

P97-083 - 3700 Business Drive

- REQUEST:
- A. Environmental Determination: Categorical Exemption 15301(a) & 15305(a)
 - B. Special Permit to exceed the 25% office use allowed to 75% office in a 17,500 square foot building under construction in the Light Industrial (M-1) zone;
 - C. Lot Line Adjustment to adjust an existing property line between two parcel to create a 1.45± acre parcel in the M-1 zone;

LOCATION: 3700 Business Drive
015-0312-016,010
East Broadway
Council District D6

APPLICANT:	Dan Eriksson, Comstock Johnson Architects 10304 Placer Ln. #A 362-6303, Sacto, CA 95827
OWNER:	Ekstrom Jackson 5665 Power Inn Rd. #140 Sacto, CA 95824
PLANS BY:	Murray Smith & Assoc., 3110 Gold Canal Dr. Rancho Cordova, Ca 95670
APPLICATION FILED:	8/6/97
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant is requesting a Special Permit to allow 75% office space in a 17,500 square foot warehouse building under construction in the M-1 zone. The subject site will contain 73 parking spaces. No specific user has been identified. A Lot Line Adjustment to readjust existing property lines between two parcels is also requested in order to enlarge the site to accommodate additional employee parking, maneuvering and a second driveway.

RECOMMENDATION:

The project's primary issues relate to the land use policy and additional parking planned on the site. The General Plan designates the site for industrial uses and up to 25 percent office uses. The Zoning Ordinance allows up to 100 percent of office in industrial zones with a Special Permit (Section 2(E)35). The site is an acceptable location for additional office space because of the use's compatibility with adjacent and surrounding land uses in the area. Additionally, the site will provide for increased parking spaces for the anticipated number of employees. **Staff, therefore, supports the applicant's proposal subject to conditions.**

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	N/A
Existing Land Use of Site:	Industrial Building Under Construction
Existing Zoning of Site:	Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: Warehouse\Office; M-1
 South: Vacant; M-1
 East: Warehouse\Office; M-1
 West: Residential\Single Family; R-1 & R-2

Property Dimensions:	Irregular
Property Area:	1.45± gross acres
Square Footage of Building:	17,500 square feet
Height of Building:	20'-6" feet, 1 story
Exterior Building Materials:	Concrete storefront\Aluminum Tinted Glass
Roof Material:	Built-up (parapet)
Parking Provided:	73 spaces (1:239 ratio)
Parking Required:	1:1000 min: 18 spaces warehouse 1:500 max: 35 spaces warehouse
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permits	Neighborhoods, PIng.\Devlp.Services
Certificate of Compliance	Public Works, Development Services

STAFF EVALUATION: Staff has the following comments:**A. Policy Considerations**

General Plan: The "Heavy Commercial or Warehouse" designation is intended to accommodate heavy commercial (printing, bakeries, laundries), warehousing\distribution, and light manufacturing activities. Related office uses are allowed as a matter of right up to 25 percent of gross floor area. Office uses of greater than 25 percent require a Special Permit and are considered on a case-by-case basis. The subject site is an acceptable location for additional office space because the use is compatible with existing surrounding land uses. Surrounding uses in the area have received Special Permits for increased office space. In many instances, the increases have been 50% or less. A 75 percent office component in the proposed industrial building will not be in conflict with policy in that similar uses have been granted additional square footage, additional parking will be available and the increase at this site will not significantly affect the overall industrial flavor in the area.

Zoning Ordinance: The M-1 zone permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. Office uses are permitted in the M-1 zone as a matter of right if they are incidental to an industrial use and do not occupy more than 25 percent of the gross floor area of the building(s). Office uses exceeding 25 percent may be allowed subject to Planning Commission approval of a Special Permit. In this instance, the increase in office space will be consistent with the surrounding uses in the area. As previously mentioned above, most of the surrounding uses in the area have been granted special permits to exceed the 25 percent office allowance in the industrial zone. Staff finds the proposal to not be in conflict with the City's Zoning Ordinance which permits increased office space in industrial areas.

B. Site Plan\Building Design

The subject site is located north of the 14th Avenue\Business Drive intersection. The site is bordered by single family residential development in the R-1 and R-2 zones to the west, by a vacant parcel in the M-1 zone to the east, by office and warehouse uses and vacant property to the north and south in the M-1 zone. The site supports the a 17,500 square foot building with 73 parking spaces. The site will have access from two driveways adjacent to Business Drive. The applicant wishes to adjust a property line (0.45± acres\south) immediately south of the project site in order to provide additional parking. Adequate space for parking, landscaping and maneuvering will be provided. A 25 foot wide landscape setback adjacent to the building will be provided and adequate front, rear and sideyard setbacks are depicted on the site plan.

No trash enclosure or signage are shown on the attached site plan. Staff would recommend that all trash enclosures comply with the City's Trash\Recycling Ordinance and sign permits be obtained for any signage proposed on the site (detached\attached).

The building under construction will be developed with concrete material and the storefront will have aluminum tinted glass. The roof will be a built-up parapet and exterior building colors will be neutral grey with dark grey glass. Building height will be 20'-6'. The building design and color will be compatible with warehouse\office buildings in the immediate area.

C. Parking/Circulation (Vehicular and Pedestrian)

The applicant proposes to provide a total of 73 parking spaces on the site. According to the City's Zoning Ordinance, a minimum of 18 (1:1000) parking spaces and a maximum of 35 (1:500) parking spaces would be required on the site for an industrial use. The subject site proposes 73 spaces based on a 1:239 parking ratio. The parking ratio for an office use is 1:400 (min.) and 1:275 (max.). To promote transit ridership and improved air-quality, the City typically discourages the establishment of non-required parking spaces. Two pedestrian walkways which link to the building are delineated on the site plan. The Transportation Division has requested that the parking stall (#23) within the 25 foot setback be deleted.

Staff is not opposed to the additional parking proposed because of the applicant's desire to increase the allowed office usage in the overall building footprint. Providing additional parking would meet the needs of additional employees that may occupy the building. The additional parking could also be shared with future land uses immediately south of the site with reciprocal access agreements. The additional parking is oriented in a manner that lends itself to meeting the needs of adjacent warehouse\office uses in the area and brings forth additional landscaping and shading in an industrial parking lot. Staff also believes it is important to meet the parking needs of additional employees and the type of business that may occupy the building. Finally, on-street parking is limited to roughly 12 parking spaces on Business Drive.

D. Lot Line Adjustment

The applicant proposes to readjust an existing property line between the subject site and an adjacent site to the south. The Lot Line Adjustment is requested in order to enlarge the site for additional parking and a second driveway into the site. The additional area added to site is roughly 0.45± vacant acres immediately south of the subject site. With the enlargement, the entire site will be approximately 1.9± acres in the M-1 zone. Presently, the building under construction is located

on one parcel (Lot 1) with additional parking on the adjacent parcel (Lot 2) to the south. Staff supports the proposed Lot Line Adjustment which allows adequate space for additional parking, maneuvering and a second driveway into the site.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project is Categorically exempt from environmental review pursuant to CEQA Guidelines (Sections 15301{a} and 15305{a})

B. Public/Neighborhood/Business Association Comments

The proposal was routed to The Avondale Action Committee and the South East Area Association for review and comment. No comments were received. A notice of the project and public hearing was also sent to all property owners within 500 feet of the subject site. At the time of preparing the staff report, no comments were received.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The Department of Utilities forwarded conditions related to water service and drainage. Specific conditions are outlined in the attached Notice of Decision and findings of fact.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the requested entitlements. The Planning Commission action may be appealed to the City Council within 10 days following the Commission's action.

RECOMMENDATION: Staff recommends that the Commission take the following action:

- A. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit to exceed the 25% office use allowed to 75% office in a 17,500 square foot building under construction in the Light Industrial (M-1) zone;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Lot Line Adjustment to adjust an existing property line between two parcels to create a 1.9± acre parcel in the M-1 zone;

Report Prepared By,

Bridgette Williams

Bridgette Williams
Associate Planner

Report Reviewed By,

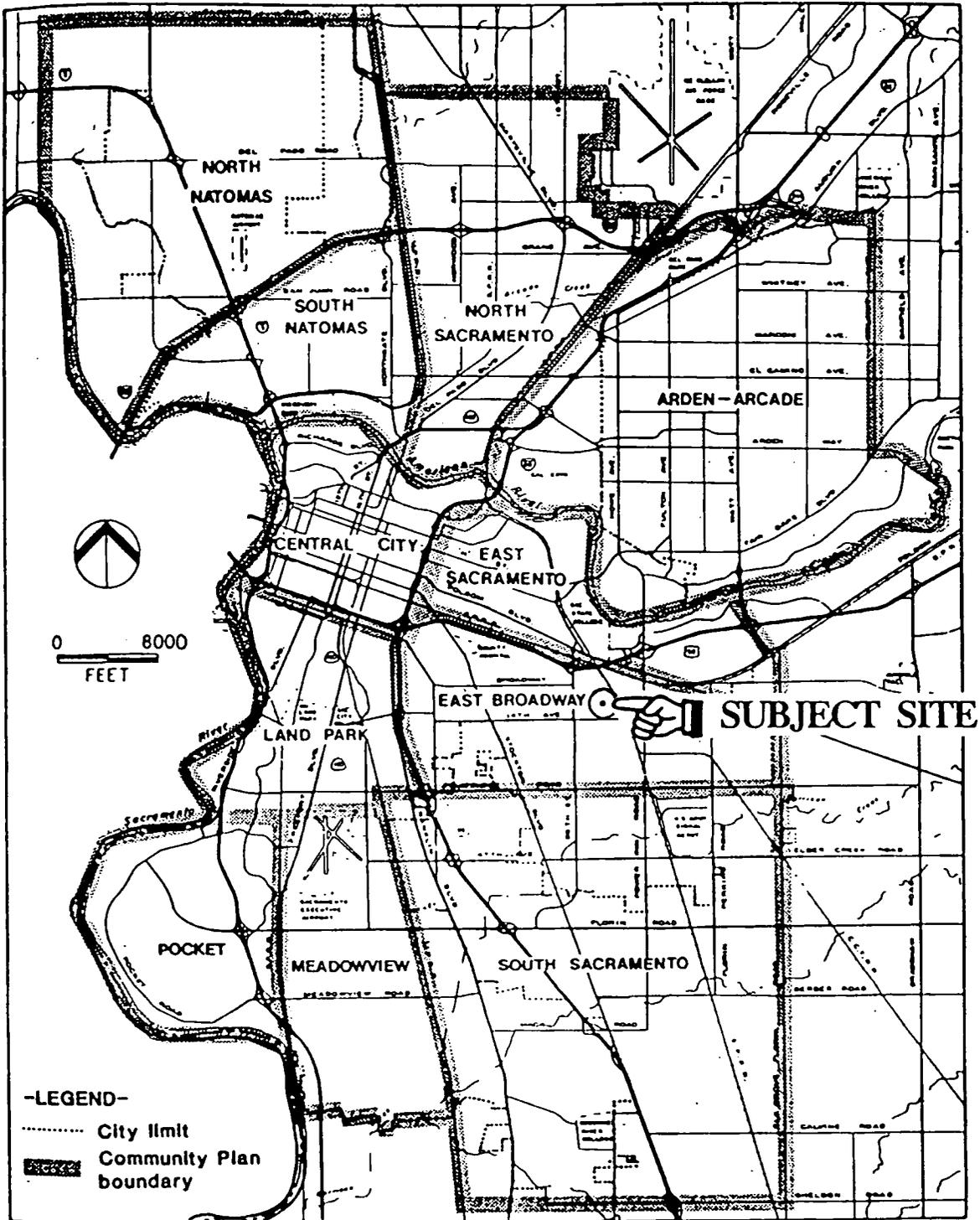
David M. Melko

David M. Melko
Senior Planner

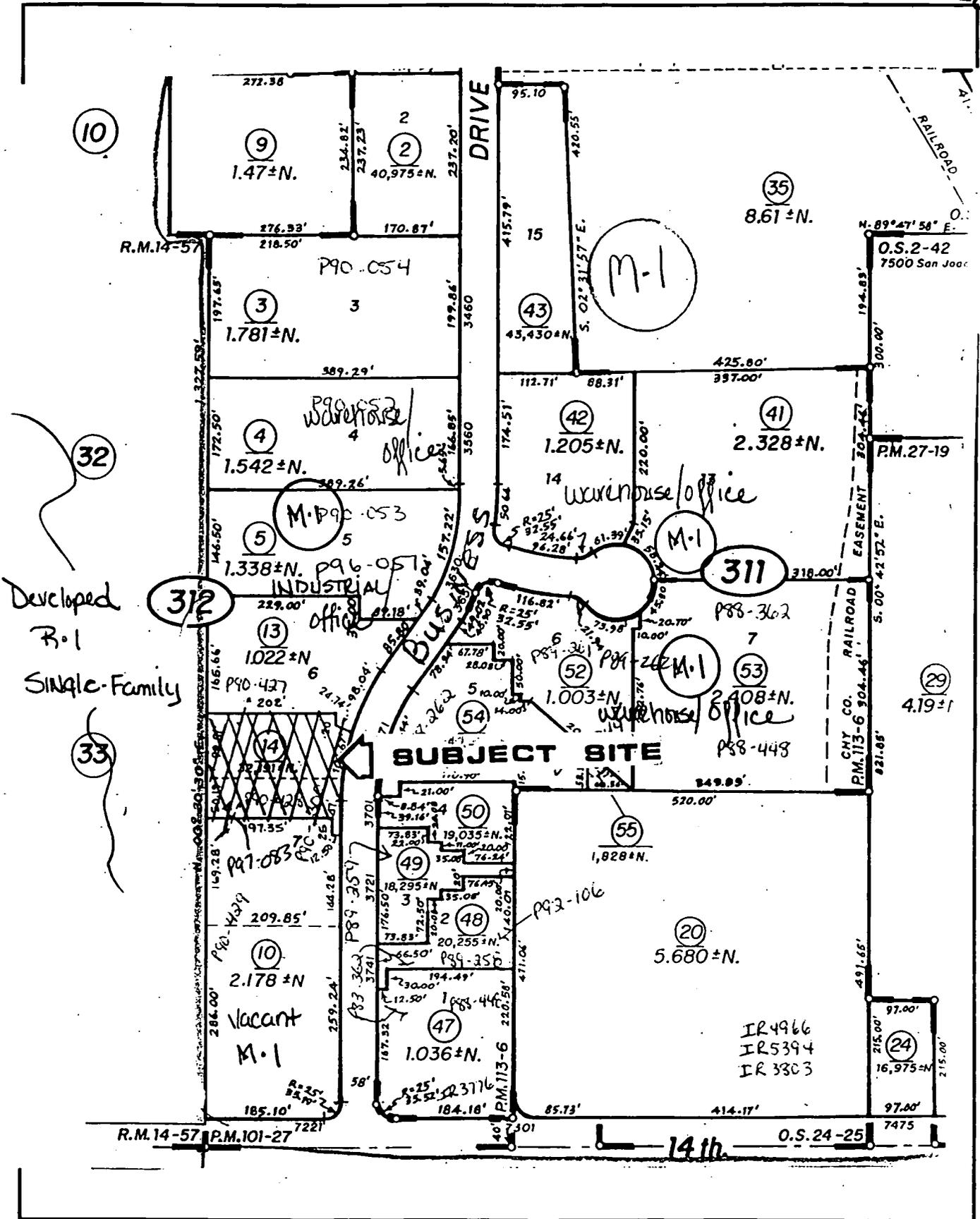
Attachments

Attachment A
Attachment B
Attachment C
Exhibit C-1

Vicinity Map
Land Use and Zoning Map
Notice of Decision & Findings of Fact
Site Plan/Lot Line Exhibit



VICINITY MAP



Developed
R-1
Single-Family

LAND USE & ZONING MAP

AN

NOTICE OF DECISION AND FINDINGS OF FACT FOR A SPECIAL PERMIT TO EXCEED THE 25 PERCENT OFFICE USE ALLOWED IN THE INDUSTRIAL ZONE TO 75 PERCENT OFFICE AND A LOT LINE ADJUSTMENT TO ADJUST A PROPERTY LINE BETWEEN TWO PARCELS AT 3700 BUSINESS DRIVE IN THE LIGHT INDUSTRIAL (M-1) ZONE. (P97-083) (APN: 015-0312-010,016)

At the meeting of October 23, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Found the project Exempt pursuant to CEQA Section 15301(a) and 15305(a);
- B. Approved the Special Permit to exceed the 25% office use allowed to 75% office in a 17,500 square foot building under construction in the Light Industrial (M-1) zone; and
- C. Approved the Lot Line Adjustment to adjust an existing property line between two parcels to create a 1.9± acre parcel in the M-1 zone;

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: This project is exempt from environmental review pursuant to State EIR Guidelines (Sections 15301{a} and 15305{a}).
- B. Special Permit: The Special Permit to exceed the 25% office to 75% office in the industrial zone is approved subject to the following findings of fact and conditions of approval:
 - 1. The project as, conditioned, is based upon sound principles of land use in that:
 - a. The proposed increase in office use would be in keeping with adjacent warehouse\office development in the immediate area;
 - b. An increase in office square footage in the industrial zone is allowed with a Special Permit;

- c. Adequate landscaping, setbacks, maneuvering and parking will be provided.
2. The proposed increase is consistent with policies in the General Plan and the land use designation which designate the site for industrial uses; and with a Special Permit an increase in office use is allowed.

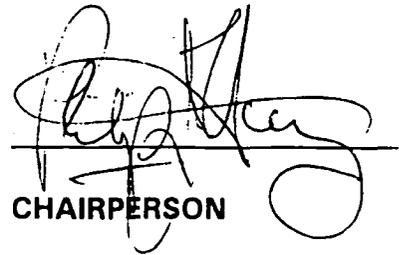
Conditions of Approval - Special Permit

1. The 17,500 square foot warehouse\office building shall be limited to a maximum of 75% of office use.
 2. The parking stall at the northeast segment of the site shall be removed out of the 25 foot right-of-way.
 3. Trash\Recycling enclosures shall comply with the City's Trash\Recycling Ordinance.
 4. All signage on the site shall comply with the City's Sign Ordinance and shall obtain sign permits.
 5. Development on the site shall adhere to the attached site plan (Exhibit C-1).
- C. Lot Line Adjustment: The Lot Line Adjustment to adjust an existing property line between two parcels is approved subject to the following findings of fact and conditions of approval:
1. The Lot Line Adjustment will not result in the abandonment of any street or utility easement of record; and that, if the lot line adjustment will result in the transfer of property from one owner to another, the deed to the subsequent owner expressly reserves any street or utility easement of record;
 2. The Lot Line Adjustment will not result in the elimination or reduction in size of the access way to any resulting parcel, or that the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created; and
 3. That the resulting parcels conform to the requirements of the City's Building Code and the City's Zoning Ordinance.

Conditions of Approval - Lot Line Adjustment

1. Only one domestic water service per parcel is allowed. If more than one domestic water service exists on either parcel after the Lot Line Adjustment is completed, all domestic water services but one must be abandoned on that parcel. The domestic water services must be abandoned to the satisfaction of the Department of Utilities.

2. Drainage across parcel lines is prohibited. Either the lots must be graded so that drainage does not cross property lines or a reciprocal drainage easement must be recorded.



CHAIRPERSON

ATTEST:

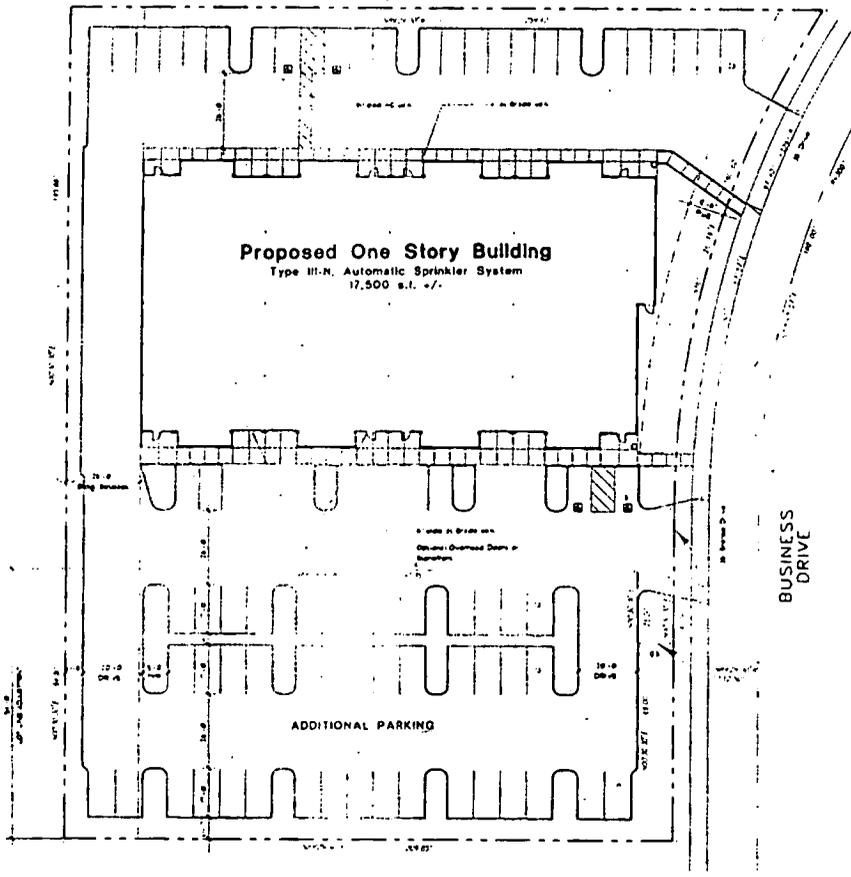
Caryl Stonehouse
SECRETARY TO CITY PLANNING COMMISSION

10-23-97
DATE

Exhibit C-1 - Site Plan\Lot Line Adjustment



Comstock Johnson
 Architects, Inc
 10304 Place of Love, Suite A
 Sacramento, CA 95827
 Phone: 916 363-6303
 Fax: 916 367-6841



Project Data:

Building Area	17,500 sf
Site Area	43,838 sf
Additional, Pkg. Area	26,332 sf
Total Site Area	62,970 sf
Coverage	28%
Parking Required	64.73
100% Office 17,500 sf @ 1400 sq. ft.	12.50
Total Required	64.00 spaces
Parking Provided	73 spaces
Parking Ratio	73/17,500 = 4.17 sq. ft. per 1,000 sf or 1 sq. ft. per 238 sf

Preliminary Design for:
Lot 7 Parking
 3700 Business Drive
 Sacramento, California

Owner: Jackson Properties, Inc.
 605 Power Inn Road, Suite 100
 Sacramento, California

ITEM # 3
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7-28-97
 P.J.
 97030.09

PROPOSED SITE PLAN

DRAWING SCALE 1"=20.00'

