

CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Panattoni Development Company, 8401 Jackson Road, Sacramento, California 95826		
OWNER Raley Associates, 8401 Jackson Road, Sacramento, California 95826		
PLANS BY Panattoni Development Company, 8401 Jackson Road, Sacramento, California 95826		
FILING DATE 2-21-91	ENVIR. DET. Negative Declaration	REPORT BY CG
ASSESSOR'S PCL. NO. 215-0271-008		

APPLICATION:

A. Negative Declaration

B. Plan Review to construct a 110,400 square foot warehouse building on 8.8± vacant acres in the Light Industrial- Review (M-1-R) zone

LOCATION: Northeast corner of Raley Boulevard and Santa Ana Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 110,400 square foot warehouse building on 8.8± vacant acres in the Light Industrial- Review (M-1-R) zone.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
 1984 North Sacramento
 Community Plan Designation: Industrial
 Existing Zoning of Site: Light Industrial- Review, M-1-R
 Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Vacant; M-1-R	Front:	0'	25'
South:	Industrial; M-1-S-R	Side(West):	0'	25'
East:	Vacant; M-1-R	Side(East):	0'	68'
West:	Vacant, residential, and industrial; M-1-S-R	Rear:	0'	5'

Parking Required: 184 spaces for both phases (1:1,000 sq ft warehouse and 1:400 sq ft office)
 Parking Provided: 184 spaces for both phases
 Property Dimensions: 610± feet by 590± feet
 Property Area: 8.8± acres
 Square Footage of Building A: 110,400 square feet
 Height of Building: One story, 26.5 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Concrete tilt-up
 Roof Material: Built up roof

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 8.8± acres in the Light Industrial- Review, M-1-R zone. The General Plan designates the subject site as Heavy Commercial or Warehouse and the 1984 North Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the subject site are vacant, zoned M-1-R to the north and east; industrial, zoned M-1-S-R to the south; and vacant, residential, and industrial, zoned M-1-S-R to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 110,400 square foot warehouse building on 8.8± vacant acres in the Light Industrial- Review (M-1-R) zone. This application is for Phase I of the warehouse development. Phase II is a proposal to construct a 60,800 square foot warehouse building with five percent office uses on the same parcel (P91-045). The Phase I warehouse building consists of 5,520 square feet (five percent) office area and 104,880 square feet warehouse area. The applicant proposes 184 parking spaces for both warehouse buildings on the site.

C. Policy Considerations

The proposed project is consistent with the General Plan and the 1984 North Sacramento Community Plan in that the site is designated for Heavy Commercial or Warehouse and Industrial, respectively.

D. Staff Analysis

1. Site Plan:

The subject site consists of 8.8± vacant acres in the Light Industrial- Review, M-1-R, zone. The M-1-R zone allows a maximum of 25 percent of the total gross floor area to be devoted to office uses. The applicant indicates only five percent of the building will be for office uses. A special permit will be required if the percentage of office is increased to exceed this 25 percent in the future. All the operations of the tenant(s) must be located wholly within the buildings. No equipment or materials may be located outside the buildings.

According to the Zoning Ordinance, one parking space is required for every 1,000 square feet of warehouse uses and one space is required for every 400 square feet of office uses. Phases I and II include a total of 171,200 square feet of building with 8,560 square feet of office and 162,640 square feet of warehouse. The project requires 184 parking spaces and the applicant is providing 184 parking spaces for both buildings. No additional office space can be added within the building without providing additional parking at a ratio of 1:400. The parking lot must meet the fifty percent in fifteen year shading requirement.

According to the Zoning Ordinance, no setbacks are required in the M-1-R zone. The applicant has proposed 25 feet of landscaping along Santa Ana Avenue and 25 feet of landscaping for a portion of Raley Boulevard. Staff suggests the 25 feet of landscaping be provided along the entire Raley Boulevard frontage. The applicant should submit a revised site plan which indicates this 25 feet of landscaping and the relocation of the required parking. The applicant should also submit a detailed landscape plan for review and approval of the Planning Director prior to the issuance of Building Permits. Staff suggests the 25 foot landscaped areas be landscaped with a combination of turfed undulating berms, shrubs and trees. The site plan also indicates a future development area. This area may not be used for parking or storage of any materials unless it is paved to City standards, and it should be barricaded with a landscaped planter as indicated on the submitted site plan.

2. Building Materials and Design:

The exterior building materials are proposed to be concrete tilt-up panels with a painted finish. The proposed roof is a built-up parapet roof. The proposed colors are light grey for the walls and doors and orange and dark grey for the three relief stripes. The top and bottom stripe will be orange and the middle stripe will be dark grey. The applicant proposes a 3/4 inch square relief in the concrete panels for each stripe. The applicant indicates striping on all four sides of the building. Design Review staff concurs that each elevation must have the three stripe relief.

Staff supports the approval of the Plan Review in that adequate parking, landscaping, and setbacks are provided; business operations will be conducted wholly within the buildings; building materials and design are compatible with surrounding buildings; and the use is consistent with the General Plan and the 1984 North Sacramento Community Plan.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Development Services, and Building Inspections departments. The following comments were received:

Traffic Engineering staff have the following comments:

1. Raley Boulevard will be a six lane major street with limited access. No left turn access on to Raley Boulevard from the site. Recommend redesign to provide major access on Santa Ana Avenue; and
2. Comply with the guidelines of the developer TSM ordinance as a "major project".

Engineering Development Services staff have the following comments:

1. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a Building Permit;
2. Frontage improvements along Santa Ana Avenue shall be constructed with Phase I. Applicant shall provide a cash contribution for curbs, gutters, sidewalks, paving, and street lights along Raley Boulevard. (This condition should have been met during Phase I construction.);
3. Applicant shall provide temporary access from Raley Boulevard to on-site improvements to the satisfaction of the Traffic Engineer; and
4. Notice: Property to be developed in accordance with this plan review may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the mandatory mitigation measures listed below into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration; and
- B. Approve the Plan Review subject to the conditions and based upon the findings of fact which follow:

Conditions

1. The project shall comply with the Tree Shading requirements of the Zoning Ordinance for all parking lot areas.
2. The trash and recycling enclosures shall meet the requirements in the Zoning Ordinance.
3. A sign permit shall be obtained for any attached or detached sign. Detached signs shall be of a monument type not exceeding ten feet in height and 48 square feet in area. No pole signs will be allowed.
4. Each elevation of the building shall have the relief and stripe design enhancement as indicated on the submitted elevations.
5. The office area shall not exceed twenty-five percent of the gross floor area of the buildings on the site. If office area exceeding twenty-five percent of the gross floor area is proposed at a later date, a special permit shall be required. Additional parking spaces shall be required at the ratio of one space for every 400 square feet of office area if additional office floor area is added to the building.
6. This Plan Review applies to the Phase I warehouse development only. Any further development shall require additional review and approval.
7. All operations of the business(es) shall be conducted wholly within the buildings. The applicant or tenant(s) shall not store any materials or equipment outside the building.
8. The applicant shall submit a revised site plan which indicates a 25 foot landscape setback along the entire Raley Boulevard frontage and the relocation of the required parking. The revised plan shall be submitted to the Planning Director for review and approval prior to the issuance of Building Permits.
9. The applicant shall submit a detailed landscape plan for review and approval of the Planning Director prior to the issuance of Building Permits. The 25 foot landscape areas shall consist of a combination of turfed undulating berms, shrubs and trees.
10. The applicant shall provide and maintain landscaping on the five foot strip shown on the site plan between the Phase II warehouse building and the north property line.
11. No parking, driving, or storage shall be allowed on the undeveloped northeast portion of the site. A six inch concrete curb or other suitable barrier shall be provided with the landscaping as shown on the submitted plans to prevent use of the undeveloped portion of the site. The area may be used provided it is paved and landscaped to City standards.
12. The applicant or tenant(s) shall comply with the guidelines of the developer TSM ordinance as a "major project".
13. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a building permit.

14. Frontage improvements along Santa Ana Avenue shall be constructed with Phase I. Applicant shall provide a cash contribution for curbs, gutters, sidewalks, paving, and street lights along Raley Boulevard.
15. The applicant shall provide temporary access from Raley Boulevard to on-site improvements to the satisfaction of the Traffic Engineer.
16. The applicant shall comply with the mitigation measures of the Negative Declaration.

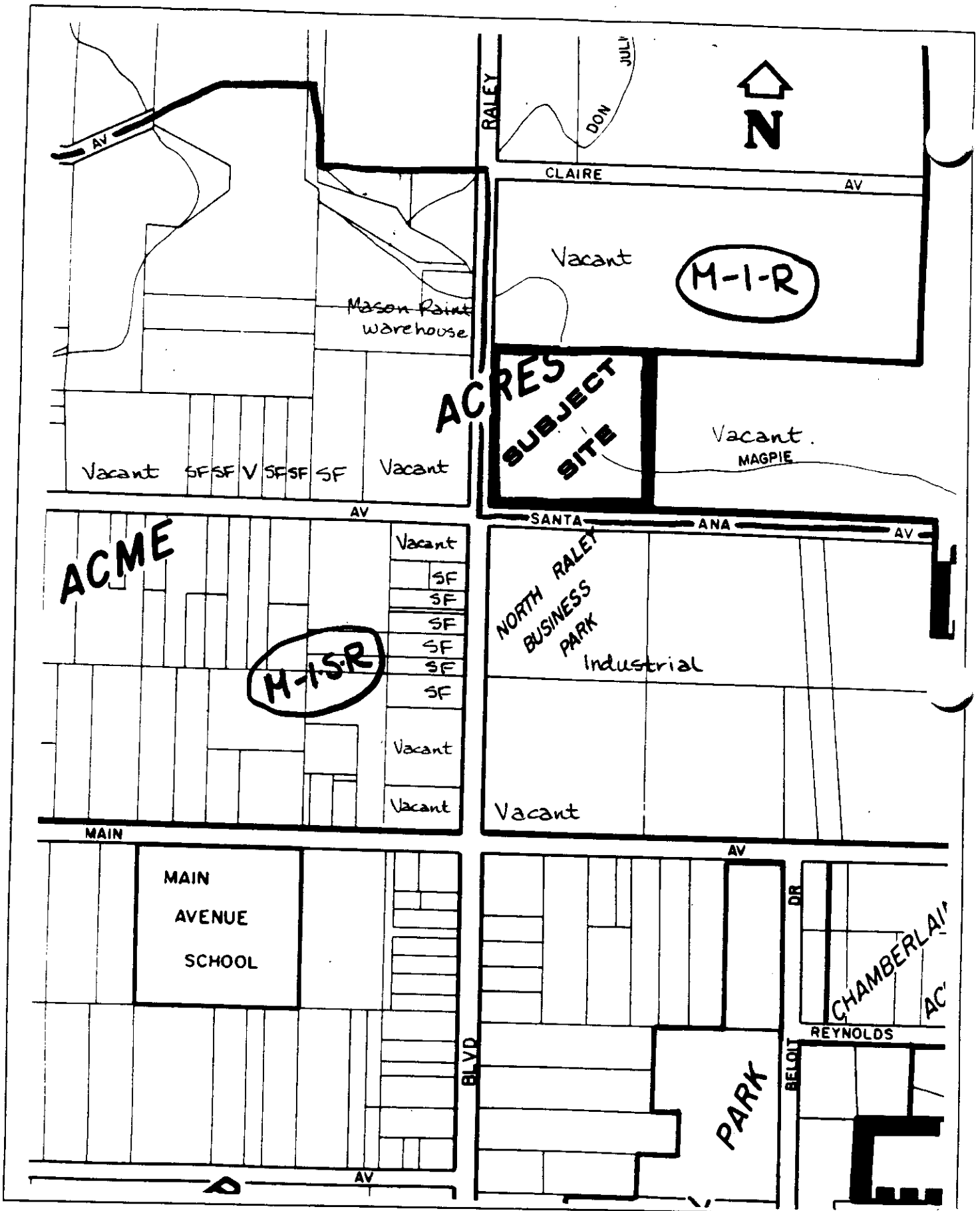
Mandatory Mitigation Measures

1. Obtain a Certificate of elevation from a certified surveyor to identify the elevation at which the floor of the structure will be one foot above known flood height. The structure shall be designed to be at least one foot above flood elevation. This certificate shall be submitted to the City Building Department with design plans.
2. A surveyor shall re-survey the finished floor elevation and provide documentation prior to framing inspection by the City Building Department. The documentation shall be available on site for the building inspector.
3. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation of construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant level before construction continues.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation.

Findings of Fact

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a warehouse use in a Light Industrial- Review (M-1-R) zone and is compatible with the surrounding uses.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking, landscaping, and setbacks will be provided;
 - b. the warehouse business(es) will be conducted wholly within the buildings; and
 - c. the building materials and design are compatible with existing industrial buildings in the area.
3. The project is consistent with the General Plan and the 1984 North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial, respectively.



VICINITY, LAND USE AND ZONING MAP

