

APPLICANT E.H. Kado Associates, 1661 Garden Hwy, Sacramento, CA 95833
OWNER Harbison-Mahony-Higgins, 8589 Thys Court, Sacramento, CA 95828
PLANS BY E.H. Kado Associates, 1661 Garden Hwy, Sacramento, CA 95833
FILING DATE 1/22/87 **ENVIR. DET.** EX 15301(a) **REPORT BY** CV:kh
ASSESSOR'S-PCL. NO. 062-070-11.12

APPLICATION: A. Special Permit to exceed the maximum allowable office use in the Heavy Industrial (M-2S) Zone.

B. Lot Line Adjustment to merge two parcels into one parcel.

LOCATION: North side of Thys Court between Florin Perkins Road and Elk Grove-Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to exceed the 25% office area by 58% in the M-2S zone.

PROJECT INFORMATION:

1874 General Plan Designation: Industrial
1986 South Sacramento Community
Plan Designation: Industrial
Existing Zoning of Site: M-2S
Existing Land Use of Site: Office, storage

Surrounding Land Use and Zoning	Setbacks:	Required	Provided
North: Vacant, auto wrecking yard; M-2S	Front:	25'	34'
South: Industrial; M-2S	Side(Int):	0'	2'
East: Vacant; M-2S	Rear:	0'	102'
West: Industrial/warehouse; M-2S			

Parking Required: 20 spaces
Parking Provided: 20 spaces
Property Dimensions: 300' x 280'
Property Area: 1.9+ acres
Square Footage of Building: See Exhibit A
Height of Building: One story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Plywood siding
Roof Material: Asphalt

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

002142
The subject site is zoned Heavy Industrial and is developed with a warehouse, office and carport. Surrounding land uses include wrecking yard and vacant to the north; industrial to the south; industrial and warehouse to the west; and vacant to the east.

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B. Proposal

The applicant proposes to remodel an existing storage area (2,033 square feet) into offices, and add 1,600 square feet of office. The applicant presently has 2,888 square feet of office area representing 43 percent of the total building square footage. However, this office area was constructed prior to the 1984 special permit requirement for office area exceeding the 25 percent of the total building square footage. The total office area proposed is 6,491, representing 58 percent of the total building square footage (See Exhibit A).

According to the applicant, the property owner's general contracting business does not require large areas of covered or enclosed storage. There is a need for large areas of open space to allow storage of equipment and material. See site plan.

The applicant should be aware that any use of the vacant parcel to the east will require a 25-foot landscape strip along the street.

C. Elevations

The elevations submitted by the applicant indicate the proposed office and covered storage and warehouse additions will be constructed of textured plywood siding with wood facia. Staff notes the proposed elevations match the existing structures on-site and finds the proposed elevations to be satisfactory.

D. Lot Line Adjustment

Staff notes the existing property line between Parcels 11 and 12 bisects the existing driveway. To obtain the required backout and maneuvering area for the 10 existing parking spaces located on Parcel 11, cars would have to use a portion of Parcel 12. Based on this situation, staff recommended the applicant merge Parcels 11 and 12 into one parcel. The applicant has agreed to merge Parcels 11 and 12 into one parcel. See Exhibits C and D.

E. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Fire, and the Sacramento Regional Transit Agency and the following comments were received:

Traffic Engineering

1. Property line cannot split a driveway, move property line or driveway;
2. Acquire access easement from Parcel 12.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines [CEQA, Section 15301(a)].

RECOMMENDATION: Staff recommends the following actions:

002150

- A. Approve the special permit based upon the Findings of Fact which follow;**

B. Approve the lot line adjustment by adopting the attached resolution.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that:
 - a. the project is compatible with surrounding land uses;
 - b. sufficient parking is provided.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the design will be compatible with the existing buildings;
 - b. additional landscaping will be provided along Thys Court.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Industrial use by the 1986 South Sacramento Community Plan and the proposed office use conforms with the plan designation.