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APPROVED
BY THE CITY COUNCIL

JUL 22 1997

OFFICE OF THE
CITY CLERK
1231 I STREET
SACRAMENTO, CA
95814-2904

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

DEVELOPMENT
SERVICES
916-264-5381
FAX 916-264-8329

July 9, 1997

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: A. Negative Declaration.
B. Norwood Tech PUD Guideline Amendment to exceed the 30-foot allowed building height limit by 4-feet for one building on one parcel (lot 19) totaling 1.32 ± vacant acres in the Light Industrial Park Planned Unit Development (M-1S{PUD}) zone.

LOCATION: 200 Harris Avenue (District 2)

RECOMMENDATION:

City Planning Staff recommends the following actions by City Council:

- A. Ratify the Negative Declaration; and
- B. Adopt the Resolution approving the Norwood Tech PUD Guideline Amendment to exceed the 30 foot allowed building height limit by 4-feet for one building on one parcel (lot 19) totaling 1.32 ± vacant acres in the Light Industrial Park Planed Unit Development (M-1S{PUD}) zone.

If Council wishes to take action that differs from the staff recommendation, Council should adopt a Motion of Intent and continue the item for two weeks to allow staff to prepare the appropriate documents for final Council action.

CONTACT PERSON: Colleen C. Laubinger, Associate Planner, 264-5691
Barbara L. Wendt, Senior Planner, 264-5935

City Council
RE: Entitlements P97-034
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FOR CITY COUNCIL MEETING OF: July 22, 1997 (afternoon session)

SUMMARY:

The City received an application for the necessary approvals to construct Phase I of a warehouse/office building consisting of 6,900 square feet, which exceeds the 30-foot height limit of the Norwood Tech Planned Unit Development (PUD) by four feet (total building height is proposed to be 34-feet). In order to accomplish this proposal, Planning Entitlement approvals are required by both Planning Commission and City Council. These entitlements include: a Special Permit to construct the warehouse/office building within the PUD; and a PUD Guideline Amendment allowing the structure located on lot 19 to exceed the height limits of the Norwood Tech PUD.

VOTE OF PLANNING COMMISSION:

On June 12, 1997, the City Planning Commission took action on the project recommending approval of the PUD Guideline Amendment and approving a Special Permit for development of Phase I of a warehouse/office building (Phase I consisting of 6,900 square feet) including 33% office and 67% warehouse at 200 Harris Avenue.

BACKGROUND:

On July 29, 1980, the City Council approved the Norwood Tech Business PUD (P9012). On March 13, 1986, the Planning Commission approved a Special Permit and Schematic Plan amendment for the Norwood Tech PUD to allow 58,112 square feet of warehouse/office use, rather than 76,010 square feet as approved with the original PUD, between three buildings located on Lots 17, 18, and 19 (P86-081). On April 10, 1986, the Planning Commission approved a Lot Line Adjustment re-allocating the property lines between these three lots (P86-101). On February 22, 1996, the Planning Commission approved a Schematic Plan Amendment increasing the square footage for development on Lots 17 and 18 from 40,832 to 50,000 square feet (P96-002). The total square footage approved and allocated within the PUD for development on the proposed project site (Lot 19) remained at 17,280± square feet. The current request is for construction of Phase I of a warehouse/office building consisting of 6,900 square feet (within the allowable square footage for development on Lot 19), at a height of 34-feet.

FINANCIAL CONSIDERATIONS:

None.

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RE: Entitlements P97-034
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ENVIRONMENTAL CONSIDERATIONS:

A Negative Declaration was prepared for the project. Mitigation measures were not required for the project.

POLICY CONSIDERATIONS:


The current project proposal is consistent with the General Plan and North Sacramento Community Plan Land Use Designations of Industrial and Labor Intensive, respectively. The proposal is not consistent with the height requirements of the Norwood Tech PUD Guidelines. Therefore, the project requires a PUD Guideline Amendment to exceed the allowable building height limit of 30-feet by four feet. Because this increase in height is consistent with prior approvals for property (within the PUD) directly to the west of the site (also constructed at a 34-foot height) and because the maximum height limitations of the surrounding residential properties are 35-feet, the increase in height for the proposed project is not considered to be significant for the area. Therefore, staff recommends approval of the PUD Guideline Amendment.

Staff is currently in the process of preparing a Zoning Ordinance Amendment to allow Planning Commission approval of similar minor deviations from PUD Guideline requirements.

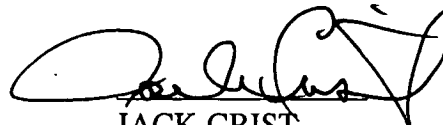
MBE/WBE EFFORTS:

None:

Respectfully submitted,


GARY L. STONEHOUSE
Planning Director

APPROVED:


JACK CRIST
Deputy City Manager

FOR CITY COUNCIL INFORMATION:
WILLIAM H. EDGAR
City Manager

APPROVED
BY THE CITY COUNCIL

JUL 22 1997

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 97-419

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION TO AMEND THE NORWOOD TECH PUD GUIDELINES TO EXCEED THE 30-FOOT ALLOWED BUILDING HEIGHT LIMIT BY 4-FEET FOR ONE BUILDING ON ONE PARCEL (LOT 19) TOTALING 1.32± VACANT ACRES IN THE LIGHT INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT (M-1S{PUD}) ZONE FOR THE PROPERTY LOCATED AT 200 HARRIS AVENUE. D2. (P97-034) (APN: 250-0025-035).

WHEREAS, the City Council conducted a public hearing on July 22, 1997 concerning the above-listed PUD Guideline Amendment and based upon the documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed Amendment to the Norwood Tech PUD Guidelines is compatible with the surrounding uses within and around the PUD in that the 34-foot height is lower in height than the maximum 35-foot height limit of the surrounding residential properties;
2. The subject site is suitable for a 34-foot height because the property directly to the west contains a building which is also 34 feet in height; and
3. The proposal is consistent with the land use designation of Industrial and with the standard M-1S zoning requirements.

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that:

The Norwood Tech Business Park PUD Guidelines (page 8) are hereby amended to read as follows:

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____ 4

DATE ADOPTED: _____

V. **BUILDING STANDARDS**

B. **Building Height**

The building height shall be limited to 30 feet. However, for Lots #17, ~~and #18,~~ and #19 (APN: 250-0020-035, -036 & -037), the maximum building height shall be 34 feet.

MAYOR

ATTEST:

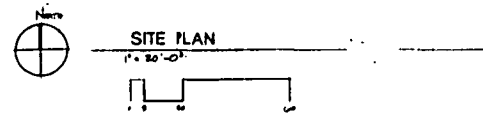
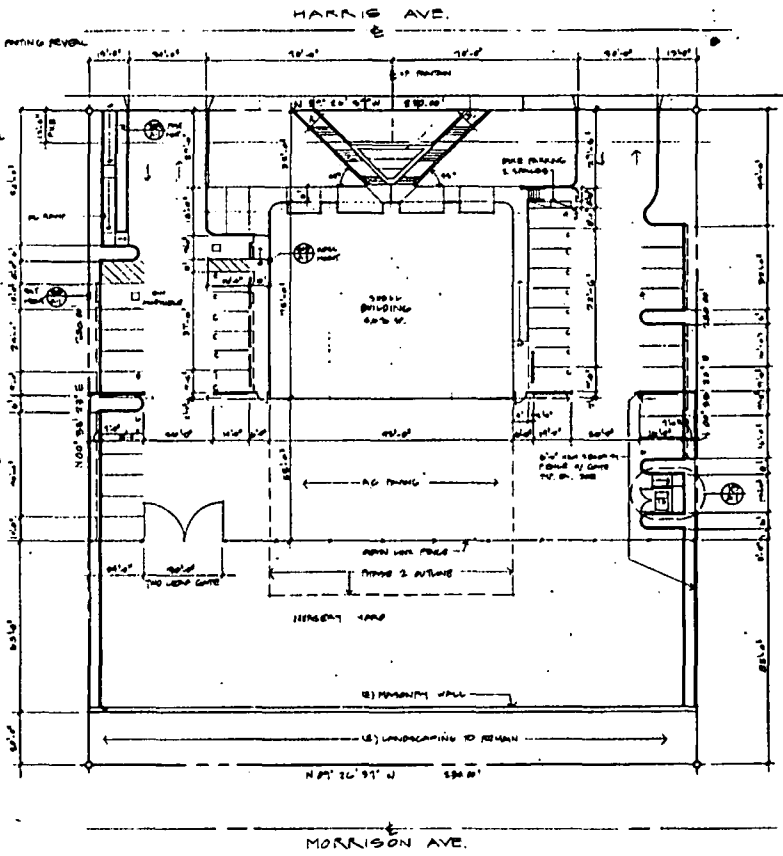
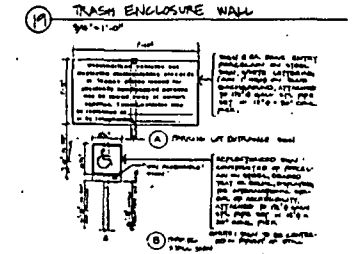
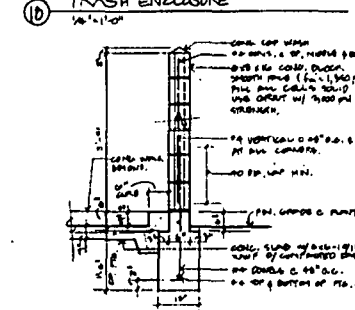
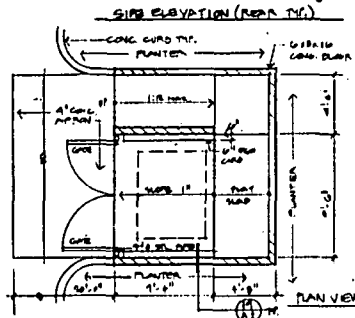
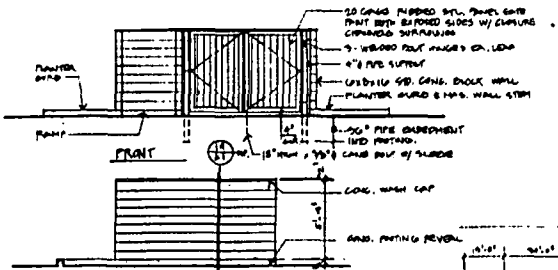
CITY CLERK

FOR CITY CLERK USE ONLY

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RESOLUTION NO.: _____

DATE ADOPTED: _____



| SHEET INDEX | |
|-------------|-----------------------------------|
| SHT. NO.: | TITLE |
| A-1 | PROJECT INFO, SITE PLAN & DETAILS |
| A-2 | FLOOR & RAMP PLANS |
| A-3 | EXTERNAL ELEVATIONS & DETAILS |
| A-4 | WALL SECTIONS & DETAILS |

PROJECT INFORMATION

JURISDICTION : CITY OF SACRAMENTO
 APN: 250-0019-005 (LOT 9, NORTWOOD TECH. BUSINESS PARK)
 ZONING : M-16 (MANUFACTURING & INDUSTRIAL PARK)
 BUILDING CODE : UDC 1995 EDITION
 OCCUPANCY TYPE : O. GENERAL OFFICE
 S-1. WAREHOUSE SPACE

CONSTRUCTION TYPE : III-N (NON SPRINKLERED)
 NUMBER OF FLOORS : ONE W/ MEZZANINE SPACE
 MAX. BUILDING HEIGHT : 24'-0"
 LOT AREA : 91,900 SF. (1.92 ACRES)
 DEVELOPED AREA : 91,900 SF. (100%)
 FUTURE DEVELOPED AREA : 14,720 SF. (16%)
 EXISTING UNDEVELOPED AREA : 4,870 SF. (5%)
 BUILDING SHED AREA : 6,670 SF. (11% OF TOTAL SITE AREA)
 UNDEVELOPED AREA : 13,770 SF. (24% OF TOTAL SITE AREA)

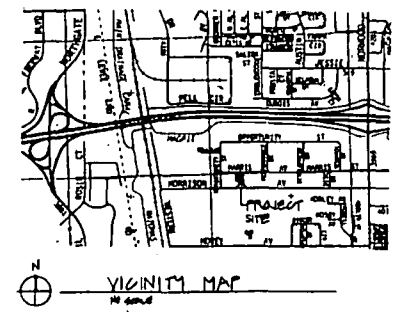
PARKING REQUIRED

OFFICE SPACE - 95% OR 1329 SF + 216 SF/SP = 10 SPACES
 WAREHOUSE SPACE - 67% OR 4407 SF + 140 SF/SP = 9 SPACES
 TOTAL PARKING REQUIRED = 19 SPACES

PARKING PROVIDED

STANDARD (8'x18') - 31 SPACES (57%)
 COMPACT (6'x16') - 14 SPACES (33%)
 HANDICAPPED (9'x18' & 12'x18') - 2 SPACES (5%)
 TOTAL PARKING PROVIDED = 47 SPACES

DETAILS PARKING : 2 SPACES - (1) CURB 2 & (1) PLAZA 2



**moniz
garcia
rusconi**

1815 J STREET SUITE #
 SACRAMENTO, CA 95811
 TELEPHONE 916 941 0800
 FACSIMILE 916 941 1298

CONSULTANT

PROJECT
**TRI STAR
 ENTERPRISES**
 200 HARRIS AVE
 SACRAMENTO
 CALIFORNIA

PROJECT INFO.
 SITE PLAN
 DETAILS

REVISIONS

JOB NO 0571

DATE JAN 17, 1997

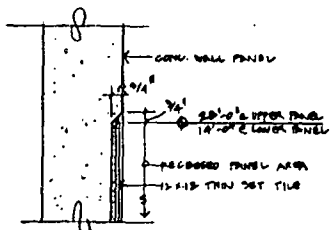
DRAWING NO

A 1

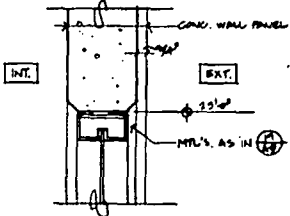
OF SHEETS

received 4-7-97
 P97-034
 4-7-97

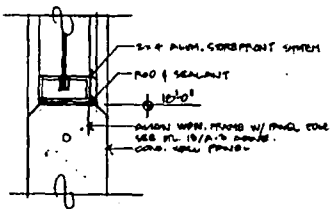
ATTACHMENT 1



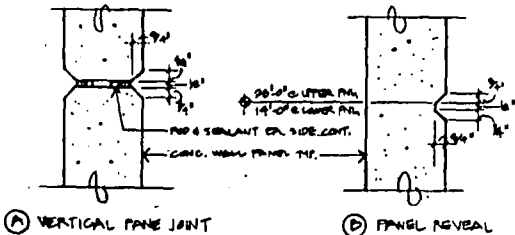
11 9'-11'-0"



12 9'-11'-0"

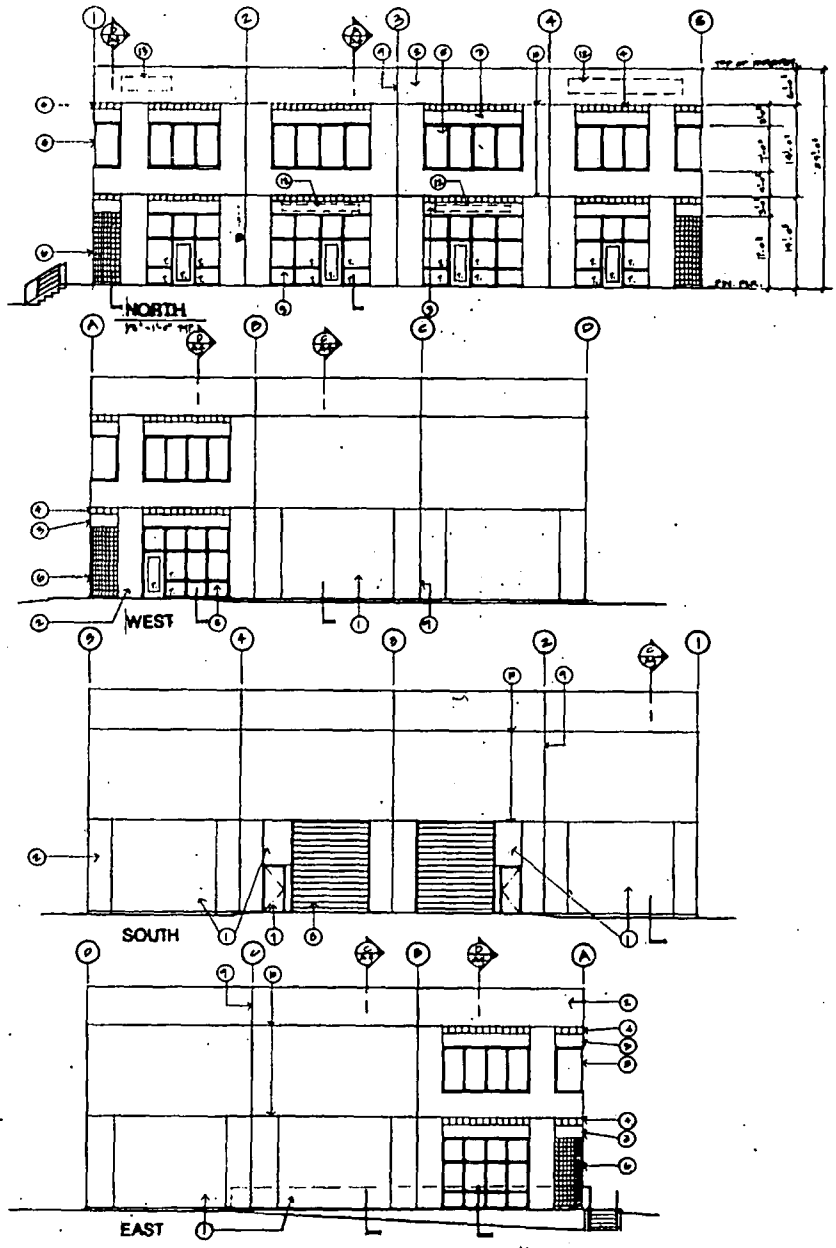


13 9'-11'-0"



14 9'-11'-0"

- MATERIAL LEGEND**
- 1 CONCRETE PLASTER - EXTERIOR FINISH & INTERIOR FINISH
 - 2 TYPICAL CONC. WALL PANEL
 - 3 3/4\"/>
 - 4 1/2\"/>
 - 5 ALUM. STREETFRONT SYSTEM W/ 1/2\"/>
 - 6 ALUM. STREETFRONT SYSTEM W/ 1/2\"/>
 - 7 METAL DOOR
 - 8 GALV. METAL DOOR
 - 9 PANEL JOINT TIP
 - 10 PANEL REVEAL - SEE DET. 11
 - 11 4\"/>
 - 12 4\"/>
 - 13 TRAVEL SIGNAGE (ANYTIME)
 - 14 DRIVING ADDRESS LOCATION, MIN. 1/2\"/>



1819 J STREET SUITE 4
SACRAMENTO, CA 95814
TELEPHONE 916-441-8888
FACSIMILE 916-441-1888

CONSULTANT

PROJECT
TRI STAR
ENTERPRISES
200 HARRIS AVE.
SACRAMENTO
CALIFORNIA

EXTERIOR
ELEVATIONS
DETAILS

REVISIONS

JOB NO. 0871
DATE JAN 17, 1987
DRAWING NO.

A 3
OF 3 SHEETS

Pg 97.034 received 4.7.97

ATTACHMENT 2



OFFICE OF THE
CITY CLERK

VALERIE A. BURROWES, CMC/AAE
CITY CLERK

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 304
915 I STREET
SACRAMENTO, CA
95814-2671

FAX 916-264-7672

OPERATIONAL SERVICES
PH 916-264-5426

SPECIALIZED SERVICES
916-264-7200

July 30, 1997

Gerry and Melody Johnson
P.O. Box 348081
Sacramento CA 95834

SUBJECT: NORWOOD TECH CENTER LOT 19, (P97-034)


Dear Mr. & Mrs. Johnson:

On July 22, 1997, City Council took the following actions for property located at Norwood Tech Center Lot 19, (P97-034):

Council closed the hearing, adopted Resolution 97-419, and the staff recommendation.

Enclosed for your records, are certified copies of the above referenced documents.

Sincerely,


Kathy Howard,
Typist Clerk III

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Enclosure

cc: Colleen C. Laubinger, Planning Department

CAL/017