

CITY PLANNING COMMISSION

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

APPLICANT	BRANT CONSTRUCTION MANAGEMENT, INC. 2001 N. Cline Ave., Griffith IN 46319		
OWNER	I-80 INDUSTRIAL ASSOCIATES, 1455 Response Rd., #290, Sacramento, CA 95815		
PLANS BY	Brant Construction Management, Inc. 2001 N. Cline Ave. Griffith, IN 46319		
FILING DATE	10/20/88	ENVIR. DET. Neg. Dec.	12/29/88
ASSESSOR'S PCL. NO.	238-0220-007	REPORT BY	JP:vf

APPLICATION:

- A. Negative Declaration
- B. Variance to waive the City's standard surfacing requirement for a portion of the storage, service and sales area for a proposed construction equipment sales and service facility.
- C. Plan Review for a 35,282+ square foot construction equipment sales and service facility on 7.7+ acres in the M-1S-R zone.

LOCATION: Northwest corner of Bell Avenue and Beloit Drive

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 35,282+ square foot construction equipment sales and service facility (J. I. Case Company) in the area known as the I-80 Industrial Park

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; M-1S-R and County	Front:	25'	25'
South: Industrial, Vacant; M-1S-R			
East : Vacant; M-1S-R and M-2S-R	Side(St):	25'	25'
West : Vacant; M-1S-R	Rear:	No requirement	

Parking Ratio Required:	Office : 1:400 sq. ft.
	Commercial: 1:500 sq. ft.
	Warehouse : 1:1000 sq. ft.

Parking Required:	53 spaces
Parking Provided:	48 spaces
Property Dimensions:	Irregular
Property Area:	7.7+ acres
Square Footage of Building:	Building A
	Office Area: 5,338 sq. ft.
	Parts and Receiving: 10,194 sq. ft.
	Service: 16,000 sq. ft.
	Total 31,532 sq. ft.

Square Footage of Building cont:	Building B	
	Wash Area:	1,250 sq. ft.
	Storage Area:	2,500 sq. ft.
	Total	<u>3,750 sq. ft.</u>

Height of Building:	36± ft. (2 stories)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Metal siding and roof, glass windows with aluminum trim

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

A. Land Use and Zoning:

The subject site is a 7.7± acre lot located in the Light Industrial-Review (M-1S-R) zone. The site is bounded on three sides by streets, Bell Avenue to the south, Beloit Drive to the east and Diesel Drive to the north. The site is located in an area known as the I-80 Industrial Park and surrounding lands to the north, east and west are vacant and zoned for M-1S-R uses. To the south is vacant land and a warehouse/office complex in the M-1S-R zone (Sacramento Security Park). The site is designated Heavy Commercial or Warehouse by the General Plan and Industrial by the North Sacramento Community Plan.

B. Applicant's Proposal:

The applicant is proposing to construct a sales and service facility for the J. I. Case Company. The Case Company is a major manufacturer of equipment for the construction industry, such as rubber tired tractor backhoes, crawler loaders and excavators. The proposed facility will act as a regional facility for sales, repair, maintenance, parts, storage and distribution of Case equipment.

The facility will consist of two buildings: a 31,532± sq. ft. office, parts and service building; and a 3,750± square foot structure for storage and the washing of equipment. An outdoor equipment display area is proposed for the southeast corner of the site and the equipment storage yard area is proposed for the northern portion of the site. The applicant is requesting that the pavement surface of the storage yard area and equipment display area consist of rock or crushed stone. The applicant states that this type of surface is preferable as pavement surfaces such as asphalt do not stand up under use by track-type vehicle equipment. The Zoning Ordinance requires that all off-street parking, loading, storage, sales, rental or service areas for vehicles be surfaced with either two inches of compacted asphalt paving over four inches of aggregate base rock or three inches of portland cement paving. A variance from this surfacing requirement for sales and storage areas is necessary for the use of a rock or crushed stone surface.

C. Building Design:

The applicant proposes that the two buildings on the site be constructed out of metal. Proposed colors are desert gold with brown and black trim. Planning staff finds that the front of the building which faces Bell Avenue should have some additional detailing to provide visual interest to this facade. This could be accomplished through the use of architectural projections or third dimensional design changes to the facade. Brick or tile could also be used as accent materials. Additional landscaping at the building entrance could also enhance the structure. Staff recommends that the applicant revise the south and east building elevations to include a decorative element(s) subject to Planning staff review and approval.

D. Site Plan Design:

1. Landscaping

The applicant has not submitted a landscape plan as part of the proposal. Some landscaping has been indicated on the site plan such as a three foot high berm along a portion of the Bell Avenue street frontage, trees to meet the parking lot shading requirement, grass in front of the main building and shrubs adjacent to the masonry wall. Planning staff finds that since the site has three public street frontages landscaping is an important element of the site plan design. Staff, therefore, recommends the following items be incorporated in the landscape plan for the project:

- a. Berming should be shown with three to three and one-half foot high undulating berms with the 25 ft. setback adjacent to all three public street frontages. Berming should be covered by lawn and trees;
- b. Street trees should be planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering of trees is recommended;
- c. A mix of five and 15 gallon and 24 inch box specimen trees should be shown;
- d. Parking spaces adjacent to landscaped planters should be designed to incorporate a two foot vehicle overhang into the planter;
- e. Landscaping and berming should observe minimum visibility requirements for driveways and street intersections;

- f. Fifty percent of the trees adjacent to the public right-of-way should be evergreen variety;
- g. Landscaping should be provided in the power line easement south of the electrical substation unless prohibited by the utility company holding the easement;
- h. Plants and/or shrubbery should be installed adjacent to the south building elevation.

These recommendations are similar to the previously approved conditions for warehouse buildings located in the I-80 Industrial Park.

2. Fencing

The applicant has indicated three fencing types on the submitted site plan: a six foot high masonry wall located to the west of the main structure and parallel to Bell Avenue; a six foot high wrought iron fence around the equipment display area; and a six foot high chain link fence with either wood or vinyl slats around the perimeter of the equipment storage area. Staff recommends that vinyl rather than wood slats be used in the chain link fence; as vinyl slats will hold up better over time. Staff also recommends that the masonry wall incorporate a decorative element.

3. Parking

Forty eight (48) parking spaces are indicated on the submitted site plan. Staff has determined that there are three main components to the proposed case company operation, an office component (5,338 square feet); a commercial component (10,194 square feet); and a warehouse/industrial component (19,750 square feet). Using the parking ratios required for office, commercial and industrial uses Planning staff has determined that 53 parking spaces are required. The site plan will need to be revised to accommodate these five additional spaces. One loading/unloading space and bicycle spaces will also be required for the proposed use.

4. Surfacing

As noted above, the applicant is requesting a variance to waive the City's standard surfacing requirement for a portion of the equipment storage and sales yard. Planning staff is aware of the damage that construction equipment vehicles can inflict on an asphalt or concrete surface and has in the past recommended the waiver of the City's standard surfacing requirement for some of

the heavy equipment storage yards in the City. Staff, however, also wants to insure that the waiver of the standard surfacing would not result in excessive dust, leakage of contaminants into the soil, deterioration of the public right-of-way or cause the site to have an unattractive appearance. Staff, therefore, recommends that all equipment repair areas, all driveway entrances and the equipment display area be paved in accordance with city standards (Exhibit B). The remaining vehicle storage areas can be surfaced with rock or crushed stone. Drainage for these areas will need to receive the approval of the City Public Works Department, Fire Department and the City/County Health Department.

E. Signage:

The applicant has indicated two signs to identify the Case facility: a 113+ square foot attached sign painted to the south side of the building and a 135+ square foot, 30+ foot high detached pole sign. Planning staff recommends that the pole sign be replaced with a detached monument sign. Staff finds that a monument sign would be more aesthetically pleasing and be compatible with the Sacramento Security Park complex on the south side of Bell Avenue which also prohibits pole signs.

F. Comments from Other Departments:

The project has been reviewed by the City Building, Engineering-Development, and Transportation Divisions. The Engineering-Development Division commented that the improvements that are being constructed as part of the I-80 Industrial Park must be complete and accepted by the City before sewer and water hook-ups for the project will be permitted.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have a significant adverse impact on the environment and has filed a Negative Declaration subject to the following mitigation measures:

1. Fill out a hazardous material form with the Fire Department prior to operation (phone 449-5480).
2. Store waste oil underground unless facility uses a "Convault" above-ground storage tank, which is the only approved above-ground fuel tank in the City of Sacramento.

RECOMMENDATION: Planning staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Variance to waive the City's standard surfacing requirement for a portion of the proposed construction equipment sales and service facility subject to conditions and based upon findings of fact which follow;

and service facility subject to conditions and based upon finding of fact which follow:

Conditions:

1. The applicant shall revise the submitted building elevations for the 31,532± square foot main building to add a decorative element to the south and east facades of the building. The revised elevations shall be subject to Planning staff review and approval prior to issuance of building permits;
2. A revised landscape, shading and irrigation plan shall be submitted and subject to Planning staff review and approval prior to issuance of building permits. This plan shall indicate:
 - a. Three to three and one-half ft. high undulating berms within the 25 foot setback adjacent to all three public street frontages. Berming shall be covered by lawn;
 - b. Street trees planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering of trees is recommended;
 - c. A mix of five and 15 gallon and 24 inch box specimen trees;
 - d. Parking spaces adjacent to landscaped planters designed to incorporate a two foot vehicle overhang into the planter where possible;
 - e. Observation of the minimum visibility requirements for driveways and street intersections;
 - f. Fifty percent of the trees adjacent to the public right-of-way shall be evergreen trees;
 - g. Landscaping within the power line easement south of the electrical substation as permitted by the utility company holding the easement;
 - h. Plants and/or shrubbery adjacent to the south building elevation;
 - i. The type of shrubbery proposed adjacent to the solid masonry wall.

3. The masonry wall located to the west of the main structure shall incorporate a decorative element and the design and materials of the wall shall be subject to Planning staff review and approval prior to issuance of building permits.
4. The proposed chainlink fence located around the perimeter of the equipment storage area shall utilize vinyl slats as a screening device.
5. The submitted site plan shall be revised to indicate 53 vehicle parking spaces, one loading/unloading space and the location of the required bicycle spaces.
6. All equipment repair areas, the parking lot on the southern portion of the site, all driveways, areas surrounding the two buildings located on the subject site and the equipment display area shall be surfaced in accordance with City standards (see Exhibit B). Equipment storage areas may be surfaced with rock or crushed stone. Any grass areas shall be barricaded from vehicle storage areas. Drainage for the vehicle storage areas must comply with the requirements of the City Public Works Department, the Fire Department and the City/County Health Department. The applicant shall revise the site plan to indicate those areas that will be surfaced in accordance with City requirements and those areas to be surfaced with rock or gravel subject to Planning staff review and approval prior to issuance of building permits.
7. All detached signs located on the site shall be monument signs with a maximum height of eight feet. The design and materials of any proposed monument sign shall be subject to Planning staff review and approval prior to issuance of a sign permit.
8. All trash enclosures shall meet Zoning Ordinance requirements.
9. All improvements that are being constructed as part of the I-80 Industrial Park shall be completed to the satisfaction of the City Public Works Department before sewer and water hook-ups for the project will be permitted.
10. The operators of the Case equipment sales and service facility shall fill out a hazardous material form with the Fire Department prior to opening the facility to the public.
11. Waste oil shall be stored underground unless a "Convault" above ground storage tank is used.

12. Outdoor lighting design shall be such as not to produce a hazardous and annoying glare to motorists, building occupants, or to the general public.
13. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed construction equipment sales and service facility will be compatible with surrounding industrial land uses.
2. The project, as conditioned, will not be injurious to the public health, safety or welfare nor to surrounding properties in that adequate landscaping, on-site parking and infrastructure will be provided.
3. Granting the variance request will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that all driveway entrances and vehicle repair areas will be surfaced in accordance with City standards and the site will be adequately drained.
4. The variance request does not constitute a use variance in that construction equipment sales and service facilities are permitted uses in the Light Industrial Zone.
5. The variance request, as conditioned, does not constitute a special privilege extended to an individual property owner in that a waiver of the concrete or asphalt surfacing requirement for a heavy equipment storage area would be granted to any other property owner facing similar circumstances.
6. The project is in conformance with the City's General Plan which designates the site for heavy commercial or warehouse use and the North Sacramento Community Plan which designates the site for industrial use.

ACRES

MAGPIE

CREEK

AE

AV

SANTA

ANA

AV

MAIN AVENUE SCHOOL

CHAMBERLAIN ACRES

Mc C

McClellan Air Force Base

BLVD

PARK

DR

REYNOLDS WY

RANCHO

Vacant

Vacant INDUSTRIAL (M-15-R)

Vacant (M-15-R)

DIESEL DR

Vacant (M-15-R)

Vacant (M-15-R)

Vacant

Vacant (M-15-R)

1-80

SUBJECT SITE

HILLCOURT

BELL

Warehouse/Office SACRAMENTO Vacant (M-15-R)

BELL AVENUE SCHOOL (M-1)

SECURITY PARK

DEL

YOUNGS HEIGHTS

PARKER HOMES

VILLAGE GREENS MOBILE MANOR

WASHBURN TRACT DELMARK BARBARA ST

MEL LONG VERALE RENE SHORE

PASO PAUL

VICINITY - LAND USE - ZONING

P88-440

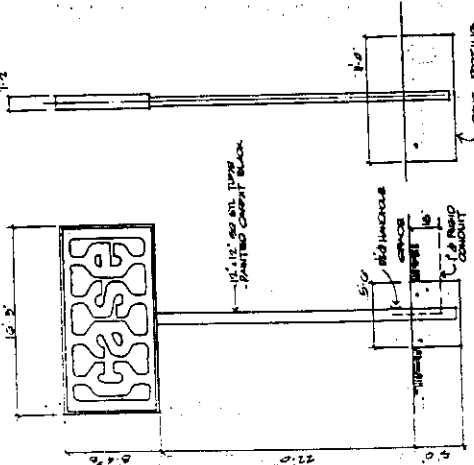
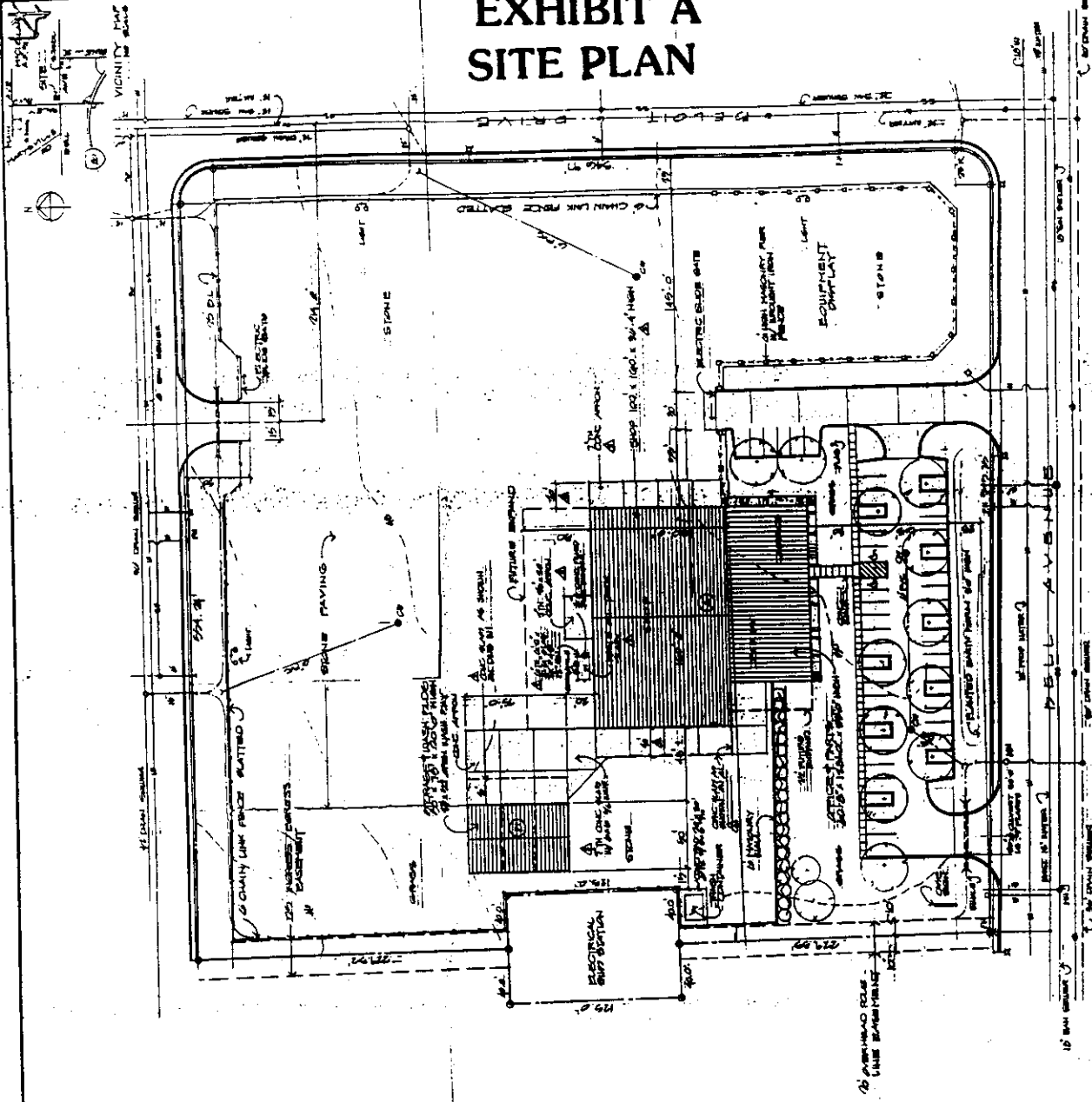
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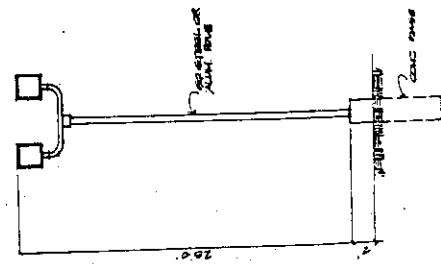
EXHIBIT A SITE PLAN

SITE PLAN 1" = 40'-0"

- BUILDING 100'-0" x 100'-0" : 10000 SF
- SLAB 100'-0" x 100'-0" : 10000 SF
- STAIRS 20'-0" x 20'-0" : 400 SF
- ENTRANCE 20'-0" x 20'-0" : 400 SF
- STORAGE 20'-0" x 20'-0" : 400 SF
- WASH BUILDING 20'-0" x 20'-0" : 400 SF

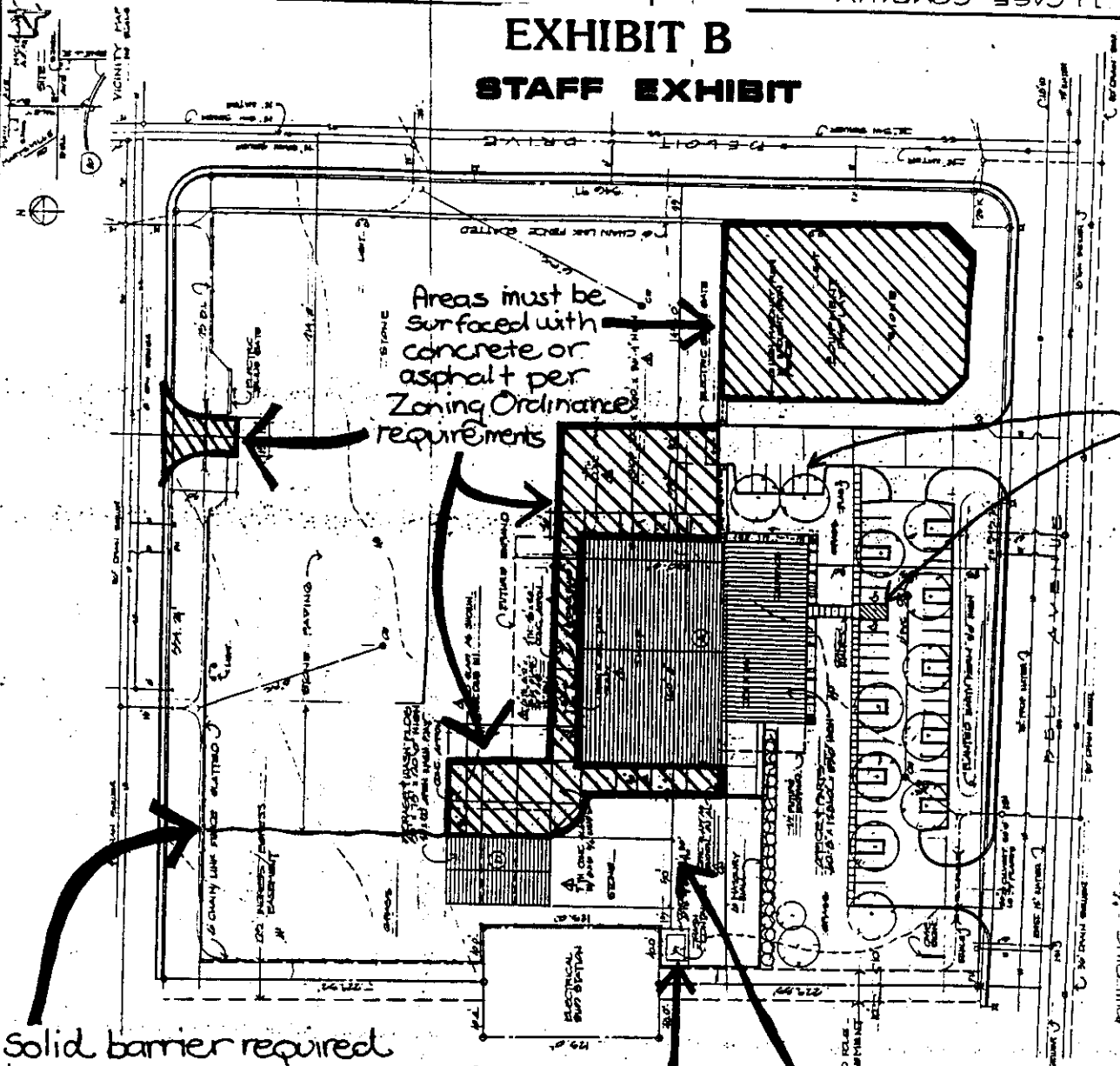


PYLON SIGN
LAMP - 10' TO SIGN O.C.V.
CALLAST ONE 200104V
Amps 15.1
VA OR WATTS 1824
CAPACITY 2.19 AMP
SIGN REMOVED AND INSTALLED BY CASE
FOOTING BY CASE



DISPLAY LIGHT

EXHIBIT B STAFF EXHIBIT

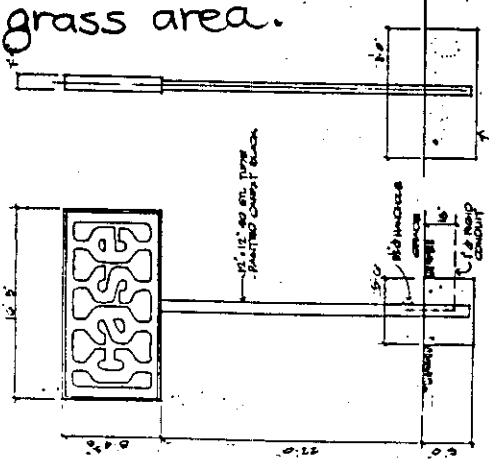


Parking lot
to meet
City
Surfacing
and shading
requirements

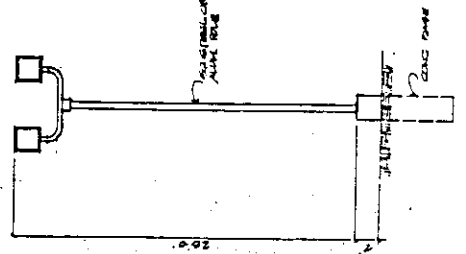
Solid barrier required
between stone and
grass area. Storage
not permitted in
grass area.

Trash enclosure
to meet Zoning
Ordinance
Surfacing
requirements

Area must meet
City surfacing
requirements if
used for vehicle
repair



PLYON SIGN
Lamps - 10' x 12" T184 2 CV
DIALYST 10' x 12" 2 CV
LAMP 10' x 12" 2 CV
CABLE WITH 10' x 12" 2 CV
CABLE WITH 10' x 12" 2 CV
SIGN FINISHED AND INSTALLED BY CASE
PULLING BY CASE

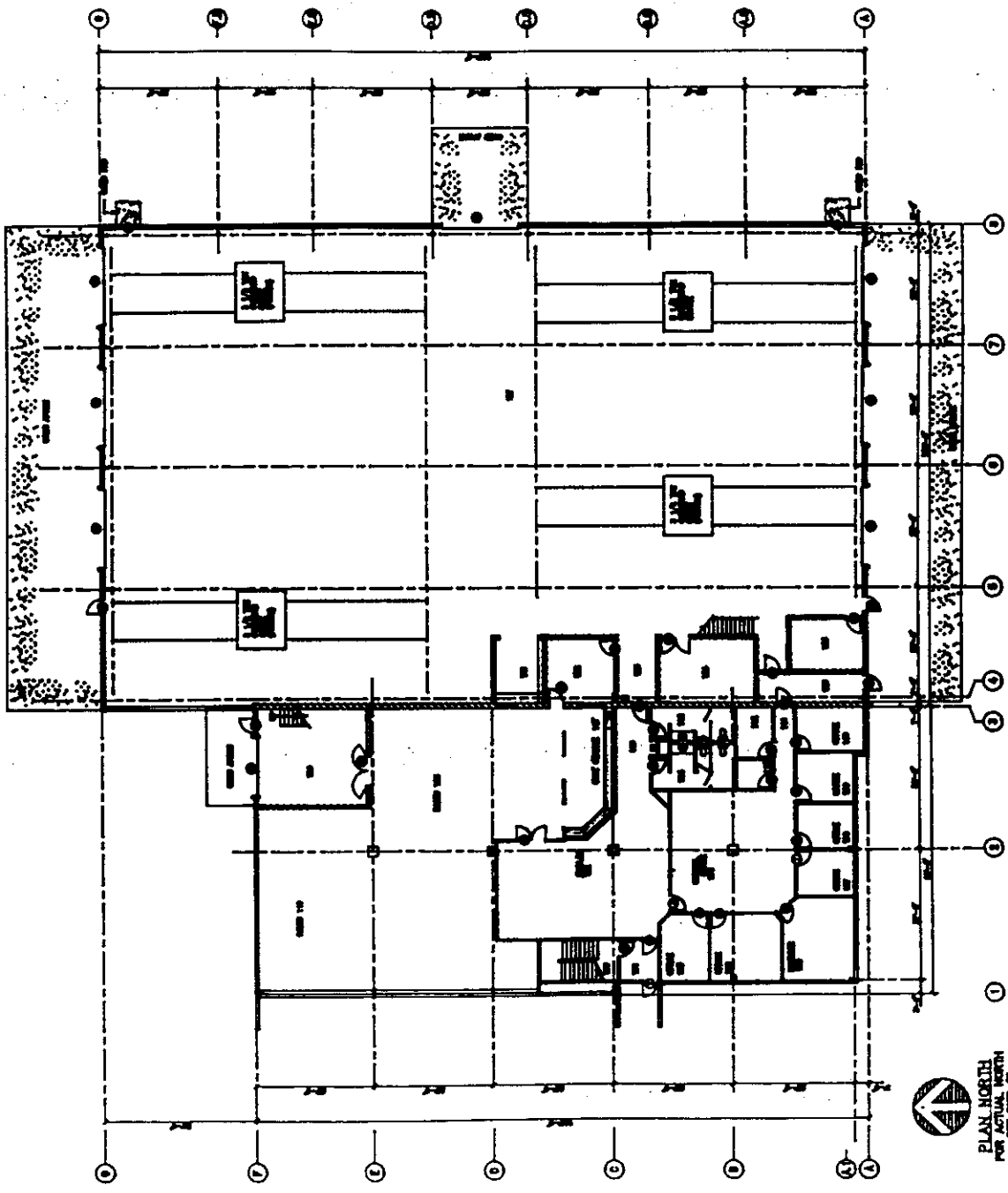


DISPLAY LIGHT

BUILDING 'A'
100' x 100' x 100'
BUILDING 'B'
100' x 100' x 100'
WASH BUILDING 20' x 20' x 10'

EXHIBIT C FLOOR PLAN First Floor

BRANT ARCHITECTS, INC.



PLAN NORTH
FOR ACTUAL NORTH
SEE OVER 81

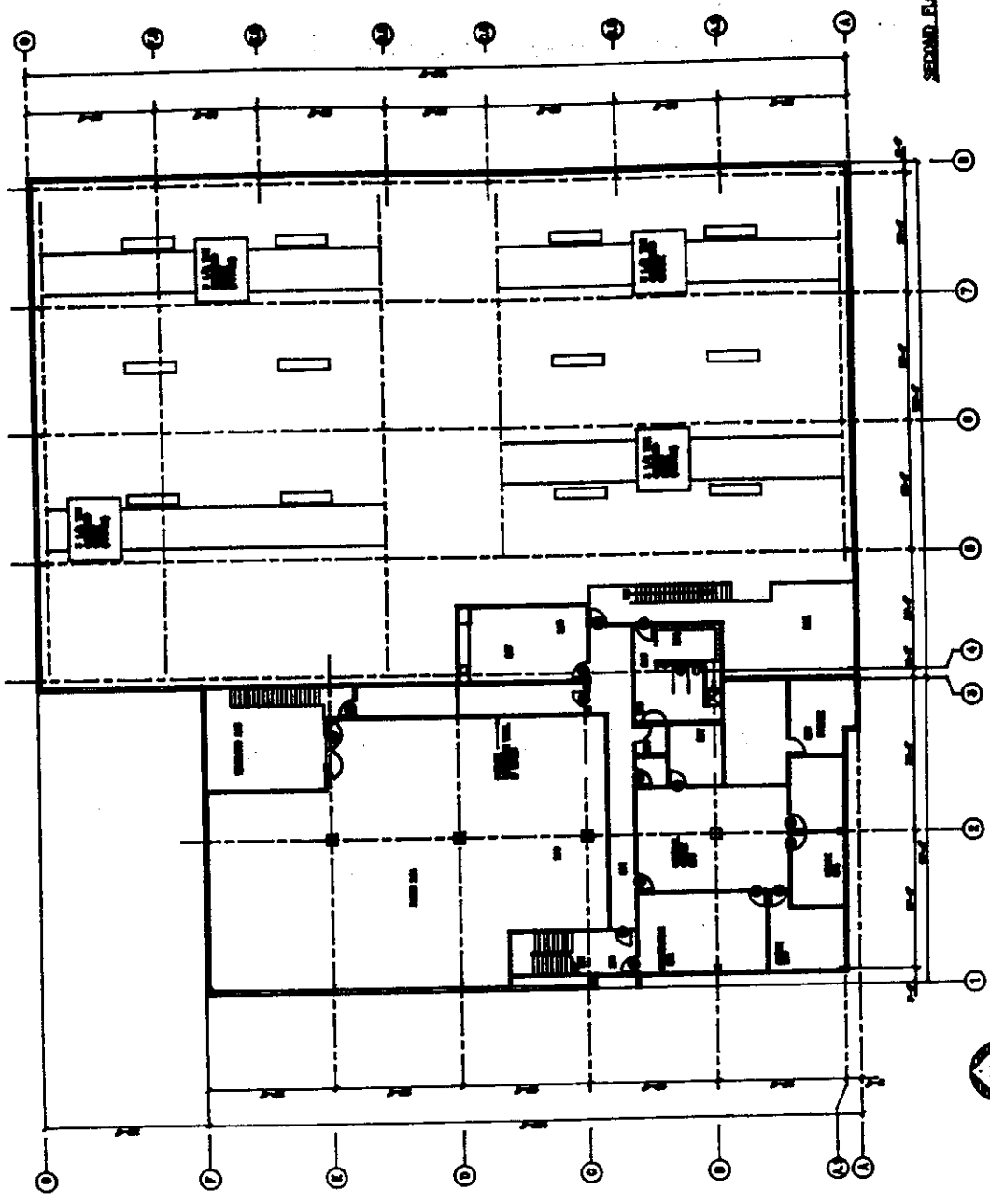
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EXHIBIT D FLOOR PLAN Second Floor

REVISIONS



SECOND FLOOR PLAN 100-14

PLAN NORTH
FOR ACTUAL NORTH
SEE DRAWING

P88-440

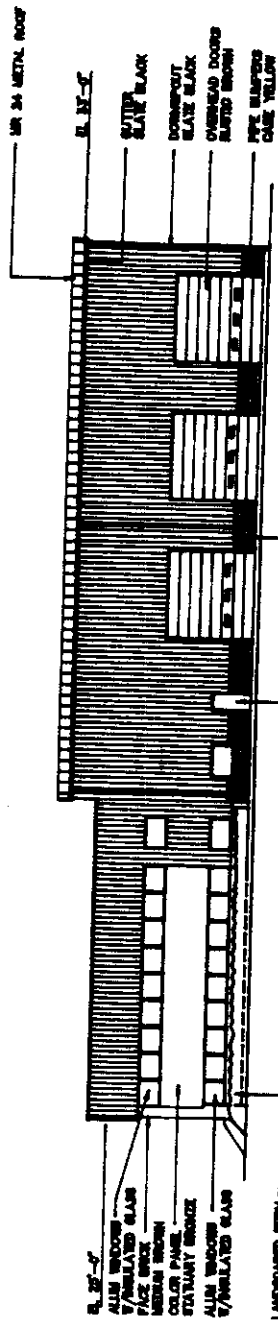
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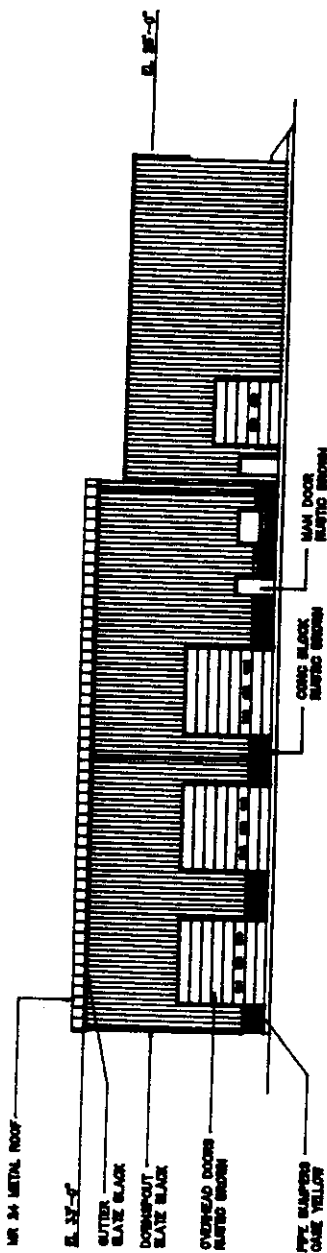
EXHIBIT E ELEVATIONS

J I CABE COMPANY

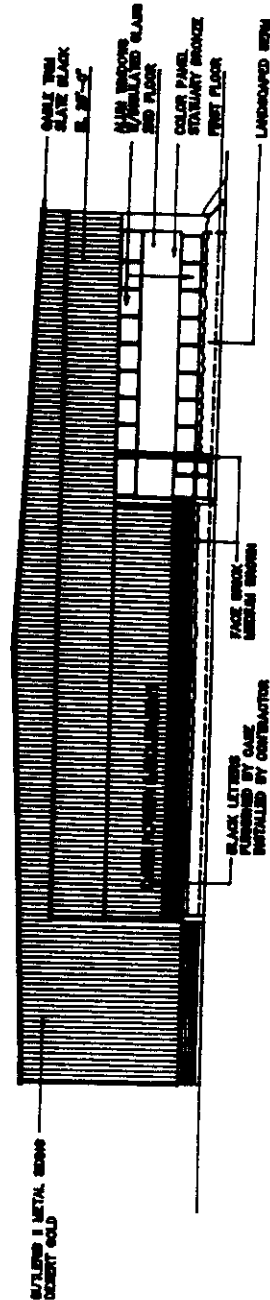
A8



RIGHT SIDE ELEVATION $3/8" = 1'-0"$
East



LEFT SIDE ELEVATION $3/8" = 1'-0"$
West



FRONT ELEVATION $3/8" = 1'-0"$
South

P88-440

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Item 22

ELEVATIONS

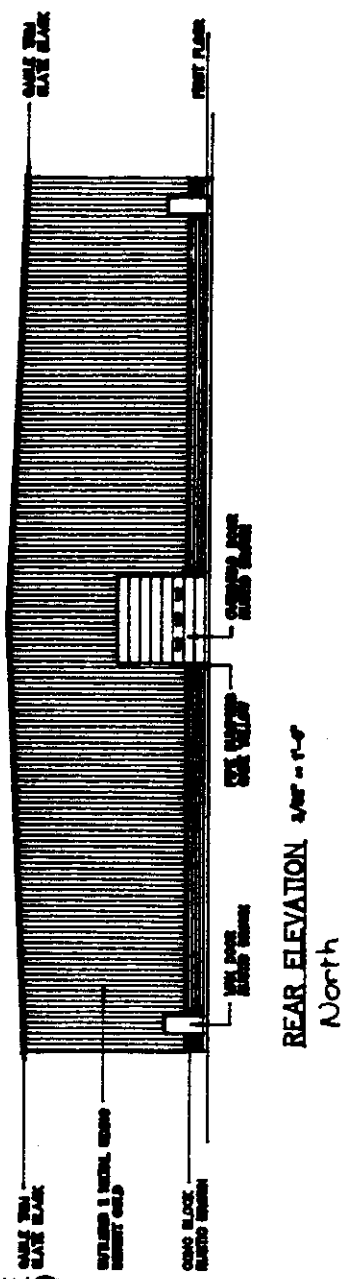
Print
DATE: 11-1-88
SCALE: 1/8" = 1'-0"

REVISIONS

DATE: 11-1-88
SCALE: 1/8" = 1'-0"

EXHIBIT F ELEVATIONS

EXHIBIT F ELEVATIONS



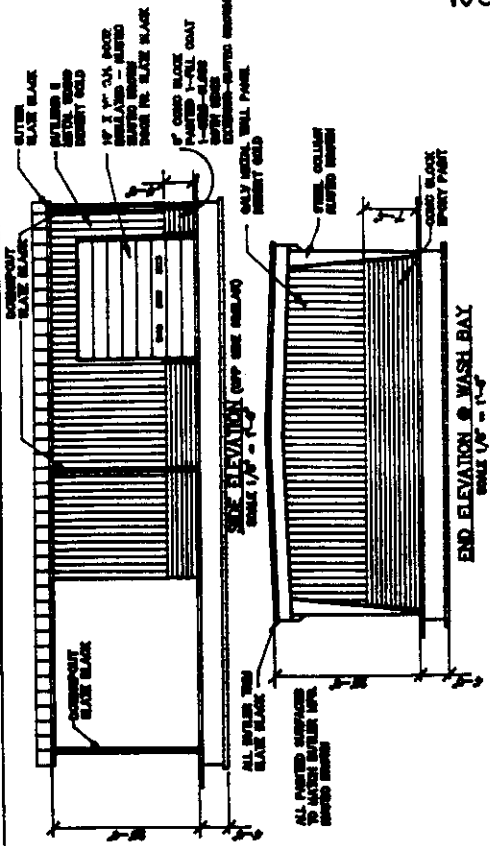
REAR ELEVATION 3/8" = 1'-0"
North

P88-440

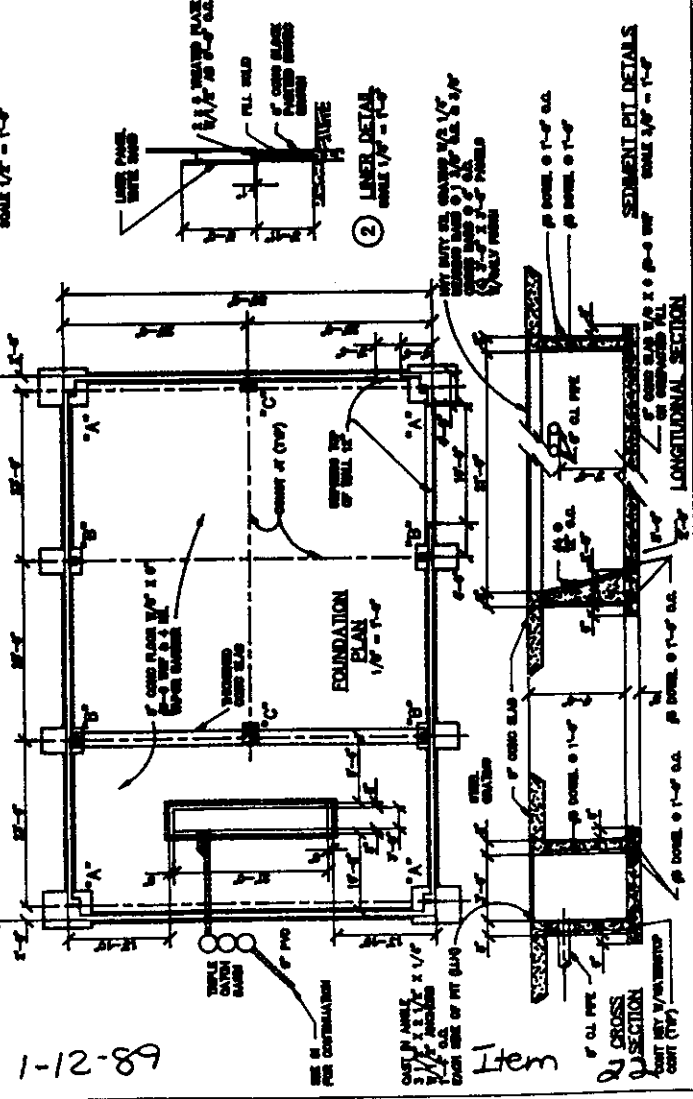
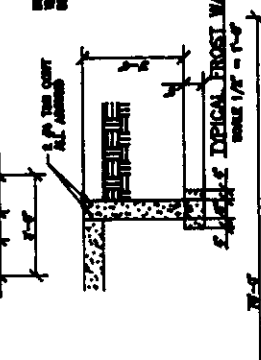
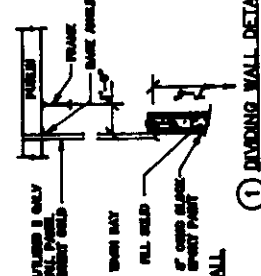
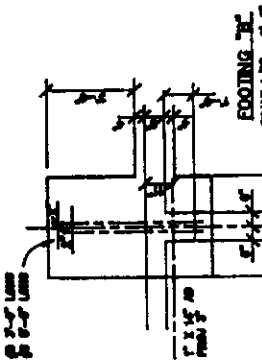
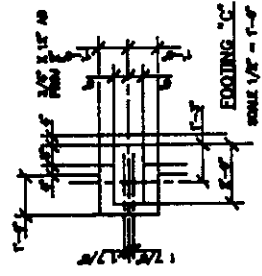
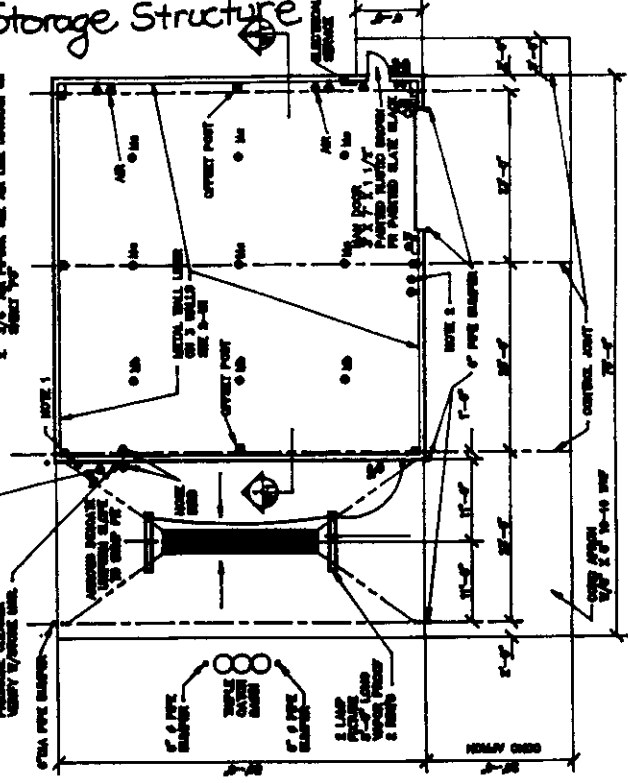
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Item 22

Wash/Storage Structure



NOTE:
 1. PROVIDE GAS & WATER SERVICE TO APPROXIMATE CENTER OF GRAVITY. VERIFY USE OF VALVE/SHUT OFF DEVICES.
 2. 3/4\"/>



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