

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Vitiello & Assoc., Inc., 1931 H Street, Sacramento, CA		
OWNER	Macor Inc. Don Morial, 900 7th Street, San Francisco, CA		
PLANS BY	Vitiello & Assoc., Inc., 1931 H Street, Sacramento, CA		
FILING DATE	4/6/84	ENVIR. DET.	Exempt 15301a
ASSESSOR'S-PCL. NO.	062-150-014	REPORT BY	BW:kjr

APPLICATION: Planning Director's Special Permit to exceed 25 percent office use for a proposed 4,000 square foot building on 5.82+ developed acres in the Heavy Industrial M-2(S) zone.

LOCATION: 8761 Younger Creek Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct an office building which occupies more than 25 percent of the allowed building square footage in the M-2(S) zone.

PROJECT INFORMATION:

General Plan Designation:	Industrial
1986 South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2(S)
Existing Land Use of Site:	Vacant

Surrounding Land use and Zoning:

North: Warehouse/Office/Vacant; M-2(S)
South: Manuf./Residential/Vacant; M-2(S)
East: Vacant; M-2(S)
West: Manuf./Vacant; M-2(S)

Parking Required:	32 (1:400 office 1:500 Commercial)
Parking Provided:	32
Property Dimensions:	Irregular
Property Area:	5.82+ acres
Square Footage of Building:	4,000 sq. ft. office/8,400 Vehicle Maint. Bldg. 2,400 Truck Wash
Height of Building:	29 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Painted concrete or stucco
Roof Material:	Metal

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one parcel totaling 5.82+ vacant acres in the Heavy Industrial M-2(S) zone. The site is designated for Industrial in both the General

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Plan and the 1986 South Sacramento Community Plan respectively. Surrounding land uses include a warehouse, office, and vacant lot to the north, zoned M-2(S); residential and manufacturing to the south, zoned M-2(S); and a manufacture use and vacant lot to the east and west, zoned M-2(S).

Offices are allowed in the M-2(S) zone only if they are incidental to an industrial use and do not occupy more than 25 percent of the gross floor area of the building(s). The Zoning Ordinance, however, gives the Planning Director the authority to issue a special permit for offices in the M-2(S) zone that occupy more than 25 percent of the gross floor area of a building provided the total office area does not exceed 10,000 square feet.

B. Applicant's Proposal

The applicant is proposing to construct a 4,000 square foot office building, an 8,400 square foot vehicle maintenance building, and a 2,400 square foot truck wash building. The office building and vehicle maintenance facility will be used by Sac Val Disposal Company.

C. Building Design

The exterior building materials proposed for the structure consist of painted concrete or stucco with a metal roof. The office building's height is 29 feet with 1/2 floors. Exterior building colors will be light earthtone with an accent color roofing. Staff has no opposition to the proposed design. Adequate building setbacks are provided.

The vehicle maintenance building and truck building will be compatible with the office building's exterior building materials and colors.

D. Parking and Circulation

The submitted site plan indicates 32 parking spaces and 4 bicycle parking spaces. Sufficient parking is being provided for the office structure and the vehicle maintenance building and truck wash. The zoning ordinance requires a 1:400 parking ratio for office and a 1:500 parking ratio for commercial type uses.

Entering and Exiting will be off of Younger Creek Drive. The site plan indicates a 25 foot landscape street side setback. Landscaping is also proposed along the east perimeter of the building. Staff recommends that a landscape plan be submitted to staff for review and approval prior to issuance of building permits.

E. Conclusion

The proposed office project is interesting in architectural design and color. The office building will compliment the additional structures on the subject site and in the surrounding area. The 4,000 square foot office building proposal would not significantly impact the level of service for the existing street system on Younger Creek Drive. In addition, adequate parking and access will be provided.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to CEQA Guidelines [Section 15301(a)].

STAFF RECOMMENDATION: Staff recommends approval of the Planning Director's Special Permit subject to conditions and based upon findings of fact which follow:

Condition

- 1. The applicant shall submit a landscape plan to the Planning staff for review and approval prior to issuance of building permits.

Findings of Fact

- 1. The project is based upon sound principles of land use in that:
 - a. adequate space is provided on the space for a 4,000 square foot office building
 - b. the proposed use is compatible with existing office and manufacturing uses in the area
- 2. The project will not be detrimental to the public health, safety, or welfare, nor to neighboring properties in the vicinity, in that:
 - a. adequate on-site parking and landscaping will be provided
 - b. the proposed office use will not significantly increase the traffic in the area
- 3. The project is consistent with the City's General Plan and South Sacramento Community Plan, in that, the proposed office use conforms to the industrial designation.

Report Prepared By:

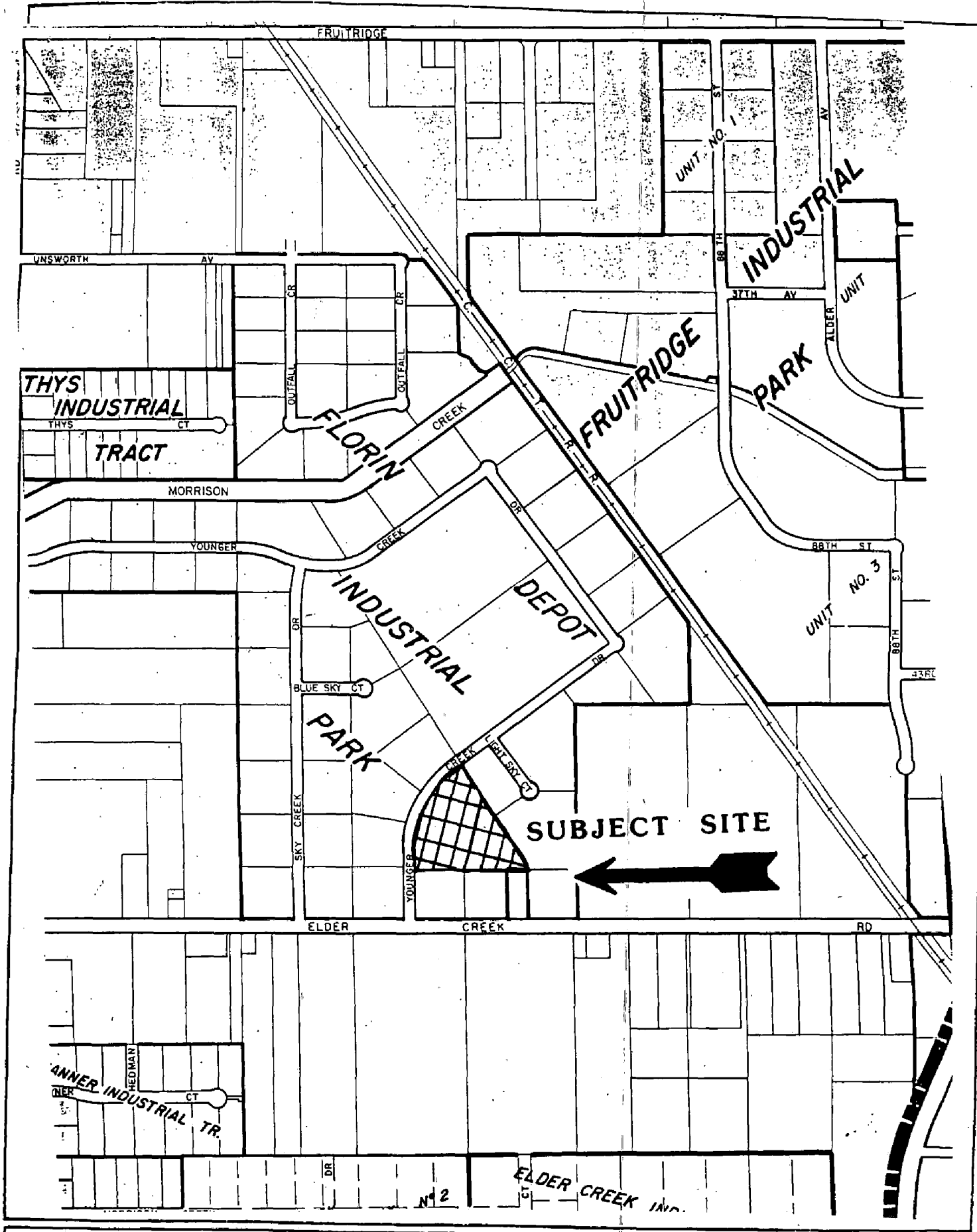
Bridgette Williams
 Bridgette Williams, Assistant Planner

5-4-89
 Date

Recommendation Approved:

Marty Van Duyn
 Marty Van Duyn, Planning Director

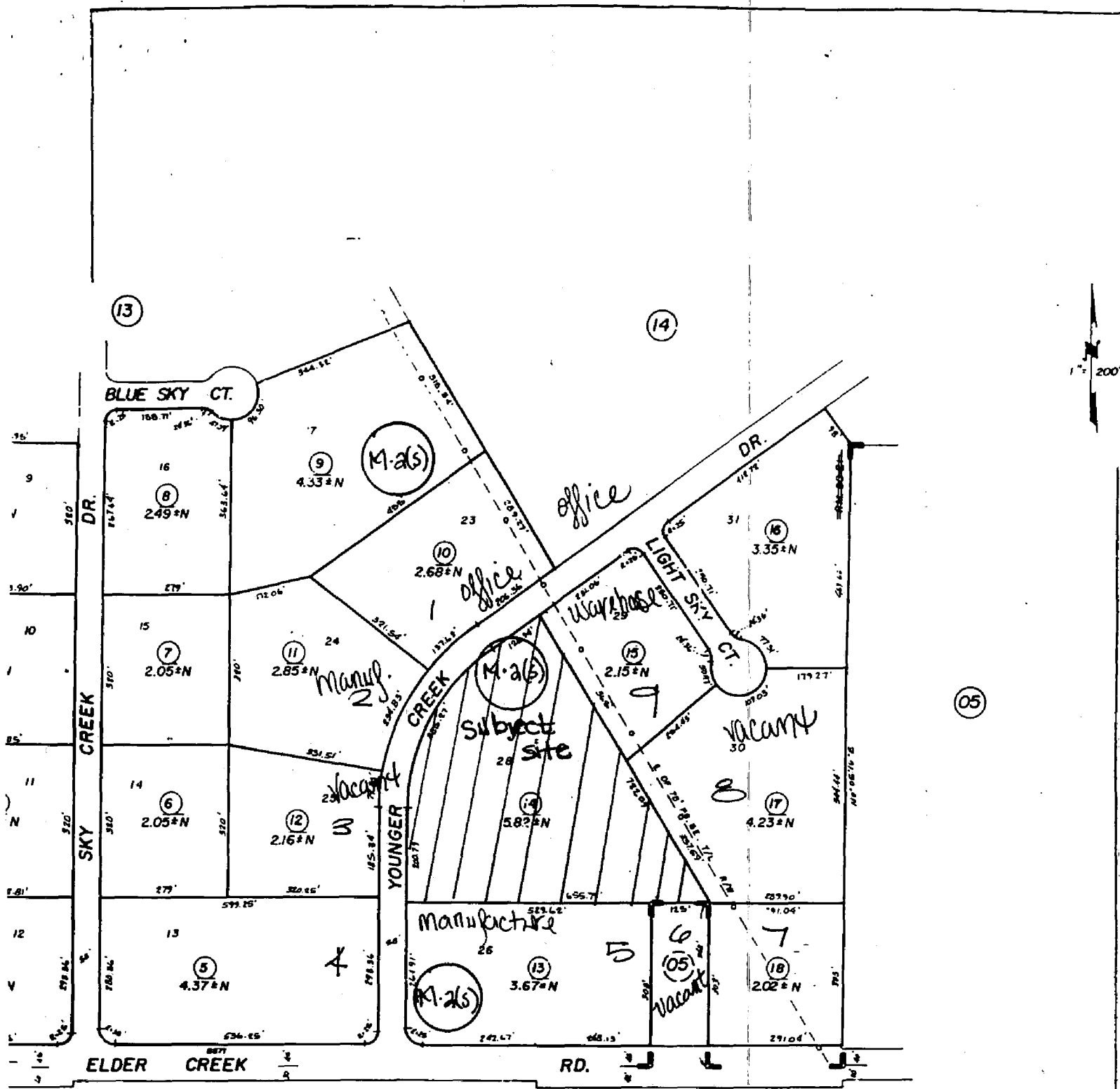
5-5-89
 Date



VICINITY MAP

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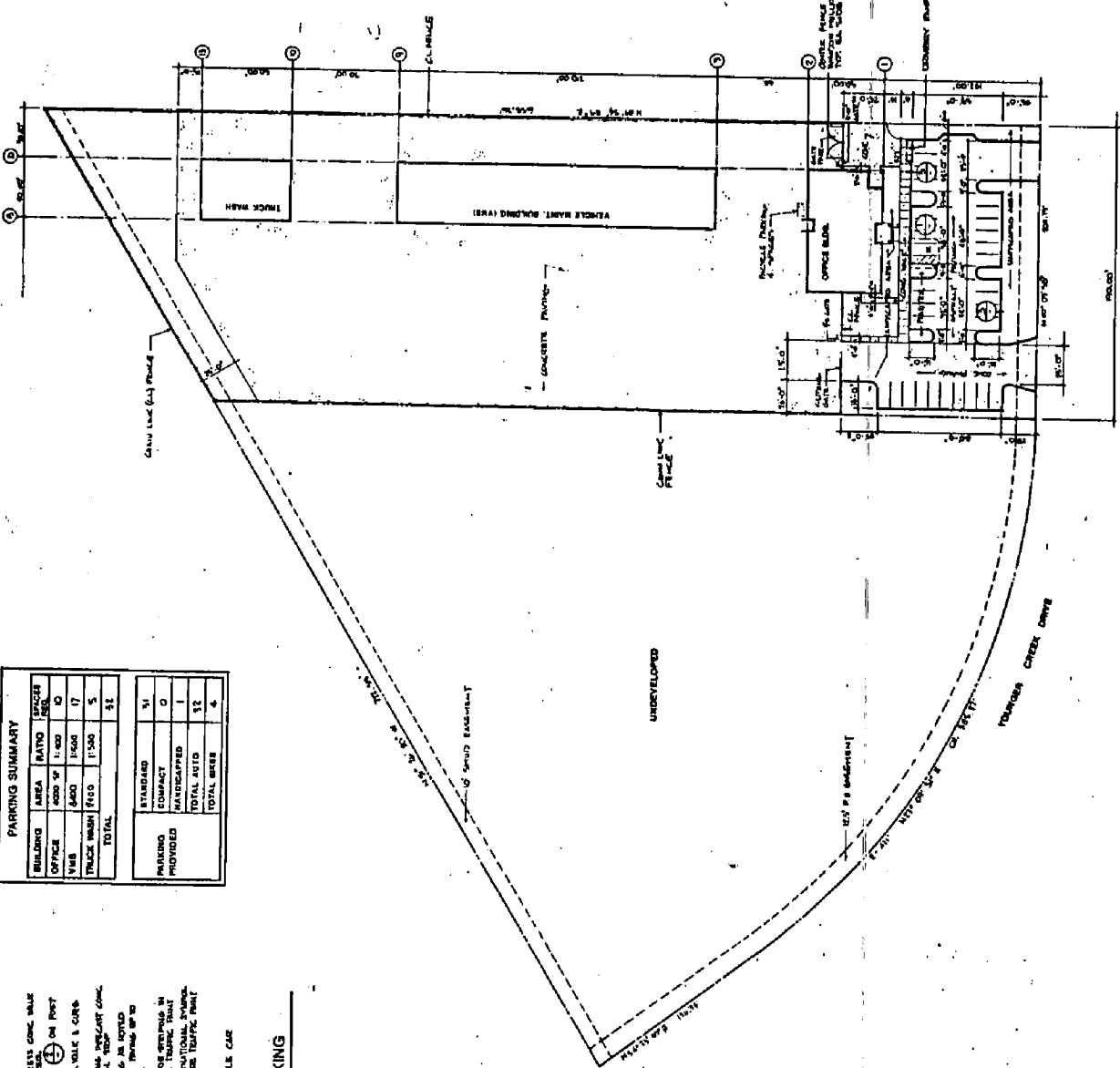
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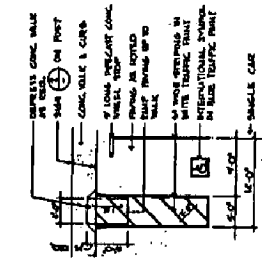
LAND USE & ZONING MAP

EXHIBIT A SITE PLAN

SAC VAL
OFFICE BUILD
AND VEHICLE
MAINTENANCE
FACILITY



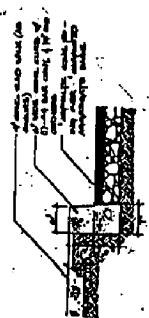
PARKING SUMMARY		
BUILDING	RATIO	SPACE
OFFICE	1:400	10
TRUCK WASH	1:500	2
TOTAL		12
PARKING PROVIDED		
STANDARD		11
COMPACT		0
HANDICAPPED		1
TOTAL AUTO		12
TOTAL BIKES		4



1 HANDICAPPED PARKING

PARKING NOTES
 1) STANDARD SPACE
 2) COMPACT SPACE
 3) HANDICAPPED SPACE
 4) CONCRETE CURB
 5) SIGNAGE
 6) PAINTED CURB
 7) ASPHALT DRIVE LANE
 8) GRANITE PAVING
 9) 12' GRASS STRIP
 10) 12' CONCRETE PAVEMENT
 11) 12' ASPHALT DRIVE LANE
 12) 12' GRANITE PAVING
 13) 12' ASPHALT DRIVE LANE
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 29) 12' ASPHALT DRIVE LANE
 30) 12' GRANITE PAVING

2 HANDICAPPED SIGNAGE



3 CONCRETE CURB

SITE PLAN
 1:1,000
 DATE: 10/10/00
 NOTE: SEE CON. DRAWING & S.C.T. INTERFERENCES

Vitalink Associates, Inc.
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (213) 776-1000
 FAX (213) 776-1001
 www.vitalink.com

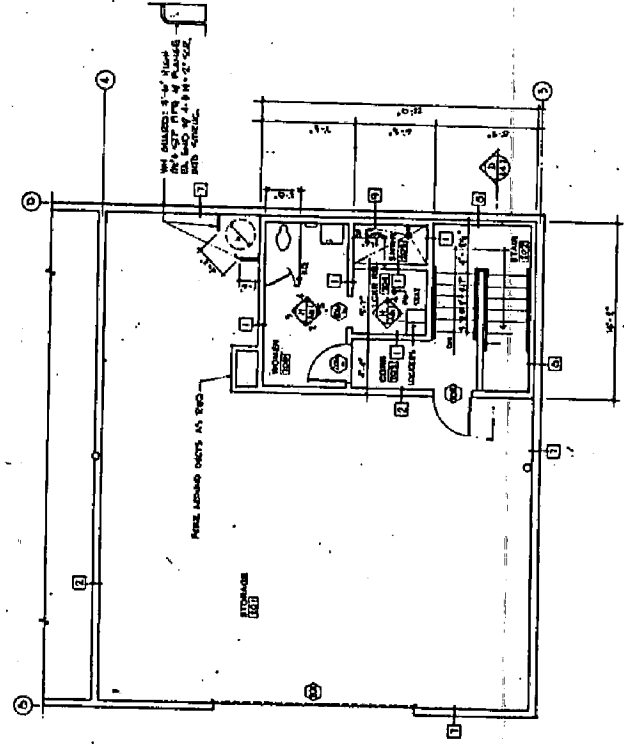


**SAC VAL
 OFFICE BUILDING
 AND VEHICLE
 MAINTENANCE
 FACILITY**

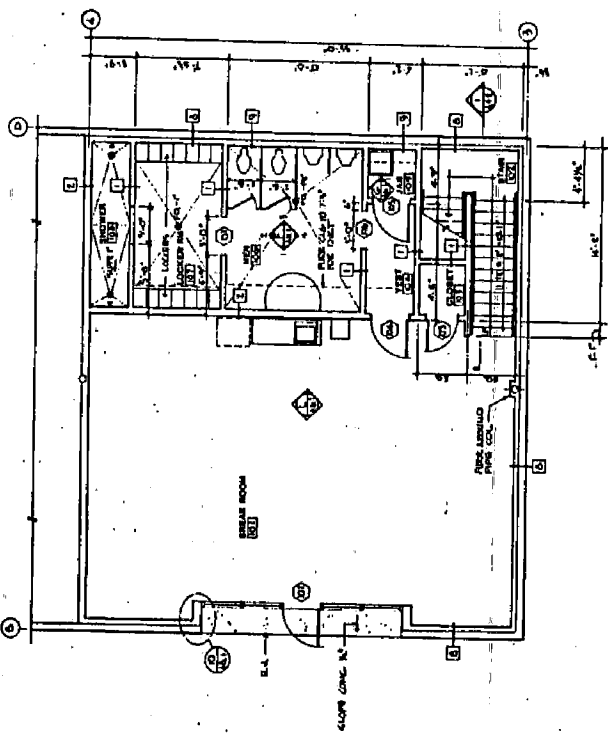
**EXHIBIT B
 FLOOR PLANS**

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SECOND FLOOR PLAN - EMPLOYEES' FACILITIES
 Scale: 1/8" = 1'-0"



FIRST FLOOR PLAN - EMPLOYEES' FACILITIES
 Scale: 1/8" = 1'-0"

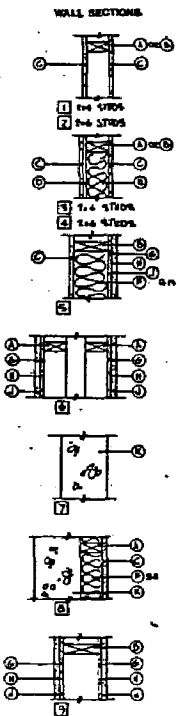
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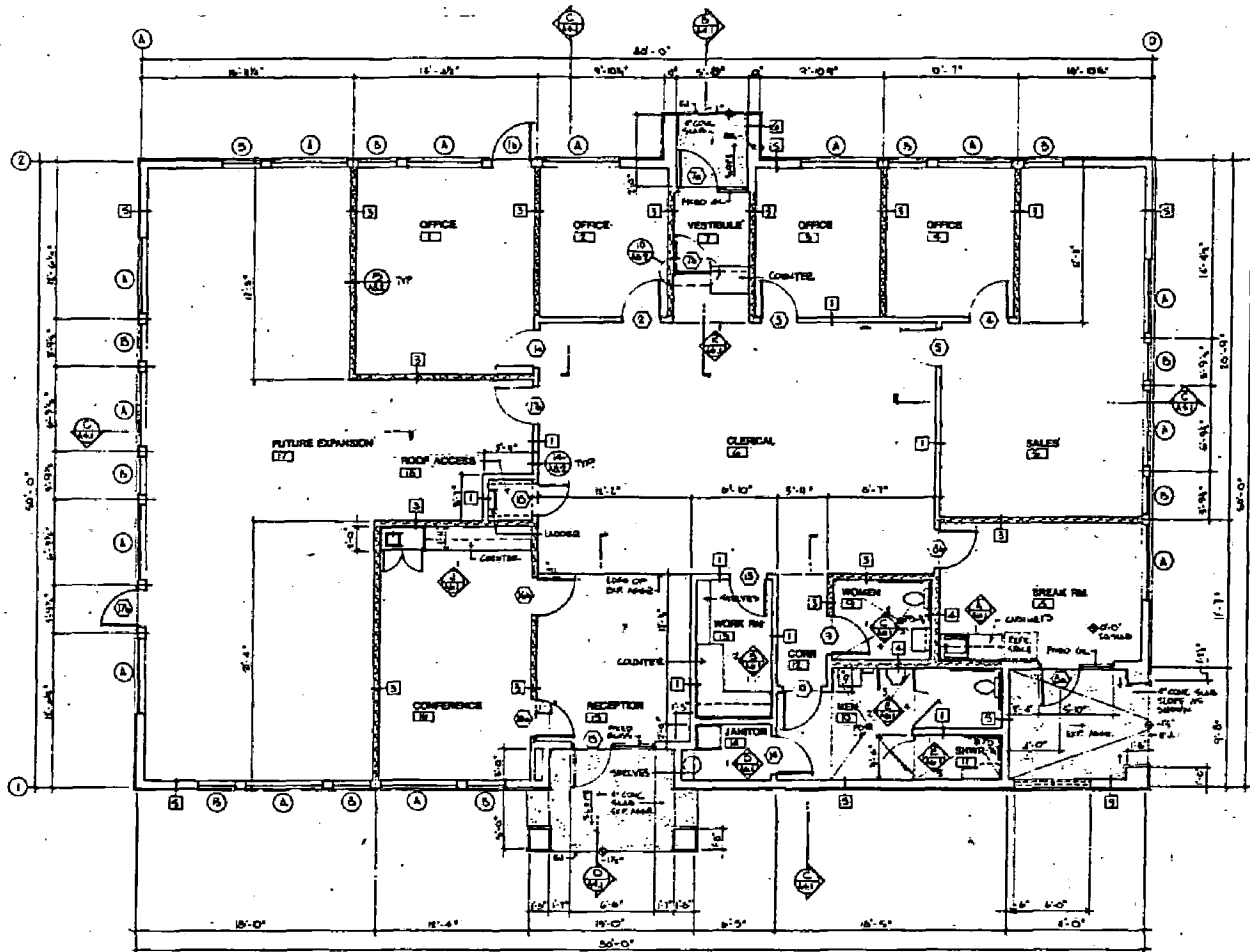
WALL SCHEDULE

- MATERIALS
- A 1/2" STEEL STUDS @ 16" O.C.
 - B 5/8" STEEL STUDS @ 16" O.C.
 - C WALL PAPER PER SCHEM.
 - D BRILLIANT PURPLE-ORANGE
 - E SATIN THERMO INSULATION
 - F SATIN THERMO INSULATION
 - G DRY OR FIBR. MATS.
 - H AIRLONUM PAPER
 - J 3/4" CMA. PLUS ON WOOD HESR
 - K TYP. UP CONCRETE



DIMENSIONING SYMBOLS

SYMBOL	DIRECTION POINT
	END OF WALL OR EDGE
	CENTERLINE
	FACE OF MEMBER



OFFICE BUILDING FLOOR PLAN
SCALE 1/8" = 1'-0"



Vitello +
Associates, Inc.
ARCHITECTS

SAC VAL
OFFICE BUILDING
AND VEHICLE
MAINTENANCE
FACILITY

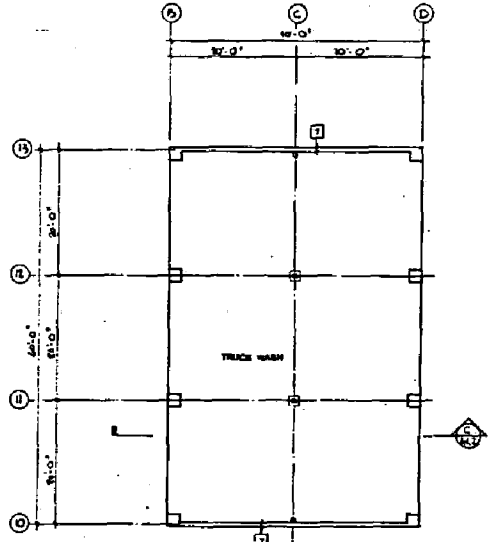
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EXHIBIT C

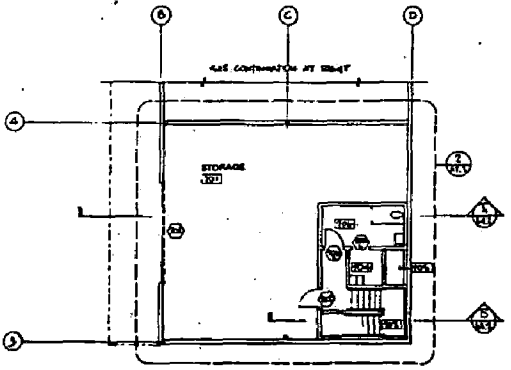
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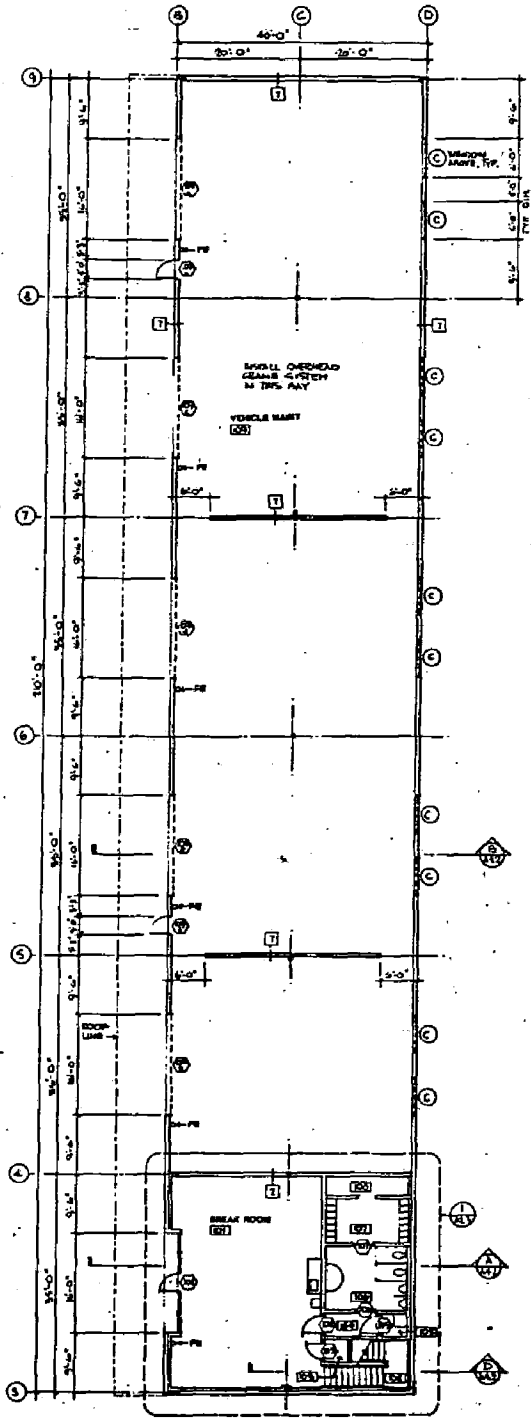


FLOOR PLAN - TRUCK WASH
SCALE 1/8" = 1'-0"

DIMENSIONING SYMBOLS	
(Symbol)	DEFINITION POINT
(Symbol)	FACE OF WEB OR CONC.
(Symbol)	CENTERLINE
(Symbol)	FACE OF PAVER



2nd FLOOR PLAN - EMPLOYEES FACILITIES
SCALE 1/8" = 1'-0"



GROUND FLOOR PLAN - VEHICLE MAINT. BLDG.
SCALE 1/8" = 1'-0"

Vittello + Associates, Inc.
 1000 ...
 ...
 ...

**SAC VAL
 OFFICE BUILDING
 AND VEHICLE
 MAINTENANCE
 FACILITY**

PLANS:
 VEHICLE
 MAINTENANCE
 FACILITIES

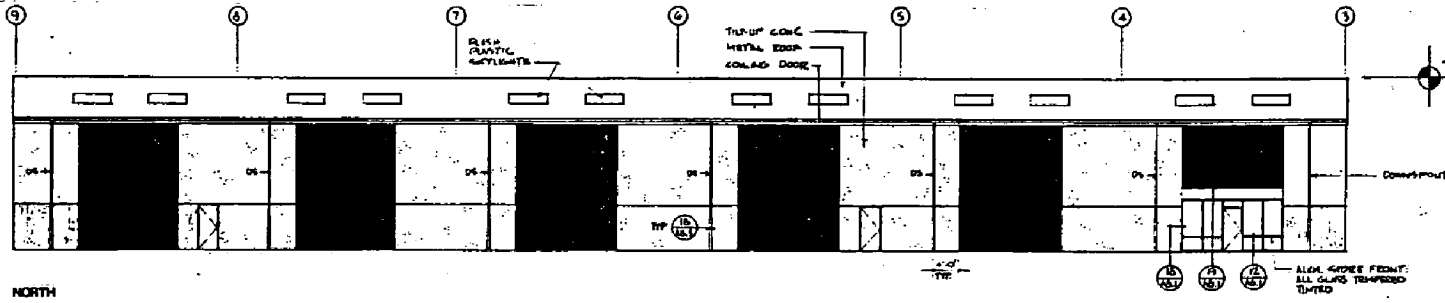
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EXHIBIT D

P89171

01598



Vitello + Associates, Inc.

PROJECT NO. 88-003

SHEET NO. 10

DATE 11/14/88

SCALE: 1/8" = 1'-0"

SAC VAL OFFICE BUILDING AND VEHICLE MAINTENANCE FACILITY

VEHICLE MAINTENANCE BUILDING

1. ALL DIMENSIONS IN FEET AND INCHES TO NEAREST 1/8" UNLESS OTHERWISE NOTED.

2. REFER TO SPECIFICATIONS FOR MATERIALS AND FINISHES.

3. ALL GLAZING TO BE TRANSPARENT UNLESS NOTED OTHERWISE.

4. ALL DOORS TO BE SWUNG OUT UNLESS NOTED OTHERWISE.

5. ALL WALLS TO BE FINISHED WITH 1/2" TYPE X GYPSUM BOARD UNLESS NOTED OTHERWISE.

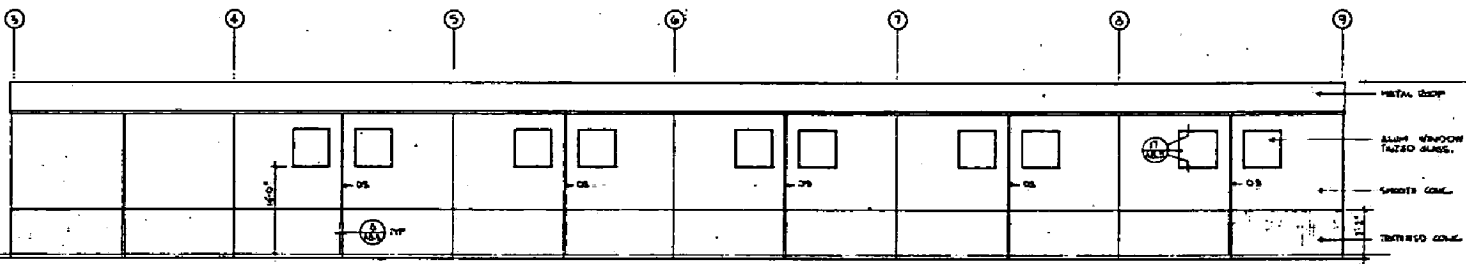
6. ALL FLOORS TO BE FINISHED WITH 4" CONC ON 4" REBAR UNLESS NOTED OTHERWISE.

7. ALL ROOFS TO BE FINISHED WITH 4" CONC ON 4" REBAR UNLESS NOTED OTHERWISE.

8. ALL ROOFS TO BE FINISHED WITH 2" POLYURETHANE INSULATION ON 4" REBAR UNLESS NOTED OTHERWISE.

9. ALL ROOFS TO BE FINISHED WITH 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

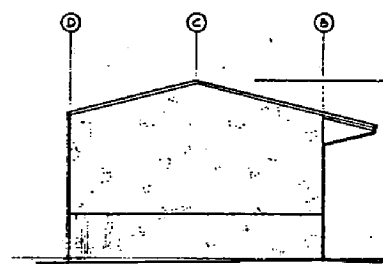
NORTH



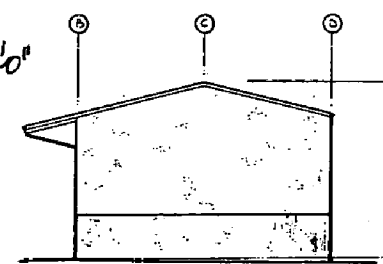
SOUTH

SAC VAL OFFICE BUILDING AND VEHICLE MAINTENANCE FACILITY

VEHICLE MAINTENANCE BUILDING

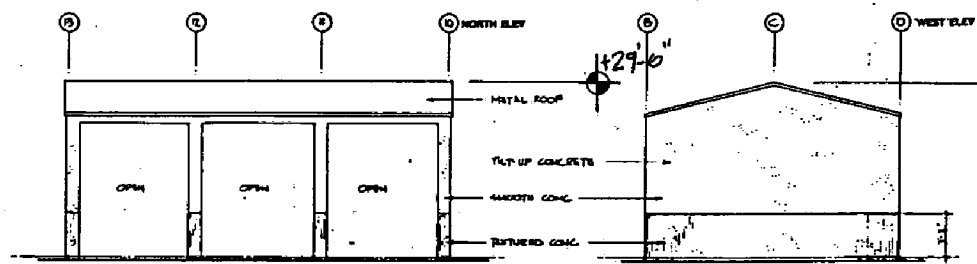


EAST



WEST

VEHICLE MAINTENANCE BUILDING



NORTH & SOUTH

EAST & WEST

TRUCK WASH

VMB & TRUCK WASH
EXTERIOR ELEVATIONS
SHEET 10P - 11P

NO.	REVISION

A3.2

EXHIBIT F