

REPORT AMENDED BY STAFF 1/24/89  
CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Carl Rudolf and Associates, 5411 Madison Avenue, #5, Sacramento, CA 95838  
OWNER Gail Worthen, 4620 Raley Blvd., Sac., CA 95838  
PLANS BY Carl-Rodolf and Associates, 5411 Madison Ave., #5, Sacramento, CA 95838  
FILING DATE 12/6/88 ENVIR. DET. Neg. Dec. REPORT BY PM:vf  
ASSESSOR'S PCL. NO. 238-0011-030-031

- APPLICATION:
- A. Plan Review of a 15,000 square foot warehouse building in the Light Industrial-Review (M-1SR) zone.
  - B. Lot Line Adjustment to merge two lots totaling 2.12+ partially developed acres.

LOCATION: 4620 Raley Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 15,000 square foot warehouse building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse  
1984 North Sacramento Community  
Plan Designation: Industrial  
Existing Zoning of Site: M-2SR  
Existing Land Use of Site: Portion of site developed with a 20,000 square foot cabinet shop.

Surrounding Land Use and Zoning:

North: Residential; M-2SR  
South: Residential; M-2SR  
East : Vacant; M-2SR  
West : Vacant; M-1SR

Parking Required: 15 spaces  
Parking Provided: 26 spaces  
Property Dimensions: 561' x 165'  
Property Area: 2.12+ acres  
Square Footage of Building: 15,000 square feet  
Height of Building: 22 feet  
Topography: Flat  
Street Improvements: To be provided to the satisfaction of Public Works  
Utilities: To be provided to the satisfaction of Public Works  
Exterior Building Materials: Concrete tilt-up panels  
Exterior Building Colors: Grey with Blue Accent  
Roof Material: Metal

BACKGROUND INFORMATION: On February 13, 1986, the Planning Commission approved the necessary entitlements to construct a 20,000 square foot cabinet shop on a portion of the subject site. The Commission raised the concern of allowing development on the site prior

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APPLC. NO. P89-017 MEETING DATE January 26, 1989 ITEM NO. 36

to the formation of an assessment district and construction of infrastructure improvements. Therefore, the commission approved the project subject to the applicant entering into an agreement to provide City services for the area of the site and to participate in an assessment district.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 2.12+ acres with the front portion of the site developed with a 20,000 square foot cabinet manufacturing facility. The site is zoned M-2SR and is designated in the 1984 North Sacramento Community Plan for industrial uses.

Surrounding land use includes vacant acreage to the east and west and single family residences on large parcels to the north and south. The vacant acreage to the west has been mapped for industrial parks although no development has begun as of yet. The entire area was zoned for industrial uses under the North Sacramento Community Plan update in recognition of the significant environmental influence of McClellan Air Force Base.

B. Applicant's Proposal

The applicant is proposing to construct a 15,000 square foot warehouse building on the eastern portion of the subject site. The building will be used as storage for the existing cabinet manufacturing facility. The existing cabinet facility is located on a separate parcel adjacent to the west and therefore, the applicant is requesting to merge the two lots to develop the site as one overall project. The site's M-2SR Zoning requires Planning Commission review for building and site plan design.

C. Site Plan and Elevations

The north and south adjacent properties, while zoned for industrial uses, are developed with residences. The applicant is, therefore, responsible for a six foot high masonry wall along these property lines. Staff recommends landscaping along both these property lines. The planters should be 10 feet in width and planted with trees and shrubs. The applicant must meet the 50 percent parking lot shading requirement. Landscaping plans should be reviewed by staff prior to issuance of building permits.

Based on the Zoning Ordinance parking standards, 15 spaces are required for the project. The site plan indicates 26 parking spaces on site.

The building consists of a 15,000 square foot concrete tilt-up design. The building's design will be essentially, identical to the existing building, including materials and color. Staff has no objections to the building elevations.

D. Lot Line Adjustment

The applicant intends to merge the two lots in order to develop the site as one overall project. The rear site is proposed for a storage building for the existing cabinet shop located on the front of the site. Staff has no objections to the lot line adjustment.

E. Agency Comments

The proposed project was reviewed by the City's Engineering, Water and Sewer and Real Estate Divisions. The following comments were received:

Engineering:

1. The applicant shall complete the following at the Public Works Department prior to lot line merger being recorded.
  - a. file Certificate of Compliance and pay necessary fees;
  - b. waive parcel map;
  - c. pay off or segregate any existing assessments.
2. At the time of Building Permit, applicant shall:
  - a. provide standard improvements along Raley Boulevard including off-site drainage and sewer extensions;
  - b. join Bell Avenue Sanitary Sewer and Storm Drainage Assessment Districts.
  - c. dedicate and construct Raley Boulevard to 55 foot half section.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;

- B. Approve the Plan Review, subject to conditions and based upon findings of fact which follow;
- C. Approve the lot line adjustment by adopting the attached resolution.

Conditions

1. The applicant shall submit landscape plans to the Planning Director for review and approval prior to issuance of building permits;

~~2. The applicant shall submit landscape plans to the Planning Director for review and approval prior to issuance of building permits; (deleted by staff 1/24/89)~~

2. Prior to the issuance of a building permit, the applicant shall complete the following as required by the Public Works Department:
- a. provide standard improvements along Raley Boulevard including off-site drainage and sewer extensions;
  - b. join the Bell Avenue Sanitary Sewer and Storm Drainage Assessment Districts;
  - c. dedicate and construct Raley Boulevard to 55 foot half-section.

Findings of Fact

1. The project is based upon sound principles of land use in that:
  - a. adequate on-site parking has been provided; and
  - b. sufficient landscaping has been provided.
2. The project will not be detrimental to public health, safety or welfare, nor result in a nuisance in that the applicant will provide improvements along Raley Boulevard and join the Bell Avenue Assessment District.
3. The project is consistent with the 1984 North Sacramento Community Plan which designates the site for industrial uses in that the proposed warehouse building conforms to the plan's designation.

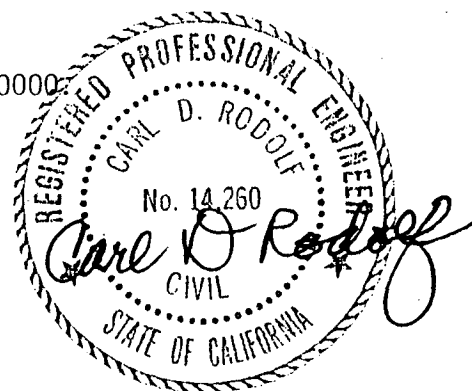
EXHIBIT A  
DESCRIPTION

All that real property situate in the State of California, County of Sacramento, City of Sacramento, and being a portion of Section 18, as said Section is shown on that certain official map entitled "Map of Survey and Subdivision of Rancho Del Paso" filed in the office of the Recorder of Sacramento County in Book "A" of Surveys, Map No. 94 more particularly described as follows:

The west 616 feet of the south 165 feet of the south one-half of the northwest one-quarter of the northeast one-quarter of said Section 18.

end of description

APN: 238-0011-031-0000 and APN: 238-0011-030-0000



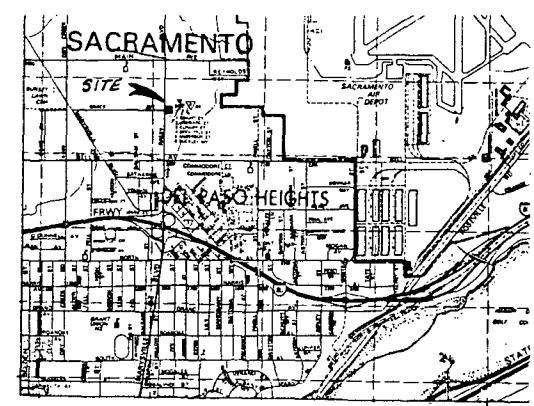
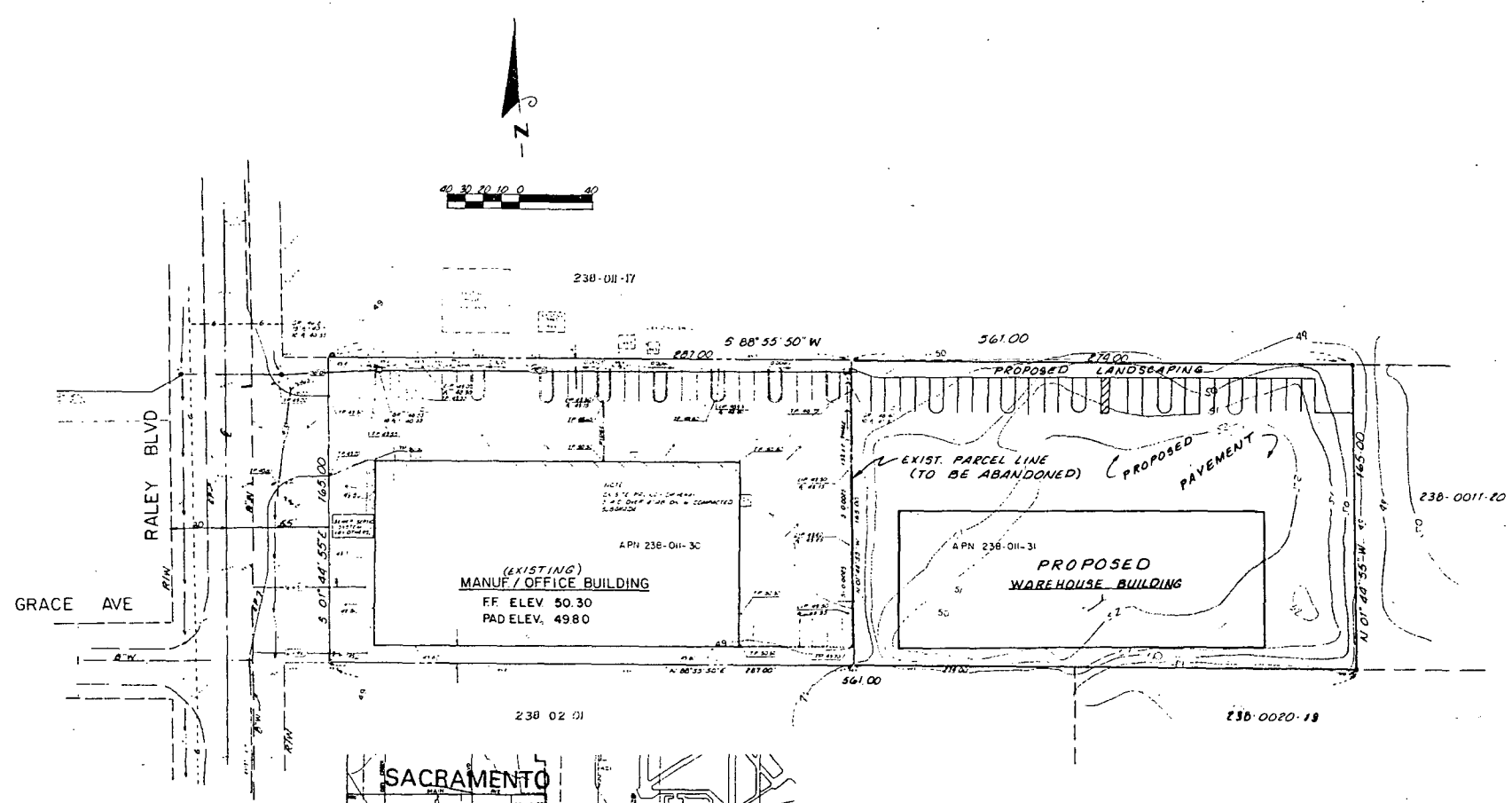
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### LOT LINE MERGER EXHIBIT

PORTION OF THE 5 1/2 OF NW 1/4 OF THE  
NE 1/4 OF SECTION 18 RANCHO DEL PASO  
DECEMBER 1988  
SCALE 1"=40'

CARL RODOLF & ASSOCIATES, INC.  
Civil Engineering - Surveying  
(916) 944-2313  
8411 Madison Avenue, Suite 8 - Sacramento, CA 95841

EXHIBIT A

EXHIBIT B  
DESCRIPTION  
PROPOSED PARCEL

All that real property situate in the State of California,  
County of Sacramento, City of Sacramento, and being a  
portion of Section 18, as said Section is shown on that  
certain official map entitled "Map of Survey and Subdivision  
of Rancho Del Paso" filed in the office of the Recorder of  
Sacramento County in Book "A" of Surveys, Map No. 94 more  
particularly described as follows:

The west 616 feet of the south 165 feet of the south one-  
half of the northwest one-quarter of the northeast one-  
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end of description



EXP. 3-31-89

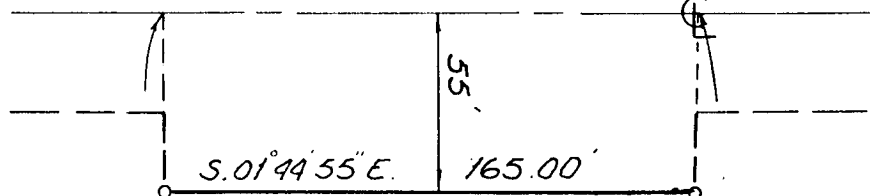
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**EXHIBIT "B"**

RALEY BLVD N. 01° 44' 55" W.



S. 01° 44' 55" E.

55'

165.00'

SCALE 1" = 60'



N. 88° 55' 30" E. 616.00'

561.00'

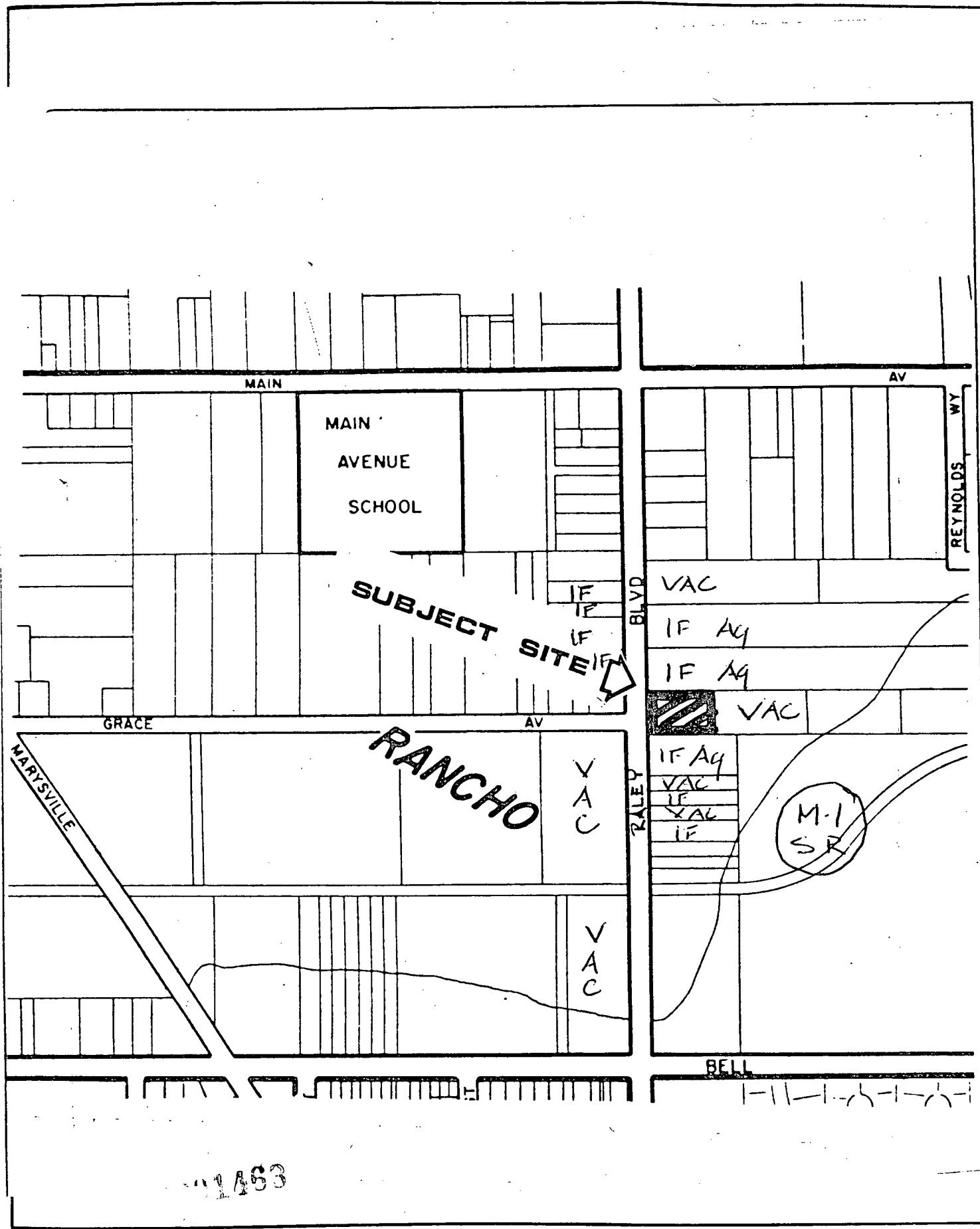
S. 88° 55' 30" W. 616.00'

561.00'

OLD LOT LINE  
BEING REMOVED

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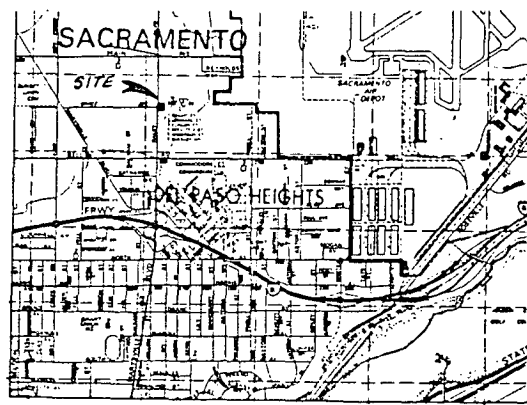
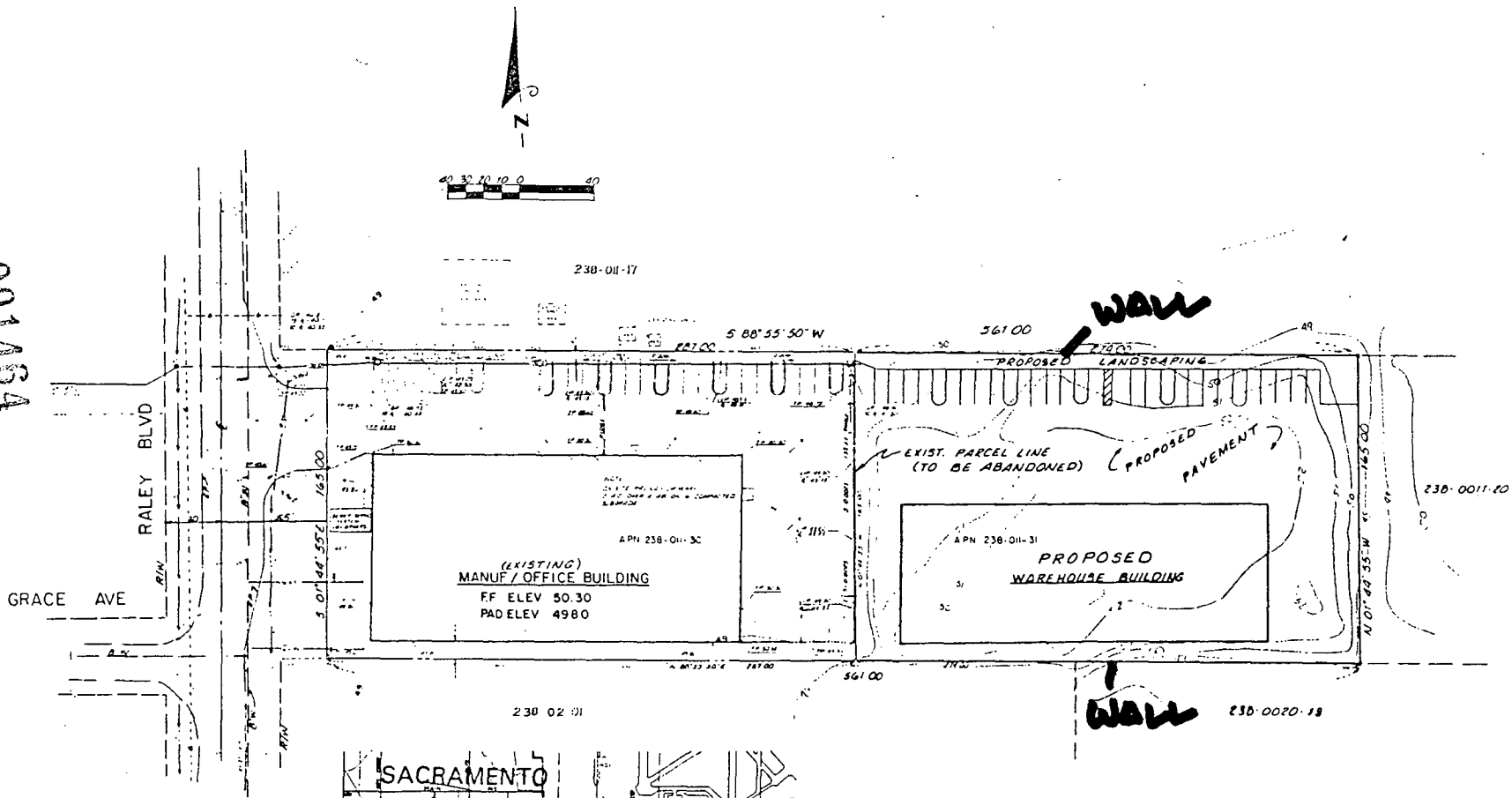
**VICINITY - LAND USE - ZONING**

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LOCATION MAP

SITE PLAN

LOT LINE MERGER EXHIBIT

PORTION OF THE 5 1/2 OF NW 1/4 OF THE NE 1/4 OF SECTION 18 RANCHO DEL PASO DECEMBER 1988 SCALE 1"=40'

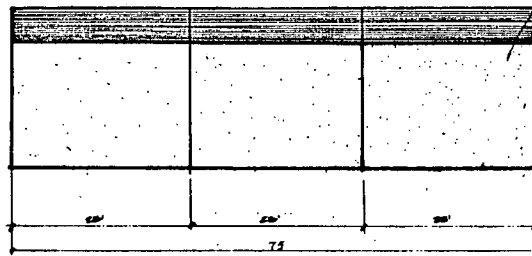
CARL RODOLF & ASSOCIATES, INC. Civil Engineering - Surveying (818) 944-2213 6411 Madison Avenue, Suite 3 - Sacramento, CA 95841

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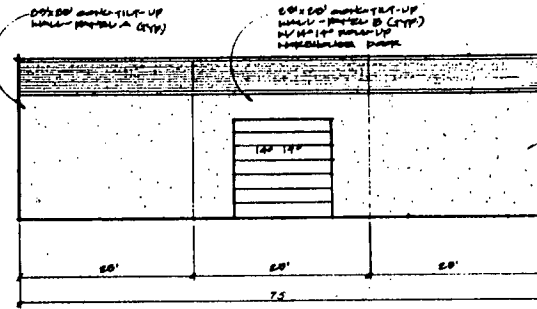
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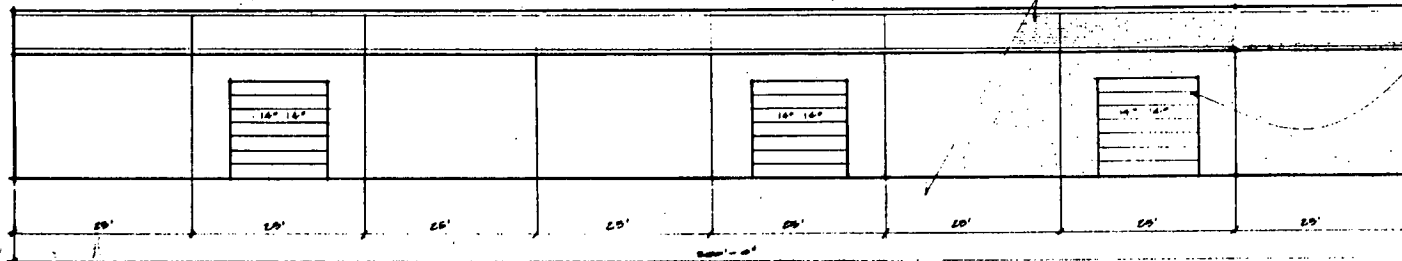
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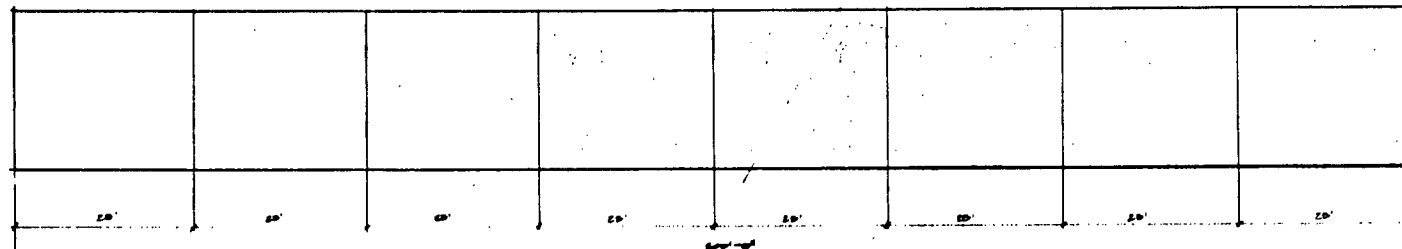
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

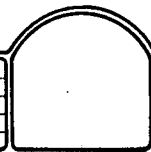
PRELIMINARY ONLY

ELEVATIONS

REVISIONS	DESCRIPTION	DATE	BY	APPROVAL

BENCHMARK	ELEV. NO.

HORIZ SCALE 1/8" = 1'-0"	DRAFTED BY
VERT SCALE 1/4" = 1'-0"	DESIGNED BY
SURVEYED BY	CHECKED BY
FIELD BOOK NO.	DATE
A.P. NO.	FILE


EXTERIOR ELEVATIONS

CLASSIC CABINETS WAREHOUSE

SHEET	1 OF 1
PLAN NO.	88-11-07