

# CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Boy Scouts of America, Golden Empire, 730 Alhambra Blvd., #200, Sacto., 95816				
OWNER	J. Wallisc/o Wallis Trane Co., 251 Commerce Circle, Sacramento, CA 95826				
PLANS BY	Arktegraf, Inc., 1529-28th Street, Sacramento, CA 95816				
FILING DATE	12/4/84	50 DAY CPC ACTION DATE		REPORT BY:	SC:bw
NEGATIVE DEC	12-12-84	EIR		ASSESSOR'S PCL NO.	275-290-13

APPLICATION: A. Negative Declaration  
B. Special Permit to allow 100% office use in the M-1 zone (Sec. 2-E-24)

LOCATION: 251 Commerce Circle (Johnston Industrial Park)

PROPOSAL: The applicant is requesting the necessary entitlements to expand a 3,713 square foot warehouse use by 8,000 square feet for 100% office use in the M-1 zone.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1965 Industrial Park Community Plan:	Industrial Park
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Office and warehouse

Surrounding Land Use and Zoning:

North:	Office and Industrial; M-1
South:	Office and Industrial; M-1
East:	Office and Industrial; M-1
West:	Office and Industrial; M-1

Parking Required:	41 spaces at a ratio of 1:400
Parking Provided:	48 spaces
Property Area:	1.2± acres
Square Footage of Buildings:	Existing office: 4,586; existing warehouse: 3,713; proposed addition: 8,000
Topography:	Flat
Street Improvements/Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments regarding this request:

A. The subject site is located in an industrial park which is developed with light industrial and office uses. Presently the site contains 4,586 square feet of office space and 3,713 square feet of warehouse space. The applicant proposes to develop the project in two phases. Phase I consists of utilizing the existing office space (4,586 sq. ft.) and converting an existing 3,713 square foot warehouse into office use. Phase II consists of developing an additional 8,000 square feet of office space on the site in the future.

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As proposed, the site will be developed with 100% office use. The Zoning Ordinance requires a special permit for property which is developed with more than 25% office uses in Heavy Commercial or Industrial zones. This requirement was established to ensure that parking and traffic problems would not result with the development of office uses in these zones.

- B. The plans indicate that adequate on-site parking is available. The applicant will be providing 48 parking spaces which is in excess of that required by the ordinance for office use. The industrial park in which the site is located is self-contained, therefore, traffic problems will not result in adjacent development. The industrial park is also located on the south side of State Route 160 and adequate access to and from the site is provided from this highway.
- C. The applicants plans were submitted to the Traffic Engineer who indicated no objections or concerns regarding this request.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

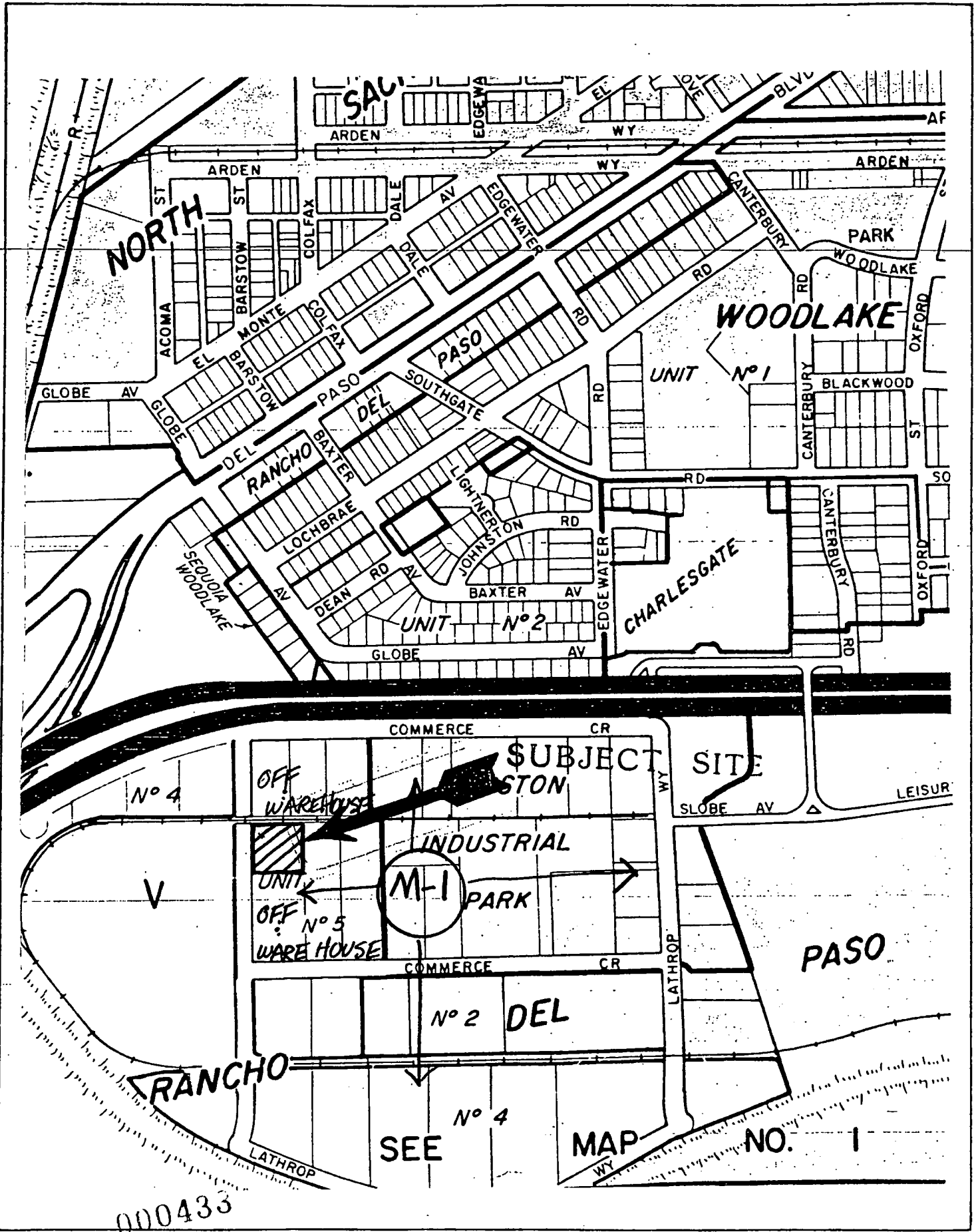
STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration; and
- B. Approval of the Special Permit, based upon the following Findings of Fact:

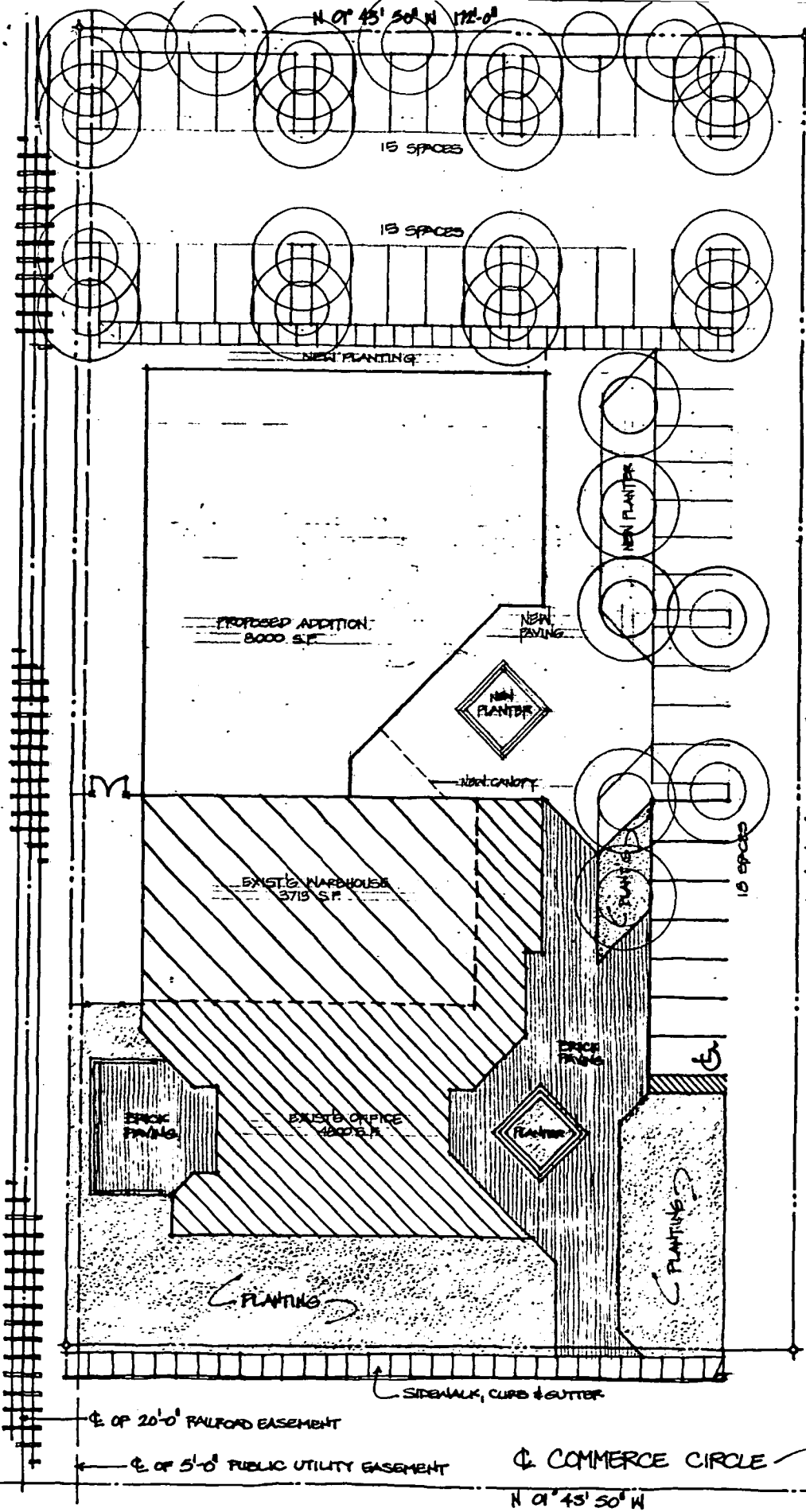
Findings of Fact - Special Permit

1. As proposed, the special permit is based upon sound principles of land use, in that:
  - a. adequate on-site parking is provided; and
  - b. the site is located in an isolated industrial park which has access from Highway 160.
2. The special permit, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in the creation of a nuisance, in that adequate parking is provided on site and access to the site will not be directed through adjacent development outside of the industrial park.
3. The proposed special permit is consistent with the 1974 General Plan and the 1965 Industrial Park plan which designate the site for industrial use and, offices are allowed uses in this category.

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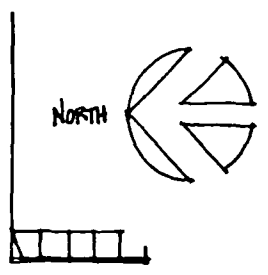


**VICINITY - LAND USE - ZONING**



TOTAL AREA OF SITE	52,116 S.F.
EXISTING BUILDING	8298 S.F.
PROPOSED ADDITION	8000 S.F.
TOTAL BUILDING	16,298 S.F. 31%
TOTAL LANDSCAPING	11,368 S.F. 22%
TOTAL PAVING	24,450 S.F. 47%
PARKING REQUIRED	
16,298 @ OFFICE @ 1 SPACE/1000'	16 SPACES
PARKING PROVIDED	46 SPACES

**ARKTEGRAF**  
 PHOTOGRAPHS  
 1529 Twenty-Second Street • Sacramento, California 95816  
 Telephone 916/739-0211



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**SITE PLAN (MASTER EXPANSION)**  
 SCALE: 1/16" = 1'-0"

P85-003

1-10-85

BOY SCOUTS OF AMERICA  
 30 OCT. 84

No. 19

4.0' GUTTER

10' WIDE ASPHALT DRIVE  
10' WIDE CONC. DRIVE  
10' WIDE CONC. DRIVE  
10' WIDE CONC. DRIVE

N. 01° 45' 00" W. 761.0'

UNPAVED

50' FENCE LINE

THE 10' WIDE CONC. DRIVE  
INDICATED WITH DASHES IS 10' WIDE  
10' WIDE CONC. DRIVE ON 10' WIDE

ASPH.

AC PAVING

CONCRETE  
ROCK

4' HIGH CHAIN LINK  
FENCE & GATE IN  
REINFORCED SLAB  
(PROVIDES LOCK)  
5' X 6' CONCRETE  
PAD (SEE Q.U.T. B1)

REMOVE AC PAVING  
TO REVEAL TOP OF  
SLAB AT OUTSIDE  
FACE OF WALL

REAR OF (A)  
AC PAVING  
TO MATCH  
REAR OF (B)  
AC PAVING

NOTE:  
ALL OFF-ROAD STAIRS  
ARE RELATIVE TO  
ELEVATION AT SITE  
MARKER

REAR OF (A) CONC. DRIVE  
TO MATCH REAR OF (B)  
CONC. DRIVE

TOP OF ROAD DRIVE STAIR

PARTIAL OFF-ROAD DRIVE



(C) 10' WIDE CONC. DRIVE

(C) 10' WIDE CONC. DRIVE

(C) 10' WIDE CONC. DRIVE

10' WIDE CONC. DRIVE

N. 01° 45' 00" W. 60' N. J.

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1 SITE PLAN (EXISTING)

10/01/0

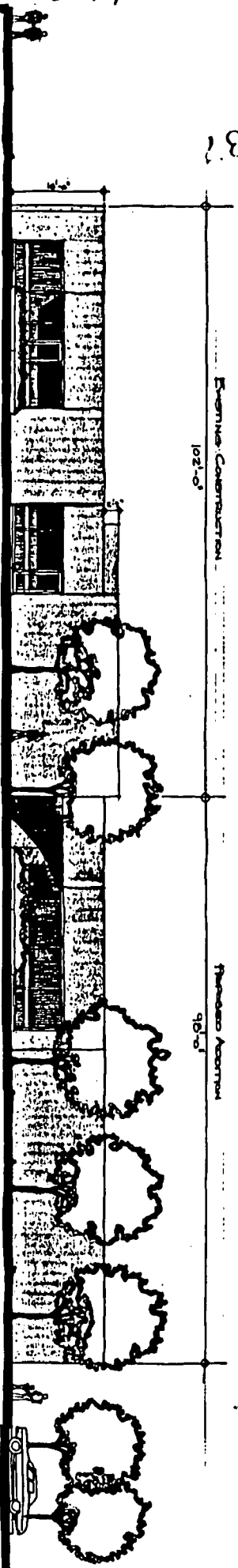
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No. 19



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**SOUTH ELEVATION**  
 Scale: 1/8" = 1'-0"  
 20 November 84  
 For Sears of America