



CITY OF SACRAMENTO

30

CITY PLANNING DEPARTMENT

927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 448-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

February 24, 1982

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Appeal of a condition of approval for a variance request to allow the development of a warehouse structure in the M-1(S)R zone. (P-9640)

LOCATION: East side of Pell Circle, approximately 700 feet north of freeway I-880

SUMMARY:

This is a request for entitlements necessary to develop a 96,000 sq. ft. warehouse/office structure on a 5.3 acre vacant site. The Planning Commission approved the variance request subject to conditions. The applicant subsequently filed an appeal to a condition which requires the relocation of a loading dock area.

BACKGROUND INFORMATION

The subject site is located along the perimeter of an industrial subdivision. There are existing single family dwellings on the north and east sides of the site.

The applicant is proposing to construct a warehouse type structure with truck loading docks that are located at the rear of the building and adjacent to single family dwellings. The staff and Planning Commission have concerns with potential noise generation from the loading area. The Planning Commission, therefore, required the following condition: "The applicant shall redesign the project and relocate the loading docks to the front of the building (west side)." The applicant indicated that this would not be feasible and, therefore, appealed the condition of approval.

VOTE OF PLANNING COMMISSION

On January 28, 1982, the Planning Commission by a vote of eight ayes, one absent, approved the variance and plan review subject to conditions.

APPROVED BY THE CITY COUNCIL  
MAR 9 1982  
OFFICE OF THE CITY CLERK  
*intent to grant appeal subject to condition re loading or unloading of trucks bet 6 pm and 6 am based on findings of fact due 3-23-82*

RECOMMENDATION

The staff and Planning Commission recommend that the City Council deny the appeal subject to findings of fact due on March 23, 1982.

Respectfully submitted,



Marty Van Duyn  
Planning Director

FOR CITY COUNCIL INFORMATION  
WALTER J. SLIPE  
CITY MANAGER

MVD:HY:cp  
Attachments  
P-9640

March 9, 1982  
District No. 2

February 3, 1982

SACRAMENTO CITY PLANNING DEPARTMENT PROJECT P-9640

We, the undersigned residents adjacent to the proposed project, have no objection to the intended use. We understand that there will be truck traffic generated during daylight hours. In accordance with the plans shown to us by the developer, we further understand that ten feet (10') of landscaping will be created on the project's side of the existing eight foot (8') high masonry wall, and that parking will occur adjacent to the landscaping. It seems to us that the developer has made a sufficient effort to mitigate any objectionable uses of the proposed development.

- 4149 Englewood Street Christopher Portafes
- 4159 Englewood Street Vijay Kumar
- 4169 Englewood Street Laura Sheldon
- 4179 Englewood Street \_\_\_\_\_
- 4189 Englewood Street Greg H. Steger
- 4199 Englewood Street Jerry J. Wick
- 185 Salida Street new house - currently unsold





City Planning Commission  
Sacramento, California

Members in Session:

SUBJECT: Review of revised site plan for a warehouse development  
in M-1(S)-R zone (P-9640)

LOCATION: East side of Pell Circle, 700 feet north of freeway I-880

BACKGROUND INFORMATION: The applicant is proposing to develop a warehouse with office space in an industrial zone which is bordered on the east side by single family homes. The applicant requested this item be continued from the January 14th meeting so that revised site plans could be submitted to address staff concerns regarding the placement of a loading dock adjacent to the residential area.

Staff originally placed a condition on the project which would require the applicant to relocate the loading dock away from adjacent residences. This condition was made to minimize the impact of trucking activity on the residential neighborhood. In this same area is an existing warehouse with loading docks that are located adjacent to a residential neighborhood. Based on comments made by some of the residents of the homes located by this facility, it is staff's opinion that this type of activity is disruptive to the neighboring residences and attempts should be made to mitigate this noise concern.

The applicant has submitted a revised plan in an effort to address staff concerns. The applicant has indicated that relocating the loading docks to another side of the structure would pose design and marketing problems and has chosen to address the concern of staff by altering the size of the structure to allow more space between the loading docks and adjacent residences. The revised plan will reduce the width of the warehouse by 40 feet. In reducing the width of the warehouse an additional 20 feet of driveway and parking will be provided at the rear of the structure where the loading docks are located. In addition, the applicant is proposing to provide a 10-foot wide landscaped strip along the block wall which separates this site from the residential area. The landscaped strip will be used to provide shading for additional parking spaces that were included in the revised site plan and to provide a visual barrier for the adjacent residential area. The other 20 feet of space will be used along the front of the building to provide extra parking which the applicant believes will help in marketing the lease space of this building.

#### STAFF EVALUATION

1. Although the applicant has made efforts to mitigate concerns over the location of the loading docks, staff believes that the neighboring residential area will be negatively impacted by noise unless further measures are taken to buffer trucking activity.

Staff explored the possibility of increasing the height of the sound wall along with limiting the hours of use of the proposed facility with the County Environmental Health Department. County Health officials indicated that these measures, along with the additional 20 feet of space, would reduce the noise level somewhat; however, the measures would not be adequate in ensuring the noise levels would be tolerable to neighboring residences. County Health officials agreed with staff that to adequately ensure that trucking activity not be detrimental to neighboring residences, the loading docks should be relocated to the front of the structure which faces Pell Circle.

2. The applicant is requesting two variances regarding front setbacks and the use of a public right-of-way. Staff has no objections with these requests. The attached staff report addresses these issues in detail.

STAFF RECOMMENDATION: Staff recommends the following actions be taken:

1. Approval of the variance to use right-of-way strip for the 25-foot landscaped setback, based on Findings of Fact on page 3 of the original staff report.
2. Approval of the variance to reduce landscaped setback from 25 feet to 15 feet, subject to conditions and based on Findings of Fact on page 3 of the original staff report.
3. Approval of the Plan Review, subject to conditions which follow:

Conditions - Plan Review

- a. The applicant shall redesign the project and relocate the loading docks to the front of the building (west side).
- b. The applicant shall submit a landscape/irrigation plan and a shading diagram prior to issuance of a building permit. The plan shall provide dense landscaping with trees of a deciduous variety that will adequately buffer the parking from the residential structures located to the east of the masonry wall.
- c. A sign program for the site shall be submitted to staff for review and approval.
- d. *Applicant shall submit exterior elevations to staff for review & approval (added by CPC).*
- e. *Applicant shall provide a 4' high landscape berming adjacent to parking areas on Pell Circle (added by CPC).*

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	RJB Construction, 2856 Arden Way, #104, Sacramento, CA 95825		
OWNER	RJB Construction, 2856 Arden Way, #104, Sacramento, CA 95825		
PLANS BY	Morton & Pitalo, Inc.		
FILING DATE	12-11-81	50 DAY CPC ACTION DATE	1-14-82
NEGATIVE DEC. Exempt 15103(c)EIR		ASSESSOR'S PCL. NO.	237-400-18
REPORT BY: SC:bw			

- APPLICATION:
- Variance to reduce required 25 foot landscape setback to 15 feet in the M-1(s)-R zone
  - Variance to locate six feet of the required landscaped planter in the public right-of-way for a 96,000 square foot industrial building
  - Plan Review of 96,000 square foot industrial building

LOCATION: East side of Pell Circle - 700 feet north of I-880

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 96,000 square foot warehouse office building in the Light Industrial, M-1(S)-R, zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Proposed North Sacramento Community Plan Designation:	Light Industrial
Existing Zoning of Site:	M-1(S)-R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Residential; R-1
South:	Industrial; M-1(S)-R
East:	Residential; R-1
West:	Industrial; M-1(S)-R

Parking Required:	111 spaces	Parking Provided:	116 spaces (30% compact)
Parking Ratio:			1:828 sq. ft.
Property Dimensions:			440' x 500' (irregular)
Property Area:			5.3 acres
Topography:			Flat
Street Improvements/Utilities:			Existing

STAFF EVALUATION: Staff has the following comments regarding this project:

- Pell Drive and Pell Circle have 64 feet of road right-of-way. Since street improvements in the area do not include sidewalks, a portion of the right-of-way is not used. The City Engineer has indicated that there is no need at this time for this extra right-of-way. Staff has no objections to a variance for locating six feet of the required landscaping in this strip which fronts the property line. A total of 25 feet of landscaped setback will be provided.

APPLC. NO. P-9640

MEETING DATE January 14, 1982  
January 28, 1982

CPC ITEM NO. 2410



This use of the right-of-way will avoid an unsightly, unlandscaped section along the street frontage. The applicant must obtain approval of a revocable permit from the City Council.

2. The applicant is requesting a variance to reduce the landscaped setback from 25 feet to 15 feet along an irregular strip of remnant property which is part of this parcel. The request is being made so that some of the required parking can be located in this strip. Staff has no objection to the request as long as dense landscaping in the form of shrubs and trees are provided between the parking area and the masonry wall to buffer this area from the adjoining residential use on the north side of the strip. Also, the narrowness of this strip makes it impossible to develop with any buildings.
3. Parking on the site appears to be adequate for both the warehouse uses and office space. The applicant will be required to provide landscape plans that ensure 50 percent shading of the parking area. Detailed landscaping and irrigation plans along with the shading diagram should be submitted to staff for review and approval.
4. The site plan indicates that a loading dock will be located on the east side of the structure. This area is adjacent to a residential area and will create a disrupting situation for these residents due to the noise of this type of activity. Staff believes the loading dock would be more appropriately located to the south or west of the structure where residential units will not be affected by the activity. It may be necessary to reposition the structure on the site to accomplish this, and parking may also need to be relocated. The applicant will need to submit a revised plan to staff for review and approval prior to issuance of a building permit.
5. No signage program has been submitted. The site appears to be at least partly within 660 feet of Freeway 880. Signage in that corridor is subject to requirements of the City Code relating to signs near freeways. A signage program should be submitted for review and approval by the Planning staff.

STAFF RECOMMENDATION: Staff recommends that the following actions be taken:

1. Approval of the variance to use right-of-way strip for the 25-foot landscaped setback, based on Findings of Fact to follow.
2. Approval of the variance to reduce landscaped setback from 25 feet to 15 feet, subject to the following conditions and based on Findings of Fact to follow.
3. Approval of the Plan Review, subject to conditions.

Conditions - Variance

- a. The applicant shall submit a landscape and irrigation plan and shading diagram to staff for review and approval prior to approval of building permit;
- b. The landscape plan shall provide dense landscaping with trees of a deciduous variety that will adequately buffer the parking from the residential structures located north of the masonry wall.

Conditions - Plan Review

The applicant shall submit revised plans indicating the dock location on the west or south sides of the building. The revised plans shall be submitted to staff for review and approval prior to issuance of a building permit.

Findings of Fact - Variance (use of right-of-way)

- a. Granting the request does not constitute a special privilege in that:
  - 1) the proposal will not decrease the 25-foot wide required planter on the portion fronting the building;
  - 2) the proposal will not alter the character of the area;
  - 3) the remnant property to the west of the building is too narrow to allow any type of development other than parking and a 15-foot wide planting strip.
- b. The request, as conditioned, will not constitute a disservice to surrounding property in that:
  - 1) dense landscaping with trees will be provided on the remnant parcel along the masonry wall;
  - 2) the proposed planting area along the building frontage will eliminate an unmaintained strip of land.
- c. The variances do not constitute a use variance in that warehouses are allowed in the M-1(S)-R zone.
- d. The project is consistent with the 1974 General Plan which designates the site as industrial use.



RANCHO DEL PASO

UNIT NO. 9

UNIT NO. 3

UNIT NO. 5

UNIT NO. 8

UNIT NO. 4

GLENWOOD

NORTH NORWOOD PARK

PARK

SUBJECT SITE

INDUSTRIAL

PARK

P-9640

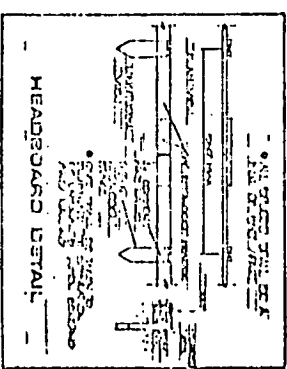
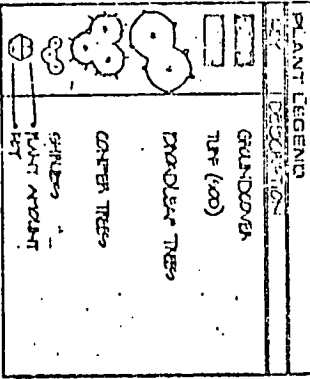
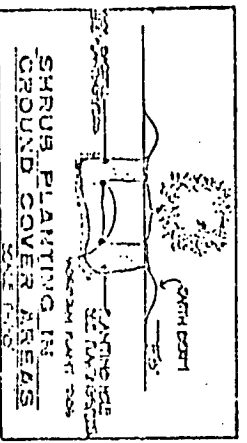
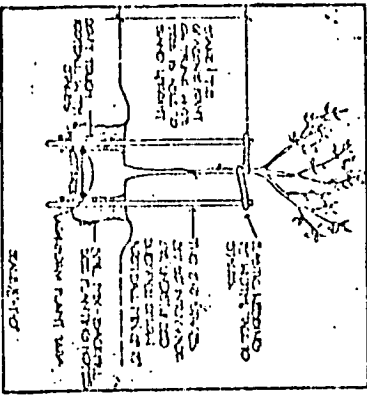
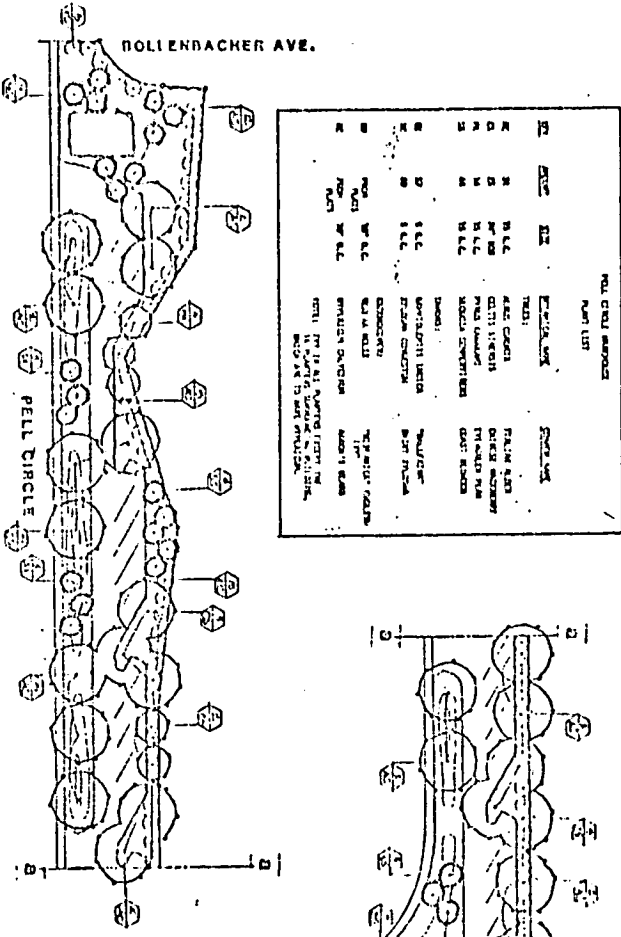
(10) 1-28-82  
1-14-82

Item #34



PLANT LIST

PLANT LIST	PLANT LIST	PLANT LIST	PLANT LIST
1. 10' x 12' x 12' x 12'	2. 10' x 12' x 12' x 12'	3. 10' x 12' x 12' x 12'	4. 10' x 12' x 12' x 12'
5. 10' x 12' x 12' x 12'	6. 10' x 12' x 12' x 12'	7. 10' x 12' x 12' x 12'	8. 10' x 12' x 12' x 12'
9. 10' x 12' x 12' x 12'	10. 10' x 12' x 12' x 12'	11. 10' x 12' x 12' x 12'	12. 10' x 12' x 12' x 12'
13. 10' x 12' x 12' x 12'	14. 10' x 12' x 12' x 12'	15. 10' x 12' x 12' x 12'	16. 10' x 12' x 12' x 12'
17. 10' x 12' x 12' x 12'	18. 10' x 12' x 12' x 12'	19. 10' x 12' x 12' x 12'	20. 10' x 12' x 12' x 12'
21. 10' x 12' x 12' x 12'	22. 10' x 12' x 12' x 12'	23. 10' x 12' x 12' x 12'	24. 10' x 12' x 12' x 12'
25. 10' x 12' x 12' x 12'	26. 10' x 12' x 12' x 12'	27. 10' x 12' x 12' x 12'	28. 10' x 12' x 12' x 12'
29. 10' x 12' x 12' x 12'	30. 10' x 12' x 12' x 12'	31. 10' x 12' x 12' x 12'	32. 10' x 12' x 12' x 12'
33. 10' x 12' x 12' x 12'	34. 10' x 12' x 12' x 12'	35. 10' x 12' x 12' x 12'	36. 10' x 12' x 12' x 12'
37. 10' x 12' x 12' x 12'	38. 10' x 12' x 12' x 12'	39. 10' x 12' x 12' x 12'	40. 10' x 12' x 12' x 12'
41. 10' x 12' x 12' x 12'	42. 10' x 12' x 12' x 12'	43. 10' x 12' x 12' x 12'	44. 10' x 12' x 12' x 12'
45. 10' x 12' x 12' x 12'	46. 10' x 12' x 12' x 12'	47. 10' x 12' x 12' x 12'	48. 10' x 12' x 12' x 12'
49. 10' x 12' x 12' x 12'	50. 10' x 12' x 12' x 12'	51. 10' x 12' x 12' x 12'	52. 10' x 12' x 12' x 12'
53. 10' x 12' x 12' x 12'	54. 10' x 12' x 12' x 12'	55. 10' x 12' x 12' x 12'	56. 10' x 12' x 12' x 12'
57. 10' x 12' x 12' x 12'	58. 10' x 12' x 12' x 12'	59. 10' x 12' x 12' x 12'	60. 10' x 12' x 12' x 12'
61. 10' x 12' x 12' x 12'	62. 10' x 12' x 12' x 12'	63. 10' x 12' x 12' x 12'	64. 10' x 12' x 12' x 12'
65. 10' x 12' x 12' x 12'	66. 10' x 12' x 12' x 12'	67. 10' x 12' x 12' x 12'	68. 10' x 12' x 12' x 12'
69. 10' x 12' x 12' x 12'	70. 10' x 12' x 12' x 12'	71. 10' x 12' x 12' x 12'	72. 10' x 12' x 12' x 12'
73. 10' x 12' x 12' x 12'	74. 10' x 12' x 12' x 12'	75. 10' x 12' x 12' x 12'	76. 10' x 12' x 12' x 12'
77. 10' x 12' x 12' x 12'	78. 10' x 12' x 12' x 12'	79. 10' x 12' x 12' x 12'	80. 10' x 12' x 12' x 12'
81. 10' x 12' x 12' x 12'	82. 10' x 12' x 12' x 12'	83. 10' x 12' x 12' x 12'	84. 10' x 12' x 12' x 12'
85. 10' x 12' x 12' x 12'	86. 10' x 12' x 12' x 12'	87. 10' x 12' x 12' x 12'	88. 10' x 12' x 12' x 12'
89. 10' x 12' x 12' x 12'	90. 10' x 12' x 12' x 12'	91. 10' x 12' x 12' x 12'	92. 10' x 12' x 12' x 12'
93. 10' x 12' x 12' x 12'	94. 10' x 12' x 12' x 12'	95. 10' x 12' x 12' x 12'	96. 10' x 12' x 12' x 12'
97. 10' x 12' x 12' x 12'	98. 10' x 12' x 12' x 12'	99. 10' x 12' x 12' x 12'	100. 10' x 12' x 12' x 12'



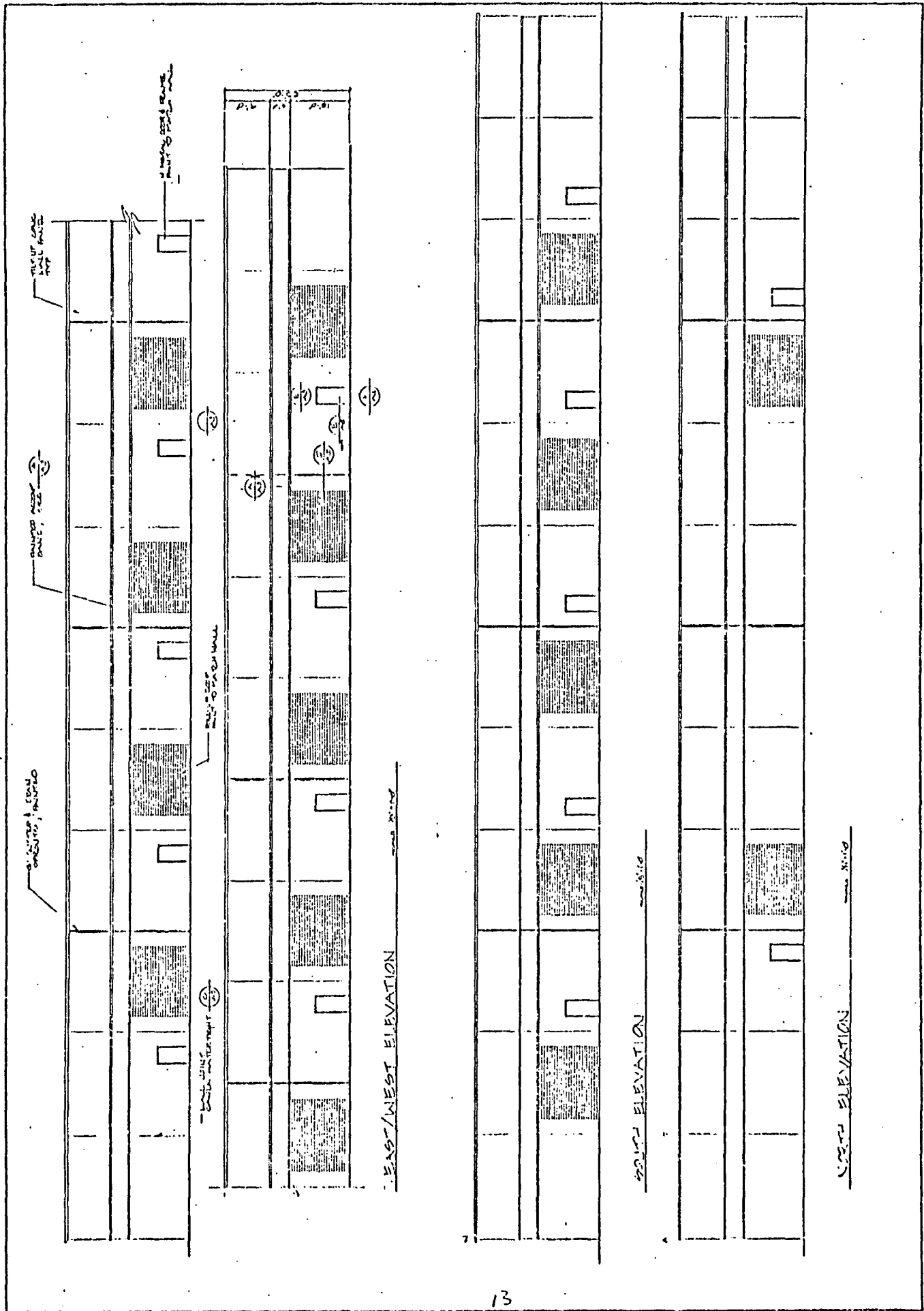
LANDSCAPE PLAN

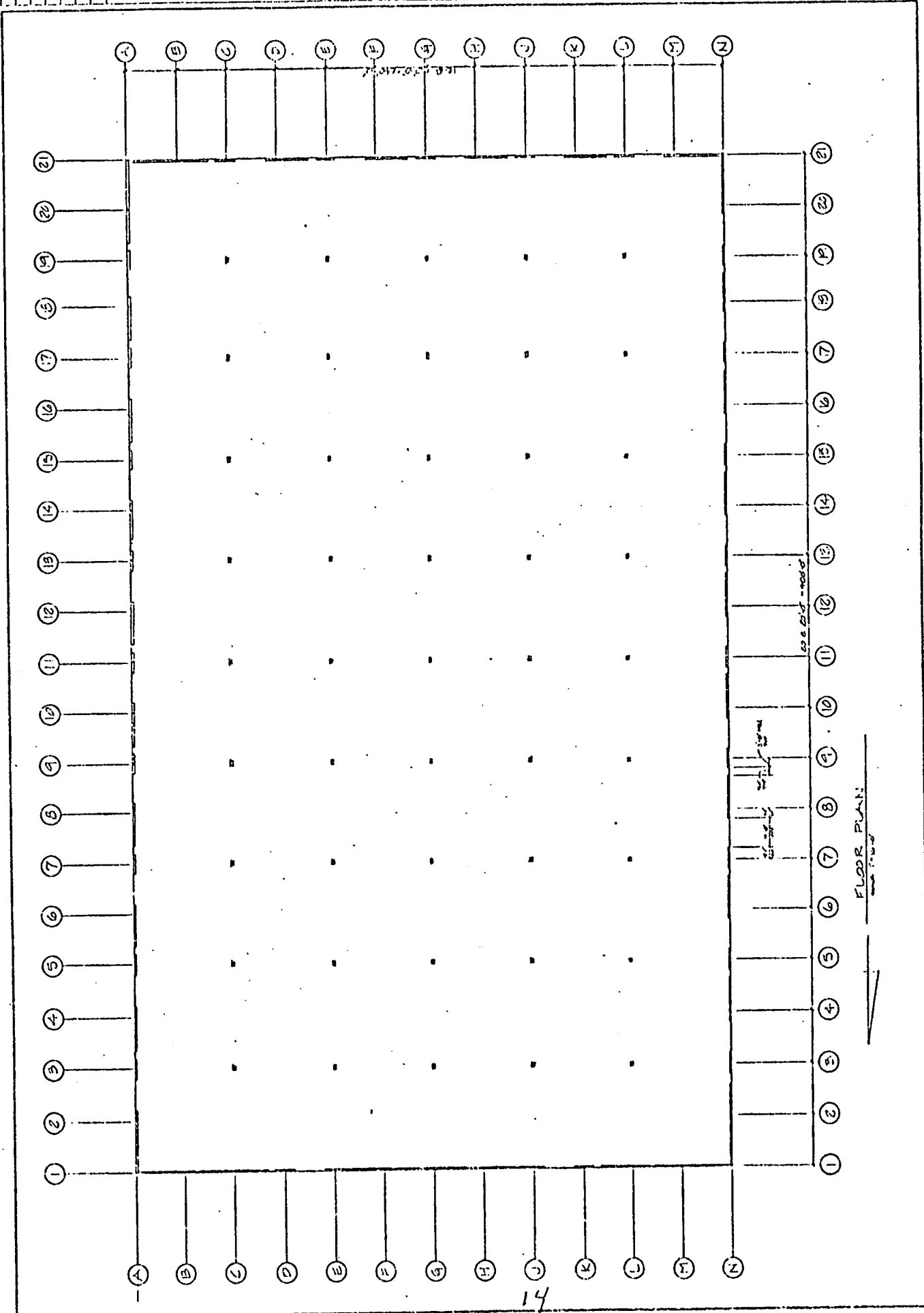


'PELL CIRCLE WAREHOUSE'  
sacramento california



RUDY YALAO-ARCHT.  
L.A. 3080 10101 644 2018  
1000 10000 10000  
LANDSCAPE ARCHITECT





FLOOR PLAN

P-9640

1-28-82  
 +-14-82

No. 3410



# CITY OF SACRAMENTO

## OFFICE OF THE CITY CLERK

915 I STREET  
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814  
TELEPHONE (916) 449-5428

LORRAINE MAGANA  
CITY CLERK

March 10, 1982

R.J.B. Company  
2856 Arden Way, Suite 200  
Sacramento, CA 95825

Dear Gentlemen:

On March 9, 1982, the Sacramento City Council heard your appeal from City Planning Commission action placing conditions to variance, specifically the condition that truck loading docks be moved from the rear of the building to the front of the building (west side). Location: East side of Pell Circle, 700 feet north of Interstate 880.

The Council adopted by motion its intent to grant your appeal subject to stated conditions, and contingent on Findings of Fact which are due March 23, 1982.

Sincerely,

  
Lorraine Magana  
City Clerk

LM/mm/30  
cc: Planning Department