

CITY PLANNING COMMISSION

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

APPLICANT COMSTOCK-JOHNSON ARCHITECTS INC. 10304 Placer Lane, Sacramento, CA 95826
OWNER BECHTEL INVESTMENTS INC. 3463 Ramona Avenue #17, Sacramento, CA 95827
PLANS BY Comstock-Johnson Architects, Inc. 10304 Placer Lane, Sacramento, CA 95826
FILING DATE 5/3/38 **ENVIR. DET.** Neg. Dec. **REPORT BY** DCS:yf
ASSESSOR'S-PCL. NO. 079-0282-015,016,017

APPLICATION: A. Negative Declaration.

B. Special Permit to allow offices in the M-2S zone.

LOCATION: 3433, 3443, 3453, 3463, 3473 Ramona Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to permit office uses to increase from the 25 percent permitted by right to 50 percent office use.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Warehousing, office

Surrounding Land Use and Zoning:

North: Industrial; M-2S
South: Industrial; M-2S
East : Industrial; M-2S
West : Industrial; M-2S

Parking Required:	106 spaces (at 25 percent office)
	135 spaces (at 50 percent office)
Parking Provided:	169 spaces
Property Dimensions:	Irregular
Property Area:	5.58± acres
Square Footage of Building:	77,120 sq. ft.
Height of Building:	18 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Exposed aggregate concrete

PROJECT EVALUATION:

A. Land Use and Zoning:

The subject site consists of 5.58± developed acres in the Heavy Industrial (M-2(s)) zone. Five, one story buildings are located on the site with a total of 77,120 sq. ft. of floor area. A variety of uses are within the development including contractor's offices and warehouses, a labor union office, bottled water delivery service and a delicatessen. The General Plan designates the site for heavy commercial

or warehouse uses. Surrounding land uses are a mixture of industrial and heavy commercial uses.

B. Applicant's Proposal:

The applicant proposes to increase the amount of office space permitted from 25 percent of the gross square footage to 50 percent of the gross square footage. The applicant feels that the site is underutilized and that the additional office space would have little impact on traffic.

C. Parking:

At this time, the project site has 169 spaces available for parking. Required parking is 106 spaces for the current uses on site with 25 percent office use; 135 spaces would be required for the development with 50 percent office use. Therefore, there is adequate parking to accommodate the parking needs of the applicant's request.

D. Traffic:

The additional traffic created by the increased office space would create approximately 300 trips more than the existing development. This addition is not considered to be a significant increase above that of the existing traffic levels in the area.

E. Trip Reduction:

The complex will contain a number of employees who could rideshare, use public transportation or other means to commute other than by single occupant vehicles. Staff recommends that rideshare information be posted and a Transportation Coordinator be identified for the complex.

F. Review:

The proposed project has been reviewed by the City Engineer, Traffic Engineer, Building Division and Regional Transit; no comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission:

A. Ratify the Negative Declaration.

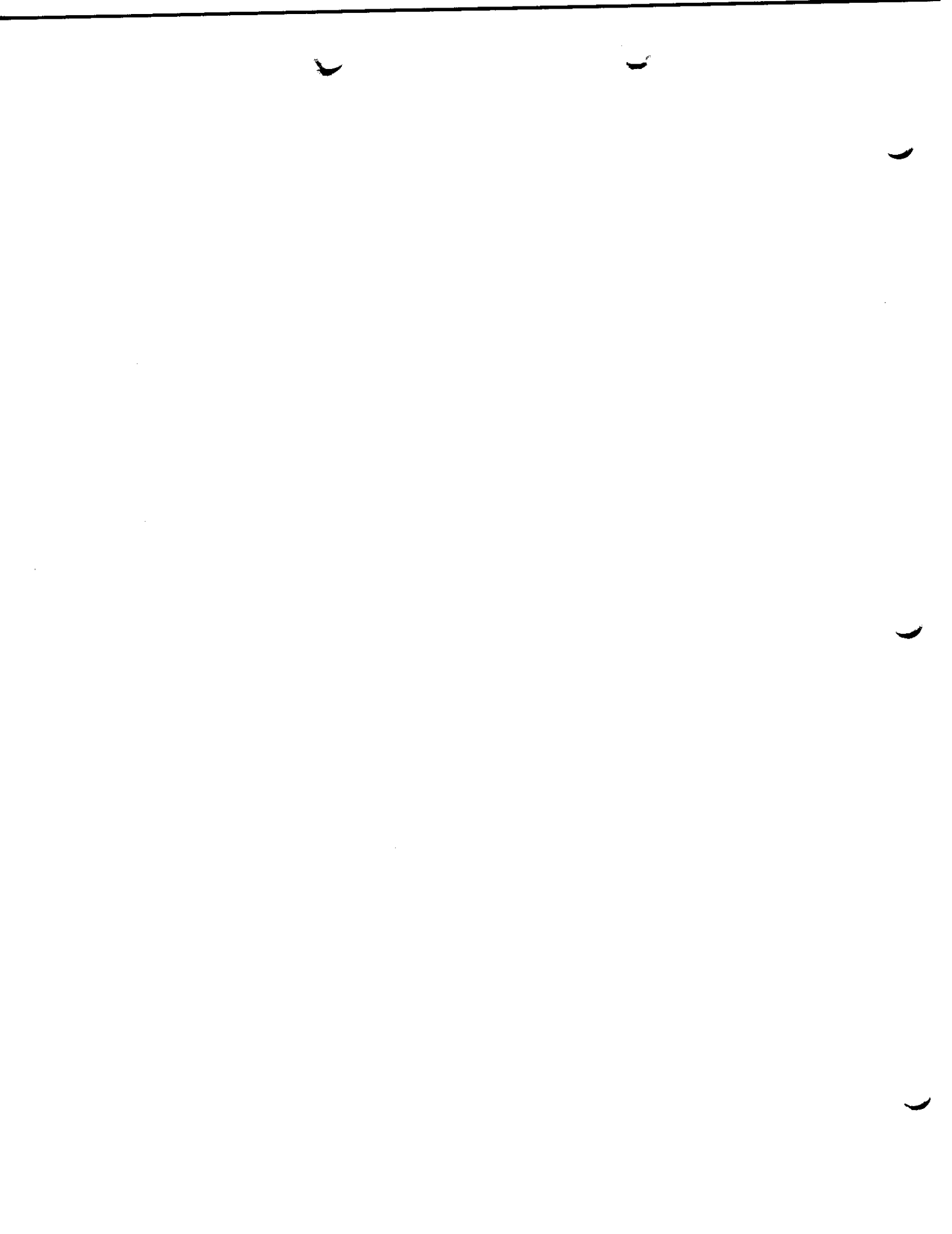
B. Approve the special permit with conditions and based upon the following findings of fact:

Conditions:

1. The applicant shall contact Sacramento Rideshare (445-POOL) and post rideshare information at work sites as required by the Zoning Ordinance.
2. All signage shall conform to the City Sign Ordinance.

Findings of Fact:

1. The proposed use is based on sound principles of land use in that adequate parking will be provided.
2. The proposed use will not be detrimental to the public health, safety or welfare or create a nuisance in that the additional traffic generated from the office use will not impact the existing circulation system.
3. The proposed use is consistent with the objectives of the General Plan for the area in which it is located.



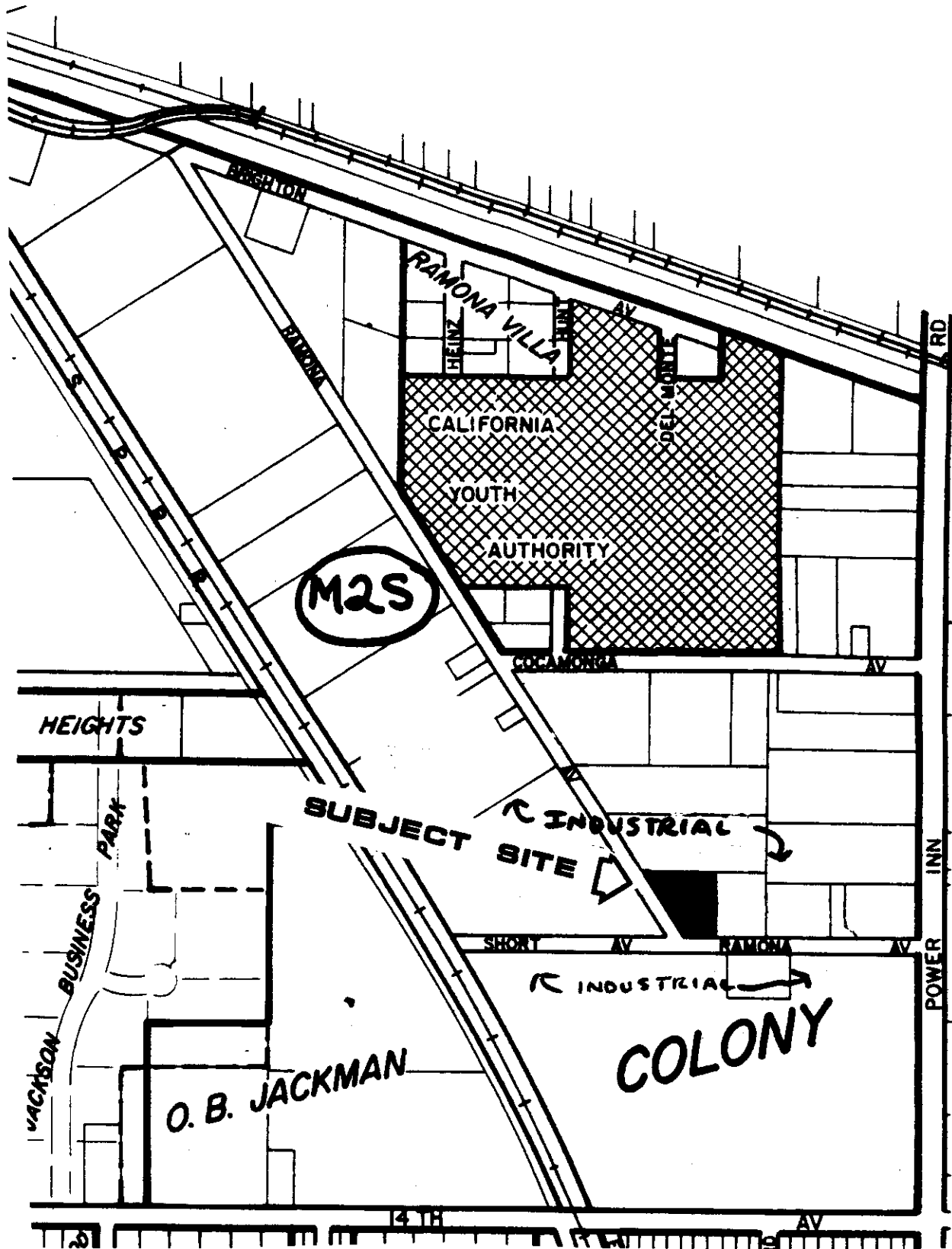


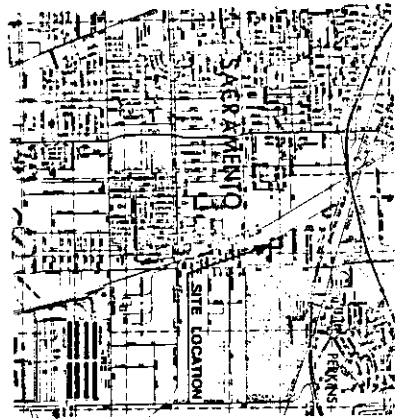
EXHIBIT A

VICINITY - LAND USE - ZONING

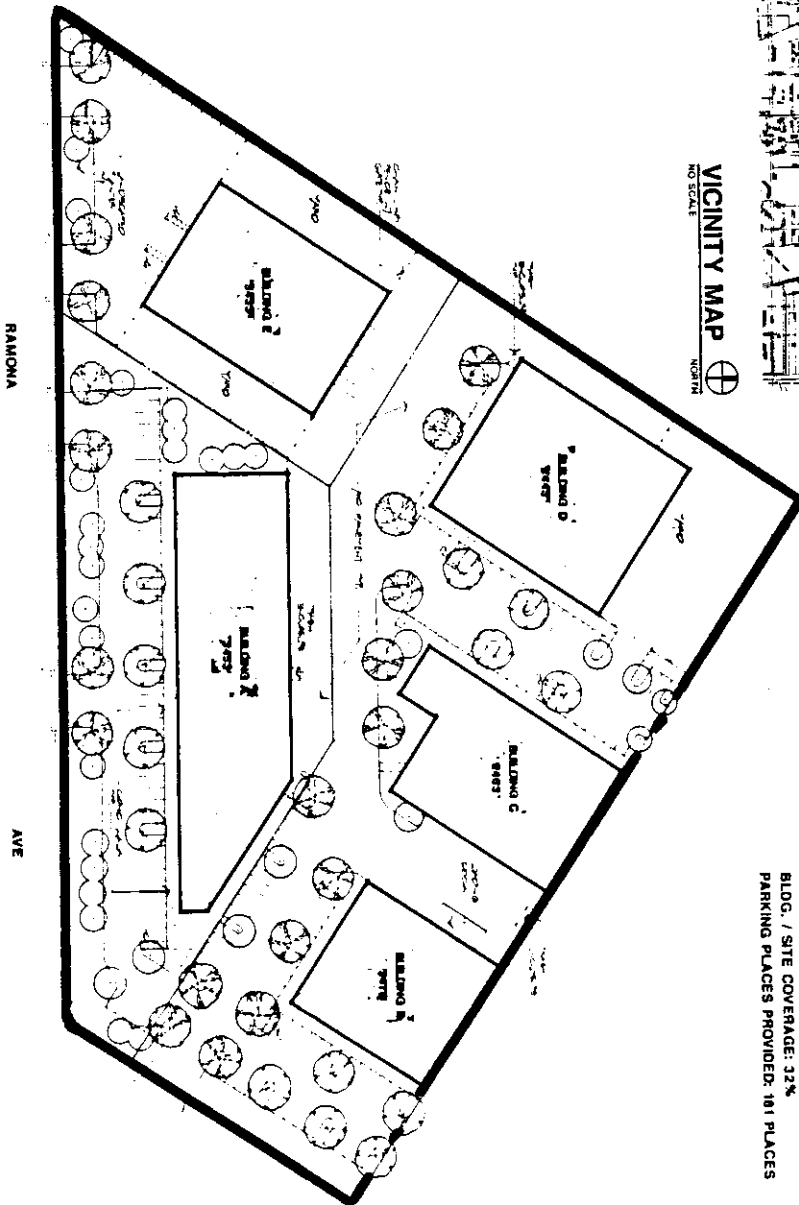
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21



VICINITY MAP
 NO SCALE
 NORTH



SITE PLAN
 SCALE 1" = 40' 0"
 NORTH

RAMONA BUSINESS PARK

SACRAMENTO, CALIFORNIA
 OWNER: BECHTEL INVESTMENTS INC.

COMSTOCK
 JOHNSON
 ARCHITECTS INC.

3117 National Blvd., Sacramento, California 95821
 80038 00 TEL # 477788

DATA:
 APN 079-282-015, 018, 017
 CITY OF SACRAMENTO, CALIF.
 CURRENT ZONING: M 2 S
 TOTAL SITE AREA (NET): 243,189 SF. 5.58 AC.
 TOTAL BUILDING AREA: 77,120 SF.
 BLDG. / SITE COVERAGE: 32%
 PARKING PLACES PROVIDED: 181 PLACES

EXHIBIT B

Handwritten initials or marks.