

REPORT AMENDED BY STAFF 2-14-91
CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826
OWNER Perkins & Miller, c/o Panattoni Mgmt Div., 8401 Jackson Rd., Sacto., CA 95826
PLANS BY Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826
FILING DATE 11-16-90 ENVIR. DET. Negative Declaration REPORT BY JC
ASSESSOR'S PCL. NO. 079-0310-039

- APPLICATION:
- A. Negative Declaration
 - B. Special Permit to exceed the 25% office use allowed by converting 8,000+ square feet of warehouse to office and by adding 1,200+ square feet of additional office space to an existing 26,300+ square feet of office space located in four buildings on 4.5+ developed acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8401 Jackson Road

PROPOSAL: The applicant is requesting the necessary entitlements to exceed the 25% office use in the Heavy Industrial M-2S zone.

PROJECT INFORMATION:

General Plan Designation: Industrial
Existing Zoning of Site: M-2S
Existing Land Use of Site: Office/Warehouse

Surrounding Land Use and Zoning:		Setbacks:	Required	Provided
North:	Light Rail Lines; M-2S	Front	25'	25'
South:	Vacant; M-2S	Side(Int):	0'	0'
East:	Office; M-2S	Rear:	0'	0'
West:	Residential & Industrial; M-2S			

Parking Required:	101			
Parking Provided:	104			
Property Dimensions:	Irregular			
Property Area:	4.5+ acres			
Square Footage of Building:		Office	Warehouse	Total
	Bld. A =	7,400	2,800	10,200 sq. ft.
	Bld. B =	5,500		5,500 sq. ft.
	Bld. C =	3,400	8,000	11,400 sq. ft. (existing)
		1,200		1,200 sq. ft. (addition)
	Bld. D =	10,000	8,977	18,977 sq. ft.
Height of Building:	Bld. C =	22 feet (one story)		
Topography:	Flat			
Street Improvements:	Existing			
Utilities:	Existing			
Exterior Building Materials:	Concrete and Brick			
Roof Materials:	Built Up Roof			

Background Information

On November 7, 1989, the Planning Director approve a Special Permit (P89-349) allowing the conversion of 10,000 square feet of warehouse space to office space located in Building D of

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the subject site. The 7,400± square feet of office space in Building A and the 5,500± square feet of office use in Building B was established prior to the Zoning Ordinance requirement (1984) of a maximum 25 percent office in the M-2S zone.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.5± developed acres in the Heavy Industrial (M-2S) zone. Four office/warehouse buildings containing 26,300± square feet of office and 19,777 square feet of warehouse for a total of 46,077± of building square footage are located on the site. The site is within 400± feet of the College Greens RT Metro light rail station and just north of the Granite Pit Plan area. The General Plan designates the site as Industrial. The surrounding land uses and zoning includes Sacramento Regional Transit, light rail line, M-2S to the north; vacant (Granite Pit Plan Area), M-2S to the south; office/warehouse, M-2S to the east; and residential and industrial, M-2S to the west.

B. Applicant's Proposal

The applicant proposes to convert 8,000± square feet of warehouse space to office space located in Building C and construct an additional 1,200± square feet of office space at the rear of the building. The conversion of 8,000± square feet of warehouse to office and the 1,200± square feet addition of office will bring the total office space on this site to 35,000± square feet for ratio of 75 percent office and 25 percent warehouse. The applicant estimates the number of employees at the site to be 115 once Building C is remodeled and occupied.

C. Policy Consideration

The proposed request to exceed the 25 percent office use in the Heavy Industrial (M-2S) zone is consistent with the General Plan policy which promotes employee intensive uses where appropriate along transportation corridors and adjacent to light rail stations.

D. Site Plan

All required improvements on the site are existing. The applicant proposes to modify the existing site plan by adding a 60' X 20' addition to the rear of Building C. The addition will place Building C 10 feet from Building D (Exhibit A). No door openings are proposed on the west elevation of the proposed addition. The addition will not encroach into any setback or parking areas. All other modifications to this site will be interior tenant improvements.

The submitted site plan does not indicate the location of a trash enclosure. Trash dumpsters located outside the buildings will be required to meet the Zoning Ordinance requirements for trash enclosures.

E. Parking

The submitted plans indicate 104 parking spaces. The proposed use requires 101 parking spaces. Adequate parking is provided on site to accommodate the office and warehouse development of the entire site. The plans do not indicate any bicycle parking. Staff recommends that seven bicycle parking spaces (1:15 parking spaces) be added to the site due to the shift from warehouse to office use. The site is within 400± feet of the College Greens Light Rail Station. Access to the light rail station is not provided from the site. The people using the light rail station will be required to around the adjacent site to the light rail station located on Folsom Boulevard. Staff recommends vanpools to the light rail station. Implementation of a Transportation Management Plan (TMP) will be required prior to issuance of building permits. Trip reduction measures such as transit passes, carpool/vanpool and showers and lockers on the site may be required. Processing time for approval of a TMP may take up to 60 days. Therefore it is advisable that the applicant obtain the necessary TSM processing application in advance of the building permit.

F. Agency Comments

The proposal was submitted to Traffic Engineering, Engineering, TSM Coordinator, Building Inspections, Water & Sewer Division, Real Estate and Sacramento Regional Transit. The following comments were received:

1. Engineering Development
 - o Coordinate with County Sanitation District.
 - o Standard frontage improvements required at time of building permit.
 - o On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
 - o Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations are contained in the U. S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. Regional Transit - supports increased office use densities on lands adjacent to the College Greens RT Metro light rail station. RT is concerned that the project does not provide information on how it is coordinated with Granite Specific Plan area (Granite Mine Site) development with respect to pedestrian access to light rail.

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:

Noise

Noise for the site is expected to exceed at least 60 dB Ldn (1986-2006 SGPU DEIR, AA-47). Noise sources for the site include Florin Perkins Road. Noise from Florin Perkins Road is expected to reach 74 dB Ldn, from center line of street, at full build out (SGPU DEIR, AA-26). The SGPU states that office uses are allowed within the 65-80 dB Ldn range (SGPU DEIR, AA-27). Further, it states that "mitigation measures are likely to be available that would reduce noise levels to normally acceptable levels. Since the SGPU does not identify "normally acceptable" (maximum acceptable interior and exterior) noise levels for office, mitigation measures are used to reduce noise impacts, but not to a specific level.

The applicant has agreed to use the following mitigation measures as applicable on the proposed office addition in order to reduce interior noise levels:

- A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing

the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.

- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.

By incorporating the above mitigation measures, the project is not anticipated to have a significant impact.

Cultural Resources

The subject site is located in a Primary Impact Area as defined by the SGPU (DEIR, V-5). The applicant has agreed to the following mitigation measure to reduce potential impacts to cultural resources to less than significant level:

If subsurface archaeological or historical remains including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

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

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to exceed the 25% office use allowed by converting 8,000± square feet of warehouse to office and by adding 1,200± square feet of additional office space subject to conditions and based upon findings of fact which follow.

Conditions

1. A Transportation Management Plan (TSM) shall be submitted for the review and approval of the City's TSM Coordinator prior to issuance of ~~building permits~~ *certificate of occupancy (Amended by staff)*.
2. A minimum of seven bicycle parking spaces shall be provided subject to the requirements of the Zoning Ordinance.
3. Trash dumpsters located outside the buildings shall meet the Zoning Ordinance requirements for trash enclosures.
4. The office use for which this special permit is granted shall be established within two years from date of approval. If the office is not so established the special permit shall expire. A special permit time extension for one year may

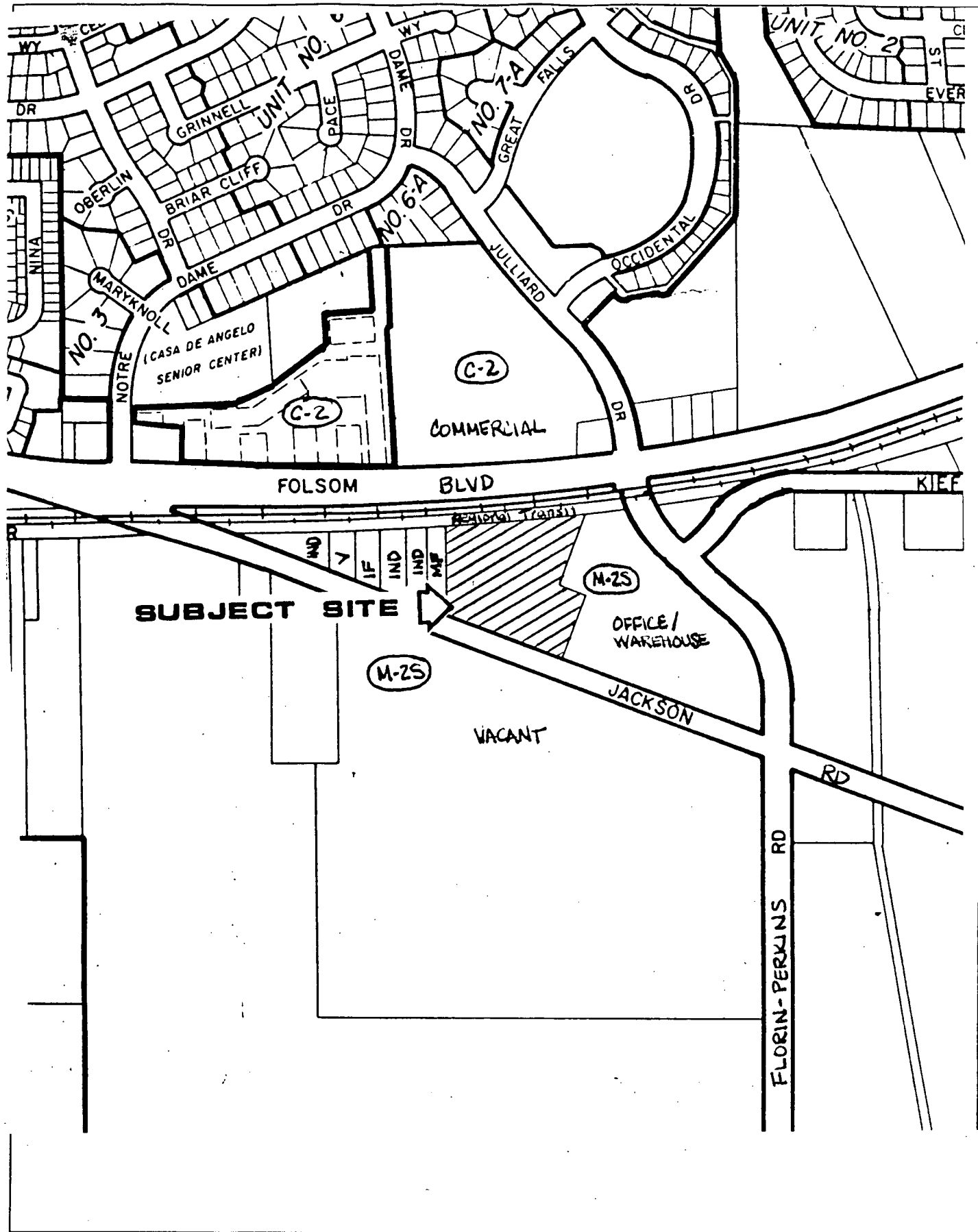
be requested, in writing, 30 days prior to expiration.

Mandatory Mitigation Measures

1. A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.
- H. If subsurface archaeological or historical remains including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Finding of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. Adequate parking is provided on site.
 - b. the proposed use is compatible with the surrounding land uses consisting of office and warehouse.
2. The project, as conditioned, 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 is provided;
 - b. the site is located near a light rail station; and
 - c. the proposed office will not significantly increase the traffic in the area.
3. The project is consistent with the City's General Plan which designates the site as Industrial and office is allowed with a special permit.

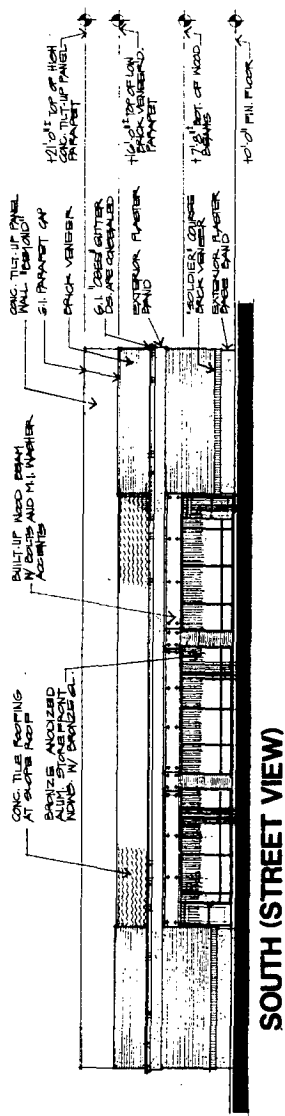
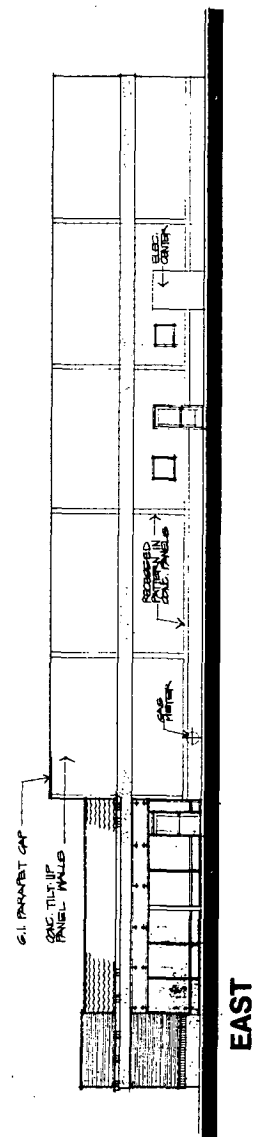
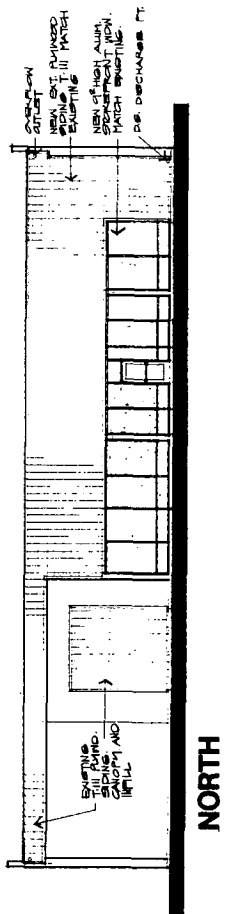
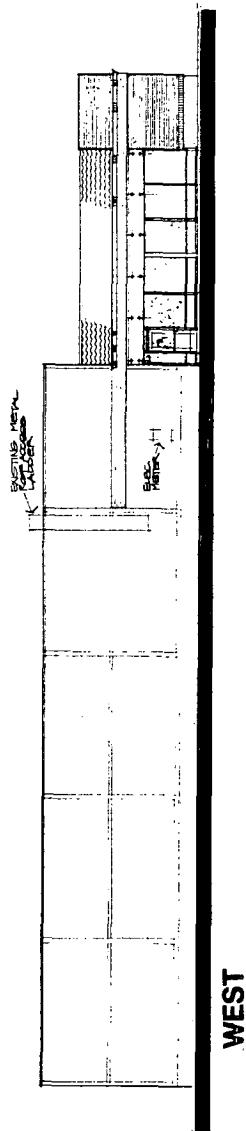


VICINITY, LAND USE & ZONING MAP

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EXTERIOR
ELEVATIONS

EXHIBIT B ELEVATIONS



EXTERIOR ELEVATIONS
1/8" = 1'-0"

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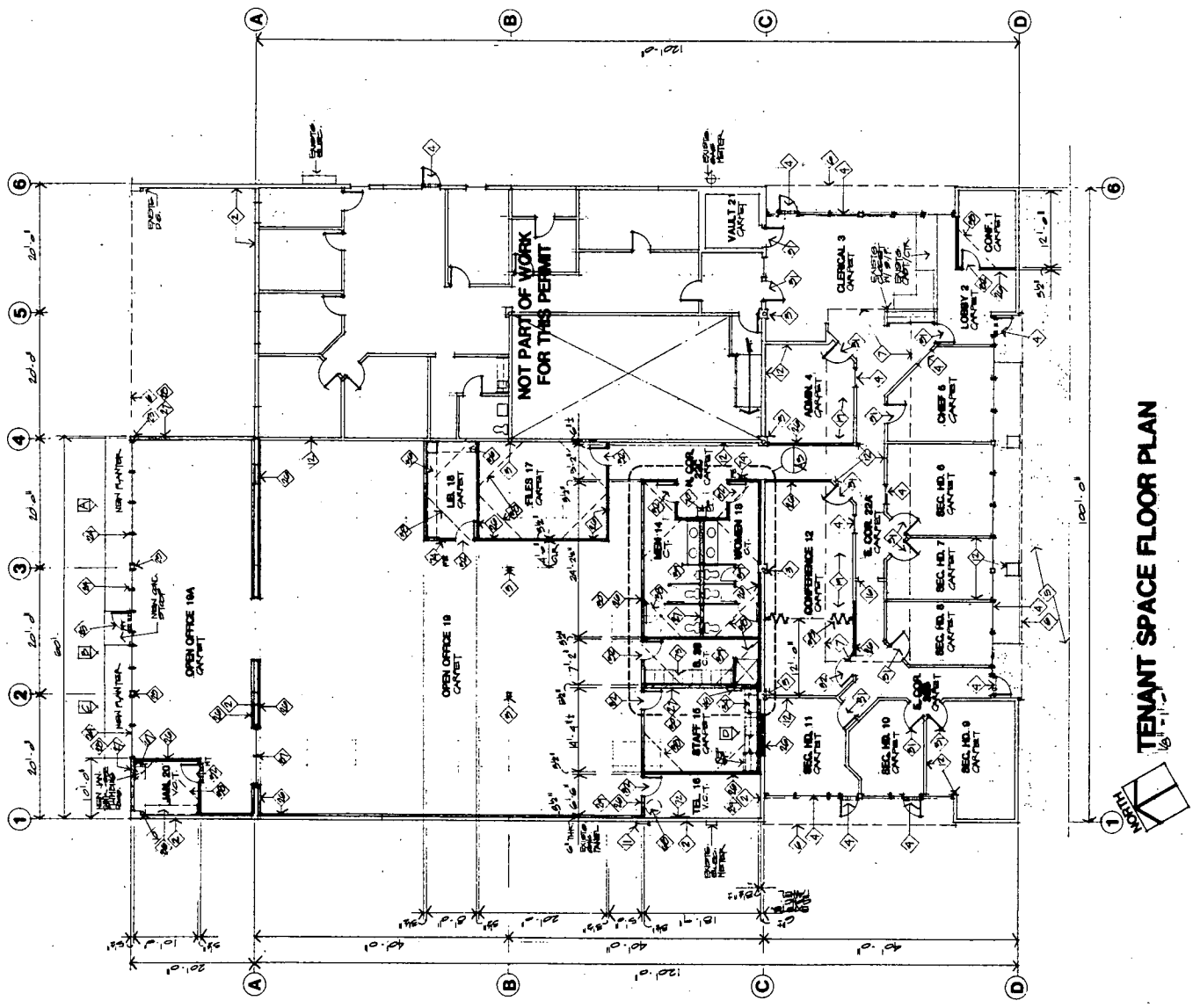
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PROJECT PLAN

EXHIBIT C FLOOR PLANS

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OF

KEY NOTES:



TENANT SPACE FLOOR PLAN

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