

REPORT AMENDED BY STAFF 2-11-88  
**CITY PLANNING COMMISSION**

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

*See pages  
10 and 15*

<b>APPLICANT</b>	Russell & Sullivan, 1717 I St., #A, Sacramento, CA 95814
<b>OWNER</b>	<del>See Exhibit A-various owners: I-80 Industrial Associates, 2233 Watt Ave., Room 290, Sacramento, California 95825</del>
<b>PLANS BY</b>	Russell & Sullivan, 1717 I Street, #A, Sacramento, CA 95814
<b>FILING DATE</b>	1/8/88
<b>ENVIR. DET.</b>	Neg. Dec. 2/1/88
<b>REPORT BY</b>	DH:vf
<b>ASSESSOR'S-PCL. NO.</b>	<del>230-0011-013,14,24,25; 238-0020-16,17,18,19,20,21,23,29 238-0036-007 &amp; 238-0044-011</del>

- APPLICATION:**
- A. Negative Declaration
  - B. Plan Review of 11 buildings totaling 235,900 sq. ft. on four proposed lots totaling 14.04+ vacant acres in the Light-Industrial-Review (M-1(S) R) zone.

**LOCATION:** Northeast corner of Raley Boulevard and Bell Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct Phase I of an industrial park on 14.04+ acres totaling 235,900 sq. ft. of warehouse/office.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial/Warehouse
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1(S) R
Existing Land Use of Site:	Vacant

**Surrounding Land Use and Zoning:**

North: Vacant and Single Family; M-1(S) R  
South: Warehouse/Office Park, School; M-1(S)R  
East : Warehouse and Vacant; M-1(S)R  
West : Vacant and Single Family; M-1(S)R

Parking Required:	288 Spaces
Parking Provided:	357 Spaces
Property Dimensions:	Irregular
Property Area:	14.1+ acres for Phase I 78+ acres for Phase II
Square Footage of Building:	Total 235,900 sq. ft. (Refer to Table 1)
Height of Building:	One Story, 24 ft.
Topography:	Flat
Street Improvements:	To be extended
Utilities:	To be extended
Exterior Building Materials:	Concrete tilt-up; form liner
Roof Material:	Tar
Estimated Number of Employees:	Warehouse - 201 employees Office - 124 employees
	<hr/>
	Total 325 employees

**APPLC. NO.** P88-057 **MEETING DATE** February 11, 1988 **ITEM NO.** 20

**PROJECT BACKGROUND:** On January 5, 1988, the City Council approved a tentative map to consolidate 14 separate parcels under 8 different ownerships into 22 lots covering 92+ vacant acres (P87-339). The applicant has requested a subdivision modification to delete condition 16 of the tentative map approval regarding off-site dedication and improvement for a round corner at the northeast corner of Raley Boulevard and Bell Avenue (scheduled to be back to the City Council sometime in March, 1988).

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of four proposed lots totaling 14.1+ vacant acres in the Light Industrial-Review, M-1(S) R zone. The project site is a portion of a 92+ acre tentative map request (P87-339). The City General Plan designates the site for industrial, heavy commercial/warehouse uses. The 1984 North Sacramento Community Plan designates the site as industrial. The site is located due west of McClellan Air Force Base and lies within the 70 to 75 decibel level A area as shown on the Air Force Air Installation Compatible Use Zone. Warehouse and distribution facilities are compatible land uses in the area. The ACUZ report for McClellan Air Force Base indicates that an average reduction of 25 decibels in the day-night average noise levels should be designed for interior office or reception areas.

The purpose of the "R" review in the area West of McClellan Air Force Base is to assure adequate infrastructure improvements, i.e. water, sewer, storm drainage and roadways and that future projects are designed well. The applicant has received tentative map approvals and is working on improvement drawings for construction of infrastructure. Formation and participation in an assessment district to finance storm drainage facilities is also underway. A 25 ft. landscape setback is required along all public street frontages.

B. Project Proposal

The applicant proposes to develop 11 warehouse buildings on 4 lots totaling 14.1+ acres. This project is a portion of a master plan for 92+ acres of warehouse shell buildings. Total square footage is 235,900 sq. ft. for the 14.1+ acres which results in a warehouse square footage to acre ratio of 16,730 sq. ft. of warehouse per acre (refer to Table 1 for summary of building lot characteristics). The project will have 200,515 sq. ft. of warehouse use and 35,385 sq. ft. of attendant office use.

Parking required is 288 spaces with parking provided at 357 spaces. The total number of estimated employees from 235,900 sq. ft. of warehouse/office uses is 325 employees. This results in 23 employees per acre density. No figures were provided by the applicant for total build out of the 92+ acres. However, a newspaper article stated 2,400,000 sq. ft. of warehouse is planned for the 92+ acres. This results in a remaining density for 78+ acres of 27,744 sq. ft. warehouse per acre, a figure 11,000 sq. ft. over the

density of 16,730 sq. ft. of warehouse per acre for 14.1 acres.

Since this project is on four lots and is part of a multiple phased project, staff analyzes the project on two levels; comments on the overall development and comments on each of the four specific proposals.

C. Overall Project Comments

1. Parking and Truck Maneuvering

In reviewing all the site plans, several errors resulted in use of figures. The minimum aisle width for two directional traffic and back out maneuvering is 26 ft. not 25 ft. as shown. Driveways are not allowed within 100 ft. of the intersection of two streets. All driveways located within 100 ft. of a street intersection will require relocation or removal.

Truck loading areas need to be increased to allow for 65 ft. long tractor trailer rigs which will be rear loading. The area's 80 ft. between buildings should be increased to 110 ft.

Parking spaces are not dimensioned. Staff recommends the applicant provide compact parking spaces, not to exceed 30 percent of the total required parking and dimension all rows of parking. Parking spaces adjacent to landscape planters should be designed to incorporate a two foot vehicle overhang into the planter. All planters shall be bordered by a six inch raised concrete curb. Where parking spaces abut a building sidewalk, the sidewalk shall be increased in width by two ft. and vehicle overhang incorporated into the sidewalk. The sidewalk shall be raised a minimum of six inches over the pavement surface. No prefabricated wheel stops are allowed.

Site plans do not show loading zones or bays. Elevations and floor plans need to show precise location of truck docks and all maneuvering area dimensions consistently.

Driveways do not meet the minimum 35 ft. width for commercial driveways. Staff recommends all driveways be designed to minimum commercial standards.

2. Landscaping

No detailed landscaping plans were provided. Staff recommends along the 25 foot landscape setback adjacent to all street frontages the following:

- a. berming shall be shown with three to four foot high undulating berms within the 25 ft. setback. Berming shall be covered by lawn;

- b. street trees shall be planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering is recommended;
- c. a mix of 5 and 15 gallon and 24 inch box specimen trees are to be shown;
- d. landscaping and irrigation in the two foot vehicle overhang shall be designated to observe vehicles;
- e. landscaping and berming shall observe minimum visibility requirements for driveways and street intersections;
- f. fifty percent of the trees adjacent to the public right-of-way shall be evergreen variety;
- g. end elevations of warehouse buildings adjacent to the 25 ft. landscape berm shall have ivy or vertical tree plantings to break up the expanse of the concrete tilt-up mass;
- h. adjacent to the store front window areas, staff recommends planter boxes or recesses into the elevation where shrubbery can be planted;
- i. landscaping is to be shown under the P.G. & E. transmission lines power towers. P.G. & E. shall review and approve any landscape treatment under the tower. Protective bollards shall be shown where driveways are adjacent to the tower legs. Landscaping is recommended behind a 6 inch raised curb surrounding the towers.

3. Undeveloped Lots

- A. Where driveways, loading bays or vehicle maneuvering area abuts an unimproved lot, a minimum one ft. high curb or similar barrier shall be constructed to prevent unauthorized access onto undeveloped parcels. No use of the undeveloped parcels are to occur unless permits for construction have been issued.

4. Exterior Lighting

Staff recommends all exterior lighting be uniform and harmonious. Illumination should be directed on-site and not reflect off-site.

5. Environmental Pollutants

Lacking specific tenants, future uses may generate noise, dust or fumes which detract from the area. Staff recommends controls

consistent with the County Health Department requirements for dust, emissions, noise and vibration. No exterior public address systems are allowed.

6. Building Elevations

Staff has reviewed the proposed building elevations and find them similar to the recently constructed warehouses located to the south across Bell Avenue. Listed in the conditions section for the project are conditions which address the lack of specific detail shown on the applicant's drawings. Staff observes that compliance with the proposed conditions will enhance the overall project design and attractiveness.

7. Signage

Staff recommends development of signage guidelines for the entire 92 acre site. Proposed in the conditions section are signage guidelines.

8. P. G. & E. Easement and Power Transmission Tower

The high voltage overhead transmission lines bisect several of the proposed lots. The 75 ft. wide easement is proposed to be used for driveways and parking for the warehouses. Staff is concerned that the proposed layout may not meet the minimum aisle width, back-out maneuvering area and required tree shading without conflicting with the P. G. & E. height limitations. Staff recommends the applicant redesign the areas adjacent to the easement and under the power lines to meet the 50 percent tree shading requirement and still observe the P. G. & E. height limitations under the utility lines.

Staff also has recommended landscaping and protective bollards for the power tower locations. All landscaping and tower protection shall be approved by P. G. & E. prior to review by the City Planning Director.

9. Transportation Management Plan The 1984 North Sacramento Plan Final Environmental Impact Report includes, as a traffic mitigation measure, the following statements:

1. In the area north of I-880, all of the designated major streets should be upgraded as development proceeds in the future. Special studies should be undertaken at intersections to determine their ultimate land configuration, signal requirements, and access control requirements. Potential funding mechanisms should be investigated, including the development of a benefit assessment district.

2. A number of new traffic signals will be required throughout the area as a result of the implementation of the Community Plan and development occurring in adjacent areas.
3. TSM actions should be implemented by the City wherever feasible to reduce auto usage and encourage use of alternative modes. These actions should include continued efforts to upgrade and maintain the bikeway system, support for ridesharing programs, and efforts to encourage mass transit usage.

Staff recommends that a transportation management plan achieving a reduction be prepared for the project. As a component of the transportation management, that in-lieu measures be provided which may include the following items: bicycle locker and shower facilities; financial reimburse to Regional Transit to provide bus service to the site; development of a ride-sharing or van pool service for all employees of the site; provision of a bus stop and/or shelter adjacent to the site; financial reimbursement to tenants who offer their employees opportunities to use modes of transportation other than the single occupancy automobile. The applicant shall comply with the new trip reduction ordinance if adopted prior to issuance of building permits.

D. Specific Project Comments: The following are comments directed at each of the four specific lots and 11 proposed buildings:

1. Lot 6

a. Site Plan

- 1) Staff notes the lack of trash enclosure and need to screen the truck dock loading area. Staff recommends use of a 10 ft. high decorative masonry wing wall adjacent to the landscape strip separating the yard area. Staff recommends the wing wall be used as the rear wall on a trash enclosure designed for access from the loading yard area.
- 2) Driveway and parking do not match that shown for Lot 7. Staff recommends that site plan irregularities be resolved for Lots 6 and 7 before development occurs on either lot.
- 3) Distance between Buildings A and B is 75 ft. and between C and D, 100 ft. Staff recommends a minimum of 110 ft. between C & D and A & B if 65 ft. long tractor-trailer rigs are to be used by tenants.

- 4) The Building D parking lot requires relocation of the driveway at Bell and Beloit Drive. Staff recommends elimination of the end parking space to allow maneuvering area for vehicles.
- 5) The parking lots adjacent to Buildings A and B lack adequate landscaping to meet City Tree Shading requirements. Revised landscape plans shall show minimum shading for all four buildings.
- 6) The Building B parking lot does not allow adequate turning area for the deadend row of parking. Redesign of parking to allow maneuvering shall be shown on a revised site plan.

B. Elevations

- 1) Building D faces Bell Avenue and is highly visible. The front elevation is uninteresting. Staff recommends the use of awnings or recessing or extending the glass storefront window systems to provide variety.
- 2) A two to three ft. deep landscape planter area adjacent to the building between store front window systems is recommended. Heat resistant plants should be designed adjacent to the building which climbs the wall and provides vertical relief.
- 3) The end elevations of all four buildings face a public street. Staff recommends detail and decorative elements to enhance the appearance. Staff recommends sandblasted exposed aggregate or an equivalent material surface on the west elevation of Buildings C and D. Intensive or vertical landscaping shall be included.

2. LOT 7

A. Site Plan

- 1) Resolve differences in layout with Lot 6.
- 2) Eliminate and relocate driveway at Building B on Diesel Drive. Location is too close to a street intersection.
- 3) Lack of trash enclosures present. Staff recommends addition of 10 ft. high wing wall along landscape strip serving as trash enclosure rear wall.

- 4) Distance between buildings is only 88 feet. Distance to be increased to 110 feet in order to allow truck maneuvering area, if 65 ft. long tractor-trailer rigs are used.
- 5) P. G. & E. Power Transmission Tower should be landscaped in conjunction with Lot 6.

B. Elevations

- 1) Building B faces Straus Drive and should have an east elevation accentuated as Building D on Lot 6.
- 2) End elevations of Buildings A and B facing Diesel Drive shall have decorative elements to enhance the appearance from the street.

3. Lot 10 B

A. Site Plan

- 1) A minimum 30 ft. wide driveway shall be shown providing access along the east and west property lines rather than 20 ft.
- 2) The rear yard area north of Building A should be increased from 15 ft. to 30 ft. in paved width to allow for delivery trucks and maneuvering area.
- 3) The rear yard area between Buildings B and C shall not be used for two way traffic unless the depth is increased to 45 ft. for the yard area. This will allow for 2 10 ft. wide loading lanes at the rear of each building and 25 ft. of access for 2 12 foot wide travel lanes. No 90 degree parking will be allowed in the rear yard area.
- 4) Lack of trash enclosures is present. Staff recommends a trash enclosure at the east and west ends of each Building A, B and C since each building is 350 ft. long. Use of 10 ft. high wing walls to screen the rear yard area with gates to provide security and restrict access is recommended between Buildings B and C.

B. Elevations

- 1) Building C, facing Diesel Drive, shall have relief and variety recommended for buildings facing a public street on other lots.

- 2) End elevations shall be accentuated as per previous comments if they face a street.

4. Lot 12

A. Site Plan

- 1) Show P. G. & E. power tower on revised plans and landscape and protect as per general comments.
- 2) Increase rear yard area from 75 ft. to 110 ft. in depth for Buildings A and B if 65 ft. long tractor trailer rigs are used.
- 3) Lack of trash enclosure is present. Staff recommends one trash enclosure per building to be located behind a 10 ft. high wing wall screening the truck loading area.
- 4) Any access driveways must clear all power tower locations. The east driveway may require relocation to provide adequate lane width.
- 5) Landscaping adjacent to McClellan Air Force Base should include evergreen trees planted on 30 ft. centers as a minimum with intensive shrubbery planting of a thorn bearing variety. Landscaping height shall be limited as per P. G. & E Guidelines for vegetation under overhead power lines. Parking lot tree shading of 50 percent will be required.

B. Elevations

- 1) End elevations of Buildings A and B shall be enhanced facing Beloit Drive as previously discussed for other end elevations facing a street.

Comments From City Departments - City Engineer, Traffic Engineer, Real Estate, Public Works - Water and Sewer, Regional Transit and Design Review have reviewed the proposed project. Comments are previously included in relevant sections of the report.

The City Traffic Engineer made the following comments: "This is a major project and will require a Transportation Management Plan. A draft TMP application must be submitted before the application process to file for a building permit is considered complete. In addition, it takes a minimum period of 60 days to process a TMP and a building permit will not be issued until it is submitted and approved. Recommended measures for the plan to achieve a 35 percent trip reduction include showers and lockers, a Transportation Coordinator and shuttle to RT Light Rail Station.

Pending further project information, additional recommendations will be provided." *T. J. [unclear]*

City Fire Marshall

1. Depending on the placement of the buildings on Lots 10A and 9, care should be taken in Fire Department access which requires a 56 ft. outside and 40 ft. inside turning radius.
2. Double pumper fire hydrants will be required throughout.
3. Any type V buildings will require code compliance.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has reviewed the project and has determined that the proposed project will not have a significant adverse effect on the environment and has prepared a Negative Declaration.

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

- A. Ratify the Negative Declaration.
- B. Approve the Plan Review subject to conditions and based upon findings of fact which follow:

Conditions-Overall Project

1. All parking stall dimensions, aisle widths, back out maneuvering areas, driveway widths and handicapped parking shall be shown on the revised site plans for all projects complying with City Code.
2. Driveways are not allowed within 100 ft. of street intersection. Driveways shall be designed to minimum commercial driveway width and cross-section.
3. Truck loading dock areas shall be increased from 80 ft. to 110 ft. if tractor-trailer rigs are 65 ft. and longer which use the warehouses.
4. Revised site plan should show up to 30 percent of the required parking for compact car spaces.
5. Parking spaces adjacent to landscape planters shall be designed to incorporate a two ft. vehicle overhang into the planter.
6. All planters shall be bordered by a six inch, raised concrete curb.
7. Where parking spaces abut, a building sidewalk the sidewalk shall be increased in width by two feet and vehicle overhang

incorporated into the sidewalk.

8. No prefabricated wheel stops are allowed.
9. Site plans shall show loading zones and bays with maneuvering areas consistent between elevation, floor plan and site plan.
10. All outdoor storage areas are to be screened by use of a obscuring wall or fence.
11. Detailed landscaping and irrigation plans shall be reviewed and approved by the Planning Director prior to issuance of building permits showing the following:
  - a. three to four ft. high undulating berms adjacent to the public right-of-way. Berming to be covered by lawn;
  - b. street trees shall be planted at a minimum density of one tree per 20 ft. of lineal street frontage. Clustering and staggering is recommended;
  - c. a mix of 5, 15 gallon and 24 inch box specimen trees are to be shown for all street areas;
  - d. landscaping and irrigation in the two ft. vehicle overhang shall be designed to observe vehicles;
  - e. landscaping and berming shall observe minimum visibility requirements for driveways and street intersections;
  - f. fifty percent of the trees adjacent to the public right-of-way shall be evergreen variety;
  - g. end elevations of warehouse buildings adjacent to the 25 ft. landscape berm shall have ivy or vertical tree plantings to break up the expanse of concrete tilt-up mass;
  - h. landscape planter boxes or areas shall be added adjacent to the storefront elevations;
  - i. landscaping is to be shown under the P. G. & E. transmission lines power towers. Shrubbery and ground cover shall be reviewed and approved by P. G. & E. prior to issuance of building permits. Protective bollards or curb treatment shall be shown where driveways are adjacent to the tower legs. A six inch raised concrete curb shall surround the tower base retaining landscaping;
  - j. prior to occupancy of any of the buildings on any lot, Planning Division staff shall site inspect all landscaping

for compliance with the approved site plan and conditions of approval;

12. Where driveways, loading bays or vehicle maneuvering areas abut an unimproved lot, a minimum one ft. high curb or similar barrier shall be constructed to prevent unauthorized access onto undeveloped parcels.
13. No use of the undeveloped parcels shall occur unless permits for construction have been issued.
14. The remaining 78± vacant acres shall be maintained in a litter free and debris free condition. Grasses are to be mowed to prevent fire buildup.
15. Exterior Lighting shall be restricted as follows:
  - a. all fixtures shall be compatible and harmonious throughout the entire development and should be in keeping with their specific function and the building types they serve;
  - b. lighting shall be designed in such a manner as to provide safety and comfort for occupants of the development and the general public;
  - c. lighting design shall be such as not to produce a hazardous and annoying glare to motorists, building occupants, or to the general public;
  - d. lighting is to be oriented away from the properties adjacent to the site.
16. Environmental Pollutants shall be restricted as follows:
  - a. every use shall be so operated such that the ground vibration inherently and recurrently generated is not perceptible to the human sense of feeling, without instruments, at the exterior property line of such use, regardless of the district in which it is situated;
  - b. every use, activity, and process shall be so operated that regularly recurring noises are not disturbing or unreasonably loud, and do not cause injury, detriment, or nuisance to any person. Every use, activity and process in business and industrial areas shall be so operated that regularly recurring noises, as detected by the human sense of hearing, without instruments, at adjoining residential district boundary lines, shall not exceed the normal level generated by uses permitted in warehouse and office districts;

- c. every use shall conform to the rules and regulations of the Air Pollution Control District, County of Sacramento, and these regulations, and shall serve as minimum guidelines for determining permissible emissions.

17. Building Elevations shall be modified to reflect the following:

- a. finish building materials shall be applied to all sides of a building which are visible to the general public and the occupants of other buildings;
- b. untextured concrete block exposed to the exterior or large surfaces of untextured tilt-up concrete panels shall not be acceptable unless approved by the Planning Director;
- c. the effect of a material used on a building shall be considered in relationship to all other buildings in the development and shall be compatible with other buildings;
- d. all colors shall be harmonious and compatible with colors of other buildings in the development and the natural surroundings;
- e. the form liner shall be continued around all four sides of the building as shall the reveal lines;
- f. revised elevations shall be reviewed and approved by the Planning Director prior to issuance of building permits which show colors, texture and materials. The general overall atmosphere of color shall be natural tones. Wood, natural stone, brick and dark anodized aluminum finishes, etc., shall be the background colors. Accent colors shall be used whenever necessary;
- g. Roof Projections shall be restricted as follows:
  - 1) large items such as air conditioning, ventilating, or other mechanical equipment shall be screened or enclosed in such a manner as to hide such equipment. The design and material of the screening shall be compatible with the building architecture;
  - 2) the projections shall be painted to match the roof or building;
- h. all mechanical equipment, utility meters and storage tanks shall be screened and architecturally designed to be an integral part of the building;

- i. penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the buildings;
  - j. underground utility services throughout the project will be required;
  - k. all mechanical equipment shall be located in such a manner so as not to cause a nuisance or discomfort from noise, fumes, odors, etc.;
  - l. temporary structures will only be permitted if they are attendant to the construction of a permanent building and shall be placed at the start of construction and removed at completion of construction;
  - m. temporary structures shall be as inconspicuous as possible;
  - n. a minimum of one trash enclosure shall be provided per building meeting the following requirements of Section 3-D-9 of the City Zoning Ordinance. No un-enclosed trash dumpster units will be allowed;
  - o. roll-up doors shall be painted a color to match the walls.
18. A sign program shall be submitted with each individual project building permit application or to the City Planning staff if submitted subsequent to the City Planning Commission special permit hearing. All signs shall comply with the City Sign Ordinance.
19. Except as otherwise provided in the plan review or special permit, no building permit shall be issued for any building or structure until the plans have been reviewed by the Planning Director and he has determined that said plans conform to a valid plan review or special permit.
20. No exterior public address systems shall be allowed.
21. The P.G. & E. easement is to be observed for all building placement and landscaping shading requirements. Parking lot tree shading required by the City shall not be precluded by height restrictions enforced by P.G. & E.
- ~~22. /All parcels shall be fenced to prevent unauthorized access (staff deleted)~~
23. Fire hydrants shall be placed as required by the City Fire Department.

1570 amended

24. The applicant shall prepare a Transportation Systems Management Plan (TSM) to achieve a 35 percent reduction for review and approval by the Planning Director and City Transportation Coordinator prior to issuance of building permits for Phase I. The plan may be divided into two components, Phase I and Phase II.
25. The applicant shall comply with all conditions of approval on the tentative map prior to issuance of building permits for any of the Lots.
26. Interior work places where the public will be received or office workers employed shall have noise reduction measures designed into the work place to reduce the noise impacts from McClellan Air Force Base to 25 dBA below the exterior noise levels.

**PROJECT SPECIFIC CONDITIONS:**

Lot 6 - Conditions

1. Trash enclosures shall be shown for each building.
2. Wing walls, 10 ft. in height constructed of solid masonry material with decorative finish facing the street shall be included in the revised site plan.
3. Site plan irregularities with Lot 7 shall be resolved.
4. Distances between buildings shall be increased from 75 ft. and 100 ft. to 110 ft. from the rear loading dock areas if 65 ft. long tractor trailer rigs are used.
5. Building D driveway at Bell Avenue and Beloit Drive requires relocation away from the intersection.
6. The parking lot layout shall be revised to allow back out maneuvering from the end spaces where a dead end occurs.
7. All parking and maneuvering areas shall meet the minimum 50 percent tree shading requirement.
8. The front elevation of Building D shall be modified to present more variety through the use of recessed or extended window sections, landscape planter boxes and awnings.
9. End elevations facing a public street shall be modified to provide more texture and variety. Staff recommends sandblasted exposed aggregate or a similar type of treatment on the end panels.

Lot 7 - Conditions

1. Resolve site plan differences with Lot 6.
2. Eliminate and relocate driveway at Building B on Diesel Drive.
3. Provide trash enclosure for each building located behind 10 ft. high masonry wing wall separating landscaping from loading dock area.
4. Distance between buildings shall be increased from 88 ft. to 110 ft. if 65 ft. long tractor trailer rigs are used.
5. P. G. & E. power tower shall be landscaped in conjunction with Lot 6.
6. The front elevation of Building B shall have a street elevation accentuated as Building D on Lot 6.
7. End elevations of Buildings A and B facing Diesel Drive shall have decorative elements.

Lot 10B - Conditions

1. A minimum 30 ft. wide driveway shall be shown providing access along the east and west property lines rather than 20 ft.
2. The rear yard area north of Building A should be increased from 15 ft. to 30 ft. in paved width.
3. The rear yard area between Buildings B and C shall not be used for two way traffic unless the depth is increased to 45 ft. between the buildings.
4. Trash enclosures shall be provided at the east and west ends of each row of Buildings A, B and C incorporated into a 10 ft. high screened masonry wing wall screening the rear yard areas. Security gates are recommended between Buildings B and C.
5. The front elevation of Building C facing Diesel Drive shall have variety recommended for buildings facing a public street.
6. End elevations facing a public street shall be accentuated as per previous comments.

Lot 12 - Conditions

1. Show P. G. & E. power tower on revised plans and landscape and protect as per general conditions.

2. Increase rear yard area from 75 ft. to 110 ft. in depth for Buildings A and B shall be provided if 65 ft. long tractor trailer rigs are used.
3. Trash enclosures shall be provided for each building behind a 10 ft. high decorative masonry wing wall screening the truck loading area.
4. The revised site plan shall show all access driveways clearing power tower locations.
5. Landscaping adjacent to McClellan Air Force Base should include evergreen trees planted on 30 ft. centers as a minimum with intensive shrubbery planting. ~~of /a/ variety /bearing/ variety.~~ Landscaping height shall be limited as per P. G. & E Guidelines for vegetation under overhead power lines. All parking lot and maneuvering areas shall meet the 50 percent shading requirement.  
(staff amended)
6. End elevations of Buildings A and B facing Beloit Drive shall have architectural variety provided to the satisfaction of the City Planning Director as per previous conditions.

Findings of Fact - Plan Review

1. The project is based upon sound principles of land use in that adequate on-site parking, landscaping and truck maneuvering areas will be provided.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in a nuisance in that the buildings will be attractively designed and noise attenuation measures for the interior office space where the public will be received.
3. The project, as conditioned, is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site for industrial uses.

TABLE I

Statistical Summary

	<u>Bldg.</u>	<u>Sq. Ft. Total</u>	<u>Office sq. ft.</u>	<u>Warehouse sq. ft.</u>	<u>Parking Required</u>	<u>Parking Provided</u>
Lot 6 (5.09+ acres)	A	12,000	1,800	10,200	15	16
	B	12,000	1,800	10,200	15	16
(2 Class I bicycle lockers)	C	30,000	4,500	25,500	37	38
	D	31,000	4,650	26,350	38	38
	<b>TOTALS</b>	<b>85,000</b>	<b>12,750</b>	<b>72,250</b>	<b>105</b>	<b>109</b>
Lot 7 (2.89+ acres)	A	24,000	3,600	20,400	29	31
	B	21,600	3,240	18,360	26	29
(2 Class I bicycle lockers)	<b>TOTALS</b>	<b>45,600</b>	<b>6,840</b>	<b>38,760</b>	<b>55</b>	<b>60</b>
Lot 10B (3.12+ acres) (3 Class I bicycle lockers)	A	17,500	2,625	14,875	21	37
	B	17,500	2,625	14,875	21	37
	C	17,500	2,625	14,875	21	37
	<b>TOTALS</b>	<b>52,500</b>	<b>7,875</b>	<b>44,625</b>	<b>63</b>	<b>111</b>
Lot 12 (2.9+ acres)	A	25,200	3,780	21,420	31	37
	B.	27,600	4,140	23,460	34	40
(2 Class I bicycle lockers)	<b>TOTALS</b>	<b>52,800</b>	<b>7,920</b>	<b>44,880</b>	<b>65</b>	<b>77</b>
<b>GRAND TOTALS:</b>		<b>235,900</b>	<b>35,385</b>	<b>200,515</b>	<b>288</b>	<b>357</b>

**TOTAL ACRES: 14.1+ ACRES**

**EMPLOYEE GENERATION:**

**WAREHOUSE @ .001/SQ. FT. X 200,515 = 201**

**OFFICE @ .0035/SQ. FT. X 35,385 = 124**

**TOTAL: 325**