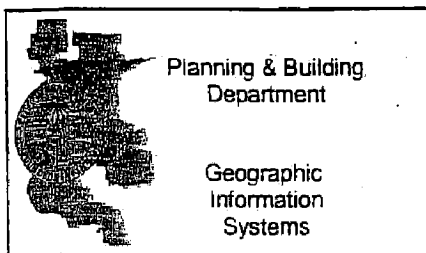
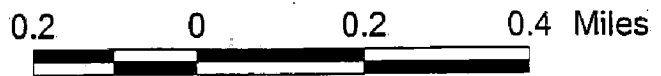
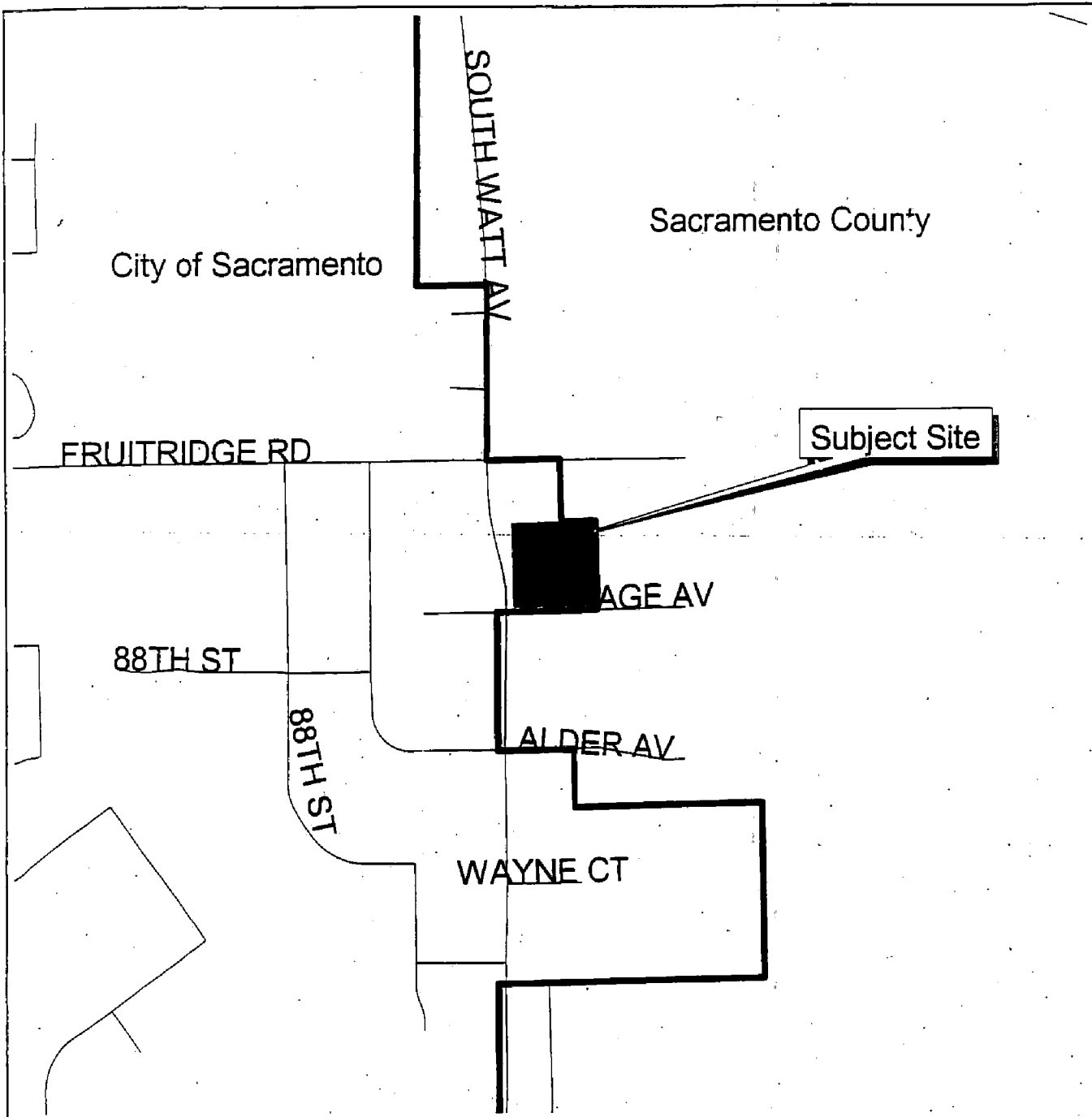
- REQUEST:
- A. Environmental Determination: Mitigated Negative Declaration
 - B. Mitigation Monitoring Plan
 - C. Tentative Parcel Map to divide 10.0± acres into 6 parcels in the Heavy Industrial Review (M-2S-R) zone.

LOCATION: Northeast Corner of Osage Avenue and South Watt Avenue
APN: 062-0030-012
South Sacramento Community Plan Area
Council District 6

APPLICANT/OWNER:	Philip D. Oates (Troy Estacio) Buzz Oats Construction, (916) 381-3600 8615 Elder Creek Road Sacramento, CA 95828
APPLICATION FILED:	May 8, 2003
APPLICATION COMPLETED:	July 1, 2003
STAFF CONTACT:	Ellen Marshall, (916) 808-5851

SUMMARY:

The applicant is proposing to subdivide one parcel approximately 10.0 acres in size into 6 lots in the M-2S-R zone. There is one outstanding item associated with this application. The residents to the south of the project site have indicated that they oppose the project and have requested the access road be relocated to take access from South Watt Avenue, instead of Osage Avenue and a block wall be constructed around the project site. The Planning Commission continued the item, at the applicant's request, from the December 11, 2003 meeting to the February 12, 2004 meeting, to give the applicant and the neighbors the opportunity to resolve the issues. The issues have not been resolved.



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RECOMMENDATION:

Staff recommends approval subject to conditions. The recommended approval is based on the project's consistency with the General Plan, the South Sacramento Community Plan, and compliance with Zoning Ordinance requirements.

PROJECT INFORMATION:

General Plan Designation:	Industrial
Community Plan Designation:	Industrial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Heavy Industrial Review (M-2S-R)

Surrounding Land Use and Zoning:

North: Industrial, M-2-SPD
 South: Existing Single Family Homes, County
 East: Existing Single Family Homes, County
 West: Industrial, M-2S

Property Dimensions:	660' x 660'
Property Area:	10.0± gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

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	Department of Public Works, Development Services Division

BACKGROUND INFORMATION:

The subject site consists of one parcel totaling 10.0± acres in size. The site is located at the northeast corner of Osage Avenue and South Watt Avenue. An application to develop a 27,000 square foot Hertz Equipment Rental Facility (P99-157) was submitted to the City in 1999, but was subsequently withdrawn and never approved. The site is currently vacant. The applicant is now requesting to subdivide the parcel into 6 lots for industrial users.

As previously stated, the item was continued from the December 11, 2003 Planning Commission hearing to give the applicant and the neighbors the opportunity to resolve the neighbor's concerns with the project. The applicant, neighbors, and Public Works met to discuss the project immediately after the December 11th meeting. The applicant was going to explore the ability to relocate the driveway and have a follow-up meeting with the neighbors.

The applicant met with the neighbors in late December and showed them a revised plan with Road A moved slightly to the east so that the centerline of the road would line up with the property line of the parcels across the street. The applicant felt that the relocation of the driveway was the only feasible change to the project design. After the meeting, Staff spoke with Sharon Fortner, a resident to the south, to determine if any resolution had been made. According to Ms. Fortner, the residents are still opposed to the project and stand behind the letter submitted to the City dated November 21, 2003. Also, Ms. Fortner indicated that the neighbors wanted to pursue option of access to the site off of South Watt Avenue.

Subsequently, the applicant and Public Works met the County Public Works to discuss the possibility of accessing the site off of South Watt Avenue instead of Osage Avenue. At the meeting, County Staff stated that they would not recommend access off of South Watt Avenue. Further, if a road were to be proposed, it would have to be located near the northern property line based on City standards. The project site does not have frontage on South Watt Avenue at this location. The property owner would have to purchase this property from the County and the County Board of Supervisors would have to approve this transaction.

County Staff noted that even if access were taken off of South Watt Avenue, it would not alleviate traffic problems on Osage Avenue. The road off of South Watt Avenue would be restricted to right in/right out only because South Watt Avenue is slated to be a 6-lane arterial. The turning restrictions would result in the following traffic patterns for vehicles traveling to the Osage project site:

- South on South Watt Avenue – Left on Fruitridge Road, Right on Hedge, Right on Osage Avenue, Right on South Watt Avenue, Right into the site; or,
- South on South Watt Avenue – Left on Osage Avenue, U-turn on Osage Avenue, Right on South Watt – Right into the site.

It is unlikely, although possible, that truck traffic would continue south on South Watt Avenue and make a u-turn at Elder Creek Road. This would be a longer route and require a u-turn at an unsignalized intersection. For these reasons, staff continues to recommend that access to the site be from Osage Avenue as revised by the applicant in December.

The County did state that signal lights are to be installed at the intersection of Elder Creek Road and South Watt Avenue and the intersection of Fruitridge Road and South Watt Avenue in the near future, which should improve the current traffic situation on Osage Avenue. The applicant is responsible for paying their fair share of the traffic signals.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan (SGPU) designates the project site for Industrial land use and the 1986 South Sacramento Community Plan (SSCP) designates the site for Industrial land use. The proposed project will contain industrial uses and is therefore consistent with both the SGPU and SSCP land use designations. The project is also consistent

with goals and policies in both the General Plan and South Sacramento Community Plan.

The Tentative Map to create individual parcels for industrial development is consistent with in General Plan in that it:

- maintains and strengthen Sacramento's role as a major west coast warehousing/distribution center (sec. 4-18, goal a);
- provides adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities (sec. 4-19, policy 1); and
- assists private interests to maintain and strengthen the competitive advantages of Sacramento's warehousing/distribution industry (sec. 4-19, policy 2).

The proposed project is consistent with the South Sacramento Community Plan goal of ensuring industrial uses will have minimal adverse impacts on other types of land uses and concentrating new industrial uses in the South Watt area.

Staff supports the project because it is consistent with the General Plan and South Sacramento Community Plan goals and policies listed above. Since the Tentative Map will not change the land use of the previously approved project, there are no land use compatibility issues.

B. Tentative Map Design

The subject site currently consists of one 10.0± acre parcel. The applicant proposes to subdivide the site into 6 parcels. The parcels range from 1.0± acres in size to 2.0± acres. The parcels are adequately sized to ensure the feasibility of future industrial development. Access to the parcels is through a court off of Osage Avenue which bisects the site.

C. Site Plan/Zoning Requirements

Development within the M-2S-R zone requires approval by the Planning Commission. Each development within the subject site will be required to meet land use, setbacks, landscaping, parking, and shading per the City's Zoning Ordinance requirements. Any temporary or permanent signage placed on the properties shall comply with the City's Sign Ordinance. Sign permits must be obtained prior to placing signage on the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address air quality, biological resources, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

During the public review period of November 6, 2003, to November 25, 2003 on the draft Initial Study, proposed Negative Declaration, three comment letters were received. Issues raised in the letters consist of traffic, noise, and aesthetics. The proposed project consists of subdividing one parcel into 6 lots. Any future development will require additional entitlement(s) and project specific CEQA analysis. Additionally, future development of the site will be required, per City Code to construct a masonry wall separating the industrial uses and the existing adjacent residential uses where such uses directly abut the site's property line. The three comment letters are attached (Attachment 3) for Planning Commission information.

B. Public/Neighborhood/Business Association Comments

The project was routed to Southeast Area Neighborhood Association, Power Inn Business and Transportation Association, and Army Depot Redevelopment Area. No comments were received from the neighborhood associations regarding this project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Any comments provided have been included as conditions of approval.

D. Subdivision Review Committee Recommendation

On November 19, 2003, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions of approval in the attached Notice of Decision.

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

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

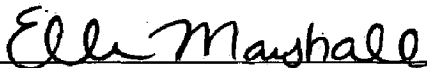
- A. Adopt the attached Notice of Decision and Findings of Fact ratifying the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the

Mitigation Monitoring Plan;

- C. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) Approving the Tentative Map to subdivide 10.0+ acres into 6 parcels in the Heavy Industrial Review (M-2S-R) zone.

Report Prepared By,

Report Reviewed By,



Ellen Marshall, Associate Planner

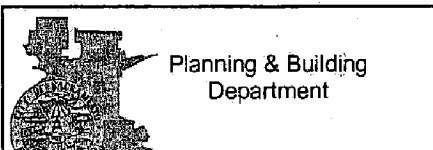
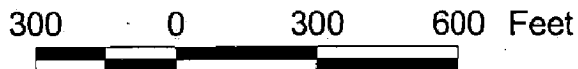
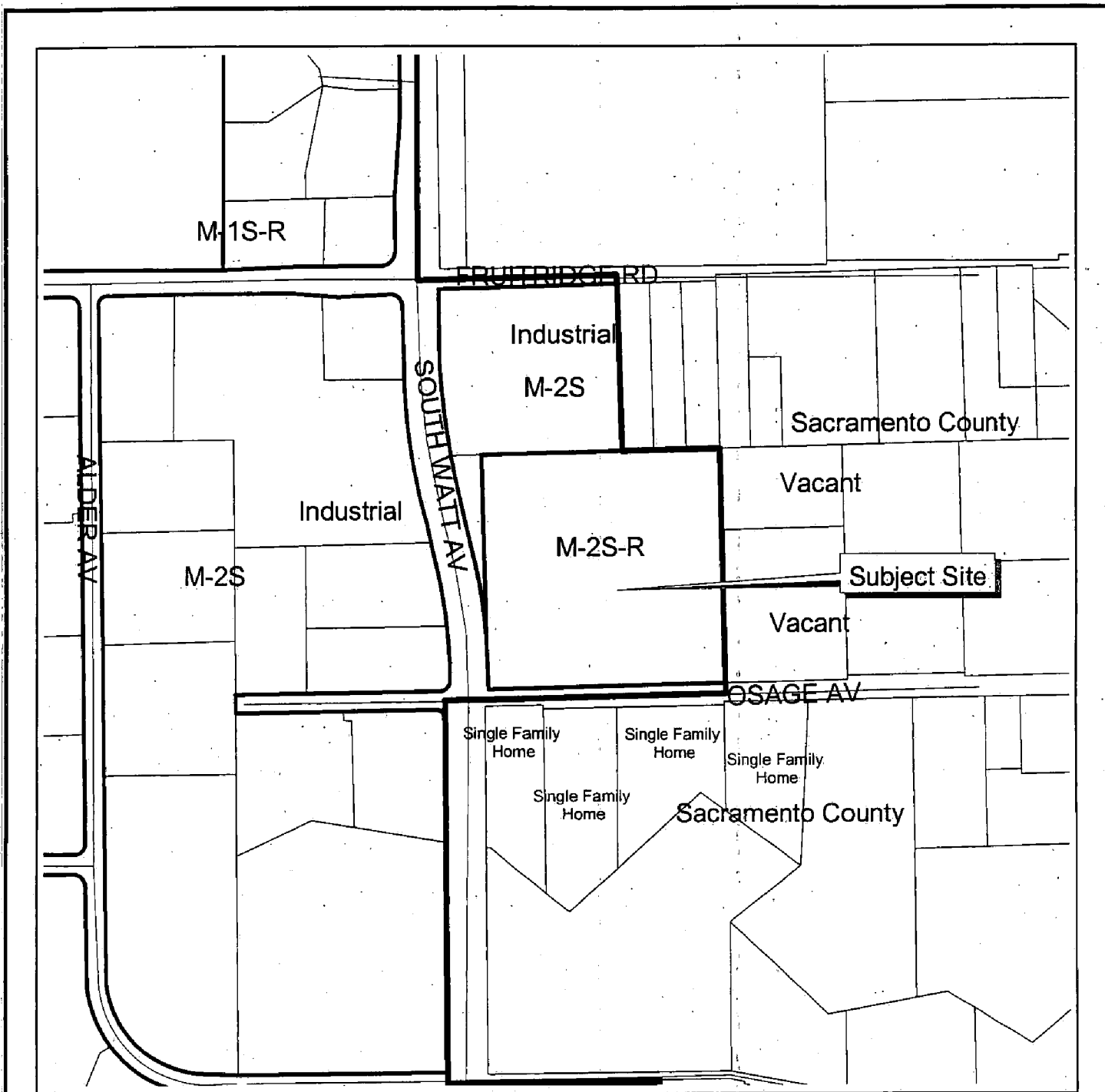


Thomas S. Pace, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Mitigation Monitoring Plan
Exhibit 1B	Tentative Map
Attachment 2	Land Use & Zoning Map
Attachment 3	Negative Declaration Comment Letters

Attachment 2 - Land Use and Zoning Map



Planning & Building
Department

Land Use & Zoning

P03-053



FEBRUARY 12, 2004

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Attachment 3 – Negative Declaration Comment Letters

NOV 24 2003

Sharon R. Rogers Fortner
8980 Osage Avenue
Sacramento, CA 95829

November 21, 2003

Scott Johnson, Assistant Planner
City of Sacramento,
Department of Planning and Building
12311 Street, Room 300
Sacramento, CA 95814

Dear Mr. Johnson:

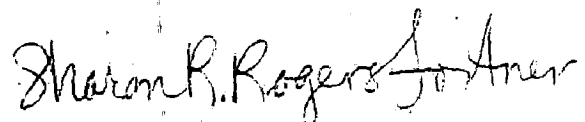
I have been a resident of this community since 1955, and at this address for over 20 years. The thought of the proposed subdividing of 10+ acres into 6 lots on parcel #062-0030-012 at the Northeast corner of Osage Avenue and South Watt Avenue causes me to shudder with apprehension, and I oppose the tentative subdivision.

Osage Avenue already is over-used as a shortcut for commuters. This small rural residential street was not designed for such heavy traffic, and the quality of the road has been compromised. If the application to subdivide is approved, it would only make sense for the traffic entrances and exits to face South Watt Avenue.

My family enjoys the rural beauty here, and the proposed project would negatively affect our standard of living, aesthetically and psychologically speaking. Also, such developments are often followed by an increase of crime in the area. If the application to subdivide is approved, it would only make sense for there to be a solid retaining wall of at least a height that would prevent people from being able to climb over, protect the residential neighbors from having to view the lots, and be composed of a substance that would block sound from reaching the adjacent neighborhood.

It is my fervent hope that the application will be denied.

Sincerely,



Sharon R. Rogers Fortner

November 22, 2003

Mr. Scott Johnson, Assistant Planner
City of Sacramento
Department of Planning and Building
1231 "I" Street, Room 300
Sacramento, CA 95814

RE: tentative subdivision map of the Northeast corner of Osage Avenue and South Watt Avenue, Sacramento County (APN: 062-0030-012).

Dear Mr. Johnson:

This letter is being written regarding the application to subdivide 10 acres into 6 lots within the Heavy Industrial Review Zone, on the Northeast corner of Osage Avenue and South Watt Avenue. We will not support anything other than a decorative fence or solid wall, separating us from these lots. Most of us have lived on Osage Avenue for over 25 years. We have lived in a quiet and scenic neighborhood. With this project, that will all change. Those of us who live directly across from these lots, will be forced to see the constant movement of traffic, and large equipment from our front windows. A decorative fence, or solid wall, will hopefully create a somewhat acceptable view.

Additionally, we are concerned about the traffic, and the noise level this project will bring to our neighborhood. This is where we live. We do not want to wake up every morning to the sound of large equipment and traffic. We would like to see all entrances and exits, on South Watt Avenue. We do not want the continuous traffic, or the noise this project will bring, if they are allowed to use Osage Avenue as their thoroughfare. All entrances and exits should be on South Watt Avenue, since most of their traffic is going to end up there anyway. This would make a big difference for our neighborhood.

Sincerely,

The Residents of Osage Avenue

Glenn & Jill Rogers
8970 Osage Avenue

Matt Cooper
9010 Osage Ave.

Bill Roberts
8937 Osage Ave

Marka Halperin
9038 Osage Ave

Jacqueline Mitchell
9042 Osage Ave

Janice Mack
9060 Osage Ave

Wayne Hatchcock
8960 Osage Ave

Sharon Rogers Fortner
8980 Osage Ave

NOV 24 2003

Fleurette C. Rogers
8905 Alder Avenue
Sacramento, CA 95826

November 20, 2003

Scott Johnson, Assistant Planner
City of Sacramento,
Department of Planning and Building
1231 I Street, Room 300
Sacramento, CA 95814

Dear Mr. Johnson:

My family and I have lived in this community for 48 years.

I am writing regarding the tentative subdivision map of the Northeast corner of Osage Avenue and South Watt Avenue, subdividing 10+ acres into 6 lots. Our streets out here are not wide enough for more traffic. Many people turn onto Osage Avenue eastward from South Watt Avenue traveling to Hedge Avenue to get away from the heavy traffic on South Watt Avenue. There are no traffic lights at the intersections with South Watt Avenue at Fruitridge Road or Elder Creek Road. Traffic is bumper to bumper for half a mile or more, both ways on South Watt Avenue, especially during commute time.

Osage Avenue is in no condition to take more traffic. The people on that street say they are tired of seeing trucks and other vehicles whiz by their houses to get onto heavily trafficked Hedge Avenue, especially during commute time. South Watt Avenue must be widened and stoplights installed at Fruitridge Road and Elder Creek Road before more traffic is encouraged to travel over them.

Sincerely,

Ms. Fleurette Rogers
Fleurette C. Rogers