

P04-123 – 88th Street Tentative Map

- REQUEST:**
- A. Environmental Determination:** Negative Declaration
 - B. Mitigation Monitoring Plan**
 - C. Tentative Map** to subdivide two lots totaling 9.9± acres into 10 industrial parcels, in the Heavy Industrial (M-2S) zone.

LOCATION: Southwest terminus of 88th Street
APN: 062-0062-072 & -073
South Sacramento Community Plan Area
Council District 6

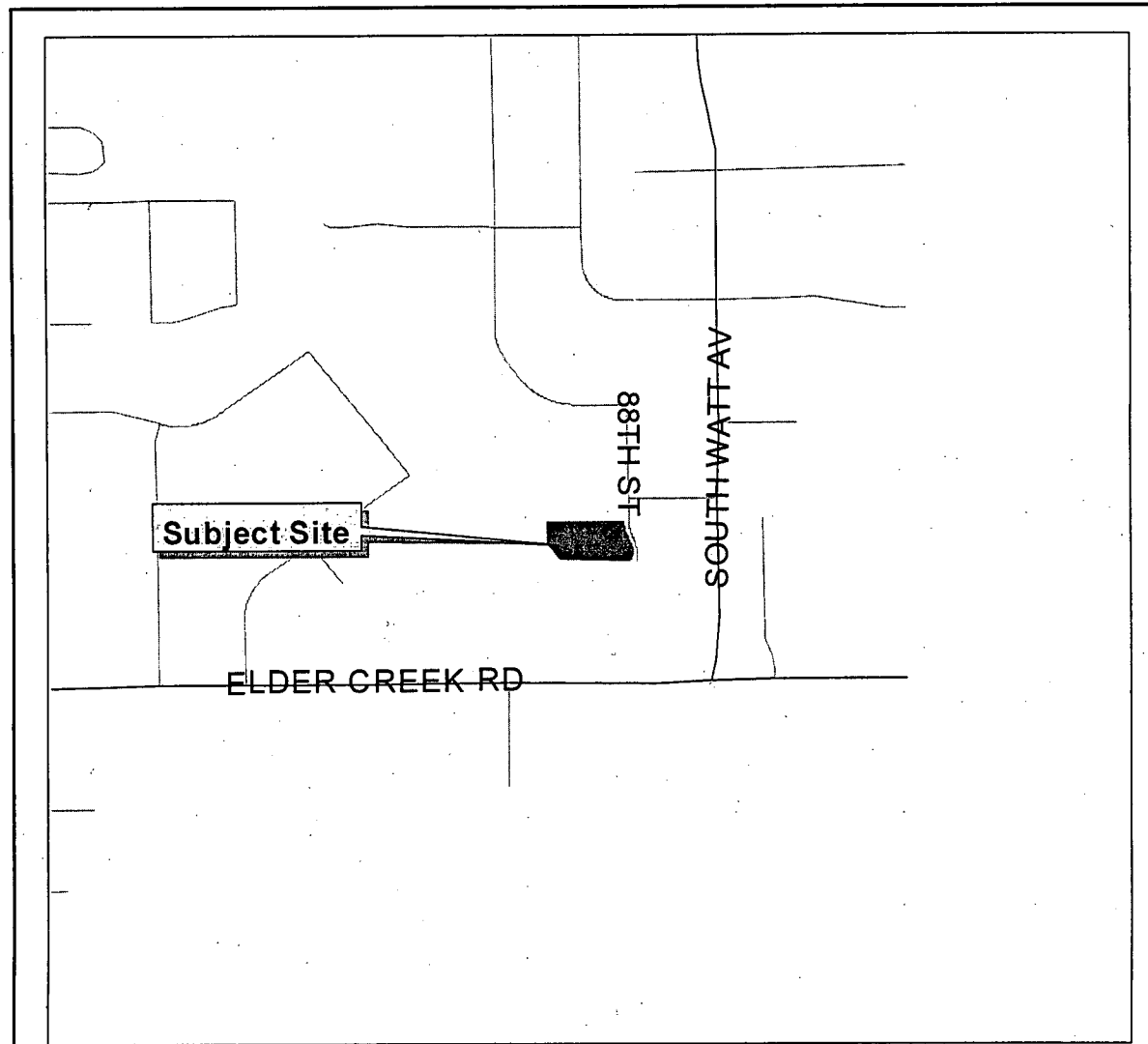
APPLICANT/OWNER:	Buzz Oates Enterprises c/o Greg Schubert 8615 Elder Creek Road Sacramento, CA 95828
APPLICATION FILED:	June 24, 2004
APPLICATION COMPLETED:	July 24, 2004
STAFF CONTACT:	Heather Forest, (916) 808-5008

SUMMARY:

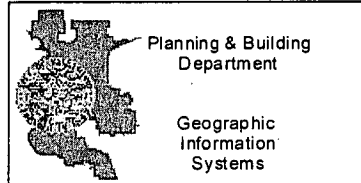
The applicant is proposing to subdivide two lots totaling 9.9± acres into ten (10) industrial parcels, in the Heavy Industrial (M-2S) zone. There are no outstanding issues associated with this request.

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.



0.1 0 0.1 0.2 Miles



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PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Industrial buildings, warehouses, Heavy Industrial (M-2S)
South: California Traction Company Railroad, Industrial Buildings, Heavy Industrial (M-2S)
East: Industrial buildings, warehouses, Heavy Industrial (M-2S)
West: California Traction Company Railroad, Industrial Buildings, Heavy Industrial (M-2S)

Property Dimensions:	Irregular
Property Area:	9.9± 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	Development Services Department, Division of Public Works

BACKGROUND INFORMATION:

The subject site consists of two parcels totaling 9.9± acres in size. The site is located at the southwest terminus of 88th Street. Although much of the area surrounding the project site is developed for industrial uses, the project site is vacant. The applicant is requesting to subdivide the 9.9± acres into ten (10) parcels, to allow for future industrial development upon the parcels.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan (SGPU) designates the project site for Heavy Commercial and Warehouse land uses and the 1986 South Sacramento Community Plan (SSCP) designates the site for Industrial land use. The proposed project will ultimately 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 Florin-Perkins area, as the project site is located just east of Florin Perkins Road.

Staff supports the project because it is consistent with the General Plan and South Sacramento Community Plan goals and policies listed above. Furthermore, the proposed tentative map and future development of the project site is consistent with the surrounding industrial land uses.

B. Tentative Map Design

The subject site currently consists of two parcels totaling 9.9± acres. The applicant proposes to subdivide the site into ten (10) parcels. The parcels range from 0.53± acres in size to 1.93± acres. The parcel lines for each proposed building have been drawn to ensure that the individual buildings will have adequate room for parking and storage. Additionally, reciprocal access easements are provided between the parcels in order to provide access to all parcels.

C. Site Plan/Zoning Requirements

Setbacks

The Tentative Map to subdivide the subject site does not result in any inconsistencies with the Heavy Industrial (M-2S) zone. The development is consistent with the M-2S zone's 25-foot street side setback requirement.

Parking/Circulation***Parking***

The Tentative Map that was submitted for this project indicated that the parking for each of the ten (10) proposed buildings would be provided upon each individual parcel. In addition, reciprocal access and parking agreements will be provided on each parcel to further ensure consistency with the parking requirements as stated in the Sacramento Zoning Code.

Access

Access to the project site will be provided off of the southwest terminus of the 88th Street cul-de-sac. The Tentative Map has been designed to provide reciprocal access and parking agreements for all parcels across driveways and parking areas. Private and/or public utility easements will also be provided for all parcels.

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, hazards, and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit 1A).

B. Public/Neighborhood/Business Association Comments

The project was routed to Southeast Area Neighborhood Association, and City staff did not receive any comments regarding the 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 December 15, 2004, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed Tentative Map subject to the conditions

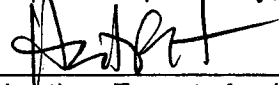
of approval in the attached Notice of Decision.

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A, B, and/or C. 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; and
- C. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) approving the Tentative Map two lots totaling 9.9± acres into ten (10) industrial parcels, in the Heavy Industrial (M-2S) zone.

Report Prepared By,


Heather Forest, Assistant Planner

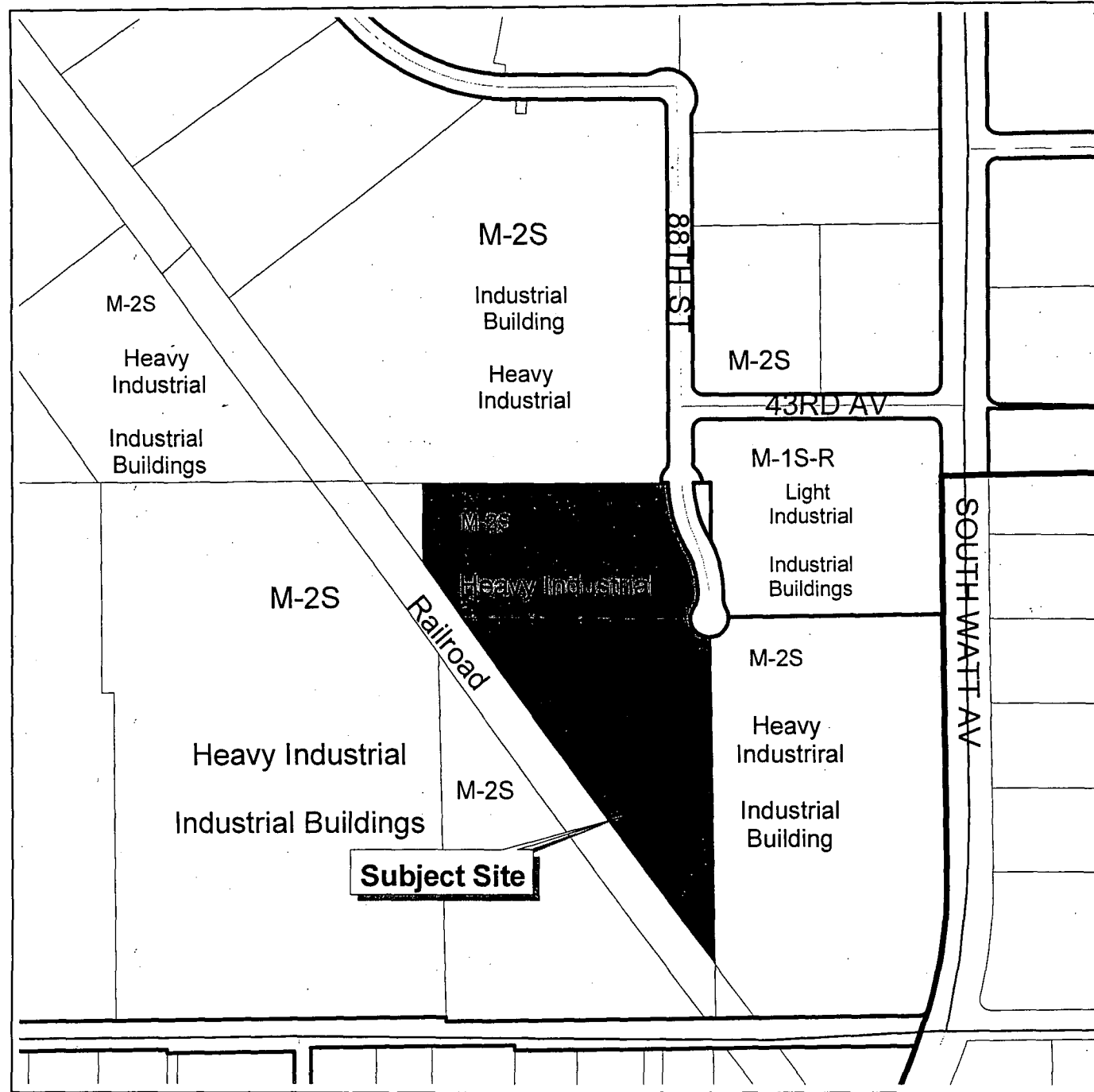
Report Reviewed By,


Thomas S. Pace, Senior Planner

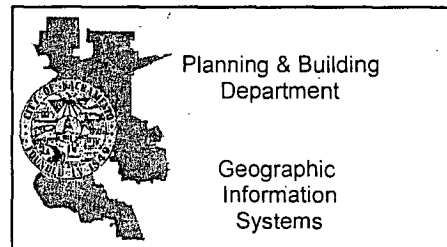
Attachments

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

Attachment 2 - Land Use and Zoning Map



300 0 300 600 Feet



December 21, 2004

Land Use & Zoning
P04-123

