CITY PLANNING COMMISSION

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

APPLICANT Allied-Langdon Engineering, 8421 Auburn Blvd, No. 260, Sacto,CA 95610
OWNER BWS Properties, No. 140, Rancho Cordova,CA 95670
PLANS BY Pete Wegener, 735 Sunrise Avenue, No. 245, Roseville, CA 95661
FILING DATE 11/14/88 ENVIR. DET. Neg. Dec. REPORT BY PWipe
ASSESSOR'S PCL. NO. 035-0100-038

APPLICATION: A. Negative Declaration

B. Plan review of a proposed 29,950 sq. ft. mini-storage building addition on 2.8± developed acres in the General Commercial-Review Executive Airport Overlay (C-2-R-EA-1 and EA-2) Zone.

LOCATION: 1353 Florin Road

PROPOSAL: The applicant is requesting the necessary entitlement to expand an existing mini-storage building at a mini-storage complex located on the northeast corner of Florin Road and Freeport Boulevard.

PROJECT INFORMATION:

General Plan Designation: Commercial Neighborhood/Commercial-Office
Existing Zoning of Site: C-2-R-EA-1 and EA-2
Existing Land Use of Site: Mini-Storage

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Bing Maloney Golf Course; R-1	Front:	N/A	N/A
South:	Florin Road/Vacant; R-2	Side(Int):	7.5'	20'
East :	Single Family/Office Bldg.;R-1/C-2	Side(St):	10'	10'
West :	Freeport Blvd./Shopping Center;C-2	Rear:	N/A	N/A

Parking Required:	7 spaces
Parking Provided:	7 spaces
Property Dimensions:	Irregular
Property Area:	2.75± acres
Height of Building:	18' (2 stories)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Steel w/stucco-coat paint
Roof Material:	Steel
Exterior Building Colors:	Beige tones with compatible earthtone for doors

BACKGROUND INFORMATION: In 1986, the existing mini-storage facility was approved by the City Planning Commission and City Council. Approval of the project involved General and Community Plan amendment and a Special Permit. Planning staff considered the previous office designation and zoning to be the appropriate use for the site and recommended denial of the request. The approved rezone to General Commercial - Review requires Planning Commission approval of the proposed mini-storage expansion.

000436

APPLC. NO. P88-478 MEETING DATE February 23, 1989 ITEM NO. 4

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

A. Land Use and Zoning

The subject site is an existing mini-storage facility on 2.75± developed acres designated Commercial in the General Plan and zoned General Commercial-Review Executive Airport Overlay-1 and Executive Airport Overlay - 2 (C-2-R-EA-1 and EA-2) zone. The surrounding land use and zoning is the Bing Maloney Golf Course (R-1) to the north; Florin Road/Vacant (R-2) to the south; Single Family Residential/Office Buildings (R-1/C-2) to the east; and Freeport Boulevard/Shopping Center (C-2) to the west. The subject site is irregular in size and was sold as surplus Cal Trans right-of-way. Part of the subject site includes existing Cal Trans right-of-way and is owned by the State.

B. Applicant's Proposal

The applicant proposes to expand an existing mini-storage facility approximately 21,075 sq. ft. in the EA-2 portion of the subject site. The expansion would involve partial and complete demolition of two existing mini-storage buildings (Bldg. No. 2 and 3) totaling approximately 8,875 sq. ft. Building No. 2 would be completely demolished and Building No. 3 would be partially demolished. The proposed building would be two stories (18') in height with a gross floor area of 29,950 sq. ft. with 194 individual storage units.

C. Setbacks and Landscaping

The subject site was created when Cal Trans sold the excess right-of-way for Freeport Boulevard (Highway 160). The land sale created an irregular lot approximately 900 ft. in depth along Freeport Boulevard and approximately 220 ft. along Florin Road. The existing mini-storage facility fronts and accesses from Florin Road.

The proposed mini-storage buildings would be setback from the Florin Road and Freeport Boulevard public rights-of-way approximately ten (10) feet. In addition, a vacant area between the property line and roadway within the Cal-Trans right-of-way along Florin Road and Freeport Boulevard would be landscaped.

The landscaped area would vary between eight (8) feet and forty-eight (48) feet in width along Florin Road and Freeport Boulevard. The applicant proposes to landscape most of the area between the property line of the subject site and sidewalk along Florin Road and roadway paving along Freeport Boulevard with 61 - 24 inch box Redwood Trees including low-growing Gazania ground cover. Redwood Trees are normally tall growing and should assist in screening the proposed two-story expansion and existing buildings when viewed from Florin Road and Freeport Boulevard. A 25 foot sight-clearance area at the corner of Florin Road and Freeport Boulevard of the Cal-Trans right-of-way is included on the proposed landscaping plans. The revised landscape plans should provide more detail regarding planting locations, existing eucalyptus trees, irrigation, and drainage. Staff suggests planting climbing vines along the existing cyclone fence that faces Freeport Boulevard. All existing razor ribbon is to be removed from the existing fence.

D. Parking

The existing mini-storage facility consists of 426 individual storage units and on-site residential unit for the manager. Expansion plans would add 194 units totaling 620 individual storage units. The applicant proposes seven (7) on-site parking spaces. Required parking for 620 units plus one residential unit is seven (7) spaces (1: 100 units plus one per residence).

E. Signage

The existing facility has four identification signs; one attached and two detached signs fronting on Florin Road with one attached sign facing Freeport Boulevard. No signage is proposed on the new building. The two existing detached signs are attached to the wrought iron fencing near the main entrance. A flag pole exists within the front setback area. The signage on the wrought iron fence fronting Florin Road should be removed and the nation's flag should be the only flag allowed on the existing flag pole. New signage or increase in size of existing signage shall not be allowed.

F. Building Design

The proposed building would consist of approximately 29,950 sq. ft. divided into 194 individual storage units. It would be two stories (18') in height and measure approximately 33' - 62' in width and 300' in length. An exterior steel staircase is proposed on the north elevation. Exterior building materials would consist of steel siding covered with simulated masonry wall panels and stucco - coat paint. The west elevations will provide an arch design that gives some relief to the facade. The proposed and existing buildings would be painted with a matching beige base color with compatible earthtone trim.

Staff also suggests that all existing metal orange doors that are visible from Florin or Freeport be painted a beige color to match the new buildings.

Spacing between the existing building to the north and east would be approximately 5' and 20' respectively. The existing trash receptacle would be enclosed and comply with the Zoning Ordinance requirements.

G. Executive Airport Overlay Zone (EA-2)

The proposed project is located in the EA-2 zone and is consistent with the City Zoning Ordinance (Executive Airport Overlay Zone EA-2-Section 30-D) because there would be less than 50 persons per acre at any time; no above-ground storage of flammable or explosive material; and no structure which exceeds 30 feet in height.

000438

H. Encroachment Permit/Maintenance Agreement

The applicant has applied to Cal Trans for an encroachment permit to allow landscaping within the Highway 160 (Freeport Boulevard) right-of-way. Cal Trans has required that the applicant arrange for the City of Sacramento to be responsible for enforcing the landscape maintenance agreement. A maintenance agreement between the City, applicant and the State is required. The applicant should delineate City right-of-way from State right-of-way for purposes of the maintenance agreement.

I. Other Agency Comments

The proposed project was sent to the following agencies and departments for review and comment: City Transportation Division; Engineering Division; Building Division; Police; Community Services; County of Sacramento Airports; California Department of Transportation (Cal Trans). The following comments were received:

Community Services:

The Department of Parks and Community Services has no problem with the proposed landscaping plan at the subject site but recommends that the existing eucalyptus trees be checked by an arborist for weak joints. Eucalyptus trees are brittle and can break without warning. The trees are in good health and should be saved. They should only be pruned if necessary for safety.

Engineering Division:

Provide on-site grading and drainage plan at time of building permit.

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.

RECOMMENDATION: Staff recommends the following action:

A. Ratify the Negative Declaration

B. Approve the plan review to allow development of one proposed mini-storage building subject to conditions and based on findings of fact which follow:

Conditions - Plan Review

1. The applicant shall obtain an Executive Airport (EA) Overlay zone Compliance Certificate issued by the Planning Director prior to issuance of a building permit.

000439

2. The applicant shall provide evidence of a Landscape Maintenance Agreement between the applicant, City and Cal-Trans prior to landscape plan approval and issuance of a building permit. The applicant shall enter into a maintenance agreement with the City and have it recorded against the property so any future owners must abide by the agreement and maintain the landscaping for the City.

3. The existing and proposed landscaping including those species proposed within the Cal-Trans right-of-way shall be maintained for the duration of the mini-storage land use.

4. The existing eucalyptus trees shall be examined by a qualified arborist to the satisfaction of the City Arborist prior to building permit issuance.

5. The revised landscape plans shall include removal of the existing abandoned roadway, a 25' sight-clearance zone at the corner of Florin Road and Freeport Boulevard, retention of healthy eucalyptus trees indicate all new trees and lawn/ground cover, and an automated irrigation system and the placement of climbing vines along the cyclone fence to the satisfaction of the Planning Director and City landscape architect.

6. The applicant shall adhere to the attached building elevations which indicate the use of stucco-coat paint over metal wall panels on the east elevation and the use of an arch design made from stucco on both west elevations. All new stucco and stucco-paint applied to both existing and proposed buildings shall be painted a beige color with the archways painted a compatible earthtone.

7. The applicant shall submit final elevations inccluding a color scheme to the Planning Director for review and approval prior to issuance of building permits.

8. The applicant shall paint all existing eight foot high orange metal roll-up doors that are visible from Florin Way and Freeport Boulevard a beige color to match the proposed stucco and stucco-paint facades. This color scheme shall be approved by the Planning Director including the location and number of doors to be painted.

9. The applicant shall retain fascia areas free of stucco and stucco-coat paint along Florin Road and Freeport Boulevard elevation to the satisfaction of the Planning Director prior to the issuance of building permits.

000440

10. The applicant shall provide a trash enclosure for the existing trash receptacle per requirements of the Zoning Ordinance.

11. The applicant shall limit signage to two (2) attached signs along Florin Road with no new attached or detached signage facing Freeport Boulevard or Florin Road.

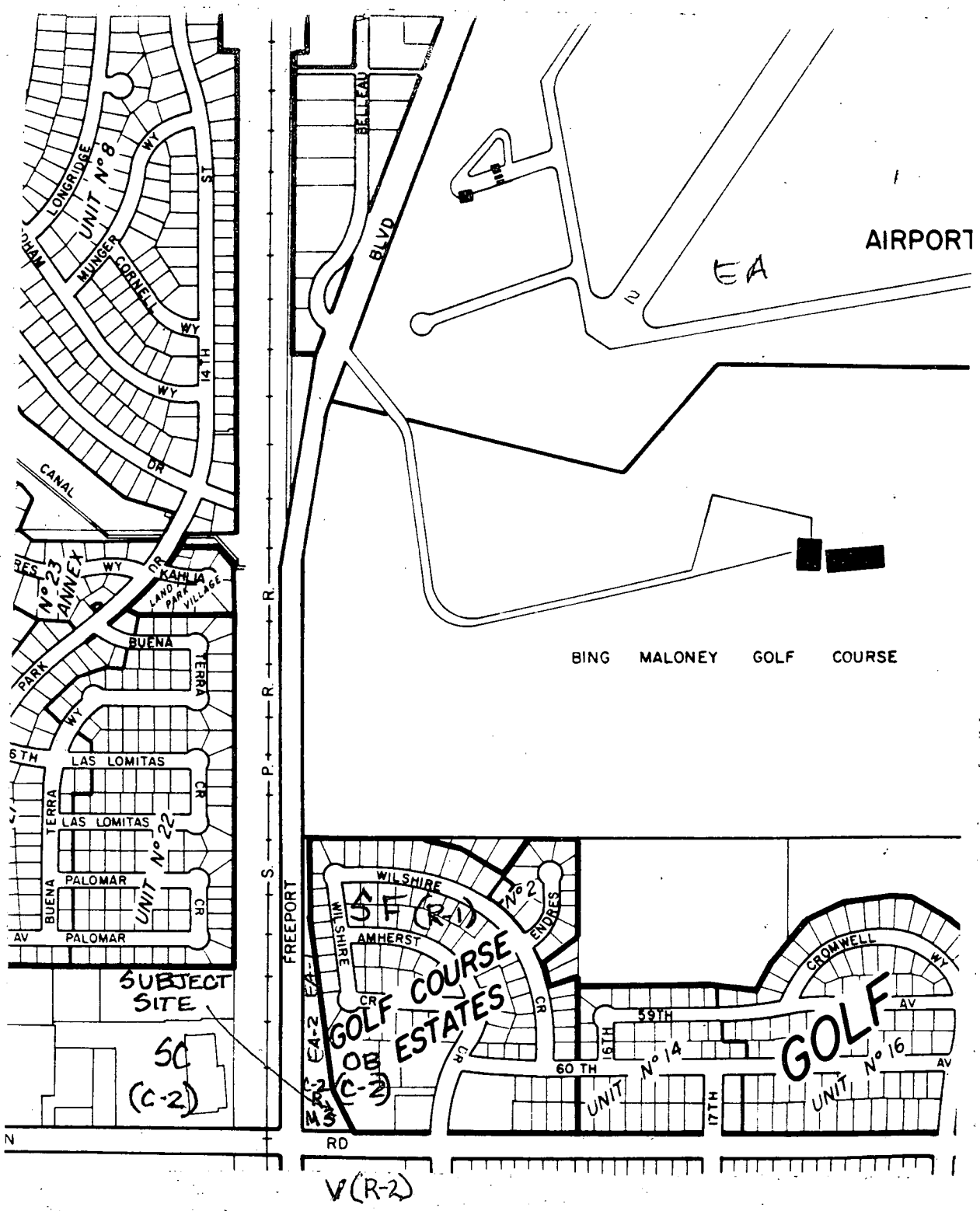
12. The applicant shall remove existing razor ribbon wire to the satisfaction of the Planning Director prior to building permit issuance.

13. The applicant shall allow only the nation's flag on the existing flag pole.

14. The applicant shall submit a revised site plan indicating seven (7) code conforming on-site parking spaces; and parking lot tree shading to the Planning director for review and approval prior to building permit issuance.

15. The applicant shall provide grading and drainage plans for the subject site including the Cal-Trans right-of-way area prior to building permit issuance.

16. Prior to issuance of final inspection by the Building Division, the Planning Director shall inspect the site for compliance with all conditions.



MS= Mini - Storage
OB= Office Building
EA= Executive Airport Overlay

SC= Shopping Center
V= Vacant

CZR= General Commercial-Review
R1= Single-Family
R2= Two-Family

VICINITY - LAND USE - ZONING

P88-478

FEB 23, 1989

#4

CAL TRANS RIGHT-OF-WAY

FREEPORT BLVD.

NEW LANDSCAPING - TO BE MAINTAINED BY ADJACENT PROPERTY OWNER

S5 G1 TREES

G5 GROUNDCOVER

FLORIN ROAD

(E) 10' LANDSCAPED AREA

(N) BUILDING 2
TWO-STORY BUILDING
33,040 TOTAL SQ. FT.
AUTO. FIRE SPRINKLERS

(E) BUILDING 3
3,250 SQ. FT.
AUTO. FIRE SPRINKLERS

PROPOSED BUILDING

(E) BUILDING 7
TWO-STORY BUILDING
33,000 TOTAL SQ. FT.
AUTO. FIRE SPRINKLERS

(E) BUILDING 1
TWO-STORY BUILDING
33,000 TOTAL SQ. FT.
AUTO. FIRE SPRINKLERS

LOBBY/OFFICE
1,050 SQ. FT.

(E) 6' HIGH C.L. FENCE

(E) GATE

(E) DRIVEWAY

PROP. LINE 1,093.11'

000450

N

SITE PLAN

1" = 20'-0"

PLANT LIST

KEY	QUANT.	SIZE	BOTANICAL NAME	COMMON NAME
S5	G1	24" BOX	SEQUOIA SEMPERVIRENS SOQUEL	SOQUEL REDWOOD
G5	6 1 GAL	FLATS	GAZANIA SPLENDENS	SUNRISE YELLOW

VICINITY MAP
NO SCALE

TREE PLANTING DETAIL

GROUNDCOVER INSTALLATION

Section

PLANTING NOTES

L-1

PETE WEGENER
CONTRACTING ENGINEER, INC.
735 Sunrise Ave., Suite 245 - Roseville, Ca 95661
786-2460

LANDSCAPING PLAN

FEB 23, 1989

MINI-STORAGE COMPLEX
FREEPORT & FLORIN
1395 FLORIN ROAD
SACRAMENTO, CALIF.

NOV. 5, '88
NOTED
BFV
88-0084

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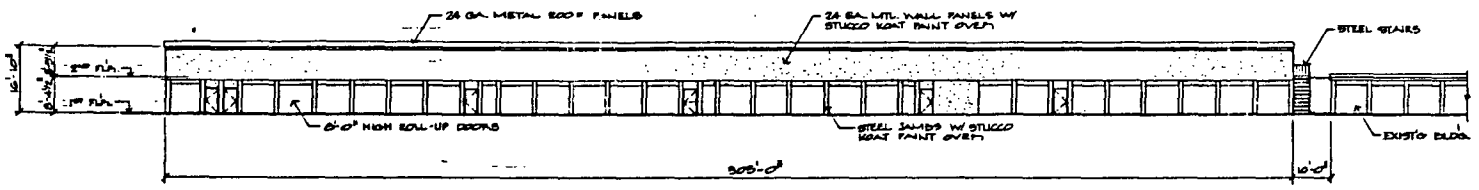
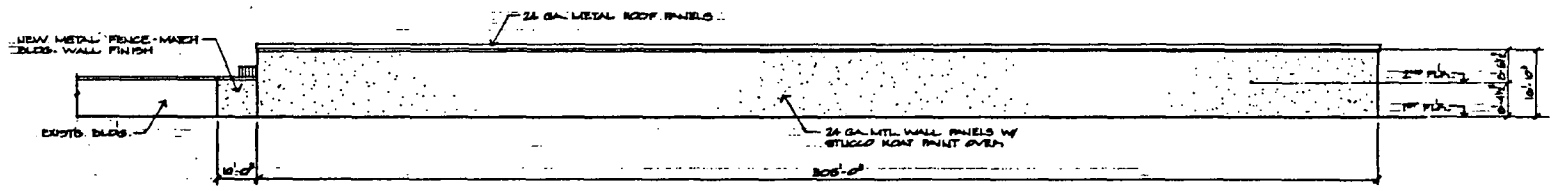


EAST ELEVATION

1/16" = 1'-0"



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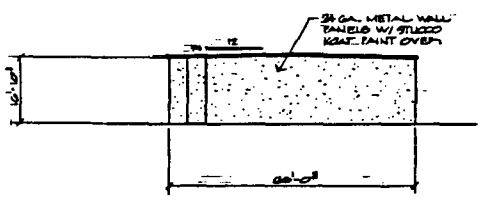

SOUTH ELEVATION

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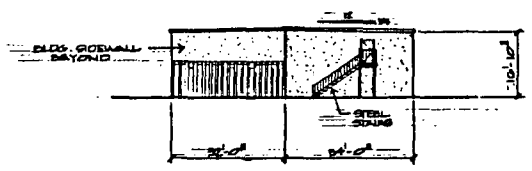

NORTH ELEVATION

1/16" = 1'-0"

000451

REVISIONS	BY

PETE WEGENER
CONTRACTING ENGINEER, INC.
715 Santa Ana, Suite 245 - Roseville, Ca 95661
786-2460

EXTERIOR ELEVATIONS

MINI-STORAGE COMPLEX
FREEPORT & FLORIN
1395 FLORIN ROAD
SACRAMENTO, CALIF.

1	NOV. 8, '90
1	NOTED
1	[illegible]
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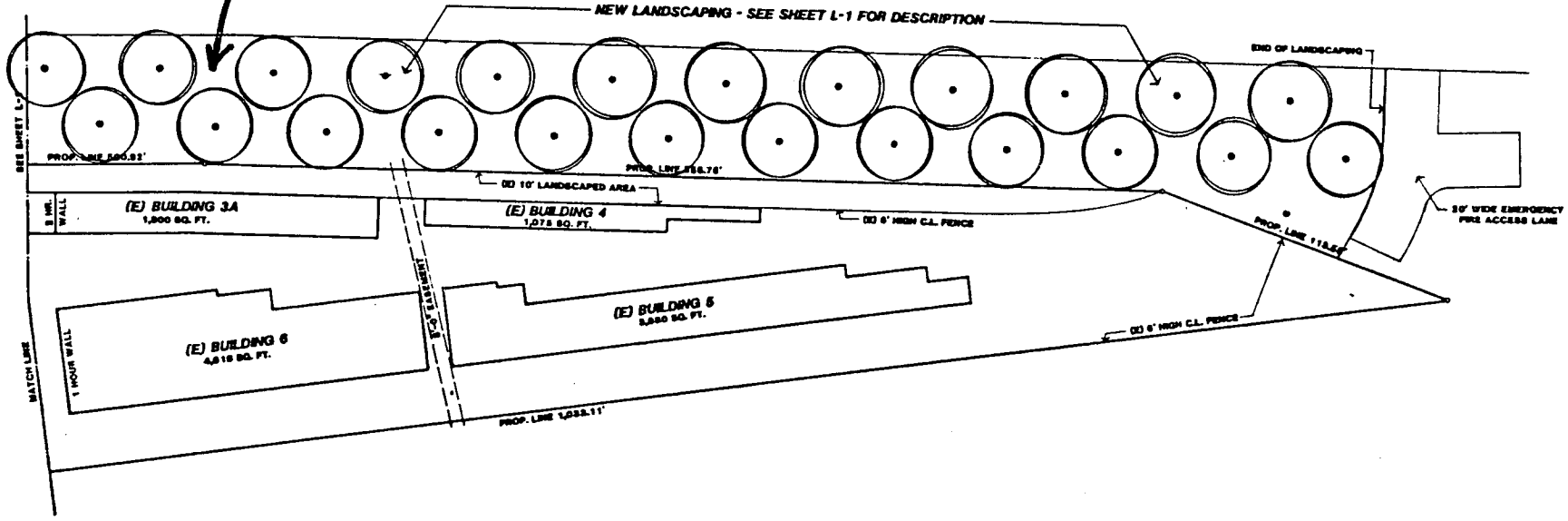
#4

CAL TRANS RIGHT-OF-WAY

FREEPORT BLVD.



N

S I T E P L A N

1" = 30'-0"

000452

L-2

PETE WEGENER
CONTRACTING ENGINEER, INC.
733 Sunrise Ave., Suite 245 · Roseville, Ca 95661
786-2460

LANDSCAPING PLAN

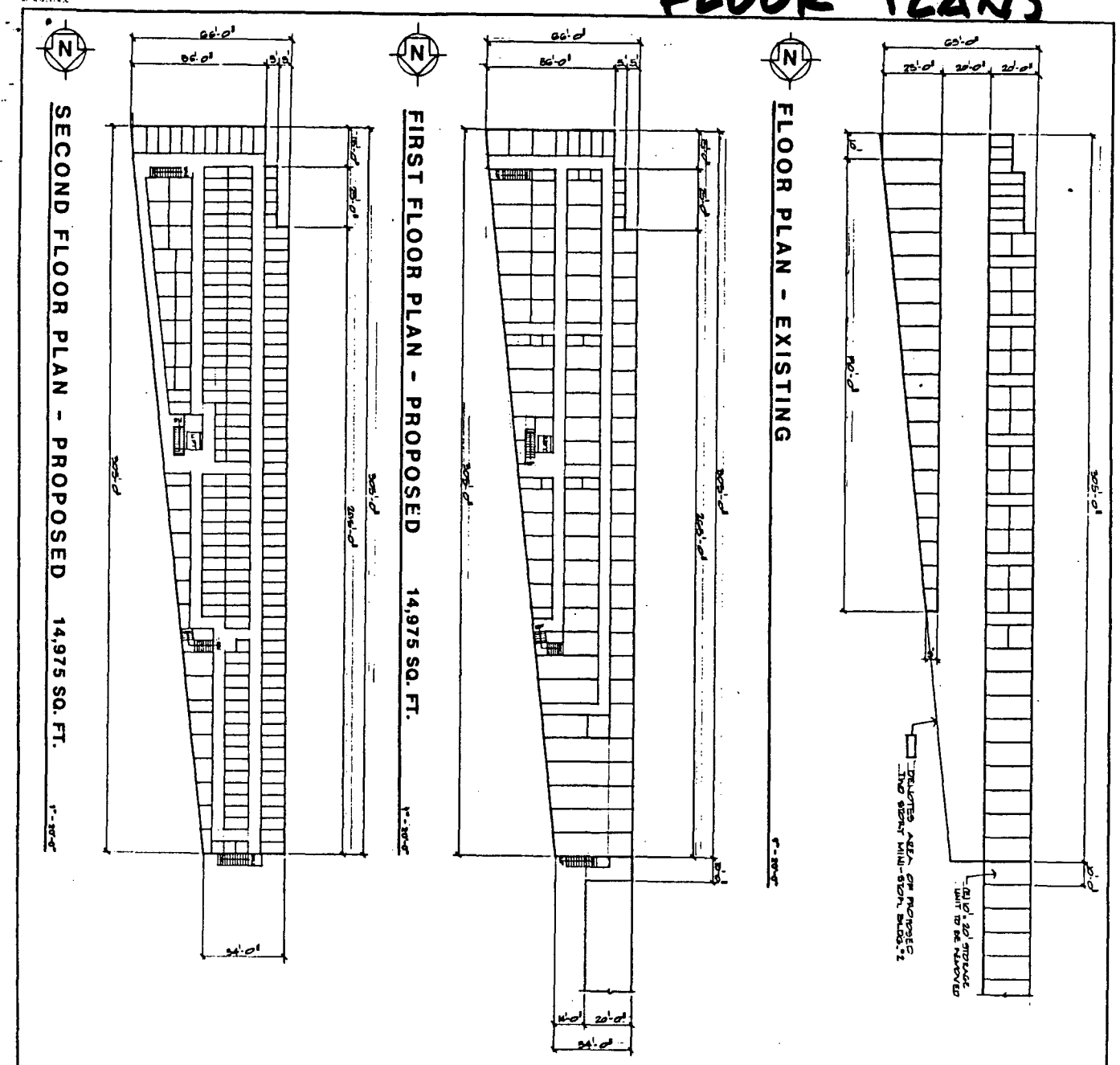
FEB 23, 1985

MINI-STORAGE COMPLEX
FREEPORT & FLORIN
1306 FLORIN ROAD
SACRAMENTO, CALIF.

NOV. 6, '85
NOTED
DFG
85-3584

6

FLOOR PLANS



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3				

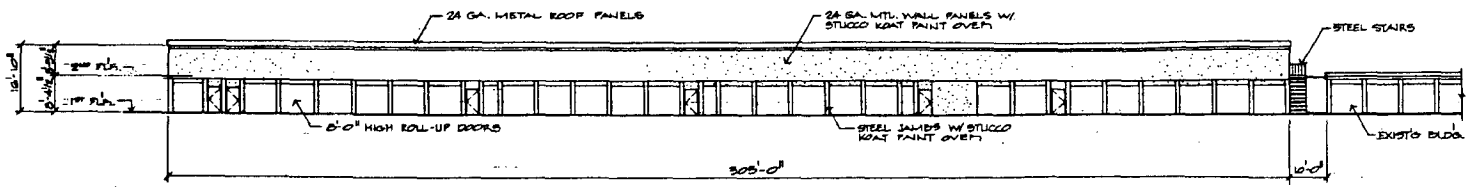
MINI-STORAGE COMPLEX
FREEPORT & FLORIN
1396 FLORIN ROAD
SACRAMENTO, CALIF.

FLOOR PLANS

FEB 23, 1989

PETE WEGENER
CONTRACTING ENGINEER, INC.
735 Sunrise Ave., Suite 245 · Roseville, Ca 95661
786-2460

#4



EAST ELEVATION

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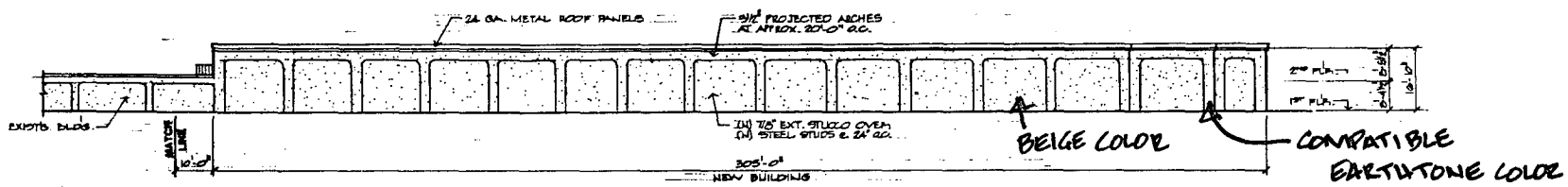

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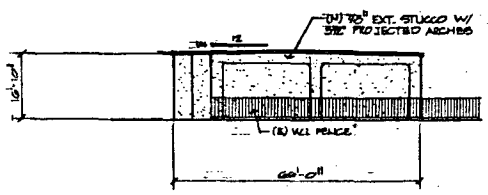

SOUTH ELEVATION

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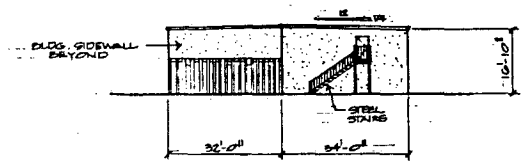
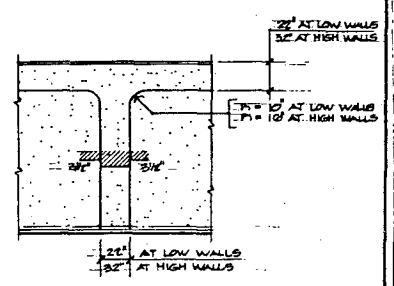


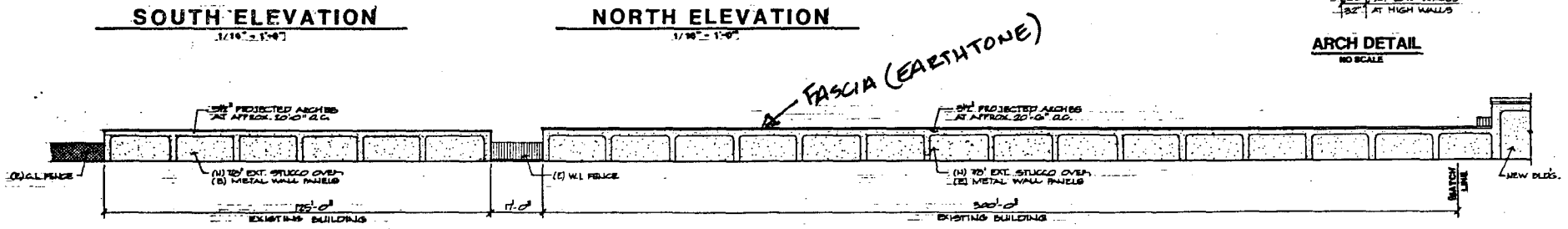
NORTH ELEVATION

1/16" = 1'-0"



ARCH DETAIL

NO SCALE



WEST ELEVATION

1/16" = 1'-0"

CITY OF SACRAMENTO
CITY PLANNING DIVISION
JAN 30 1989

RECEIVED

REVISIONS
12-21-88
1-20-89

BENER
ENGINEER, INC.
45 - Roseville, Ca 95661
.30

ELEVATIONS

MINI-STORAGE COMPLEX
FREEPORT & FLORIN
1395 FLORIN ROAD
SACRAMENTO, CALIF.

NOV. 6, '88
NOTED
DPW
88-3884

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P88-478

FEB 23 1989

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