

P93-094 - IRISH CONSTRUCTION/COMMUNICATION FACILITY

- REQUEST:**
- A. Negative Declaration.
 - B. Mitigation Monitoring Plan.
 - C. Special Permit to increase the allowed office space from 25 percent to 45 percent in order to construct a 9,610 square foot warehouse/office building on 2.7± acres in the Heavy Industrial (M-2S) zone.
 - D. Variance to waive standard paving requirements to allow chip sealed crush-base paving for heavy equipment storage.

LOCATION: 8457 Specialty Circle, off Florin Perkins Road
064-0120-008
South Sacramento
Sacramento City Unified School District
Council District 6

APPLICANT:	Irish Construction and Irish Communication Facility Pat Furnare (818)288-8530 2641 River Avenue, Rosemead, CA 91770
OWNER:	Irish Construction and Irish Communication Facility
PLANS BY:	M. J. Fenton Development, Inc. 3655 Omec Park Drive, Rancho Cordova, CA 95842
APPLICATION FILED:	June 7, 1993
STAFF CONTACT:	Cindy Gnos, 264-7636

SUMMARY/RECOMMENDATION: The applicant proposes to construct a 9,610 square foot, 2 story building, with 27 parking spaces on a 2.7± acre parcel. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic issues are site and building design. **Staff recommends approval of the project subject to conditions.** The applicant has begun construction of the shell building and was informed that conditions of project approval could require modifications to this building. The applicant agreed to assume this risk.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Under Construction
Existing Zoning of Site:	M-2S

Surrounding Land Use and Zoning:

North: Industrial; M-2S
 South: Industrial; County
 East: Industrial; M-2S
 West: Industrial; County

Setbacks:	Required	Provided
Front:	25'	35'
Side(West)	0'	222'
Side(East):	0'	208'
Rear:	0'	81'

Property Dimensions:	230' x 491'
Property Area:	2.7 \pm gross acres
Total Square Footage of Building:	9,610 square feet
Square Footage of Office:	4320 square feet
Square Footage of Warehouse:	5340 square feet
Height of Building:	26 feet, 2 stories
Exterior Building Materials:	Painted Concrete
Parking Provided:	27 spaces
Parking Required:	16 spaces
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:

Permit

Building Permit

Agency

Building Division

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

The proposed warehouse/office building is consistent with the General Plan and South Sacramento Community Plan (SSCP) designations. The SSCP encourages new businesses and industries to locate in the Florin-Perkins Industrial area, particularly those which are labor intensive and which provide job opportunities for local residents. The SSCP also includes a goal to improve the appearance of South Sacramento's industrial areas, particularly through the continued requirement of landscaped setbacks and fences to screen outdoor uses. The conditions placed on the project related to building and site design ensure project consistency with the goals in the SSCP.

B. Site Plan Design/Zoning Requirements**1. Office/Warehouse Square Footage Requirements**

The subject site is located within the M-2S zone. This zone limits the amount of office area to 25 percent of the total building square footage per parcel. The applicant proposes a building totaling 9,610 square feet, with 4,270 square feet of office. This office space makes up 45 percent of the total building square feet, exceeding the maximum allowable office space by 1,867.5 square feet. The applicant is, therefore, requesting a Special Permit to exceed the allowable office area. Staff has no objection to this Special Permit. Typically, an industrial use provides a great deal of storage area within the warehouse. The proposed use provides a great deal of outdoor storage of heavy equipment, thereby reducing the amount of warehouse area necessary. The proposed increase in office square footage does not decrease the industrial nature of the proposed business.

2. Setbacks

The M-2S zoning requires a 25 foot landscape setback along all street frontages and complete screening of all outdoor storage. The site plan indicates the fencing as eight feet tall chain link with wrought iron gates. The chain link fence does not meet the requirements of the Zoning Ordinance for screening outdoor storage areas. The fencing around the property lines may consist of the chain link provided vinyl slats be installed for screening. The fencing along Specialty Circle, however, must be a solid masonry material and should be eight feet tall, as proposed. Staff suggests the wall be painted to match the building. The applicant should submit detailed elevations of the proposed fencing in the front for review and approval of Planning Staff prior to the issuance of Building Permits.

The site plan indicates that the trash enclosure would be located in the outdoor storage area approximately 150 feet away from the building. Staff suggests the trash enclosure be located closer to the building, within approximately 20 feet. The enclosure must meet all requirements of the Zoning Ordinance, including perimeter landscaping, masonry walls, and a solid metal gate. The applicant must also comply with the Recycling Ordinance.

3. Paving Requirements

The Zoning Ordinance requires standard paving for all parking and storage areas. The site plan indicates chip seal over six inches of aggregate base for a large portion of the outdoor storage area. The site is to be used by the Irish Construction/Communication Facility. The storage areas without standard paving are for the storage of heavy equipment. The applicant has indicated that the equipment is very heavy and some of it has tracks, therefore, standard pavement cannot withstand the equipment movements. The aggregate base allows the surfacing to move with the equipment, while the chip seal prevents dust. Staff has no objection to the variance to waive the paving requirements for the heavy equipment storage of the site. The applicant has agreed to adhere to long and short term maintenance measures for the aggregate base storage areas. The applicant has submitted a proposed maintenance program in three phases. It includes immediate, short, and long term maintenance. Descriptions of each are as follows:

Immediate: Any crush run base that is significantly displaced will be regraded immediately. As much as possible, the same rock that is displaced shall be replaced in the same location. Any soil contamination in the gravel shall be removed and disposed of properly. A storage pile of crush run base will be kept in the storage yard for the purpose of making such repairs. This pile should be maintained at 8-10 yards, but should never be permitted to drop below 3 yards.

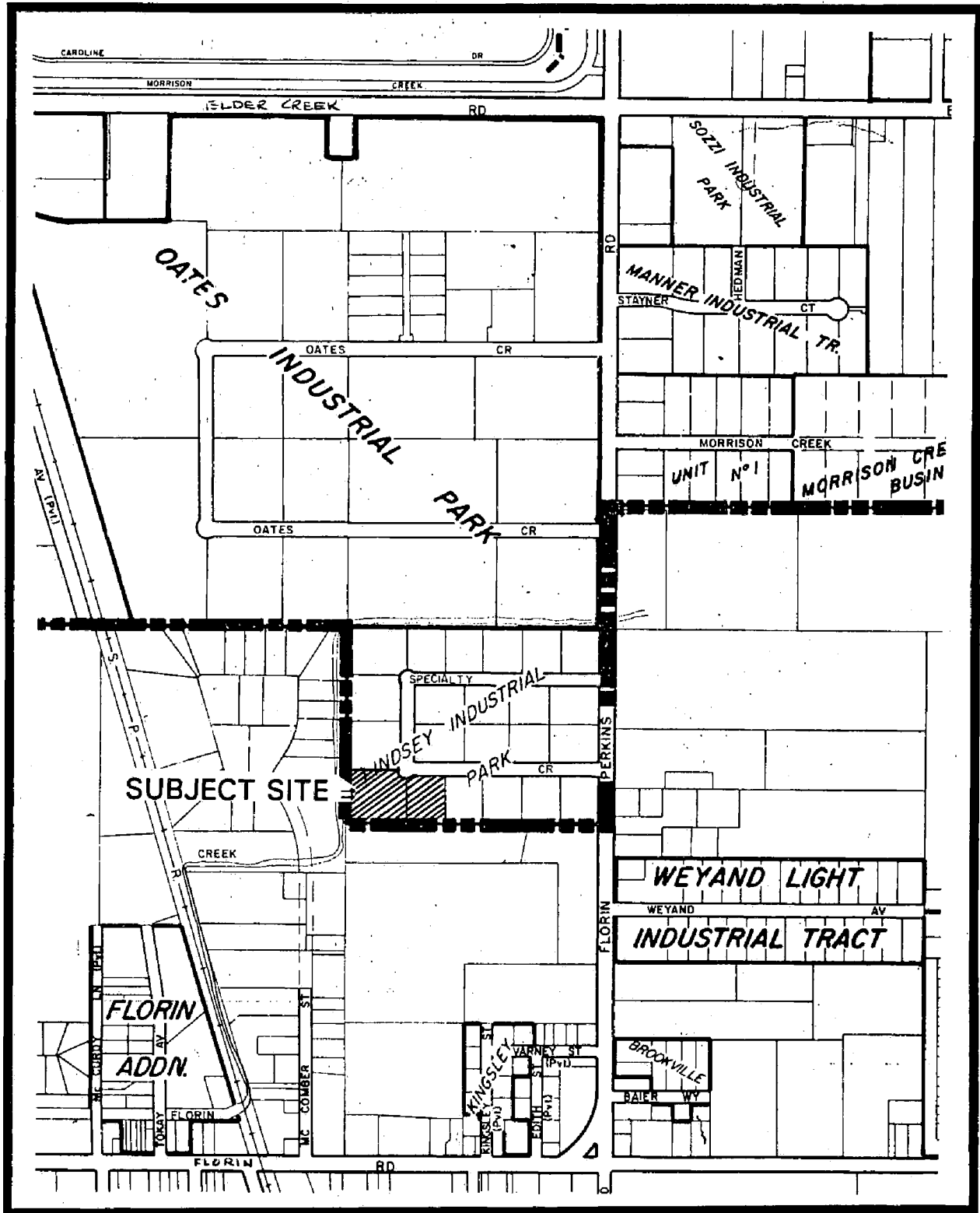
Short Term: Short term repairs shall be done quarterly (every 3 months). Short term repairs include fine grading all effected areas, recompacting to original compaction, and repairing all damaged areas to their original condition, including application of new asphalt emulsion, and new chip coating. In addition, weed abatement, including the use of a herbicide should be completed where necessary.

ATTACHMENT A

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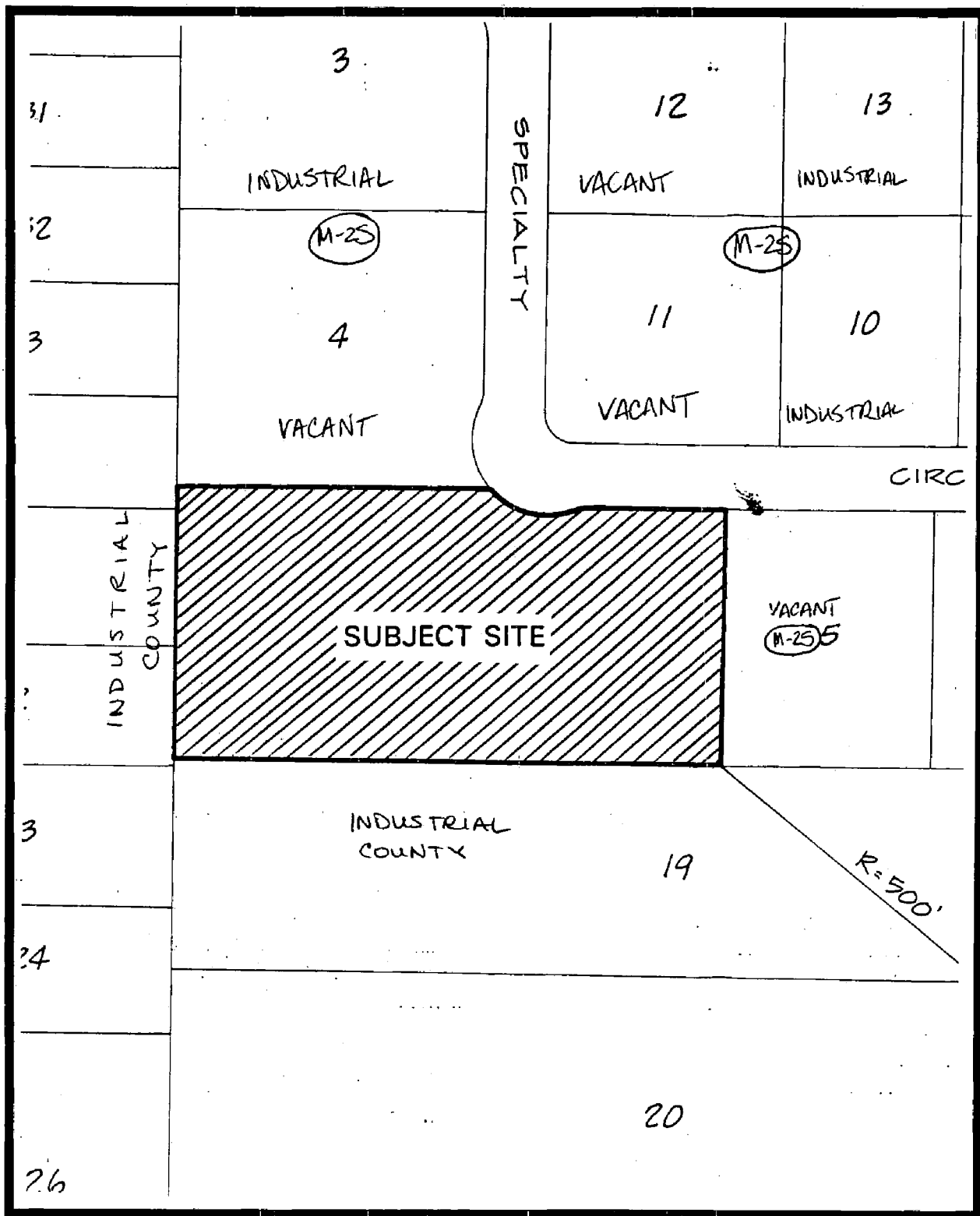
VICINITY MAP

ATTACHMENT B

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LAND USE AND ZONING MAP

Long Term: Long term repairs shall be done annually. Long term repairs include fine grading all traveled or effected areas, recompacting to original compaction, and repairing all traveled or effected areas to their original condition, including application of new asphalt emulsion, and new chip coating. In addition a pre-emergent type of herbicide shall be applied to all areas prone to weed growth, random weeds may be sprayed with a herbicide. Every 3 to 5 years or as determined by the Irish Companies, the entire storage yard shall be resealed to restore it to its new condition.

4. **Parking/Circulation**

The Zoning Ordinance requires a minimum of 16 parking spaces on the site. The site plan indicates 27 parking spaces will be provided. Staff has no objection to the amount of parking spaces provided. The parking areas and driveways shall meet the 50 percent shade requirements. There are two driveways indicated off Specialty Circle. One driveway is split to allow access into the western outdoor storage area and the parking area. The other driveway allows direct access to the easterly outdoor area. All three entrances are gated.

The Zoning Ordinance requires one bicycle parking space for the proposed use. The site plan indicates a bicycle rack located behind the building. The bicycle facility must be a Class I bicycle locker.

5. **Landscaping**

The site plan generally depicts the required 25 foot front landscaping, however, no landscape plan has been provided. The applicant shall submit a detailed landscape plan for review and approval of Planning Staff prior to issuance of Building Permits. The landscape plan shall include the front setback landscaping, as well as compliance with the 50 percent shading requirement. Planters shall be of minimum widths to support the indicated trees, and shall indicate six inch curbs where appropriate. The landscape plans should also indicate compliance with the Water Conservation Ordinance.

6. **Signage**

The applicant proposes one monument sign on the site. The sign is approximately 6.5 feet high and contains 42 square feet. The sign must be located 10 feet from the public right-of-way and from any driveways.

C. Building Design

The applicant proposes to construct a tilt-up concrete building at a height of 26 feet, five inches. The colors include light taupe base wall color with teal green reveal stripes. Design Review staff have recommended several minor modifications to the building to enhance the appearance. Staff suggests the band between the reveal stripes be painted the teal green. Staff also suggests that a 12 inch band at the top of the building be painted with an accent color. The windows should have light or clear glazing. The window and store front frames should have a white finish. In order to better define the entry, an awning should be placed above the main entrance. The applicant should indicate the above modifications on revised elevations for review and approval of Planning staff prior to the issuance of Building Permits.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has agreed to incorporate a mandatory mitigation measure into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. The mitigation measure addresses cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit C-1).

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following section summarizes the comments received:

1. Transportation Division

The Transportation Division requested that there be adequate stacking distance between gates and sidewalks, and that driveways be constructed to City standards.

2. Engineering Development Services Division

The Engineering Development Services Division had no comments regarding the development proposal.

3. Utility Department

The Utility Department had concerns regarding water quality, and hazardous materials which may pollute the City storm drain system. There were also comments regarding a grading plan and the proposed drainage of the site. The concerns of the Utility Department have been included as conditions of project approval.

4. Fire Department

The Fire Department found the submitted plans to have no significant issues related to fire protection.

5. Building Department

The Building Department indicated a Building Permit is required and the structure must meet at Building Codes.

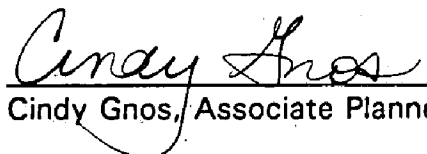
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny all the entitlements below. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.


RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Mitigation Monitoring Plan.
- C. Adopt the attached Resolution approving a Special Permit to increase the allowed office space from 25 percent to 45 percent.
- D. Adopt the attached Resolution approving a Variance to waive standard paving requirements to allow chip sealed crush-base paving for heavy equipment storage.

Report Prepared By,

Report Reviewed By,


Cindy Gnos, Associate Planner


Barbara L. Wendt, Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Adopting Mitigation Monitoring Plan
Exhibit C-1	Mitigation Monitoring Plan
Attachment D	Resolution Approving Special Permit
Exhibit D-1	Site Plan
Exhibit D-2	Floor Plans
Exhibit D-3	Elevations
Exhibit D-4	Elevations
Attachment E	Resolution Approving Variance

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