

REPORT AMENDED BY STAFF 1-22-87
CITY PLANNING COMMISSION

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

APPLICANT <u>City of Sacramento</u>
OWNER <u>Michael & Debra Corbridge - 459 Antelope Street, Elverta, CA 95626</u>
PLANS BY <u>Leo McGlade & Associates - 2444 Glendale Lane, Sacramento, CA 95825</u>
FILING DATE <u>8-25-86</u> ENVIR. DET. <u>9-15-86</u> REPORT BY <u>DH:sg</u>
ASSESSOR'S-PCL. NO. <u>237-0153-001</u>

- APPLICATION:**
- A. Negative Declaration
 - B. General Plan Amendment from Residential to General Commercial
 - C. 1984 North Sacramento Community Plan Amendment from Residential 4-8 du/acre to Retail/General Commercial
 - D. Rezone 1.29 vacant acres from Single Family (R-1) to General Commercial-Review (C-2-R) zone
 - E. Plan Review of a 9,600 square foot retail and wholesale battery storage and sales building

LOCATION: Southeast corner of Bell Avenue and Marysville Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to construct a retail and wholesale sales and storage building for a battery business.

PROJECT INFORMATION:

1974 General Plan Designation: Residential
 1984 North Sacramento Community Plan Designation: Residential 4-8 du/acre
 Existing Zoning of Site: R-1
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant, M-1(S)-R	Front:	R-1 25'	C-2 25' 30'
South: Single Family & Vacant; R-1	Side(Int):	5'	5' 5'
East: Single Family & Vacant; R-1	Side(St):	5'	5' 15'
West: Single Family; R-1	Rear:	15'	0' 60'

Parking Required: 6 spaces at 1 space/1,000 sq. ft. of warehouse; 13 spaces at 1 space/250 sq. ft. of retail

Parking Provided: 21 spaces, includes 1 handicapped space

Property Dimensions: Irregular

Property Area: 1.29+ acres

Square Footage of Building: 9,600 sq. ft.

Height of Building: One story

Topography: Flat

Street Improvements: Partially existing; to be installed curbs, gutters & sidewalks

Utilities: Existing

Exterior Building Materials: Concrete tilt-up, aluminum window

Roof Material: Tar on warehouse, wood shake canopy

PROJECT INFORMATION (CONT'D.):

Number of Employees: 11, maximum number 15
Hours of Operation: 8-5, Monday through Friday

PROJECT BACKGROUND: In 1982 the owner submitted building plans and received approval to construct a 9,600 square foot commercial building to allow the sale and storage of wet batteries. The zoning at that time was General Commercial (C-2) and the General Plan designated the site as retail commercial. During the 1984 North Sacramento Community Plan preparation the property was recommended for Residential 4-8 du/acre designation. The subject site was also rezoned from C-2 to R-1 during the rezoning process. Unfortunately, during the adoption of the community plan, the City failed to provide proper notice to the property owner of the public hearing on the rezoning. After reviewing the circumstances surrounding this matter, the Planning Division and City Attorney's office determined to have the City initiate the General Plan - Community Plan amendment and rezoning of the subject site (refer to Exhibits C and D for maps).

The proposed project was determined by the City Attorney's Office to not be restricted by the State Office of Planning and Research general plan time extension requirements. The project is, in effect, a continued item from the preparation of the 1984 North Sacramento Community Plan.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is a 1.29 acre vacant lot. It is currently designated Residential 4 to 8 units per acre and zoned R-1 according to the 1984 North Sacramento Community Plan. Adjacent land uses include vacant and single family to the east, west and south; and to the north are a fire station, vacant land and a drive in theater. Traffic is heavy on Bell Avenue and on Marysville Boulevard north of Bell Avenue. Presently, a four-way stop sign exists at the intersection of Bell Avenue and Marysville Boulevard.

B. General Plan & Community Plan Amendment

No significant change will occur with the site and use if the community plan is amended back to retail/general commercial as shown on the prior Del Paso Heights Community Plan of 1965. The basis of this observation rests in the manufacturing and commercial uses which are allowed in the M-1(S)-R zone located north of Bell Avenue which could be transitioned to the residential uses south of Bell Avenue by a commercial/retail use. The subject site is ideally situated for commercial development since it has two major street frontages, Bell Avenue and Marysville Boulevard.

Another issue supporting a new community plan amendment is the configuration of the subject site. The site is triangular with Bell Avenue and Marysville Boulevard improved street frontages and Huron Street as an unimproved alley. The City Traffic

Engineer was consulted regarding the possible abandonment of Huron Street and supports the closure of the street and abandonment. The current zoning of lands to the east of the subject site, including all of Huron Street, is Single Family. The proposed building does not require a setback from an interior side yard property line when a C-2 zone abuts a R-1 zone. Revised plans show the building five feet from the side yard property line. Staff recommends an increase in the building setback to six feet so that trees and landscaping can be placed along the eastern property line. An alternative is to redesign the elevations of the east elevation to be more compatible with the residential uses to the east.

The site is suitable for a commercial building. Residential development on 1.29 acres could include two or three lots fronting on Marysville Boulevard which may pose some constraint on setbacks for future homesites. Since high traffic counts are experienced daily, the site is more suitable for commercial uses than residential uses.

C. Proposed Wholesale Battery Sales & Service

In the C-2 zone the maximum square footage for a warehouse use is 6,400 square feet for wholesale stores and distributors (Section 2.C.45). The applicant currently has a fleet of eight service vehicles which contain batteries. All service is provided from the trucks which will be stored inside the proposed building. A very small amount of walk-in retail sales is anticipated. In order for the applicant to comply with the provisions of the C-2 zone, either his building will be required to be reduced in square footage to 6,400 square feet or less, or he can only occupy 6,400 square feet of the total building, leasing the remaining 3,200 square feet to a retail tenant allowed in the C-2 zone. The applicant's revised site plan shows 6,360 square feet of whole sale and 3,240 square feet for retail use. The commercial tenant has not been secured although the site plan shows a convenience market. Any future retail tenant will be required to provide on-site parking.

D. Parking Requirements

Parking requirements are based upon two criteria - zoning and land use. In the C-2 zone, the General Commercial parking requirement is one space for each 500 square feet of gross floor area. The applicant's plans show 20 spaces and one handicapped space, based upon the one to 500 ratio. His use, however, does not require as much parking. For warehouse and wholesale activities one space is required for each 1,000 square feet of warehouse area. When the project is redesigned to address concerns listed in the next section, parking calculations may require revision based upon type of land use. The proposed convenience market parking ratio is 1:250 and would require 13 parking spaces based on 3,240 square feet.

E. Site Plan & Building Design

The elevations show a concrete tilt-up warehouse shell containing 9,600 square feet. The front of the building faces Bell Avenue and has a wooden shake canopy attached to the facade. Three office doorways are shown along Bell Avenue. The Marysville Boulevard frontage is a street side yard and is directly opposite existing single

family residences. Proposed along the west elevation are four metal roll-up doors and two office entryways.

The overall exterior appearance of the building does not reflect a General Commercial use, rather a warehouse use. Staff is concerned that the lack of architectural variation and relief to the building will negatively affect the area. It is recommended that the applicant revise the elevations to reflect the following modifications:

1. Provide revised elevations for commercial and warehouse use:

Overall, the staff is dissatisfied with the elevations and recommends the applicant submit revised elevations to the Design Review Board for approval prior to submittal of building permits. The buildings should reflect a commercial theme that is compatible with the residential uses.

2. Increase Landscaping

The applicant's proposed landscape plans should show a landscape setback along Bell Avenue of 25 feet. This would eliminate four parking spaces but allow establishment of adequate area for a four foot high landscape berm along Bell Avenue.

Use of minimum 15 gallon evergreen trees is recommended on the landscape plan with trees on 20 foot centers along the public street frontage. Several trees should be planted at the north end of the building in the front yard area south of Bell Avenue (refer to Exhibit E for staff modified site plan).

The five foot building setback along the east property line should be increase to six feet with increase landscaping and trees to provide a buffer adjacent to the wall or the alternative is to redesign the eastern elevation.

F. Signage

No signs are proposed in the applicant's request. Under the C-2-R zone the Commission has the authority to request establishment of a uniform sign program. Staff recommends that the applicant prepare a uniform sign program for the entire project for review and approval by the Planning Director.

G. Lighting

No detailed lighting plans are shown. Staff recommends that the applicant prepare a detailed lighting plan which portrays all lighting shown to reflect on-site and not off-site. No lighting shall reflect onto adjacent residentially zoned property.

H. Trash Enclosure

The applicant is proposing a trash enclosure on the revised site plan. The trash enclosure shall meet the standards of the attached Trash Enclosure Guidelines. No

outdoor dumpsters are to be located outside trash enclosure areas. Staff recommends that the trash enclosure be relocated to not be visible from Marysville Boulevard.

I. Utilities

If natural gas and underground electric services are provided, the transformer and gas meters shall be located so that they are screened from public view through the use of landscaping or architectural features compatible with the main building. They shall be shown on the revised landscape and irrigation plans.

J. McClellan Air Force Base Comprehensive Land Use Plan Compatibility

The Sacramento Area Council of Governments (SACOG) has prepared a land use plan for McClellan Air Force Base in order to ensure land use consistency with noise levels and flight patterns. The subject property is within the 70-75 dBCNEL noise level contours of McClellan Air Force Base. The Comprehensive Land Use Plan does not recommend residential uses experiencing noise levels of 70-75 dBCNEL. The applicant's commercial warehouse project will be consistent with the proposed land use plan. If SACOG's plan is adopted as currently written, the City will be required to redesignate the property to a non-residential use. Therefore, the proposed zoning will allow a use that is more compatible with existing noise levels in the area.

AGENCY COMMENTS: The City Traffic Engineer, Engineer, Fire and Water Divisions reviewed the proposed project and offered the following comments:

A. City Fire Marshal's Office

This is a Type III, 9,600 square foot commercial building. It is not required to be fire sprinklered by fire code but, depending on the use of the building, it may require sprinklers. If the developer informs our office what use of the building will occur and the type of materials to be stored and used in the process, we can inform him of the sprinkler requirement. It appears that existing mains and hydrants are adequate.

B. City Traffic Engineer

1. Abandon Huron or provide for widening, radii and setbacks.
2. More cul-de-sac north to approximately the north driveway.
3. Show vehicle and cargo doors on plan.
4. Driveways must have 90° or radial approach to public street.
5. "Autos Only" driveway should not be 35 feet wide. (Applicant revised the proposed site plan after submitting revised plans to the City Traffic Engineer. The above comments were made on December 23, 1986 on the revised site plan.)

C. City Engineer

1. Extend storm drainage easterly on Bell Avenue
2. Frontage improvements required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend approval of the 1974 General Plan Amendment from Residential to General Commercial for 1.29 acres;
- C. Recommend approval of the 1984 North Sacramento Community Plan Amendment from residential 4-8 du/acre to Retail/General Commercial;
- D. Recommend approval of the rezoning of 1.29 vacant acres from Single Family (R-1) to General Commercial-Review (C-2-R) zone; and
- E. Approve the plan review of a 9,600 square foot retail, warehouse building, subject to conditions and based upon findings of fact which follow.

Conditions - Plan Review

1. The applicant shall restrict the ^{general} hours of operation to Monday through Friday, 8 AM to 5 PM ~~at~~ ^{for} the battery warehouse. (staff amended)
2. The maximum square footage of wholesale business area shall be 6,400 square feet. The remaining 3,200 square feet of the building shall be used for general commercial retail uses allowed in the C-2 zone.
3. Parking lot layout shall be revised to show 6,400 square feet of warehouse use at one space per 1,000 square feet or six spaces and retail-commercial use at one space per 250 square feet for 3,200 square feet, resulting in 13 spaces for a total of 19 required spaces and one handicapped space. Bicycle storage facilities should be shown on the site plan.
4. The Design Review Board shall review and approve revised building elevations reflecting a commercial design prior to issuance of building permits.
5. The applicant shall prepare revised landscape and irrigation plans to show a 25 foot, ~~foot/foot/high~~ bermed landscape setback along Bell Avenue as per Exhibit E for review and approval by the Planning Director prior to issuance of building permits. *The corner portion shall provide a undulating berm to screen the parking area. (staff amended)*
6. Additional trees shall be shown on the landscape plan at a density of one tree per 20 feet of lineal frontage of a minimum 15 gallon specimen size. *along Marysville Boulevard. (staff amended)*

7. The applicant shall submit to the Planning Director for review and approval a uniform sign program for the entire parcel prior to issuance of sign permits.
8. The applicant shall submit a detailed lighting plan which portrays all lighting reflecting on-site and not off-site. No lighting shall reflect onto adjacent residentially zoned property.
9. If trash enclosures are desired, they shall be designed to the attached Trash Enclosure Guidelines, Exhibit F.
10. All natural gas and electric services and meters shall be located so that they are screened from public view through the use of landscaping or architectural features compatible with the main building. They shall be shown on the revised landscape plans.
11. All exterior roof or ground mounted heating and cooling equipment is to be visually screened by materials and colors compatible with the main building.
12. The applicant shall revise the site plan to the satisfaction of the City Engineer and Traffic Engineer regarding improvements and dedications along Bell Avenue and Marysville Boulevard.
13. Any fencing shall comply with the City Fence Ordinance requirements. No razor ribbon or chainlink fencing will be acceptable as a fence material.
14. The City Fire Marshal shall review and approve the proposed use prior to issuance of building permits. All requirements of the Fire Marshal including fire flow and sprinklers shall be satisfied.
15. All batteries shall be stored within the building. No outdoor storage of batteries is allowed.
16. The applicant shall comply with State and County Health Department requirements for the handling, storage and disposal of batteries.
17. The convenience market shall not be open from the hours of 11 P.M. to 6 A.M. unless a special permit has been approved by the Commission.

Findings of Fact - Review

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the site will be upgraded by the addition of landscaping and screening;
 - b. the character of the neighborhood will not be altered significantly; and
 - c. adequate parking is provided on-site.

2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that the site provides an adequate area for storage of trucks and batteries indoors.
3. The proposed project is consistent with the City's Discretionary Interim Land Use policy in that the site, as amended, is designated for retail commercial use by the 1984 North Sacramento Community Plan and the proposed wholesale/retail battery sales use conforms with the proposed plan designation subject to Plan Review.

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North: Vacant, M-1(S)-R
South: Single Family & Vacant; R-1
East: Single Family & Vacant; R-1
West: Single Family; R-1

Setbacks:	Required	Provided
Front:	R-1 25'	C-2 25' 30'
Side(Int):	5'	5' 5'
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2. Frontage improvements required.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

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- E. Approve the plan review of a 9,600 square foot retail, warehouse building, subject to conditions and based upon findings of fact which follow.

Conditions - Plan Review

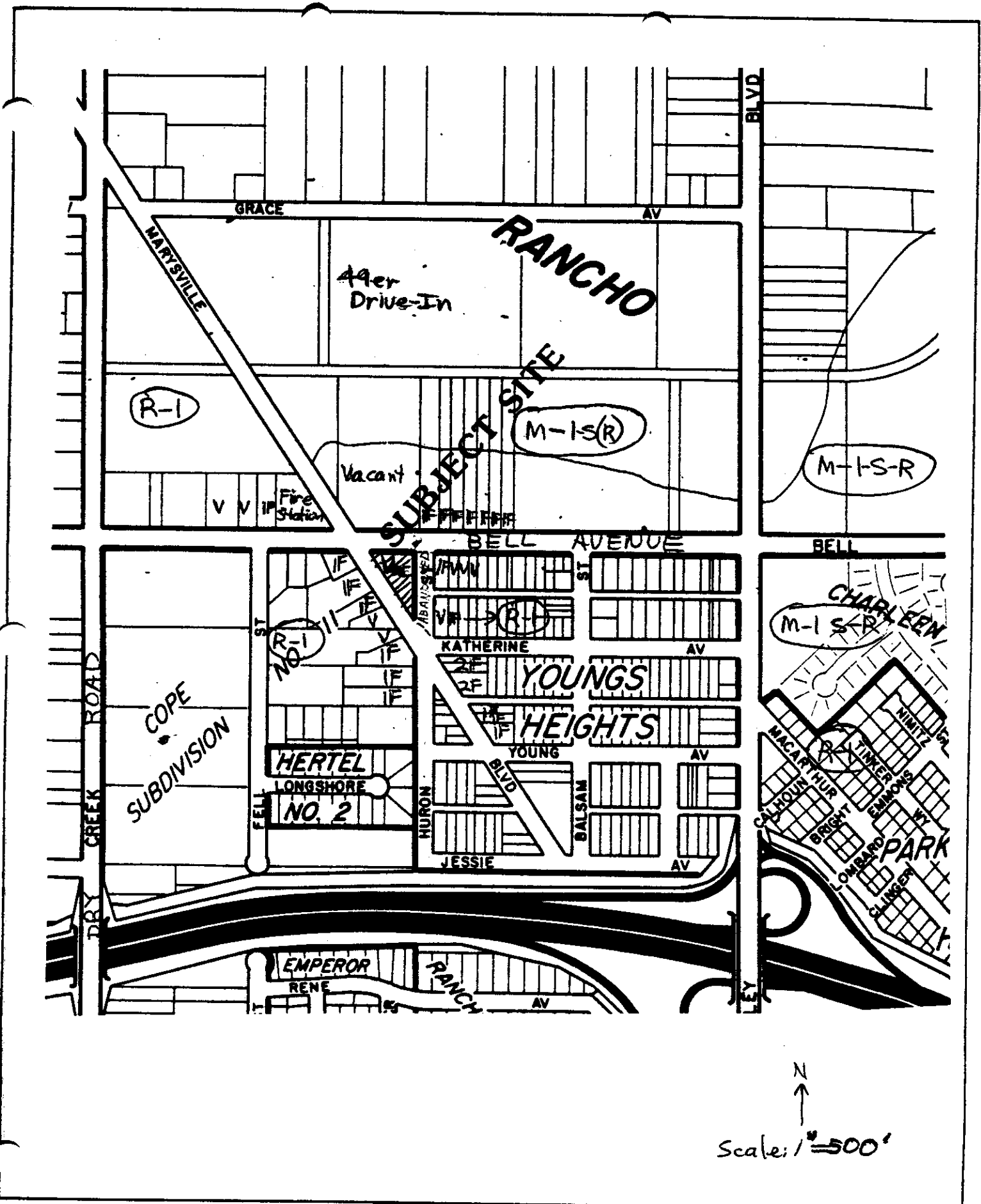
1. The applicant shall restrict the hours of operation to Monday through Friday, 8 AM to 5 PM ^{for} of the battery warehouse.
2. The maximum square footage of wholesale business area shall be 6,400 square feet. The remaining 3,200 square feet of the building shall be used for general commercial retail uses allowed in the C-2 zone.
3. Parking lot layout shall be revised to show 6,400 square feet of warehouse use at one space per 1,000 square feet or six spaces and retail-commercial use at one space per 250 square feet for 3,200 square feet, resulting in 13 spaces for a total of 19 required spaces and one handicapped space. Bicycle storage facilities should be shown on the site plan.
4. The Design Review Board shall review and approve revised building elevations reflecting a commercial design prior to issuance of building permits.
5. The applicant shall prepare revised landscape and irrigation plans to show a 25 foot, four foot high bermed landscape setback along Bell Avenue as per Exhibit E for review and approval by the Planning Director prior to issuance of building permits.
6. Additional trees shall be shown on the landscape plan at a density of one tree per 20 feet of lineal frontage of a minimum 15 gallon specimen size.

7. The applicant shall submit to the Planning Director for review and approval a uniform sign program for the entire parcel prior to issuance of sign permits.
8. The applicant shall submit a detailed lighting plan which portrays all lighting reflecting on-site and not off-site. No lighting shall reflect onto adjacent residentially zoned property.
9. If trash enclosures are desired, they shall be designed to the attached Trash Enclosure Guidelines, Exhibit F.
10. All natural gas and electric services and meters shall be located so that they are screened from public view through the use of landscaping or architectural features compatible with the main building. They shall be shown on the revised landscape plans.
11. All exterior roof or ground mounted heating and cooling equipment is to be visually screened by materials and colors compatible with the main building.
12. The applicant shall revise the site plan to the satisfaction of the City Engineer and Traffic Engineer regarding improvements and dedications along Bell Avenue and Marysville Boulevard.
13. Any fencing shall comply with the City Fence Ordinance requirements. No razor ribbon or chainlink fencing will be acceptable as a fence material.
14. The City Fire Marshal shall review and approve the proposed use prior to issuance of building permits. All requirements of the Fire Marshal including fire flow and sprinklers shall be satisfied.
15. All batteries shall be stored within the building. No outdoor storage of batteries is allowed.
16. The applicant shall comply with State and County Health Department requirements for the handling, storage and disposal of batteries.
17. The convenience market shall not be open from the hours of 11 P.M. to 6 A.M. unless a special permit has been approved by the Commission.

Findings of Fact - Review

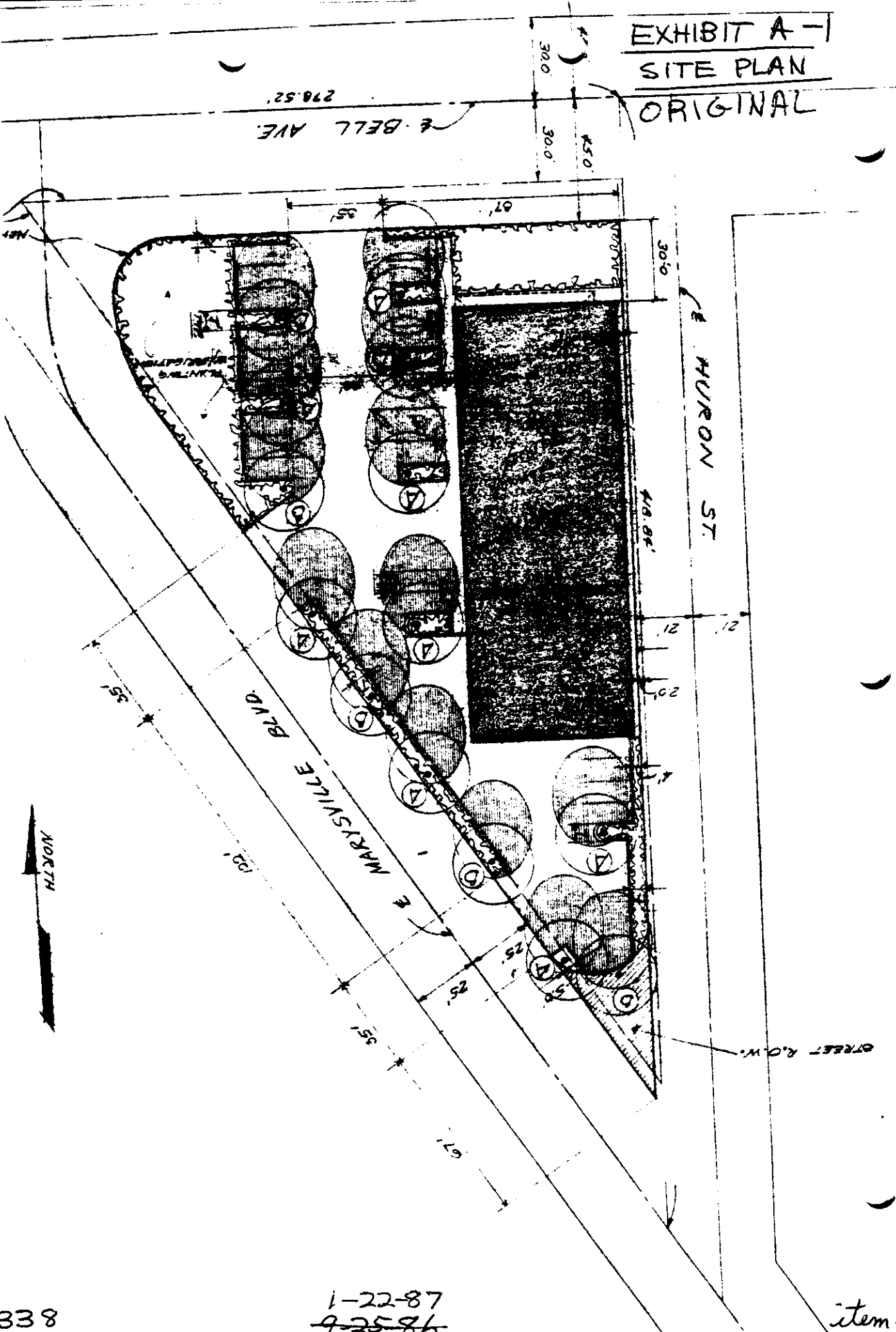
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the site will be upgraded by the addition of landscaping and screening;
 - b. the character of the neighborhood will not be altered significantly; and
 - c. adequate parking is provided on-site.

2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance in that the site provides an adequate area for storage of trucks and batteries indoors.
3. The proposed project is consistent with the City's Discretionary Interim Land Use policy in that the site, as amended, is designated for retail commercial use by the 1984 North Sacramento Community Plan and the proposed wholesale/retail battery sales use conforms with the proposed plan designation subject to Plan Review.



VICINITY - LAND USE - ZONING

EXHIBIT A-1
SITE PLAN
ORIGINAL

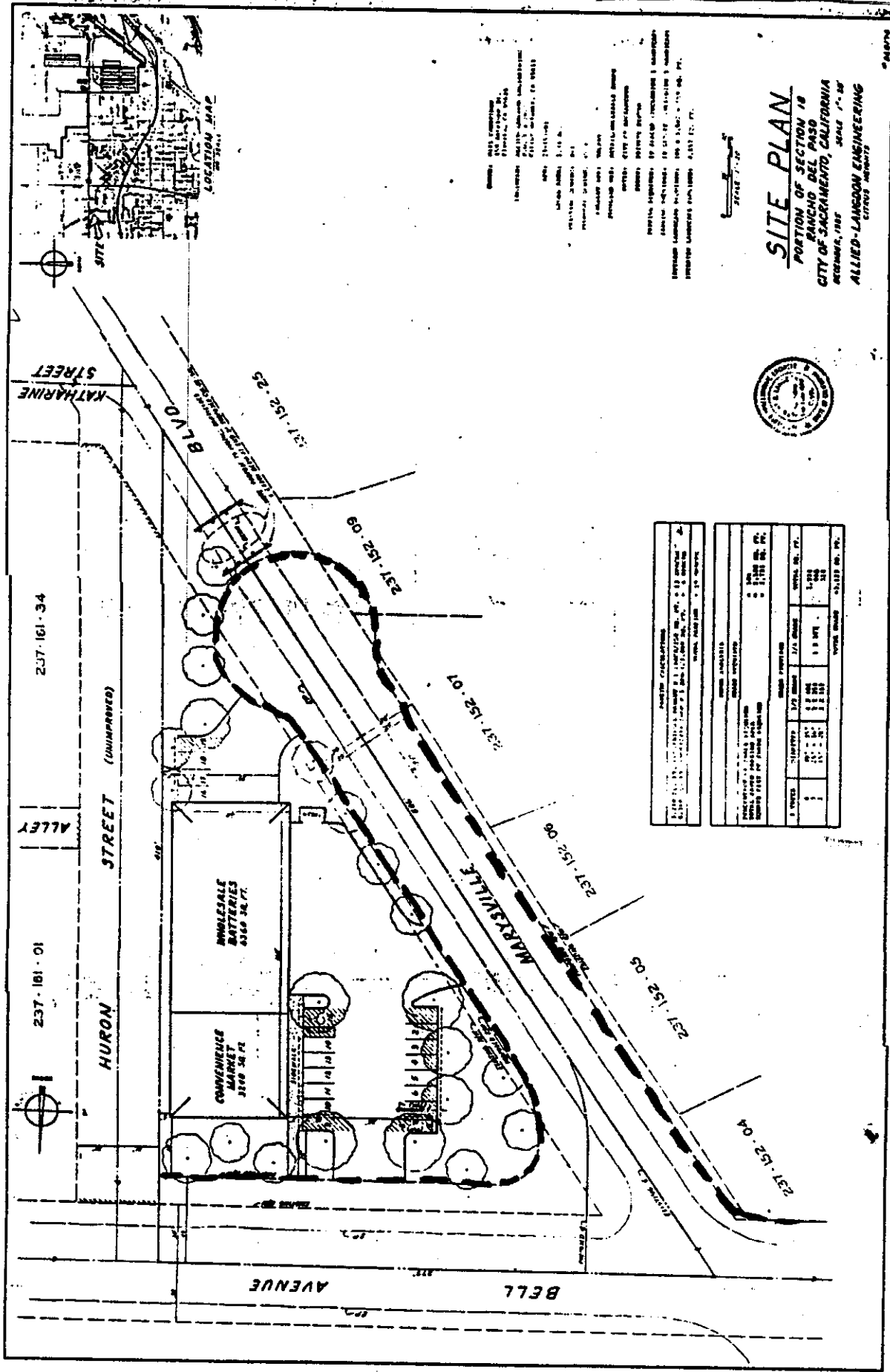


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EXHIBIT A-2
 SITE PLAN
 REVISED 1-9-87

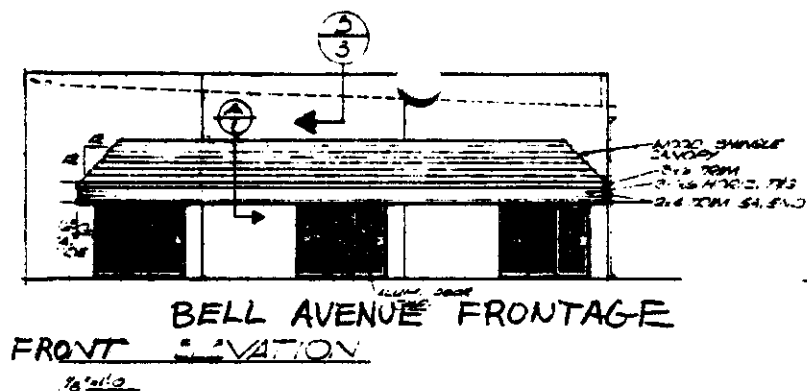


SITE PLAN
 PORTION OF SECTION 18
 RANCHO DEL PASO
 CITY OF SACRAMENTO, CALIFORNIA
 AUGUST 1987 SCALE 1" = 40'
 ALLIED-LANSDOWN ENGINEERING
 CINCINNATI, OHIO

DATE: 1/9/87
 DRAWN BY: J. L. LANSLOW
 CHECKED BY: J. L. LANSLOW
 PROJECT NO.: 87-01
 SHEET NO.: 1 OF 1
 TOTAL SHEETS: 1
 PREPARED FOR: SACRAMENTO COUNTY
 PROJECT: WATER TREATMENT PLANT
 LOCATION: SECTION 18, T4S, R1E, S1W, CALIFORNIA
 DRAWING NO.: 87-01-1
 DATE: 1/9/87

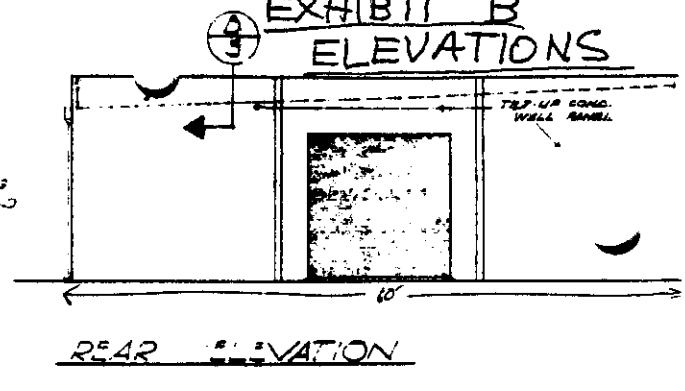
TOTAL AREA		TOTAL IMPROVED		TOTAL UNIMPROVED	
ACRES	SQ. FT.	ACRES	SQ. FT.	ACRES	SQ. FT.
1.15	49,440	0.75	32,688	0.40	16,752
0.00	0	0.00	0	0.00	0
1.15	49,440	0.75	32,688	0.40	16,752
TOTAL IMPROVED		TOTAL UNIMPROVED		TOTAL AREA	
0.75	32,688	0.40	16,752	1.15	49,440

**EXHIBIT B
ELEVATIONS**

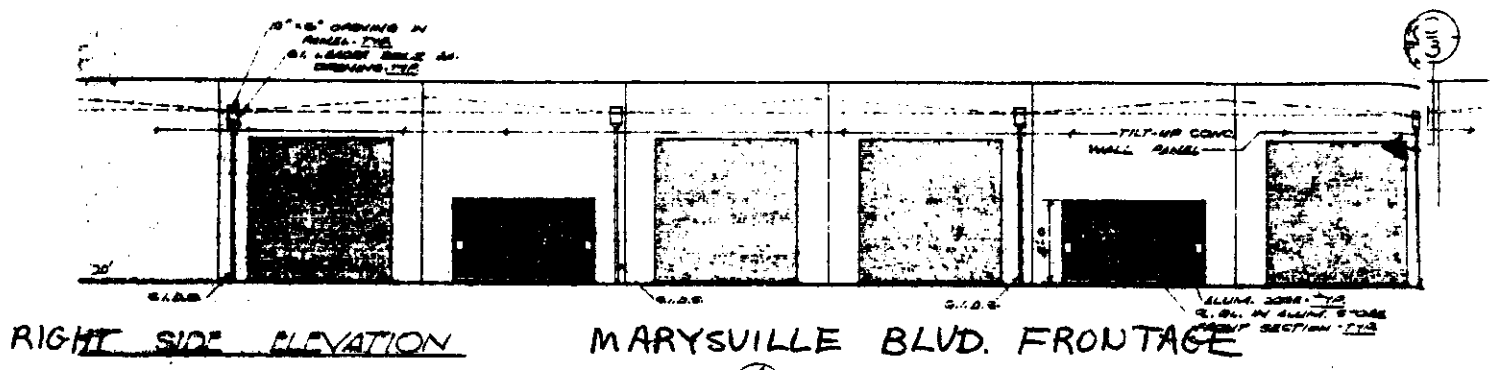


BELL AVENUE FRONTAGE

FRONT ELEVATION

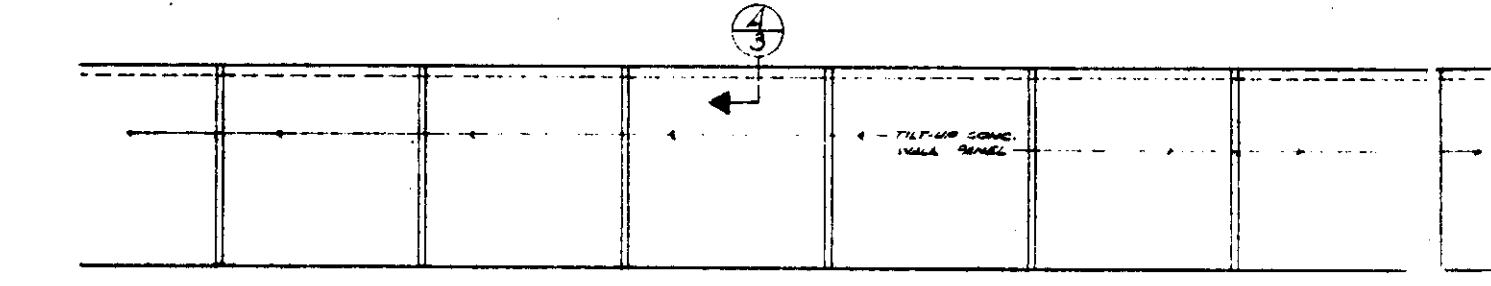


REAR ELEVATION



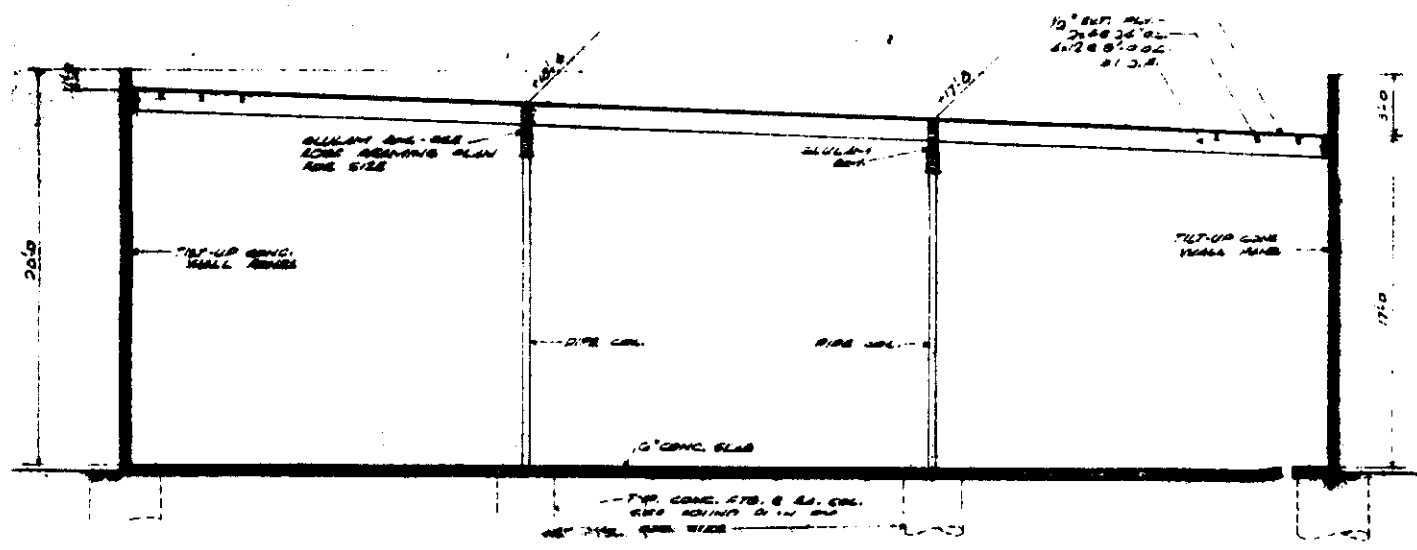
RIGHT SIDE ELEVATION

MARYSVILLE BLVD. FRONTAGE

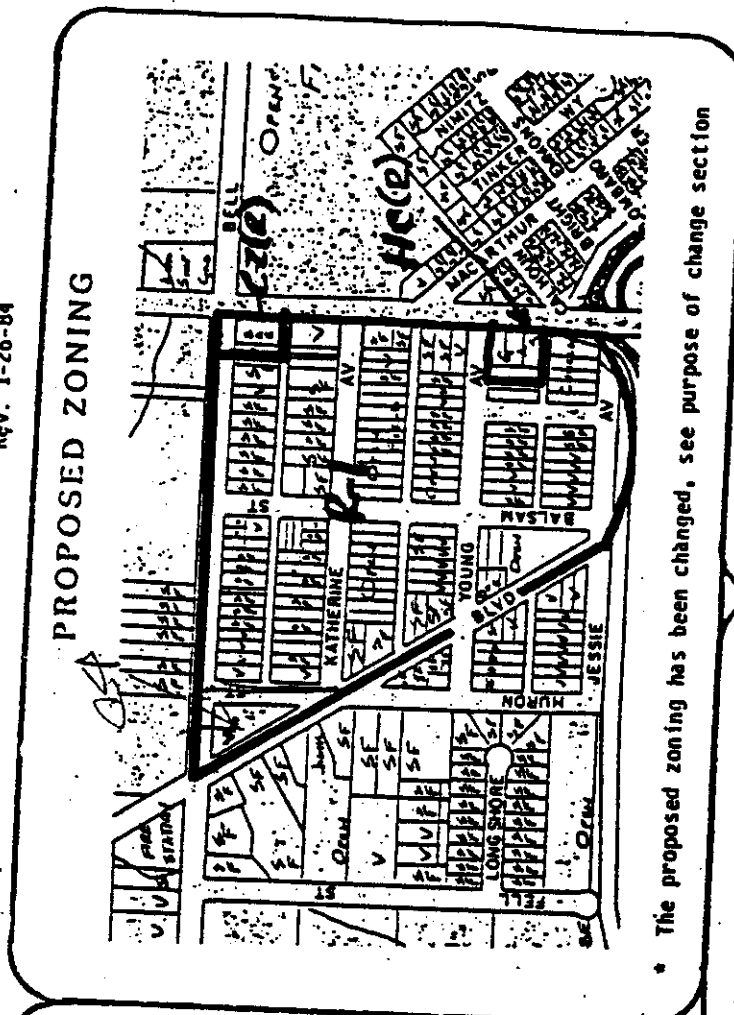


LEFT SIDE ELEVATION

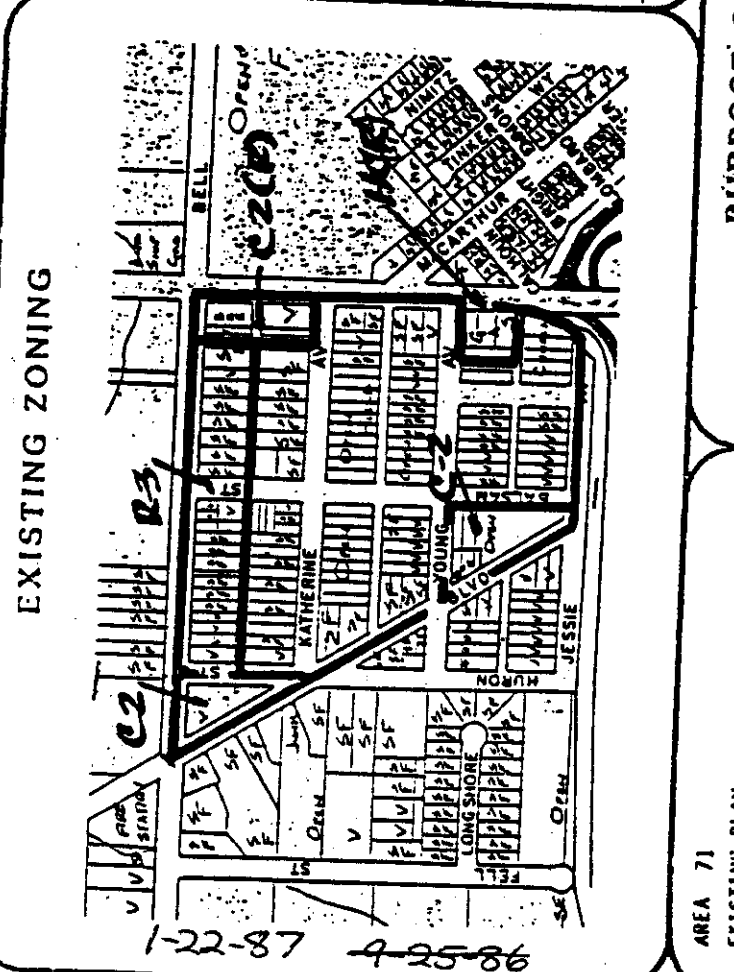
HURON STREET FRONTAGE



Rev. 1-26-84



* The proposed zoning has been changed, see purpose of change section



PLANNING-COMMISSION ACTION

Approved recommended change

PURPOSE OF CHANGE

This area, like the adjacent areas, is heavily affected by noise from McClellan AFB. Recent noise information from the McClellan AFB aicuz study show the noise level to be 70-80 db (Ldn). The Plan recommendation is to encourage an industrial use which would be less sensitive to noise. However, after re-evaluation of the existing number of single family units, the existence of the small lot pattern and the fact that new homes have been recently built staff recommends retaining the existing single family zone and reducing the R-3 zone along Bell Avenue to single family zoning.

AREA 71

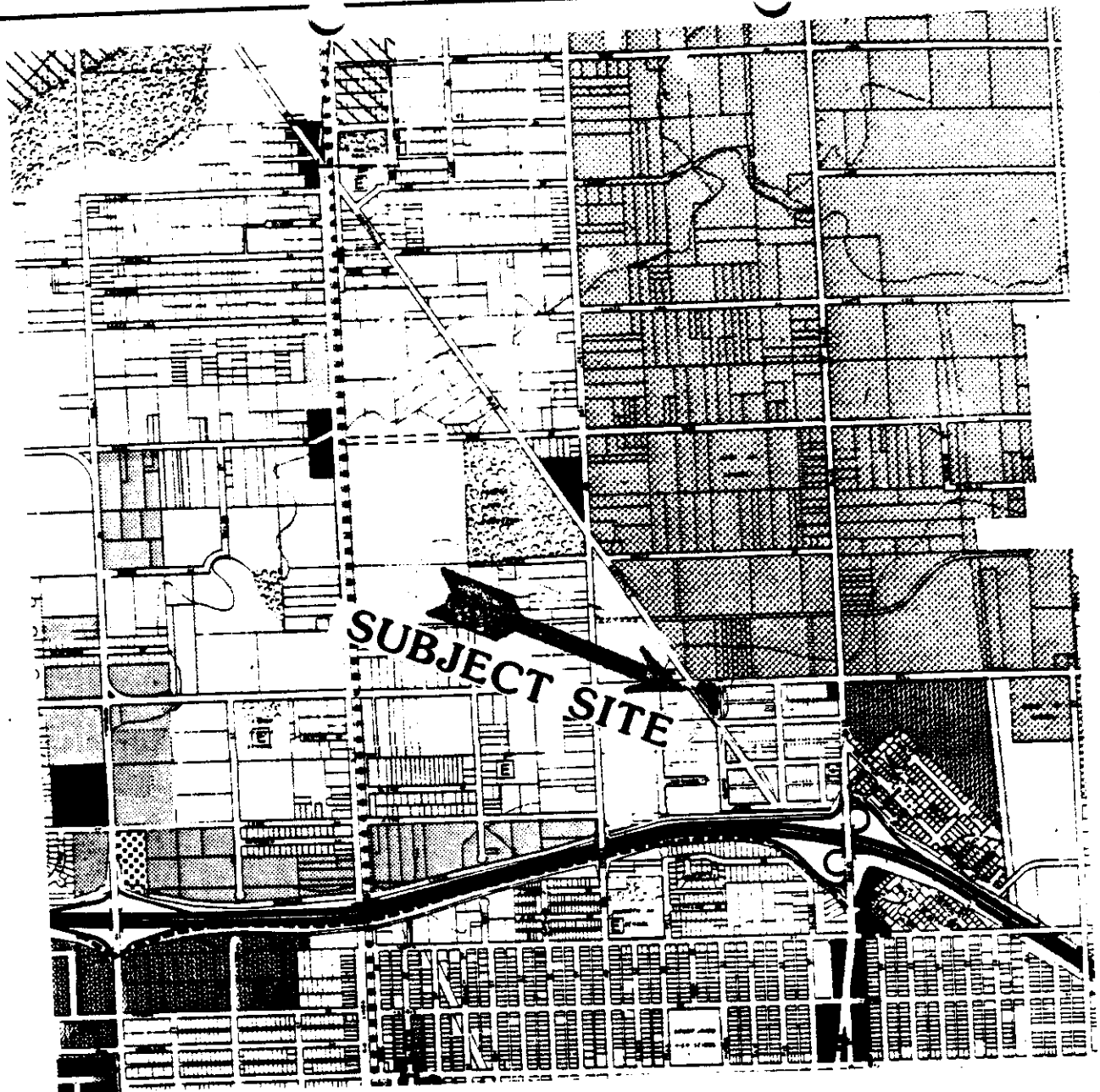
EXISTING PLAN Light Density Residential
DESIGNATION: Multiple Family




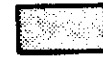

PROPOSED PLAN Shopping-Commercial
DESIGNATION: Residential 4-12 (7 av)



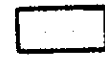


PROPERTY OWNER REQUESTS

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-  - RURAL ESTATES
RESIDENTIAL 1DU/.5-4NA*
-  - RESIDENTIAL 4-8 DU/NA*
-  - RESIDENTIAL 7-15 DU/NA*
-  - RESIDENTIAL 11-21 DU/NA*
-  - RESIDENTIAL 11-29 DU/NA*

-  - HIGHWAY COMMERCIAL
-  - RETAIL-GENERAL COMME
-  - OFFICE
-  - LABOR INTENSIVE
OFFICE COMMERCIAL LIGHT INDUSTRIAL
-  - INDUSTRIAL

* DU/NA - DWELLING UNITS PER NET ACRE

-  DEL PASO HEIGHTS REDEVELOPMENT PROJECT ARI
-  MAJOR OFF-STREET BIKEWAY
-  LIGHT RAIL STATION 1/4 MILE RADIUS

1984 NORTH SACRAMENTO COMMUNITY PLAN

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TRASH ENCLOSURE GUIDELINES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main structure(s).
2. The trash enclosure structure shall have heavy gauge metal gates and designed with cane bolts on the doors to secure the gates when in the open position. The hinges shall be sufficient in size, strength and number to adequately support the metal gates.
3. The trash enclosure facility shall be designed to allow walk-in access by tenants without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosure shall be adequate in capacity, number and distribution.

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~~9-25-86~~

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