

CITY PLANNING COMMISSION

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

APPLICANT Panattoni Development, 7738 Wilbur Way, Sacramento, CA 95828
OWNER Panattoni Development, 7738 Wilbur Way, Sacramento, CA 95828
PLANS BY Leo McGlade and Associates, 3417 Arden Way, Sacramento, CA 95825
FILING DATE 12-1-89 ENVIR. DET. Negative Declaration REPORT BY PW:df
ASSESSOR'S PCL. NO. 226-0070-060

APPLICATION:

- A. Negative Declaration
- B. Amend General Plan for 3.0+ vac. ac. from Industrial to Low Density Residential.
- C. Amend North Sacramento Community Plan for 3.0+ vac. ac. from Industrial to Residential 4-8 du/ac.
- D. Rezone 3.0+ vac. ac. from Light Industrial (Planned Unit Development) (M-1(S)(PUD) to Standard Single Family (R-1)(PUD)/
- E. Tentative Map to divide 30.3+ vac. ac. into 2 lots in the M-1(S)(PUD) zone.
- F. Amend PUD Schematic Plan to the Main Avenue Business Park to establish 3 buildings of 67,500, 112,500, and 331,600 sq. ft.
- G. Amend PUD Guidelines to Main Avenue Business Park regarding parking requirements (withdrawn), by buffering and building configurations.
- H. Special Permit to develop 3 warehouse buildings totaling 511,600 sq. ft. on 27.3 vac. ac. in the M-1S(PUD) zone and within the Main Avenue Business Park.
- I. Variance to waive the required 6 ft. masonry wall between residential and non-residential uses.

LOCATION: NE corner of Main Avenue and Kelton Way

PROPOSAL: The applicant is requesting the necessary entitlements to develop three warehouse buildings in the Main Avenue Business Park PUD.

PROJECT INFORMATION:

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

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Surrounding Land Use and Zoning:

North: Drainage canal, field; A
South: Residential, Industrial; R-1, M-1S
East: Residential; R-1
West: Industrial; M-1 PUD

Parking Required: 332 spaces
Parking Provided: 588 spaces at 1:1000 ratio for industrial & 1:400 ratio for office
Property Dimensions: Irregular
Property Area: 30.3+ acres
Square Footage of Building: 3 buildings; 67,600, 112,500, 331,600 sq. ft each
Height of Building: 30 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Concrete
Roof Material: Asphalt

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On March 21, 1990 by a vote of seven ayes, 2 absent the Subdivision Review Committee voted to recommend approval of the proposed tentative map subject to attached conditions.

BACKGROUND INFORMATION

On February 25, 1982, the Planning Commission reviewed an application to allow development of a future industrial complex on the subject site and rezone from Agriculture (A) to Light Industrial (M-1). The Commission denied the General and Community Plan amendments and the rezoning and approved the tentative map. The project was appealed to the City Council where it was approved on June 6, 1982, (P-9526) for industrial and residential uses.

On July 24, 1986, the Planning Commission approved a tentative map and Schematic Plan Amendment. The map divided the 29+ acre industrial parcel into three lots with a remaining 17+ acres for residential (R-1) development. No specific development was proposed for the industrial portion (P86-034). On April 14, 1988, the Planning Commission approved a tentative map to divide the entire 46+ acres along zoning lines and subdivide the residential portion into 76 single family lots to be known as Kiavah Heights (P88-101).

On July 27, 1989, the Planning Commission approved the required entitlements to remove 1.9+ vacant acres from industrial designation and place into the existing single family subdivision currently under construction (P89-119).

A current proposal has been submitted to subdivide an additional 2.8+ vacant acres to be included in the Kiavah Heights Subdivision (P90-080).

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PROJECT EVALUATION: Staff has the following comments:

A. Land Use & Zoning

The subject 30.3+ vacant acres is located within the Main Avenue Business Park PUD at the northeast corner of Main Avenue and Kelton Way. The site is zoned M-1S PUD and designated in both the General Plan and North Sacramento Community Plan for Industrial uses. Surrounding uses include vacant agriculture land to the north; residential and industrial uses to the south, residential to the east and industrial to the west.

B. Applicant's Proposal

The applicant is requesting several entitlements that would allow for the development of the industrial site and add to the existing adjacent single family subdivision (Kiavah Heights). The plan amendments and rezone is required to add 3.0+ acres of the industrial property into the adjacent residential subdivision. This rezone will allow for a uniform zoning and land use line while eliminating a potential intrusion of industrial activities into a residential area (See Exhibit A). The remainder of the requested entitlements involve the industrial area. The applicant intends to amend the existing PUD Schematic Plan by reconfiguring the buildings and eliminating an 8 foot wall along the site's eastern boundary, adjacent to the residential subdivision. A 60 foot landscape buffer with 10 foot high berm is proposed for the eastern boundary in place of the wall. Because the site is within the Main Avenue Business Park PUD, a Special Permit is also required for the actual development of the warehouse buildings. The applicant proposes to construct three warehouse buildings consisting of 67,500, 112,500, and 331,600 square feet each.

The site is zoned M-1S PUD and designated in both the General Plan and North Sacramento Community Plan for industrial uses. Therefore, the proposed warehouse complex is a consistent land use. In a sense, the question of land use has been decided. What remains are the issues of buildings size, site design and the interface of industrial and residential uses. Staff is supporting the applicants proposal based on the following evaluation in the report.

C. PUD Schematic Plan Amendment/Site Plan

The applicant is requesting to amend the Main Avenue Business Park PUD Schematic Plan in order to reconfigure the building sizes. The existing PUD Schematic Plan (See existing PUD Exhibit) indicates several smaller buildings spread throughout the site. The submitted plans indicate three large warehouse buildings consisting of 67,500, 112,500, and 331,600 square feet each. The largest building is situated along the eastern portion of the site with two smaller buildings along the western portion of the site.

All loading and truck activity will take place on the interior of the site providing an aesthetic and noise buffer from adjacent residential uses.

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Staff is recommending no access from Main Avenue into the site which will allow for a continuous 25 foot landscape setback along Main Avenue. The 25 foot landscape setback should also be extended along Kelton Way where the entrance into the complex will be located.

The applicant has indicated to staff that the building size is a function of the type of storage proposed for the project. This site is to be used for large bulk storage of primarily dry goods such as paper, soap or wood products. Planning staff visited several similar existing projects in Woodland that provide large bulk storage. The outdoor activity was minimal during staffs visit. The operations were designed to have one loading activity period of approximately three hours with the remaining time generally quiet to outside traffic. Staff observed no congestion at any of four sites visited. Truck activity could be rather heavy during the loading period. Staff suggests limiting the intense loading periods to daylight hours.

Along the eastern portion of the site, the applicant is requesting to utilize a 50 foot landscape buffer and 10 feet of paved area next to the building as a building setback from the adjacent residential development. The applicant is suggesting this treatment rather than a required masonry wall along the property line. Staff supports the applicant's request. The 60 foot setback will include 50 feet of irrigated landscaping with heavy tree planting and a 10 foot high berm. The submitted landscape plan indicates an exceptionally high number of trees proposed for this 50 foot wide area. Requiring a wall along the property line would essentially result in a double wall situation. The building wall itself will act as a sound wall. Staff is recommending no openings along this rear building area other than man-doors required for fire safety. The City Environmental Division, based on the proposed site design determined that noise impacts on the surrounding residential uses are less than significant and have not recommended any further mitigation measures.

The 60 foot distance, coupled with the berm and tree plantings should provide an appropriate treatment for this interface area.

The 15 gallon trees proposed for this area should eventually screen the majority of the building wall from the residential development. The landscape treatment along this eastern portion of the site should be completed prior to occupying of the first building.

D. Parking

The applicant is providing more than adequate parking for the site. The existing parking requirements for the PUD are as follows:

Required Parking

1. General Office Use

- a. One (1) space shall be provided for each 225 square feet of gross floor area for unspecified office space.

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- b. One (1) space shall be provided for each 250 square feet of gross floor areas for medical office buildings.

2. Restaurant

One (1) space shall be provided for each three seats and one (1) per 1.1 employees on the longest shift.

3. Warehousing, Manufacturing, Wholesale

- a. Two (2) parking spaces shall be provided for each three (3) employees, but in no event less than one (1) space for each thousand (1,000) square feet of gross floor area for the first twenty thousand (20,000) square feet.
- b. One (1) space shall be provided for each two thousand (2,000) square feet of gross floor area for the second twenty thousand (20,000) square feet.
- c. One (1) space shall be provided for each four thousand (4,000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of floor area of the building.
- d. If there is more than one shift, the number of employees on the largest shift shall be used in determining parking requirements.

Based on these existing requirements, 332 parking spaces are required. The applicant is providing 588 parking spaces based on the City Zoning Ordinance requirements of 1:1000 for industrial and 1:400 for office uses.

E. Building Elevations

The submitted building elevations indicate a basic tilt-up concrete design. Staff recommends some revisions in order to improve the aesthetics of the buildings. The buildings should be compatible or similar to the existing and approved industrial buildings in the area. Staff suggests the use of reveal lines and form liners to give the buildings some interest. Also, the creative use of colors can achieve a more pleasant look. Along both Kelton and Main, the facades of buildings C and A should incorporate treatments such as canopies or contrasting materials. Also along the ends of both buildings C and A should be the placement of a wing wall to help screen the loading area from Main Avenue. Staff recommends the applicant submit revised building elevations for review and approval by the Planning Director prior to issuance of building permit.

F. Neighborhood Comments

Staff has received a comment package from the Meadows Development Association, a group of homeowners who live south of the subject site (See attached package). The group is opposed to the project basically for the following three reasons: 1) Size of buildings are too large, 2) deletion of required masonry wall is not appropriate, and; 3) the need for a traffic signal at Main Avenue and Kelton Way.

Staff's report has addressed the concerns of 1) and 2) above and the tentative map condition requires the applicant participate in the funding of the traffic signal.

G. Agency Comments

The proposed project was reviewed by the City Engineering, Traffic Engineering, Community Services and Building Divisions. The following comments were received:

1. No access shall be permitted along Main Avenue.
2. The 10 feet high berm shall be properly drained to assure no irrigation water runoff will be directed to the Kiavah Heights Subdivision to the east. Care must be taken to keep berm from eroding against property line fences.
3. An access easement shall be provided through the parcel to the drainage pump station.
4. Parking as shown adjacent to existing drain pump station may be in conflict with access requirements of the Flood Control and Sewer Division verify before approval of site plan.
5. The 10 foot wide paved road between building C and landscape berm cannot be accessed from parking lot at north end unless parking is deleted.
6. See condition of the tentative map.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator 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 Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to

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develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

STAFF RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval to amend the General Plan for 3.0+ vacant ac. from Industrial to Low Density Residential and forward to City Council.
- C. Recommend approval to amend the North Sacramento Community Plan for 3.0+ vacant ac. from Industrial to Residential 4-8 du/ac and forward to City Council.
- D. Recommend approval to Rezone 3.0+ vac. ac. from M-1S PUD to R-1 PUD and forward to City Council.
- E. Recommend approval of the Tentative Map to divide 30.3+ vac. ac. into 2 lots subject to the following conditions and forward to City Council.
- F. Recommend approval of the Schematic Plan to the Main Avenue Business Park PUD to establish 3 office buildings and forward to City Council.
- G. Approve the Amendment of the PUD Guidelines to the Main Avenue Business Park regarding parking requirements (withdrawn), buffering and building configurations.
- H. Approve the Special Permit to develop three warehouse buildings totaling 511,600 square feet subject to conditions and based upon findings of fact which follow.
- I. Approve the Variance to waive the required masonry wall between residential and non-residential uses subject to conditions and based upon findings of fact which follow.

Conditions - Tentative Map

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Meet all County Sanitation District requirements.
3. Subject property must complete annexation to both Sacramento Regional County Sanitation District and County Sanitation District No. 1 of Sacramento County prior to recordation of the map or prior to the approval of improvements plans, whichever occur first.
4. Notice: Property to be subdivided in accordance with this map may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study

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Working Map for the Sacramento Community, dated January 1989, available at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

5. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
6. Dedicate a standard 12.5-foot public utility easement for underground electrical and public utility facilities and appurtenances adjacent to Main Avenue;
7. Dedicate the east 5 feet of the existing industrial parcel as a public utility easement for overhead facilities and appurtenances.
8. Provide a 12 inch water main within a 10 foot wide easement along the northerly property lines of Parcels 1 and 2 to the satisfaction of the Water Division.
9. Provide an access easement through Parcel 1 to the existing pump station to the satisfaction of Flood Control and Sewer Division.
10. Remove unused stub streets on Main Avenue and Kelton Way. Reconstruct curb, gutter and sidewalk.
11. Comply with PUD Guidelines for Main Avenue Business Park PUD as amended.
12. Construct median islands in Main Avenue to satisfaction of Public Works Department. (This item of work is subject to a reimbursement agreement for work done within the overwidth portion of the street).
13. Deposit funds as applicant's fair share contribution towards construction of a signal at Main and Kelton.
14. Applicant shall comply with Mitigation Measures stated in the Negative Declaration for P90-024 on file at the City Planning Department to the satisfaction of the City Environmental Review Coordinator.

Conditions - Schematic Plan Amendment, Special Permit, Variance

1. The applicant shall submit a revised site plan for review and approval by the Planning Director prior to issuance of building permits. The revision shall address the following:
 - a. no access from Main Avenue.
 - b. access shall be provided to the pump station to the satisfaction of Public Works.

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- c. access shall be provided all sides of building A to the satisfaction of Public Works and the Fire Marshall.
2. The applicant shall submit revised building elevations for review and approval by the Planning Director prior to issuance of building permits. The revised elevations should incorporate the following:
 - a. use of reveal lines and formliners.
 - b. elevations shall be compatible to existing industrial buildings in the area.
 - c. no openings along the eastern side of building C, except those required for fire safety.
 - d. the end elevation of buildings A and C shall have additional treatments such as canopies and contrasting materials.
 - e. a creative color scheme shall be utilized.
 - f. wing wall shall be extended from the southern ends of buildings A and C to providing screening to Main Avenue.
3. The submitted landscaping plan shall be revised to present a detailed design for the eastern 50 foot landscape area. This detailed plan shall be in addition to the submitted plan.
4. No major loading activity shall take place between the hours of 9:00 p.m. and 5:00 a.m. to avoid conflicts with adjacent residential uses.
5. All lighting shall be directed on site per the PUD Guidelines.
6. All circulation design and driveways shall be to the satisfaction of the Public Works Department.
7. The applicant shall meet all other requirements of the PUD Guidelines.
8. Prior to issuance of final occupancy permits, the project site shall be inspected and approved by the Planning Director.

Findings of Fact - Special Permit, Variance

1. The proposed project, as conditioned, is based upon sound principles of the land use in that:
 - a. the proposed site is designated for industrial uses in an area with some existing industrial buildings; and
 - b. all access into the site will be adjacent to the existing industrial uses and away from the residential development.

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2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the proposed landscape plan indicates a 50 foot landscape buffer with a large number of 15 gallon trees within the 60 foot building setback along the sites eastern boundary; and
 - b. adequate parking will be provided on site.
3. The variance, as conditioned, is not a special privilege extended to one individual property owner in that the site design and building configuration results in a double wall type of situation which is a circumstance that would be appropriate for a variance for any property owner facing a similar situation.
4. The variance, as conditioned, is not a use variance in that the warehouse building is allowed within the M-1 PUD zone.
5. The project, as condition, is consistent with both the General Plan and North Sacramento Community Plan in that the site is designated for industrial use and the proposed warehouse complex conforms to the plan designations.

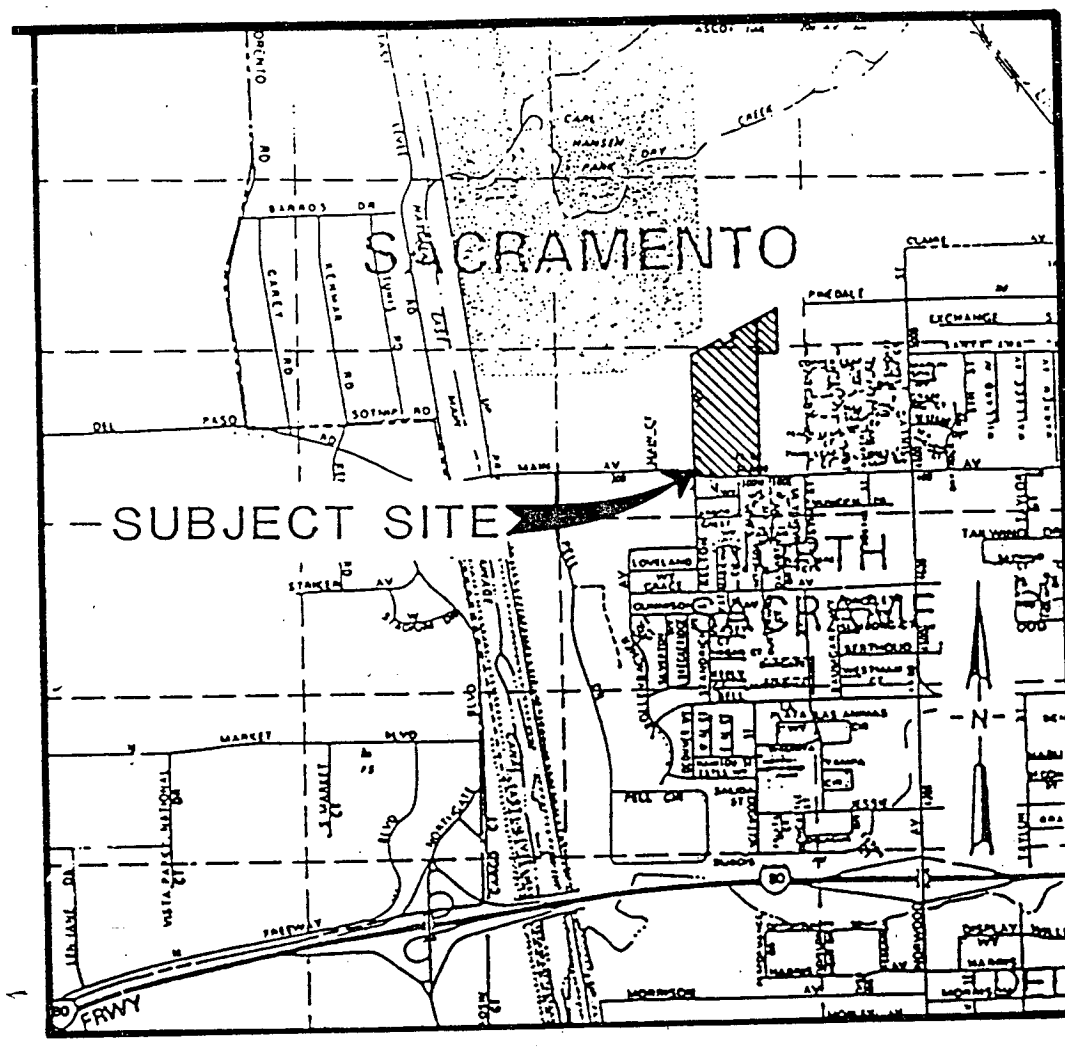
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VICINITY MAP ORDINANCE No. 90-026

P90-026

4-26-90
April 17, 1990

JUN 5 1990

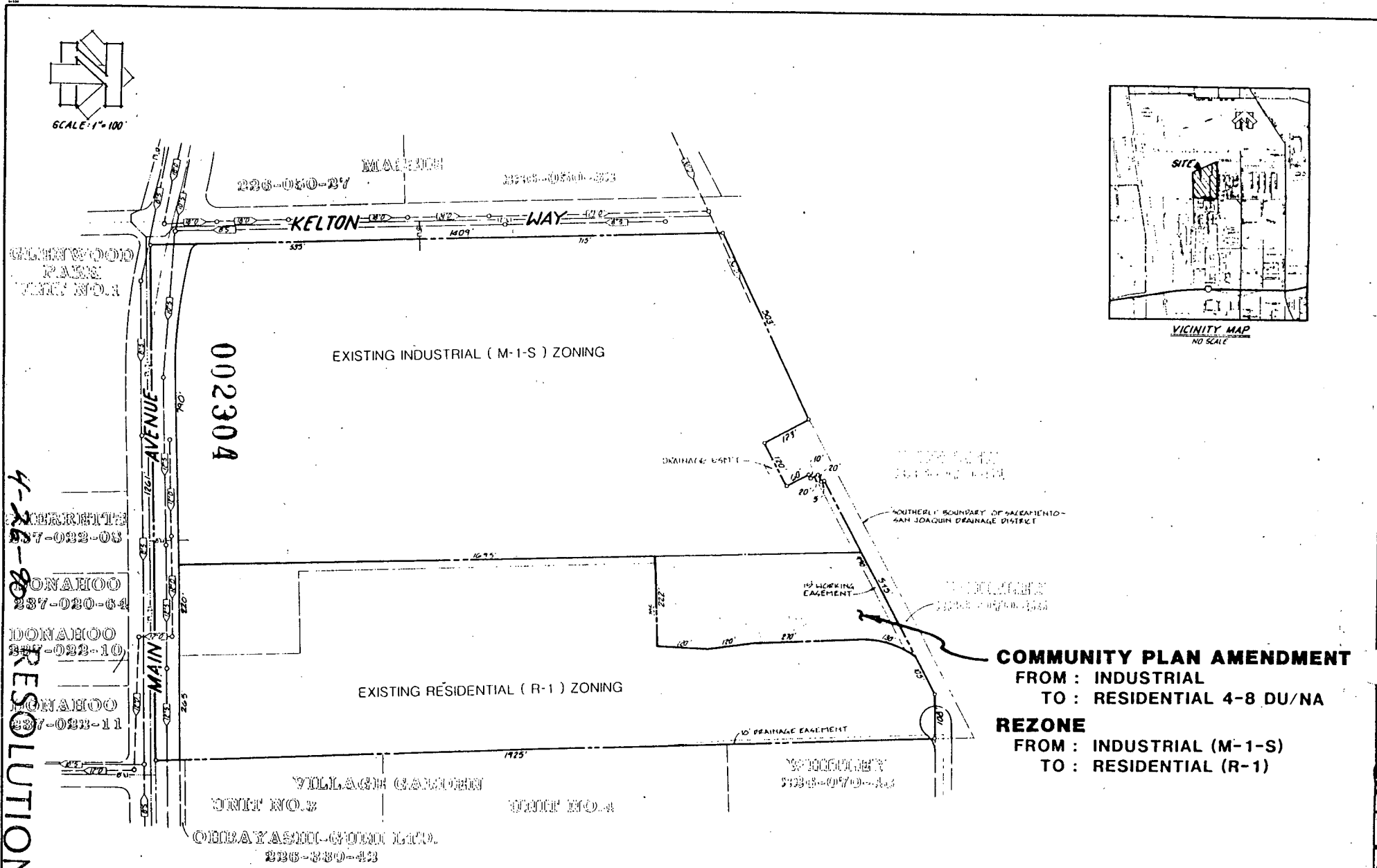
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P90-024

April 12 1988

JUN 5 1988

7/4



4-8-88
 RESOLUTION
 90-412

REZONE EXHIBIT

COMMUNITY PLAN AMENDMENT
 FROM : INDUSTRIAL
 TO : RESIDENTIAL 4-8 DU/NA
REZONE
 FROM : INDUSTRIAL (M-1-S)
 TO : RESIDENTIAL (R-1)

FIELD BOOK NO. _____ SCALE: HORIZONTAL 1"=100' VERTICAL 1"=N/A DRAWN BY KJT CHECKED BY C.J.I. SUBMITTED JEP RCE NO 1638P		MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING		APPROVED: _____ DATE: _____ CITY: SACRAMENTO		COMMUNITY PLAN AMENDMENT & REZONE EXHIBIT MAIN AVE. BUSINESS PARK & KIAVAH HEIGHTS OF _____ DATE NOV 1981 SHEET 1 FILE NO. 902322	
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NO.	DESCRIPTION	APPROVED BY	DATE

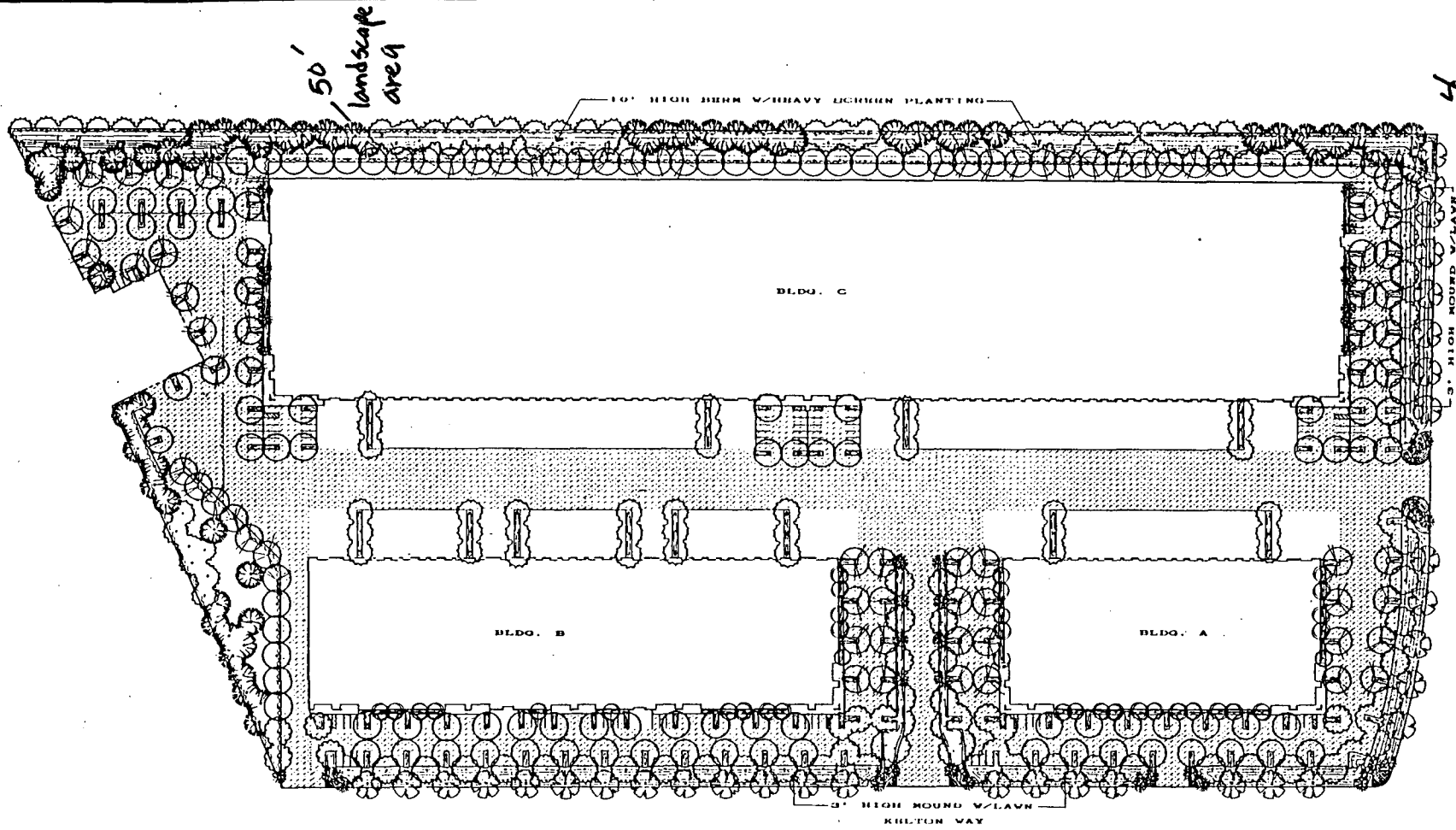
P. 3017

CITY PLANNING DEPARTMENT

MAR 20 1990

RECEIVED

LANDSCAPE PLAN



TREE LIST & LEGEND

SYM	BOTANICAL/COMMON NAME	SIZE	QTY.	PRICE @	QTY @
○	CELESTIAL DWARF/OWENIA CEDAR	15 GAL	74	80" x 40"	
○	CELESTIAL DWARF/OWENIA CEDAR	15 GAL	93	40" x 30"	
○	CELESTIAL DWARF/OWENIA CEDAR	15 GAL	26	20" x 20"	
○	CITRUSWOOD C./LAVENDER	15 GAL	66	50" x 40"	
○	LACONIA/WHITE LILAC 'LAVENDER' CRAPPE WATTLE	15 GAL	47	20" x 20"	
○	PIGMY THORN/BLACK PINE	15 GAL	97	60" x 30"	
○	OVERCUM GARDEN/BLACK PINE	15 GAL	33	60" x 40"	
○	PIGMY THORN/BLACK PINE	15 GAL	82	30" x 35"	

LEGEND

○	DOWNGRADED LAWN (SEE TREE TALL PLANTS & 10% REMITTAL 11 000 011)
—	1" x 4" FINISHED BRICK/CONCRETE
○	CELESTIAL DWARF/OWENIA CEDAR 15 GAL 40" x 30" PLANT @ 10" D.C.
○	CELESTIAL DWARF/OWENIA CEDAR 15 GAL 20" x 20" PLANT @ 10" D.C.
○	CELESTIAL DWARF/OWENIA CEDAR 15 GAL 10" x 10" PLANT @ 10" D.C.
○	AREA CALCULATED AS PAVED PARKING AREA

SHADE STUDY CALCULATIONS

TREE	100%	75%	50%
CELESTIAL DWARF/OWENIA CEDAR	3 872' x 2,100' x 6 041' x 2,800'		
CELESTIAL DWARF/OWENIA CEDAR	83 096' x 66,000'	11 041' x 8,201'	
CELESTIAL DWARF/OWENIA CEDAR		26 015' x 8,540'	
CITRUSWOOD C./LAVENDER	21 043' x 20,300'	46 041' x 21,840'	
LACONIA/WHITE LILAC 'LAVENDER'		27 015' x 8,200'	
PIGMY THORN/BLACK PINE		12 015' x 8,210'	
OVERCUM GARDEN/BLACK PINE	6 043' x 41,252' x 6 072' x 4,320' x 6 041' x 3,540'		
TOTAL	170,000'	6,400'	66,730'
TOTAL PAVED PARKING AREA	330,200 SQ		
TOTAL GRASS REMOVED (50%)	160,100 SQ		
TOTAL GRASS PLANTED (50%)	170,270 SQ		

PRELIMINARY ONLY. NOT FOR CONSTRUCTION

SCALE: 1"=60'

002307

4-26-90
April 26, 1990

KALIN AVENUE

SHEET TITLE

TREE PLAN

JOB NO. 00000

DATE 4-1-90

OF 1-1

P90-024

REVISIONS

EL ALLEN LASCAR

1981-1982-1983

PROJECT: 3 PROPOSED BUILDINGS
KILTON WAY & KALIN AVENUE,
SACRAMENTO, CALIFORNIA
PANATTONI DEV. CO.

190-024

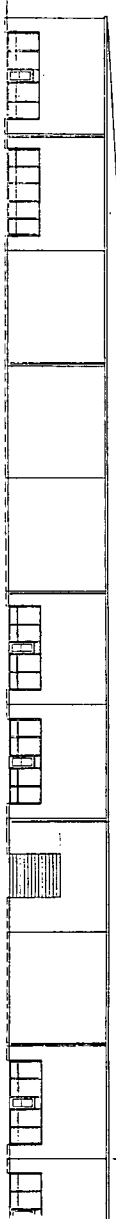
April 12, 1990

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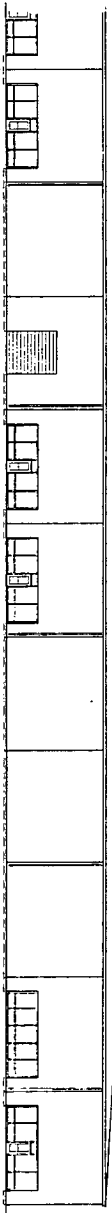
WEST ELEVATION
NORTH END BUILDING 'B'



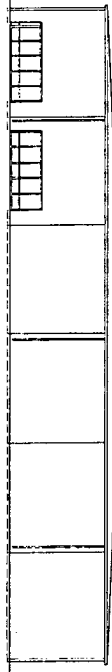
MATCH LINE

MATCH LINE

SOUTH END BUILDING 'B'



SOUTH ELEVATION
BUILDING 'B'



ELEVATIONS

3 PROPOSED BUILDINGS @
N.E. CORNER OF KELTON WAY & MAIN AVE.
CITY OF SACRAMENTO, CALIFORNIA

ELEVATIONS
BUILDING 'B'

M Leo McGlade & associates, inc.
3417 Arden Way Suite A Sacramento, CA 95825 (916) 485-8380

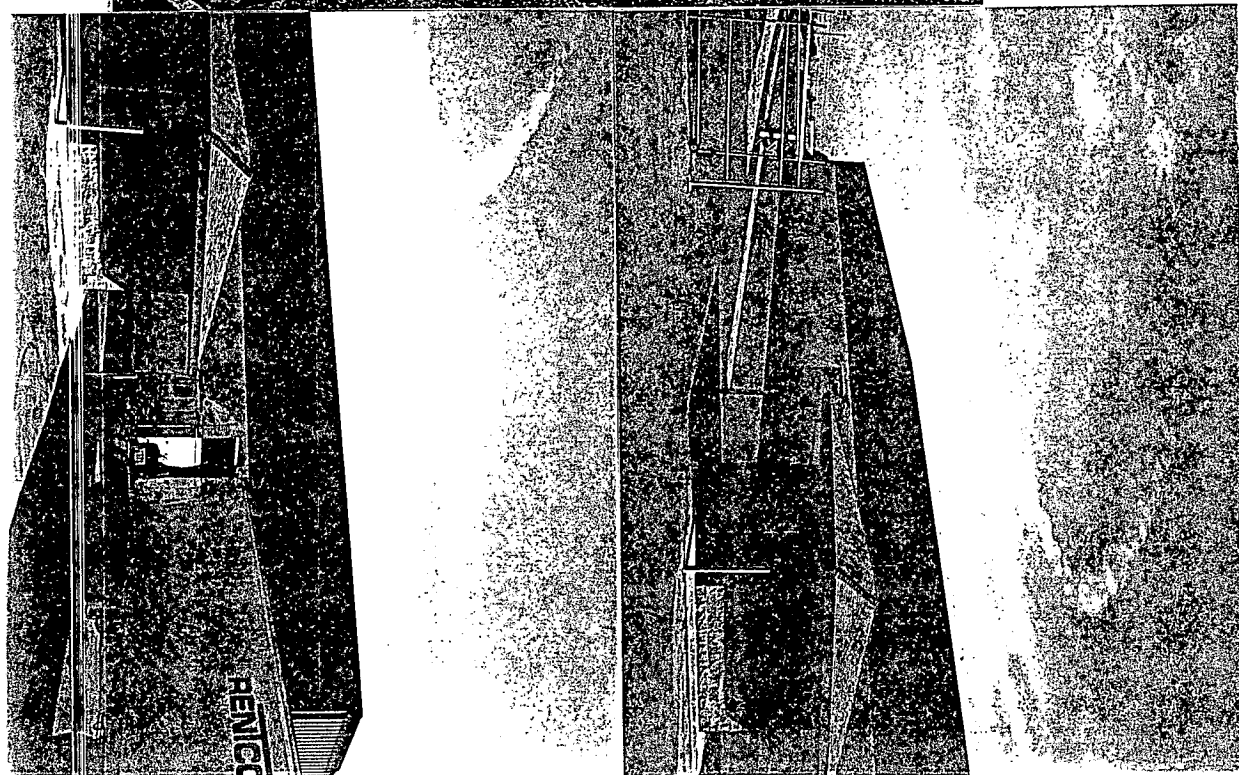
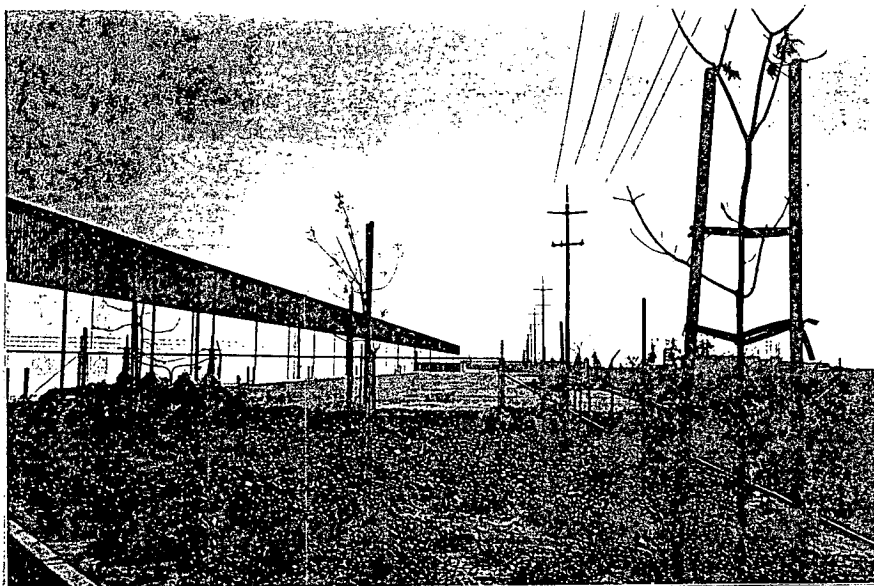
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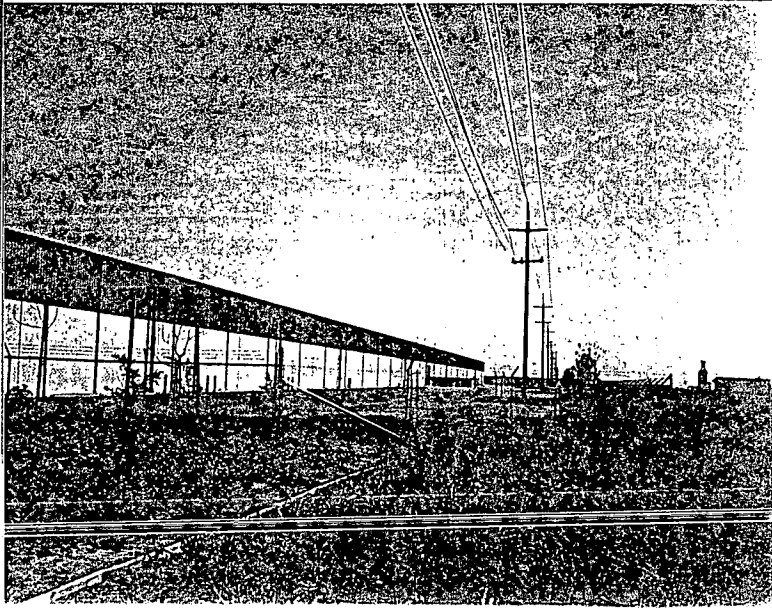
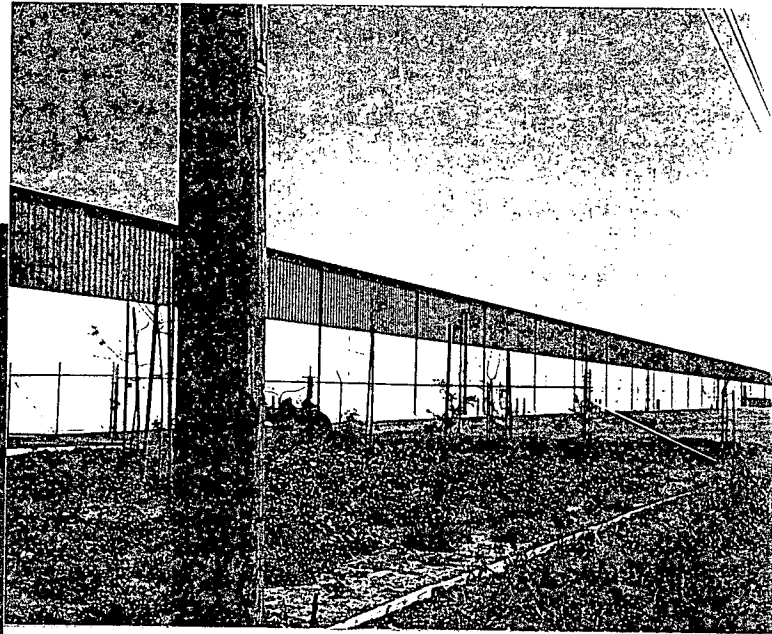
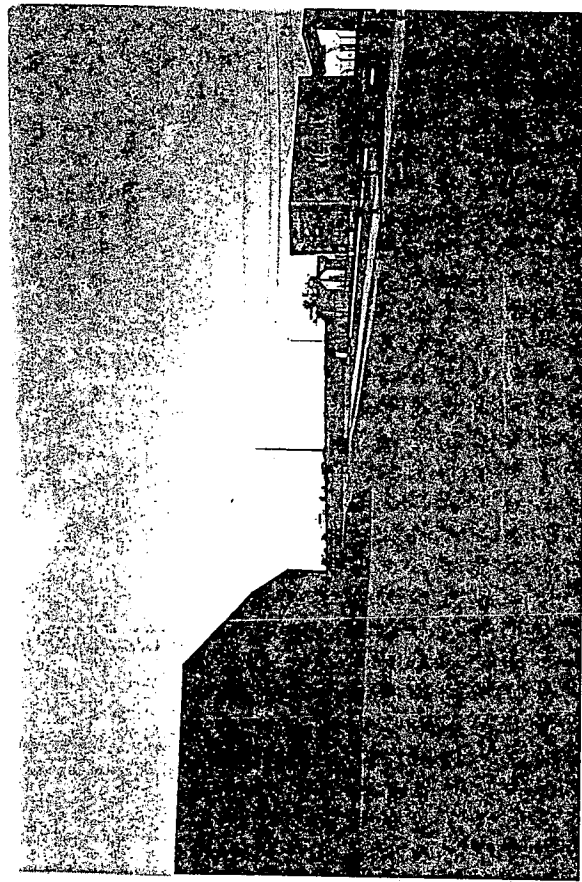
DATE
4/26/90

BY
J.P.

SCALE
1/8" = 1'-0"

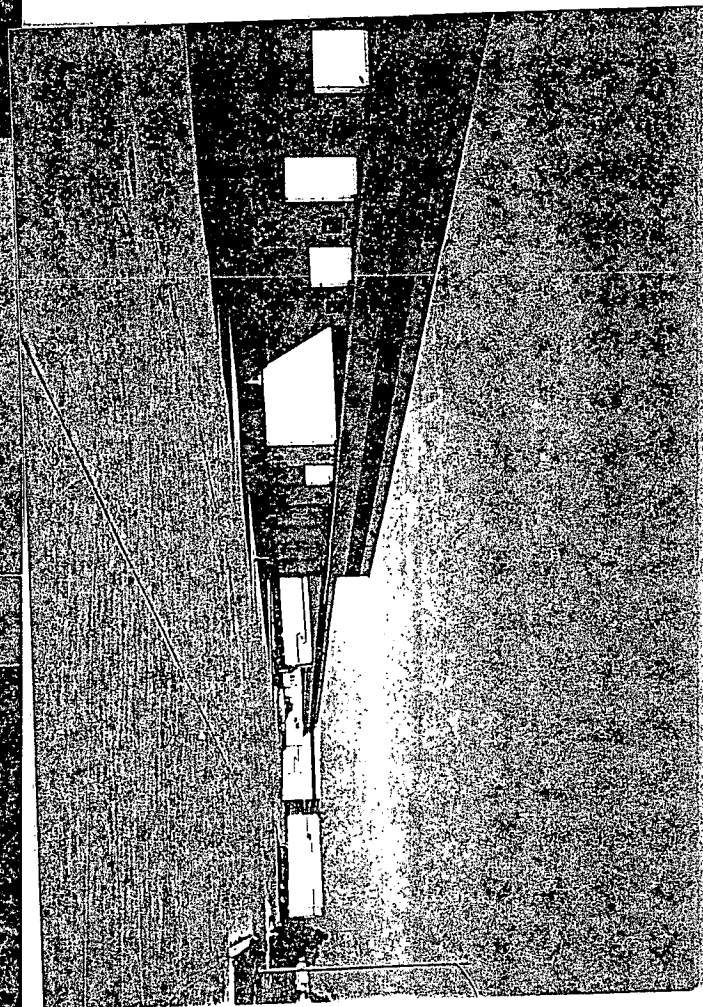
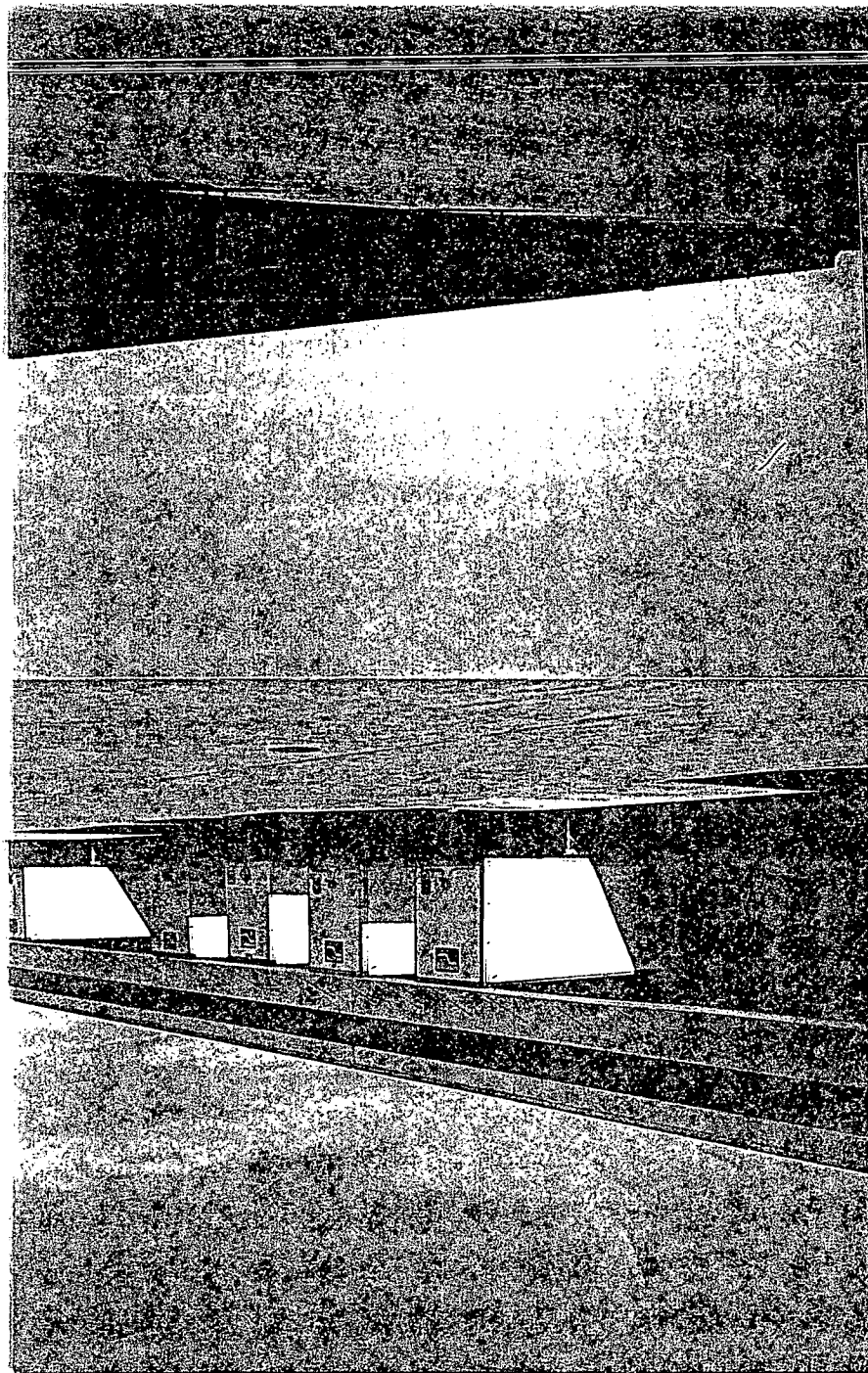


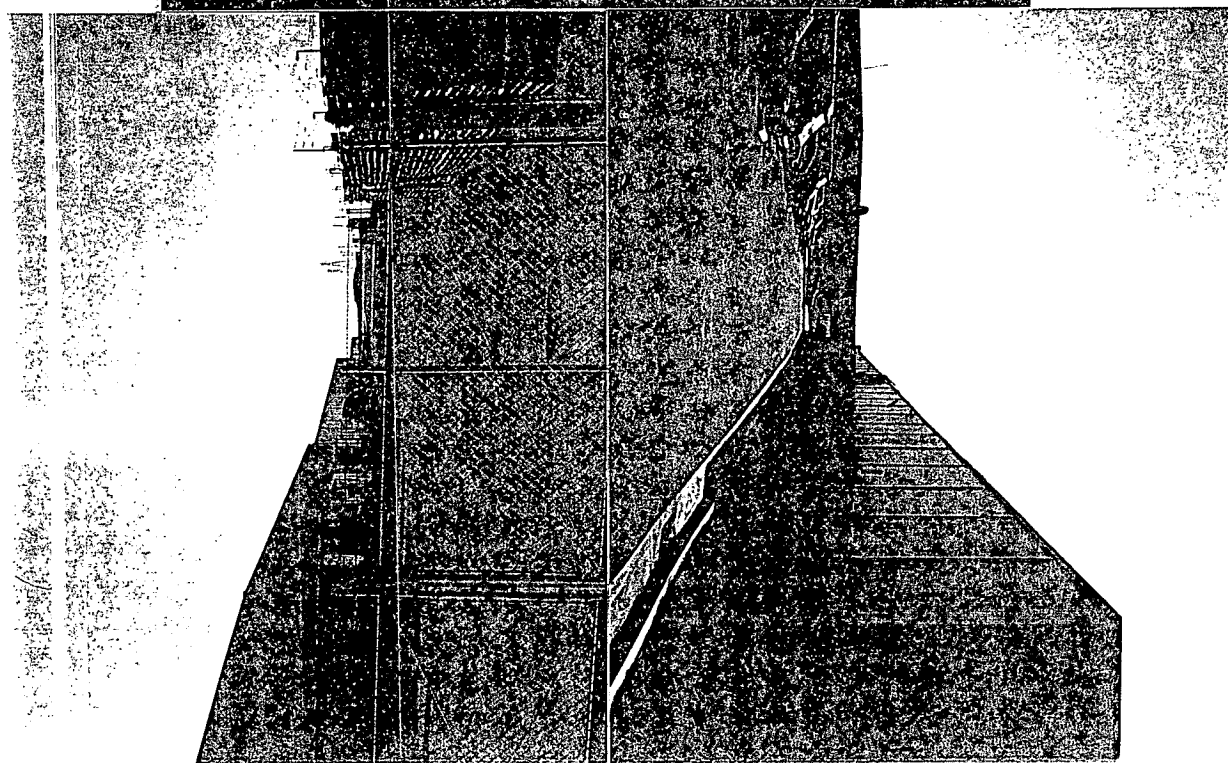
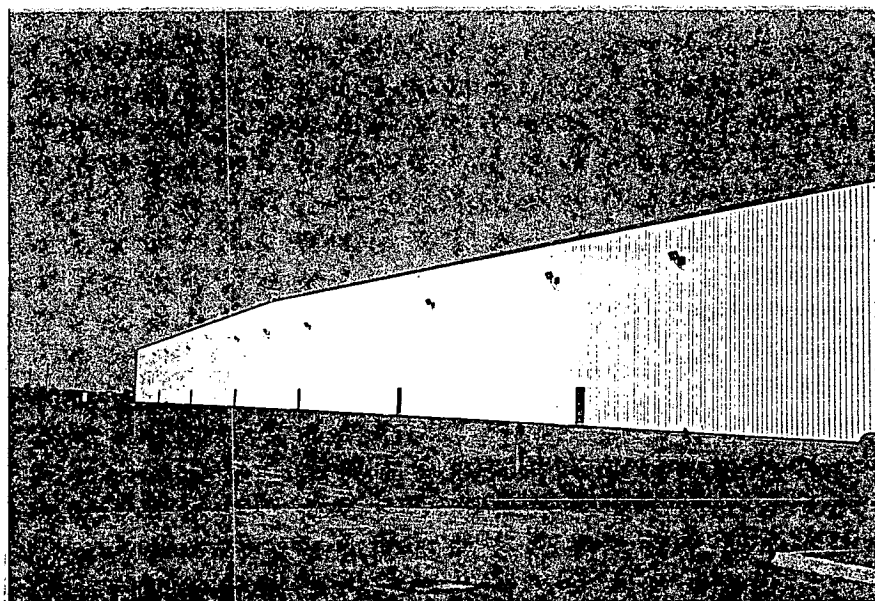
002311



002312

002313





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