

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT The Frandsen Group (Dave Morgan), 2636 Fulton Ave., 'B', Sacto., CA 95821
OWNER Banchemo Co., 601 University Ave., #183, Sacramento, CA 95825
PLANS BY The Frandsen Group, 2636 Fulton Ave., 'B', Sacto., CA 95821
FILING DATE 5-11-84 50 DAY CPC ACTION DATE _____ REPORT BY: PB:bw
NEGATIVE DEC. 6-4-84 EIR _____ ASSESSOR'S PCL. NO. 250-025-45,46,47

APPLICATION:

1. Negative Declaration
2. Special Permit to develop two office/warehouse structures on 4 vacant acres in M-1(S)(PUD) and (HC-PUD) in Norwood Tech Business Park
3. Lot Line Adjustment to create 4 acre parcel to allow two office/warehouse structures totaling approx. 60,000 square feet

LOCATION: North side Opportunity Street, bet. Development and Research Drives

PROPOSAL: The applicant is requesting the necessary entitlements to allow development of two office/warehouse structures.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
1984 North Sacramento Community Plan Designation:	Labor Intensive/Commercial Light Industrial-PUD
Existing Zoning:	M-1(S)(PUD); HC-PUD
Existing Land Use:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant, Highway 89
South:	Office/warehouse: M-1(S)(PUD); HC(PUD)
East:	Vacant; M-1(S)(PUD); HC(PUD)
West:	Vacant; M-1(S)(PUD)

Parking Required:	Office: 75 spaces; warehouse: 35 spaces
Parking Provided:	Office: 75 spaces; warehouse: 35 spaces
Ratio Required:	Office: 1:225; warehouse: 1:1000
Ratio Provided:	Office: 1:225; warehouse: 1:1000
Property Dimensions:	Irregular
Property Area:	4 acres
Square Footage of Buildings:	A: 21,504; B: 38,784
Height of Structures:	20 feet
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Colors:	Not available
Exterior Building Materials:	Concrete

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

1. The subject site consists of three parcels totaling 4.1 acres in the M-1(S)(PUD) and HC(PUD) zones. The applicant is requesting: a) the merger of two of the three lots, and b) a special permit to develop two office/warehouse structures in the Norwood Tech Business Park. These would be (A) 21,504 square feet and (B) 38,784 square feet respectively, totaling 60,288 square feet, which is 8,232 square feet less than originally approved for the three sites.

003127

APPLIC. NO. P84-1:1

MEETING DATE June 14, 1984

CPC ITEM NO. 28-5

2. The Norwood Tech Business Park PUD and schematic plan was approved by City Council on July 29, 1980. (P-9012) (See Exhibits C & D.)

The subject site has been redesignated from Light Density and Multi-Family Residential to Labor Intensive/Commercial Light Industrial PUD in the recently adopted North Sacramento Community Plan.

3. The project was reviewed by Traffic, Real Estate, Building, Police, Fire, Electrical, Engineering and Water Division. The following comments were received:

Traffic: Less paving would be required if the auto parking at Building B used separate driveway entrances (540 sq. ft. vs 3,000 sq. ft.) The western-most driveway need be only 25' - 30' wide if it serves only automobiles.

Real Estate: Requires the 1911 bonds to be paid off.

Building: The project must meet Building Code regulations, i.e. firewalls, etc.

Electrical: The western edge of the proposed driveway at Development Drive should be moved easterly by at least five feet so it will not be in conflict with the existing street light.

Engineering: Grading and drain study required - minimum lot pad elevation to be Elev. 21 for Lot 45 and Elev. 22 for Lots 46 and 47.

4. Access to the rear of Building A is via the adjacent parcel. The parking spaces at the east end of Building A straddle the property line. These spaces should be located on either one or the other parcel. The required parking for each building should be provided as nearly as possible entirely on their respective parcels. A reciprocal parking and access agreement should be provided for review and approval prior to issuance of building permits.
5. There is virtually no landscaping at the rear of the buildings. The approved schematic plan indicates a continuous on-site landscaped strip along the freeway. Only about one-third of the freeway footage is now proposed for landscaping. Landscaping in the front setback is inadequate. The PUD Guidelines and schematic plan provide for a minimum landscape setback of 25 feet. Only 15 feet is proposed. Revised plans should be provided for review and approval prior to building permit approval.
6. The two-foot overhang area of the parking spaces should be incorporated into the adjacent landscape, or walkway improvement, in accordance with the PUD Guidelines (except for handicape spaces).
7. A minimum 50-foot setback from the freeway and drainage canal is required for Lots 8 and 9. Both Buildings A and B as shown are 20 feet at their closest point. A redesign of the building is necessary to meet the required setbacks.
8. The freeway side of both buildings has an architectural treatment different from the front elevations. The contrast is most apparent at those corners of the building where the brick ends and the concrete tiltup begins. The loading areas at the rear of the buildings will be typical of other warehouse buildings in non-PUD areas in the City.

003126

8. (cont'd)

The project, as designed, does not meet the objective of the PUD, "to preserve and enhance the aesthetic values throughout the project." Furthermore, the guidelines require that finished building materials shall be applied to all sides of the building which are visible to the general public, and occupants of the same and other buildings. Again, a redesign is necessary to comply with these guidelines.

9. Although trash enclosures are shown on the site plan, no details are provided on the floor plans and elevations. Plans that comply with PUD guidelines shall be provided for review and approval prior to issuance of building permits.
10. A sign program has not been submitted with this application. Any signs for the project shall conform to the PUD guidelines and the City Sign Ordinance, and must be submitted for review and approval prior to issuance of sign permits.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow;
3. Approval of the Lot Line Adjustment to merge two lots by adopting the attached resolution.

Conditions - Special Permit

- a. The applicant shall redesign the project with the following and be reviewed and approved by the Planning Director prior to building permit issuance:
 - 1) locate parking spaces for Building A on either one parcel or the other. The required parking for each building shall be provided as nearly as possible entirely on their respective parcels;
 - 2) submit a revised landscape plan that provides continuous on-site landscaping strip at least four feet wide along the north property line adjacent to the freeway and drainage canal; and
 - 3) provides minimum 25-foot landscaped setback along the front property line;
 - 4) the two-foot overhang area of the parking spaces shall be incorporated into the adjacent landscape or walkway improvement;
 - 5) a minimum 50-foot setback shall be provided for both buildings, from the freeway and drainage canal boundary;
 - 6) the buildings shall comply with the adopted PUD guidelines and provide finished building materials applied to all sides of the buildings;
 - 7) location and design of trash enclosure structures;
 - 8) the western edge of the proposed driveway at Development Drive shall be moved easterly so it will not be in conflict with the existing street light.
- b. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.

- c. Applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division;
- d. The applicant shall submit a signage program for the building for staff review prior to issuance of any sign permits;
- e. The applicant shall submit a detailed landscape, irrigation and shading plan to the Planning Director for review and approval prior to issuance of building permits.

Findings of Fact - Special Permit

- a. The proposed project, as conditioned, is based on sound principles of land use in that, it will conform to the adopted PUD guidelines for the Morwood Tech Business Park that are designed to preserve and enhance the aesthetic values throughout the project;
- b. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor would it result in the creation of a nuisance in that the project will have adequate parking and maneuvering space, driveways will be adequately separated from property lines and other driveways, and the project will be in conformance with an adopted Planned Unit Development schematic plan;
- c. The project, as conditioned, will comply with the 1974 Sacramento City General Plan and the 1984 North Sacramento Community Plan which designate the site for Industrial, and Labor Intensive/Commercial Light Industrial-PUD uses respectively.

City Planning Commission
Sacramento, California

Members in Session:

- SUBJECT:
- A. Negative Declaration
 - B. Amendment of Norwood Tech PUD Guidelines to reduce building setback from 50 feet to 20 feet for Lots 8 and 9;
 - C. Amendment of Norwood Tech PUD Guidelines to reduce landscape setback from 25 feet to 15 feet;
 - D. Special Permit to develop two office/warehouse structures on 4± vacant acres in the M-1(S)(PUD) and (HC-PUD) zones in Norwood Tech PUD;
 - E. Lot Line Adjustment to create two parcels.

BACKGROUND INFORMATION: At the June 14, 1984 hearing, the Commission considered the subject proposal and continued this matter so that the amendment of the PUD guidelines could be included as part of the entitlements. The added entitlements to the current proposal consist of amendment of the PUD guidelines to reduce the building setback and landscape setback.

STAFF EVALUATION: Staff's original concerns were relative to:

- landscaping along the freeway;
- landscaping along Opportunity Drive;
- the 50-foot building setback along the freeway;
- finished building materials on all sides;
- the two-foot overhang of parking spaces;
- location of parking spaces

The applicant has indicated general agreement with staff's concerns except for two items:

- the 50-foot building setback along the freeway, and
- the 25-foot landscape setback along the public street.

The applicant requests a reduction of the building setback from 50 feet to 20 feet along the freeway, and requests the landscape strip along Opportunity Drive be reduced from 25 to 15 feet. The staff, therefore, re-advertised the proposal with the added amendments and re-evaluated the project.

1. Building Setback Reduction: The Norwood Tech PUD Development Guidelines require a 50-foot building setback along the freeway for Lots 8 through 12. The applicant has designed Building B (Lots 7 and 8) with a staggered setback ranging from 25 feet to 45 feet. Building A (Lot 9) has a staggered setback ranging from 20 feet to 80 feet. Staff has no objection to the reduced building setback because of the reduced depth of Lots 7, 8 and 9, due to the location of the drainage canal and the freeway off-ramp. The remaining lots along the freeway have adequate depth to provide for a 50-foot building setback (see Exhibit C).

2. Landscape Setback Reduction: The Norwood Tech PUD Development Guidelines also require that all properties fronting on a public street provide for a 25-foot landscape setback. The applicant is proposing a 15-foot landscape setback (see Exhibit D). The purpose of the 25-foot landscape setback is to provide for a park-like atmosphere. This 25-foot landscape setback is a standard requirement for M-1(S) and M-2(S) (Industrial Park) zones throughout the City. The approval of the reduced landscape strip would set a precedent for other properties in the PUD area. The other four projects which have been approved in this PUD area by the Commission have complied with the 25-foot landscaped setback. Staff therefore cannot support the reduced setback.

STAFF RECOMMENDATION: Staff recommends the following actions:

- A. Ratification of the Negative Declaration;
- B. Approval of the PUD Guideline Amendment to reduce the building setback (Exhibit A);
- C. Denial of the PUD Guideline Amendment to reduce the landscape setback;
- D. Approval of the Special Permit, subject to conditions and based on Findings of Fact which follow;
- E. Approval of the Lot Line Adjustment to merge two lots by adopting the attached resolution.

* Conditions - Special Permit

1. The applicant shall redesign the project with the following for review and approval by the Planning Director prior to building permit issuance:
 - a. locate parking spaces for Building A on either one parcel or the other. The required parking for each building shall be provided as nearly as possible entirely on their respective parcels;
 - b. submit a revised landscape plan that provides continuous on-site landscaping strip at least four feet wide along the north property line adjacent to the freeway and drainage canal;
 - c. the two-foot overhang area of the parking spaces shall be incorporated into the adjacent landscape or walkway improvement;
 - d. the buildings shall comply with the adopted PUD guidelines and provide finished building materials applied to all sides of the buildings;
 - e. location and design of trash enclosure structures;
 - f. the western edge of the proposed driveway at Development Drive shall be moved easterly so it will not be in conflict with the existing street light.
2. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.
3. Applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the structures by the Building Division;

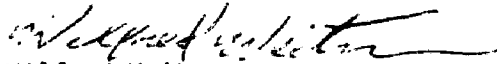
*See page 3

4. The applicant shall submit a signage program for the building for staff review prior to issuance of any sign permits;
5. The applicant shall submit a detailed landscape, irrigation and shading plan to the Planning Director for review and approval prior to issuance of building permits;
6. Prior to approval of the final building inspection of the subject buildings, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact - Special Permit

1. The proposed project, as conditioned, is based on sound principles of land use in that, it will conform to the adopted PUD guidelines for the Norwood Tech Business Park that are designed to preserve and enhance the aesthetic values throughout the project;
2. The project, as conditioned, is not detrimental to the public health, safety or welfare, nor would it result in the creation of a nuisance in that the project will have adequate parking and maneuvering space, driveways will be adequately separated from property lines and other driveways, and the project will be in conformance with an adopted Planned Unit Development Schematic Plan;
3. The project, as conditioned, will comply with the 1974 Sacramento City General Plan and the 1984 North Sacramento Community Plan which designate the site for Industrial and Labor Intensive/Commercial Light Industrial-PUD uses respectively.

Respectfully submitted,



Wilfred Weitman
Senior Planner

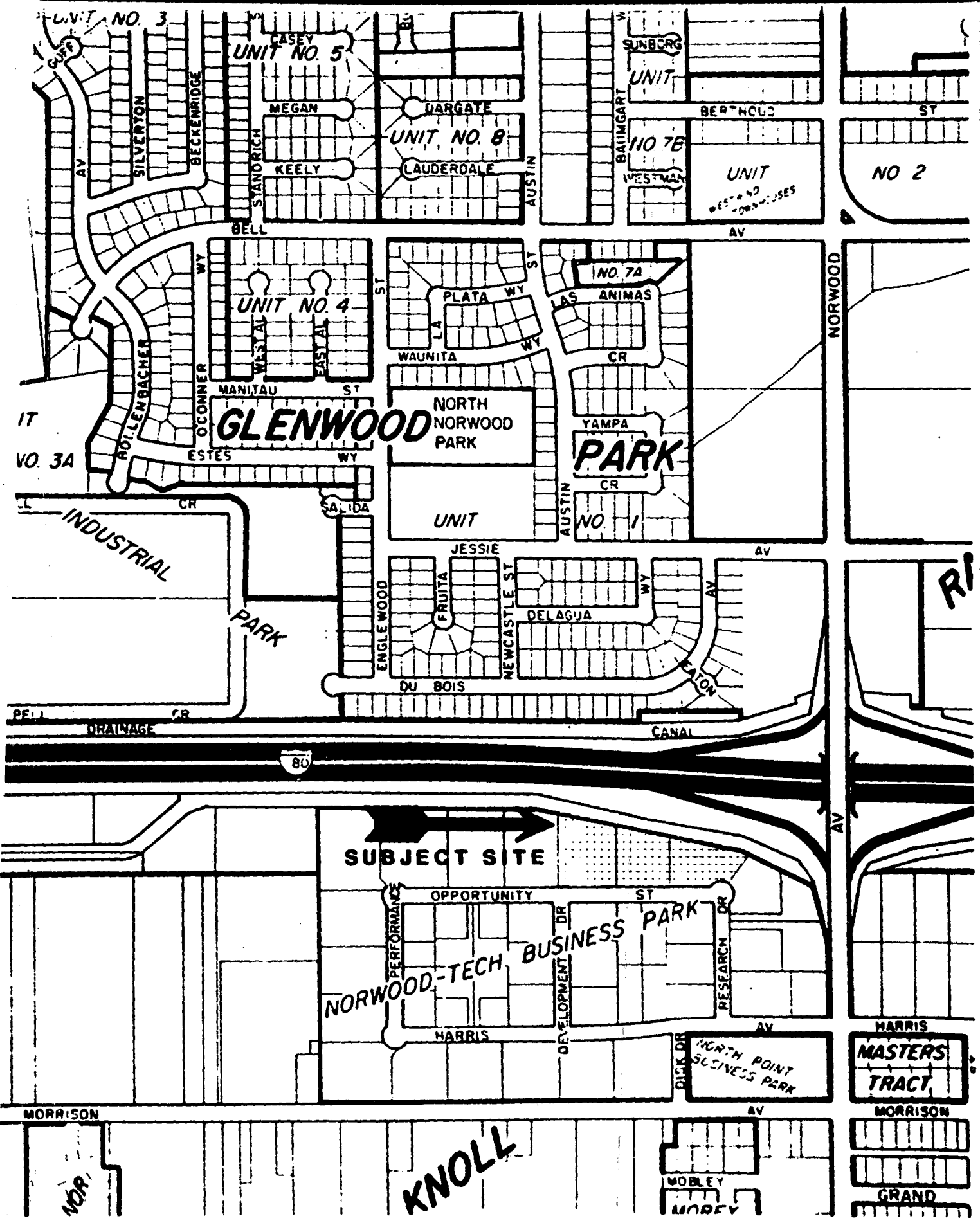
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*The Planning Commission added the following conditions:

7. The applicant agrees to commit the owner to introduce prospective employers to the district councilperson and to PIC and SETA to discuss employment possibilities for area residents.
8. The applicant agrees to commit to meet with PIC and SETA to prospective employers educated on employment programs and incentives.

(See Exhibit D for amendment)

011134



SUBJECT SITE

NORWOOD-TECH BUSINESS PARK

KNOLL

VICINITY MAP

484-184

6-14-84

No. 28

P.U.D - P.9012
See also P.9459
P.9661

SUBJECT SITE

OPPORTUNITY

ST.

DEVELOPMENT DR.

RESEARCH DR.

H C
PUD

023

029

P-83-904

P-82-091

HARRIS

NORWOOD TECH. P.U.D

AVE.

M-15
PUD

DISK DR.

027

CITY PLANNING DEPARTMENT

MAY 4 1982

MORLEY

RECEIVED

See previous page

33

MODELL WAY

MOSBY AVE

34

LAND USE / ZONING

603137

003138

Development Dr.

SITE PLAN

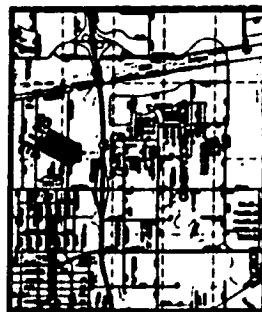
OPPORTUNITY STREET

Research Dr.

1" = 30.0'



VICINITY MAP



NORTH

U.S. HWY 80

BUILDING A

BUILDING B

LEGAL DESCRIPTOR

ANALYSIS

ANALYSIS
 TOTAL AREA: 1.00 ACRES
 TOTAL AREA: 43,560 S.F.
 TOTAL AREA: 1.00 ACRES
 TOTAL AREA: 43,560 S.F.
 TOTAL AREA: 1.00 ACRES
 TOTAL AREA: 43,560 S.F.

LEGAL DESCRIPTOR
 ANALYSIS
 TOTAL AREA: 1.00 ACRES
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 TOTAL AREA: 43,560 S.F.

EXHIBIT A

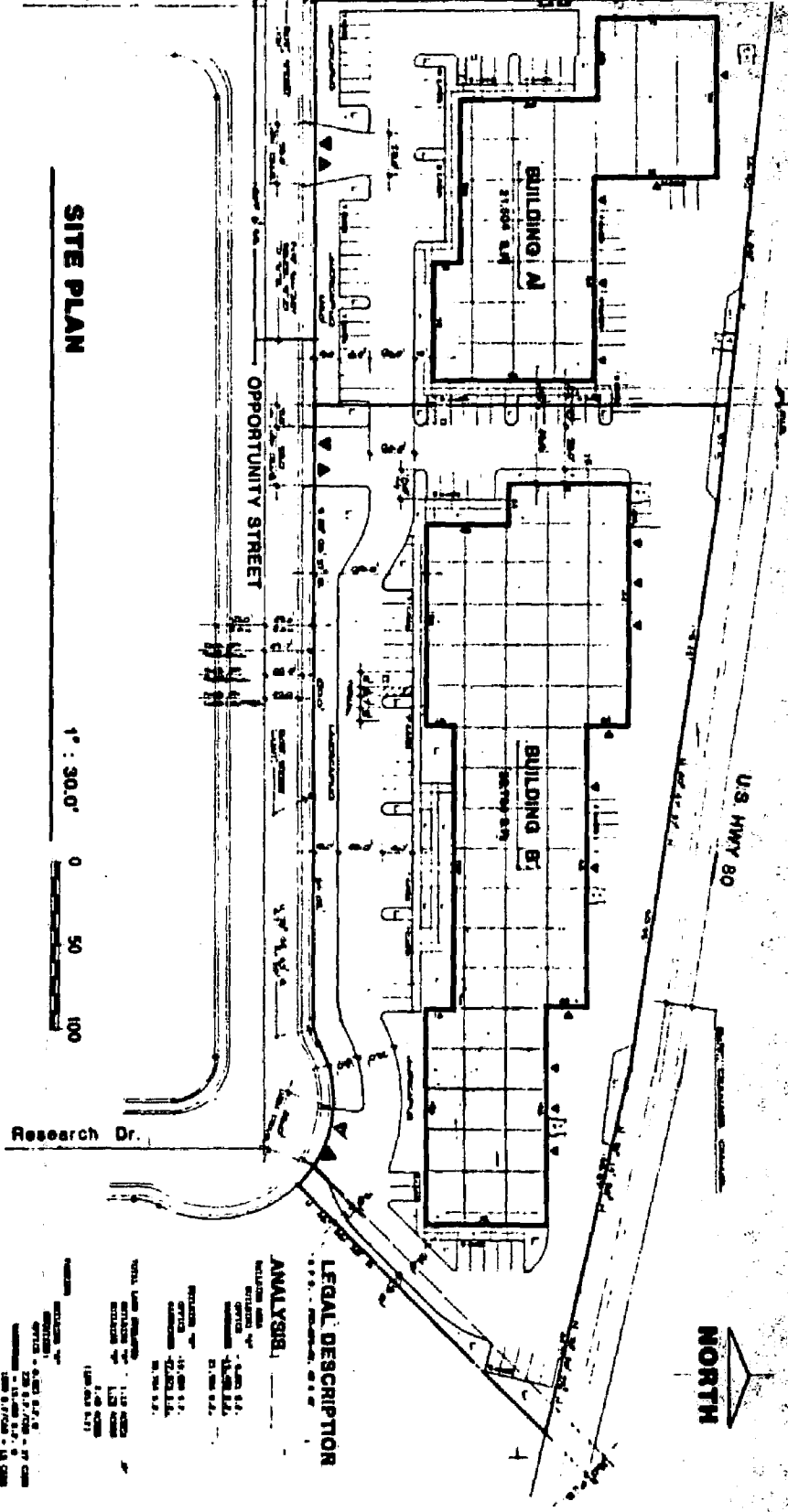
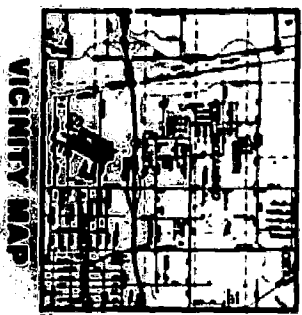
NO. 28	51
DATE	6-14-84
PROJECT	NORWOOD TECH. BUSINESS PARK
SCALE	1" = 30.0'
BY	THE FRANDSEN GROUP
CHECKED	JOHN BANCHERO
DATE	6-14-84

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banchero

architects • engineers • planners
the frandsen group
 2836 Fulton Avenue
 Sacramento, ca. 95821 916-488-6179



003139



SITE PLAN

1" = 30.0'



ANALYSIS

EXISTING ZONING: COMMERCIAL

PROPOSED ZONING: COMMERCIAL

EXISTING USE: VACANT

PROPOSED USE: BUSINESS PARK

EXISTING LOT AREA: 1.15 ACRES

PROPOSED LOT AREA: 1.15 ACRES

EXISTING LOT DIMENSIONS: 120' x 120'

PROPOSED LOT DIMENSIONS: 120' x 120'

EXISTING LOT COVERAGE: 0%

PROPOSED LOT COVERAGE: 100%

EXISTING LOT AREA: 1.15 ACRES

PROPOSED LOT AREA: 1.15 ACRES

EXISTING LOT DIMENSIONS: 120' x 120'

PROPOSED LOT DIMENSIONS: 120' x 120'

EXISTING LOT COVERAGE: 0%

PROPOSED LOT COVERAGE: 100%

LEGAL DESCRIPTION

SECTION 17, T4N, R12E, S1E, S2E, S3E, S4E, S5E, S6E, S7E, S8E, S9E, S10E, S11E, S12E, S13E, S14E, S15E, S16E, S17E, S18E, S19E, S20E, S21E, S22E, S23E, S24E, S25E, S26E, S27E, S28E, S29E, S30E, S31E, S32E, S33E, S34E, S35E, S36E, S37E, S38E, S39E, S40E, S41E, S42E, S43E, S44E, S45E, S46E, S47E, S48E, S49E, S50E, S51E, S52E, S53E, S54E, S55E, S56E, S57E, S58E, S59E, S60E, S61E, S62E, S63E, S64E, S65E, S66E, S67E, S68E, S69E, S70E, S71E, S72E, S73E, S74E, S75E, S76E, S77E, S78E, S79E, S80E, S81E, S82E, S83E, S84E, S85E, S86E, S87E, S88E, S89E, S90E, S91E, S92E, S93E, S94E, S95E, S96E, S97E, S98E, S99E, S100E

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Banhero

architects • engineers • planners
the frandsen group
 2835 fulton avenue
 sacramento, ca. 95821 916-466-0179



Development Dr.

PRELIMINARY LANDSCAPE PLAN

1" = 30.0'

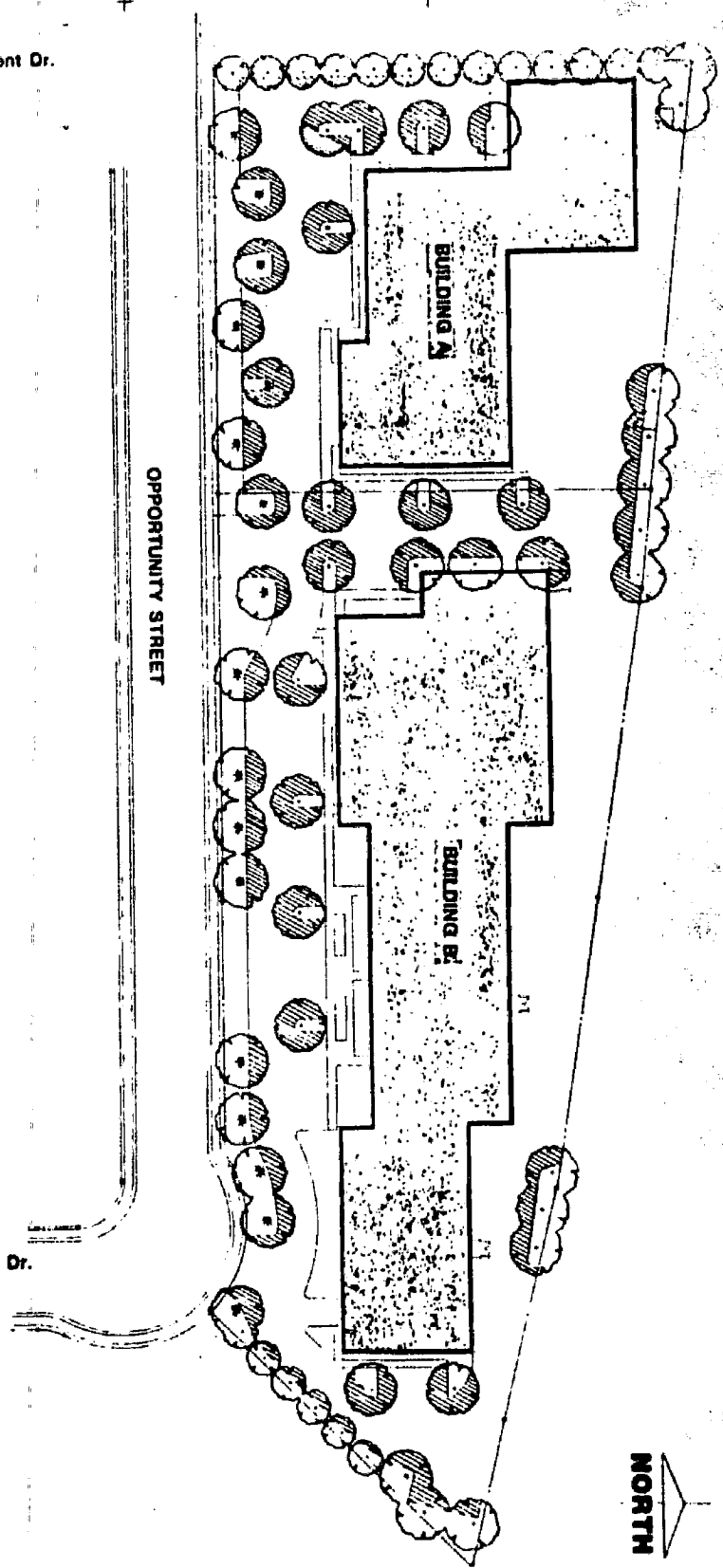
ANALYSIS

LANDSCAPE ANALYSIS

EXISTING PLANTING	2000 S.F.
NEW PLANTING	1000 S.F.
TOTAL PLANTING	3000 S.F.
EXISTING TREES	10
NEW TREES	5
TOTAL TREES	15
EXISTING SHRUBS	50
NEW SHRUBS	25
TOTAL SHRUBS	75
EXISTING GRASS	1000 S.F.
NEW GRASS	500 S.F.
TOTAL GRASS	1500 S.F.
EXISTING PAVEMENT	2000 S.F.
NEW PAVEMENT	1000 S.F.
TOTAL PAVEMENT	3000 S.F.

ANALYSIS

EXISTING PLANTING	2000 S.F.
NEW PLANTING	1000 S.F.
TOTAL PLANTING	3000 S.F.
EXISTING TREES	10
NEW TREES	5
TOTAL TREES	15
EXISTING SHRUBS	50
NEW SHRUBS	25
TOTAL SHRUBS	75
EXISTING GRASS	1000 S.F.
NEW GRASS	500 S.F.
TOTAL GRASS	1500 S.F.
EXISTING PAVEMENT	2000 S.F.
NEW PAVEMENT	1000 S.F.
TOTAL PAVEMENT	3000 S.F.



003144



DATE	6-11-84
PROJECT	NORWOOD TECH. BUSINESS PARK
CLIENT	THE FRANDEEN GROUP
DESIGNER	THE FRANDEEN GROUP
SCALE	1" = 30.0'
SHEET NO.	003144
TOTAL SHEETS	1

NORWOOD TECH. BUSINESS PARK
 Sacramento, California
 Norwood Ave. & Hwy 80
 For: Mr. John Sanchez

architects • engineers • planners
the frandeen group
 2838 fulton avenue sacramento, ca 95821 916-488-0177

