

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>Mike Say/Migmar Development, 2510 J Street, Sacramento, CA 95816</u>		
OWNER <u>David Lu, 135 Main Avenue, Sacramento, CA 95838</u>		
PLANS BY <u>Mike Say/Migmar Development, 2510 J Street, Sacramento, CA 95816</u>		
FILING DATE <u>3/10/93</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>JM</u>
ASSESSOR'S PCL. NO. <u>226-0050-034</u>		

APPLICATION:

- A. Negative Declaration.
- B. Mitigation Monitoring Plan.
- C. Special Permit to develop \pm 49,000' square feet of warehouse and office in the partially developed Hansen PUD in the M1 PUD zone.
- D. PUD schematic plan amendment to the Hansen PUD to increase the allowable building area from + 79,000 square feet to + 90,980 square feet.
- E. PUD Amendment to allow an increase in allowable office area from 20% to 25% in the Hansen PUD.

LOCATION: 135 Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop approximately 49,000 square feet of warehouse, including 25% office, in the Hansen PUD.

PROJECT INFORMATION:

General Plan Designation: Industrial
North Sacramento
Community Plan Designation: Industrial
Existing Zoning of Site: M1 PUD
Existing Land Use of Site: Industrial Warehouse/Office

Surrounding Land Use and Zoning:

North: Industrial
South: Industrial
East: Industrial
West: Industrial

Parking Required: 90 spaces
Parking Provided: 127 spaces
Property Dimensions: 465' X 862'
Property Area: 5.0 acres
Square Footage of Building: 90,980 square feet
Height of Building: 1 story
Topography: Flat
Street Improvements: Existing

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Utilities: Existing
Exterior Building Materials: Stucco/Glass

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 5.0 acres in the M1 PUD zone. The General Plan designates the subject site as Industrial and the North Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the subject site is Industrial to the north; Industrial to the south; Industrial to the east; and Industrial to the west.

B. Applicant's Proposal

The applicant is proposing to develop approximately 49,000 square feet of warehouse, including 25% office, in the Hansen PUD as shown on the schematic site plan Exhibit A. This proposal will require a Special Permit, Schematic Plan Amendment to allow additional square footage and a PUD Guideline Amendment to allow an increase in allowable office area from 20% to 25%.

C. Background Information

On March 23, 1978, the Planning Commission approved the Hansen Industrial Park Planned Unit Development (P-8014). Since that time, the PUD has been the subject of approximately ten applications with the City. Those entitlement applications include: tentative maps, amendments to the PUD Guidelines, Schematic Plan Amendments and Special Permits.

The Hansen PUD currently allows 79,200 square feet of building area for the project site as shown on Exhibit A, which was approved through a previous PUD schematic plan amendment.

The original PUD (P-8337) established a maximum of 20% office area per building. Staff has researched the original PUD document and subsequent modification and has found nothing to support the need to limit office to less than the City's 25% standard for the C-4, M-1 and M-2 zones.

C. Staff Analysis

Site Plan

The project site contains an existing 39,960 square foot warehouse building that fronts on Main Avenue. The applicant is proposing a 51,020 square foot addition attached to the rear of the existing structure that would increase the total square footage to 90,980 square feet as shown on Exhibit A. The current PUD schematic plan provides for 79,200 square feet of building area.

Both the existing and proposed buildings will have concrete and glass exteriors as shown on attachment C. The maximum height for both buildings is 30 feet.

The applicant is proposing an increase in office area from 20% to 25% of the total gross floor area. This would result in a potential increase in office area from 15,840 square feet to 22,745 square feet. The total floor area proposed would require 99 parking spaces. The applicant is proposing 127 spaces.

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Policy Considerations

The North Sacramento Community Plan (Community Plan) encourages the provision of comprehensive industrial development that contributes to the City's employment base, including higher employment density industrial development. The Community Plan contains specific policy direction to design and adopt standards for achieving high employment density in desired industrial developments.

The General Plan states that industrial uses be allowed to contain office uses that are limited to 25% of gross floor area without a Special Permit.

The increase in allowable office area from 20% to 25% of gross floor area is consistent with both the Community Plan, which encourages high employment densities and the General Plan, which recognizes 25% as a standard for office area within industrial development. The increase in total floor area is also consistent with the Community Plan goals and policies to increase employment densities and employment opportunities.

The City of Sacramento Transportation System Management (TSM) Ordinance requires that projects that will generate 100 or more employees must prepare a Transportation Management Plan (TMP) subject to review and approval by the Department of Public Works and the Planning Department. According to the Ordinance, the estimated employee generation rate for industrial development is two employees per 1000 square feet of building area. Based on this figure, the existing and proposed buildings combined would generate approximately 182 employees. The applicant has submitted and received approval of a TMP that provides measures to reduce 35% percent of estimated commute trips ($90,960 / 1000 \times 2 \times .35 = 64$ trips).

Staff supports the approval of the schematic plan amendment to allow an increase in total floor area, the PUD amendment to allow an increase in the percentage of office area allowed and the special permit in that the increase is consistent with the goals and policies of the North Sacramento Community Plan and General Plan. The proposed modifications are relatively minor and any potential impacts will be addressed through the Mitigation Monitoring program and conditions of approval.

D. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering, Utilities, Building Inspections, and Environmental Services divisions. The following comments were received:

Public Works - Development Services

- Reciprocal access should be provided to the rear (north) parcel.
- On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit;
- The project shall comply with the City's Cross Connection Control Policy;
- Property to be developed in accordance with this Special Permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.

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Public Works - Transportation

- This project is considered a major project and will require a Transportation Management Plan;
- Handicap spaces must comply with "Americans With Disabilities Act" (ADA) requirements; and
- A total of 7 bike spaces is required.

The project was also reviewed by GRIN and Meadows Development Association neighborhood associations. No comments were received.

ENVIRONMENTAL DETERMINATION:

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

The following mandatory mitigation measure shall be incorporated into the project too reduce potential environmental impacts to below a level of significance.

A. If subsurface archeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Mitigation Monitoring Plan;
- B. Approve the Special Permit to develop \pm 49,000 square feet of warehouse and office in the partially developed Hansen PUD in the M1 PUD zone subject to the conditions and based upon the findings of fact which follow;
- C. Recommend approval of the PUD schematic plan amendment to the Hansen PUD to increase the allowable building area from + 79,000 square feet to + 90,980 square feet subject to the conditions and based upon the findings of fact which follow; and
- D. Approve the PUD Amendment of the Development Guidelines (Exhibit A-2) to allow an increase in allowable office area from 20% to 25% in the Hansen PUD by adopting the attached resolution, subject to the conditions and findings of fact that follow.

Conditions:

1. Reciprocal access shall be provided to the rear (north) parcel along the eastern edge of the project site.
2. On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.

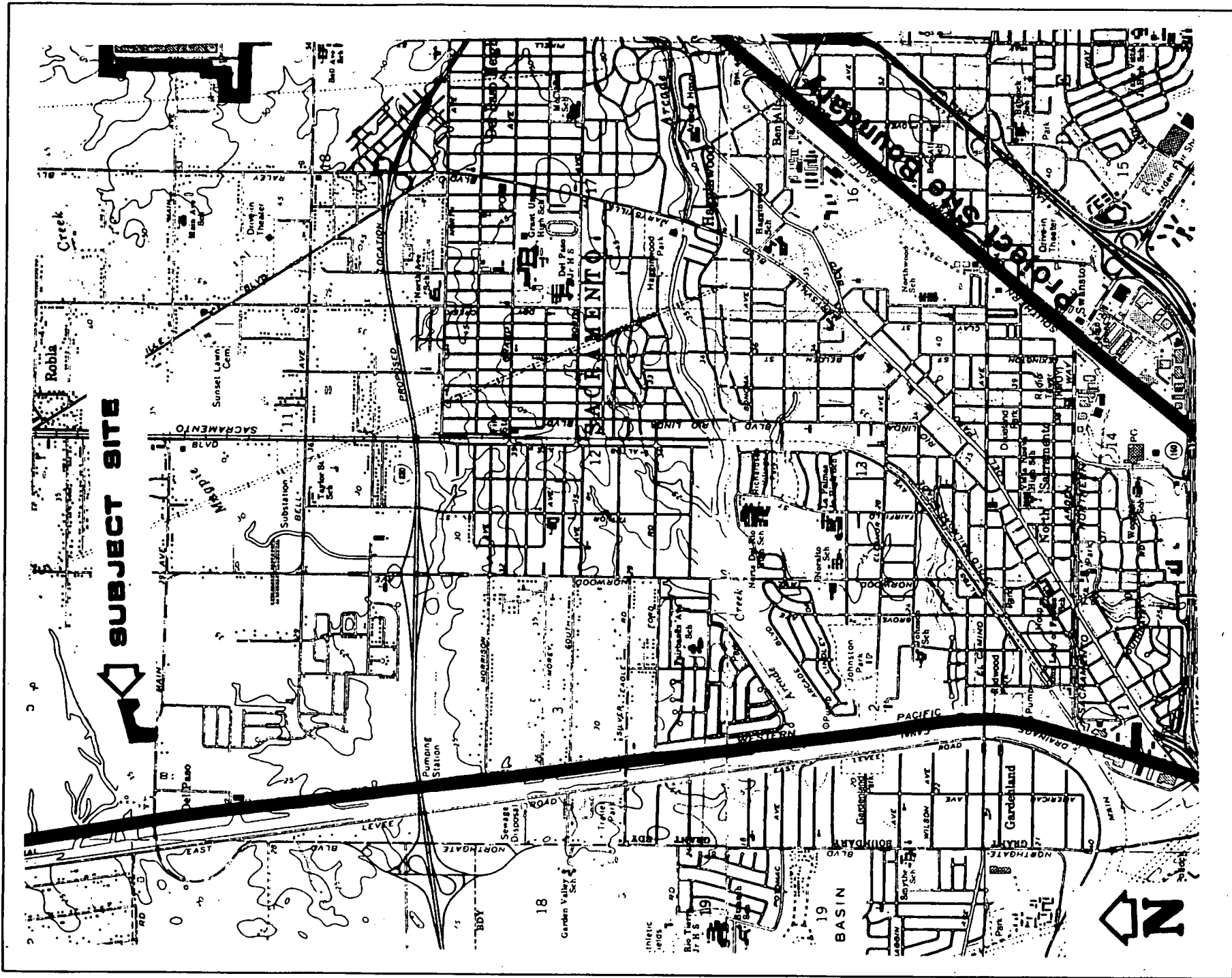
3. The project shall comply with the City's Cross Connection Control Policy.
4. Provide reciprocal ingress, egress, parking and maneuvering easements prior to issuance of a building permit.
5. Handicap parking spaces must comply with the "Americans With Disabilities Act" (ADA) requirements.
6. Prior to the final building permit approval for the proposed expansion, the Planning Director shall inspect the subject site to ensure that the project complies with all conditions of approval and the Hansen Industrial PUD Guidelines.
7. All conditions of approval on file for Hansen PUD Schematic Plan (P89-219).
8. The project shall comply with the Hansen Industrial Park PUD Guidelines.

Findings of Fact- Special Permit:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a Industrial Warehouse/Office use in a M1 PUD zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking will be provided;
 - b. a Transportation Management Plan (TMP) has been approved to reduce employee commute trips by 35%; and
 - c. required setbacks and landscaping will be provided.
3. The project is consistent with the General and North Sacramento Community Plans which designate the site as Industrial.

JH/jm:P93-052.CPC

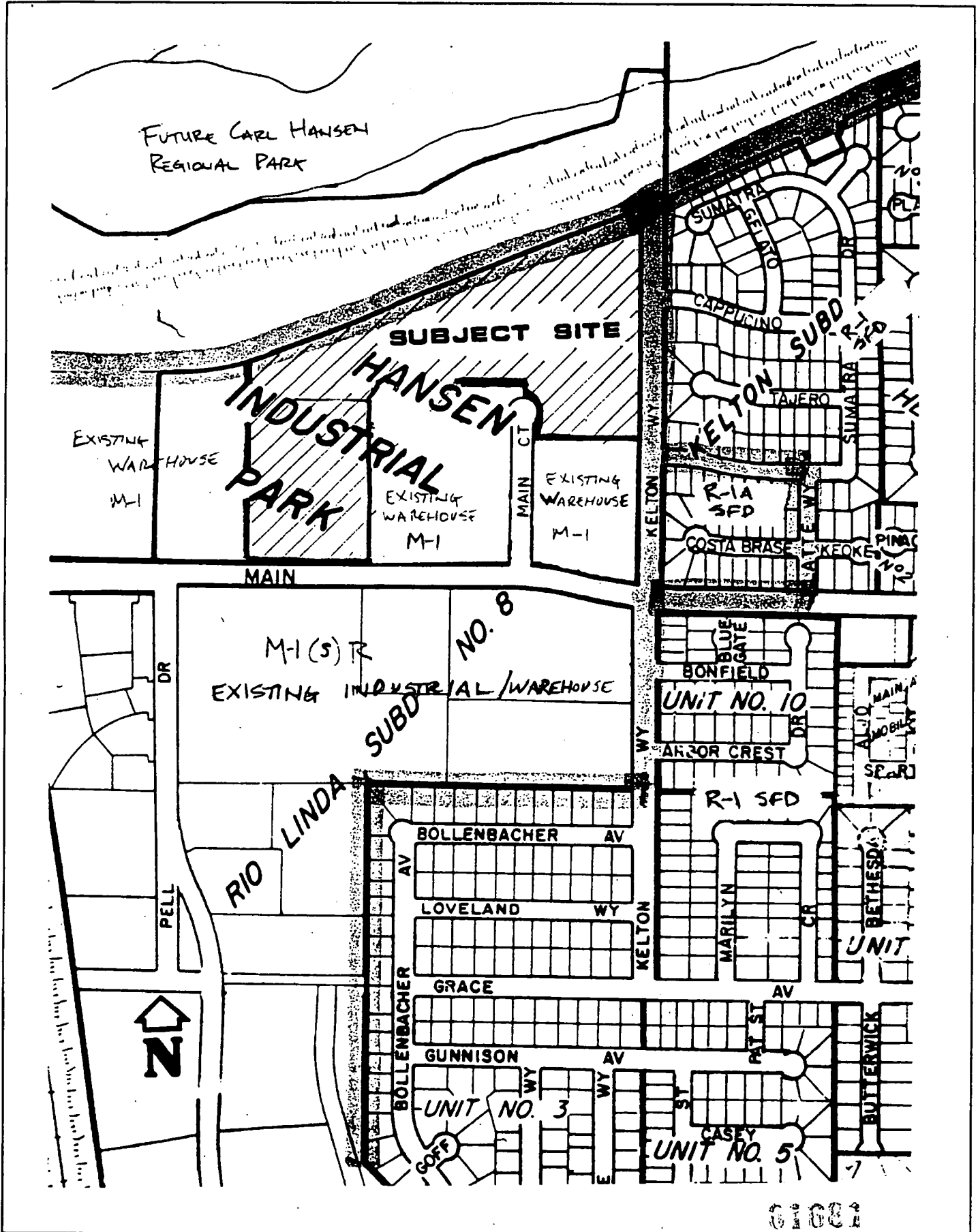
01070



SUBJECT SITE

VICINITY MAP

0100



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LAND USE & ZONING MAP

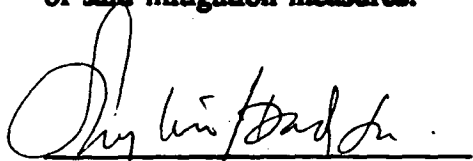
MITIGATION AGREEMENT

PROJECT NAME / FILE NUMBER: 135 Main Avenue (P93-052)
OWNER/DEVELOPER: Mike Say/ Migmar Development Corp.
ADDRESS: 2510 J Street
Sacramento, CA 95816

I, MICKE SAY (owner, authorized representative), agree to amend the project application P93-052 to incorporate the attached mitigation measures in the Initial Study dated May 21, 1993. I understand that by agreeing to these mitigation measures, all identified potentially significant environmental impacts should be reduced to below a level of significance, thereby enabling the Environmental Coordinator to prepare a Negative Declaration of environmental impact for the above referenced project.

I also understand that the City of Sacramento will adopt a Mitigation Monitoring Plan for this project. This Monitoring Plan will be prepared by the Department of Planning and Development pursuant to the California Environmental Quality Act Guidelines Section #21081 and pursuant to Article III of the City's Local Administrative Procedures for the Preparation of Environmental Documents.

I acknowledge that this project, 135 Main Avenue, would be subject to this plan at the time the plan is adopted. This plan will establish responsibilities for the monitoring of my project by various City Departments and by other public agencies under the terms of the agreed upon mitigation measures. I understand that the mitigation measures adopted for my project may require the expenditure of owner/developer funds where necessary to comply with the provisions of said mitigation measures.


Signature (Owner/Developer/Applicant)

President
Title

5/27/93
Date

01982

RESOLUTION AMENDING THE HANBSEN INDUSTRIAL PARK SCHEMATIC PLAN TO ALLOW AN INCREASE IN BUILDING AREA FROM 79,200 SQUARE FEET TO 90,980 SQUARE FEET FOR THE AREA DESCRIBED ON THE ATTACHED EXHIBIT A

(P92-052) (NORTH SACRAMENTO COMMUNITY PLAN AREA)

WHEREAS, the City Council conducted a public hearing on _____ concerning the above plan amendment and based on documentary and oral evidence submitted at the public hearing, the Council hereby finds:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the project is a Industrial Warehouse/Office use in a M1 PUD zone.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking will be provided;
 - b. a Transportation Management Plan (TMP) has been approved to reduce employee commute trips by 35%; and
 - c. required setbacks and landscaping will be provided.
3. The project is consistent with the General and North Sacramento Community Plans which designate the site as Industrial.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento that the area described on the attached Exhibit A in the City of Sacramento is the amended Schematic Plan for Hansen Industrial Park PUD.

MAYOR

ATTEST:

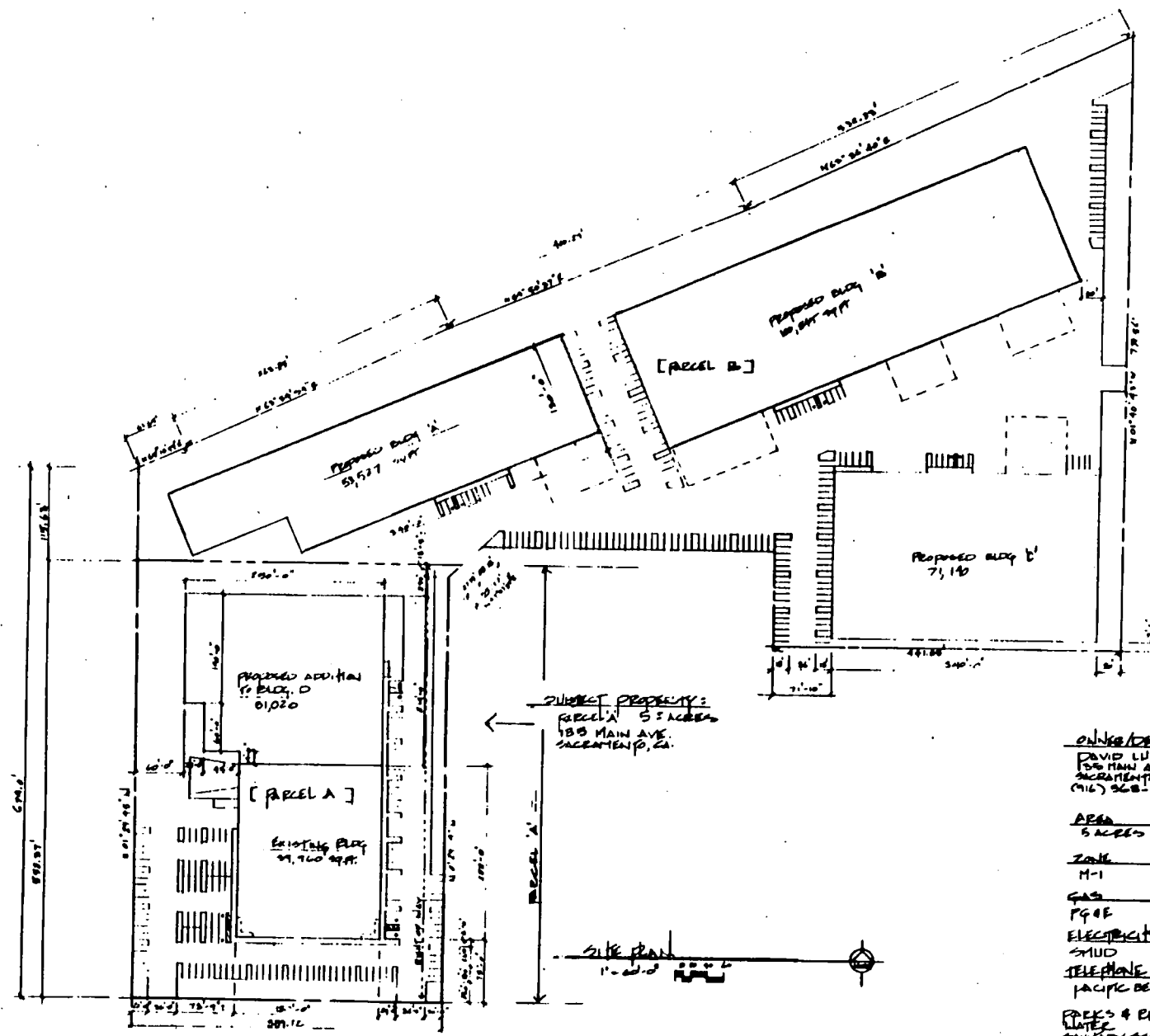
CITY CLERK

JM/jm:P93-052.RES

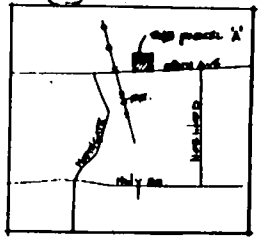
6/14/93

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EXHIBIT A



01684



Location Map

Parcel B:
 Proposed Building A = 28,007
 Building B = 10,847
 Building C = 7,110
 Total 45,964

Parcel A:
 Existing Building = 29,760
 Proposed Addition = 51,020
 Total 80,780

Apply Parcel A = 56,980

SUBJECT PROPERTY:
 PARCEL 'A' 5 ACRES
 188 MAIN AVE.
 SACRAMENTO, CA.

OWNER/DEVELOPER (PARCEL 'A')
 DAVID LU/DM
 188 MAIN AVE
 SACRAMENTO, CA. 95833
 (916) 968-1204

AREA
 5 ACRES ±

ZONE
 M-1

GAS
 PG&E

ELECTRICITY
 SMUD

TELEPHONE
 PACIFIC BELL

PARKS & RECREATION } City of Sacramento
 WATER }
 SANITARY SEWER }
 STREET DRAINAGE }
 FIRE - POLICE - SCHOOLS }

AMENDMENT TO PARCEL 'A'
 MAIN ST. FREE
 PLANNED UNIT DEVELOPMENT

== 1-11-93
== 1-26-93
== 06/23/93
== 07/1
== 1
== 4

EXHIBIT A 2

1. Land Use:

- a. The land uses for the PUD shall consist of warehousing and materials transfer uses. Offices may be developed as an incidental use to the main use. The square footage of the incidental, or accessory, office use shall not exceed twenty percent (~~20%~~) of the gross floor area of the main use. (25%)
- b. No outside storage or assembly is permitted within 35 feet of the east property line.

2. Sound Attenuation:

The Carl Hanson Regional Park is designated for development north of, and adjacent to, the PUD. Residential uses are designated for property to the east. Uses within the PUD along the levee separating the PUD from the Park and at the east side of the PUD shall conform to the City Noise Regulations.

3. Building Height, Setback and Color:

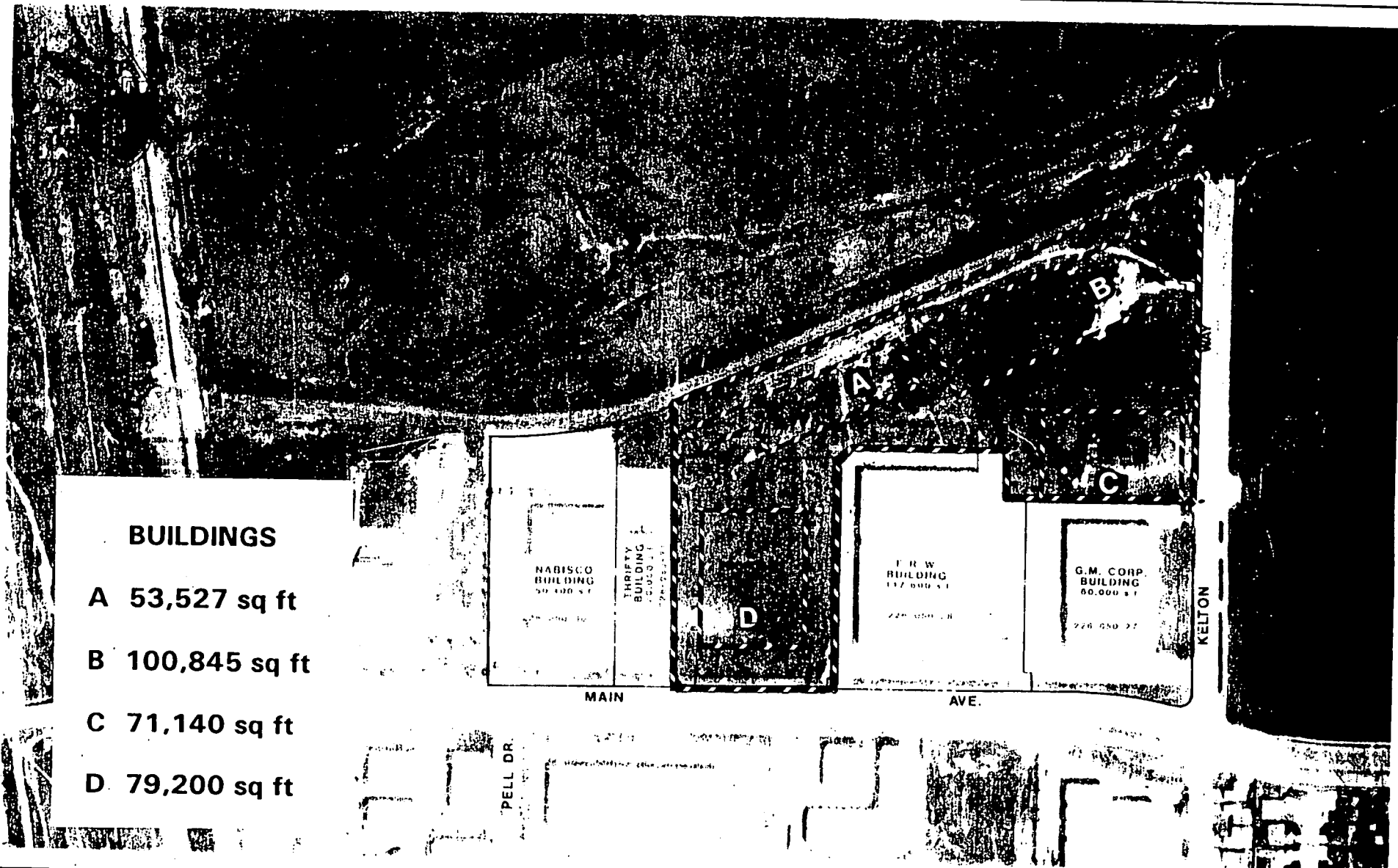
The east side of the PUD is adjacent to an area designated for residential uses. The north side of the PUD will be adjacent to a regional park. Building height, setbacks and color shall be as follows:

- a. Building height along the north and east side of the PUD shall be a maximum of 25 feet.
- b. Building setbacks along the north side shall be 40 feet. Along the east side the setback shall be 30 feet. The 30-foot setback along the east side shall be entirely landscaped.
- c. Building and material colors within the PUD shall conform to the color requirements specified in the Sacramento City American River Parkway Ordinance.
- d. The building setback along the north side adjacent to the levee shall be 40 feet. This setback shall be comprised of a 10-foot public access easement along the toe of the levee and 30 feet of setback for rail transport purposes. If no rail spur line is developed, building setback shall be 25 feet, all of which is to be landscaped.

4. Building Design and Loading Docks:

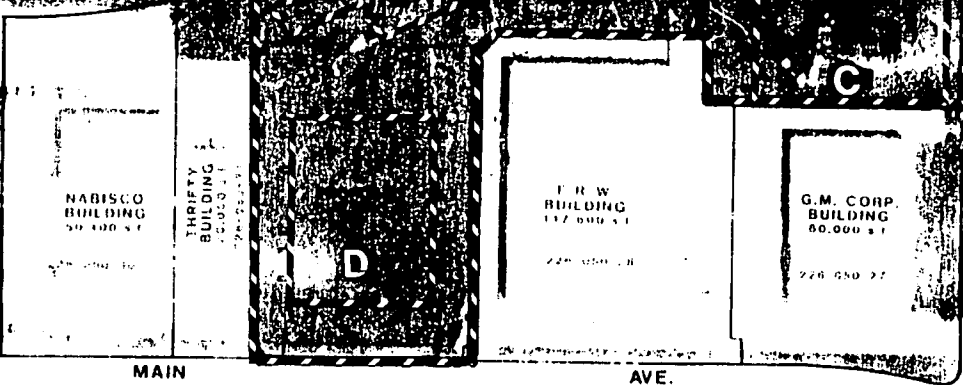
Buildings along the east side of the PUD could contain uses which may be detrimental to future adjacent residential uses. To avoid this conflict, the sides of buildings facing the east property line shall be solid wall construction. This may include glass walls or windows for office portions of industrial

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BUILDINGS

- A 53,527 sq ft
- B 100,845 sq ft
- C 71,140 sq ft
- D 79,200 sq ft

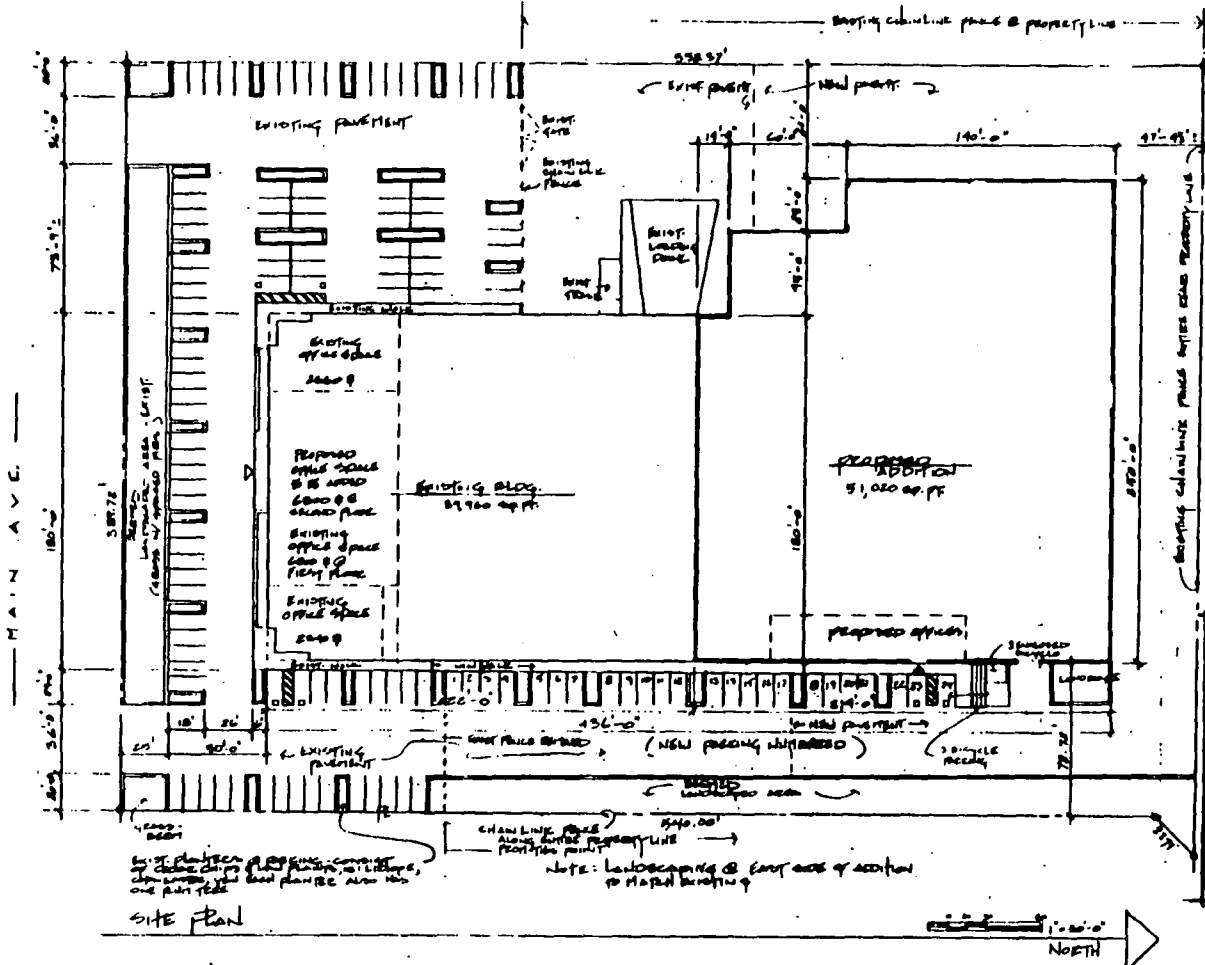


01/21/90

EXHIBIT B

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 50%;">DESCRIPTION</th> <th style="width: 10%;">APPROVED</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DESCRIPTION	APPROVED	DATE					DISK NO. _____ SCALE _____ HORIZ. 1"=100' VERT. 1"=4'	BENCH MARK _____ ELEV. _____	COMPUTED _____ DESIGNED _____ DRAWN <i>WJC</i> PROJ. ENGR. _____	MORTON & PITALO, INC. CIVIL ENGINEERING · PLANNING · SURVEYING	REVISED AUG. 1990 SITE PLAN HANSEN INDUSTRIAL PARK CITY OF SACRAMENTO	DATE _____ DRAWN BY _____ OF _____
		NO.	DESCRIPTION	APPROVED	DATE										
FILE NO. 880102															

EXHIBIT C 1



Parking Data

TOTAL BLDG. AREA @ 280 ♀	
OFFICE SPACE @ 275 x 1/4" = 62.5'	
STRA. W/IN @ 275 x 1/4" = 62.5'	
TOTAL BLDG.	127.610
EXISTING	5,110' ♀
PROPOSED	9,970' ♀
TOTAL	15,080
OFFICE PARKING:	
• 20' x 30'	
• 10' x 20'	

EXISTING BLDG	29960 ♀
PROPOSED ADDITION	51020 ♀
TOTAL	80980 ♀
OFFICE SPACE ALLOWED	80%
	64,784 ♀
EXISTING OFFICE SPACE	6,000 ♀
ADD. TO PROPOSED BLDG.	5,000 ♀
TOTAL	11,000 ♀
ADD. TO PROPOSED BLDG.	5,278 ♀
OFFICE SPACE EXPANSION	17,278 ♀
	28,745 ♀

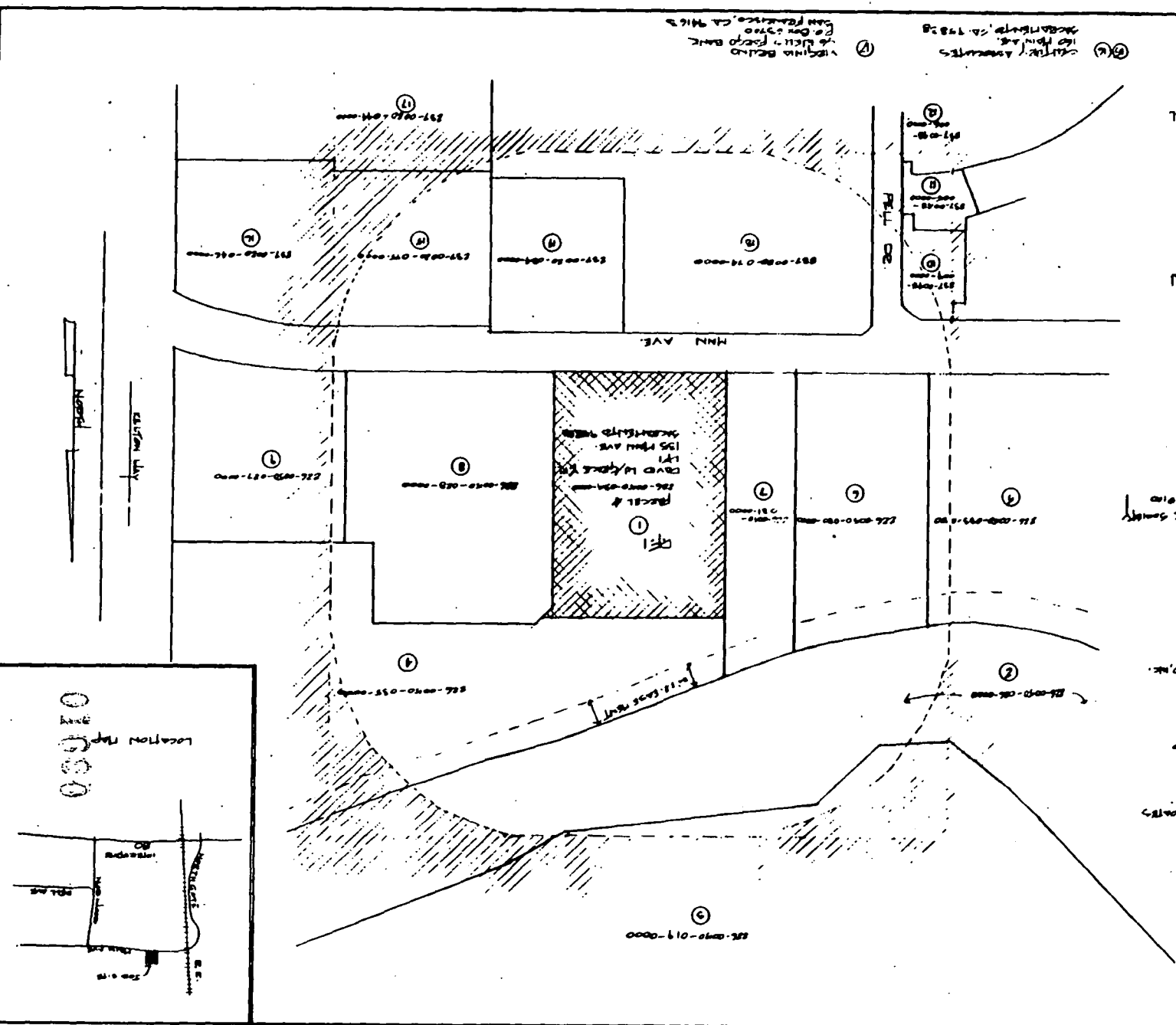
SITE PLAN

DFI
 DAVENPORT PLUMBER
 ELECTRIC INSTALLATION
 135 MAIN AVE
 SACRAMENTO, CA 95804
 (916) 568-1534
 DAVID W.

DATE	2-1-75
BY	DFI
SCALE	1" = 50'-0"
PROJECT	PROPOSED OFFICE ADDITION
SHEET	5 SITE PLAN
DATE	10-26-70
SCALE	1" = 50'-0"
PROJECT	PROPOSED OFFICE ADDITION
SHEET	4

EXHIBIT C4

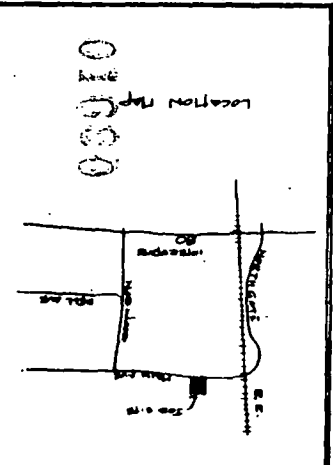
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500 ft PROPERTY OWNERSHIP MAP

DPI - ADDITION TO EXIST PROPERTY

500 ft RADIUS MAP



25-00-01	25-00-02	25-00-03	25-00-04	25-00-05	25-00-06	25-00-07	25-00-08	25-00-09	25-00-10	25-00-11	25-00-12	25-00-13	25-00-14	25-00-15	25-00-16	25-00-17	25-00-18	25-00-19	25-00-20
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