

CITY PLANNING COMMISSION

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

APPLICANT Speath Engineering, Inc. - 5710 Garfield Ave., Ste. B, Sacramento 95841
OWNER National Self Storage c/o Robert Schoff - 1161 NE El Dorado Pl., SU 132, Tuscon, AZ 85715
PLANS BY Speath Engineering, Inc. - 5710 Garfield Ave., Ste. B, Sacramento 95841
FILING DATE 9-21-84 ENVIR. DET. 10-14-85 REPORT BY HT:sq
ASSESSOR'S-PCL. NO. 274-110-10.11.12.13

- APPLICATION:
- A. Negative Declaration
 - B. General Plan Amendment from Commercial and Offices to Industrial on 7.8± vacant acres in the General Commercial - American River Parkway Corridor (C-2(PC))
 - C. 1978 South Natomas Community Plan Amendment from Business and Professional Offices to Heavy Commercial and Industrial on 7.8± vacant acres in the General Commercial - American River Parkway Corridor (C-2(PC)) zone
 - D. Tentative Parcel Map to subdivide 7.8± vacant acres into three lots in the General Commercial - American River Parkway Corridor (C-2(PC)) zone
 - E. Special Permit to allow a 24 hour/day manager's living quarters in self-storage complex on 3.7± vacant acres in the General Commercial - American River Parkway Corridor (C-2(PC)) zone
 - F. Subdivision Modification to waive street improvement along frontage of proposed Parcels A and C until building permits for Parcels A and C are issued

LOCATION: Southwest corner of Garden Highway and Northgate Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to allow development of approximately 600 self-storage units (60,430 square feet) on proposed Parcel B. and 42,000 square feet of future commercial/business professional facilities on proposed Parcels A and C.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Offices
1978 South Natomas Community
Plan Designation: Business and Professional Office
Existing Zoning of Site: General Commercial - American River Parkway Corridor (C-2(PC))
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Commercial & residential: SC & R-3	Front:	0'	6'
South: American River Parkway; ARP-F	Side(Int):	35'	10' to 20'
East: Commercial: C-2	Side(St):	0'	6' to 10'
West: American River Parkway; ARP-F	Rear:	N/A	N/A

APPLC. NO. P84-357

MEETING DATE

~~2-13-86~~
~~7-20~~
~~12-5-85~~
November 14, 1985

ITEM NO.

12 ³

Parking Required: 50 spaces for Parcel A; 7 spaces for Parcel B;
54 spaces for Parcel C

Parking Provided: 90 spaces for Parcel A; 6 spaces for Parcel B;
44 spaces for Parcel C

Property Dimensions: Irregular

Property Area: 7.8± acres

Square Footage of Building: 60,430 sq. ft. self-storage; 40,000 sq. ft. future
commercial/business professional

Height of Building: 12' (single-story)

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Colors: Earth tones

Exterior Building Materials: Concrete and metal

Roof Material: Metal roof for storage units; mission clay tile for
manager's unit

BACKGROUND INFORMATION: On September 21, 1984 the applicant submitted the subject proposal to develop a mini self-storage facility and commercial center on 7.8± vacant acres in the South Natomas area. Revised site plans were submitted October 8, 1985 proposing the following development:

- Parcel A (2.9± gross acres) - 20,060 square feet of future commercial/business professional facilities;
- Parcel B (3.7± gross acres) - 600 mini self-storage units (60,430 square feet);
- Parcel C (1.2± gross acres) - 21,750 square feet of future commercial/business professional facilities

In November of 1984 the Environmental Coordinator identified on-site elderberry bushes as potential habitat for the federally designated "threatened" Valley Elderberry Longhorn Beetle, and requested that the applicant provide a professional inventory and entomological survey.

A study entitled "The Occurrence of the Valley Elderberry Longhorn Beetle at Two Sites Near the American River, Sacramento" (Jones and Stokes) was received in December of 1984. The conclusion of this report was that, due to the presence of critical beetle habitat on the subject site, development without prior consultation with the United States Fish and Wildlife Service (USFWS) could constitute a "taking" of the threatened species and thus be in violation of Section Nine of the Endangered Species Act of 1974. As a result, the applicant, in January of 1975, requested that the project be continued until such time as a satisfactory solution to the beetle problem could be achieved.

In February 1985 the applicant submitted a second professional entomological assessment (Okumura Biological Institute) for the site, the conclusion of which essentially refuted the findings of the first report. The second study summarized that the subject property was not a current habitat for the beetle since there was no evidence of recent infestation.

In subsequent meetings (February through June of 1985) between the applicant and representatives of the Endangered Species Office of the USFWS, federal staff

~~12-5-85~~
November 14 1958
~~1-9-86~~
2-13-86

indicated that the jurisdictional responsibilities of their agency clearly encompassed the subject situation and that any development on the site without appropriate mitigation, as determined by their biologists, would violate the Endangered Species Act as noted above.

Since this time, planning staff has been working with the applicant and USFWS to determine if appropriate mitigation measures can be established, that will allow development of any type on the site. A plan (Draft Memorandum of Agreement) for transplanting existing elderberry bushes to a natural area of Discovery Park, as well as starting several hundred new elderberry cuttings, has been developed by the USFWS. This plan, if successfully carried out, will allow limited development to occur on the site.

A draft Memorandum of Agreement between the USFWS and the applicant was prepared by USFWS staff in late July to address and mitigate all biological concerns regarding elderberry bushes and threatened beetle species on the property. This agreement is still being finalized, and must be signed and executed prior to development, as outlined in the Negative Declaration prepared for this proposal and filed on October 14, 1985.

Pursuant to the California Environmental Quality Act, the Negative Declaration was distributed for a 30-day public review period which ends November 13th. All comments received to date have been incorporated in this staff report.

PROJECT EVALUATION: Staff has the following comments regarding the proposed project:

A. Land Use

Existing zoning for the subject site is General Commercial - American River Parkway Corridor (C-2(PC)). The site is bordered by the American River to the south and west, commercial uses to the east, and a retail center, vacant commercial, and residential uses to the north.

The 1978 South Natomas Community Plan designates the site for Business Professional Office use. As noted in the 1978 plan, this designation is intended to satisfy the trend for business office centers and institutional or professional buildings to serve local needs. Compatible zoning, as identified in the community plan, is Office Building (OB). The proposed use would require an amendment to both the General Plan and the 1978 Community Plan, to allow a more intense use of the site.

The draft 1985 South Natomas Community Plan designates the site for Medium-High Density Residential (R-2BR), 11 to 21 dwelling units per net acre, 18 unit average maximum. The City Council has adopted an "Intent to Approve" motion for this designation, along with a proposed policy supporting no amendments to the new community plan until 50 percent buildout has occurred within each particular land use designation, as approved. The proposed use is not consistent with the proposed new plan, and would be a significant change in land use from what has been tentatively adopted by the Council.

B. Garden-Arden Roadway Connector

The proposed Garden-Arden roadway connector will link Garden Highway near Northgate Boulevard to the Arden Way area via either Arden Way, Highway 160,

Exposition Boulevard, or some similar route. Three of the proposed alternatives for this roadway would impact the subject site:

- o Alternative One would follow East Levee Road at the project location, which bounds the subject site on the south side. The levee would be widened on the landward side to accommodate a four-lane roadway.
- o Alternative Two would follow the existing Garden Highway at the proposed project location, which bounds the subject site on the north side. The Garden Highway would be widened to four lanes, west toward Interstate 5.
- o Alternative Three would follow the existing Northgate Boulevard at the proposed project location, which bounds the subject site on the east side. Northgate Boulevard would be widened to four lanes, north toward State Route 160.

The City Department of Public Works has released a feasibility study and draft EIR assessing these alternatives and detailing necessary right-of-way needs for each. The applicant will be required to dedicate the appropriate right-of-way along Northgate Boulevard and either East Levee Road or Garden Highway, depending on the final location of the connector. The applicant should have a street right-of-way study prepared that conforms with the Arden-Garden connector study prior to issuance of any building permits.

C. Site Design

1. Parking

A total of 90 spaces are provided for parking on Parcel A. Based on a ratio of one space per 400 square feet of office/light commercial, 55 spaces are required. The proposed parking actually exceeds the requirement by 35 spaces.

A total of six parking spaces are provided on Parcel B, which is proposed for development at this time. The required parking is seven spaces, based on a ratio of one space per 100 self-storage units, plus one space for the manager's residence. If approval is granted, the applicant should revise the site plans for Parcel B to accommodate one additional parking space for a total of seven.

A total of 44 spaces are provided for parking on Parcel C. Based on a ratio of one space per 400 square feet of office/light commercial, 54 spaces are required. If approval is granted, the applicant should revise the site plans for Parcel C to accommodate ten additional spaces for a total of 54.

2. Setbacks

A minimum distance of 35 feet between the levee toe and the nearest building is required for development in the Parkway Corridor zone. The southern-most proposed row of self-storage lies within this setback. If approval is granted, the applicant should revise the site plans for

Parcel B to move the southern row of self-storage out of the setback area.

3. Fence or Wall

The applicant proposes a six foot chainlink fence adjacent to the levee toe along the southern boundary of the property. This would violate regulations imposed by Reclamation District 1000 restricting development within 10 feet of the levee toe. A six foot chainlink fence or masonry wall along the levee, 10 feet from the levee toe is required by ordinance for development within the Parkway Corridor zone. If approval is granted, the applicant should revise the site plan to include a six foot fence along the southern border, 10 feet from the levee toe.

If the project is approved, staff further recommends an eight foot textured concrete wall as far along Northgate Boulevard as the storage units extend to mitigate visual impacts from the end elevations. This wall should be set back 10 feet from the easement line with 10 feet of landscaping and permanent irrigation between the wall and the street, as required by the Zoning Ordinance. An alternative would be to redesign the easterly building layout to use the building wall as a screening wall.

4. Landscaping

Development in the Parkway Corridor zone requires a 10 foot tree planting strip adjacent to the landward side of the above-noted six foot fence or wall. This strip is not shown on the applicant's submittals, and it's provision should be a condition of approval should the requested entitlements be granted.

If the project is approved, ordinance requires a minimum 10 foot wide landscape setback along the Northgate Boulevard street frontage. Staff would further recommend that this landscaped strip continue westward from Northgate Boulevard along the property (easement) line to the proposed manager's quarters. Notwithstanding other environmental concerns, all landscaping and irrigation should be installed prior to occupancy of any of the storage units.

5. Waste Disposal Areas

The submitted plans do not indicate waste disposal areas. Staff suggests a minimum of two waste disposal areas for the mini-storage facilities. These areas are to be screened by a minimum six foot high solid masonry wall and are to allow for easy access by clients.

6. Signage

The applicant's plans do not indicate the location, size, or number of on-site signs. The applicant should submit a sign program to the Planning Director for review and approval prior to issuance of any sign permits. All detached signs should be a monument sign with a maximum height of 12 feet.

D. Building Design

1. Bulk

The "visible width" of buildings or structures in the Parkway Corridor zone is restricted to a maximum of 250 feet. Each of the four rows of mini-storage proposed by the applicant for Parcel B exceed this maximum width. The applicant should revise the design to conform with this criteria if the project is approved. In addition, the design of the storage units should be compatible with the design and materials of the manager's unit.

2. Visual Impacts

Circulation along East Levee Road will be visually impacted by the proposed development, especially if this alignment is chosen for the Arden-Garden connector. Staff recommends that, should this proposal be approved, the applicant consider special treatment of the rooftops of the proposed mini-storage units in order to lessen this impact. This treatment should be described and included in the submitted redesign of this project.

E. Comments From Other City Departments

The City Arborist, the City Community Services Department, the City Engineer, the City Police Chief, the City Water Division, the City Traffic Engineer, the City Electrical Engineer, the County Health Department, the County Water Quality Division, and Reclamation District 1000 have all reviewed the proposed project. Their comments are as follows:

The County Water Quality Division:

1. Prior to recordation of the final the subject property shall annex to both the Sacramento Regional County Sanitation District and Sanitation District No. 1.
2. Obtain necessary public sewer easement from adjacent properties prior to recordation of final map.
3. Dedicate public sewer easements prior to recordation of final map.
4. Improvement Requirement Certificate shall state:

Construct public sewer lateral.

The Reclamation District 1000:

1. No structures, fences, pipelines or other appurtenances be allowed within the sixty-five (65) feet from the centerline of the east levee or ten (10) feet from the levee toe.
2. Only ramps, stairways, walkways and vegetation may be permitted. Vegetation must be in conformance with California State Reclamation Board "Guide For Vegetation On Project Levees".

City Engineer:

1. Sewer, drainage, and water study required. Drainage must be extended westerly from Northgate Boulevard. Coordinate with County Sanitation District No. 1 concerning sewer extensions required.
 2. Street right-of-way study is required. Dedicate right-of-way per said study. Right-of-way dedication shall also conform to the Arden-Garden Connector Study presently in progress.
 3. Standard street improvements will be required along Northgate Boulevard and Garden Highway.
- F. The Subdivision Review Committee (10-24-85) recommended denial of the Subdivision Modification and approval of the tentative parcel map provided the applicant satisfies the following conditions prior to filing the final map:
1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code along Northgate Boulevard and Garden Highway;
 2. Prepare a sewer and drainage study for the review and approval of the City Engineer; will require off-site drain extension to existing 18 inch line at the intersection of Northgate and Jefferson Boulevards;
 3. Show any required reciprocal sewer, water and drainage easements on the final map;
 4. Dedicate right-of-way for Northgate Boulevard and Garden Highway per Arden-Garden Connector Study currently being prepared by the City;
 5. Obtain necessary permit from the Reclamation District 1000 for alteration of the levee;
 6. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
 7. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U. S. Postal Service;
 8. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
 9. Provide easement and funds (\$5,000) for a bus shelter to be located on Northgate Boulevard to the satisfaction of Regional Transit.

G. Environmental Determination

The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration, based on compliance with the following mitigation measures:

1. The applicant shall protect and retain the 71 trees identified by the project engineer and by the City Arborist for preservation, including the two heritage trees in the southeast corner of the property, by ensuring that the following is completed to the satisfaction of the City Planning Director and City Arborist prior to issuance of a building permit:
 - o Grading, trenching, cutting, and/or filling within the dripline of those trees identified on the tree survey map for preservation shall not occur;
 - o No actions shall be taken that will harm the health, vitality, or longevity of those trees identified on the tree survey map for preservation;
 - o A temporary six foot high chainlink fence shall be placed around the dripline of each of the two heritage trees to prevent soil compaction resulting from stacked construction materials, parked equipment, and vehicles. These fences shall remain in place until installation of project landscaping begins;
 - o Roadways, building foundations, and/or irrigation systems within the dripline of the two heritage trees shall be prohibited;
 - o Pruning or cutting of the two heritage trees, except for the removal of dead wood, shall be prohibited.
2. The applicant is currently entering into a formal Memorandum of Agreement with the USFWS, the purpose of which is to conserve and enhance the threatened beetle and its habitat by accomplishing the following:
 - o The applicant shall have a qualified horticulturist establish a minimum of 400 cuttings from on-site elderberries for a period of one year, to the satisfaction of the USFWS, after which time they will become the responsibility of the USFWS.
 - o The applicant shall have a qualified arborist/nursery person transplant in two stages a total of 32 large clumps of elderberry shrubs from the subject property to a designated area in Discovery Park, to the satisfaction of the USFWS and Sacramento County Department of Parks and Recreation.
 - o No construction activity shall occur on the eastern half of the subject site until the first transplant (eastern half) is

completed. No construction activity shall occur on the western half of the property until the second transplant (western half) is completed.

- o No construction activity shall occur on the site following the initial transplant until the applicant has constructed a protective chainlink fence around the remaining elderberries on the site.
- o The applicant shall establish two escrow accounts to be administered by the USFWS to provide for site preparation, weeding, watering, and signage for the transplanted elderberries within Discovery Park to the satisfaction of the USFWS.
- o The applicant shall contribute a predetermined amount to a fund identified by the USFWS for the purpose of public acquisition of private lands within the American River Parkway.

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

- A. Ratify the Negative Declaration;
- B. Recommend denial of the General Plan Amendment from Commercial and Offices to Industrial;
- C. Recommend denial of the 1978 South Natomas Community Plan Amendment from Business and Professional Offices to Heavy Commercial and Industrial;
- D. Recommend denial of the Tentative Parcel Map to subdivide 7.8± vacant acres into three lots in the General Commercial-American River Parkway Corridor (C-2(PC)) zone;
- E. Deny the Special Permit to allow a 24 hour/day manager's living quarters in a self-storage complex on 3.7± vacant acres, based upon findings of fact which follow;
- F. Deny the Special Permit to allow 600 self-storage units on 3.7± vacant acres, based upon findings of fact which follow;
- G. Recommend denial of the Subdivision Modification to waive street improvements along the frontage of proposed Parcels A and C until building permits for Parcels A and C are issued.

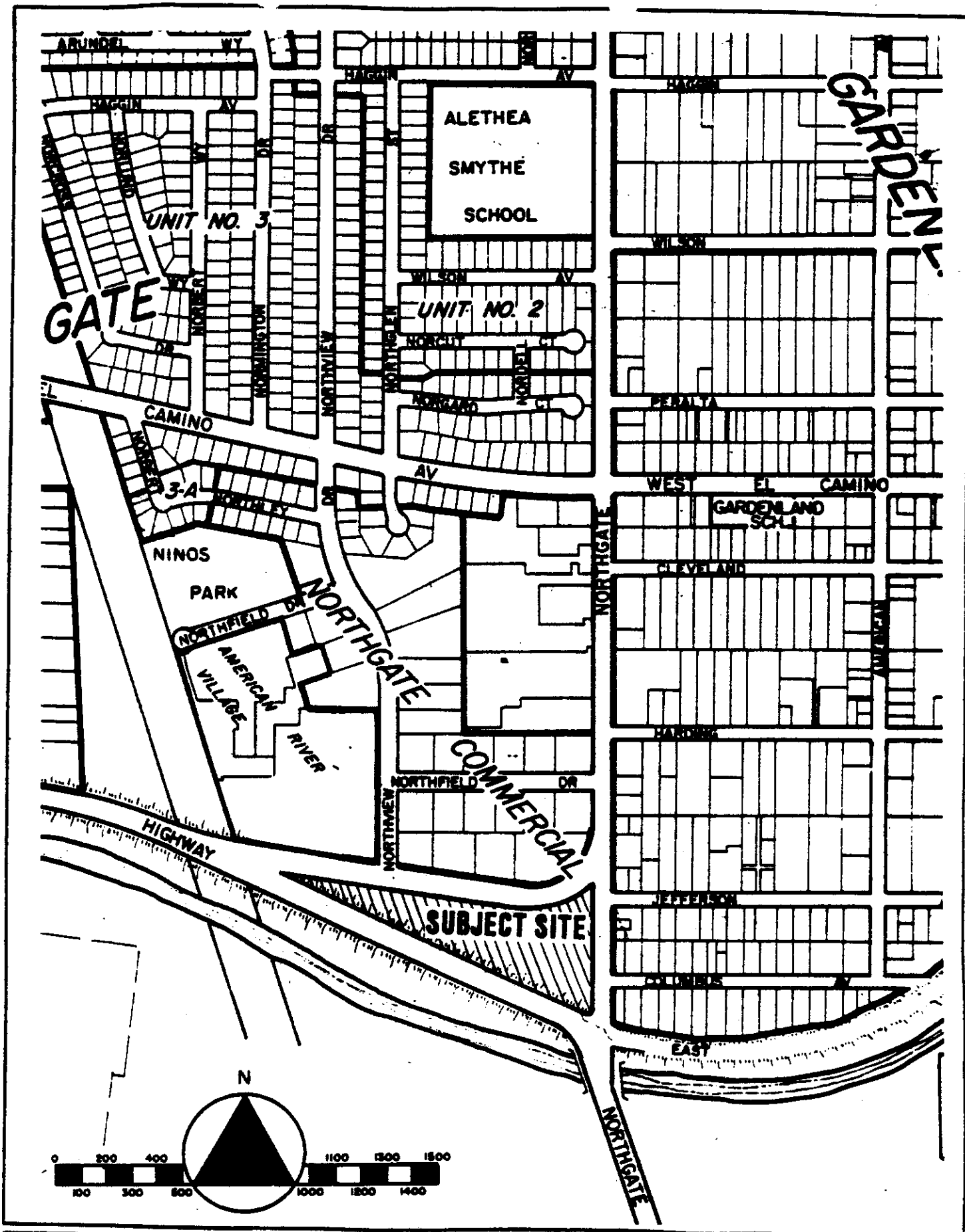
Findings of Fact - Special Permit(s)

The project is not based upon sound principles of land use in that:

- a. The City Council has adopted an "Intent to Approve" motion for the 1985 South Natomas Community Plan Update, which designates this site for medium to high density residential development (R-2BR). This motion included a policy supporting no plan amendments until at least 50 percent buildout within a land use designation has been achieved.

- b. The scale and intensity of the proposed mini-storage development is not in conformance with the adopted goals and policies of the 1978 South Natomas Community Plan to establish business and professional office use at this site.
- c. The proposal conflicts with the Zoning Ordinance which regulates mini-storage development and development within the Parkway Corridor zone.

~~12-5-85~~
1-9-86
2-13-86

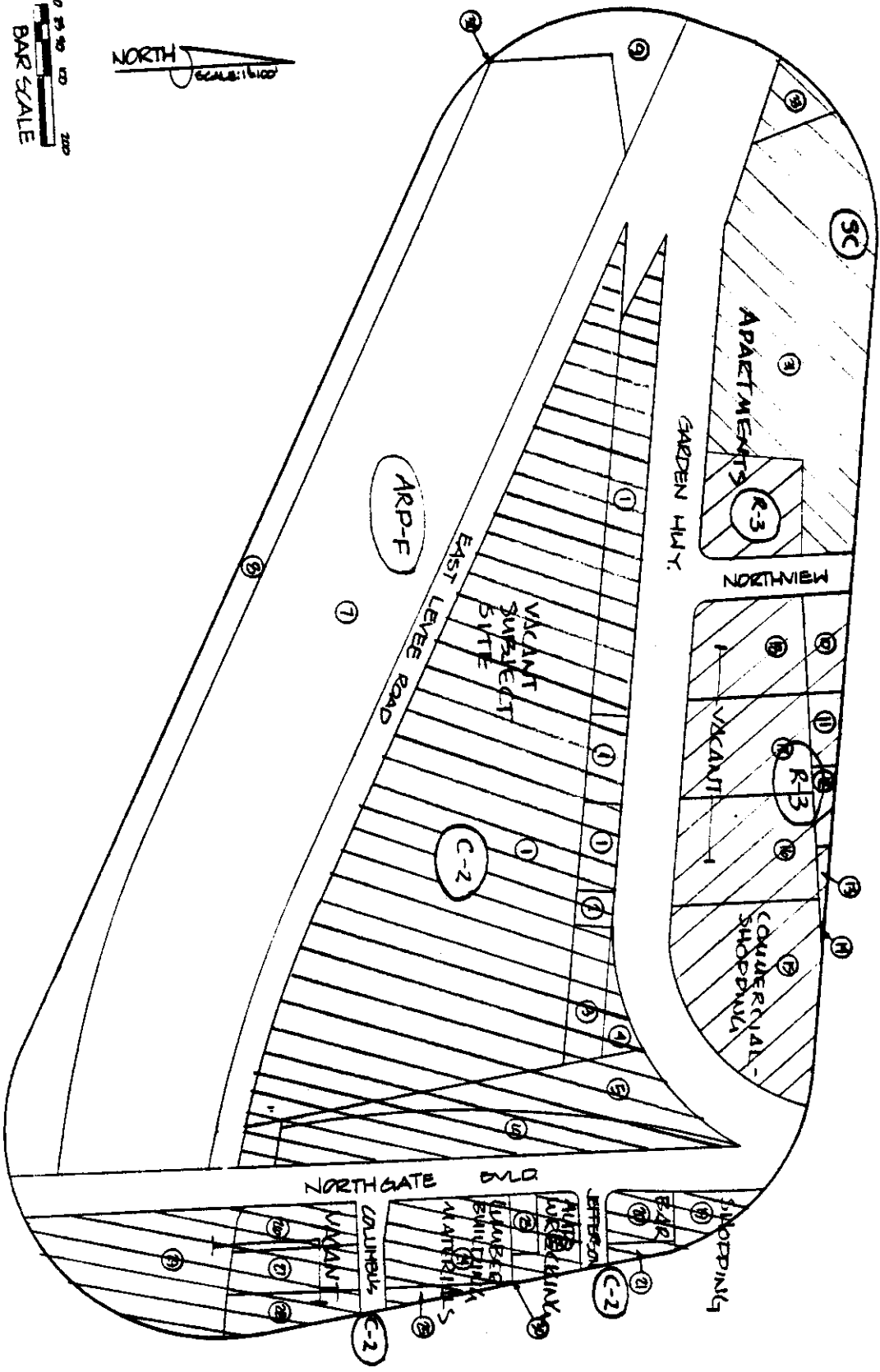
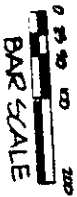


VICINITY MAP

P 84-357

12-5-85
11-14-85
1-4-86
3-13-86

No. 1076

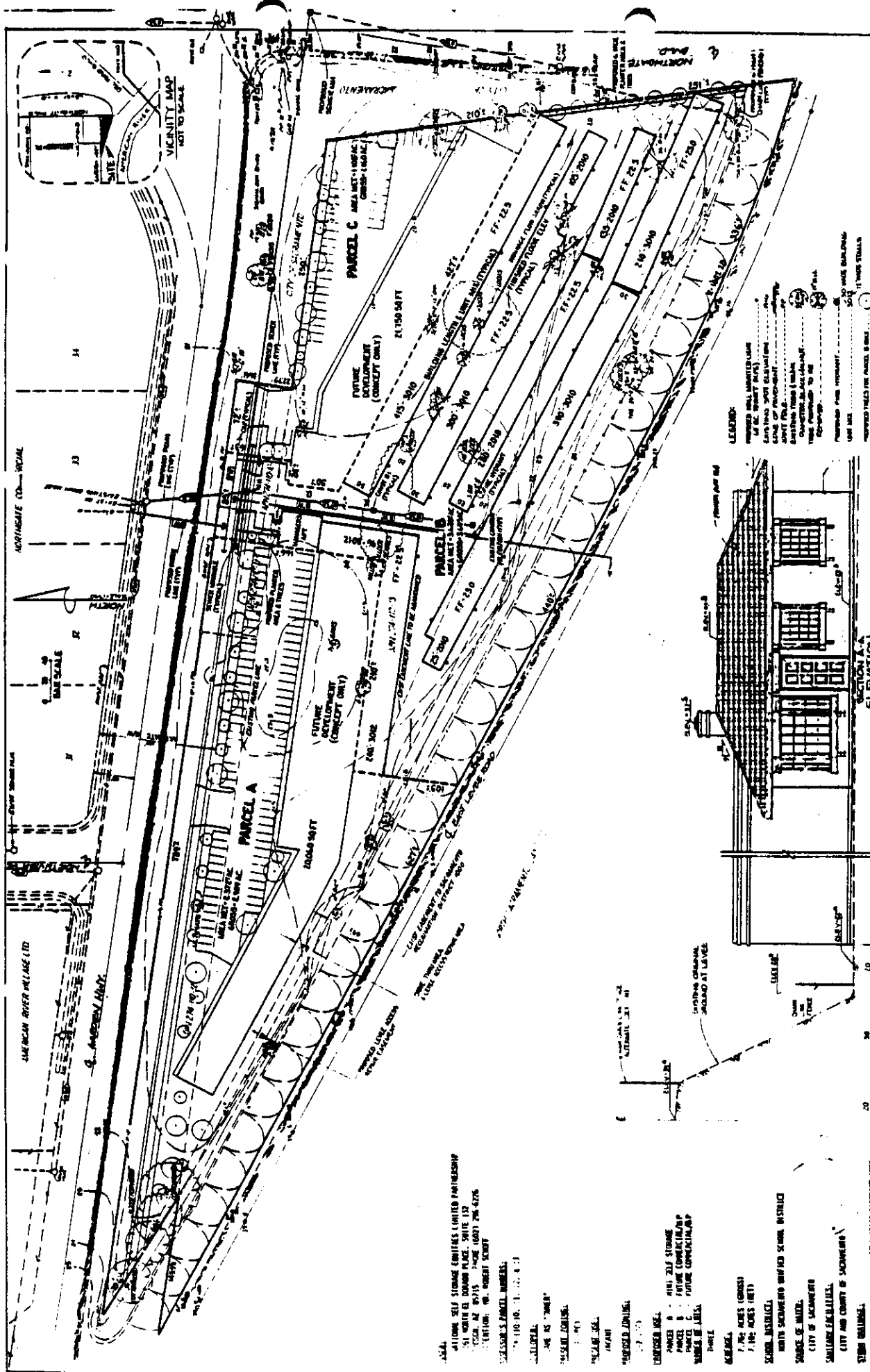


LAND USE & ZONING MAP

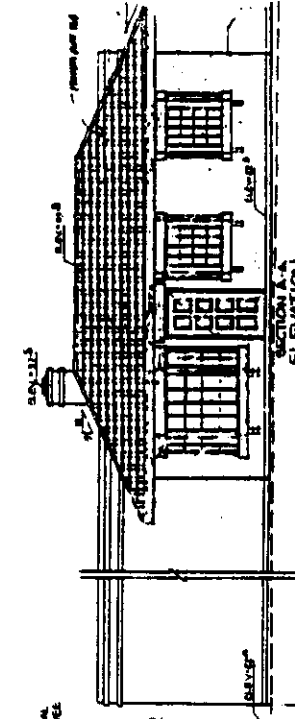
P84-357

~~1-9-86~~
~~12-5-85~~
 11-14-85

62
 No. 127



PROJECT TITLE: TENTATIVE PARCEL MAP FOR THE SOUTHWEST CORNER OF GARDEN LANE AND NORTHGATE BLVD		SHEET NO.: 1 DATE: 08-28-1994
CLIENT: SPEATH ENGINEERING, INC. 3700 Northgate Ave, Suite 100 Northridge, CA 91324		SCALE: 1" = 40'-0" DATE: 08-28-1994
DESIGNER: SPEATH ENGINEERING, INC. 3700 Northgate Ave, Suite 100 Northridge, CA 91324		DATE: 08-28-1994
CHECKED BY: [Signature] DATE: 08-28-1994		DATE: 08-28-1994



ALLIANCE SELF STORAGE UNIT'S LIMITED PARTNERSHIP
 51 NORTH G ST. DOWNS PLACE, SUITE 112
 TOLSON, CA 95715 PHONE (925) 796-4276
 FUTURE DEVELOPMENT (CONCEPT ONLY)
 FUTURE DEVELOPMENT (CONCEPT ONLY)
 FUTURE DEVELOPMENT (CONCEPT ONLY)
 FUTURE DEVELOPMENT (CONCEPT ONLY)

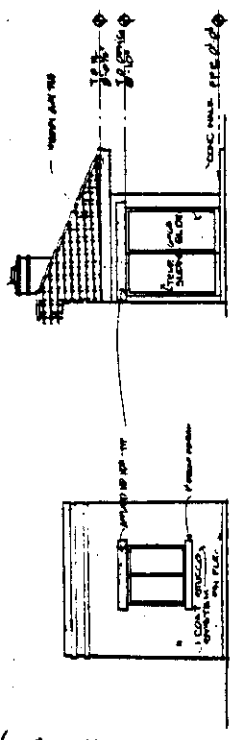
LEGEND:
 PROPOSED WALL MOUNTED LINE
 OF ALL EXISTING UTILITIES
 EXISTING WALL MOUNTED LINE
 OF ALL EXISTING UTILITIES
 EXISTING WALL MOUNTED LINE
 OF ALL EXISTING UTILITIES
 EXISTING WALL MOUNTED LINE
 OF ALL EXISTING UTILITIES

CITY OF SACRAMENTO AND REDEMPTION DISTRICT 1000
 CITY OF SACRAMENTO AND REDEMPTION DISTRICT 1000

P84-357

10-14-85 1-9-86 3-12-87

26
10-12-87



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

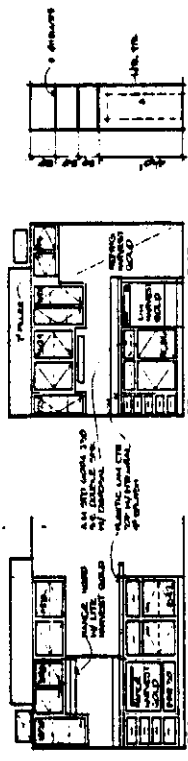
COURT ELEVATIONS
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

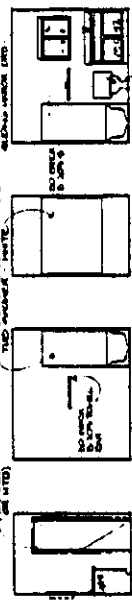
LEFT ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

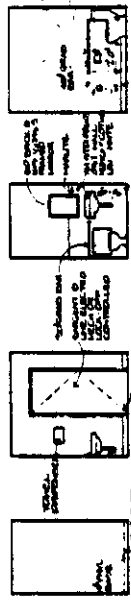
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



KITCHEN ELEVATIONS
SCALE: 1/4" = 1'-0"



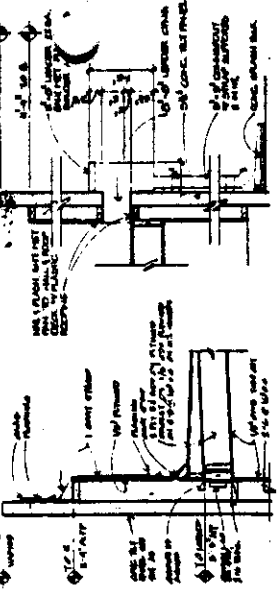
BATHROOM ELEVATIONS
SCALE: 1/4" = 1'-0"



PUBLIC RESTROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

1. FINISH WALL ABOVE...
2. FINISH WALL ABOVE...
3. FINISH WALL ABOVE...
4. FINISH WALL ABOVE...
5. FINISH WALL ABOVE...
6. FINISH WALL ABOVE...
7. FINISH WALL ABOVE...
8. FINISH WALL ABOVE...
9. FINISH WALL ABOVE...
10. FINISH WALL ABOVE...
11. FINISH WALL ABOVE...
12. FINISH WALL ABOVE...
13. FINISH WALL ABOVE...
14. FINISH WALL ABOVE...
15. FINISH WALL ABOVE...
16. FINISH WALL ABOVE...
17. FINISH WALL ABOVE...
18. FINISH WALL ABOVE...
19. FINISH WALL ABOVE...
20. FINISH WALL ABOVE...

21. FINISH WALL ABOVE...
22. FINISH WALL ABOVE...
23. FINISH WALL ABOVE...
24. FINISH WALL ABOVE...
25. FINISH WALL ABOVE...
26. FINISH WALL ABOVE...
27. FINISH WALL ABOVE...
28. FINISH WALL ABOVE...
29. FINISH WALL ABOVE...
30. FINISH WALL ABOVE...
31. FINISH WALL ABOVE...
32. FINISH WALL ABOVE...
33. FINISH WALL ABOVE...
34. FINISH WALL ABOVE...
35. FINISH WALL ABOVE...
36. FINISH WALL ABOVE...
37. FINISH WALL ABOVE...
38. FINISH WALL ABOVE...
39. FINISH WALL ABOVE...
40. FINISH WALL ABOVE...



LEADER IN SPOUT
SCALE: 1/4" = 1'-0"

NO	SIZE	TYP	FUNCTION	LOCK	SET	REMARKS
1	36"	1	DOOR	NO	NO	TOILET
2	36"	1	DOOR	NO	NO	TOILET
3	36"	1	DOOR	NO	NO	TOILET
4	36"	1	DOOR	NO	NO	TOILET
5	36"	1	DOOR	NO	NO	TOILET
6	36"	1	DOOR	NO	NO	TOILET
7	36"	1	DOOR	NO	NO	TOILET
8	36"	1	DOOR	NO	NO	TOILET
9	36"	1	DOOR	NO	NO	TOILET
10	36"	1	DOOR	NO	NO	TOILET
11	36"	1	DOOR	NO	NO	TOILET
12	36"	1	DOOR	NO	NO	TOILET
13	36"	1	DOOR	NO	NO	TOILET
14	36"	1	DOOR	NO	NO	TOILET
15	36"	1	DOOR	NO	NO	TOILET
16	36"	1	DOOR	NO	NO	TOILET
17	36"	1	DOOR	NO	NO	TOILET
18	36"	1	DOOR	NO	NO	TOILET
19	36"	1	DOOR	NO	NO	TOILET
20	36"	1	DOOR	NO	NO	TOILET

4357

84-45

SELI STORAGE

11-12-86

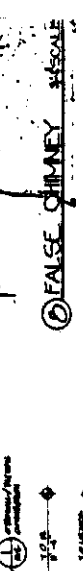
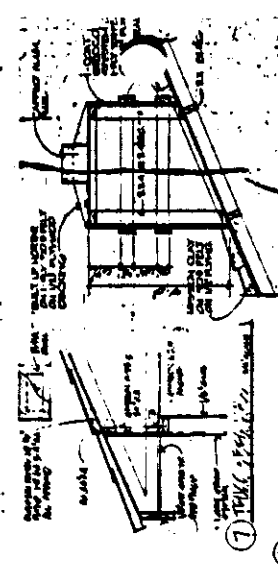
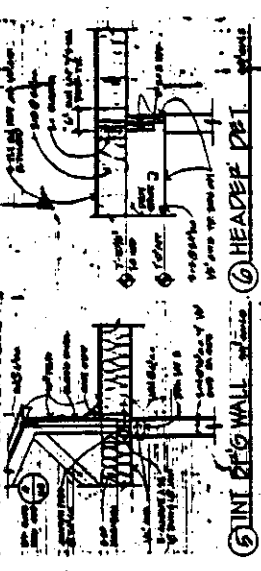
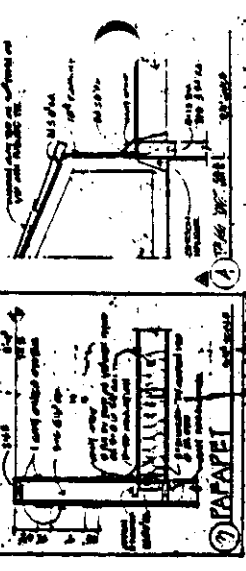
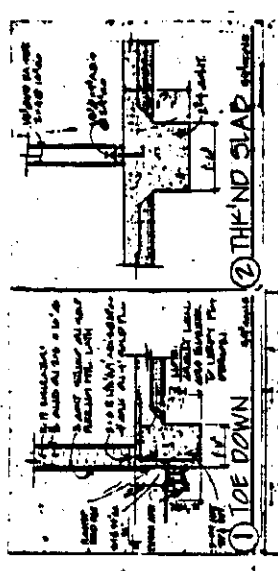
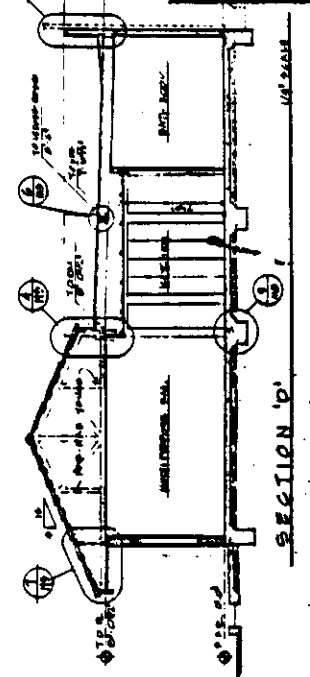
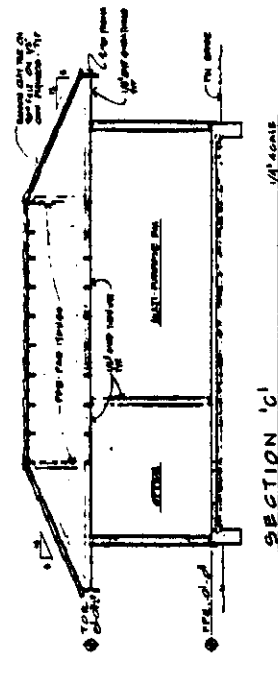
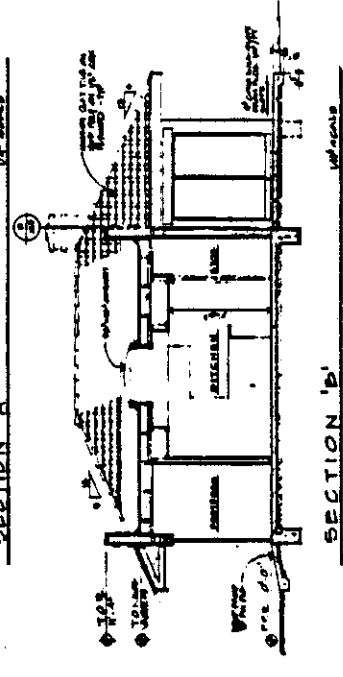
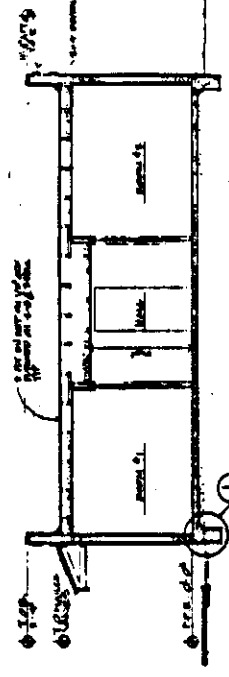
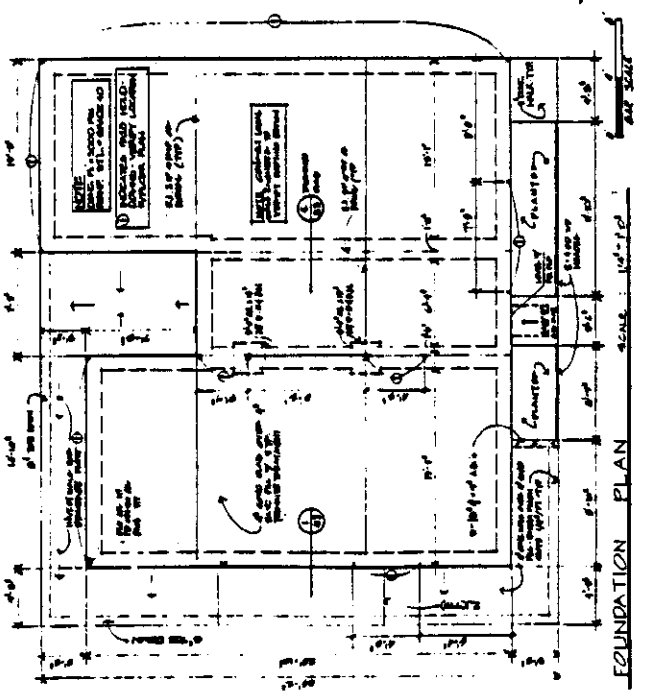
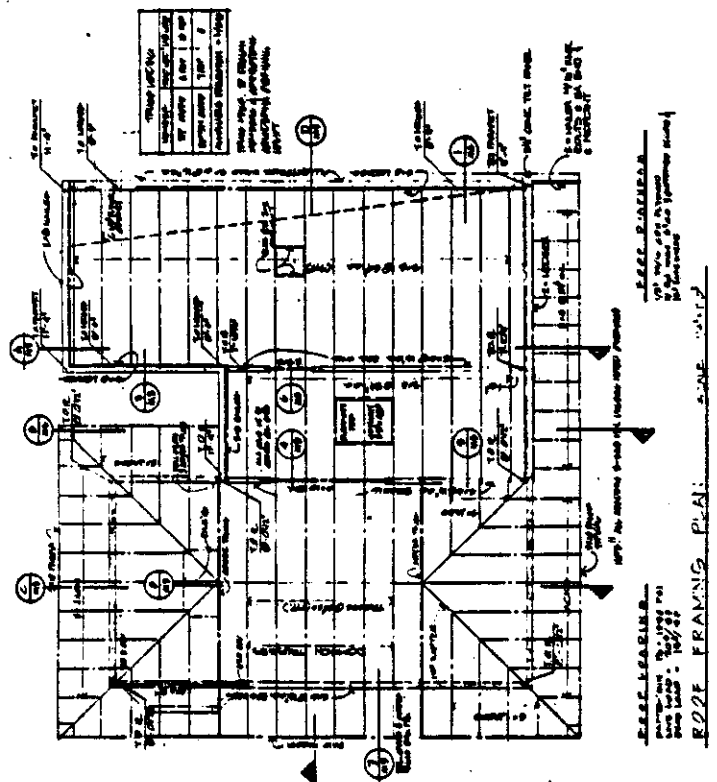
North

PR 4-257

1-17-85 1-9-86

P 84357

No. 123



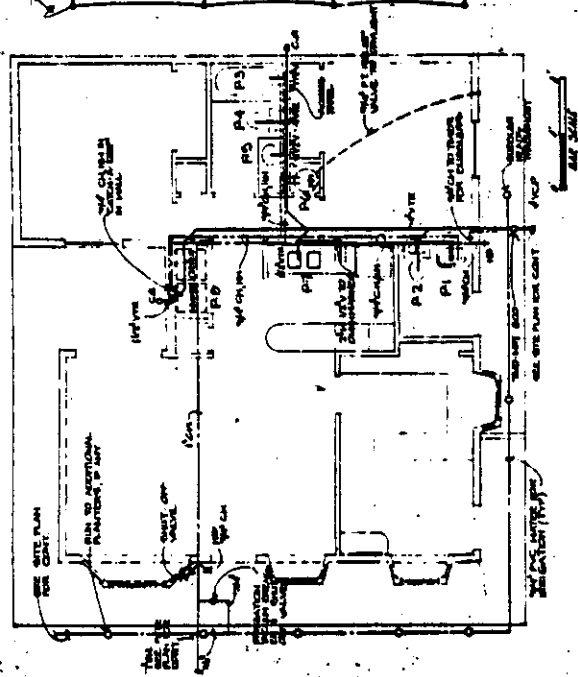
84-15

NATIONAL SELF STORAGE

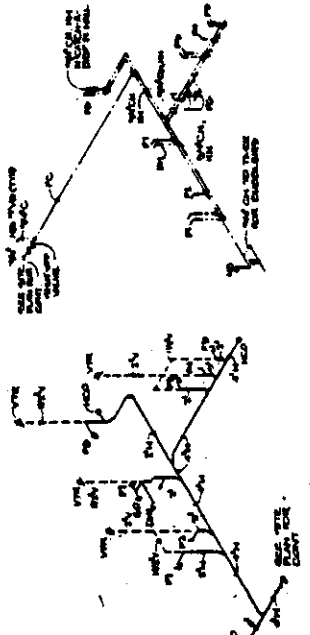
1000 NATIONAL ROAD, SUITE 100
MILWAUKEE, WISCONSIN 53212

DESIGNED BY: [Signature]
DATE: [Date]

1000 NATIONAL ROAD, SUITE 100
MILWAUKEE, WISCONSIN 53212

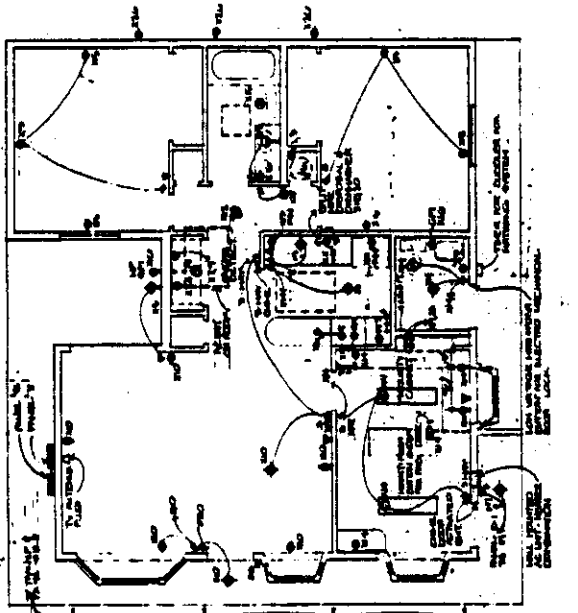


PLUMBING PLAN SCALE 1/4" = 1'-0"



WATER SERVICE SCHEMATIC

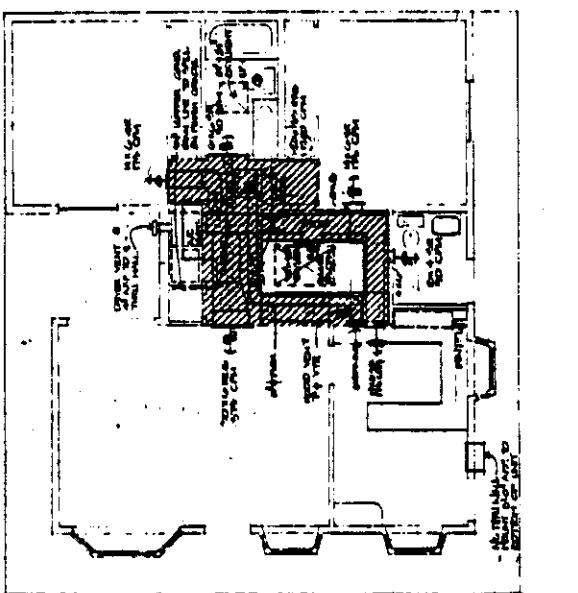
PLUMBING NOTES
 1. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE AND THE LATEST EDITION OF THE NATIONAL PLUMBING CODE.
 2. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE AND THE LATEST EDITION OF THE NATIONAL PLUMBING CODE.
 3. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL PLUMBING CODE AND THE LATEST EDITION OF THE NATIONAL PLUMBING CODE.



ELECTRICAL PLAN SCALE 1/4" = 1'-0"

PANEL NO.	DESCRIPTION	AMPERES	VOLTS	PHASES	TYPE	REMARKS
1	MAIN SERVICE	100	208	3	W	
2	GENERAL	100	208	3	W	
3	GENERAL	100	208	3	W	
4	GENERAL	100	208	3	W	
5	GENERAL	100	208	3	W	
6	GENERAL	100	208	3	W	
7	GENERAL	100	208	3	W	
8	GENERAL	100	208	3	W	
9	GENERAL	100	208	3	W	
10	GENERAL	100	208	3	W	
11	GENERAL	100	208	3	W	
12	GENERAL	100	208	3	W	
13	GENERAL	100	208	3	W	
14	GENERAL	100	208	3	W	
15	GENERAL	100	208	3	W	
16	GENERAL	100	208	3	W	
17	GENERAL	100	208	3	W	
18	GENERAL	100	208	3	W	
19	GENERAL	100	208	3	W	
20	GENERAL	100	208	3	W	
21	GENERAL	100	208	3	W	
22	GENERAL	100	208	3	W	
23	GENERAL	100	208	3	W	
24	GENERAL	100	208	3	W	
25	GENERAL	100	208	3	W	
26	GENERAL	100	208	3	W	
27	GENERAL	100	208	3	W	
28	GENERAL	100	208	3	W	
29	GENERAL	100	208	3	W	
30	GENERAL	100	208	3	W	
31	GENERAL	100	208	3	W	
32	GENERAL	100	208	3	W	
33	GENERAL	100	208	3	W	
34	GENERAL	100	208	3	W	
35	GENERAL	100	208	3	W	
36	GENERAL	100	208	3	W	
37	GENERAL	100	208	3	W	
38	GENERAL	100	208	3	W	
39	GENERAL	100	208	3	W	
40	GENERAL	100	208	3	W	
41	GENERAL	100	208	3	W	
42	GENERAL	100	208	3	W	
43	GENERAL	100	208	3	W	
44	GENERAL	100	208	3	W	
45	GENERAL	100	208	3	W	
46	GENERAL	100	208	3	W	
47	GENERAL	100	208	3	W	
48	GENERAL	100	208	3	W	
49	GENERAL	100	208	3	W	
50	GENERAL	100	208	3	W	
51	GENERAL	100	208	3	W	
52	GENERAL	100	208	3	W	
53	GENERAL	100	208	3	W	
54	GENERAL	100	208	3	W	
55	GENERAL	100	208	3	W	
56	GENERAL	100	208	3	W	
57	GENERAL	100	208	3	W	
58	GENERAL	100	208	3	W	
59	GENERAL	100	208	3	W	
60	GENERAL	100	208	3	W	
61	GENERAL	100	208	3	W	
62	GENERAL	100	208	3	W	
63	GENERAL	100	208	3	W	
64	GENERAL	100	208	3	W	
65	GENERAL	100	208	3	W	
66	GENERAL	100	208	3	W	
67	GENERAL	100	208	3	W	
68	GENERAL	100	208	3	W	
69	GENERAL	100	208	3	W	
70	GENERAL	100	208	3	W	
71	GENERAL	100	208	3	W	
72	GENERAL	100	208	3	W	
73	GENERAL	100	208	3	W	
74	GENERAL	100	208	3	W	
75	GENERAL	100	208	3	W	
76	GENERAL	100	208	3	W	
77	GENERAL	100	208	3	W	
78	GENERAL	100	208	3	W	
79	GENERAL	100	208	3	W	
80	GENERAL	100	208	3	W	
81	GENERAL	100	208	3	W	
82	GENERAL	100	208	3	W	
83	GENERAL	100	208	3	W	
84	GENERAL	100	208	3	W	
85	GENERAL	100	208	3	W	
86	GENERAL	100	208	3	W	
87	GENERAL	100	208	3	W	
88	GENERAL	100	208	3	W	
89	GENERAL	100	208	3	W	
90	GENERAL	100	208	3	W	
91	GENERAL	100	208	3	W	
92	GENERAL	100	208	3	W	
93	GENERAL	100	208	3	W	
94	GENERAL	100	208	3	W	
95	GENERAL	100	208	3	W	
96	GENERAL	100	208	3	W	
97	GENERAL	100	208	3	W	
98	GENERAL	100	208	3	W	
99	GENERAL	100	208	3	W	
100	GENERAL	100	208	3	W	

ELECTRICAL NOTES
 1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE.
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE.
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND THE LATEST EDITION OF THE INTERNATIONAL ELECTRICAL CODE.



MECHANICAL PLAN SCALE 1/4" = 1'-0"

MECHANICAL NOTES
 1. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE LATEST EDITION OF THE NATIONAL MECHANICAL CODE.
 2. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE LATEST EDITION OF THE NATIONAL MECHANICAL CODE.
 3. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE LATEST EDITION OF THE NATIONAL MECHANICAL CODE.

MECHANICAL NOTES
 1. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE LATEST EDITION OF THE NATIONAL MECHANICAL CODE.
 2. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE LATEST EDITION OF THE NATIONAL MECHANICAL CODE.
 3. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL MECHANICAL CODE AND THE LATEST EDITION OF THE NATIONAL MECHANICAL CODE.



84-15

257

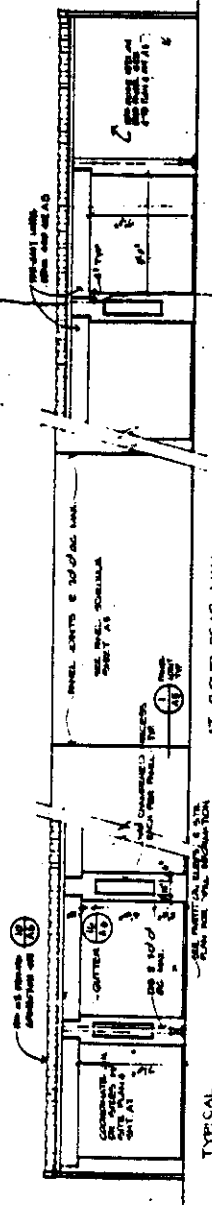
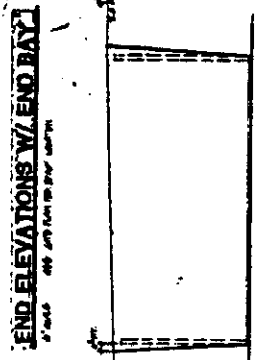
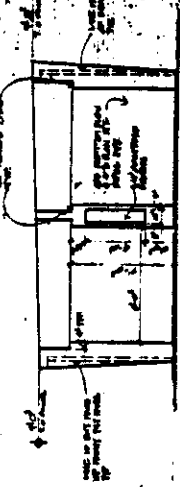
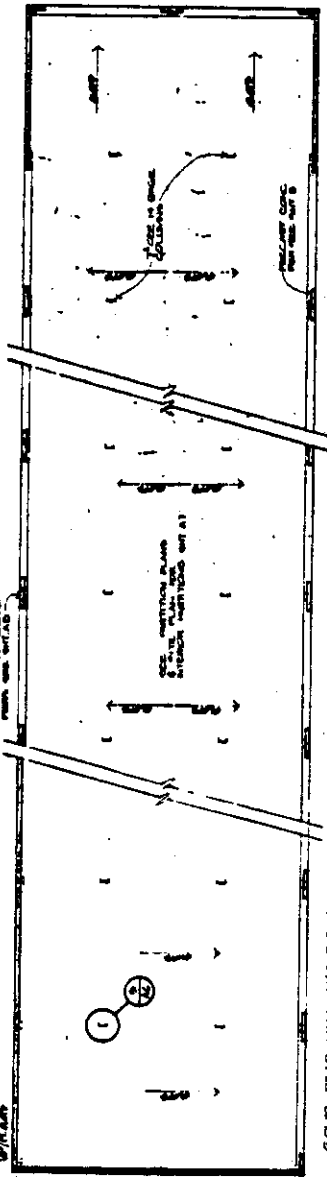
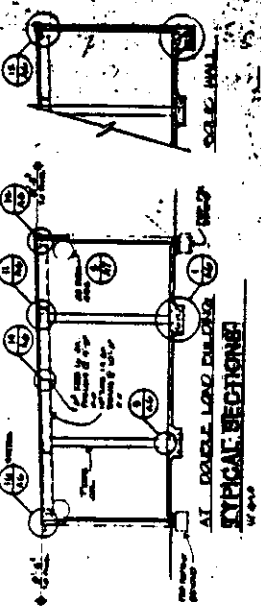
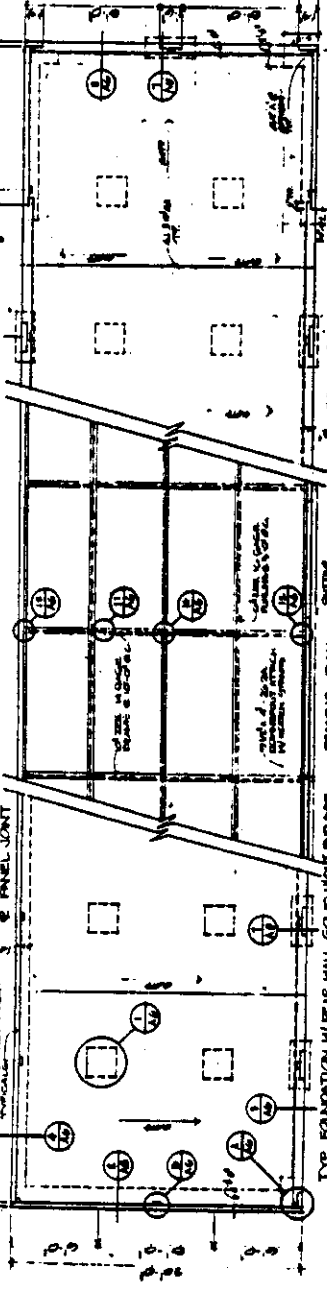
11-11-85 2-12-86
 11-11-85 1-9-86

257

26
 10-7-85

84-257

NOTE
 1. **EXPOSED METAL DECK**
 SHALL BE 1/4" TO GAGE OR
 SMALLER WITH THE FOLLOWING
 PROPERTIES:
 2. **YIELD POINT**
 3. **TENSILE STRENGTH**
 4. **ELONGATION**
 5. **WELDING**
 SHALL BE AS SHOWN ON
 DRAWING.



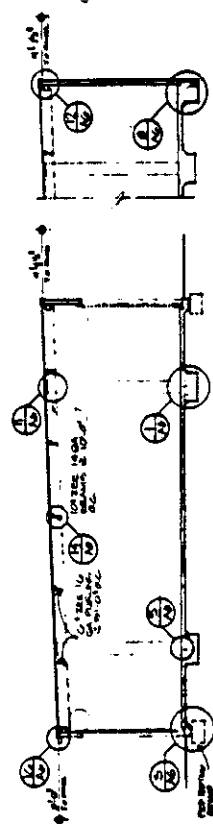
04-15
 ALL DIMENSIONS IN FEET AND INCHES
 UNLESS OTHERWISE SPECIFIED

	SELF STORAGE 1000 S. 10th St. Suite 100 Phoenix, AZ 85024 (602) 254-1111
	SELF STORAGE 1000 S. 10th St. Suite 100 Phoenix, AZ 85024 (602) 254-1111

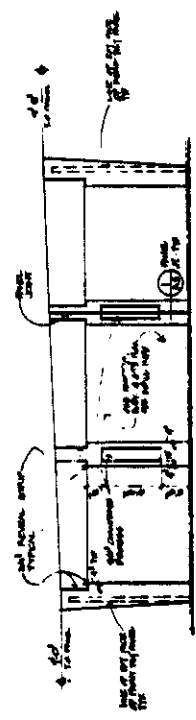
F 84357

26 No. 100

NOTE:
 EDGE METAL DECK
 SHALL BE 150 TO OAK
 AS SHOWN WITH THE FOLLOWING
 DETAILS:
 1. 20 G. GALV.
 2. 2" x 4" S.F.P.
 3. 2" x 4" S.F.P.
 4. 2" x 4" S.F.P.
 5. 2" x 4" S.F.P.
 6. 2" x 4" S.F.P.
 7. 2" x 4" S.F.P.
 8. 2" x 4" S.F.P.
 9. 2" x 4" S.F.P.
 10. 2" x 4" S.F.P.



AT DOUBLE LOAD BAYS
 TYPICAL SECTIONS



END ELEVATIONS W/ END BAY

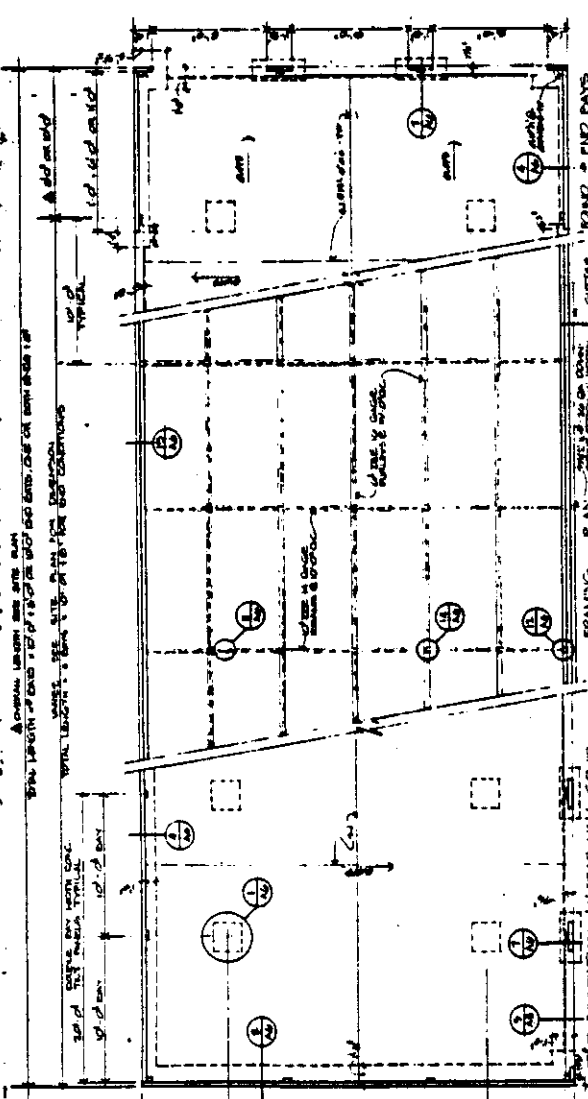
END ELEVATION



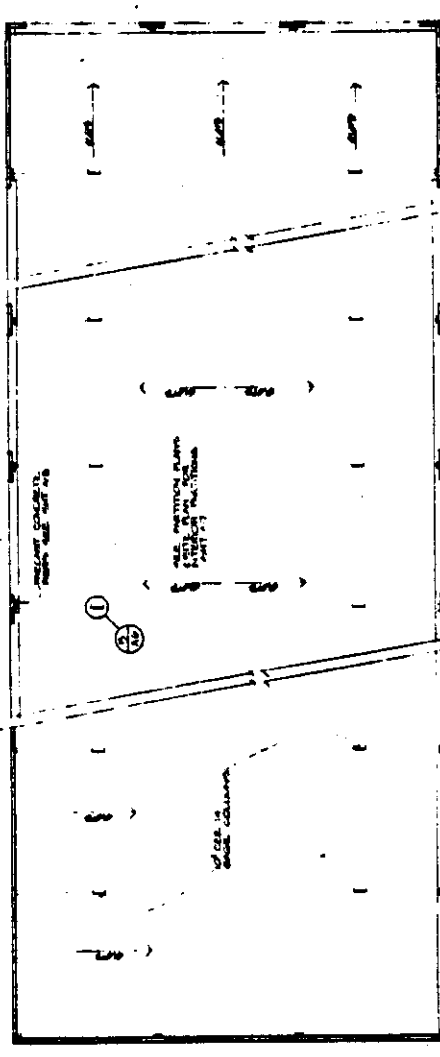
04-15



PROJECT NO.	04-15
DATE	11-19-96
DESIGNED BY	...
CHECKED BY	...
APPROVED BY	...
SCALE	AS SHOWN



STRUCTURAL PLANS

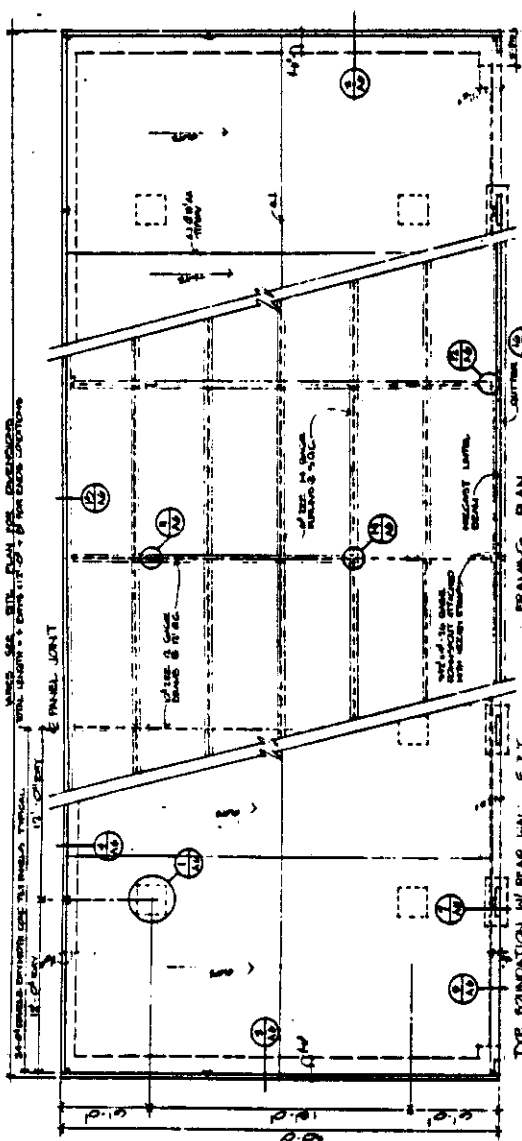


FRONT / REAR ELEVATION

1-9-96
 11-19-96

P 84357

No. 12



STRUCTURAL PLANS

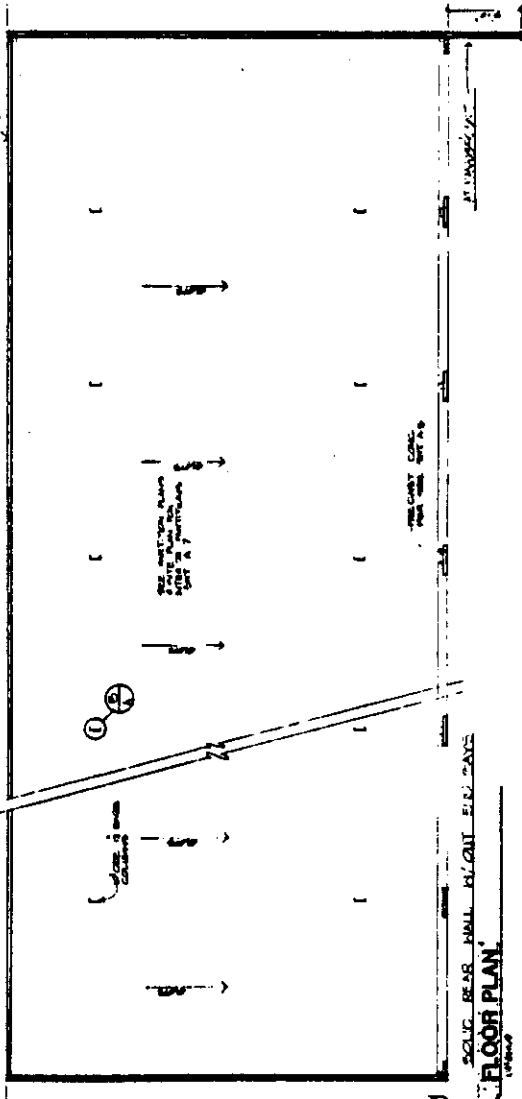
FRAMING PLAN

THE FOUNDATION IN REAR HALL UNIT

CONCRETE FLOOR

FRAMING PLAN

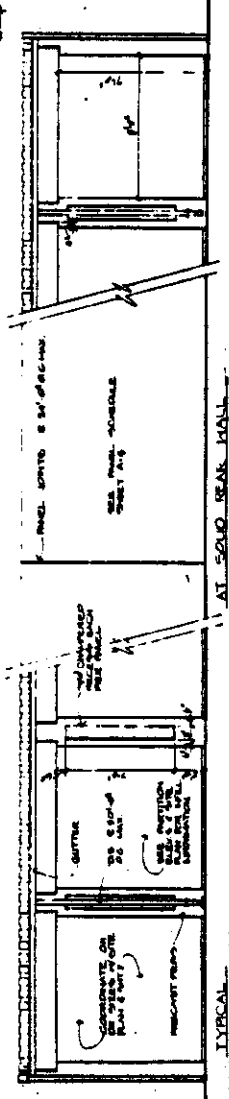
CONCRETE FLOOR



FLOOR PLAN

DOOR SWINGS

CONCRETE FLOOR



FRONT / REAR ELEVATION

REAR ELEVATION

TYPICAL

NOTE - SOUP METAL DECK

WITH THE FOLLOWING PROPERTIES:

1. 1/2" THICK

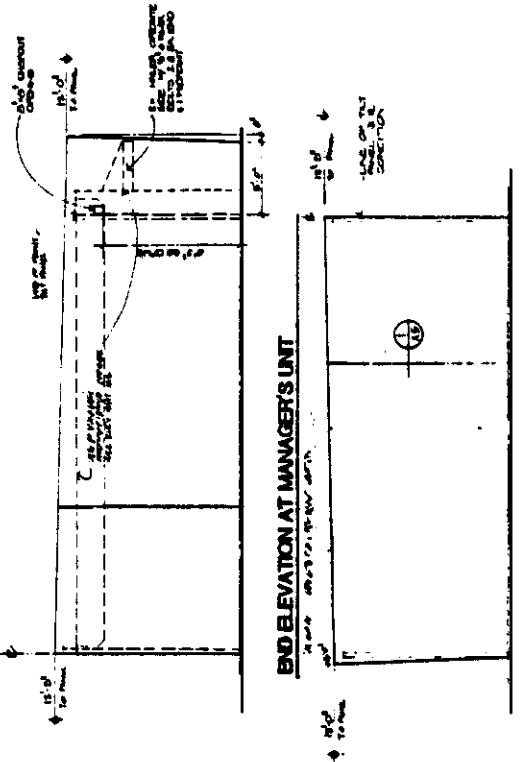
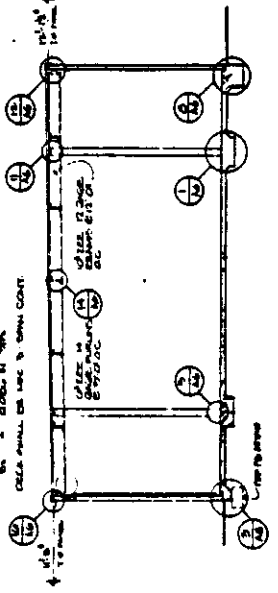
2. 1/2" RADIUS

3. 1/2" RADIUS

4. 1/2" RADIUS

5. 1/2" RADIUS

TYPICAL SECTIONS



END ELEVATION AT MANAGER'S UNIT

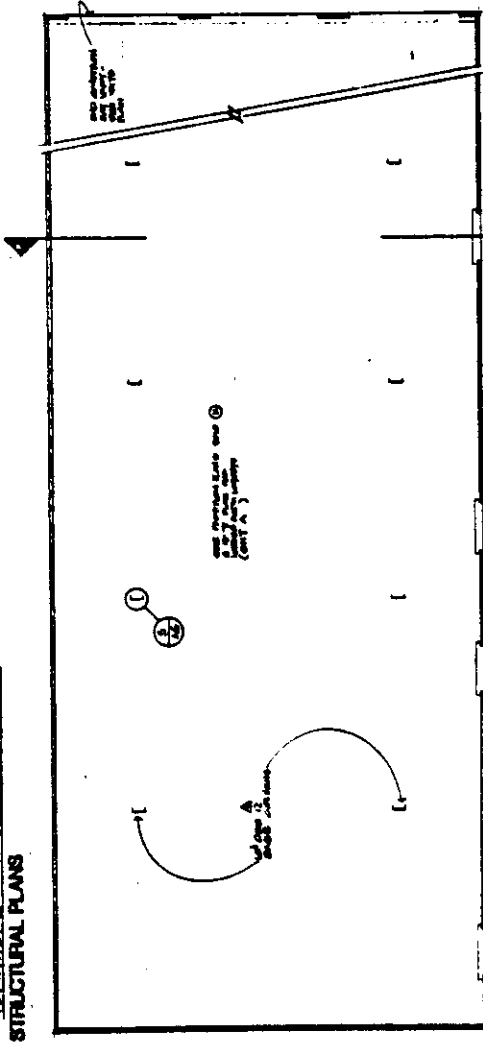
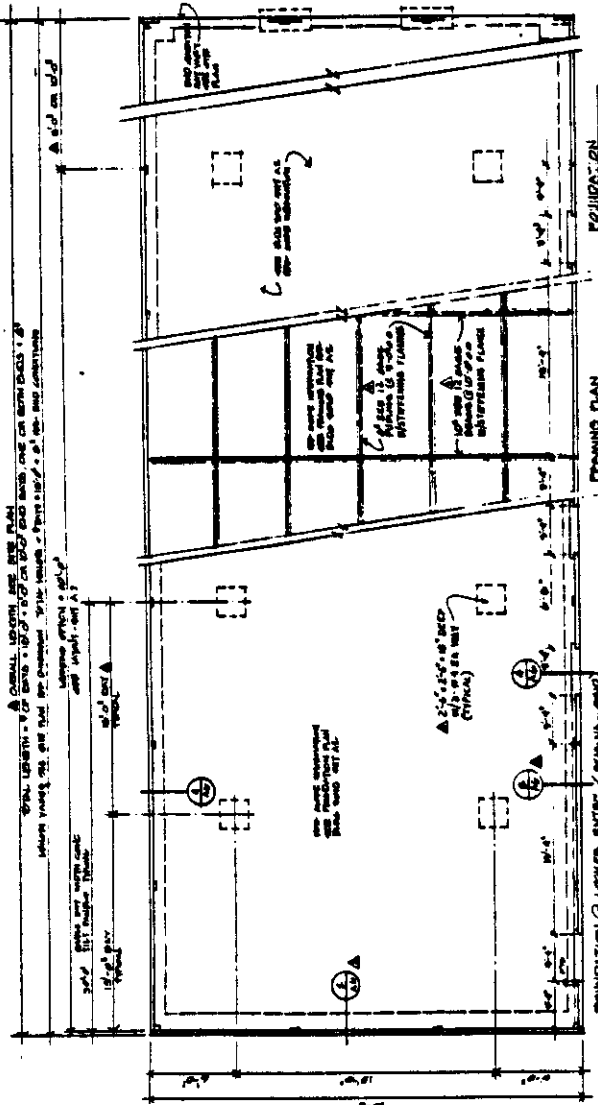
END ELEVATION

8415

		1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING
1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING	1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING	1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING 1000 NATIONAL SELF-STORAGE BUILDING

084-357

SEE A-5 FOR TYPICAL SECTION
SEE A-5 FOR TILT PANEL SUBSTITUTION & DOOR



9A-45

SEE A-5 FOR TYPICAL SECTION & LENGTH OF MEMBER

SEE A-5 FOR TILT PANEL SUBSTITUTION & DOOR

NATIONAL SELF-STORAGE

1915 W. BROADWAY, SUITE 100
DALLAS, TEXAS 75210

ISSUED BY: []

DATE: []

PROJECT NO: []

DATE: []

SCALE: []

BY: []

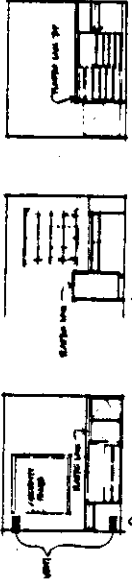
CHECKED BY: []

APPROVED BY: []

DATE: []

P 8 4357

2/2/80

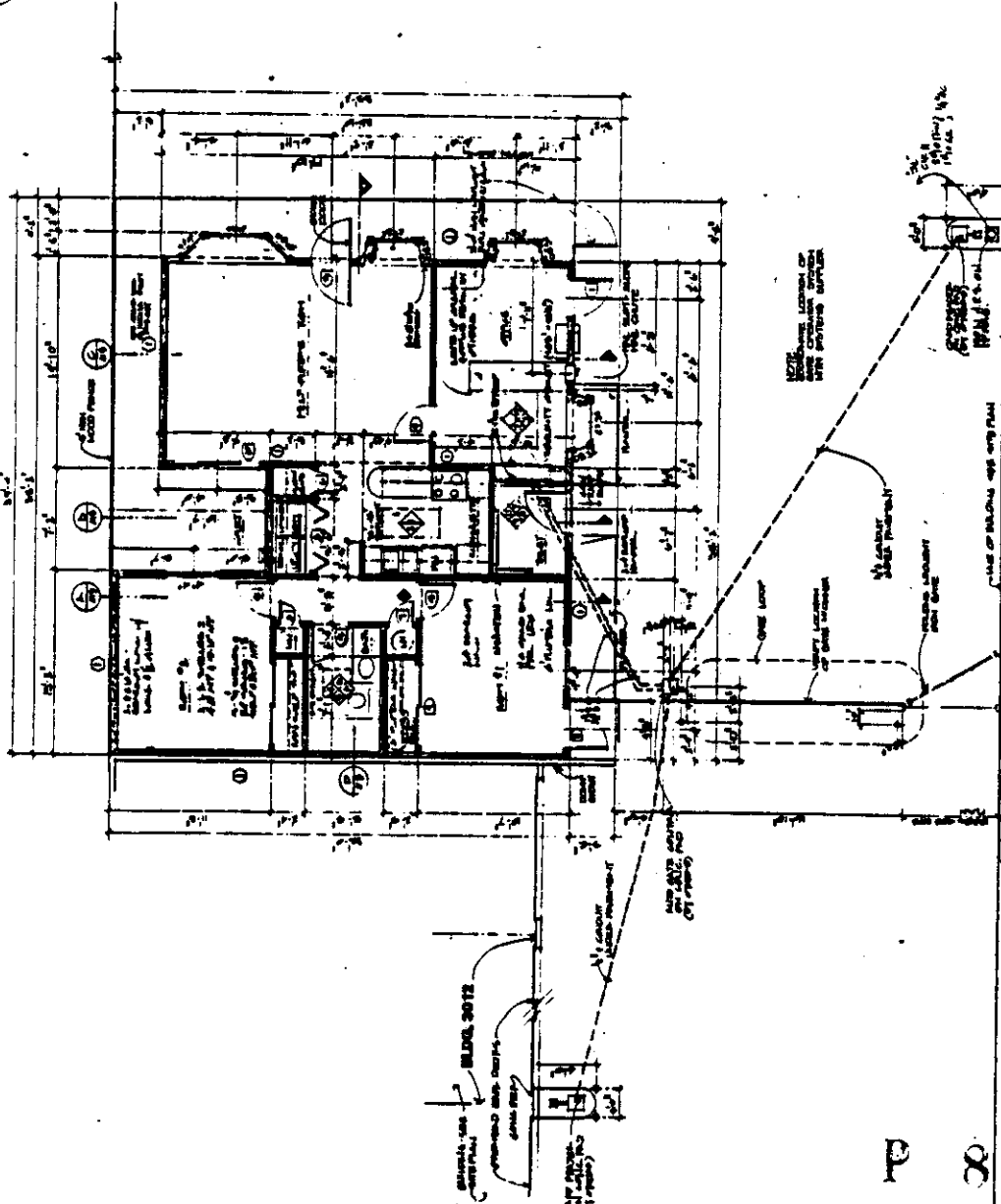


OFFICE ELEVATIONS

NOTE: COORDINATE WITH ARCHITECT'S DRAWINGS

GENERAL SCHEDULE

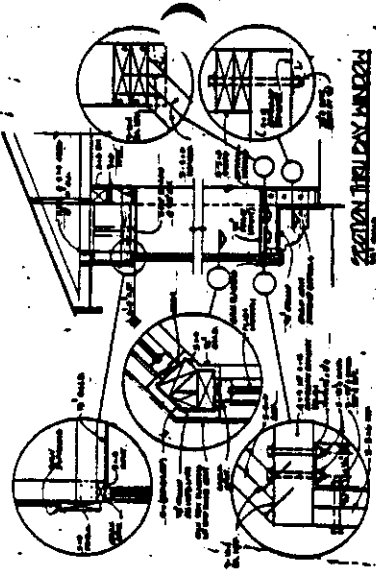
① 1/2" x 1/2" x 1/2" x 1/2" (4x4x4x4)



GENERAL FACILITY FLOOR PLAN

DATE: ALL DIMENSIONS SHOWN IN ARCHITECT'S DRAWINGS UNLESS OTHERWISE NOTED

SCALE: 1/8" = 1'-0"



04-45

		UNIT NO. 843557, 84357 1000 S. 10TH AVENUE, SUITE 100 DENVER, CO 80202	
UNIT NO. 843557 UNIT NO. 84357	UNIT NO. 843557 UNIT NO. 84357	UNIT NO. 843557 UNIT NO. 84357	UNIT NO. 843557 UNIT NO. 84357

P 84357

26

No. 127

084-257

In the matter of the decision of the City)
Planning Commission on application for a)
variance to allow a detached monument sign)
within the 25-foot setback area located in)
the OB-R zone at 430 Florin Road (P86-117))

NOTICE OF DECISION
AND
FINDINGS OF FACT

On April 24, 1986, the City Planning Commission indicated an intent to approve the above entitlement based on Findings of Fact due May 8, 1986.

Based upon documentary and oral evidence submitted at the public hearing on April 24, 1986, the Planning Commission approved the variance, subject to conditions in the amended staff report and hereby finds:

1. The 25-foot setback for the proposed monument sign is too excessive, given the proposed height of six feet and the excessive building setback.
2. The variance will not constitute a special privilege extended to one property owner, in that similar variances were granted to a banking institution, an office building and a medical clinic which are on the same block.
3. The variance will not adversely affect the health and safety of persons in the area or the public welfare in general, in that a 13-foot setback is required, and the sign is compatible in design with the building and surrounding properties.

Approved by the Commission on May 8,
1986 for the April 24, 1986 City
Planning Commission meeting

CHAIR