

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Don Capizzano, 7667 Folsom Blvd., Suite 325, Sacramento, CA 95826		
OWNER	Northgate Investment Co., 7667 Folsom Blvd., Suite 325, Sacramento, CA 95826		
PLANS BY			
FILING DATE	12/8/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC	12/29/83	EIR	ASSESSOR'S PCL. NO. 237-400-17

APPLICATION: 1. Environmental Determination
2. Plan Review to construct a 40,800 square foot warehouse on a portion of a 5.6± acre parcel in the Light Industrial-Review (M-1(S)-R) zone.

LOCATION: 3701 Pell Circle

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 North Norwood Community Plan Designation: Industrial
Existing Zoning of Site: M-1(S)-R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

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

Parking Required: 47 spaces
Parking Provided: 52 spaces
Property Area: 5.6± acres
Square Footage of Building: 40,800
Topography: Flat
Street Improvements/Utilities: Existing
Exterior Building Color: Earth tone
Exterior Building Materials: Tilt-up concrete, exposed aggregate walls
Height of Building: 22 feet, eight inches

BACKGROUND INFORMATION: The subject site is located at the northeast corner of Pell Circle and Pell Drive. The applicant proposes to develop a 40,800 square foot warehouse structure with 52 off-street parking spaces on the southern half of a 5.6± acre parcel.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The subject site is zoned M-1(S)-R and designated industrial in the North Norwood Community Plan. The proposed project is consistent with the plan designation and zoning in that the applicant proposes to construct a 40,800 square foot, one-story warehouse structure on the subject site. Pursuant to the 'S' designation of the M-1(S) zone, the landscape plan indicates a 25-foot bermed landscaped setback adjoining the public right-of-ways.
2. The site plan shows eight 7 foot by 7 foot individual tree planters within the row of parking spaces adjacent to the building. Staff requests that individual planters be extended toward the building to connect with the planter strips located next to the building wall. This minor modification would provide additional surface area for landscaping and eliminate unusable asphalt surface area.

CPC ITEM NO. 38

3. An existing eight-foot high masonry wall is located along the east property line separating the subject parcel with existing single family homes to the east. The masonry wall was installed to satisfy a previous parcel map requirement. Staff notes that the wall was not completely finished off. The wood fascia vertical posts are missing on several of the steel columns, and one section of the masonry wall is also missing. Staff requests that the applicant finish the wall in conjunction with the subject development.
4. The elevation plans indicate the exterior building walls comprised of tilt-up concrete panels with the west and south building elevations (walls facing the public streets) consisting of a combination of rough exposed aggregate and smooth concrete finish. The large flat wall surfaces are broken up by recessed window and door openings with a strong eight-inch horizontal reveal band separating the aggregate surface from the smooth finish. To provide additional relief and variation to the large expanse of wall surface facing the public streets, it is suggested that several trees be planted in the planter strips adjacent to the west and south elevations.

The north and east elevations are constructed of smooth tilt-up concrete panels. The truck loading bays are located along the north face of the structure. Furthermore, it is suggested that a wing wall be constructed along the western-most loading bay to provide a visual screen to the rear docking area from the Pell Drive street view. The wing wall should be approximately nine feet in height (equal in height to match the height of the rough aggregate finish of the west elevation of the main building) and extend the length of the ramped loading bay (45± ft.). The surface of the wing wall should have the same rough aggregate finish as the main building. A second wing wall approximately the same size should be constructed along the eastern-most loading bay to provide a noise barrier to the residential subdivision to the east.

5. The final building plans should also show the location and finish details of the trash enclosure facility. The trash enclosure structure shall be constructed of masonry walls with durable metal gates (no cyclone gates) and large enough to accommodate the volume of trash and waste material generated by an industrial warehouse building.
6. The City Traffic Engineering office has reviewed the plans of the subject project and has no objections.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Plan Review to construct a 40,800 square foot warehouse structure in the M-1(S)-R zone, subject to the following conditions:

Conditions

- a. The applicant shall submit detailed landscape and irrigation plans to the Planning staff for review and approval prior to issuance of building permit. The landscape plan shall include numerous plantings of 15 gallon trees along the west and south elevations of the building;

b. The applicant shall submit revised final building and site plans to the Planning staff for review and approval prior to issuance of building permit. The revised plans shall incorporate the following changes:

- 1) the eight individual tree planters located within the row of parking stalls shall be extended to connect with the planter strips abutting the west and south building wall;
- 2) a note shall be placed on the final plans referencing completion of the eight-foot high masonry wall along the east property line as required by the previous map approval. The wall shall be completed in conjunction with the work on the warehouse structure and prior to final building inspection approval by the Building Division;
- 3) a screening wing wall shall be installed along the edge of the western most loading bay and along the northeasterly corner of the building as indicated in Exhibit A. The screening wall shall be nine feet in height, 45 feet in length and the west elevation shall be constructed of rough aggregate finish matching the aggregate surface of the main building;
- 4) a trash enclosure facility shall be located in the rear of the facility in close proximity to a service exit door. The trash enclosure shall be of sufficient size to handle trash and waste material generated by an industrial warehouse use and constructed of solid masonry material with durable metal gates (no chainlink gates permitted);
- 5) the location and design of bicycle locker facilities pursuant to the City's Bicycle Parking Ordinance. A minimum of two bicycle lockers are required.

P83-408

CARGO CT

BLVD

EAST

MAIN

DRAINAGE

SUBJECT SITE

RIO

PELL

DR

RANCHO DEL PASO

NORMA DR

PELL

MAIN

GRACE

1-12-84

VICINITY MAP

002363

INDUSTRIAL CR

BOLLENBACHER AV

AV

GOFF

UNIT NO. 3

GUNNISON AV

LOVELAND WY

BOLLENBACHER AV

LINDA

AV

SILVERTON

BECKENRIDGE WY

BOLLENBACHER

O'CONNOR WY

KELTON WY

GLENWOOD

UNIT NO. 4

STANDRICH

UNIT NO. 5

KEELY

MEGAN

PAT ST

MARILYN

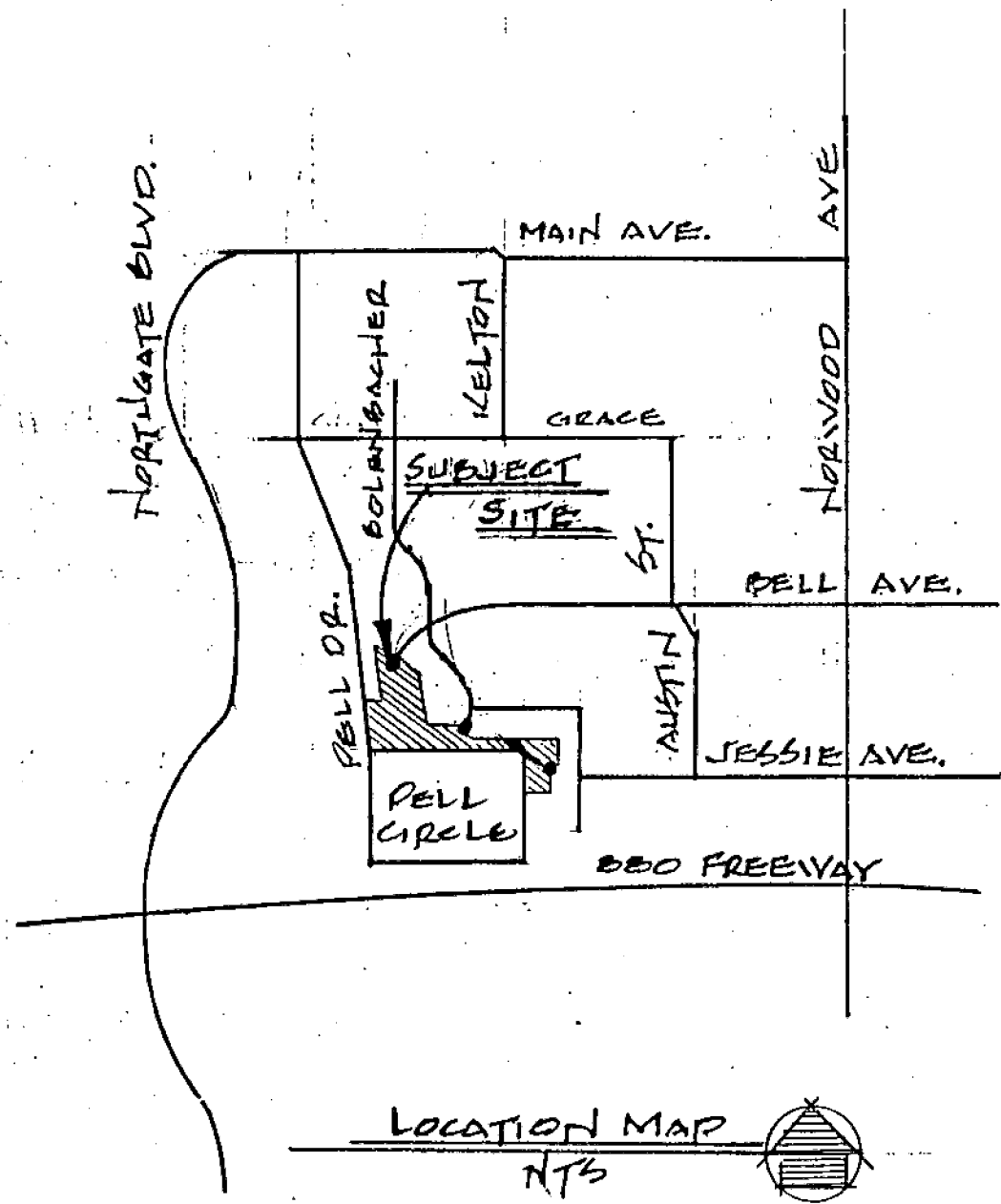
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ENGLEWOOD

SALIDA

1980

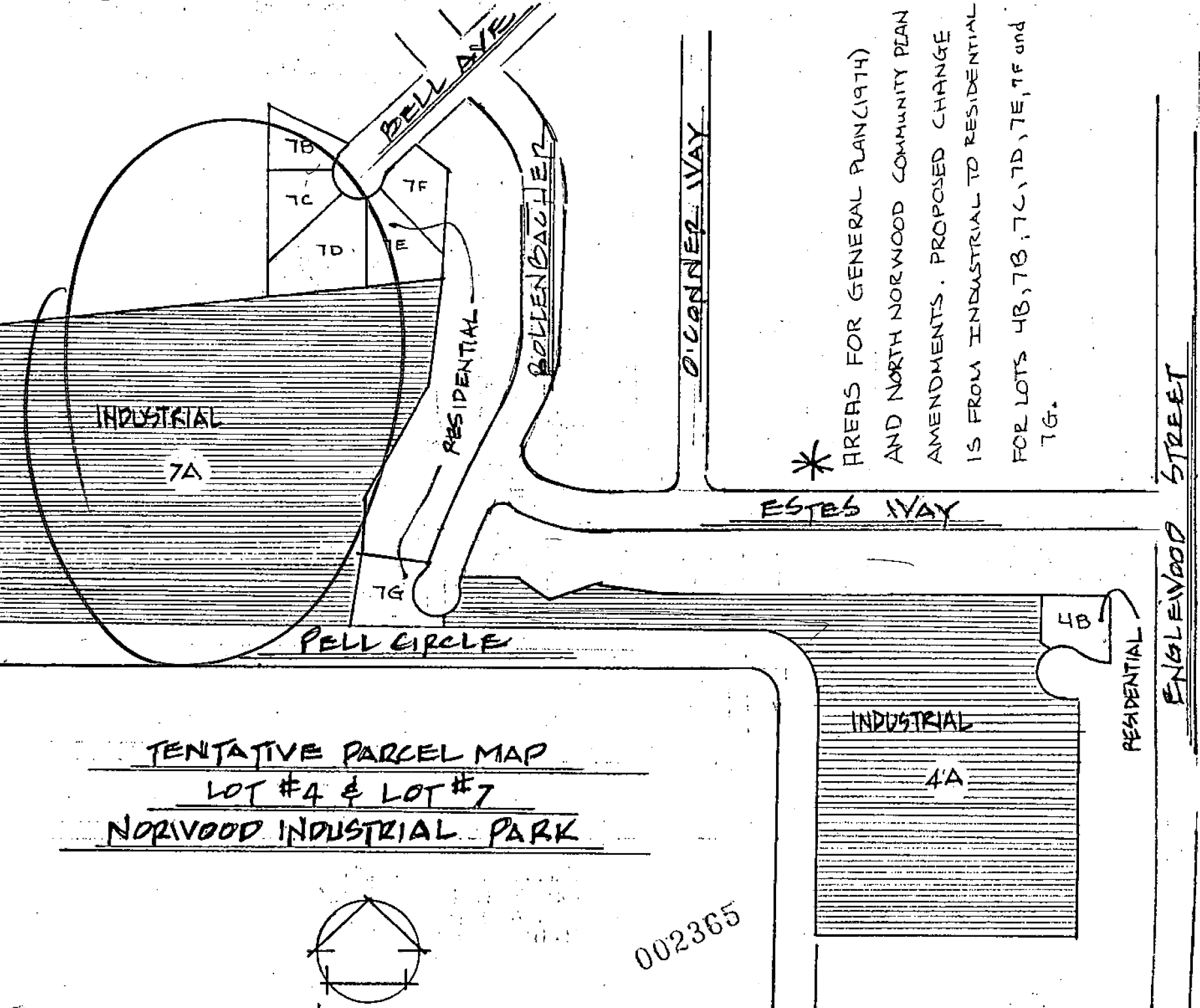
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LOCATION MAP
NTS

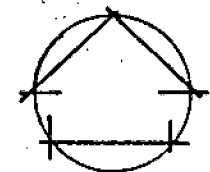


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* AREAS FOR GENERAL PLAN (1974) AND NORTH NORWOOD COMMUNITY PLAN AMENDMENTS. PROPOSED CHANGE IS FROM INDUSTRIAL TO RESIDENTIAL FOR LOTS 4B, 7B, 7C, 7D, 7E, 7F and 7G.

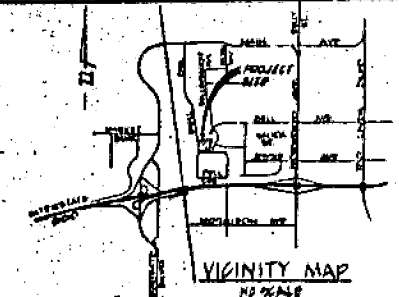
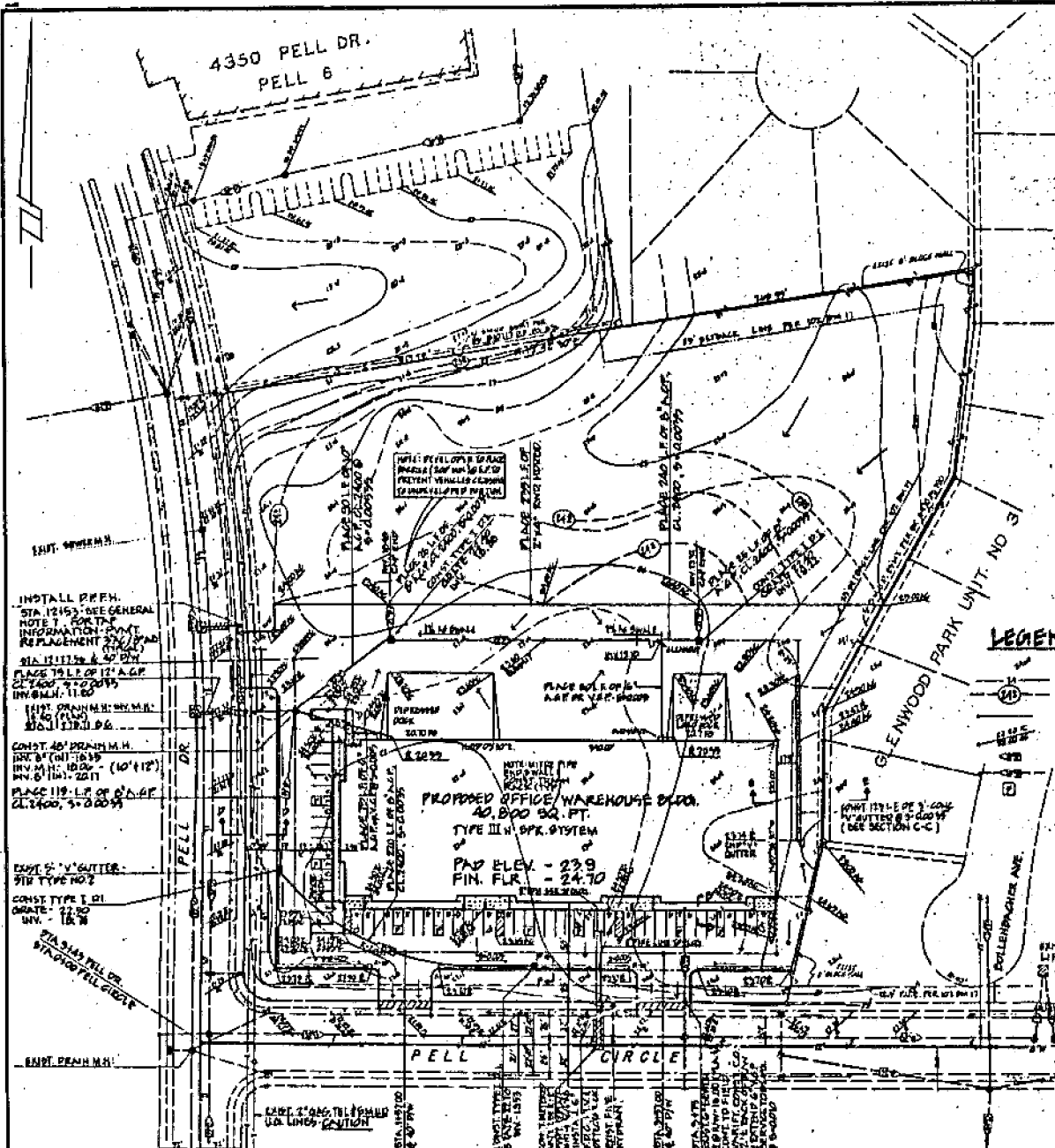
TENTATIVE PARCEL MAP
LOT #4 & LOT #7
NORWOOD INDUSTRIAL PARK



NOT TO SCALE

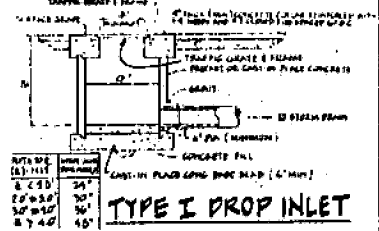
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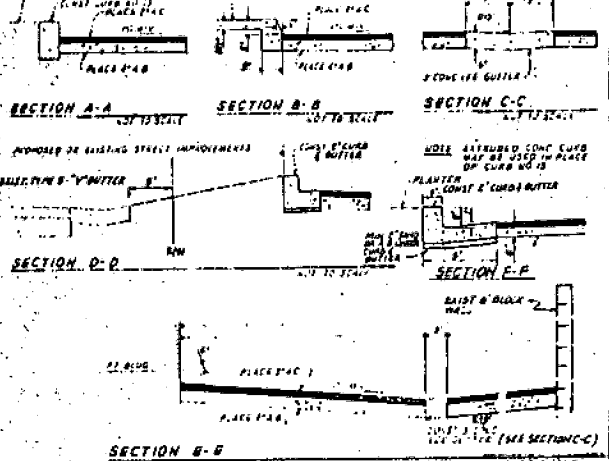
- (CONTRACTOR NOTES)
- THE TYPES, MATERIALS, SIZE, SPACING, OR SPECIAL CHARACTERISTICS AS SHOWN BY THESE PROVISIONS SHALL BE OBSERVED FROM START TO FINISH OF THE CONTRACT. THE CONTRACTOR IS ADVISED THAT THE PROVISIONS WILL BE ENFORCED BY THE CITY, STATE, COUNTY AND FEDERAL AGENCIES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL SUCH REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL SUCH REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL SUCH REQUIREMENTS.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO SPECIFICATIONS AND THE CALIFORNIA SPECIFICATIONS AND THE FEDERAL SPECIFICATIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE.
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- CONTRACT NOTES
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LEGEND:

- EXIST. SPOT ELEVATION
- EXIST. CONTOUR
- PROPOSED FINISH CONTOURS
- PROPOSED FINISH GRADES (SEE MARKING/STAMPING)
- EXIST. FINISH GRADES
- EXIST. DRAIN LINE
- EXIST. SEWER LINE
- PLANTING W/IN/OUT CURB



TOTAL ELEVATION: 2,540 GY.
A.P.N. 297-400-

BENCH MARK:
NO. 534 247-19 ELEV. 26.091
THE BENCH MARK IS PLACED ON A CONCRETE CULVERT APPROX. 10' S. & 3' W. OF THE FENCE CORNER OF CITY WATER TANK. TANK IS APPROX. 10' W. OF GULLENBACHER AVE. & 10' S. OF G. GRACE AVE.

PELL 10 BUILDING
GRADING & PAVING PLAN
LOT 7A GLENWOOD PARK - UNIT 3-A
43 PELL DRIVE
CITY OF SACRAMENTO CALIFORNIA

DATE: JUNE 1999
SHEET: ONE
OF ONE

REVISION	NO.	DESCRIPTION	DATE
FIELD BOOK NO.	SCALE	1" = 40'	
DRAWN BY: J.L.L.	CHECKED BY: J.E.P.		
EXHIBITED BY: J.L.L.	DATE: 1/13/92		
MORTON & PITALO, INC.		CIVIL ENGINEERING	
PLANNING		SURVEYING	

12
2
5-35-3
M. 020622
LA 377-10
LARRY MOSE

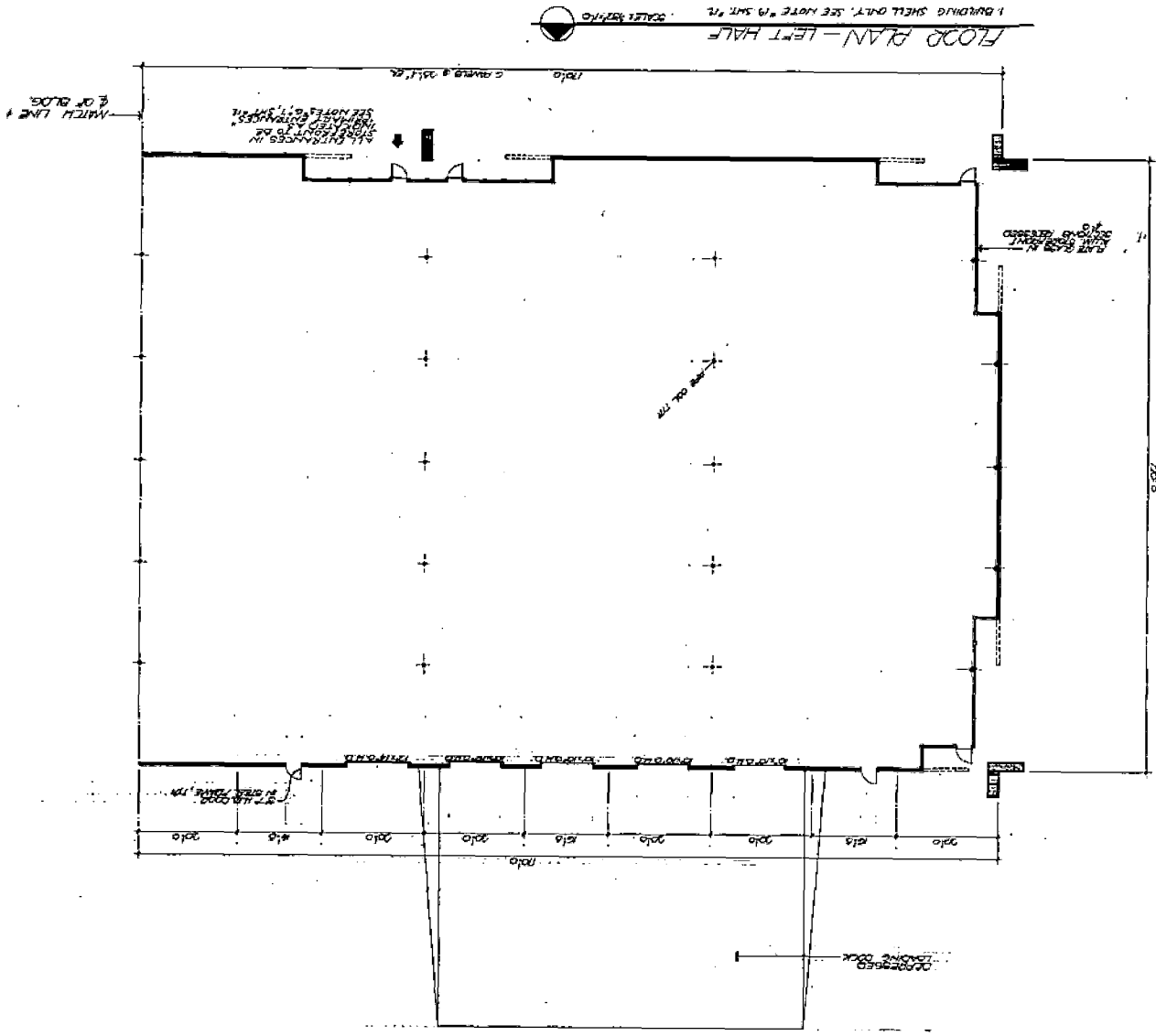
WAREHOUSE DEVELOPMENT
DET. DRAWING AND DETL. CIRCLE
ACCORDANCE TO CALIFORNIA
AND CONVENTIONS DEVELOPMENT

FLOOD PLAN
LEFT HALF

M
Leo Mochales & Associates
11770 Wilshire Blvd., Suite 1000, Los Angeles, CA 90025 (213) 475-1100

DATE

P 83408



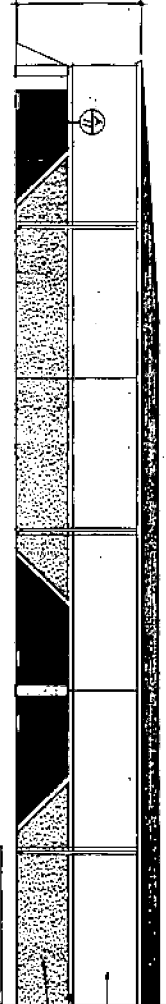
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48-21-1

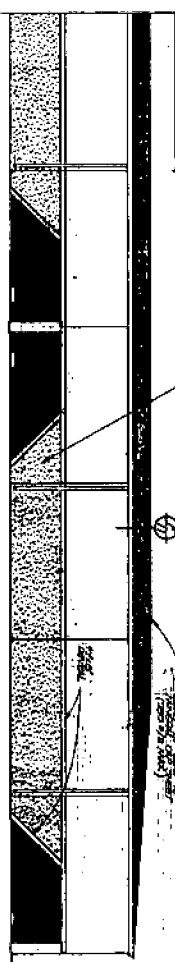
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SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

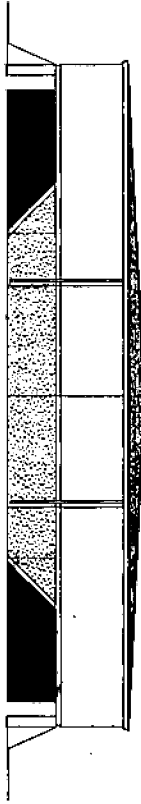


SCALE: 3/8" = 1'-0"
DATE: 4/12/84
BY: [Signature]

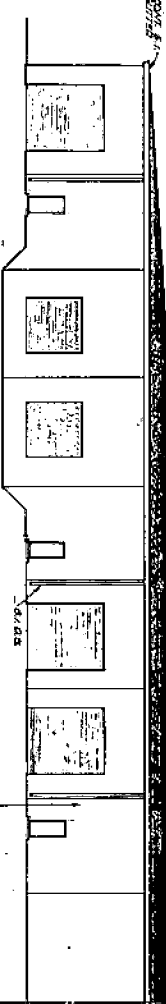
SOUTH ELEVATION - CONTINUED



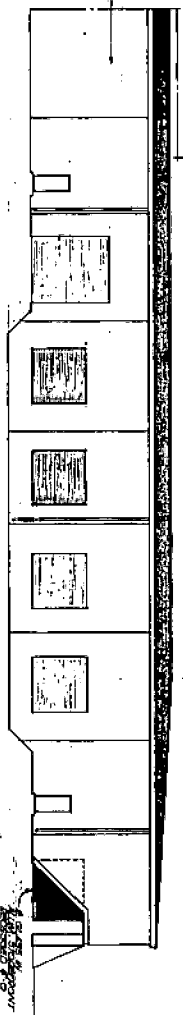
WEST ELEVATION
SCALE: 3/8" = 1'-0"



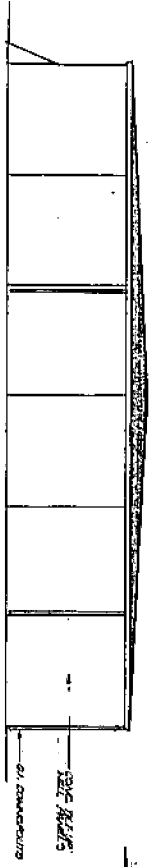
NORTH ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION - CONTINUED



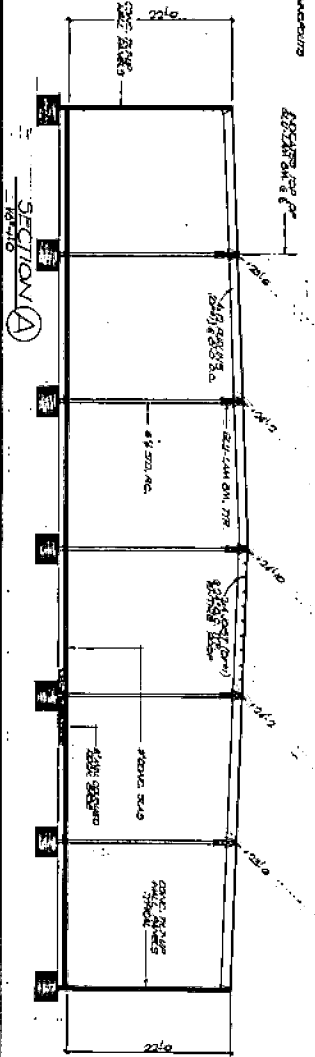
EAST ELEVATION
SCALE: 3/8" = 1'-0"



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SECTION A



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1/19/84

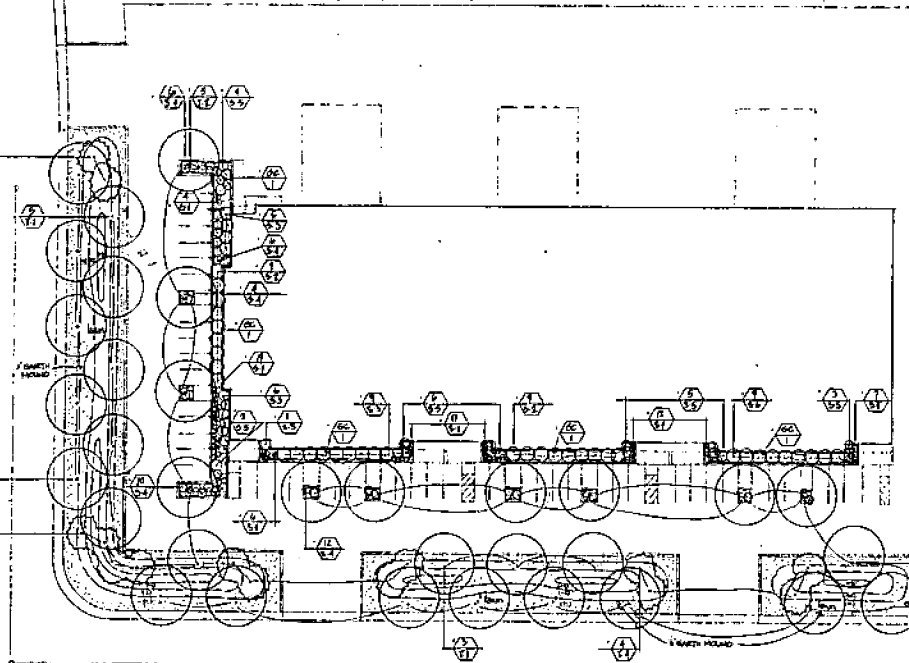
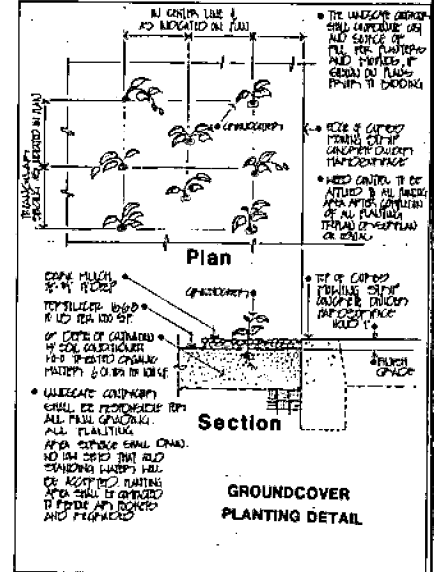
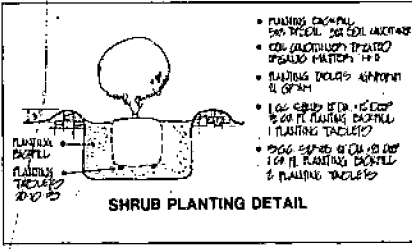
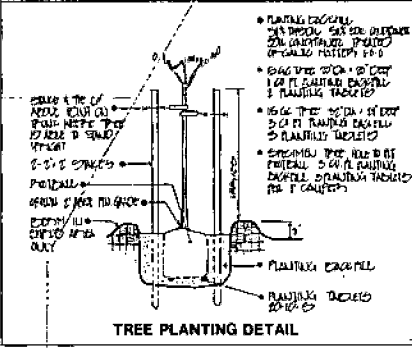
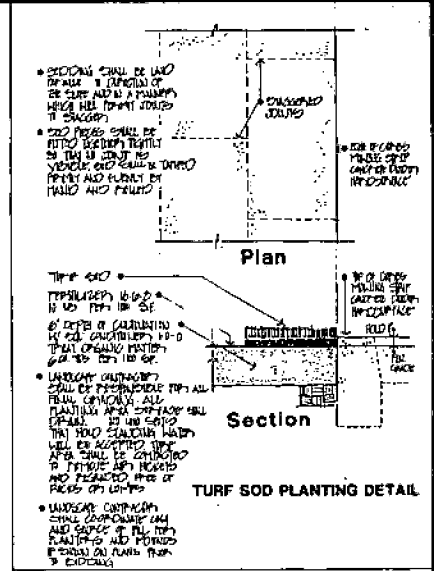
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No. 38

PLANT LEGEND	
KEY	DESCRIPTION
	GROUNDCOVER & SHRUB
	TURF (SOD)
	BROADLEAF TREES
	CONIFER TREES
	SHRUBS
	PLANT AMOUNT KEY

PLANT LIST					
SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
SHRUBS					
S-1	65	1 GALON	AGONIA AFRICANA	LILY OF THE NILE	
S-2	10	SEMI	PHYLLA FRANKII	PHYLLA	
S-3	20	"	PITOSPORUM TOSHA VARGATA	VARIATED MOCK ORANGE	
S-4	50	"	PITOSPORUM TOSHA NINELENI	DWARF MOCK ORANGE	
S-5	21	"	PAFODIUM NOKA BALLEPPI	HAUNTIORNE	
S-6	1	"	XILOSA SENTICOSA	XILOSA	
TREES					
T-1	0	1 GALON	ALNUS PICHABITOLA	WHITE ALDER	
T-2	20	"	CELEBRIS AUSTRALIS	HACKBERRY	
T-3	5	"	QUERCUS PURPA	RED OAK	
T-4	16	"	SEQUOIA SEMPERVIRENS SQUEL	SEQUOIA CONIFER REDWOOD	
GROUNDCOVER					
GC-1	1	PLANT	HEDERA HELIX	ENGLISH HUY	

- ### PLANTING SPECIFICATIONS
- All planting shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.
 - Prior to planting or grading, the contractor shall ascertain the location of all underground utility lines.
 - The contractor shall designate cost and source of fill for planters and mounds; if shown on plans, prior to bidding.
 - All planting area shall be cleared of rocks, weeds, and other debris prior to soil collection. Cultivation shall be to a depth of 12" with soil conditioner (treated organic matter 1-2-3) in cubic yards per 1,000 square feet.
 - Contractor shall be responsible for all final grading. No low spots that hold standing water will be accepted. All turf area shall be compacted to remove any air pockets and irrigated.
 - All planting area shall receive 10 lb. per 1,000 square feet of fertilizer 16-8-4.
 - In parking area where road sub-base has been installed, planting pits shall be dug out in order to allow proper growth.
 - Bark mulch 1/2-3/4" free of sticks, stone, clay, foreign material, shall be applied uniformly to cover entire planting bed to a depth of 1".
 - Weed control shall be Triflora or Surflan and shall be applied at the time as specified by county pest control advisor.
 - During the course of planting and irrigation operation excess waste material shall be removed and area cleaned daily.
 - Prior to acceptance, the entire landscape area shall be cleaned and hard surface washed.
 - After acceptance by owner/landscape architect, maintenance period shall begin for 45 days which includes watering, pruning, weeding, replacement of sick or dead plants.
 - Trees and shrubs guarantee: 15 gallon or larger trees shall be lush and exhibiting new growth one year from date of acceptance; shrubs for six months from date of acceptance.



002369



LANDSCAPE PLAN

SCALE 1" = 30'

BUD. BENVENUTI

KEYWORD 11

RUDY YADAO ARCHITECT
1111 11th Street
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

WAREHOUSE DEVELOPMENT
AT PELL DRIVE AND PELL CIRCLE • SACRAMENTO CALIFORNIA

DATE 12/20/83
SCALE 1" = 30'
DRAWN BY BUB
CHECKED BY BUB
DATE 01/20/84
SHEET 0-40-5