

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Comstock-Johnson Architects, Inc., 10304 Placer Lane #A, Sacramento, CA 95827
OWNER Jackson Properties, Inc., 5665 Power Inn Road #140, Sacramento, CA 95824
PLANS BY Comstock-Johnson Architects, Inc., 10304 Placer Lane #A, Sacramento, CA 95827
FILING DATE 10-5-90 ENVIR. DET. Negative Declaration REPORT BY JC
ASSESSOR'S PCL. NO. 015-0312-006

APPLICATION: A. Negative Declaration
B. Planning Director's Special Permit to exceed the 25 percent office use allowed in the M-1 zone by allowing 7,818+ square feet of office in a proposed 15,636+ square foot warehouse building on 1.04+ vacant acres in the Light Industrial (M-1) zone.

LOCATION: 3670 Business Drive (Building C)

PROPOSAL: The applicant is requesting the necessary entitlements to construct 7,818+ square feet of office in a proposed 15,636+ square foot warehouse building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant, Office/Warehouse; M-1
South: Vacant, M-1
East: Office/Warehouse; M-1
West: Single Family Residential; R-1

Parking Required: 27
Parking Provided: 44
Property Dimensions: Irregular
Property Area: 1.04+ acres
Square Footage of Building: 15,636+ square feet
Height of Building: 20'6" to top of parapet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Pre-cast tilt-up concrete panels
Roof Materials: Built-up Composition Roof

Background: On January 8, 1987 the Planning Commission recommended approval of a tentative map to subdivide 25+ vacant acres into 15 lots for future industrial development (P87-010). On February 10, 1987 the City Council approved the tentative map with several conditions to protect the residential uses to the west. On August 23, 1990, the Planning Commission approved a lot line adjustment (P90-300) to relocate the common property lines between three vacant lots totaling 4.7+ acres in the M-1 zone. The Assessor's Parcel maps do not indicate that a certificate of compliance has been recorded. The applicant has applied for Planning Director's Special Permits to exceed the 25% office use on these three lots (P90-427, P90-428 and P90-429). The subject site is the northern most lot of these three lots (Exhibit A).

APPLC. NO. P90-427

000199

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site is a vacant lot totaling 1.04+ vacant acres in the Light Industrial (M-1) zone. The General Plan designates the site for Heavy Commercial or Warehouse. Surrounding land uses and zones are warehouse/office, M-1 to the north; vacant, M-1 to south; office/warehouse, M-1, and; residential, R-1 to the west.

B. Applicant's Proposal

The applicant is proposing to construct a warehouse/office building on the site. The building will have 7,818+ square feet of office and 7,818+ square feet of warehouse. The office will exceed the 25 percent maximum office allowed by 25 percent for a total of 50 percent office.

C. Policy Consideration

The General Plan proposes to provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities as well as allowing industrial development in those areas where potential impacts can be expected to be minimized. Staff has no objections to the increase of office to 50 percent on this site. The site is adjacent to residential use on the west and staff supports a less intense industrial use on this site. Staff supports allowing more office/warehouse use on the west side of Business Drive and more warehousing and industrial use on the east side of Business Drive.

D. Parking Plan

Staff does have some concerns regarding parking on this site. The City Council has adopted an interim parking ordinance which allows up to 40 percent of all required and non-required parking spaces, excluding handicapped spaces, to be sized for compact cars. The compact spaces as proposed on this site exceeds the 40 percent requirement. The site plan indicates 44 parking spaces with 21 spaces designated as compact. The applicant will need to eliminate six compact spaces in order to conform to the Interim Parking Ordinance. The use as proposed requires 27 parking spaces, with the elimination of six compact spaces the site will still provide more than the required parking.

The compact space located at the southeast corner of the building encroaches into the driveway entrance (Exhibit B). Staff recommends this space be eliminated and a planter be located in this area. Staff further recommends five spaces be eliminated at the rear (west) of the site and be replaced with additional planter areas at the sides and middle of this parking section (Exhibit B). By incorporating additional planter space in this area it will eliminate the parking area and prevent cars from parking in the unmarked spaces. It is staff's judgement that converting the compact spaces to standard parking could not be provided unless the building size is reduced or redesigned.

The plans do not indicate any bicycle parking. The Zoning Ordinance requires one bicycle parking space for every 15 off street parking space required for office space and one bicycle parking space for every 25 off street parking space required for warehouse. A minimum of one bicycle space is required for this development. This one space must meet Class I requirements.

E. Building Plan

The subject site is a portion of lot six of the previously approved tentative map (P87-010). The tentative map required the following conditions for lots three through eight:

1. a 25 foot non-buildable setback easement along the western boundary of lots three through eight.

2. A five foot landscaped planter shall be installed along the west property line adjacent to residential uses and planted with 15 gallon trees, shrubs and ground cover.
3. No outside loud speakers shall be located at the rear of structures on lots three through eight.
4. Any roll up doors on the west wall of structures on lots three through eight shall be places no closer than 35 feet from the property line and not exceed 10' X 10' in size.

The north and east elevations will consist of store fronts of four inch colored, narrow style aluminum sections with solar bronze glazing. The south elevation will consist of loading doors. The southeast corner of the building will have a recessed storefront facade with a screen wall approximately 28+ feet from the corner to screen the loading area. The west elevation, which faces residential uses will not have any openings except for one window. The building is located 47+ feet from the west property line and is consistent with the conditions of the map. The proposed building will be of pre-cast tilt-up concrete panels with reveal lines and a built-up composition roof. Staff recommends the colors should be compatible with the existing buildings located in the area.

F. Site Plan

The City Arborist has noted several almond trees on the subject site and adjacent lots (Lots 6, 7 and 8). However, the Arborist has no objections to the removal of the almond trees. The Arborist recommends that the almond trees, if removed, be replaced on a one for one basis with a 15 gallon tree to be planted on the site. The trees to be planted as a replacement for the almond trees should be additional trees over and above those required for the parking lot shade requirement. All other trees on the site may be saved or removed at developer's discretion.

The submitted plans do not indicate the location of a trash enclosure. If a dumpster is used a trash enclosure is required. The trash enclosure must meet the requirements of the Zoning Ordinance. Staff recommends that the trash enclosure not be located within the 25 feet building setback along the west property line.

G. Agency Comments

The plans were submitted to Traffic Engineering, Engineering Division, Development Section, Building Inspections and Water and Sewer Division. The following comments were received:

Traffic Engineering - Redesign parking in front of Building C and adjacent to driveway on Business Dr. to the satisfaction of the City Traffic Engineer

The three applications (P90-427, P90-428 and P90-429) for a Planning Director's Special Permit to increase the percent of office allowed in the M-1 zone for the three buildings (3670, 3700 and 3800 Business Dr.) constitute a development proposal which is expected to be the primary place of business of over 100 employees. The applicant shall comply with the TSM Ordinance as a major project for the three buildings.

H. Adjacent Property Owner Notification

The adjacent property owners were notified of the proposed increase in office space. Staff has received no objections.

Environmental Determination: The Environmental Services Manager 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 will occur:

1. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program shall include the following:
 - a. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50 percent.
 - b. Cover stockpiles of sand, soil, and similar materials with a tarp.
 - c. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 - d. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 - e. Increase the frequency of city street cleaning along streets in the vicinity of construction site.
 - f. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.
2. One 15-gallon replacement tree shall be required for every almond tree removed. The replacement trees are additional trees and are not to be used as part of the required shading or landscaping for the proposed project. If the site cannot support the replacement trees, then the trees will be donated to the City Arborist (#916-449-5304). Notification of the donation must be submitted to the Manager of the Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814. All other trees on the site can be removed at the developer's discretion.
3. Participate in the Transportation Systems Management (TSM) program as referenced in Section 6-4-E of the City Zoning Ordinance. This participation may include, but is not limited to, reduction measures and funds for monitoring and enforcement.
4. A draft of the Transportation Management Plan (TMP) (in accordance with the guidelines set forth in the City's TSM Ordinance) shall be submitted to the City's Transportation and Planning Divisions 60 days prior to issuance of a building permit for tenant improvements. A building permit for tenant improvements shall not be issued until the TMP has been reviewed and approved by the City's Transportation and Planning Divisions.
5. Incorporate the final approved TMP in the Covenants, Conditions, and Restrictions (C.C.R.'s.) for the project and bind all subsequent owners of the site to all previously agreed upon TSM provisions.

Recommendation: Staff recommends the Planning Director take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Planning Director's Special Permit to exceed the maximum 25 percent office, subject to conditions and based upon findings of fact which follow.

Conditions

1. Any roll up doors on the west wall of the structure shall be placed no closer than 35 feet from the property line and not exceed 10' X 10' in size.

2. The proposed parking plan shall conform to the Interim Parking Ordinance which allows 40 percent of required and non-required parking spaces to be compact spaces.
3. Five compact spaces shall be eliminated at the rear (west) of the site and additional planter area shall be provided. The redesign of the parking area shall be subject to review and approval of the Planning Director.
4. The compact space located at the southeast corner of the building which encroaches into the driveway entrance shall be eliminated and a planter be located in its place. The redesign of the driveway shall be to the satisfaction of the City Traffic Engineer.
5. If a dumpster is used, a trash enclosure which meets the requirements of the Zoning Ordinance must be provided. This trash enclosure shall not be located within the 25 foot non-buildable setback easement along the west property line.
6. The minimum bicycle parking shall be provided in accordance with the Zoning Ordinance. Additional bicycle parking may be required as a TMP measure.
7. No outside loud speakers shall be located at the rear of the structure.
8. The applicant shall comply with the mandatory mitigation measures as required in staff report P90-427.
10. A certificate of compliance shall be recorded for lot line adjustment (P90-300) prior to issuance of building permits.
11. The building shall be constructed per the submitted plans.

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. adequate parking is provided on site; and
 - b. a Transportation Management Program will be provided.
2. The project will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking and landscaping will be provided; and
 - b. the increase if office use is compatible with the surrounding land uses consisting of residential and office/warehouse.
3. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse and the office/warehouse use conforms to this designation.

REPORT PREPARED BY:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

4/30/91
Date

RECOMMENDATION APPROVED BY:

Marty Van Duyn
Marty Van Duyn, Planning Director

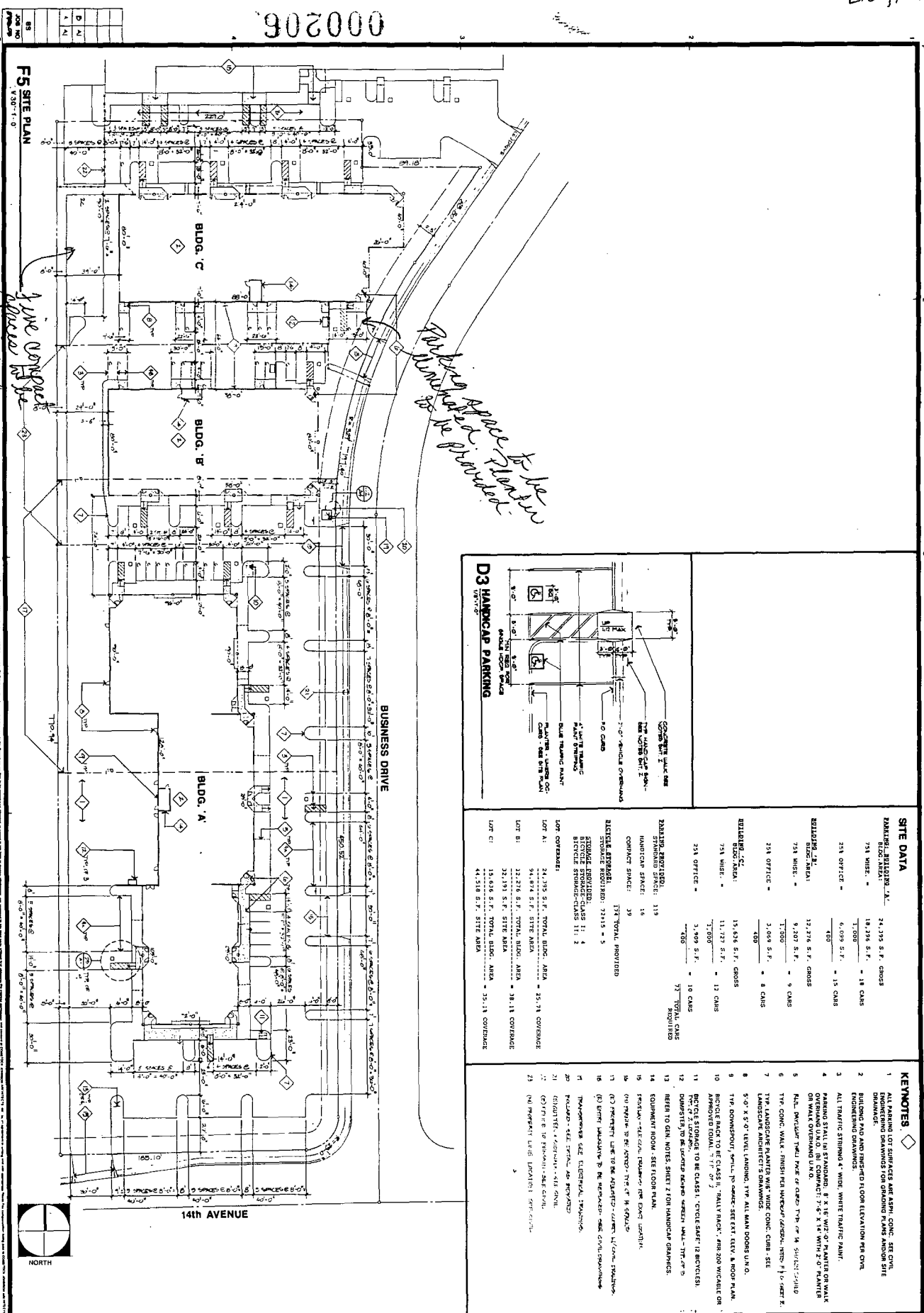
4/30/91
Date

APPLC. NO. P90-427

000203

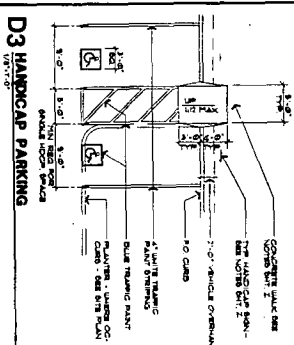
127-061

000206



Revised: Additional Planter Area to be provided

Leaving space for the
to be provided.



SITE DATA

[illegible]

KEYNOTE

- [illegible]

JOB TITLE

ARCHITECT: REG. 1

**COMSTOCK
JOHNSON
ARCHITECTS
INC.**

CJA

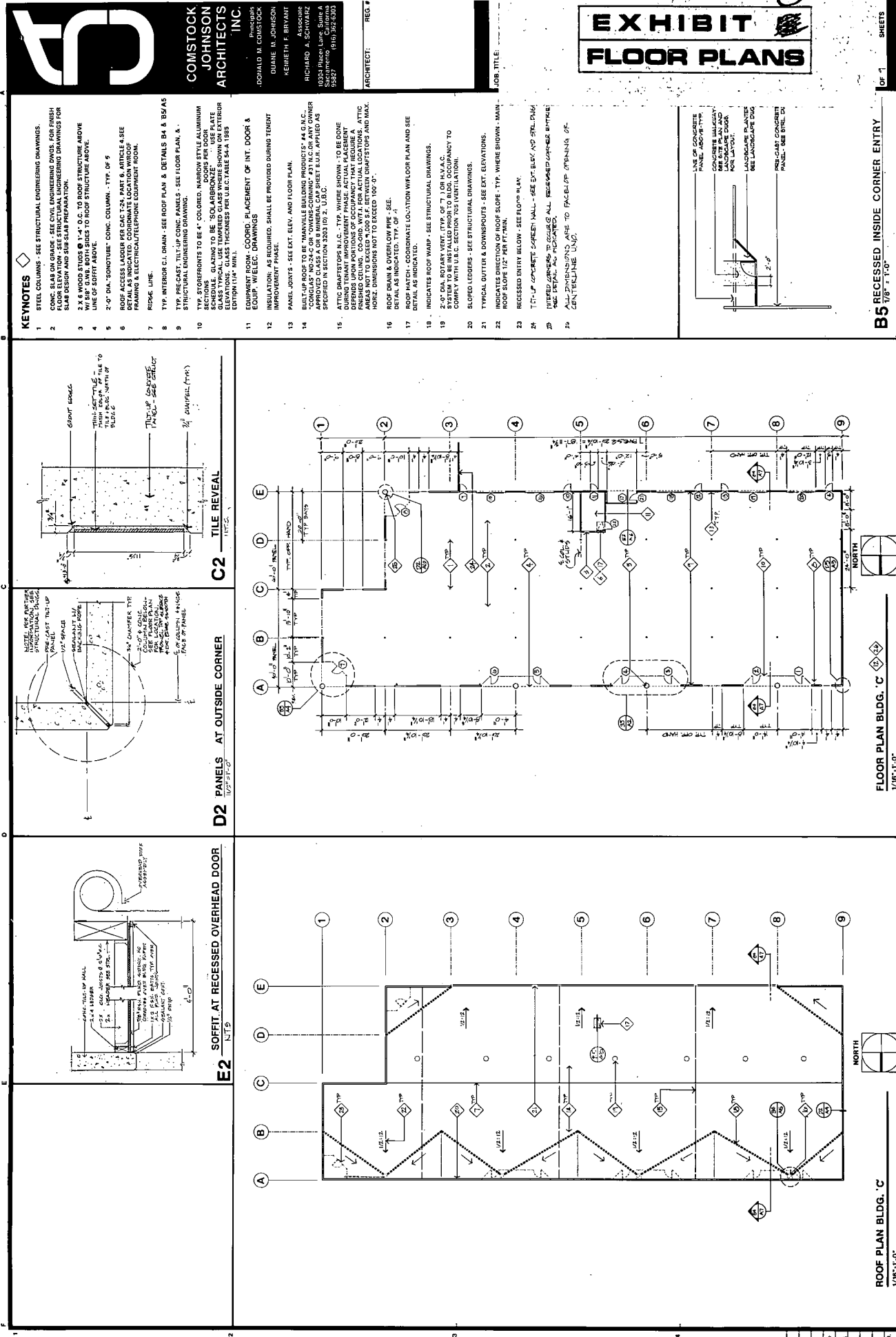
CONSTRUCTION DOCUMENTS FOR:
JACKSON BUSINESS PARK
LOT 6,7,8
CITY OF SACRAMENTO, CALIFORNIA
OWNER:
JACKSON PROPERTIES INC.
1 ROAD STE. 140
CALIFORNIA 95824

REVISIONS:									
DATE:	7/25/								
DRAWN:									
JOB NUMBER:	85								
SHEET:	1								

EXHIBIT B

P90-427

000207



82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99
100	101	102	103	104	105	106	107	108

P90-427



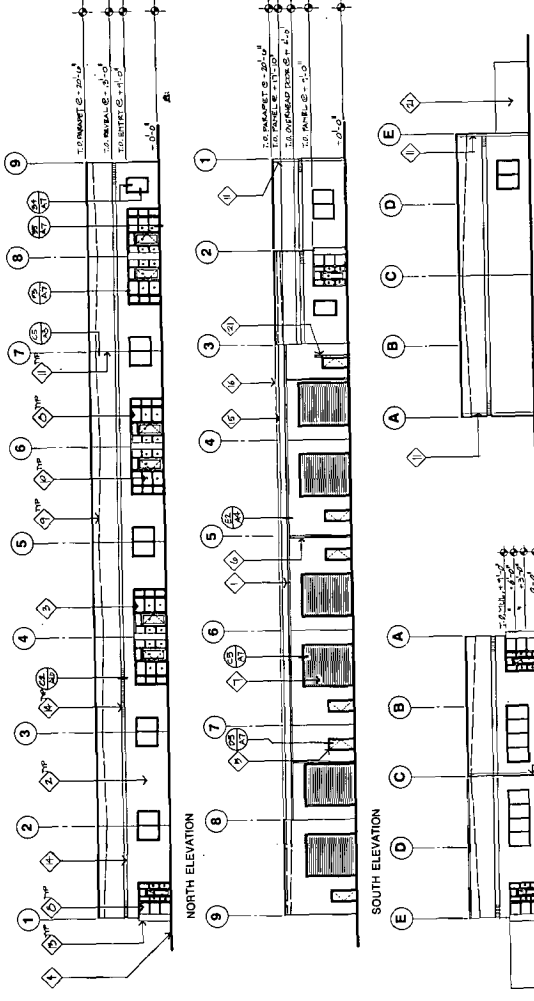
**COMSTOCK
JOHNSON
ARCHITECTS
INC.**

Principal
DONALD M. COMSTOCK
DURIE M. JOHNSON
Principal
KEITH F. BRYANT
Associate
RICHARD A. SCHWARTZ
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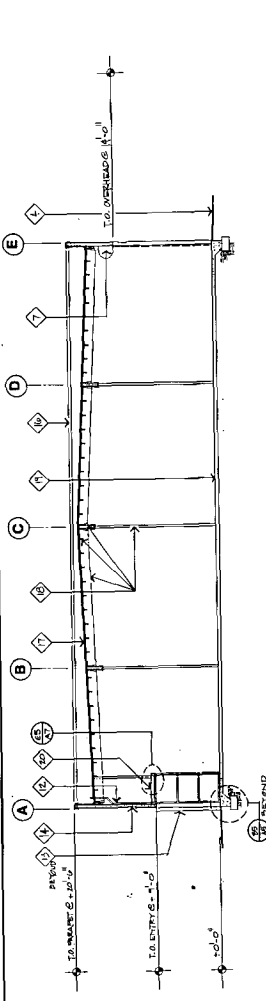
ARCHITECT: REG. #

KEYNOTES

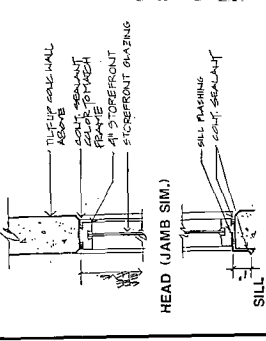
- 1 TYP. 2" DIA. GAL. QUOTER. EXPANSION JOINTS @ 60' MAX. PER S.W.A.C.A. (1981) PLATE B
- 2 TYP. PRECAST TILT-UP CONG. PANELS - SEE STRUCTURAL ENG. DRAWINGS. (SMOOTH FINISH - VERIFY OWNER'S PAINTING REQUIREMENTS)
- 3 TYP. STOREFRONT - SEE FLOOR PLAN AND DETAIL AS INDICATED.
- 4 LINE OF FINISH GRADE ON A.C. PAVING - SEE CIVIL ENGINEERING DRAWINGS.
- 5 TYP. MAIN DOOR - SEE FLOOR PLAN AND DETAIL AS INDICATED.
- 6 TYP. 2" X 2" DIA. GAL. DOWNSPUTS (PROVIDE 3 STRAPS MAX.) - SEE DETAIL AS INDICATED.
- 7 TYP. OVERHEAD DOOR - SEE FLOOR PLAN AND DETAIL AS INDICATED.
- 8 RECESSED ENTRY - SEE FLOOR PLAN.
- 9 LINE OF ROOF BEYOND.
- 10 [] INDICATES TEMPERED GLASS.
- 11 TYP. PANEL JOINT - SEE DETAIL AS INDICATED.
- 12 TYP. INTERIOR C.I. DRAIN - AND RISE RAINWATER PIPING. DAYLIGHT THRU PALE OF GLASS - SEE DETAIL FOR LOCATION.
- 13 2'-0" DIA. "SQUOT" CONCRETE COLUMN - SEE FLOOR PLAN.
- 14 1/2" DIA. REVEAL LANTERN - SEE DETAIL AS INDICATED.
- 15 HIDE LINE BEYOND
- 16 PARAPET BEYOND.
- 17 BUILT-UP COMPOSITION ROOF OVER PLYWOOD ROOF DIAPHRAGM - SEE ROOF PLAN.
- 18 ROOF FRAMING 2X RAFTER JOIST, 4X PURLINS, GLUED LAMINATED BEAMS AND STEEL COLUMNS - SEE STRUCTURAL.
- 19 CONCRETE SLAB ON GRADE - SEE STRUCTURAL ENG. DRAWINGS FOR SLAB DESIGN AND SUB-SLAB PREPARATION.
- 20 TYP. SOFFIT FINISH & 2X ISN TRIM - SEE PLAN
- 21 TILT-UP CONCRETE "GREEN" WALL



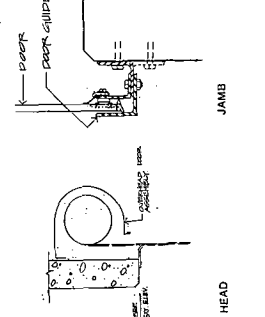
E3 EXTERIOR ELEVATIONS BLDG. 'C'
1/8" = 1'-0"



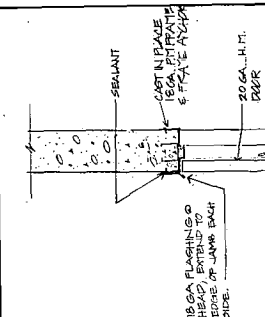
E4 SECTION-BLDG. C
1/8" = 1'-0"



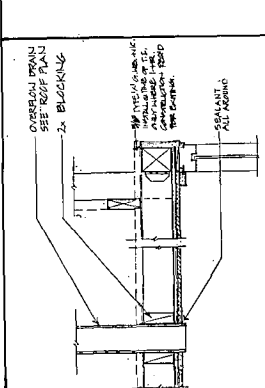
B4 WINDOW HEAD/SILL DETAIL
1/4" = 1'-0"



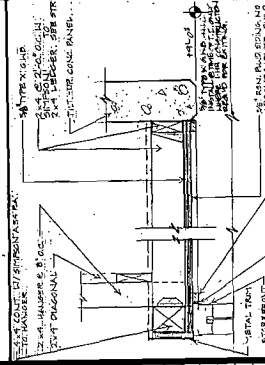
C5 OVERHEAD DOOR
1/4" = 1'-0"



D5 DOOR HEAD - P.M. FRAME (JAMB SIM.)
1/4" = 1'-0"



E5 OVERFLOW DRAIN AT SOFFIT
1/4" = 1'-0"



F5 SOFFIT DETAIL
1/4" = 1'-0"

**EXHIBIT D
ELEVATIONS**

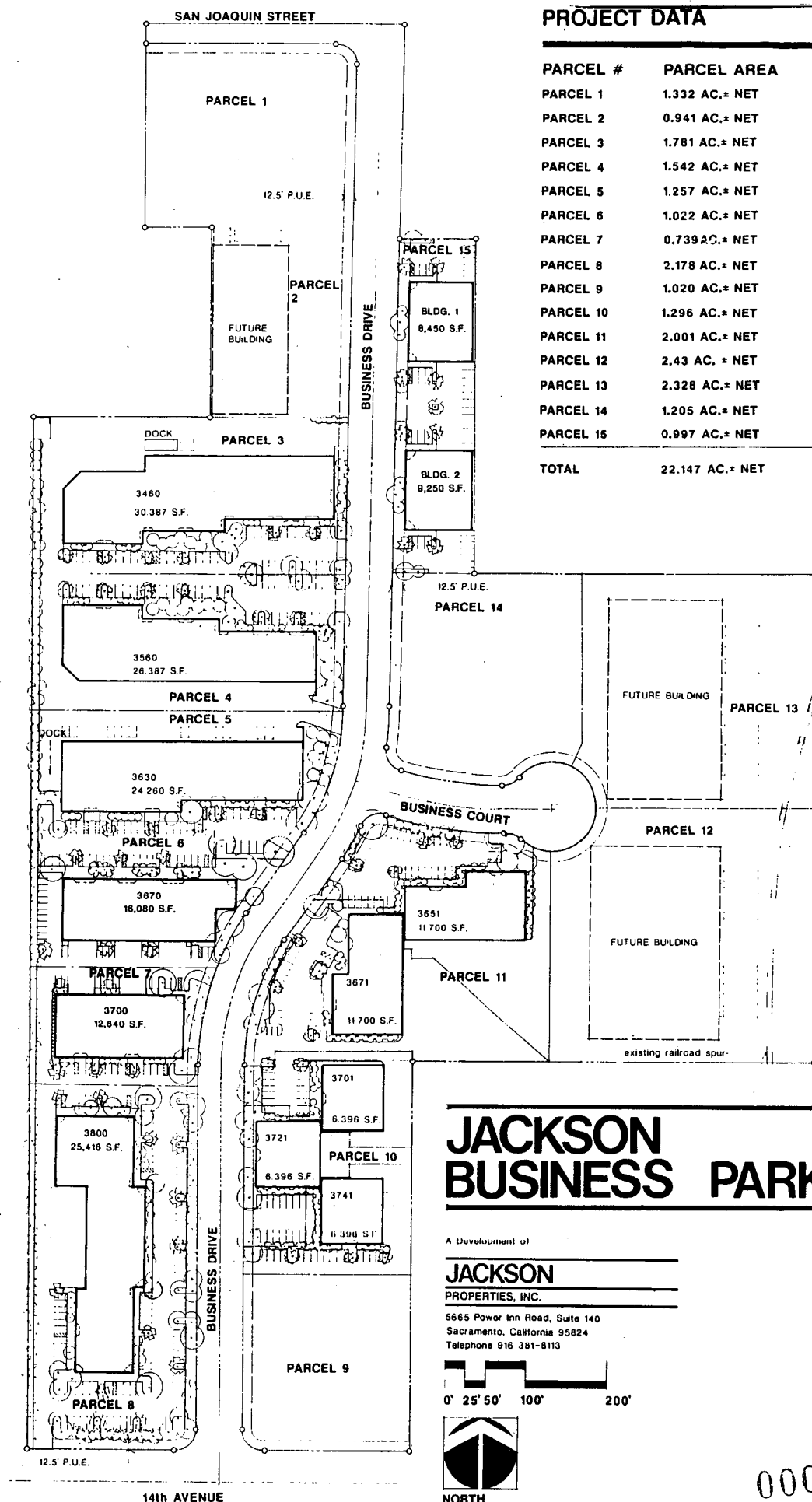
JOB TITLE:

B5 STOREFRONT SILL DETAIL
1/4" = 1'-0"

EXHIBIT E

PROJECT DATA

PARCEL #	PARCEL AREA	
PARCEL 1	1.332 AC.± NET	
PARCEL 2	0.941 AC.± NET	
PARCEL 3	1.781 AC.± NET	30,387 S.F.
PARCEL 4	1.542 AC.± NET	26,387 S.F.
PARCEL 5	1.257 AC.± NET	24,260 S.F.
PARCEL 6	1.022 AC.± NET	16,080 S.F.
PARCEL 7	0.739 AC.± NET	12,640 S.F.
PARCEL 8	2.178 AC.± NET	25,416 S.F.
PARCEL 9	1.020 AC.± NET	
PARCEL 10	1.296 AC.± NET	19,188 S.F.
PARCEL 11	2.001 AC.± NET	23,400 S.F.
PARCEL 12	2.43 AC.± NET	
PARCEL 13	2.328 AC.± NET	
PARCEL 14	1.205 AC.± NET	
PARCEL 15	0.997 AC.± NET	17,700 S.F.
TOTAL	22.147 AC.± NET	195,458 S.F.

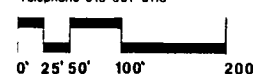


JACKSON BUSINESS PARK

A Development of

JACKSON
PROPERTIES, INC.

5665 Power Inn Road, Suite 140
Sacramento, California 95824
Telephone 916 381-8113



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P90-427