

STAFF REPORT AMENDED 7-26-84  
CITY PLANNING COMMISSION

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

APPLICANT	Burns-Hackard Development Co., 1435 River Park Dr., #425, Sacto., CA 95815		
OWNER	Hazel Atwood, 8579 Folsom Boulevard, Sacramento, CA 95826		
PLANS BY	Billy Ray Strite, 2660 Grover Court, Boise, Idaho 83705		
FILING DATE	6/22/84	50 DAY CPC ACTION DATE	REPORT BY: FG:mm
NEGATIVE DEC.	7/3/84	EIR	ASSESSOR'S PCL NO. 078-180-09

APPLICATION: A. Negative Declaration  
B. Special Permit to develop 2 mini-storage buildings with 4 manager's units.

LOCATION: 8597 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to develop two mini-storage buildings totaling 175,800± square feet.

PROJECT INFORMATION:  
1974 General Plan Designation: Commercial and offices  
1967 College Green Community Plan Designation: General Commercial  
Existing zoning of site: C-2  
Existing land use of site: Vacant  
Surrounding land use and zoning:  
North: Residences; R-1  
South: Commercial; M-2(S)  
East: Commercial; C-2  
West: Commercial; C-2

Parking required: Storage = 1 sp/100 units;  
Apartments = 1 sp/du  
Total 27 spaces

Parking provided: 27 spaces  
Property dimensions: Irregular  
Property area: 2.14± ac.  
Square footage of building(s): Building 1 = 103,800 s.f.  
Building 2 = 72,000 s.f.  
Height of Structure(s): 40 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available to site  
Exterior building colors: Earth tones  
Exterior building materials: Concrete/cinder block

PROJECT EVALUATION:

1. The subject site totals 2.14± acres in size and is located in the C-2 (General Commercial) zone. The General Plan and the College Green Community Plan designate the site for commercial/offices and general commercial, respectively.

2. The applicant is proposing to develop two mini-storage buildings (4-story/40 ft.) with two manager's apartments in each building. The project would be developed in two phases with Building 2 being constructed once sufficient space has been leased out in Building 1. The buildings will contain 2,300 storage spaces (maximum) and will be approximately 175,800 s.f. in size. All storage will be within the buildings. The facility will tentatively be opened from 7:00 a.m. to 6:00 p.m.
3. The south half of the subject site is undeveloped with dwelling units being located on the north half of the site. The owner's residence will remain and all other structures will be removed. The owner's residence will be removed once the present occupant leaves (present occupant has ten-year option to remain in existing residence).
4. The main concerns with the project as proposed are the height and location of storage buildings which may impact the residential uses located to the north of the subject site.
  - a. Location: Although no rear yard setback is required, the building will be located within 10 feet of the north property line. The Panorama Village Subdivision is located adjacent to the subject site and is made up of exclusively single family residences, (one-story).
  - b. Height: The proposed structure (Building #2) will be 40 feet high when completed. The C-2 zone permits a maximum height of 45 feet with a six foot high solid masonry wall along the property line. The proposed structure would extend 34 feet above the masonry wall and could provide a visual barrier for the adjacent residential uses.
5. Given these concerns it is recommended that the applicant consider the following alternatives in order to reduce the aforementioned impacts:
  - a. Increase Building No. 2 setback to a minimum of 20 feet along the north property line. In addition, the height of Building #2 should be reduced from 40 feet (four stories) to the following limits.
    - 1) No portion of the structure should be more than one story (10 ft.) if located within 30 feet of the north property line.

No portion of the structure should be more than two stories (20 ft.) if located within 40 feet of the north property line.

No portion of the structure should be more than three (30 ft.) if located within 50 feet of the north property line.

- b. Shift location or redesign Building #2 so that it is located next to Building #1 with the required parking being located at the north end of the subject site.
- c. If Building #2 is approved at the location shown on the site plan, then the rear of the structure facing the residences should be heavily landscaped and painted to reduce the visual impact of the structure.

All building/design changes and landscape plans shall be submitted to the Planning Director for review and approval prior to the issuance of any building permits.

- 6. The applicant's plans do not indicate the location, size or number of on-site signs. The applicant shall submit a sign program to the Planning Director for review and approval prior to the issuance of any sign permits.
- 7. The applicant's plans indicate four apartment units will be located within the storage buildings. These units will be used by the resident managers of the storage facility. The applicant has indicated that a facility of this size requires more resident managers in order to provide security and customer service for both buildings.
- 8. This project has been reviewed by the offices of City Traffic Engineering, Building Inspection and the Fire Department. They had no comments.

ENVIRONMENTAL DETERMINATION The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a Negative Declaration.

STAFF RECOMMENDATION:

- A. Ratification of the Negative Declaration.

- B. Approval of the Special Permit to construct two mini-storage buildings with four manager's units, subject to conditions and based upon Findings of Fact which follow:

\*Conditions:

1. Revised landscape, shading and irrigation plans shall be submitted for staff review and approval prior to issuance of building permits.
2. A six-foot high masonry wall shall be located along the north property line.
3. The existing residence located on site shall be removed once the present occupant vacates the structure.
4. Trash enclosure(s) shall be constructed per the guidelines in Exhibit E.
5. The applicant shall increase Building No. 2 setback to a minimum of 20 feet along north property line. ~~In addition, the height of Building No. 2 shall be reduced from 40 feet (4 stories) to the following limits:~~ (CPC amended to...to a minimum of 50 feet along north property line and a maximum height of buildings 1 and 2 shall be 35 feet)
  - a. No portion of the structure shall be more than one story (10 ft.) if located within 30 feet of the north property line;
  - b. No portion of the structure shall be more than two stories (20 ft.) if located within 40 feet of the north property line;
  - c. No portion of the structure shall be more than three stories (30 ft.) if located within 50 feet of the north property line.
6. Any proposed changes in building design shall be submitted for staff review and approval prior to issuance of building permits.
7. The ~~four~~<sup>two</sup> apartment units indicated on the site plan shall be for the exclusive use of the employees of the storage facility. (CPC amended)

\*see page 5

Findings of Fact

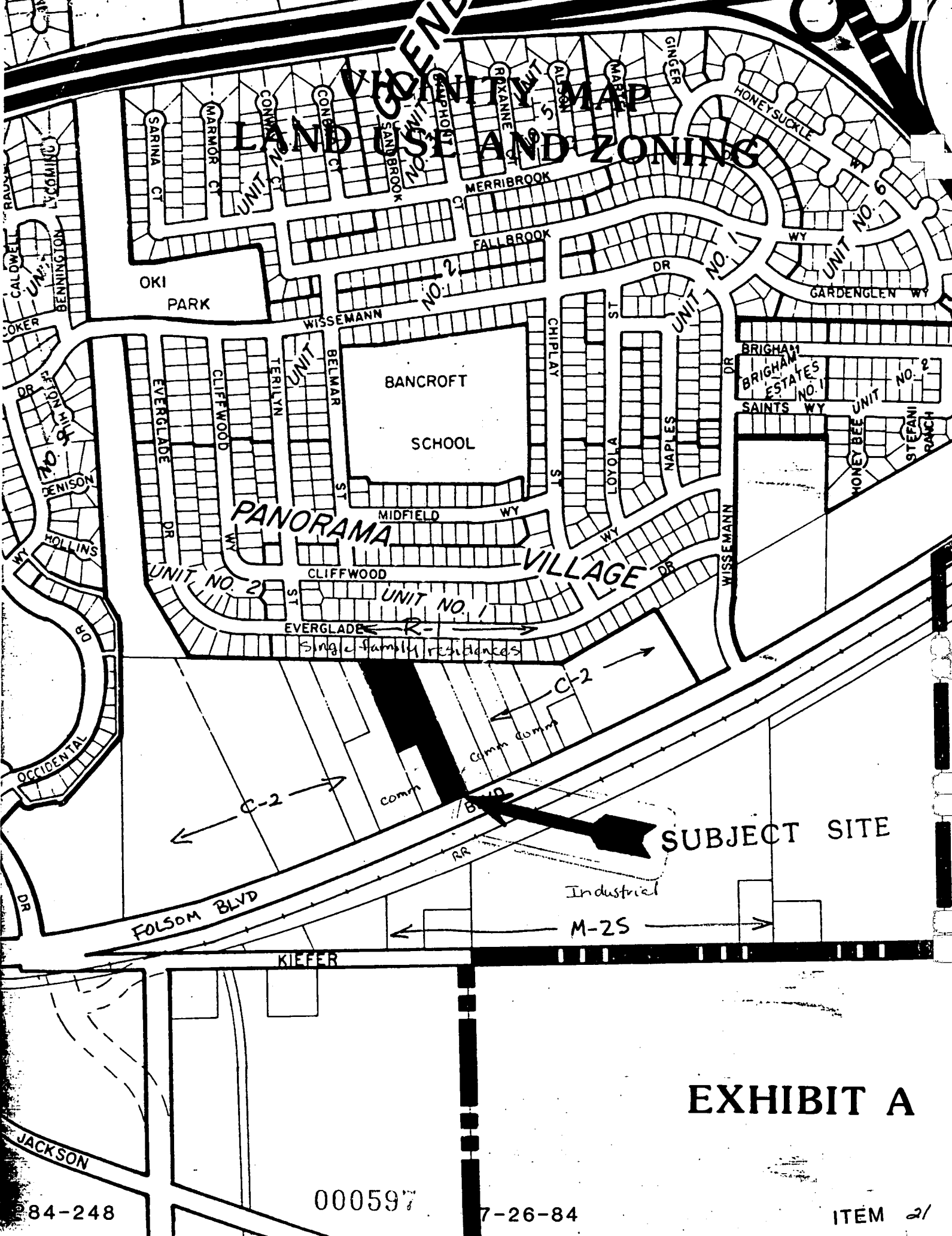
- a. The project, as conditioned, is based upon sound principles of land use in that:

- 1) the proposed storage building is compatible with surrounding commercial uses.
  - 2) a 50-foot building setback will be provided along Folsom Boulevard.
- b. The project, as conditioned, will not be detrimental to the public health, safety or welfare nor to surrounding properties in that:
- 1) adequate on-site parking is provided;
  - 2) the subject site will be landscaped with screening trees and shrubs.
- c. The project is consistent with the General Plan and the College Greens Community Plan which designate the site for commercial uses.

*\*Planning Commission added the following conditions:*

8. *The site shall be landscaped in conjunction with construction of the first building.*
9. *Detailed site and building design shall be submitted to the Planning Director for review and approval.*

# LAND USE MAP AND ZONING



SUBJECT SITE

EXHIBIT A









# EXHIBIT E

## TRASH ENCLOSURES

1. The walls of the trash enclosure structure shall be constructed of solid masonry material and the exterior surface finished in a manner compatible with the main [REDACTED] structures.
2. The trash enclosure structure shall have heavy gauge metal gates and 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 by tenants 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 screened with landscaping, including a combination of shrubs and/or climbing evergreen vines.
6. The enclosures shall be adequate in capacity, number, and distribution.