

AMENDED STAFF REPORT 4/22/82
CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

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|---------------|---|------------------------|--------------------------------|
| APPLICANT | Senior Gleaners, Inc., 3300 Orange Grove Ave., No. Highlands, Ca. 95660 | | |
| OWNER | City of Sacramento, 915 "I" Street, Sacramento, Ca. 95814 | | |
| PLANS BY | | | |
| FILING DATE | 3-19-82 | 50 DAY CPC ACTION DATE | REPORT BY: GM:mini |
| NEGATIVE DEC. | 4-12-82 | EIR | ASSESSOR'S PCL. NO. 240-330-04 |

APPLICATION: 1. Negative Declaration
2. Rezone 3.4 ± vacant acres from single family, R-1 zone to Heavy Commercial, C-4 zone, in order to develop warehouse structures totalling 23,000 ± sq.ft. in phases.

LOCATION: NW Corner of Longview Drive and Industry Drive

PROJECT INFORMATION:

1974 General Plan Designation: Major Recreation or Open Space
Existing Zoning of Site: R-1
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Mini-Warehouse (County) and M-1
South: City Park and Horsemen's Association & R-1
East: Office and Warehouses (County) & M-1
West: Vacant & R-1

Parking Required: 24 spaces, Based on Ratio of one space per 1,000 sq.ft.
Parking Provided: 34 spaces, Parking Ratio Provided: 1:676 sq.ft.

Property Dimensions: Triangular shaped parcel
Property Area: 3.4 acres
Square Footage of Building: Phase I- 7,980 sq.ft. Warehouse & 1,600 sq.ft. Office
Building Height: 16 feet
Exterior Building Materials: Steel
Color of Exterior Materials: Earthtones w/dark olive green trim
Street Improvements: To be provided
Utilities: To be provided
Topography: Flat

BACKGROUND INFORMATION: The subject site consists of a vacant irregular shaped parcel with an area of 3.4 acres, located along Longview Drive and I-880, north of Del Paso Park and the Haggin Oaks Golf course. The site is owned by the City of Sacramento and has been leased to the Senior Gleaners Organization for a 30-year period for the purpose of establishing warehouse/distribution facilities for their food distribution operations. The applicant proposes to develop the site with five structures in the following phases.

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APPLC. NO. P82-073

MEETING DATE April 22, 1982

CPC ITEM NO. 18

| | | |
|---------|-----------------------------------|---------------|
| PHASE I | Warehouse #1 | 7,980 sq.ft. |
| II | Administration Office | 1,600 sq.ft. |
| III | Meeting Hall & Nutrition Building | 5,000 sq.ft. |
| IV | Warehouse #2 | 4,500 sq.ft. |
| V | Truck Storage and Maintenance | 4,000 sq.ft. |
| | Total: | 23,080 sq.ft. |

On February 25, 1982 the Commission approved the applicant's request to initiate rezoning to C-4 in order to establish a food storage and distribution operation.

STAFF EVALUATION: Staff has the following comments regarding this project:

1. The staff supports the applicant's proposal to rezone the subject site to allow development of the Senior Gleaner's Food Distribution Center. The site is bordered on the north by a mini-warehouse storage facility and M-1 zoning (County), and on the east by heavy commercial, warehouse buildings and M-1 zoning (County). The County's Community Plan designates the subject site for industrial land uses.
2. The subject project was reviewed by the staff of the Airport Land Use Commission. The Commission staff indicates that the subject site is located within the McClellan Airport Safety Area 3, or overflight zone, as delineated on the McClellan AFB Airport Area of Influence Map. The ALUC Policy Plan has determined that land uses within this zone which would result in large concentration of people are non-compatible land uses.

A large concentration of people is defined in the Policy Plan as: "A gathering of individuals in an area that would result in an average density of greater than 25 people per acre during a 24-hour period; or a single event that would result in the gathering of more than 50 people per acre for a duration of greater than 2 hours."

Based on the subject 3.4 acre property and the 50 people per acre, a maximum of 170 people would be allowed in the Meeting Hall-Nutrition Center. The applicant has indicated that approximately 200 to 300 people would use these facilities at one time.

The ALUC staff recommends that the meeting hall and nutrition building proposed for development in Phase III be deleted from the subject site and located on an alternative site outside the Safety Area 3 since the concentration of people would exceed the maximum density allowed under the ALUC Policy Plan.

Staff concurs with this recommendation. If a condition to limit the number of people was placed on the rezoning request, it would be difficult to enforce.

Furthermore, the subject project is located within the 65 db CNEL noise contours established by the Airport Land Use Commission (ALUC) planning boundary map for McClellan AFB. The ALUC Policy Plan has determined that the locating of new commercial land uses in areas from 65 to 75 db CNEL requires caution and a careful review of noise insulation needs. Based on the noise criteria in the Air Installation Compatible Use Zone Report, the ALUC staff recommends that a noise level reduction of 25 decibals be incorporated into the design and construction of the office structure.

3. The applicant proposes to utilize buildings with metal exterior surfaces. In order to soften the harshness of the metal structures and improve the aesthetics, staff suggests planter strips be developed along the perimeter of each structure and intensely landscaped with a variety of trees, shrubs, climbing vines and ground cover. (See Exhibit 'D'). The visual appearance of the adjacent commercial structures to the east has been greatly improved with similar intensive landscaping.
4. The subject site is a natural area and developed with a number of large native oak trees. These trees should be retained and incorporated into the overall landscape plan for the subject development. The applicant should consult with the City Arborist regarding protection of the trees during construction and development of the site.
5. The applicant has not submitted any sign proposals at this time. Staff recommends that a sign program be submitted to staff for review. Detached signs should be monument type and low profile.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration.
2. Approval of the rezoning to C-4-R subject to the following conditions:

Conditions:

1. A detailed landscape, irrigation and 50-percent parking area shading plan shall be submitted to the Planning Director for approval prior to the issuance of any building permits. The landscape plan shall include the addition of a minimum six foot wide planter strip around the perimeter of each structure with a variety of trees, shrubs, climbing vines and ground cover as per Exhibit D.
2. The applicant shall revise the subject site plan indicating the deletion of the proposed meeting hall and nutrition building as recommended by the staff of the Airport Land Use Commission. The revised site plan shall be submitted to the Planning Director for approval prior to the issuance of any building permits.

3. No building permit shall be issued for the office structure until a NLR (noise level reduction) of 25 decibals is incorporated into the design and construction plans. These plans shall be reviewed and approved by the Planning Director.
4. Sign proposals shall be subject to review and approval of the Planning Director.
5. All existing oak trees shall be preserved and incorporated into the overall landscape plan of the subject development.
6. The applicant shall consult with the City Arborist regarding the protection of the oak trees during the construction phase of the development. The applicant shall submit a description of the measures to protect the subject oak trees to the Planning Director for approval prior to the issuance of any building permits.

Conditions added by staff:

- * 7. *The applicant shall submit a noise and drainage study to the City Engineer and construct improvements to include offset extension. (AMENDED BY CPC)*
- ** 8. *Standard street improvements should be approved by City Engineer (AMENDED BY CPC)*
9. *Check with Sewer and Water Department for requirements.*
- * *Subject to County Health Department's approval on septic system.*
- ** *Street improvements shall be waived.*

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April 22, 1982

Item No. 18

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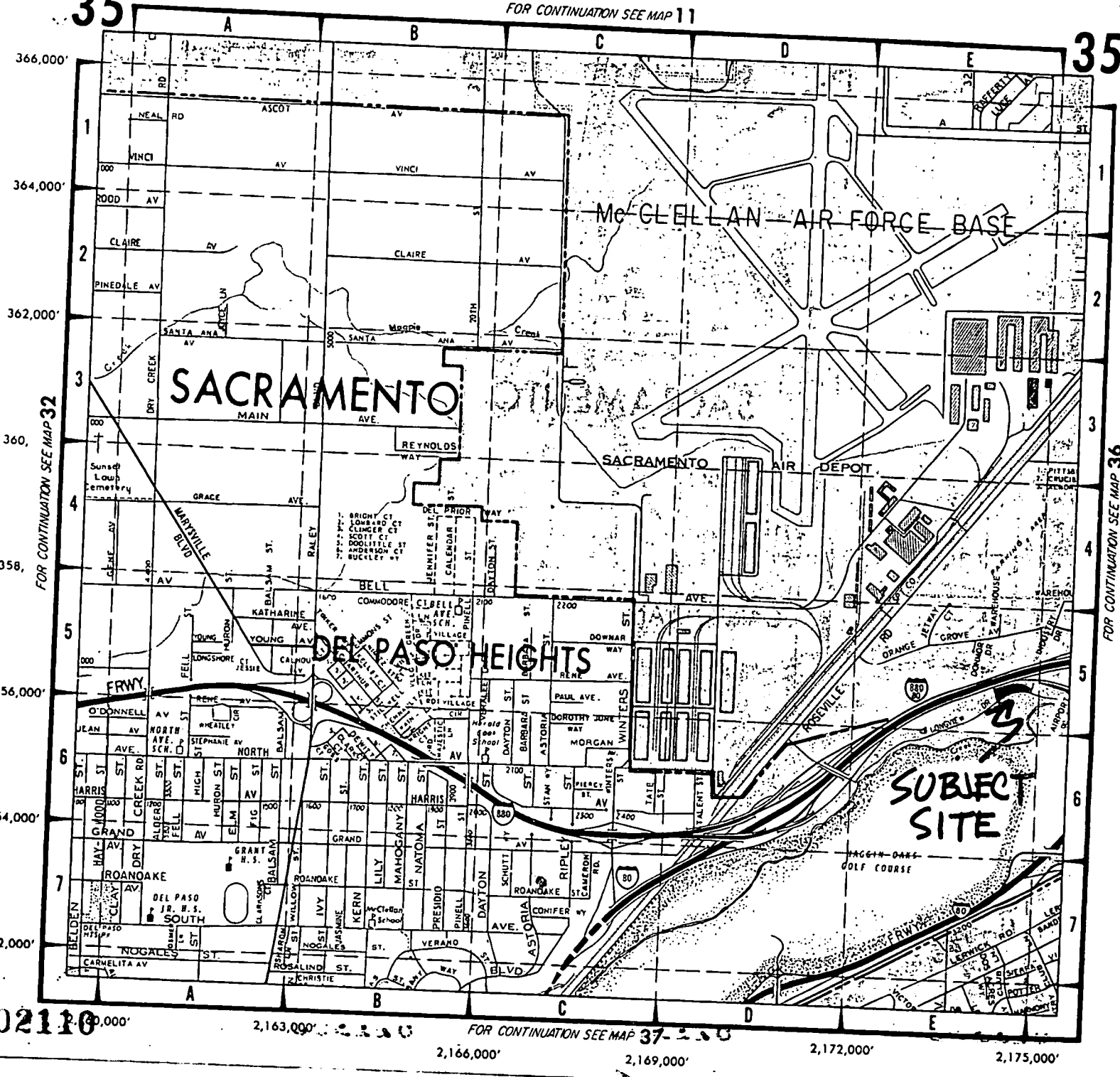
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FOR CONTINUATION SEE MAP 11

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FOR CONTINUATION SEE MAP 32

FOR CONTINUATION SEE MAP 36

VICINITY MAP

002110

FOR CONTINUATION SEE MAP 37

366,000'

364,000'

362,000'

360,

358,

356,000'

354,000'

352,000'

2,163,000'

2,166,000'

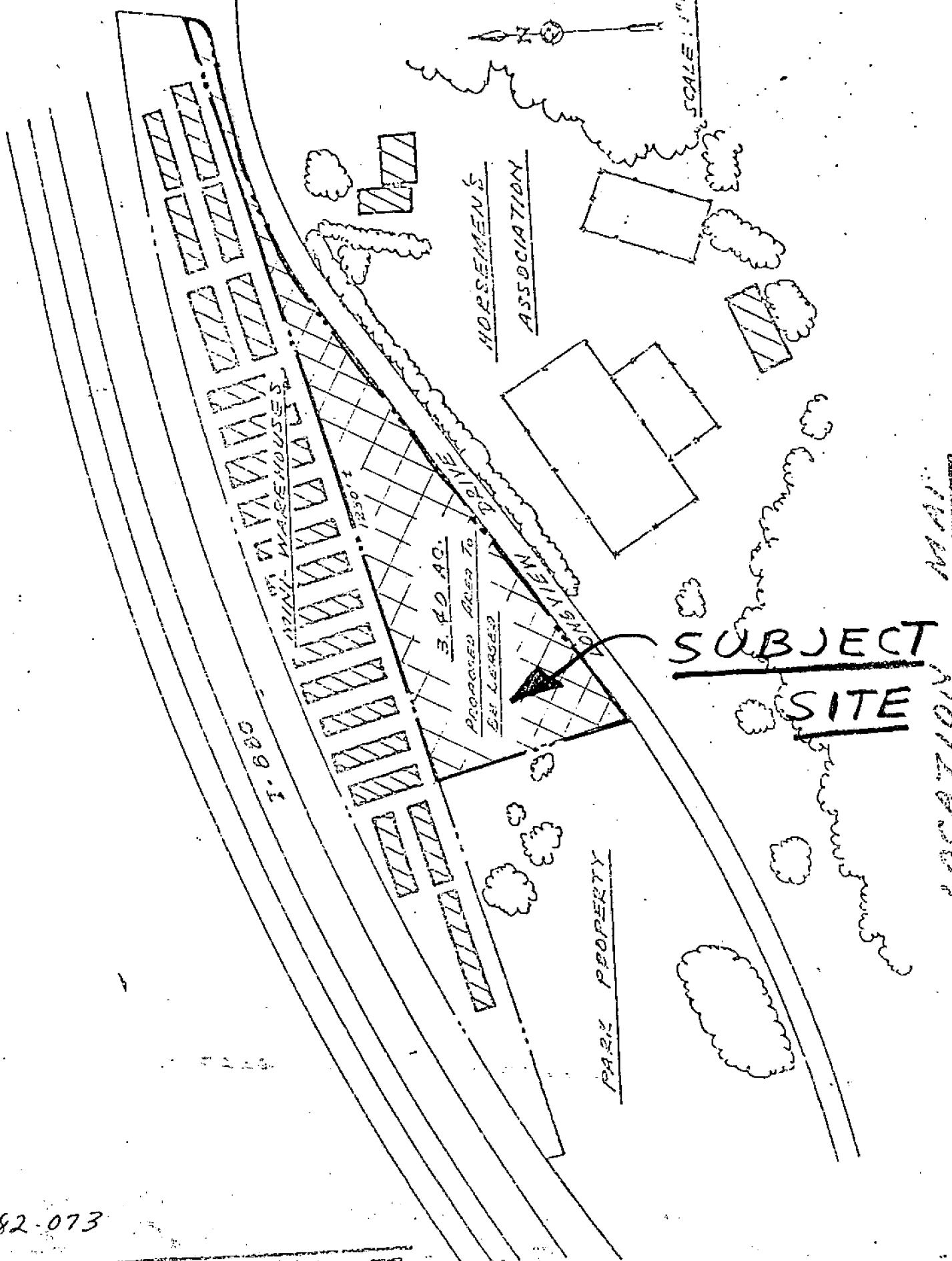
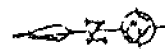
2,169,000'

2,172,000'

2,175,000'

EXHIBIT A

SCALE: 1"=200'

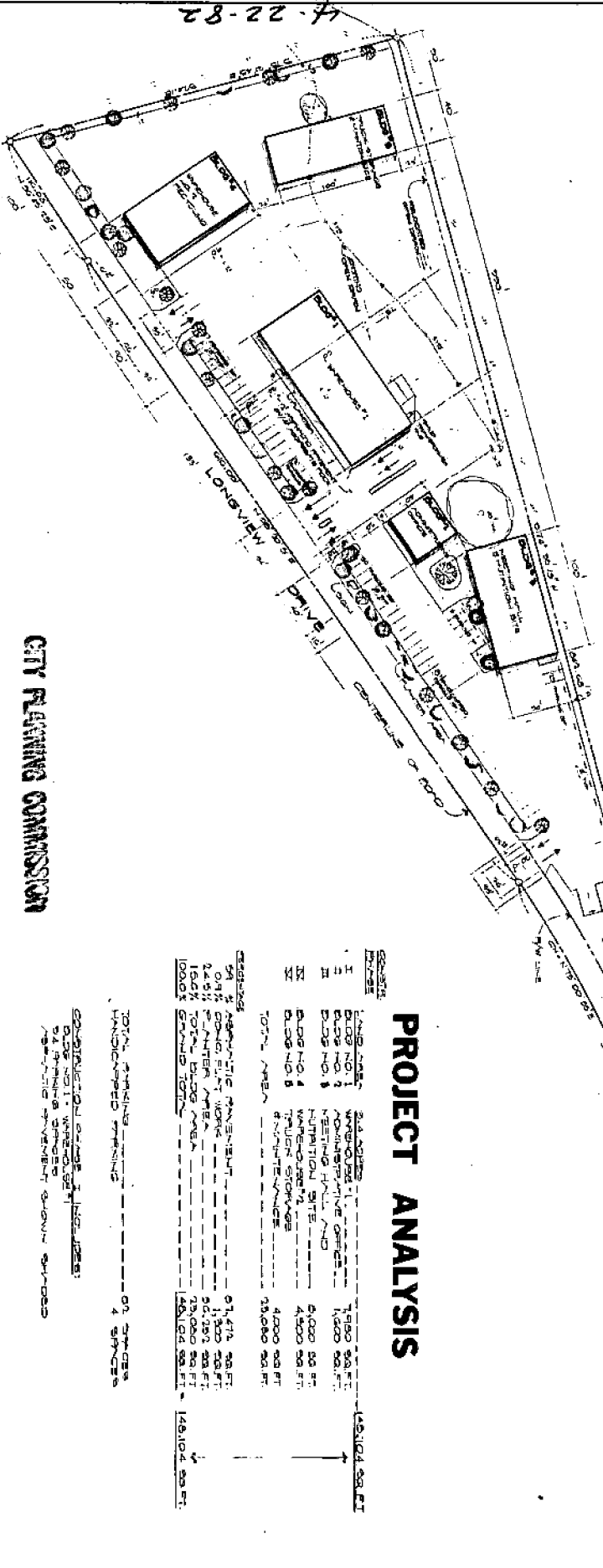
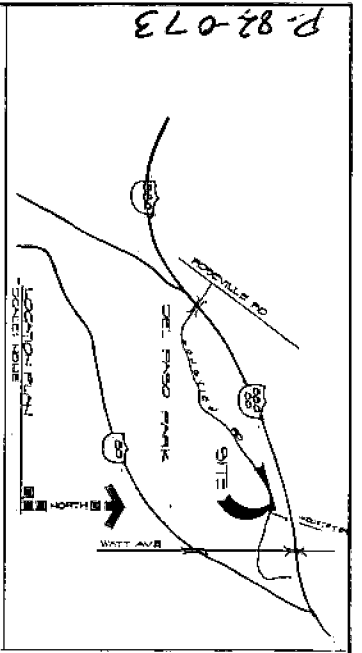


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EXHIBIT A 11200

4-22-82

#18



PROJECT ANALYSIS

| DESCRIPTION | AREA (SQ. FT.) | REMARKS |
|---|----------------|-----------------|
| LAND AREA | 145,104 | 145,104 SQ. FT. |
| IMPROVED PAVING | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 1 (BASEMENTS) | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 2 (OFFICES) | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 3 (RESTROOMS) | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 4 (MATERIAL STORAGE) | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 5 (WATER STORAGE) | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 6 (LANDSCAPING) | | 1,000 SQ. FT. |
| CONSTRUCTION STAGE 7 (TOTAL) | | 145,104 SQ. FT. |

CITY PLANNING COMMISSION
 MAR 19 1982
 RECEIVED

SITE PLAN
 SCALE: 1/4" = 1'-0"

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4-22-82

002112

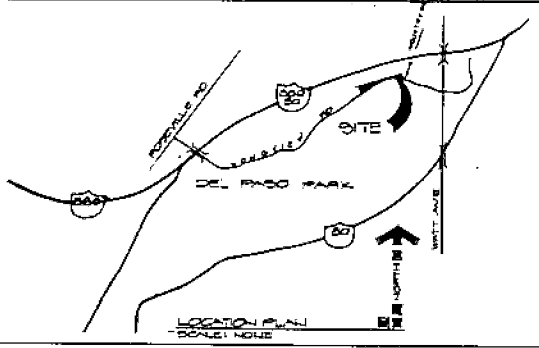
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|-----|------|-----------|
| NO. | DATE | REVISIONS |
| 1 | | |

EXHIBIT B

CLEANER FOR...
 PREPARED BY...

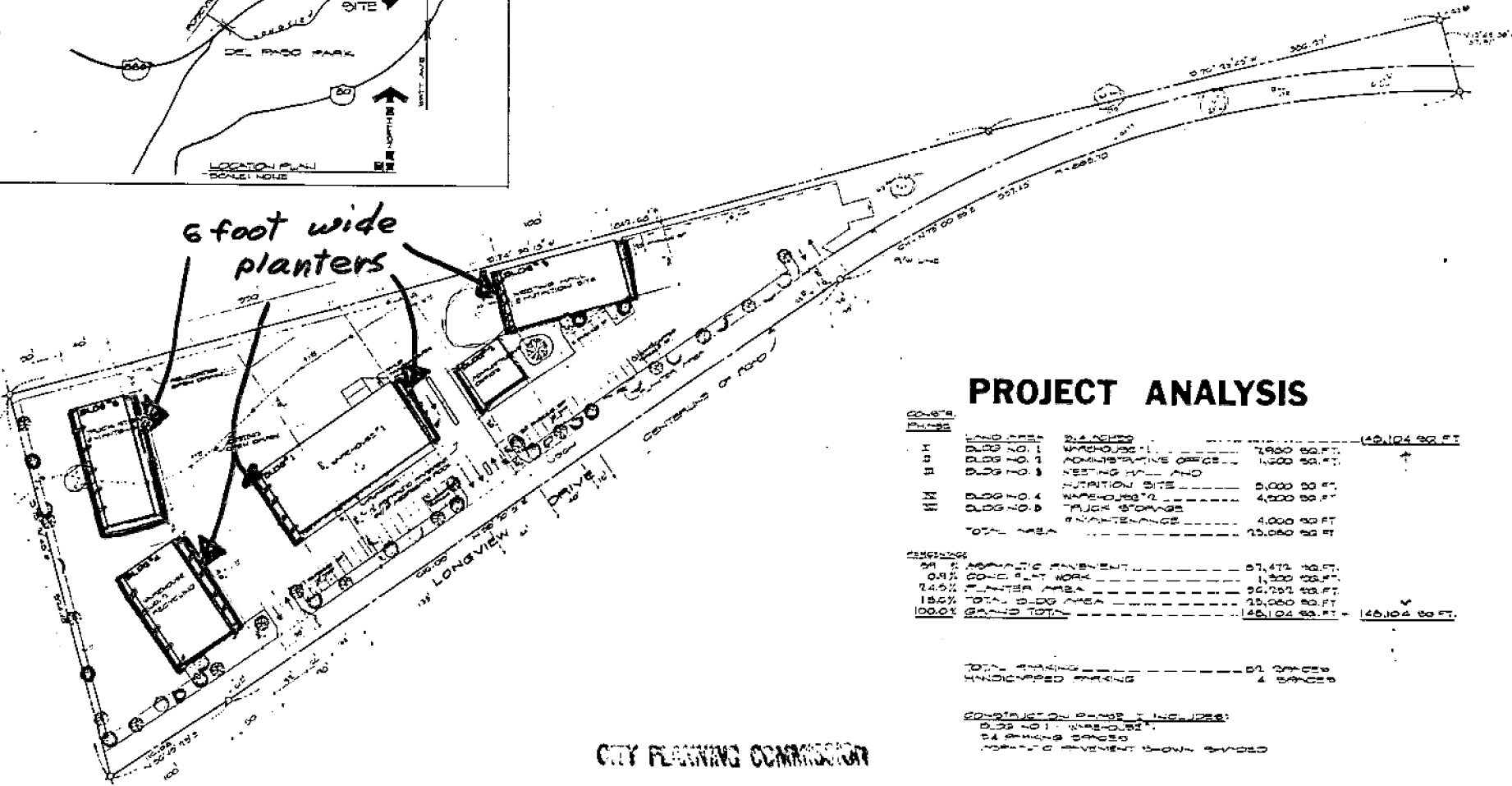
DATE: 3/19/82
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4-22-82

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PROJECT ANALYSIS

| BLDG NO. | USE | AREA (SQ. FT.) | TOTAL AREA |
|------------|-----------------------|----------------|------------|
| BLDG NO. 1 | WAREHOUSE | 7,900 | 148,104 |
| BLDG NO. 2 | ADMINISTRATIVE OFFICE | 1,300 | |
| BLDG NO. 3 | MEETING HALL AND | 4,000 | |
| BLDG NO. 4 | NUTRITION SITE | 5,000 | 148,104 |
| BLDG NO. 5 | WAREHOUSE | 4,000 | |
| BLDG NO. 6 | TRUCK STORAGE | 4,000 | |
| TOTAL AREA | | 12,000 | |

| PERCENTAGE | AREA (SQ. FT.) | TOTAL AREA |
|------------|--------------------------|------------|
| 59% | AGRICULTURAL ENVIRONMENT | 87,472 |
| 0.8% | CONCRETE PAVEMENT | 1,320 |
| 7.45% | PLANTER AREA | 11,320 |
| 18.6% | TOTAL BLDG AREA | 12,000 |
| 100.0% | GRAND TOTAL | 148,104 |

TOTAL PARKING ----- 57 SPACES
 HANDICAPPED PARKING ----- 4 SPACES

CONSTRUCTION PHASE 1 INCLUDES:
 BLDG NO. 1 WAREHOUSE
 24 PHONES OFFICES
 PORTABLE PLANTER BLOW BYTES

PROJECT DESCRIPTION
 A PORTION OF COUNTY TRACT NO. 740-390-40

CITY PLANNING COMMISSION

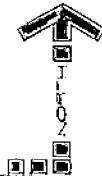
MAR 14 1982

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SITE PLAN
SCALE: 1/4" = 1'-0"



DWT SCALE



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| REVISION | BY |
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EXHIBIT D

GRAND OPENING
MAY 1982

DATE: MARCH 1982
 REV: NOTED
 DRAWN BY: CHANT

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