

1st Draft

CITY PLANNING COMMISSION

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

APPLICANT Russell & Sullivan, 1717 I Street, #A, Sacramento, CA 95814
OWNER SEE EXHIBIT A-VARIOUS OWNERS; 1-80 Industrial Associates, 2233 Watt Avenue Room 290, Sacramento, California 95825
PLANS BY Russell & Sullivan, 1717 I Street, #A, Sacramento, CA 95814
FILING DATE 1/8/88 ENVIR. DET. Neg. Dec. 2/1/88 REPORT BY DH:vf
ASSESSOR'S-PCL. NO. 238-0011-013,14,24,25 238-0020-16,17,18,19,20,21,23,29 238-0036-007 & 238-0044-011

- 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

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-

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

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 large amount of the 92+ acres will remain vacant until development occurs. Staff is concerned over the effect incremental development may generate in terms of security, dust, litter and fire hazard. Staff recommends the following actions:

- a. all disturbed surfaces, without immediate development plans for grading pads or road construction and infrastructure construction shall be seeded with a mix of grasses which will retain dust and prevent erosion. The seeded earth surface shall be mowed and cleaned on a regular basis;

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.

DO
we really need this
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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 ~~35 percent~~ 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 trips reduction ordinance 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:

1.1. 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.

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6) 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. A 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.

3. g. 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. ~~B~~ 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

- d) 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."

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. ~~Chainlink fencing with wood slats is not allowed~~
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;

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12. Undeveloped lots shall have a dust suppressant applied if surface disruption or soil is stockpiled. Staff recommends use of a mix of grasses to retain soil and prevent dust and erosion from undeveloped lots which have been graded.

12, 13. 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, 14. No use of the undeveloped parcels shall occur unless permits for construction have been issued.

14, 15. 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.

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underlining*

15, 16. ~~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.

delete underlining

16. ~~17.~~ 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. ~~18.~~ 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 ~~City of Sacramento Planning~~ *Planning Director* Department;
- 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. ~~10.~~ Roof Projections shall be restricted as follows:

a. 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;

b. 2) the projections shall be painted to match the roof or building;

h. ~~11.~~ all mechanical equipment, utility meters and storage tanks shall be screened and architecturally designed to be an integral part of the building;

i. d. penthouses and mechanical equipment screening shall be of a design and materials similar to and compatible with those used in the buildings;

J. e. underground utility services throughout the project will be required;

~~K. f. underground utility services throughout the project will be required;~~

K. g. 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. h. 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. i. temporary structures shall be as inconspicuous as possible;

N. j. a minimum of one trash enclosure shall be provided per building meeting the following ^{Keep this} guidelines. ~~No unenclosed trash dumpster units will be allowed.~~ ^{requirements of Section 3-19 of the City Zoning Ordinance.}

~~k. the walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main structure. Split face concrete block finish is recommended. The decorative finish is only required on walls facing the public street;~~

l. the trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;

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- m. the trash enclosure facility shall be designed to allow walk-in access without having to open the main enclosure gates;
- n. the walls shall be a minimum six feet in height, more if necessary for adequate screening;
- o. the perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines;
- p. a concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 ft. or width of enclosure facility; length 20 ft. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Building Technicians (Plan Checker).

Paving material shall consist of five inch aggregate base rock and six inch portland cement paving;

- q. the enclosure shall be adequate in capacity, number and distribution;

~~18. roll-up doors shall be painted a color to match the walls.~~

19. Signage for the complex shall be governed by the following restrictions.

Sign Regulations

- ~~18. a. a sign program shall be submitted with each individual project special 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.*~~
- b. Flashing, moving or audible signs will not be permitted;
- c. in no case shall the wording of signs describe the products sold, prices, or any type of advertising except as part of the occupant's trade name or insignia;
- d. no signs shall be permitted on canopy roofs or building roofs;
- e. no sign or any portion thereof shall project above the building or top of the wall upon which it is mounted;

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Sign Ord.

- f. all attached building signs shall be placed flat against the building;
- g. freestanding pole signs shall not be permitted with the exception of monument signs as permitted in subsection C and D;
- h. no sign shall be specifically design or oriented to be viewed from the freeway, Interstate 80;
- i. no signs perpendicular to the face of the building shall be permitted;

20. Design Requirements, Signs

Not Needed

- a. signs shall be located only as shown on the approved schematic plan;
- b. all electrical signs shall bear the UL label and their installation must comply with all local building and electrical codes;
- c. no exposed neon lighting shall be used on signs, symbols, or decorative elements;
- d. all conductors, transformers, and other equipment shall be concealed;
- e. all signs, fastenings, bolts, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, bass or bronze;
- f. all exterior letters or signs exposed to the weather shall be mounted at least three fourth inch (3/4") from the building to permit property drainage;
- g. the location of all openings for conduit and sleeves in sign panels of building wall shall be indicated by the sign contractor on drawings submitted to the Architectural Review Committee. The installation shall be in accordance with the approved drawings;
- h. no signmaker's labels or other identification will be permitted on the exposed surface of signs, except those required by local ordinance which shall be located in an inconspicuous location;
- i. painted lettering or signs shall not be permitted.

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21. Miscellaneous Requirements - Signs

- a. each occupant will be permitted to place upon each entrance

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to its premises not more than 144 sq. in. of gold leaf or decal application or lettering, not to exceed two inches in height, indicating hours of business, emergency telephone numbers and proprietorship. No other window signs will be allowed;

- b. each occupant who has a non-consumer door for receiving merchandise may have uniformly applied on said door, in two-inch high block letters, the occupant's name and address. Where more than one occupant uses the same door, each name and address shall be applied. Color of letters must be approved by the Architectural Review Committee;
- c. occupants must install street address numbers as required by the U. S. Post Office. Size, type, and color of the numbers shall be approved by the Architectural Review Committee.

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22. Special Signing

- a. floor signs, such as inserts into terrazzo, will be permitted at the occupant's lease line or property line, if approved by the Architectural Review Committee;
- b. informational and directional signs relating to pedestrian and vehicular flows within the project area shall conform to the standards of the City Planning Department;
- c. one standard sign denoting the name of the project, the marketing agent, the contractor, architect and engineer shall be permitted upon the commencement of construction. Said sign shall be permitted until such a time as a final inspection of the building. This applies to the entire 92+ acre site;
- d. a sign advertising the sale or lease of the site or building shall be permitted, but shall not exceed a maximum area of six (6) sq. ft.

23. Designated Park Project Identification Sign

- delete*
- a. one non-illuminated monument sign as defined by Sections 3.520 of the City Sign Ordinance shall be allowed for the I-80 Industrial Park;
 - b. maximum area of sign: 48 sq. ft.
 - c. maximum height of sign: 12 ft. from street or parking lot grade, whichever is less;
 - d. location: to be located at the major entry to the designated park. The sign may be placed in the setback area; however, it must be located farther than 10 feet from the public right-of-way and from any driveway. No sign shall be allowed
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in the public right-of-way.

24. Individual Business/Building Signs

One attached identification sign per building and one monument type detached sign per parcel shall be permitted.

a. Attached sign: vertical height of sign or letters, including logo, shall not exceed two feet and overall size of sign shall not exceed 60 sq. ft. Each sign and business name shall consist of individual raised letter type. No canned plastic signs are permitted.

1. If an individual building has more than one tenant/occupant, each occupant is permitted one attached sign not exceeding two feet in height and 30 square feet in area.

2. Each occupant shall be permitted a 2' x 2' (maximum area four square feet) directional/identification sign at each of their respective loading dock(s) if located on a side of the building without an identification sign.

b. Detached Monument Sign: one non-illuminated monument sign as defined by Section 3.520 of the City Sign Ordinance allowed per parcel.

Maximum Area of Sign: 48 sq. ft.

Maximum Height of Sign: 12 feet from street grade or parking lot, whichever is less.

Location: to be located at the major entry/exit to the parcel. May be placed in the setback area; however, the sign must be located farther than 10 feet from the public right-of-way and from any driveway.

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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.

~~20.1~~

no exterior public address systems shall be allowed;

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21.1

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.

22.1

all parcels shall be fenced to prevent unauthorized access;

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23.

fire hydrants shall be placed as required by the City Fire Department;

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 thorn 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.
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.