

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

**PLANNING DIRECTOR'S
PLAN REVIEW MODIFICATION
(P92-264)**

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Date: October 21, 1992

Applicant: D.G. Granade General Contractors, P.O. Box
264, Rescue, CA 95672

Owner: Gail Worthen, 4620 Raley Boulevard,
Sacramento, CA 95838

Application: Planning Director's Modification to modify an
approved Plan Review for a proposed 13,000
square foot warehouse building.

Location: 4620 Raley Blvd., APN #238-0011-032-0000

Background: On February 13, 1986, the Planning Commission approved the necessary entitlements to construct a 20,000 square foot cabinet shop on a portion of the subject site (P84-308). On December 6, 1988 a second application (P89-017), was submitted requesting the necessary entitlements to allow the construction of a second warehouse building on the subject site. The Planning Commission approved the required Plan Review, for the proposed 15,000 square foot warehouse building and a Lot Line Adjustment, to merge two lots into one, on January 26, 1989.

Staff Evaluation: The subject site consists of approximately 1.99± partially developed acres which is currently developed with a 20,000 square foot cabinet manufacturing facility. The subject site is zoned Light Industrial Park Review (M-1SR) which requires a Plan Review for all proposed development. The Planning Commission originally approved a development plan review for a 15,000 square foot warehouse building to be constructed on the rear of the subject site. The applicant has submitted revised plans that will reduce the actual building area from 15,000 square feet to 13,000 square feet. In addition, the applicant is requesting to incorporate a loading dock on the east side of the proposed concrete tilt up warehouse building. As the proposed development will exceed 10,000 square feet, a minimum of one loading dock is required and should be

P92-264

been required under the original approval. The applicant's proposal to incorporate a loading dock into the design of the 13,000 square foot warehouse building will bring the existing development into conformance with the parking requirements as listed in Section 6 of the City's Zoning Ordinance

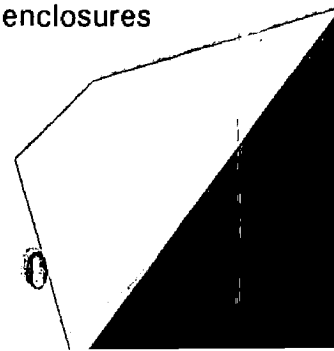
In order to analyze the project Planning staff visited the subject site and noted that the existing building had several pieces of mechanical equipment located on the roof that had not been screened. As the subject site is located within an area designated as industrial park, Planning staff recommends that the applicant incorporate a mechanical screen around the roof of the proposed warehouse building prior to issuance of a building permit. During staff's inspection of the subject site it was also noted that vehicles were being parked on unpaved surfaces and there was open storage of materials. The Zoning Ordinance requires that all vehicles be parked on an approved paved surface with the required landscaping, shading and irrigation. In addition, the Light Industrial Park Review (M-1SR) zone requires that all outside storage be screened with a solid wall or fence. On June 25, 1991, the City Council adopted a Recycling Ordinance which requires all new developments to incorporate a recycling plan for the development and provide adequate space for recycling on the subject site. The applicant should be aware that the new building will be subject to the City's Recycling Ordinance.

Provided that the applicant incorporate the above recommendations into the project plans, Planning staff has no objections to the proposed building reduction and loading dock addition as requested.

Recommendation: Staff recommends that the Planning Director approve the requested Modification subject to the conditions which follow:

Conditions:

1. The applicant shall incorporate a parapet and/or some other similar type of mechanical screening around the roof of the proposed building in order to provide a visual screen. A roof plan with details on the screening shall be submitted to the Planning Director for review and approval prior to issuance of a building permit;
2. All vehicle parking areas and outside storage areas shall be paved in accordance with Section 6 of the Zoning Ordinance;
3. All outside storage areas shall be screened with a minimum 6 foot high solid fence or wall. If a chain link fence is to be utilized, vinyl slats shall be installed in the fence;
4. The applicant shall submit a recycling program as required in Section 34 of the Zoning Ordinance and shall incorporate the necessary trash enclosures into the project plans; and



3. The applicant shall obtain all necessary building permits prior to construction.

REPORT PREPARED BY:


Dawn Holm, Assistant Planner

10/22/92
Date

REPORT APPROVED BY:


Gary Stonehouse, Planning Director

10.23.92
Date