



CITY OF SACRAMENTO

32

CITY PLANNING DEPARTMENT
827 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5804

MARTY VAN DUYN
PLANNING DIRECTOR

October 28, 1981

City Council
Sacramento, California

APPROVED
BY THE CITY COUNCIL

NOV 10 1981

*referred
CPC*

Honorable Members in Session:

- SUBJECT:
1. Environmental Impact Determination
 2. Appeal of the City Planning Commission's denial of:
 - a. Amendment of the 1974 General Plan from Residential to Industrial;
 - b. Amendment of the Robla Community Plan from Light Density Residential and Multiple Family Residential to Heavy Commercial or Industrial;
 - c. Rezoning from A to M-1
 3. Request for Subdivision Modification to waive standard street improvements
 4. Tentative Map (P-9526)

OFFICE OF THE
CITY CLERK

LOCATION: Northeast corner of Main Avenue and Kelton Way

SUMMARY

This is a request for entitlements necessary to allow development of a future industrial complex on a 55.5 acre vacant site. The Planning Commission denied the General Plan and Community Plan Amendment and rezoning request and recommended approval of the tentative map to combine the site into a single parcel subject to conditions. The applicant subsequently appealed the Planning Commission's decision on the plan amendments and rezoning request.

BACKGROUND INFORMATION

The subject site is located in an area that presently is being developed for industrial and residential land uses. The City Council has previously approved residential developments to the south and east, and rezoned properties for industrial development to the west. To date, most of the industrial properties to the west have not been developed. Also, there are several vacant parcels along Pell Circle that are currently vacant.

APPROVED
BY THE CITY COUNCIL

NOV 4 1981

OFFICE OF THE
CITY CLERK

*Cont to
11-10-81*

The site is part of a larger parcel that was proposed for rezoning to M-2 in 1978. At that time the City Council approved only a portion of the 98+ acre parcel. Specifically, the portion from Kelton Avenue to the railroad tracks consisting of 43+ acres. The applicant is again requesting rezoning of the site; however, no specific development plans are available at this time.

Both the staff and the Planning Commission had a concern regarding the rezoning of additional properties for industrial uses. There are roughly 150 acres available for industrial uses in the general area. This includes land along Pell Circle, Norwood Tech Industrial Park, Hansen Industrial Park (adjacent site), and on the west side of McClellan Air Force Base. Additional properties are not necessary until the existing vacant properties are developed.

Another concern regarding industrial zoning for this site is that the Council recently approved a combination patio home/single family development on the adjacent property to the east. The development of this site for industrial uses would encourage industrial zoning for the adjacent site to the east. This would result in strip industrial. Kelton Avenue appears to be a logical point to end industrial development because it would provide a buffer to adjacent residential.

Several Commissioners indicated a reluctance to approve any industrial zoning without specific development plans.

In regard to the tentative map request, there was no objection to combining the site into a single parcel.

In reference to the subdivision modification to waive street improvements, the applicant is proposing to not install street improvements along Main Avenue and Kelton Way. The staff is recommending against this request because improvements are necessary in an area that is under development. Also, there is drainage in the area to accommodate the street improvements.

VOTE OF PLANNING COMMISSION

On October 8, 1981 the Planning Commission, by a vote of seven ayes, one absent, recommended approval of the tentative map and denial of the plan amendments, rezoning and subdivision modification to waive improvements.

RECOMMENDATION

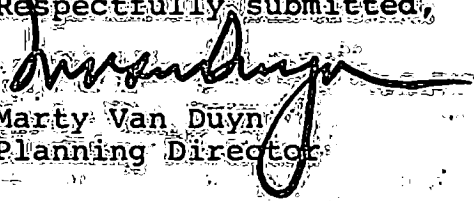
The staff and Planning Commission recommend that the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Denial of the appeal of the plan amendments and Rezoning requests;

October 28, 1981

3. Denial of the Subdivision Modification to waive street improvements based on Findings of Fact due November 17, 1981; and
4. Adopt the attached Resolution adopting Findings of Fact, approving the Tentative Map with conditions.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:HY:bw
Attachments
P-9526

November 4, 1981
District No. 2

RESOLUTION No.

Adopted by The Sacramento City Council on date of

NOVEMBER 4, 1981

**A RESOLUTION ADOPTING FINDINGS OF FACT, APPROVING
A REQUEST FOR TENTATIVE MAP FOR PROPERTY LOCATED
AT THE NORTHEAST CORNER OF MAIN AVENUE AND KELTON
WAY (APN: 226-070-23, 24, 56) (P-9526)**

WHEREAS, the Planning Commission has submitted to the City Council its report and recommendations concerning the request for a Tentative Map for property located at the northeast corner of Main Avenue and Kelton Way

(hereinafter referred to as the proposed subdivision).

WHEREAS, the Council of the City of Sacramento, based on testimony submitted at public hearing(s) conducted on November 4, 1981, hereby finds and determines as follows:

- A. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan and the Robla Community Plan in that both plans designate the subject site for residential uses. Also, any required improvements are to be designed and constructed within the provisions of the Subdivision Regulations which, by Section 40.102 of said regulations, is designated as a Specific Plan of the City of Sacramento.**
- B. The site is physically suitable for the type and proposed density of development in that the subject site is flat with no significant erosional, soil expansion, or other similar problems.**
- C. The design of the subdivision or proposed improvements are not likely to cause substantial environmental damage, and will not substantially and avoidably injure fish or wildlife or their habitat. The proposed project has been reviewed and assessed by the Environmental Coordinator, who has filed a Negative Declaration with the City Clerk. By virtue of the Negative Declaration, the proposed project will not cause individual or cumulative adverse effects on the natural and social-physical environment nor substantially and avoidably injure fish, wildlife, or their habitat.**
- D. The design of the subdivision or the type of improvements are not likely to cause serious public health problems in that community water and sewer systems exist at the site. The site is not within an established floodplain or over a known seismic fault.**

- E. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public for access through, or use of, the property within the proposed subdivision, in that there are no access easements for use by the public at large on the subject site.
- F. The discharge of waste from the proposed subdivision into the community sewer system servicing the proposed subdivision will not result in or add to a violation of the waste discharge requirements applicable to said sewer system which were prescribed by the California Regional Water Quality Control Board, Central Valley Region, in that the existing City of Sacramento treatment plants have a design capacity of 75 mgd and that actual treated discharge averages 56 mgd. The discharge from the proposed project will not create a condition exceeding the design capacity.
- G. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the proposed subdivision, taking into consideration the local climate, the contour and configuration of the parcel to be divided, and such other design and improvement requirements applicable to the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Sacramento as follows:

- A. The Negative Declaration be ratified;
- B. The Tentative Map be approved subject to the following conditions:
 - 1. The applicant shall provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map.
 - 2. The applicant shall dedicate Kelton Way to a 45-foot half-section and Main Avenue to a 60-foot half-section prior to filing the final map.
 - 3. A slope easement and right-of-way study shall be prepared for Kelton Way prior to filing the final map.

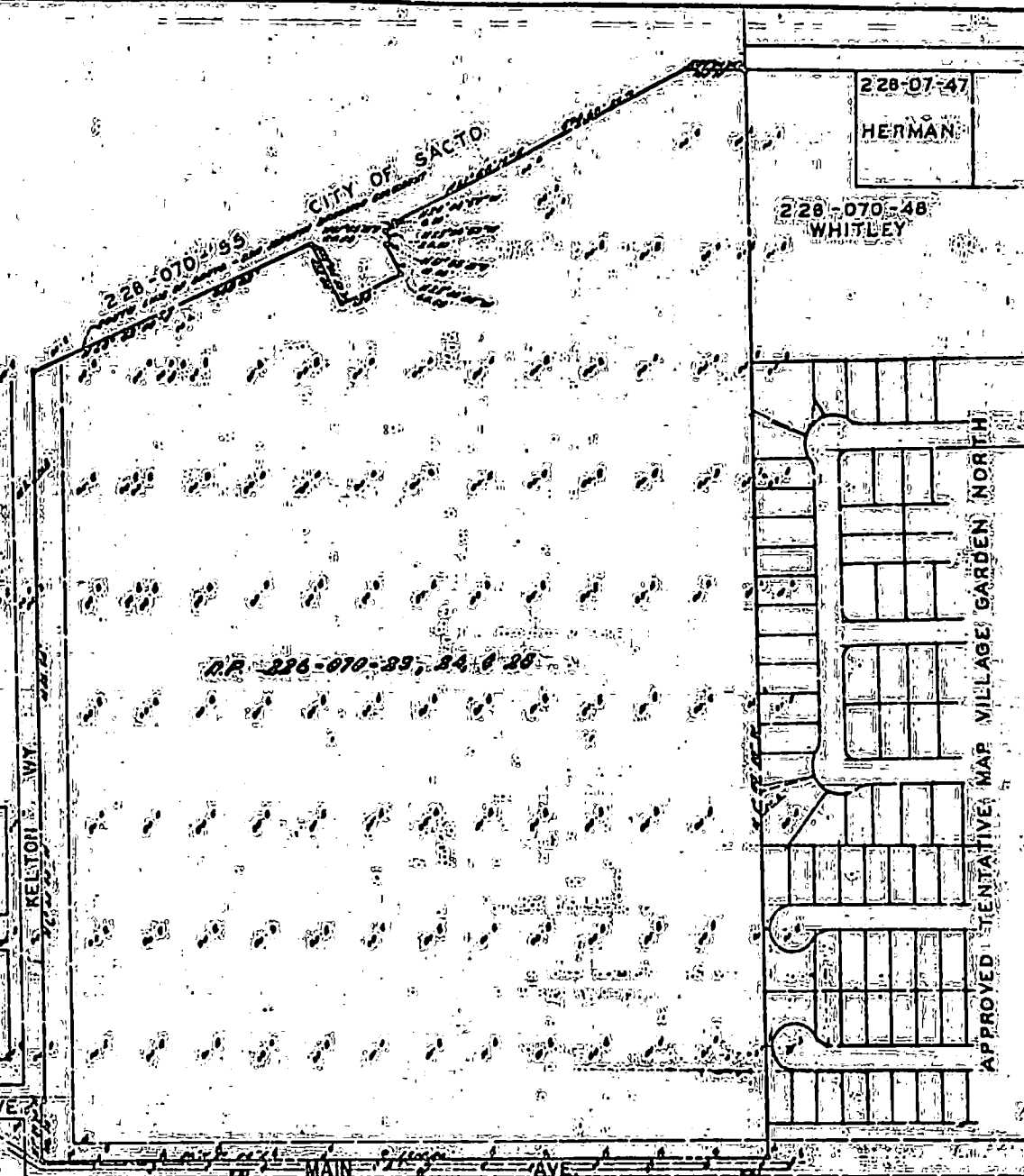
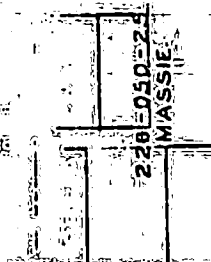
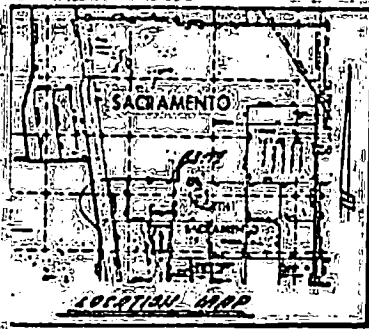
4. The applicant shall provide a noise study identifying potential impacts on the adjacent residential designated areas and possible mitigation measures, including a masonry wall if the subject site is approved for non-residential uses. If a masonry wall is required, then it shall be constructed prior to the filing of the final map.
5. The subdivider shall submit to the City an appraisal pursuant to Section 40.1302 of the Subdivision Ordinance (Parkland Dedication) within 90 days before filing the final map.

MAYOR

ATTEST:

CITY CLERK

P-9526



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NO. 1 DESCRIPTION:		MAP NO. 1 DATE:		SCALE: 1" = 100' DRAWN BY:		CHECKED BY:		APPROVED BY:		MORTON & PITALO, INC. CIVIL ENGINEERS PLANNERS SURVEYORS		EXHIBIT MAP N.E. COR. OF 24TH ST. & KELTON WAY CITY OF SACRAMENTO, CALIF.		FILE NO. 1	
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P. 9526

OFFICE OF THE CITY CLERK
SACRAMENTO CITY PLANNING COMMISSION

DATE: October 9, 1981

TO THE CITY CLERK:

I do hereby make application to appeal the decision of the City Planning Commission on October 8, 1981 when:

X Rezoning Application Variance Application
 Specific Permit Application X General Plan Amendment
 X Robla Community Plan Amendment
was: Granted X Denied by the Commission

REASONS FOR APPEAL: That the subject property is better suited for light industrial use rather than residential because of proximity to major freeway corridors, the high demand for industrial property in the immediate area and the actual physical site characteristics.

LOCATION: Northeast corner of Main Avenue and Kelton Way

DESCRIPTION: 55.5 acres sloping approximately 0.5% to the north from Main Avenue.

SECTIONAL PARCEL NO. 226 - 070 - 23, 24, 56

PROPERTY OWNER: Hobbs Marlow, Inc.

ADDRESS: 11520 So. Vicente Blvd., L.A., CA

APPLICANT: Morton & Pitalo, Inc.

ADDRESS: 1767 Tribute Road, Suite J, Sacramento, CA 95815

APPELLANT: Richard Chavez For Morton & Pitalo, Inc.

ADDRESS: 1767 Tribute Road, Suite J, Sacramento, CA 95815

FEILING FEE: \$60.00 RECEIPT NO. 505

FORWARDED TO CITY CLERK ON DATE OF:

9526

CITY CLERK
PAID-FR

10 COPIES FOR RECORD 9-8-1

PLANNING

SACRAMENTO CITY PLANNING COMMISSION

MEETING DATE Oct 8, 1981

ITEM NO. 13 FILE NO. P-9536

GENERAL PLAN AMENDMENT ☐

COMMUNITY PLAN AMENDMENT ☐

REZONING ☐

SPECIAL PERMIT ☐

VARIANCE ☐

TENTATIVE MAP ☒

SUBDIVISION MODIFICATION ☐

EIR DETERMINATION ☒

OTHER ☐

Recommendation:

☒ Favorable

☐ Unfavorable

☐ Petition

☐ Correspondence

LOCATION: NE corner Main Avenue &

R. K. Way

PROPOSERS

NAME

ADDRESS

Richard Chaw, Metro & Pals, 1767 J. Tribute Rd., Sac.
George Isalopoulos, 300 J. Tribute Rd., Sac.

OPPOSERS

NAME

ADDRESS

J. L. Collier, Inc. Eng., 936 Enterprise Dr., Sac.

MOTION NO.

MOTION:

	YES	NO	MOTION	2ND
Augusta	☒	☐		
Long	☒	☐		
Goodin	☒	☐		
Holloway	☒	☐		
Hunter	☒	☐	☒	
Larson	☒	☐		
Querst	☒	☐		
Silva	☒	☐		
Simpson	☒	☐		

☐ TO APPROVE

☐ TO DENY

☐ TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT

☐ INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE

☒ TO RECOMMEND APPROVAL of the project to the City Council & FORWARD TO CITY COUNCIL

☒ TO FATELY NEGATIVE DECLARATION

☐ TO CONTINUE TO MEETING

☐ OTHER

CITY PLANNING COMMISSION

915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Morton & Pitalo, Inc., 1767 "J" Tribute Rd, Sacto. CA 95815		
OWNER	Hobbs Marlow, Inc., 11520 Sn. Vicente Blvd., L.A., CA		
PLANS BY	Morton & Pitalo, Inc.		
FILING DATE	8/24/81	50 DAY CPC ACTION DATE	REPORT BY: SD/jf
NEGATIVE DEC	9/28/81	EIR	ASSESSOR'S PCL NO 226-070-23, 24, 56

- APPLICATION:**
1. Environmental Determination
 2. Amend 1974 General Plan from Residential to Industrial for 56+ vacant acres
 3. Amend 1965 Robla Community Plan from light density Residential and multiple family residential to heavy commercial or industrial
 4. Rezone 56+ vacant acres from agricultural, A, to light industrial, M-1
 5. Subdivision Modification to waive standard subdivision improvements along Main Avenue and Kelton Way.
 6. Tentative Map

LOCATION: Northeast corner of Main Avenue and Kelton Way.

PROPOSAL: The applicant is requesting the necessary entitlements to designate an industrial park for future development.

PROJECT INFORMATION:

1974 General Plan Designation: Residential

1965 Robla Community Plan

Designation:

Light Density Res. & Multiple Family Res.

Existing Zoning of Site:

A Agricultural

Existing Land Use of Site:

Vacant

Surrounding Land Use and Zoning:

North: Vacant; Floodway; Agricultural

South: Vacant and residential; R-1

East: Vacant; R-1

West: Vacant; M-1

Property Dimensions: Irregular

Property Area: 55.5+ acres

Topography: Flat

Street Improvements: None

Utilities: None

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION:

On September 23, 1981 by a vote of 5 ayes, 1 no, 2 absent, 1 abstention, the Subdivision Review Committee voted to recommend approval of the tentative map. Planning voted no due to concerns with regard to lack of street improvements on Main Avenue and Kelton Way. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance was specifically noted:

- a. Enter into an agreement with the City to participate in any future assessment districts to provide street improvements and public drainage, water, and sewer facilities. A note shall be placed on the final map referencing the agreement;
- b. Provide a noise study identifying potential impacts on the adjacent residential designated areas and possible mitigation measures, including a masonry wall if the subject site is approved for non-residential uses. If a masonry wall is required then it shall be constructed prior to the filing of the final map;
- c. Dedicate Kelton Way to a 45-foot half section and Main Avenue to a 60-foot half section;
- d. Slope easement and right-of-way study required for Kelton Way.

BACKGROUND INFORMATION:

In 1978, a proposal was made to rezone 98+ acres for "A" Agricultural to M-2, Heavy Industrial for Heavy Commercial or Industrial Development (P-8014). The subject site was a portion of that project. Because of the amount of vacant land zoned for industrial uses at that time, the Planning Commission approved rezoning of the 43+ acres between the rail-road tracks and Kelton Avenue. That area was designated for industrial uses on the General and Community Plans. This was approved by the City Council on August 22, 1978.

The current application is a request to rezone from Agriculture to Industrial that portion of the 98+ acres previously denied. The applicant proposes to combine three parcels totaling 55.5+ acres into one parcel. In addition, amendment to the Community and General Plans and a rezoning are requested without development plans. The subject site is bounded by Kelton Way on the west, Dry Creek Floodway and Hansen Park to the north, an approved tentative map based on single family residential to the east, and vacant residential land and a mobile home park to the south.

STAFF EVALUATION:

Staff has the following concerns and comments with regard to this project:

1. The General Plan Update Technical Report #1, Amount of Vacant Land, published on August 6, 1981 indicates 867.85 acres of vacant land designated for commercial and industrial development within the North Sacramento Community Plan area boundaries. This represents approximately 20 percent of the total vacant land designated for commercial and industrial uses in the City.
2. Staff estimates roughly 150 vacant acres currently zoned for industrial uses in the immediate area. This includes land in the Norwood Tech Industrial Park, property south of the subject site in the Pell Drive industrial area, and the industrial PUD adjacent to the west approved in 1978. In addition, there is approximately 240+ vacant acres on the west side of McClellan AFB that is designated for industrial use. This area is 2 miles east of the subject site. This information indicates that there is considerable vacant land zoned and/or designated for industrial use in the immediate area. The fact that land is vacant indicates that there is little need for additional industrial zoned land.

3. Staff concurs with concerns expressed in consideration of the previous project that industrial development east of Kelton Way will constitute an intrusion into existing and proposed residential areas.
4. The no vote cast by Planning Staff at the S.R.C. meeting was related to concerns regarding waiver of street improvements along Main Avenue and Kelton Way. The City Engineering Department has reconsidered this issue and finds street improvements appropriate for this development. Off-site extensions may be required.

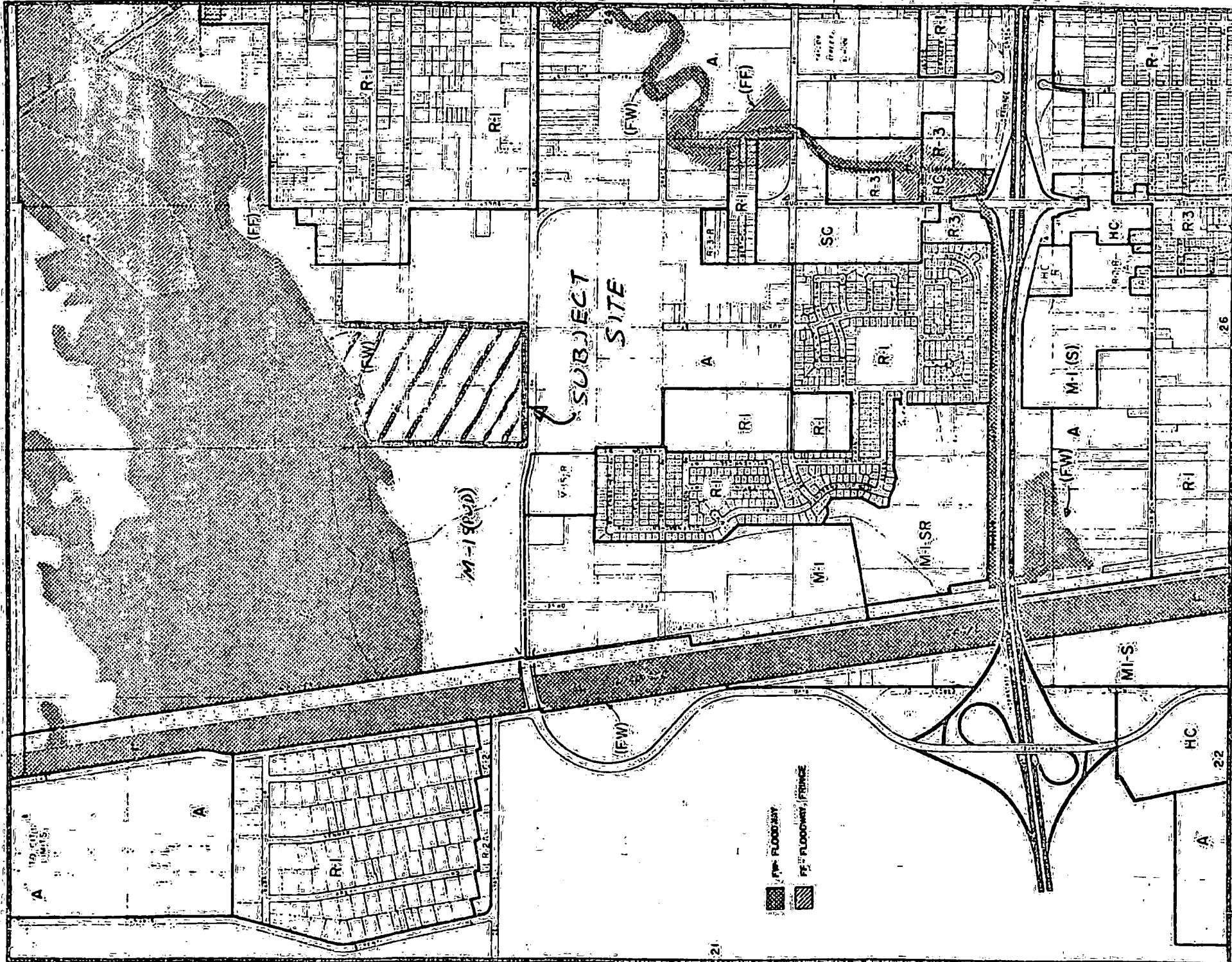
STAFF RECOMMENDATION:

Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the request to amend the General Plan;
3. Denial of the request to amend the 1965 Robla Community Plan;
4. Denial of the request to rezone 55.5+ acres from Agricultural to Light Industrial, M-1;
5. Denial of the Subdivision Modification to waive standard street improvements along Main Avenue and Kelton Way;
6. Approval of the Tentative Map subject to the following conditions:

Conditions of Approval-Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance prior to filing the final map (off-site water main extension may be required);
- b. Dedicate Kelton Way to a 45 foot half section and Main Avenue to a 60 foot half section prior to filing the final map;
- c. A slope easement and right-of-way study shall be prepared for Kelton Way prior to filing the final map.
- d. CPC added condition: The applicant shall provide a noise study identifying potential impacts on the adjacent residential designated areas and possible mitigation measures, including a masonry wall if the subject site is approved for non-residential uses. If a masonry wall is required, then it shall be constructed prior to the filing of the final map.
- e. CPC added condition: The subdivider shall submit to the City an appraisal pursuant to Section 40.130 2 of the Subdivision Ordinance (Parkland Dedication) within 90 days before filing the final map. The required in-lieu fees shall be paid prior to filing the final map.



NORWOOD INDUSTRIAL PARK
NORTHGATE PARK
HANSEN INDUSTRIAL PARK

SUBD.

SUBJECT SITE

LAND

UNIT NO. 10
BONFIELD
ARROW CREST

UNIT NO. 9

UNIT NO. 3

UNIT NO. 5

UNIT NO. 2

Item No. 13

October 8, 1981

P-9526

-14-

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

NOV 4 3 09 PM '81



MORTON & PITALO, INC.
Civil Engineering Planning Surveying
1767 J Tribute Rd. Sacramento, Ca. 95815
916/920-2411

November 3, 1981
810077

City Council
City of Sacramento
915 "I" Street
Sacramento, CA 95814

SUBJECT: NORTHEAST CORNER OF MAIN AND KELTON - P-9526

Honorable City Council:

On October 30, 1981, on behalf of the owner and developer of the property, Hobbs Marlow, we requested a continuance for the hearing scheduled for November 4 until Tuesday, November 10.

In conformance with a telephone call made to the City Clerk's office, informing her of the owner's wish not to have the matter continued, please accept this letter formally withdrawing our request to continue the item.

Very truly yours,

MORTON & PITALO, INC.

John E. Pitalo, P.E.

JEP/rc

cc: Hobbs Marlow

27
RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

Nov 2 11:14 AM '81



MORTON & PITALO, INC.
Civil Engineering, Planning, Surveying
1767 J. Tribute Rd. Sacramento, Co. 95815
916/920-2411

October 30, 1981
810077

City Council
City of Sacramento
915 "I" Street
Sacramento, CA 95814

SUBJECT: NORTHEAST CORNER OF MAIN AND KELTON - P-9526

Honorable City Council:

On behalf of the owner and developer of the property, Hobbs Marlow, we respectfully request a one-week continuance until Tuesday, November 10.

Very truly yours,

MORTON & PITALO, INC.

John E. Pitalo, P.E.

JEP/ic

cc: Ted Colbert
Hobbs Marlow
Dale Williams



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 "I" STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

OWNER OF PROPERTY:

Hobbs Marlo, Incorporated
11520 San Vicente Boulevard
Los Angeles, CA

On October 19, 1981, the following matter was filed with my office to set a hearing date before the Sacramento City Council.

P-9526 Appeal of Planning Commission's denial (without prejudice) of a Rezoning from A to M-1 Location: Northeast Corner of Main Avenue and Kelton Way (D2)

P-9526 Planning Commission recommended denial (without prejudice) of various requests for property located at the northeast corner of Main Avenue & Kelton Way (D2)

- A. AMENDMENT to the General Plan from Residential to Industrial;
- B. AMENDMENT to the Robla Community Plan from Light Density Residential to Heavy Commercial or Industrial;
- C. TENTATIVE MAP to combine three parcels into one 56+ acre parcel;
- D. SUBDIVISION MODIFICATION to waive standard subdivision improvements along Main Avenue and Kelton Way

The hearing has been set for November 4, 1981, 7:30 p.m., Council Chamber, Second Floor, 915 "I" Street, Sacramento, California. Interested parties are invited to appear and speak at the hearing.

Pursuant to Council Rules of Procedures 4.5, continuance of the above matter may be obtained only by the property owner of the above property, applicant, or appellant, or their designee, by submitting a written request delivered to this office no later than 12:00 Noon the Monday prior to the meeting when the hearing is scheduled. If written request is not delivered to this office as specified herein, a continuance may only be obtained by appearing before the City Council at the time of the hearing and submitting a verbal request to the Council.

Any questions regarding this hearing should be directed to the CITY PLANNING DEPARTMENT, 927 Tenth Street, Sacramento, CA 95814, telephone (916) 449-5604.

Sincerely,

Lorraine Magana
Lorraine Magana
City Clerk

MM/LM/

cc: Morton & Pitalo

P-9526 Mailing List (15)

MR. JOHN ROBERTS

RECEIVED

ITEM 27

NOV 4 1981

FILE NO. 81-605-P

November 4, 1981

Mr. Robert Proaps
2308 J Street
Sacramento, California 95816

Dear Mr. Proaps:

In response to your request, the following is my assessment of the industrial activity in the Northgate-Norwood area.

According to the Sacramento Office of Economic Development, the Northgate-Norwood area was the second most active in Sacramento County for 1980. There were approximately fifty acres actually absorbed with close to 700,000 square feet of buildings built. This activity has continued to be strong throughout 1981 in both the city and the county areas.

The City (see Exhibit A):

- a) Main Avenue: Approximately thirty acres next to Worthington Pump will be under construction by the summer of 1982.
- b) Pell Drive: There remains only approximately ten acres of vacant industrially zoned land uncommitted at this time. The remaining property is either built out or has projects slated to start by mid 1982.
- c) Norwood Tech Center: Planned Unit Development is currently under construction. There have been approximately eight acres sold with three buildings under construction.

The County (see Exhibit B): The majority of the industrial ground is in the Northgate and Westgate Industrial Parks owned by the R.J.B. Company.

- a) In Northgate the remaining parcels are being built out now by Pacific Scene and R.J.B. Plans to extend the park to the adjoining 360 acres call for street improvements in the Spring of 1982.
- b) Westgate: With the inclusion in the park of Consolidated Freightways and H.S. Crocker the majority of the park has been spoken for.

AB

Mr. Robert Proaps

November 4, 1981

Page 2

While on the surface there appears to be sufficient industrial property for development, further investigation would indicate otherwise. The lead time to develop other property is such that it must be started now. Old absorption rates cannot be applied to land in the Northgate-Norwood area. The excellence of the location will dictate and has dictated high demand for this land.

It is my opinion, therefore, that the need for additional industrial property in the 1983-84 time frame will be acute and thus new land must be found now.

Sincerely,

ASHWILLE-BURKE


Michael S. Ball
Industrial Division

EXHIBIT A

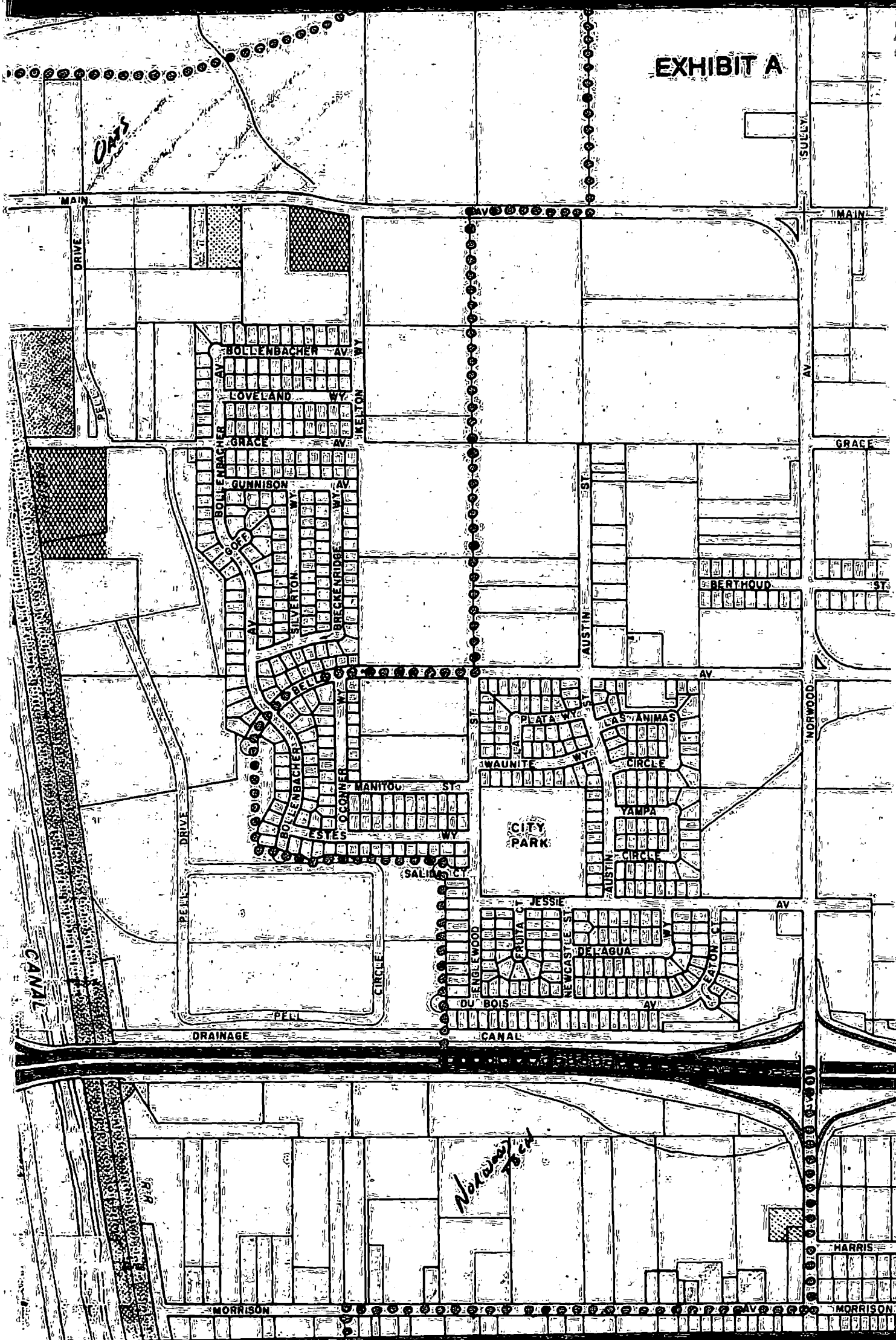


EXHIBIT B

DRAINAGE

West Cir

North Cir

CT. CARBO BLEV

CT. WATER

R/W

B.P.

