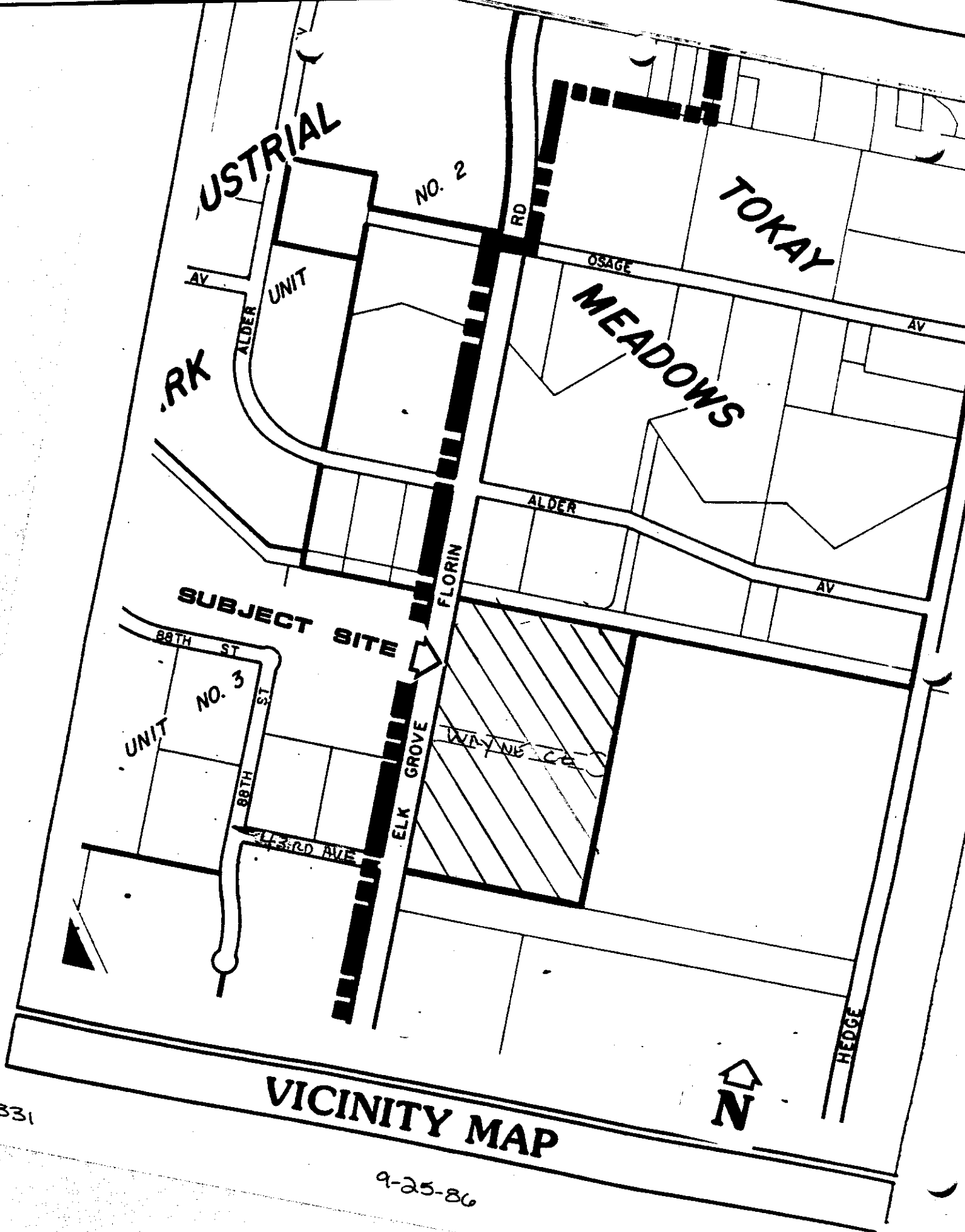


2. Buildings A & B shall be painted shadow gray as per the color palette submitted.
3. The office space shall not exceed 25% of the total building or a Special Permit shall be obtained.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is available on site;
 - b. the project is compatible with surrounding development.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a nuisance in that:
 - a. adequate landscaping will be provided;
 - b. a drainage study will be completed to the satisfaction of Public Works.
3. The proposed rezone and warehouses/offices are consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial use by the 1974 General Plan and the proposed warehouse/office use and rezone conform with the plan designation.



INDUSTRIAL

NO. 2

TOKAY

ARK

UNIT

MEADOWS

SUBJECT SITE

UNIT

NO. 3

ELK GROVE

FLORIN

WYNDYNE CIRCLE

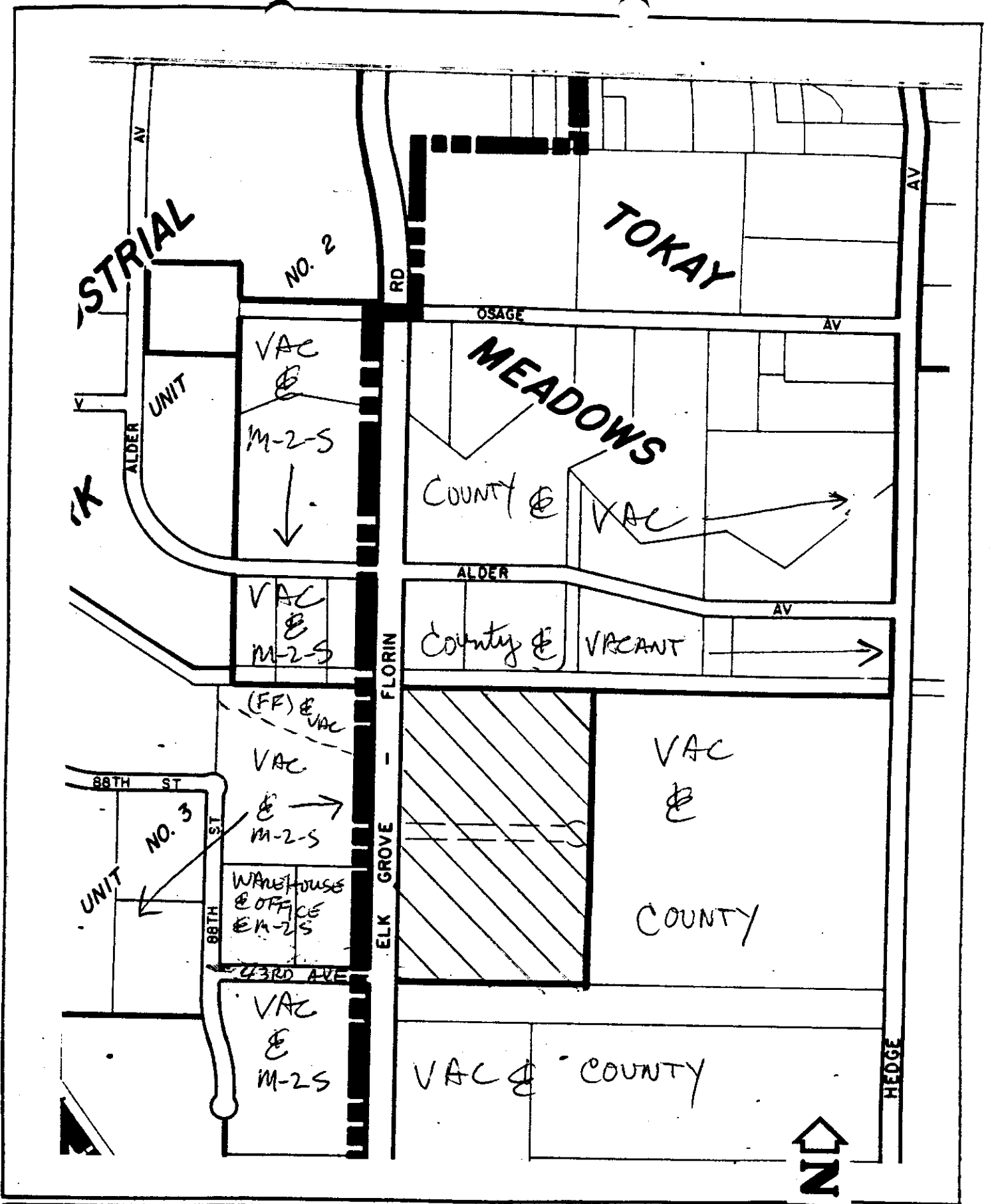
VICINITY MAP



6-331

9-25-86

Item 9



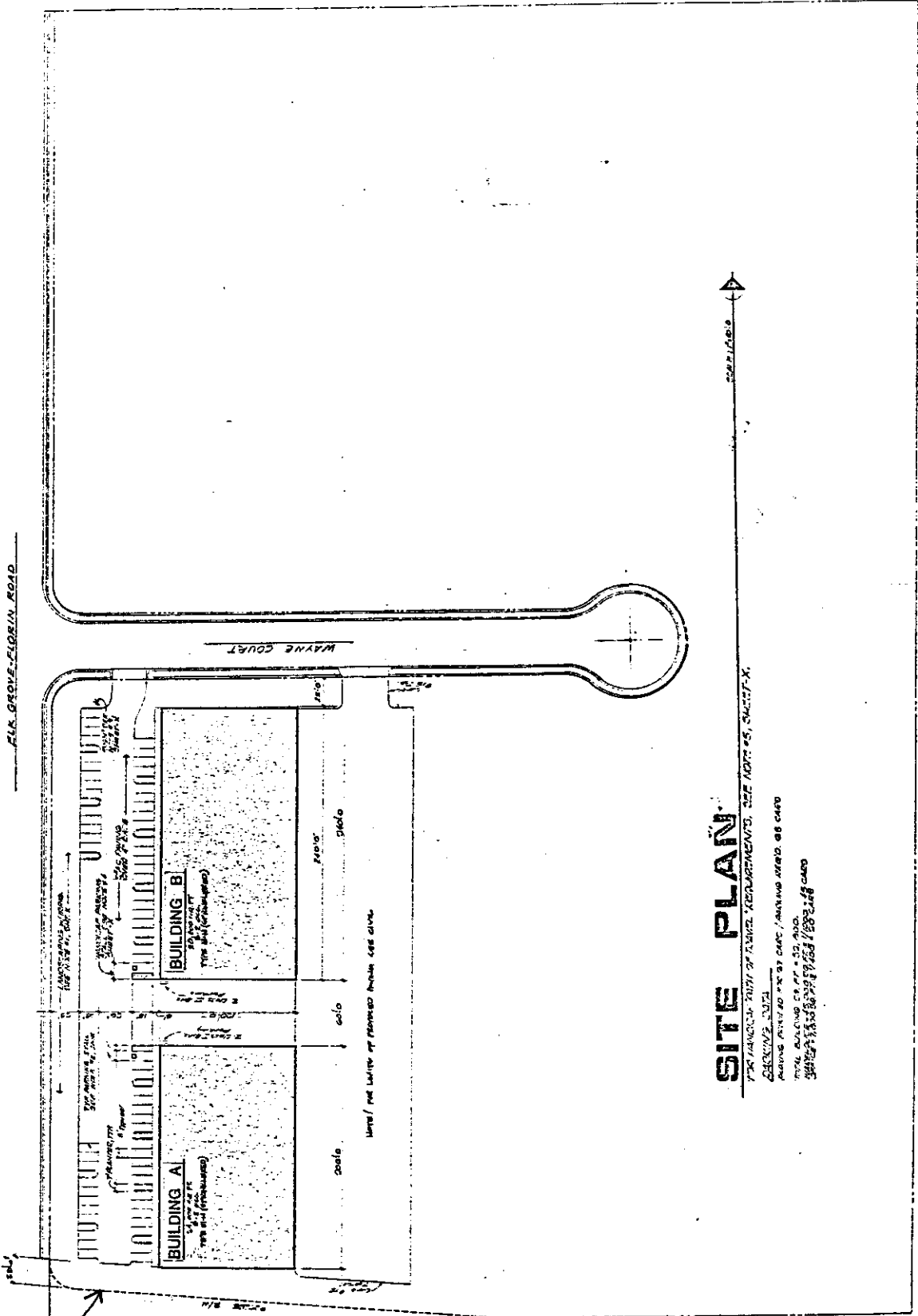
LAND USE & ZONING MAP

SITE PLAN

SITE PLAN

Leo McLeod & Associates, Inc.
 14140 W. 5th Street, Suite 200, Golden, CO 80401
 (303) 440-1111

REVISIONS BY



SITE PLAN

FOR LAYOUT OF TRAILER REQUIREMENTS, SEE NOTE #5, SHEET-X.
 DATE: 08/21/2013
 PLANNING PERMITS: 13-03 CARC / PARKING AREA: 08 CARC
 TOTAL BUILDING AREA: 85,700 SQ. FT.
 TOTAL TRAILER AREA: 1,100 SQ. FT. / 120 TRAILERS

Future Right-of-Way - 43rd Ave Extension

13E-982

9-25-86

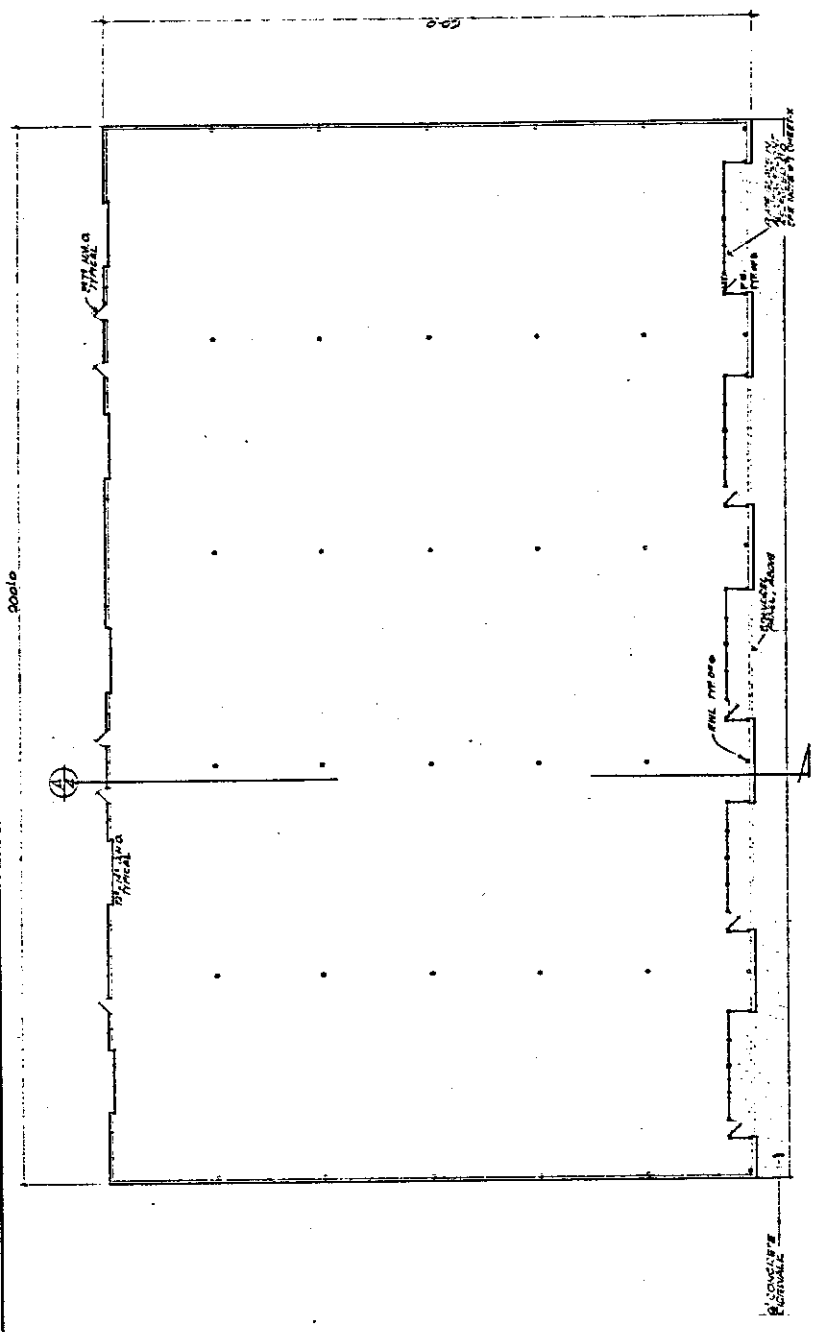
Item 9

REVISIONS	IN

Leo McGlade & Associates, Inc.
 2417 MAIN RD. SUITE 200, BOSTON, MA 02128
 TEL: 617-552-1234 FAX: 617-552-1235

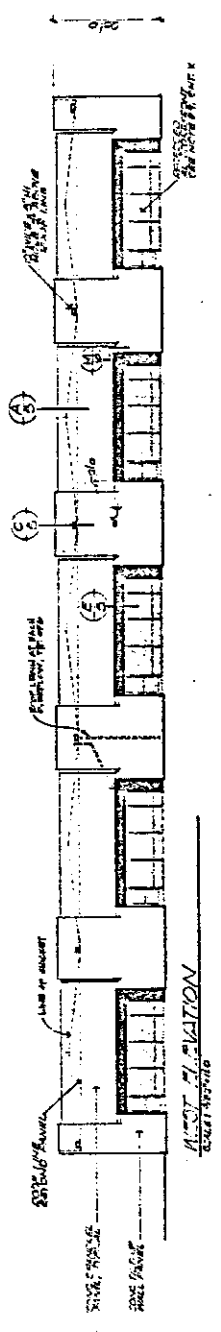
ESSE BLDG
 WEST ELEVATION
 BOSTON, MA

FLOOR PLANS



**FLOOR PLAN
 BUILDING - A**

1. BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL OTHER APPLICABLE CODES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



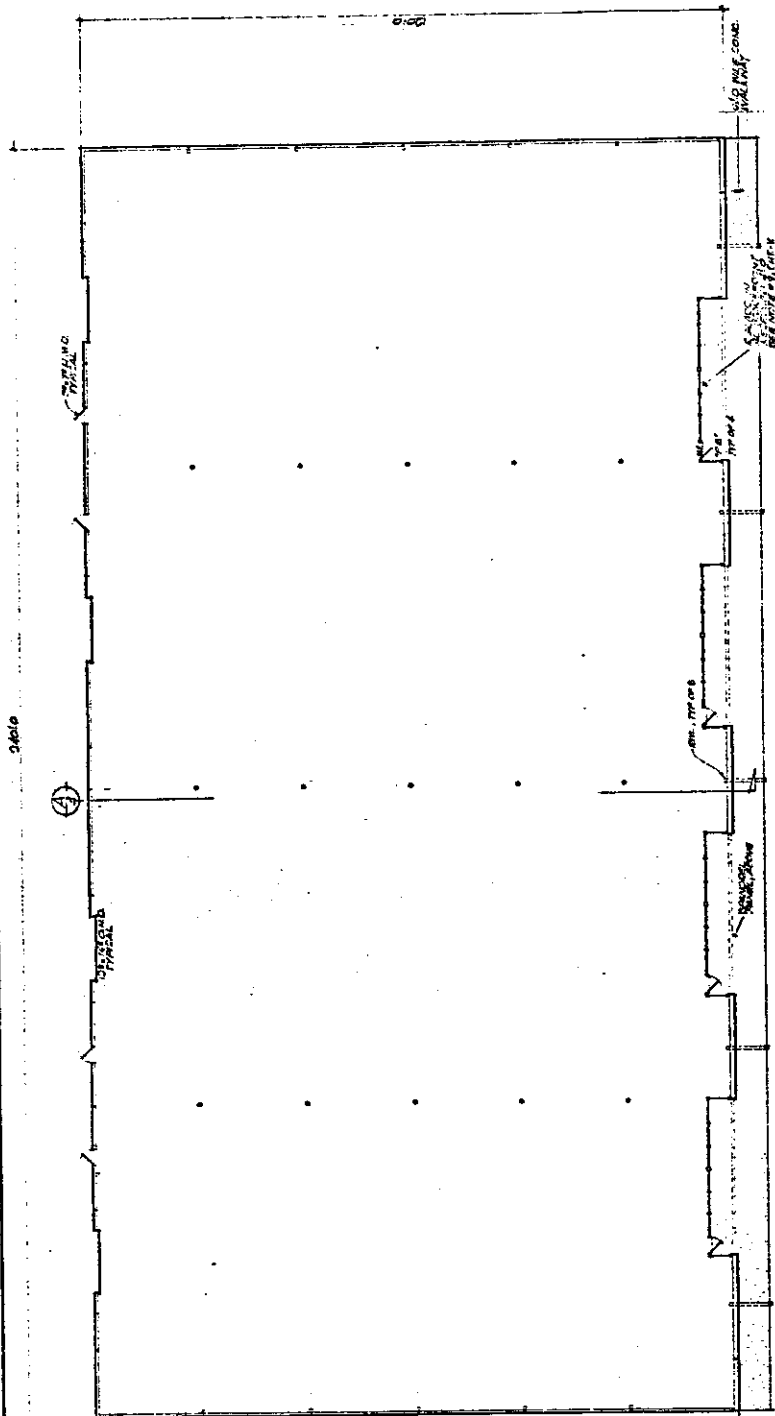
FLOOR PLANS

REVISIONS BY	DATE	DESCRIPTION

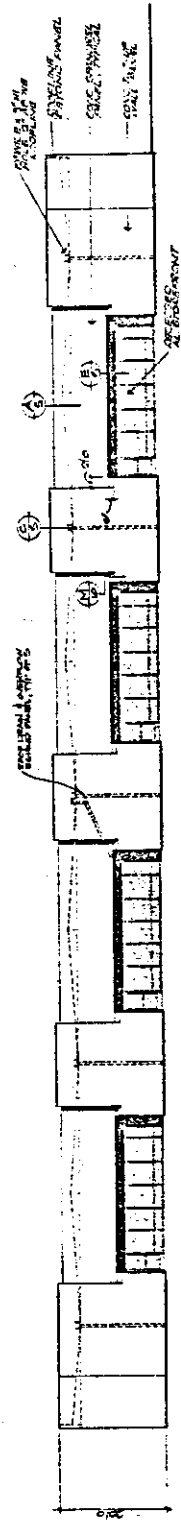
Leo McIndoe & Associates, Inc.
 1547 Avenue of the Stars, Suite 2000, Los Angeles, CA 90045
 (213) 412-1100

CLASS PLAN
 WEST ELEVATION
 BUILDING B

1/8" = 1'-0"



FLOOR PLAN
BUILDING - B
SEE NORTH ELEVATION

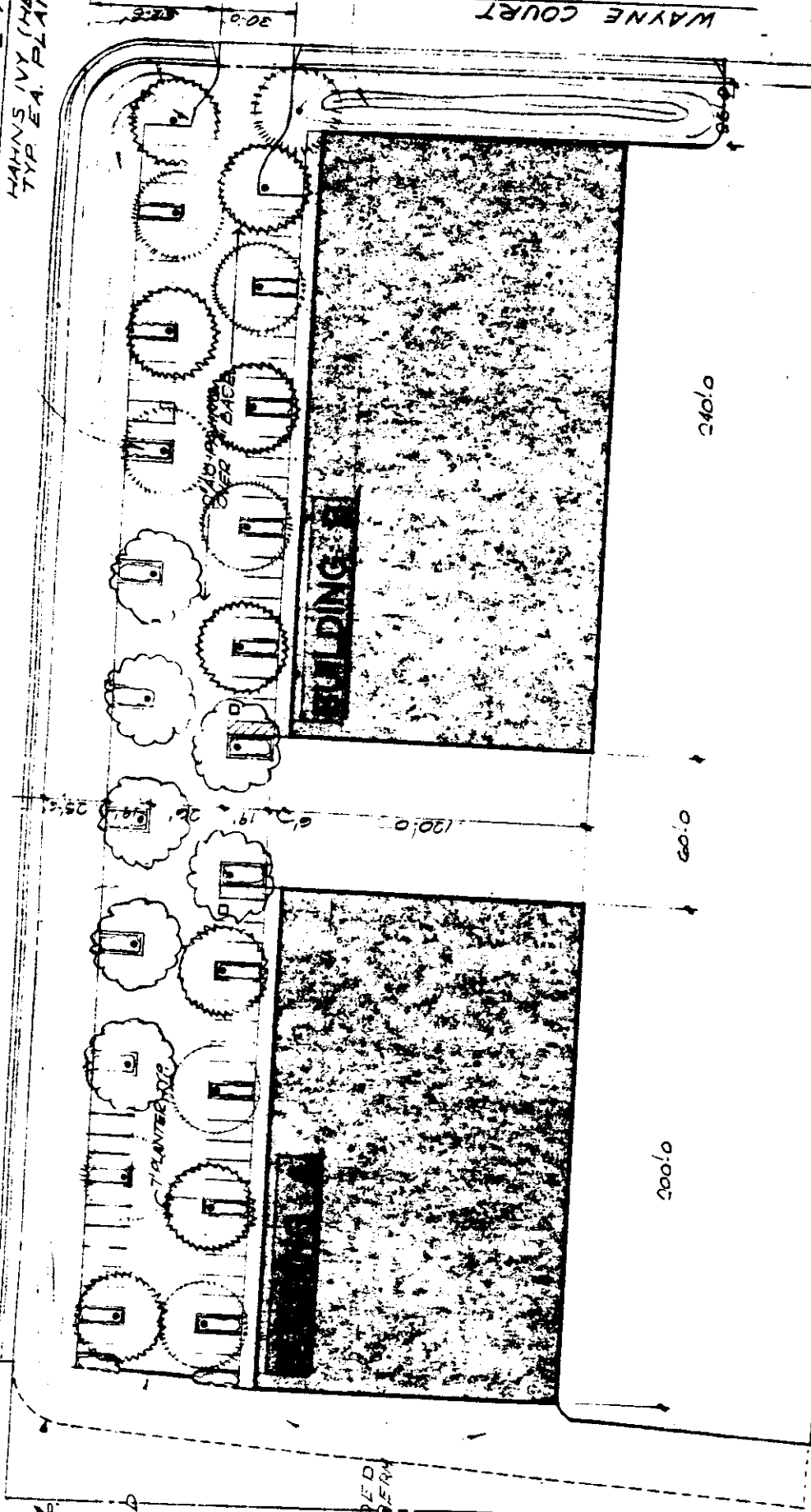


WEST ELEVATION
SEE NORTH ELEVATION

LANDSCAPE PLANS

ELK GROVE-FLOOR
MAYNS IVY (MEDIA)
TYP. EA. PLANT

WAYNE COURT



6" EXTRUDED CONC. CURB

SHADING DATA
 TOTAL PARKING & MANUEVERING AREA - 36688 *
 14 TREES @ 962# = 13,468#
 6 TREES @ 481# = 2,886#
 TOTAL SHADING PROVIDED = 24,614#
 TOTAL SHADING REQUIRED = 18,344#

P86-331

WOOD BAR
PASS STOP

EXTRUDED
CURB

PROPOSED
N W/O BERM

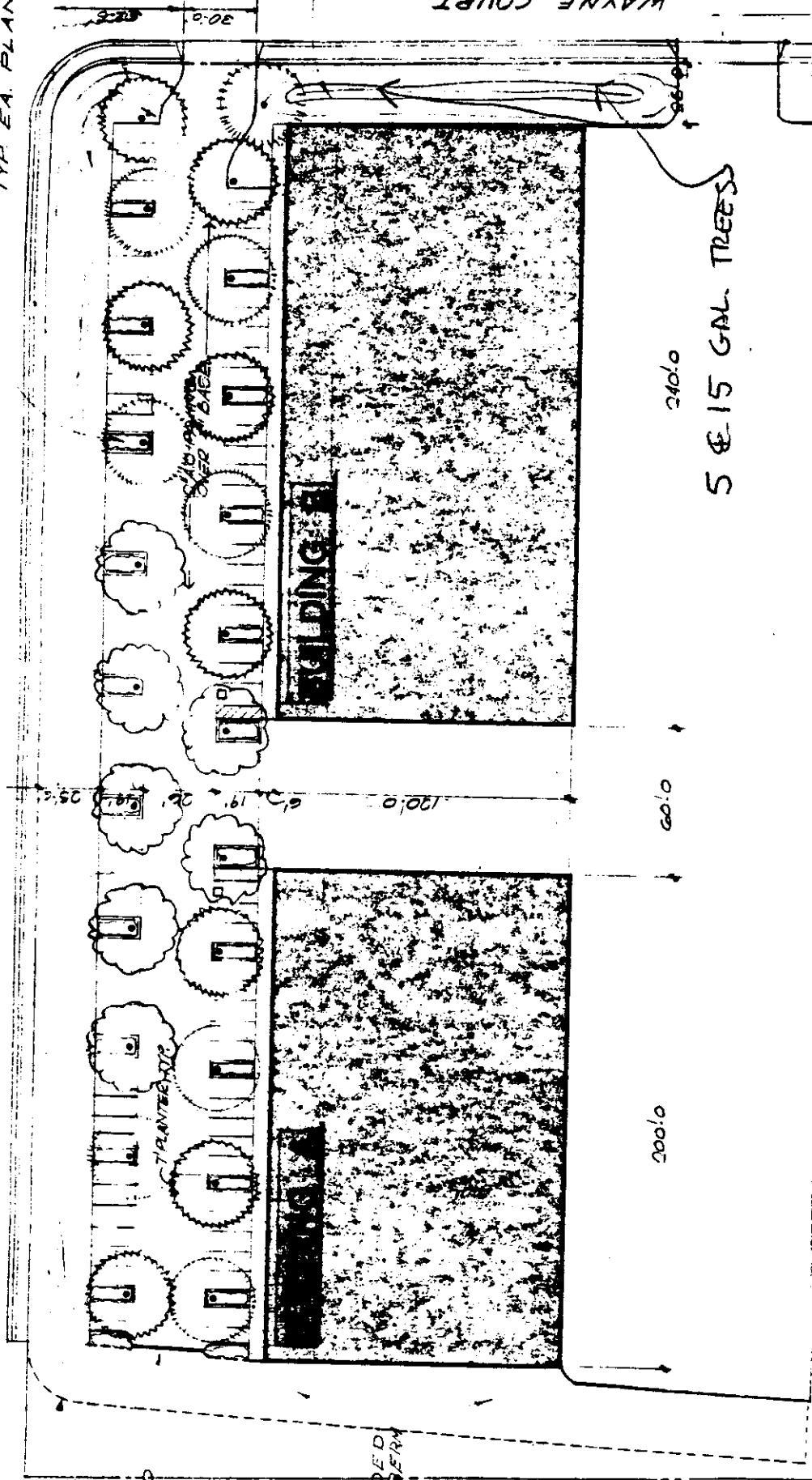
9-25-86

Item 9

EXHIBIT A

ELK GROVE-FLOOR
 MAHNS IVY (MEDIA)
 TYP EA. PLANTER

WAYNE COURT



5 @ 15 GAL. TREES

6" EXTRUDED CONC. CURB

SHADING DATA
 TOTAL PARKING & MANUEVERING AREA - 36688
 14 TREES @ 962# = 13,468#
 6 TREES @ 491# = 2,986#
 TOTAL SHADING PROVIDED = 21,641#
 TOTAL SHADING REQUIRED 18,344#



CITY PLANNING COMMISSION

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

APPLICANT	City of Sacramento				
OWNER	Oates/Et al, 8401 Jackson Road, Sacramento, CA 95826				
PLANS BY	Leo McGlade & Assoc., 3417 Arden Way, Ste. A, Sacramento, CA 95825				
FILING DATE	8-22-86	ENVIR. DET.	Neg Dec Filed 9-15-86	REPORT BY	CV:ldc
ASSESSOR'S-PCL. NO.	062-0060-076,077				

APPLICATION: A. Negative Declaration

B. Rezone from Agriculture (A) to Heavy Industrial Review (M-2-S-R)

C. R - Review

LOCATION: East side of Elk Grove-Florin Road, north of future extension of 43rd Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct two warehouses totalling 52,800 square feet.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	Agriculture (A)
Existing Land Use of Site:	Two warehouses under construction

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; county	Front:	25'	25'
South: Vacant; county	Side(Int):	0'	540'
East: Vacant; county	Side(St):	25'	105'
West: Vacant, Warehouse/Office; M-2-S	Rear:	0'	45'

Parking Required:	65 spaces
Parking Provided:	67 spaces
Property Dimensions:	755'± x 1160'±
Property Area:	20± acres
Square Footage of Building:	Bldg A: 24,000 sq. ft.; Bldg B: 28,800 sq. ft.
Height of Building:	One story
Topography:	Flat
Street Improvements and Utilities:	Existing
Exterior Building Materials:	Concrete
Roof Material:	Cap Sheet

BACKGROUND INFORMATION: In 1984, Industrial Sites Ltd., petitioned LAFCO for annexation of the subject site which was zoned manufacturing by the County. In January 1985, the City Council approved this request for annexation and the site was rezoned to Agriculture (M84-036).

A tentative map to subdivide this 20± acre site was approved by the City Council on December 3, 1985.

PROJECT EVALUATION: Staff has the following comments:

APPLC. NO. P86-331 MEETING DATE September 25, 1986 ITEM NO. 9

A. Land Use/Zoning:

The subject site is zoned Agriculture and is partially developed with two warehouse buildings currently under construction. Surrounding land uses include vacant to the north, south and east. A warehouse/office development is located to the west.

B. Site Plan/Elevations:

Two warehouse buildings (A & B) are presently under construction. The total square footage proposed for warehouse use is 45,000 sq. ft. The remainder, 7,800 sq. ft., will be office use. The building materials used include exposed concrete. The storefront is proposed to be recessed and will include gray tinted glass in bronze aluminum sections. All exposed concrete, roll-up doors and main doors will be painted shadow gray. The applicant has submitted a color palette showing a sample of the shadow gray color. Staff has no problem with this color.

The applicant has also submitted landscape plans for Buildings A & B. These plans show a hydroseed lawn over a three foot high earth berm adjacent to both Wayne Court and Elk Grove-Florin Road. A hydroseeded lawn without the three foot high earth berm is also proposed for the south side of the subject site. Staff recommends the addition of five and fifteen gallon trees to the areas proposed for hydroseeding along Wayne Court as shown in Exhibit A. The landscaping proposed for tree shading the parking lot will be subject to the review and approval of the Planning Director.

A portion of the subject site to the south of Building A is reserved for future right-of-way for the proposed extension of 43rd Avenue to Hedge Avenue (see Site Plan).

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant adverse impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the rezone from Agriculture (A) to Heavy Industrial Review (M-2-S-R) zone, based upon Findings of Fact which follow.
- C. Approval of the R - Review, based upon Findings of Fact and conditions which follow.

R - Review - Conditions:

- 1. Five and fifteen gallon trees shall be added to the areas proposed for hydroseeding adjacent to Wayne Court per Exhibit A.