

BACKGROUND

CITY PLANNING COMMISSION

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

APPLICANT <u>Lukenbill Enterprises, 3600 Power Inn Road, Sacramento, CA 95826</u>
OWNER <u>Lukenbill Enterprises, 3600 Power Inn Road, Sacramento, CA 95826</u>
PLANS BY <u>JTS Engineering, 811 'J' Street, Sacramento, CA 95814</u>
FILING DATE <u>8-30-85</u> ENVIR. DET. <u>9-16-85</u> REPORT BY <u>CV:bw</u>
ASSESSOR'S-PCL. NO. <u>001-200-17</u>

APPLICATION: A. Negative Declaration
 B. Special Permit to develop office space in excess of 25 percent of gross floor area in the Heavy Industrial (M-2) zone.

LOCATION: 600 North 5th Street

PROPOSAL: The applicant is requesting the necessary entitlement to construct a 19,864 square foot office building in the Heavy Industrial (M-2) zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1985 Industrial Park Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2
Existing Land Use of Site:	Office/warehouse building

Surrounding Land Use and Zoning:

North:	Sheriff's Work Release Center; M-2(PC)
South:	Office/Warehouse; M-2
East:	Industrial/Storage Yard; M-2
West:	Office/Warehouse; M-2

Setbacks:	Required	Provided
Front:		25 ft.
Side(Int):	not	47-63 ft.
Rear:	required	25 ft.

Parking Required:	49 spaces
Parking Provided:	60 spaces
Property Dimensions:	170'± x 350'±
Property Area:	1.36± acres
Square Footage of Building:	19,864±
Height of Building:	18± feet; one story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Concrete with exposed aggregate; solar bronze windows
Exterior Building Color:	Light Brown
Roof Material:	Asphalt

BACKGROUND INFORMATION: On December 12, 1984, the City Council approved a tentative map (P84-408) Fast Track to subdivide Parcel 17 (3± vacant acres) into two parcels. The parcel located to the rear of North 5th Street is presently developed with an office and warehouse for an equipment distributor as indicated by Building A on the site plan. The parcel now fronting on North Fifth Street and shown as Building B on the site plan is the project site.

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APPLC. NO. P85-367 **MEETING DATE** October 10, 1985 **ITEM NO.** 15

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PROJECT EVALUATION: Staff has the following comments:

- A. Land Use and Zoning: The subject site consists of one parcel totaling 1.36+ acres and is developed with an office/warehouse building. Surrounding land uses include a sheriff's work release center to the north, office and warehouse to the south, industrial and storage yard to the east and office and warehouse to the west.

The Zoning Ordinance requires that offices occupying more than 25 percent of the gross floor area of the building on the parcel on which they are located in the C-4, M-1 and M-2 zones require special permit approval. The purpose of the special permit review is to determine whether traffic problems will result due to excessive office development in these zones.

- B. Traffic: The applicant's plans were reviewed by the City Traffic Engineer. The Traffic Engineer indicated that traffic problems are resulting around the Richards Boulevard industrial area, and that street improvements will be necessary to correct these problems. In an effort to ensure these improvements, the Traffic Engineer indicated that a future assessment district may be formed for the Richards Boulevard area. The boundary lines for the district are expected to be the Sacramento River, American River, 16th Street and the Southern Pacific Railroad tracks. The needed improvements will most likely include: curb, gutter, sidewalks, street lights and paving for all streets in the area. In addition to these street improvements, the State Route 160 interchange at Richards Boulevard may also be included. The Traffic Engineer is recommending that the applicant enter into an agreement with the City to participate in any future assessment districts to provide for street improvements within the Richards Boulevard area. This agreement shall be submitted to the Traffic Engineer and City Attorney for review and approval prior to issuance of a building permit.

A traffic study was completed on April 30, 1985 by Omni-Means, Ltd. to evaluate the long range consequences of further conversion of existing industrial use designations to office use in the Richards Boulevard area. This study did not specifically address the traffic impacts at the intersection of North 5th Street and Richards Boulevard. However, this report concluded that the cumulative impacts of additional traffic generated as a result of the continued conversion of industrial uses to office uses will create peak hour capacity problems for east-west travel on Richards Boulevard and North B Street and for Interstate 5 and State Route 160 north of the Richards Boulevard industrial area.

The Traffic Engineer, however, has indicated that the proposed office use of the 19,864+ square foot building will not significantly impact the level of service for the existing street system in the Richards Boulevard industrial area and therefore has no objections to the project.

- C. Site Plan and Building Design: The submitted site plan indicates parking to be provided along the easterly, southerly and northerly portions of the site. A trash container is also shown to be located on the westerly side of the building.