

CITY PLANNING COMMISSION

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

APPLICANT CNA Engineering - 2550 Valley Road, Suite 5, Sacramento, CA 95821
OWNER G & D Enterprise - 6546 Belleau Wood Lane, Sacramento, CA
PLANS BY Keeny Associates - 3020 E Street, Sacramento, CA
FILING DATE 8-22-86 ENVIR. DET. Ex. 15303(c) REPORT BY CV:sg
ASSESSOR'S-PCL. NO. _____

APPLICATION: Plan Review of warehouse/office

LOCATION: West of Belleau Wood Lane and 48th Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to develop a 20,000 square foot warehouse building including 2,000 square foot of office.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1984 Airport Meadowview
Community Plan Designation: Industrial
Existing Zoning of Site: M-1-R(EA-4)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant; M-1-R	Front:	0'	65'
South: Manufacturing; M-1-R	Side(Int):	0'	20'-35'
East: Retail, manufacturing; M-1-R	Rear:	15'	35'-95'
West: Southern Pacific RR; R-1			

Parking Required: 23 spaces
Parking Provided: 25 spaces
Property Dimensions: Irregular
Property Area: 1.2+ acres
Square Footage of Building: 20,000 sq. ft.
Height of Building: One-story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Metal
Roof Material: Metal
Color: Brown

BACKGROUND INFORMATION: On June 25, 1985 the City Council approved a tentative map to subdivide the subject site and additional area to the north into two parcels for proposed warehouse development (P85-187). A post subdivision modification was later approved to add six lots to the two parcels originally approved.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Light Industrial-Review (M-1-R). In addition, the subject site is located in the Executive Airport Overlay Zone 4 which permits warehouse and office development. Surrounding land uses include vacant to the north,

manufacturing to the south, Southern Pacific Railroad to the west, retail and manufacturing to the east.

B. Site Plan

The applicant proposes to develop the site with a 20,000 square foot building, parking lot and landscaping. Ten percent of the proposed building will be office space. Truck loading and unloading doors are proposed along the east side of the building only. The Zoning Ordinance requires one off-street loading space that is a minimum 10 feet wide, 14 feet high and 40 feet long. The applicant has sufficient area adjacent to the east building elevation to comply with this requirement. The southwest corner of the subject site is proposed to be covered with A.C. paving (see site plan). The owners have stated this area will be used to temporarily park vehicles awaiting service or pickup following service.

The 1984 Airport-Meadowview Community Plan designates the railroad right-of-way adjacent to the subject site as a section of future proposed Meadowview Light Rail Transit route. Staff recommends, therefore, that a 10 foot wide planter be installed along the entire west property line of the subject site with five and 15 gallon trees and shrubs to provide some landscape screening of the subject site adjacent to a proposed Light Rail transit route.

Eleven parking spaces are proposed adjacent to the north building elevation. These parking spaces will not have the required backout maneuvering area on the subject site. The applicant intends to use a portion of a proposed driveway located on the adjacent parcel to the north to provide the additional 13 feet of required backout and maneuvering area. The applicant has submitted a letter of intent indicating the terms of the purchase agreement of the subject site (parcel 6) requiring the owner to prepare a cross easement agreement guaranteeing the right to pass over the northerly 15 feet of the subject site for the purpose of maneuvering vehicles (see exhibit A).

Staff recommends the applicant submit a signed copy of the proposed cross easement agreement, subject to the review and approval of the Planning Director prior to issuing a building permit.

The site plan does not indicate a trash bin enclosure. Staff recommends a trash bin enclosure be added to the site plan as per exhibit B.

The applicant has submitted landscaping plans indicating a proposed seven foot planter (including curb) adjacent to Belleau Wood Lane and tree shading for the parking lot. The landscaping plans shall be reviewed and approved by the Planning Director prior to issuance of a building permit.

C. Elevations/Design

The basic building is a rectangular box with the only openings being provided on the east elevation. There is one metal door opening on the south elevation. The exterior of the building consists of vertical metal panels. A 7'6" high fascia runs

along the east side of the building and returns six feet on the north and south elevation. The fascia extends eight inches in front of the face of the building and the support frame of the fascia can be viewed from below. The total extent of the architectural detailing is the fascia and the vertical trim on each metal panel.

The building is a minimal structure even for an industrial site. Staff can find no redeeming architectural qualities with the proposed structure. The continuation of the fascia around the building would not adequately improve the project. The technology of metal buildings has been developed to the point where more sophisticated architectural design is available.

Staff feels that any design modification by the staff would be merely a band-aid approach. Staff, therefore, recommends continuance of this project so that the applicant can provide the staff with a revised design concept that provides a design enhancement to the neighborhood rather than detracting from the neighborhood.

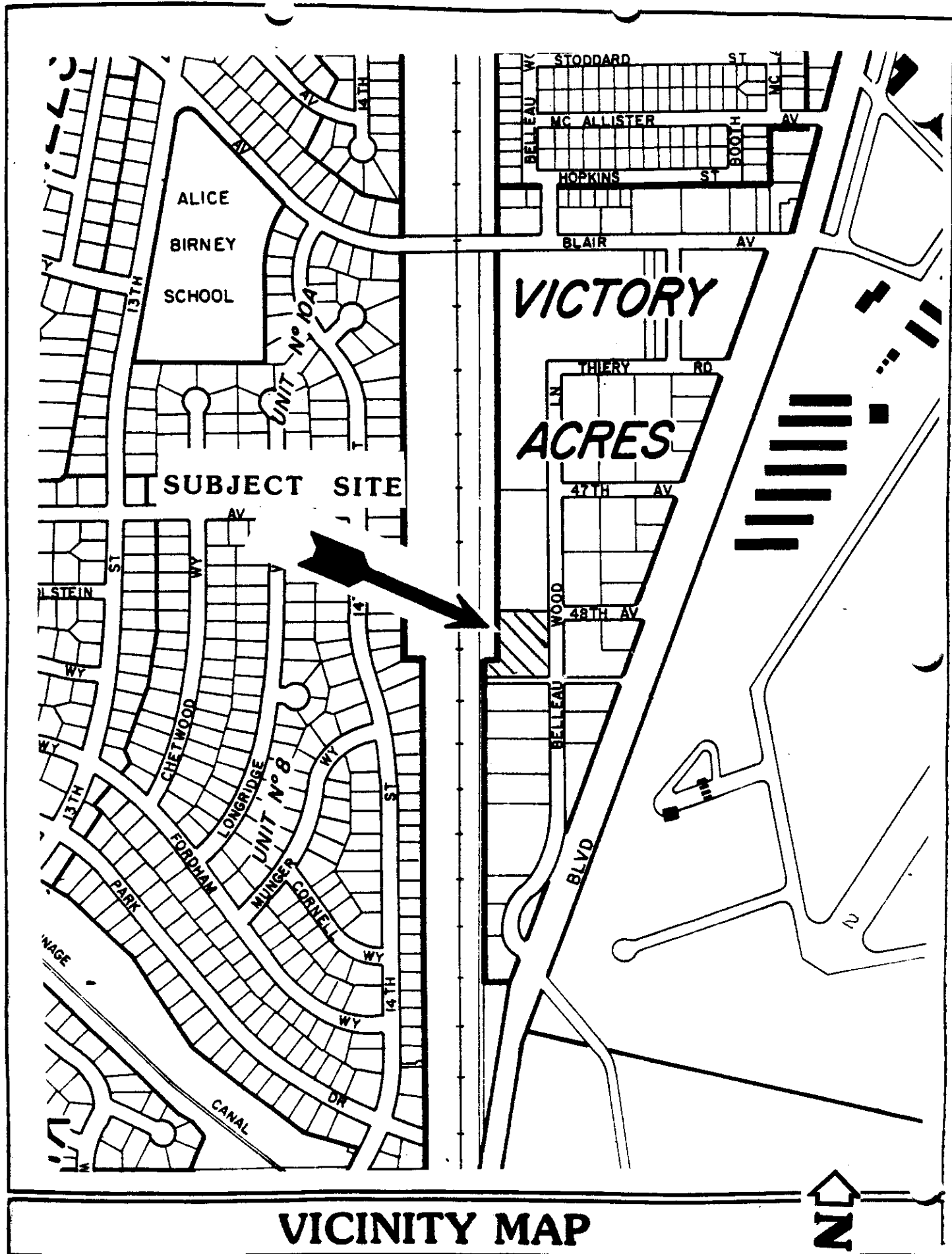
D. Interdepartmental Review

The proposal was reviewed by the departments of Traffic Engineering, Fire, Building Inspections, Waste Removal, and the following comment was received:

Traffic Engineering - No comments. Driveway permits issued and driveways under construction.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15303(c)).

RECOMMENDATION: Staff recommends the Commission continue this item so that the applicant can submit revised elevations that provide interest and enhance the industrial area.

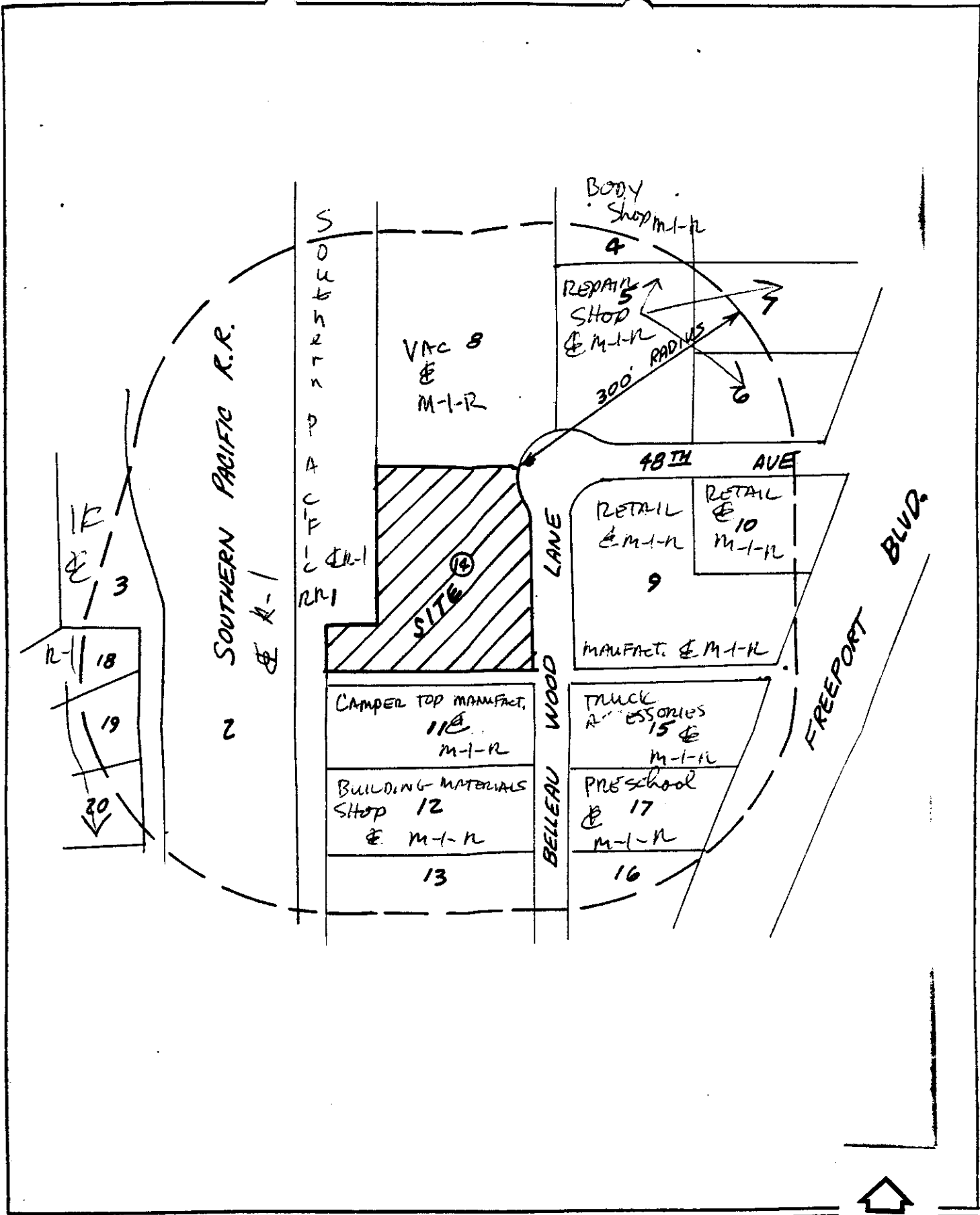


VICINITY MAP

P86-335

9-25-86

Item 17



LAND USE & ZONING MAP



REVISIONS	BY

5000 E ST. SACRAMENTO CA (916) 446 5621

ARCHITECTURE/ENVIRONMENTAL DESIGN

KEENY ASSOCIATES

SACRAMENTO, CA

SITE PLAN

100' x 200' 16' METAL BUILDING

NO. DATE SCALE SHEET

7

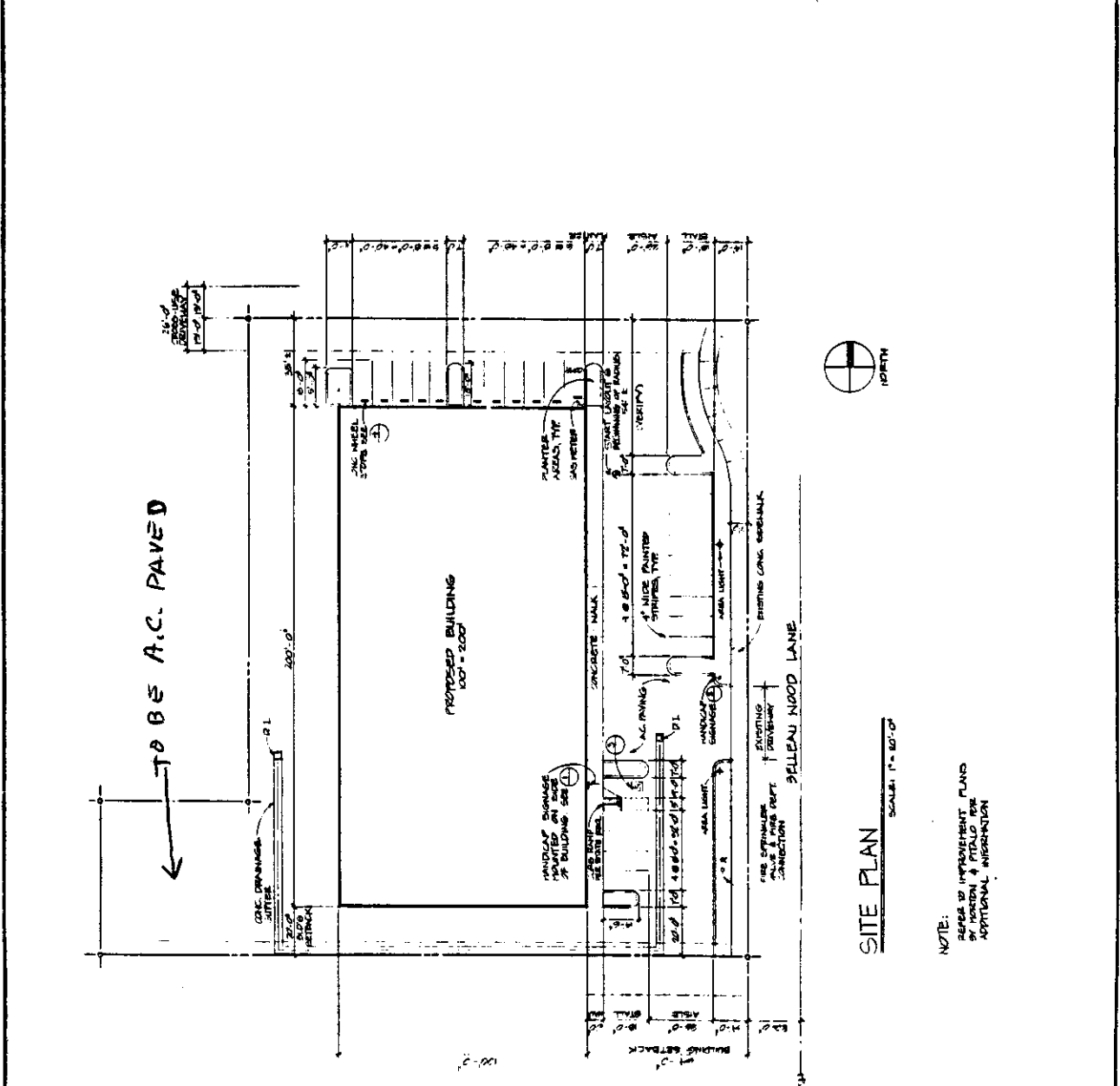
OF

1 HANDICAP SIGNAGE
 PAINTED BACKGROUND
 PAINTED HIGH LETTERS
 ON STEEL SIGN FACE
 PAINTED BACKGROUND
 PAINTED HIGH LETTERS
 ON STEEL SIGN FACE
 PAINTED BACKGROUND
 PAINTED HIGH LETTERS
 ON STEEL SIGN FACE

2 HANDICAP SIGNAGE
 PAINTED BACKGROUND
 PAINTED HIGH LETTERS
 ON STEEL SIGN FACE
 PAINTED BACKGROUND
 PAINTED HIGH LETTERS
 ON STEEL SIGN FACE

3 HANDICAP SYMBOL
 INTERNATIONAL SYMBOL OF ACCESSIBILITY
 WITH BACKGROUND
 PAINTED TO COLOR
 MATCHES SURROUNDING
 PAVEMENT

4 WHEEL STOP DET.
 CONC. CURB
 W/ BUILT UP JOINTS
 & EXPANSION JOINTS
 2'-0" HIGH
 WHEEL STOP
 2'-0" HIGH
 2'-0" WIDE
 2'-0" WIDE



SITE PLAN
 SCALE: 1" = 50'-0"

NOTE:
 REFER TO IMPROVEMENT PLAN
 BY HORTON & PITALO FOR
 ADDITIONAL INFORMATION

PR6-335

9-25-86

Item 17

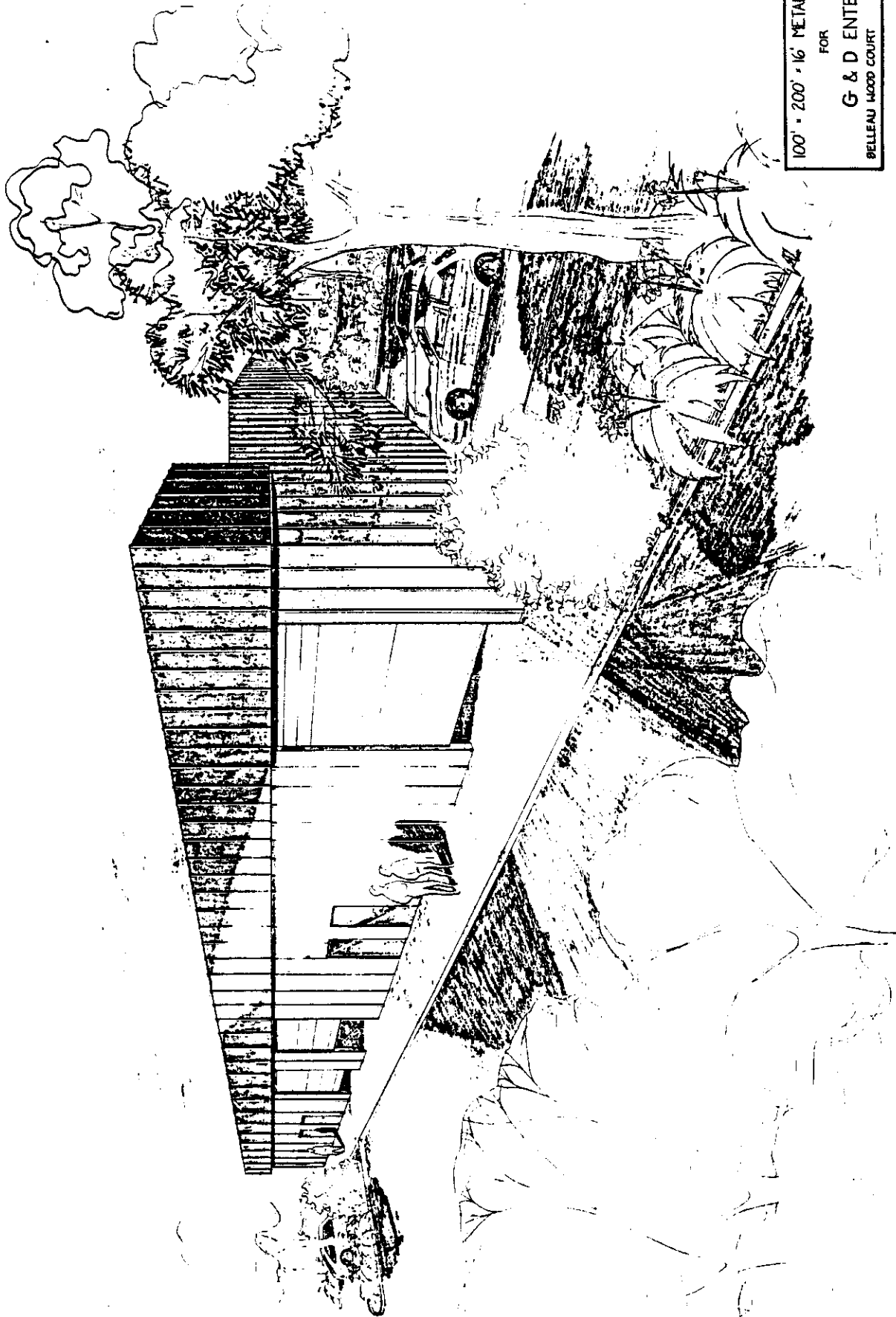
ELEVATIONS

100' - 200' - 16' METAL BUILDII

FOR

G & D ENTERPRISES

BELLEAU WOOD COURT SACRAMENTO, CA



P86-335

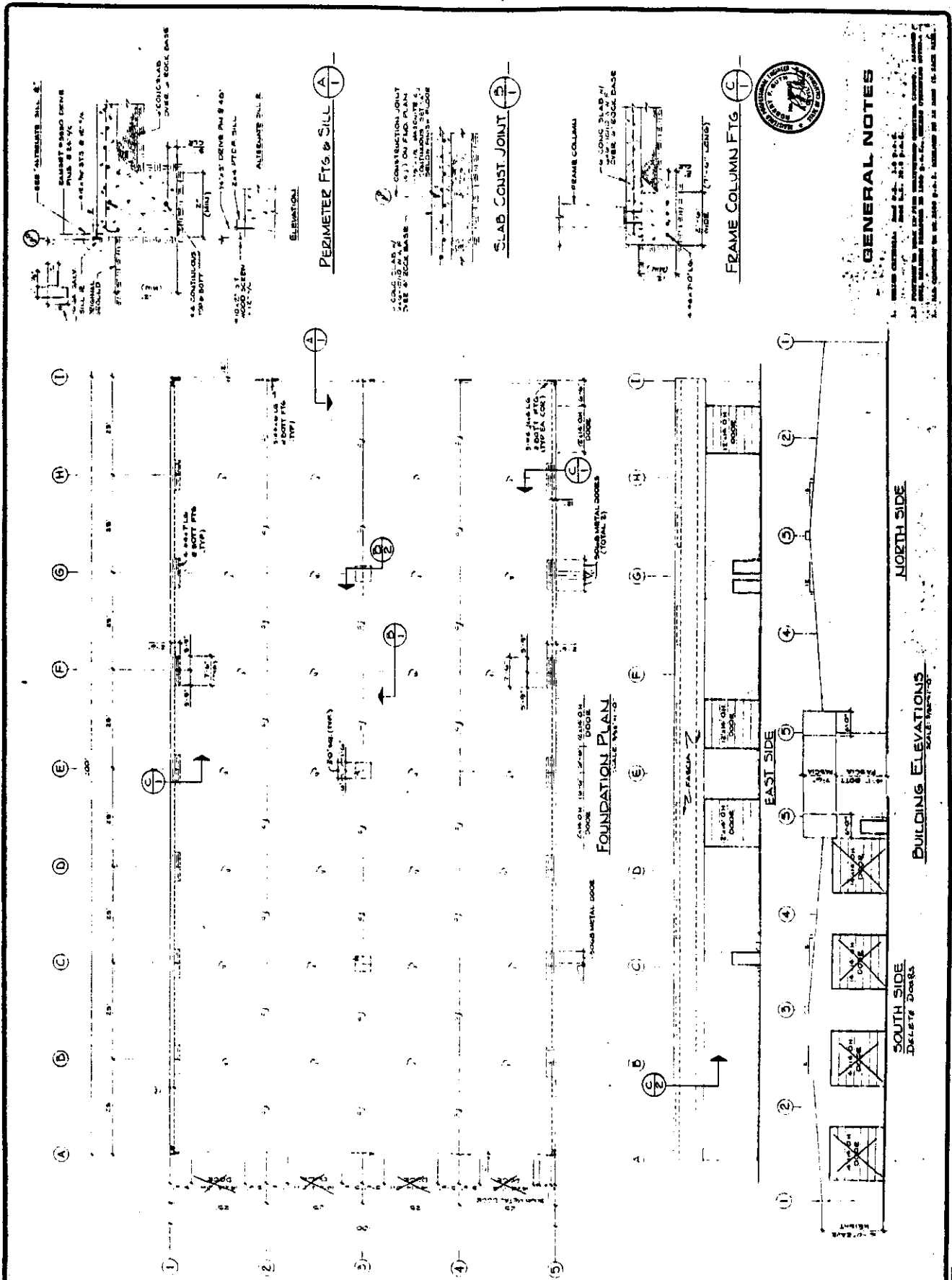
9-25-86

Item 17

L
LIPPINCOTT-GUTH ASSOCIATES
ENGINEERS - ARCHITECTS - PLANNERS
1007 BULLOCK
SAN FRANCISCO, CALIFORNIA 94104
R110 R77 4311

ELEVATIONS

100' x 200' x 16' METAL BUILDING
OF
INTERPRISES
SACRAMENTO, CALIFORNIA



P86-335

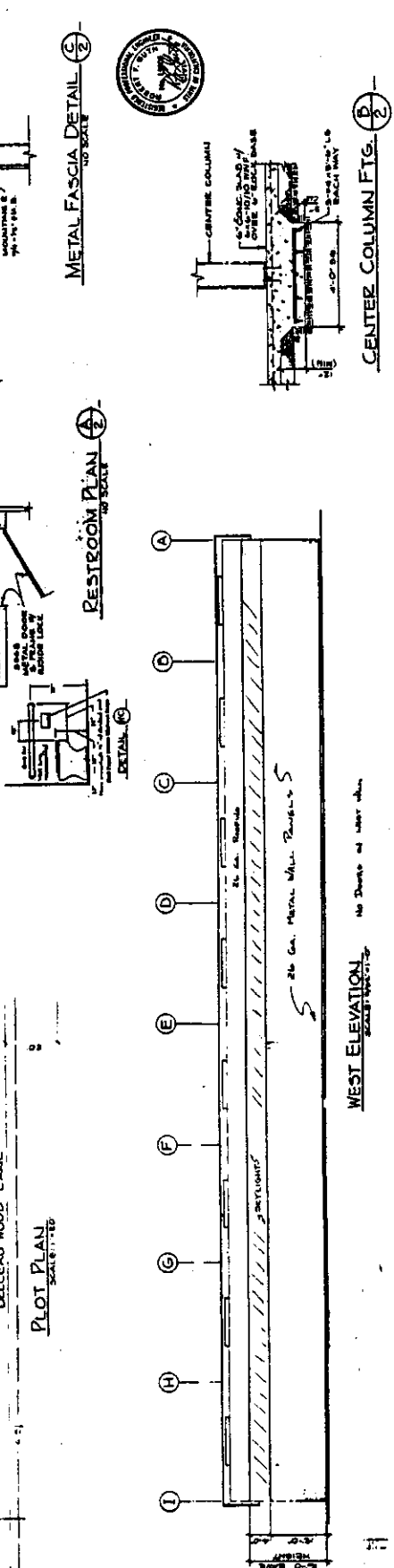
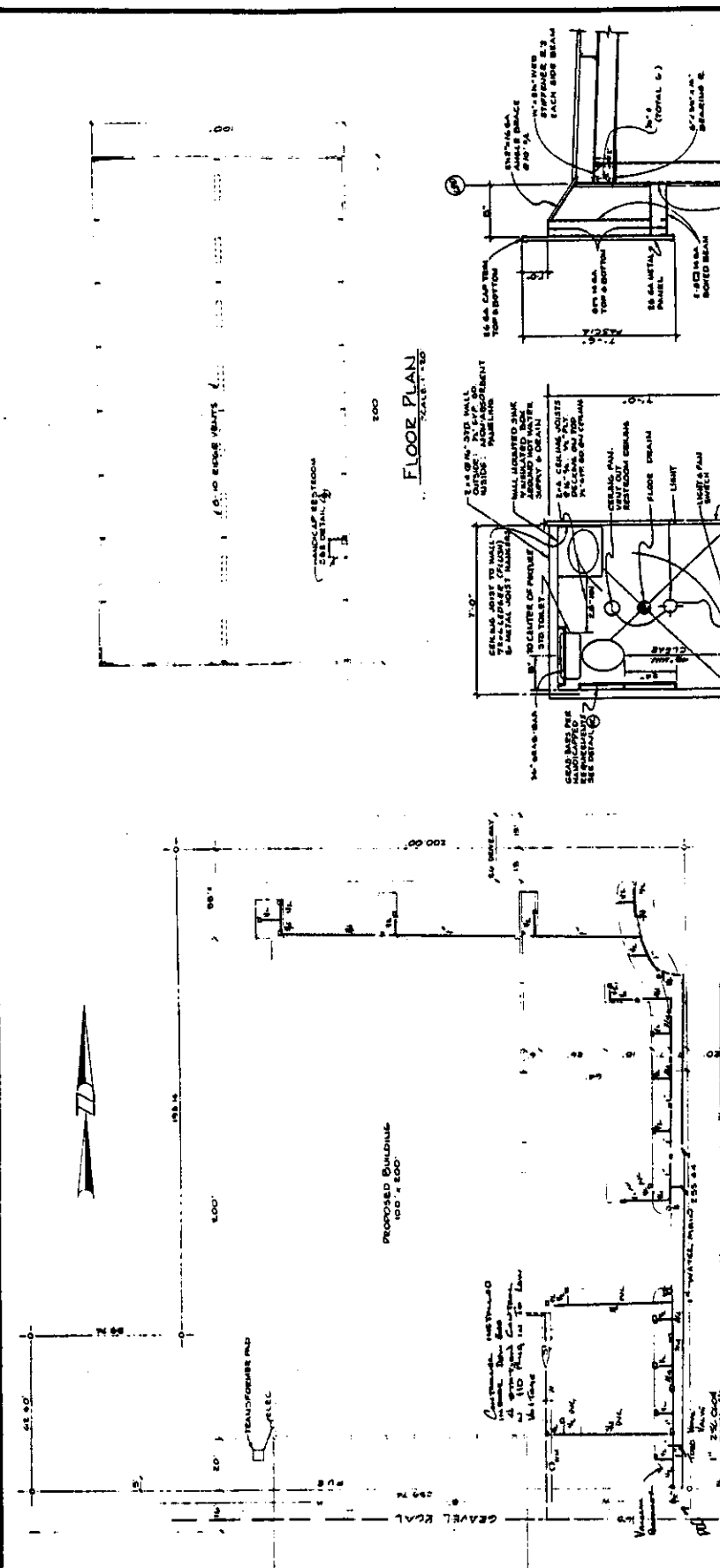
9-25-86

Item 17

LIPPINGOTT, GUTH ASSOCIATES
ENGINEERS - SURVEYORS - PLANNERS
 1007 HILL ROAD • NEW CALIFORNIA BLDG.
 DOWNTOWN, CALIFORNIA

ELEVATIONS

BRIDGES



P86-335

P86-335

9-25-86

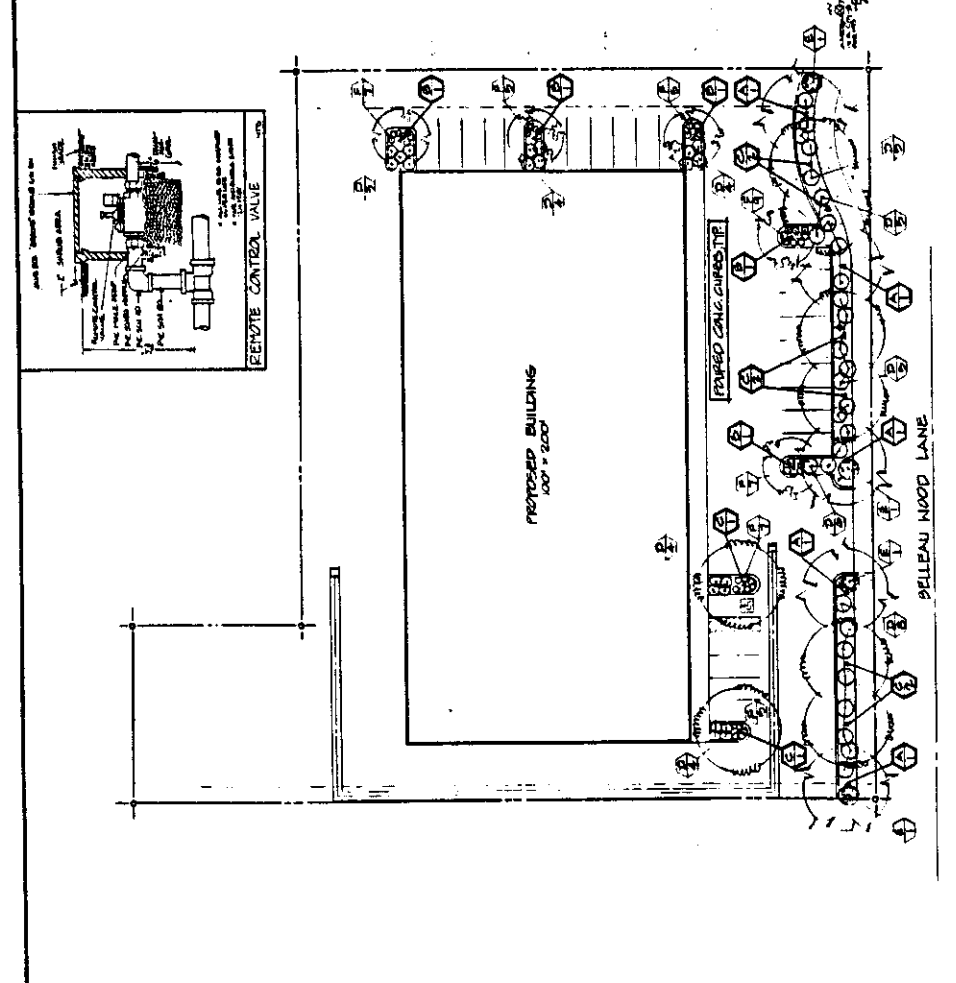
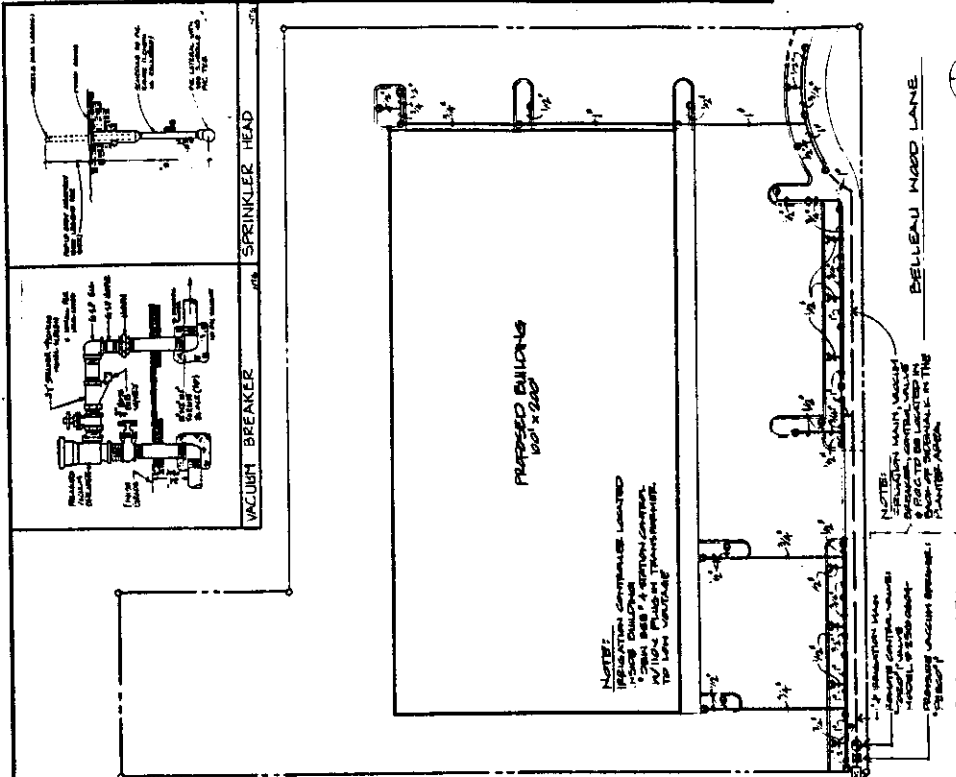
Item 17

LANDSCAPE PLANS

JING ES HENTO CA

KEENT ASSOCIATES ARCHITECTURE/ENVIRONMENTAL DESIGN 3000 EST. SACRAMENTO CA (916) 446-5031

REVISIONS	BY



PLANT LIST	PLANT NAME	LOCATION	QUANTITY
1	ALNUS INCANDBERULA	WINTER ALDER	1
2	PIRUS MAMMOSYLLI	EVERGREEN PEAR	1
3	FERNANDUS ORNUS 'MAYNARD'	PLANTING MIX	1
4	RAPHANISTRIS INDIKA	PINK LADY	1
5	MANOKHA COMPOSITA	HEAVENLY BARREN	1
6	AGASTHUS 'PETER PAN'	JUST UP THE HILL	1

PLANT LIST	PLANT NAME	LOCATION	QUANTITY
7	ALNUS INCANDBERULA	WINTER ALDER	1
8	PIRUS MAMMOSYLLI	EVERGREEN PEAR	1
9	FERNANDUS ORNUS 'MAYNARD'	PLANTING MIX	1
10	RAPHANISTRIS INDIKA	PINK LADY	1
11	MANOKHA COMPOSITA	HEAVENLY BARREN	1
12	AGASTHUS 'PETER PAN'	JUST UP THE HILL	1

SHADING CALCULATION	PLANT NAME	INTERIOR	E. PROJECTION	W. PROJECTION	CONSTRUCTION
1	ALNUS INCANDBERULA	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"
2	PIRUS MAMMOSYLLI	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"
3	FERNANDUS ORNUS 'MAYNARD'	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"
4	RAPHANISTRIS INDIKA	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"
5	MANOKHA COMPOSITA	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"
6	AGASTHUS 'PETER PAN'	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"	(19) 1/4" x 1/4"

G & D Enterprises

EXHIBIT A

6546 BELLEAU WOOD LANE
Sacramento, California 95822
(916) 422-6712

SEPTEMBER 11, 1986

PLANNING DEPARTMENT
CITY OF SACRAMENTO
SACRAMENTO, CA

GENTLEMEN:

SUBJECT: CROSS EASEMENT/RIGHT OF WAY--EXECUTIVE AIRPORT BUSINESS PARK

THE TERMS OF THE PURCHASE AGREEMENT OF "PARCEL 6, EXECUTIVE AIRPORT BUSINESS PARK" FROM FIVE STAR PROPERTIES/MARVIN OATES/CHARLES MASSIE PROVIDED THAT WE WOULD EXECUTE ANY DOCUMENTS TO ACCOMPLISH THE FOLLOWING:

NO FENCING, BARRIER, ETC. TO BE ERECTED ALONG THE NORTH BOUNDRY OF "LOT 6". BY EITHER PROPERTY OWNER.

A CROSS EASEMENT, TO BE FORMALIZED AND RECORDED IF NECESSARY, GUARANTEEING THE RIGHT TO PASS OVER THE NORTHERLY 15 FEET OF "LOT 6" FOR THE PURPOSE OF MANEUVERING VEHICLES.

THE ABOVE CONDITIONS ARE TO BE GRANTED TO FIVE STAR PROPERTIES/CHARLES MASSIE/MARVIN OATES, OR THEIR SUCCESSORS IN INTEREST.

IF THEIR IS NEED FOR ANY FURTHER CLARIFICATION AS TO THE INTENT, OR FUTURE FORMALIZATION OF THE ABOVE, PLEASE CONTACT ME.

YOURS TRULY,



DON FROST

OWNER/PARTNER, PARCEL 6, EXECUTIVE AIRPORT BUSINESS PARK

TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main ~~structures~~ structures. ~~Brick or tile veneer exterior finish should be avoided.~~ Brick or tile veneer exterior finish should be avoided.
2. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position.
3. The trash enclosure facility shall be designed to allow walk-in access ~~without~~ without having to open the main enclosure gates.
4. The walls shall be a minimum six feet in height, more if necessary for adequate screening.
5. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. A concrete apron shall be constructed either in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10' or width of enclosure facility; length 20'. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Inspections Division Building Technicians (Plan Checker).

Paving material shall consist of 5" aggregate base rock and 6" portland cement paving.