

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. 015-0312-007

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 6,138± square feet of office in a proposed 12,276± square foot warehouse building on 1.04± vacant acres in the Light Industrial (M-1) zone.

LOCATION: 3700 Business Drive (Building B)

PROPOSAL: The applicant is requesting the necessary entitlements to construct 6,138± square feet of office (50%) in a proposed 12,276± 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: 21
Parking Provided: 24
Property Dimensions: 150' X 215'
Property Area: 0.74± acres
Square Footage of Building: 12,276± square feet
Height of Building: 17'10" to top of wall; 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 indicated that a certificate of compliance has been recorded. The applicant has applied for a Planning Director's Special Permit to exceed the 25% office use on these three lots (P90-427, P90-428 and P90-429). The subject site is the middle lot of these three lots (Exhibit A).

APPLC. NO. P90-428

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Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site is a vacant lot totaling 0.74± 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 vacant and warehouse/office, M-1 to the north; office/warehouse, M-1 to the east; vacant, M-1 to the south; 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 6,138± square feet of office and 6,138± 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. Site and Building Plan

The subject site is a portion of lots six and seven 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 placed no closer than 35 feet from the property line and not exceed 10' X 10' in size.

The north elevation will consist of entry and loading doors. A 9 foot screen wall will be constructed 32± feet from the corner of the building to shield the loading area from the public street. The south elevation will consist of storefronts and windows. A 9 foot screen wall will be constructed and the northwest corner of the building to shield the loading area from the property to the west. The east elevations as proposed will have windows and a recessed corner entry on the north and south sides of the building. The west elevations, which faces residential uses, will not have any openings. The building is located 37± 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.

Adequate parking is provided on site. Twenty-one parking spaces are required for this project. The applicant proposes 24 parking spaces, of the 24 spaces eight are proposed

to be compact. Eight compact spaces are allowed under the interim Parking Ordinance as adopted by the City Council. The site must meet the 50 percent shading requirement.

The plans do indicate a driveway located on the southeast portion of the site. This driveway is bisected by the south property line. City Code requires a driveway to be ten feet from a property line. The driveway and parking layout will need to be redesigned or the property line will need to be adjusted in order to meet the City Code requirement.

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.

The City Arborist has noted several almond trees on the subject site and adjacent lots (lots 6, 7 and 8). The Arborist has no objections to the removal of the almond trees. However, 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 Engineer - The driveway shall comply with all sections of the City's driveway ordinances to include but not limited to the requirement that driveways shall be located ten feet from a property line.

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 driveway shall be redesigned to the satisfaction of the Traffic Engineer and comply with the City Code to include but not be limited to the requirement that driveways shall be located 10 feet from a property line.
3. 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.

4. The minimum bicycle parking shall be provided in accordance with the Zoning Ordinance additional bicycle parking may be required as a TMP measure.
5. No outside loud speakers shall be located at the rear of the structure.
6. The applicant shall comply with the mandatory mitigation measures as required in staff report P90-428.
7. A certificate of compliance shall be recorded for lot line adjustment (P90-300) prior to issuance of building permits.
8. 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

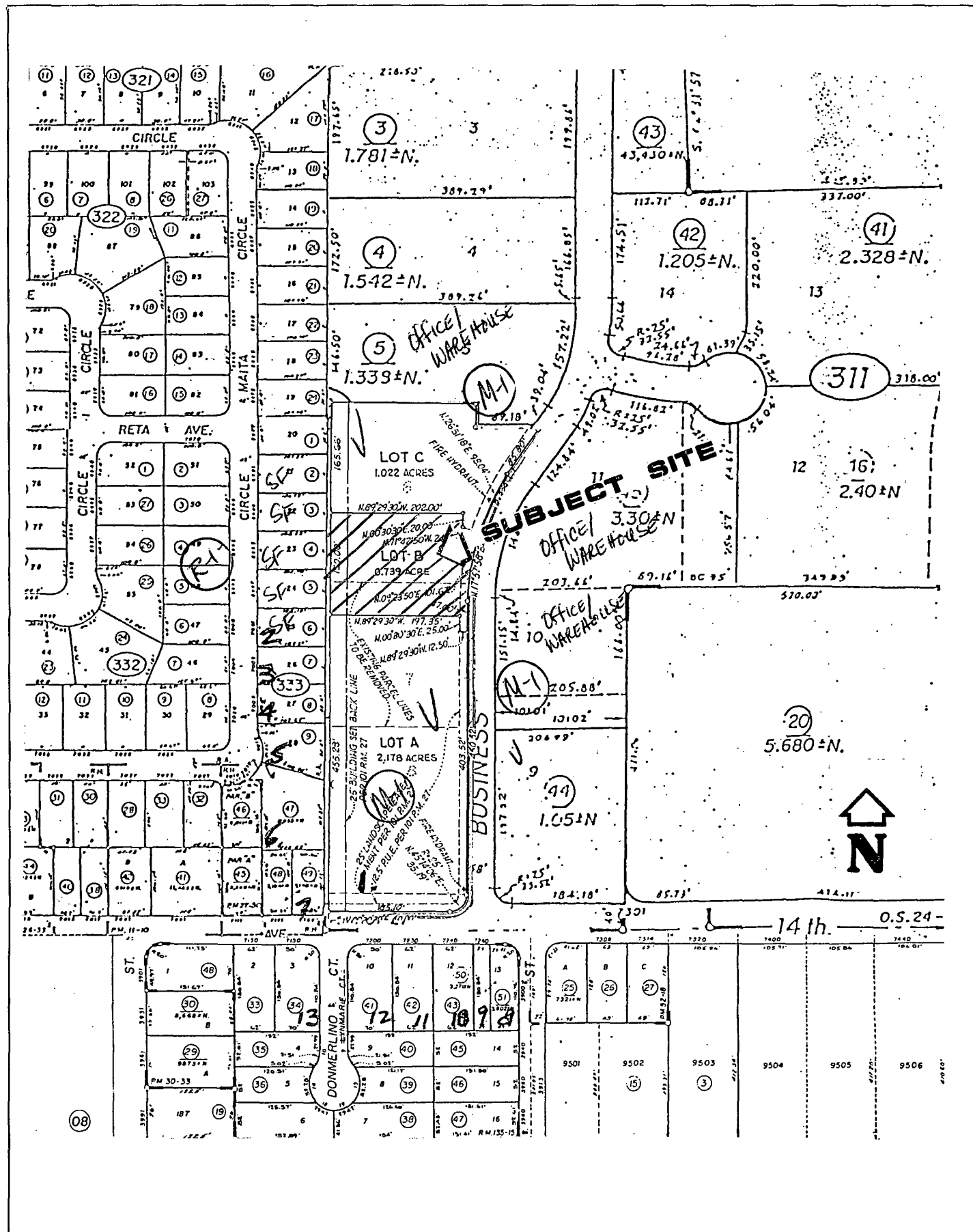
RECOMMENDATION APPROVED BY:

Marty Van Duyn
for Marty Van Duyn, Planning Director

4/30/91
Date

APPLC. NO. P90-428

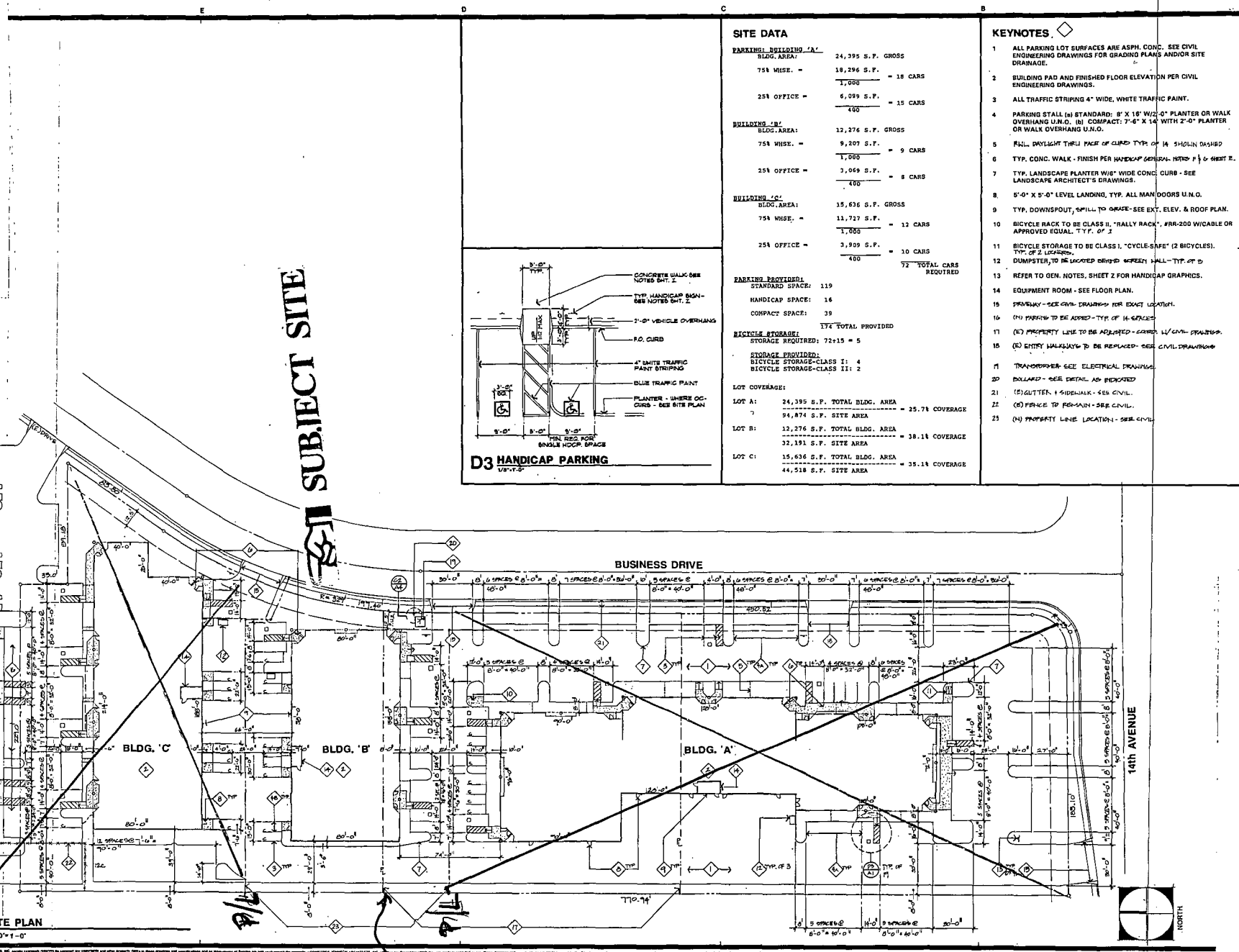
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VICINITY, LAND USE & ZONING MAP

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**EXHIBIT A
SITE PLAN**



SITE DATA

PARKING - BUILDING 'A'	24,395 S.F. GROSS BLDG. AREA	
75% WISE -	18,296 S.F.	= 18 CARS
	1,000	
25% OFFICE -	6,099 S.F.	= 15 CARS
	400	
BUILDING 'B'	12,276 S.F. GROSS BLDG. AREA	
75% WISE -	9,207 S.F.	= 9 CARS
	1,000	
25% OFFICE -	3,069 S.F.	= 8 CARS
	400	
BUILDING 'C'	15,636 S.F. GROSS BLDG. AREA	
75% WISE -	11,727 S.F.	= 12 CARS
	1,000	
25% OFFICE -	3,909 S.F.	= 10 CARS
	400	
	72 TOTAL CARS REQUIRED	

PARKING PROVIDED:
 STANDARD SPACE: 119
 HANDICAP SPACE: 16
 COMPACT SPACE: 39
174 TOTAL PROVIDED

BICYCLE STORAGE:
 STORAGE REQUIRED: 72 ÷ 15 = 5
STORAGE PROVIDED:
 BICYCLE STORAGE-CLASS I: 4
 BICYCLE STORAGE-CLASS II: 2

- KEYNOTES**
- ALL PARKING LOT SURFACES ARE ASPH. CONC. SEE CIVIL ENGINEERING DRAWINGS FOR GRADING PLANS AND/OR SITE DRAINAGE.
 - BUILDING PAD AND FINISHED FLOOR ELEVATION PER CIVIL ENGINEERING DRAWINGS.
 - ALL TRAFFIC STRIPING 4" WIDE, WHITE TRAFFIC PAINT.
 - PARKING STALL (a) STANDARD: 8' X 16' W/2'-0" PLANTER OR WALK OVERHANG U.N.O. (b) COMPACT: 7'-6" X 14' WITH 2'-0" PLANTER OR WALK OVERHANG U.N.O.
 - FL. DAYLIGHT TRFL. FACE OF CURB TYP. OF 14 SHOWN DASHED TYP. OF 2 LOCATED.
 - TYP. CONC. WALK - FINISH PER HANDICAP GENERAL NOTES P. 16 SHEET E.
 - TYP. LANDSCAPE PLANTER W/6" WIDE CONC. CURB - SEE LANDSCAPE ARCHITECT'S DRAWINGS.
 - 5'-0" X 5'-0" LEVEL LANDING, TYP. ALL MAIN DOORS U.N.O.
 - TYP. DOWNSPOUT, 2" MIN. TO GRADE - SEE EXT. ELEV. & ROOF PLAN.
 - BICYCLE RACK TO BE CLASS II, "RALLY RACK", #RR-200 W/40" OR APPROVED EQUAL TYP. OF 2
 - BICYCLE STORAGE TO BE CLASS I, "CYCLE-SAFE" (2 BICYCLES). TYP. OF 2 LOCATED.
 - DUMPSTER, TO BE LOCATED OUTSIDE GREEN WALL - TYP. OF 2
 - REFER TO GEN. NOTES, SHEET 2 FOR HANDICAP GRAPHICS.
 - EQUIPMENT ROOM - SEE FLOOR PLAN.
 - PROWALKY - SEE CIVIL DRAWINGS FOR EXACT LOCATION.
 - (N) PARKING TO BE ADDED - TYP. OF 14 SPACES
 - (C) PROPERTY LINE TO BE ADJUSTED - SEE CIVIL DRAWINGS
 - (E) ENTRY WALKWAYS TO BE REPLACED - SEE CIVIL DRAWINGS
 - TRANSFORMER - SEE ELECTRICAL DRAWINGS
 - DOLLAR - SEE DETAIL AS INDICATED
 - (S) GUTTER, 1" SIDEWALK - SEE CIVIL
 - (C) PRICING TO REMAIN - SEE CIVIL
 - (N) PROPERTY LINE LOCATION - SEE CIVIL

CJA

**COMSTOCK
JOHNSON
ARCHITECTS
INC.**

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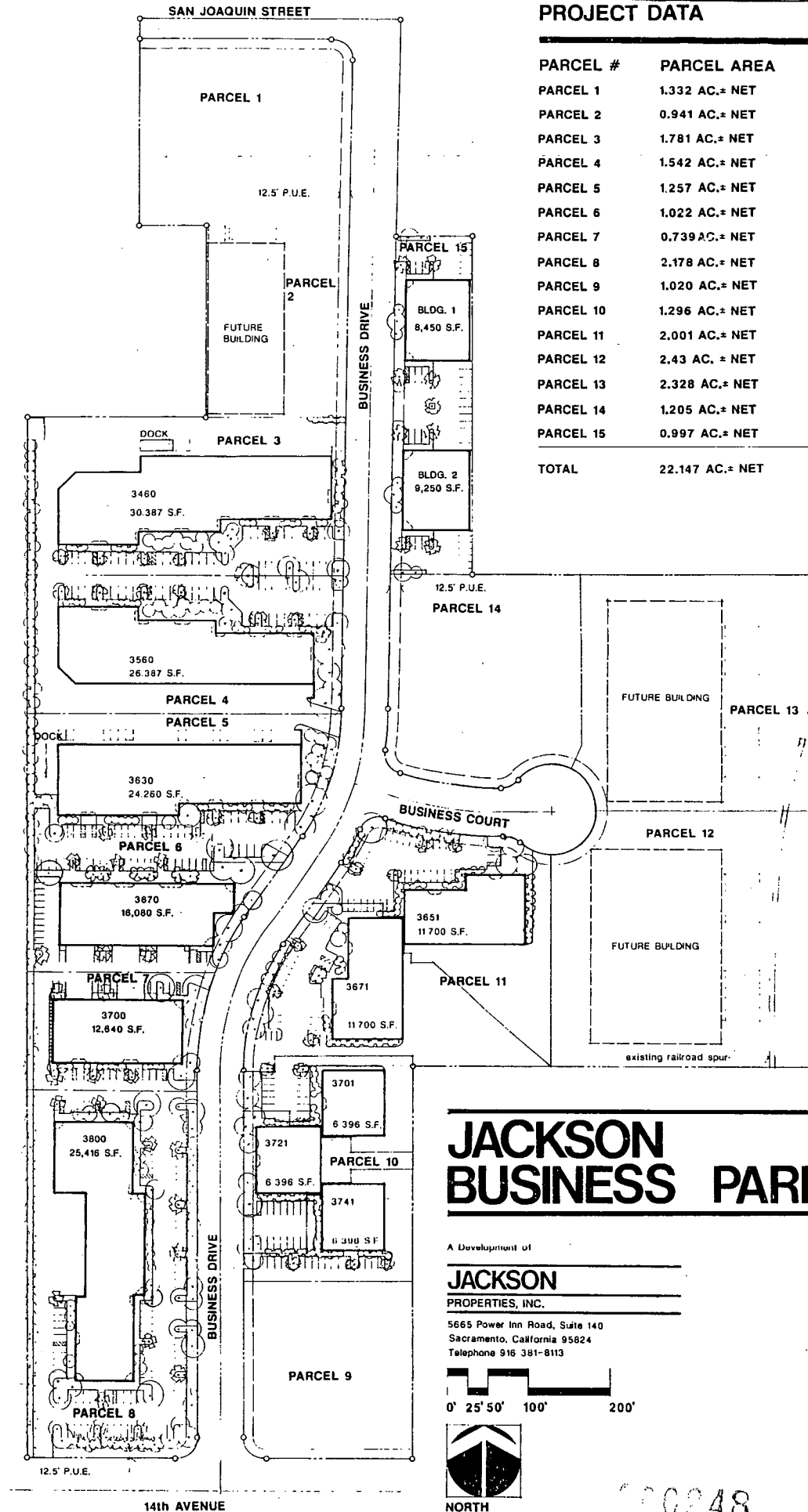
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EXHIBIT D

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.

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Telephone 916 381-8113



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P90-428