

REPORT AMENDED BY CPC 2-14-91
 CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826		
OWNER	Perkins & Miller, c/o Panattoni Mgmt Div., 8401 Jackson Rd., Sacto., CA 95826		
PLANS BY	Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826		
FILING DATE	11-16-90	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	079-0310-039	REPORT BY	JC

APPLICATION:

- A. Negative Declaration
- B. Special Permit to exceed the 25% office use allowed by converting 8,000+ square feet of warehouse to office and by adding 1,200+ square feet of additional office space to an existing 26,300+ square feet of office space located in four buildings on 4.5+ developed acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8401 Jackson Road

PROPOSAL: The applicant is requesting the necessary entitlements to exceed the 25% office use in the Heavy Industrial M-2S zone.

PROJECT INFORMATION:

General Plan Designation: Industrial
 Existing Zoning of Site: M-2S
 Existing Land Use of Site: Office/Warehouse

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Light Rail Lines; M-2S	Front	25'	25'
South: Vacant; M-2S	Side(Int):	0'	0'
East: Office; M-2S	Rear:	0'	0'
West: Residential & Industrial; M-2S			

Parking Required: 101
 Parking Provided: 104
 Property Dimensions: Irregular
 Property Area: 4.5+ acres

Square Footage of Building:	Office	Warehouse	Total
Bld. A =	7,400	2,800	10,200 sq. ft.
Bld. B =	5,500		5,500 sq. ft.
Bld. C =	3,400	8,000	11,400 sq. ft. (existing)
	1,200		1,200 sq. ft. (addition)
Bld. D =	10,000	8,977	18,977 sq. ft.

Height of Building: Bld. C = 22 feet (one story)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Concrete and Brick
 Roof Materials: Built Up Roof

Background Information

On November 7, 1989, the Planning Director approve a Special Permit (P89-349) allowing the

conversion of 10,000 square feet of warehouse space to office space located in Building D of the subject site. The 7,400± square feet of office space in Building A and the 5,500± square feet of office use in Building B was established prior to the Zoning Ordinance requirement (1984) of a maximum 25 percent office in the M-2S zone.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.5± developed acres in the Heavy Industrial (M-2S) zone. Four office/warehouse buildings containing 26,300± square feet of office and 19,777 square feet of warehouse for a total of 46,077± of building square footage are located on the site. The site is within 400± feet of the College Greens RT Metro light rail station and just north of the Granite Pit Plan area. The General Plan designates the site as Industrial. The surrounding land uses and zoning includes Sacramento Regional Transit, light rail line, M-2S to the north; vacant (Granite Pit Plan Area), M-2S to the south; office/warehouse, M-2S to the east; and residential and industrial, M-2S to the west.

B. Applicant's Proposal

The applicant proposes to convert 8,000± square feet of warehouse space to office space located in Building C and construct an additional 1,200± square feet of office space at the rear of the building. The conversion of 8,000± square feet of warehouse to office and the 1,200± square feet addition of office will bring the total office space on this site to 35,000± square feet for ratio of 75 percent office and 25 percent warehouse. The applicant estimates the number of employees at the site to be 115 once Building C is remodeled and occupied.

C. Policy Consideration

The proposed request to exceed the 25 percent office use in the Heavy Industrial (M-2S) zone is consistent with the General Plan policy which promotes employee intensive use where appropriate along transportation corridors and adjacent to light rail stations.

D. Site Plan

All required improvements on the site are existing. The applicant proposes to modify the existing site plan by adding a 60' X 20' addition to the rear of Building C. The addition will place Building C 10 feet from Building D (Exhibit A). No door openings are proposed on the west elevation of the proposed addition. The addition will not encroach into any setback or parking areas. All other modifications to this site will be interior tenant improvements.

The submitted site plan does not indicate the location of a trash enclosure. Trash dumpsters located outside the buildings will be required to meet the Zoning Ordinance requirements for trash enclosures.

E. Parking

The submitted plans indicate 104 parking spaces. The proposed use requires 101 parking spaces. Adequate parking is provided on site to accommodate the office and warehouse development of the entire site. The plans do not indicate any bicycle parking. Staff recommends that seven bicycle parking spaces (1:15 parking spaces) be added to the site due to the shift from warehouse to office use. The site is within 400± feet of the College Greens Light Rail Station. Access to the light rail station is not provided from the site. The people using the light rail station will be required to around the adjacent site to the light rail station located on Folsom Boulevard. Staff recommends vanpools to the light rail station. Implementation of a Transportation Management Plan (TMP) will be required prior to issuance of building permits. Trip reduction measures such as transit passes, carpool/vanpool and showers and lockers on the site may be required. Processing time for approval of a TMP may take up to 60 days. Therefore it is advisable that the applicant obtain the necessary TSM processing application in

advance of the building permit.

F. Agency Comments

The proposal was submitted to Traffic Engineering, Engineering, TSM Coordinator, Building Inspections, Water & Sewer Division, Real Estate and Sacramento Regional Transit. The following comments were received:

1. Engineering Development
 - o Coordinate with County Sanitation District.
 - o Standard frontage improvements required at time of building permit.
 - o On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
 - o Notice: 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 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.
2. Regional Transit - supports increased office use densities on lands adjacent to the College Greens RT Metro light rail station. RT is concerned that the project does not provide information on how it is coordinated with Granite Specific Plan area (Granite Mine Site) development with respect to pedestrian access to light rail.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

Noise

Noise for the site is expected to exceed at least 60 dB Ldn (1986-2006 SGPU DEIR, AA-47). Noise sources for the site include Florin Perkins Road. Noise from Florin Perkins Road is expected to reach 74 dB Ldn, from center line of street, at full build out (SGPU DEIR, AA-26). The SGPU states that office uses are allowed within the 65-80 dB Ldn range (SGPU DEIR, AA-27). Further, it states that "mitigation measures are likely to be available that would reduce noise levels to normally acceptable levels. Since the SGPU does not identify "normally acceptable" (maximum acceptable interior and exterior) noise levels for office, mitigation measures are used to reduce noise impacts, but not to a specific level.

The applicant has agreed to use the following mitigation measures as applicable on the proposed office addition in order to reduce interior noise levels:

- A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.

- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.

By incorporating the above mitigation measures, the project is not anticipated to have a significant impact.

Cultural Resources

The subject site is located in a Primary Impact Area as defined by the SGPU (DEIR, V-5). The applicant has agreed to the following mitigation measure to reduce potential impacts to cultural resources to less than significant level:

If subsurface archaeological 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.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

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

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to exceed the 25% office use allowed by converting 8,000+ square feet of warehouse to office and by adding 1,200+ square feet of additional office subject to conditions and based upon findings of fact which follow.

Conditions

1. A Transportation Management Plan (TSM) shall be submitted for the review and approval of the City's TSM Coordinator prior to issuance of ~~building permits~~ certificate of occupancy (Amended by staff).
2. A minimum of seven bicycle parking spaces shall be provided subject to the requirements of the Zoning Ordinance.
3. Trash dumpsters located outside the buildings shall meet the Zoning Ordinance requirements for trash enclosures.
4. The office use for which this special permit is granted shall be established within two years from date of approval. If the office is not so established the

special permit shall expire. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

5. *The applicant and staff shall meet with the property owner to the east to investigate the possibility of providing pedestrian access through the property to the College Green light rail station prior to issuance of building permit. The applicant shall submit to staff in writing the outcome of the investigation prior to issuance of certificate of occupancy by the Building Division. (CPC Amended)*

Mandatory Mitigation Measures

1. A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.
- H. If subsurface archaeological 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.

Finding of Fact

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. Adequate parking is provided on site.
 - b. the proposed use is compatible with the surrounding land uses consisting of office and warehouse.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking is provided;
 - b. the site is located near a light rail station; and
 - c. the proposed office will not significantly increase the traffic in the

area.

3. The project is consistent with the City's General Plan which designates the site as Industrial and office is allowed with a special permit.

REPORT AMENDED BY STAFF 2-14-91
 CITY PLANNING COMMISSION
 1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826		
OWNER	Perkins & Miller, c/o Panattoni Mgmt Div., 8401 Jackson Rd, Sacto., CA 95826		
PLANS BY	Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826		
FILING DATE	11-16-90	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	079-0310-039	REPORT BY	JC

APPLICATION:

- A. Negative Declaration
- B. Special Permit to exceed the 25% office use allowed by converting 8,000± square feet of warehouse to office and by adding 1,200± square feet of additional office space to an existing 26,300± square feet of office space located in four buildings on 4.5± developed acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8401 Jackson Road

PROPOSAL: The applicant is requesting the necessary entitlements to exceed the 25% office use in the Heavy Industrial M-2S zone.

PROJECT INFORMATION:

General Plan Designation: Industrial
 Existing Zoning of Site: M-2S
 Existing Land Use of Site: Office/Warehouse

<u>Surrounding Land Use and Zoning:</u>		<u>Setbacks:</u>	<u>Required</u>	<u>Provided</u>
North:	Light Rail Lines; M-2S	Front	25'	25'
South:	Vacant; M-2S	Side(Int):	0'	0'
East:	Office; M-2S	Rear:	0'	0'
West:	Residential & Industrial; M-2S			

Parking Required:	101		
Parking Provided:	104		
Property Dimensions:	Irregular		
Property Area:	4.5± acres		
Square Footage of Building:	Office	Warehouse	Total
	Bld. A = 7,400	2,800	10,200 sq. ft.
	Bld. B = 5,500		5,500 sq. ft.
	Bld. C = 3,400	8,000	11,400 sq. ft. (existing)
	1,200		1,200 sq. ft. (addition)
Bld. D = 10,000	8,977	18,977 sq. ft.	
Height of Building:	Bld. C = 22 feet (one story)		
Topography:	Flat		
Street Improvements:	Existing		
Utilities:	Existing		
Exterior Building Materials:	Concrete and Brick		
Roof Materials:	Built Up Roof		

Background Information

On November 7, 1989, the Planning Director approve a Special Permit (P89-349) allowing the conversion of 10,000 square feet of warehouse space to office space located in Building D of

APPLC. NO. P90-460

MEETING DATE February 14, 1991

ITEM NO. 22

the subject site. The 7,400+ square feet of office space in Building A and the 5,500+ square feet of office use in Building B was established prior to the Zoning Ordinance requirements (1984) of a maximum 25 percent office in the M-2S zone.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.5+ developed acres in the Heavy Industrial (M-2S) zone. Four office/warehouse buildings containing 26,300+ square feet of office and 19,777 square feet of warehouse for a total of 46,077+ of building square footage are located on the site. The site is within 400+ feet of the College Greens RT Metro light rail station and just north of the Granite Pit Plan area. The General Plan designates the site as Industrial. The surrounding land uses and zoning includes Sacramento Regional Transit, light rail line, M-2S to the north; vacant (Granite Pit Plan Area), M-2S to the south; office/warehouse, M-2S to the east; and residential and industrial, M-2S to the west.

B. Applicant's Proposal

The applicant proposes to convert 8,000+ square feet of warehouse space to office space located in Building C and construct an additional 1,200+ square feet of office space at the rear of the building. The conversion of 8,000+ square feet of warehouse to office and the 1,200+ square feet addition of office will bring the total office space on this site to 35,000+ square feet for ratio of 75 percent office and 25 percent warehouse. The applicant estimates the number of employees at the site to be 115 once Building C is remodeled and occupied.

C. Policy Consideration

The proposed request to exceed the 25 percent office use in the Heavy Industrial (M-2S) zone is consistent with the General Plan policy which promotes employee intensive uses where appropriate along transportation corridors and adjacent to light rail stations.

D. Site Plan

All required improvements on the site are existing. The applicant proposes to modify the existing site plan by adding a 60' X 20' addition to the rear of Building C. The addition will place Building C 10 feet from Building D (Exhibit A). No door openings are proposed on the west elevation of the proposed addition. The addition will not encroach into any setback or parking areas. All other modifications to this site will be interior tenant improvements.

The submitted site plan does not indicate the location of a trash enclosure. Trash dumpsters located outside the buildings will be required to meet the Zoning Ordinance requirements for trash enclosures.

E. Parking

The submitted plans indicate 104 parking spaces. The proposed use requires 101 parking spaces. Adequate parking is provided on site to accommodate the office and warehouse development of the entire site. The plans do not indicate any bicycle parking. Staff recommends that seven bicycle parking spaces (1:15 parking spaces) be added to the site due to the shift from warehouse to office use. The site is within 400+ feet of the College Greens Light Rail Station. Access to the light rail station is not provided from the site. The people using the light rail station will be required to around the adjacent site to the light rail station located on Folsom Boulevard. Staff recommends vanpools to the light rail station. Implementation of a Transportation Management Plan (TMP) will be required prior to issuance of building permits. Trip reduction measures such as transit passes, carpool/vanpool and showers and lockers on the site may be required. Processing time for approval of a TMP may take up to 60 days. Therefore it is advisable that the applicant obtain the necessary TSM processing application in advance of the building permit.

F. Agency Comments

The proposal was submitted to Traffic Engineering, Engineering, TSM Coordinator, Building Inspections, Water & Sewer Division, Real Estate and Sacramento Regional Transit. The following comments were received:

1. Engineering Development

- o Coordinate with County Sanitation District.
- o Standard frontage improvements required at time of building permit.
- o On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
- o Notice: 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 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.

2. Regional Transit - supports increased office use densities on lands adjacent to the College Greens RT Metro light rail station. RT is concerned that the project does not provide information on how it is coordinated with Granite Specific Plan area (Granite Mine Site) development with respect to pedestrian access to light rail.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

Noise

Noise for the site is expected to exceed at least 60 dB Ldn (1986-2006 SGPU DEIR, AA-47). Noise sources for the site include Florin Perkins Road. Noise from Florin Perkins Road is expected to reach 74 dB Ldn, from center line of street, at full build out (SGPU DEIR, AA-26). The SGPU states that office uses are allowed within the 65-80 dB Ldn range (SGPU DEIR, AA-27). Further, it states that "mitigation measures are likely to be available that would reduce noise levels to normally acceptable levels. Since the SGPU does not identify "normally acceptable" (maximum acceptable interior and exterior) noise levels for office, mitigation measures are used to reduce noise impacts, but not to a specific level.

The applicant has agreed to use the following mitigation measures as applicable on the proposed office addition in order to reduce interior noise levels:

- A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing

the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.2^c CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.

- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.

By incorporating the above mitigation measures, the project is not anticipated to have a significant impact.

Cultural Resources

The subject site is located in a Primary Impact Area as defined by the SGPU (DEIR, V-5). The applicant has agreed to the following mitigation measure to reduce potential impacts to cultural resources to less than significant level:

If subsurface archaeological 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.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be processed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

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

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to exceed the 25% office use allowed by converting 8,000+ square feet of warehouse to office and by adding 1,200+ square feet of additional office space subject to conditions and based upon findings of fact which follow.

Conditions

1. A Transportation Management Plan (TSM) shall be submitted for the review and approval of the City's TSM Coordinator prior to issuance of ~~building permits~~ *certificate of occupancy (Amended by staff)*.
2. A minimum of seven bicycle parking spaces shall be provided subject to the requirements of the Zoning Ordinance.
3. Trash dumpsters located outside the buildings shall meet the Zoning Ordinance requirements for trash enclosures.
4. The office use for which this special permit is granted shall be established within two years from date of approval. If the office is not so established the special permit shall expire. A special permit time extension for one year may

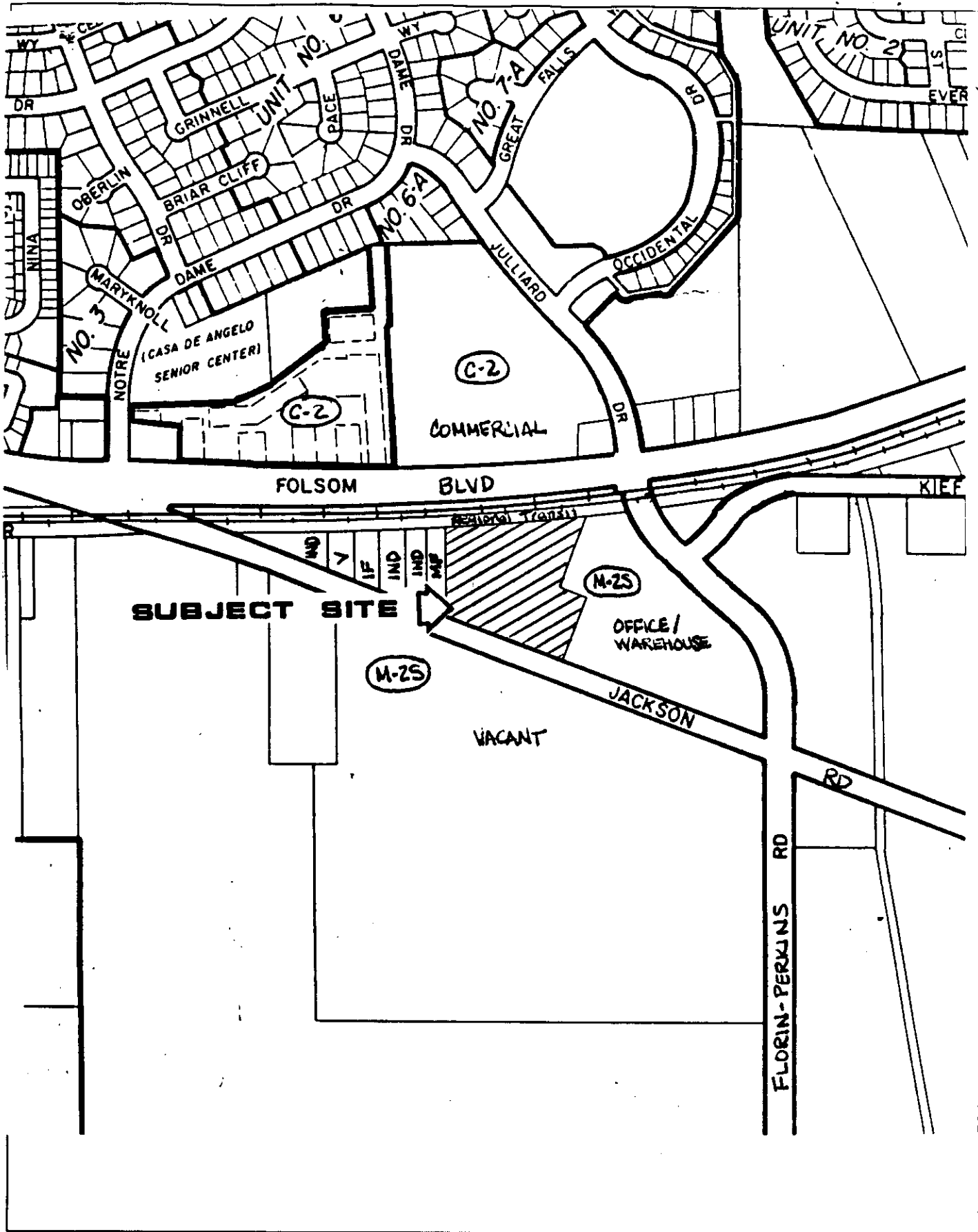
be requested, in writing, 30 days prior to expiration.

Mandatory Mitigation Measures

1. A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.
- H. If subsurface archaeological 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.

Finding of Fact

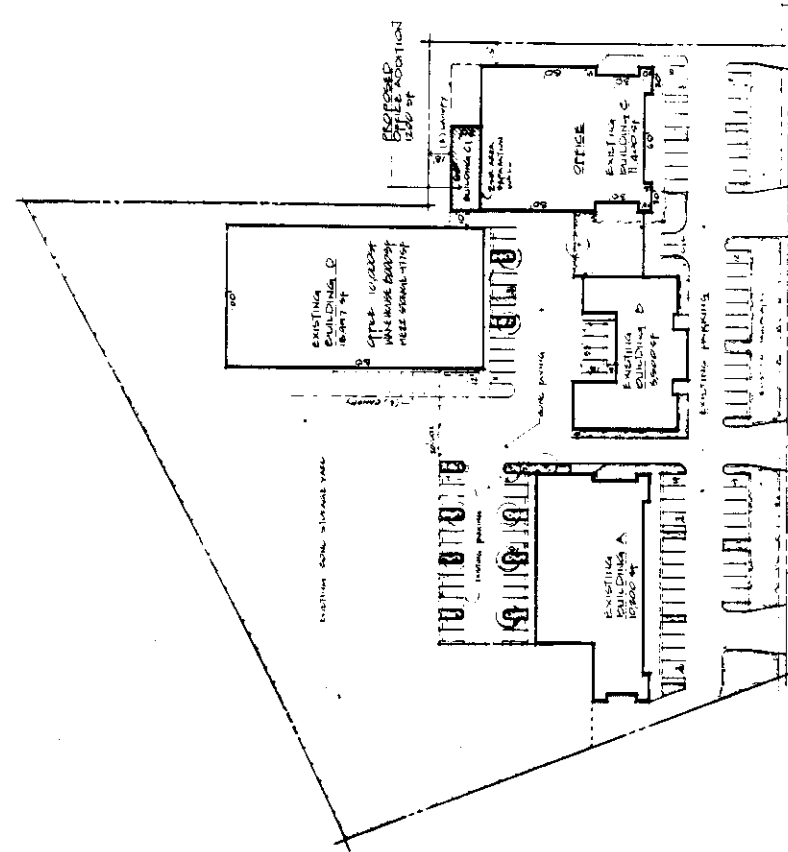
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. Adequate parking is provided on site.
 - b. the proposed use is compatible with the surrounding land uses consisting of office and warehouse.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking is provided;
 - b. the site is located near a light rail station; and
 - c. the proposed office will not significantly increase the traffic in the area.
3. The project is consistent with the City's General Plan which designates the site as Industrial and office is allowed with a special permit.



VICINITY, LAND USE & ZONING MAP

EXHIBIT A SITE PLAN

Roy A. Hunt, Engineer
 2400 - 22nd Street, Suite 212
 Sacramento, CA 95816
 (916) 257-0200
 ttoni
 ment Company



JACKSON ROAD
 STATE HIGHWAY 10
 SITE PLAN



LOCATION PLAN

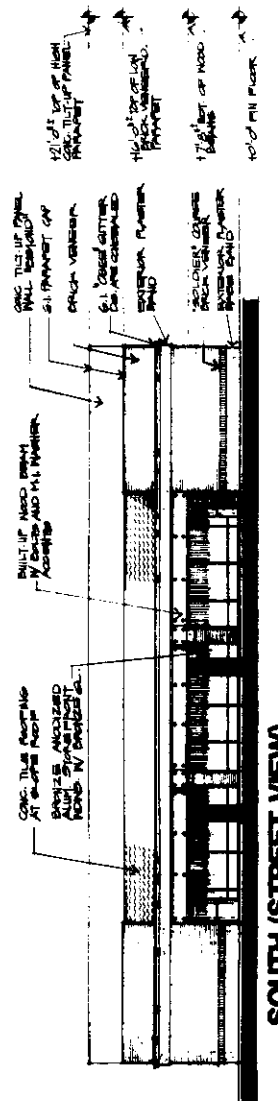
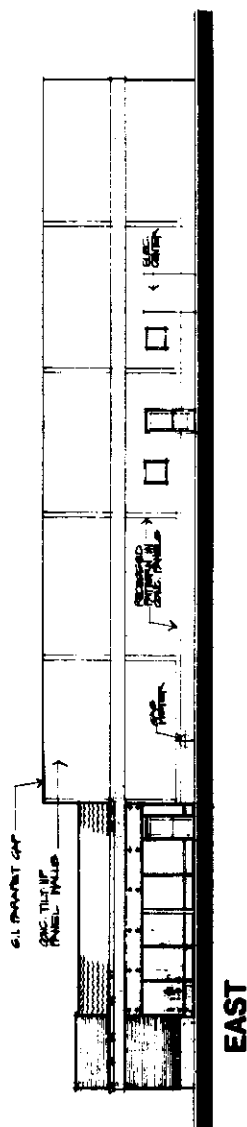
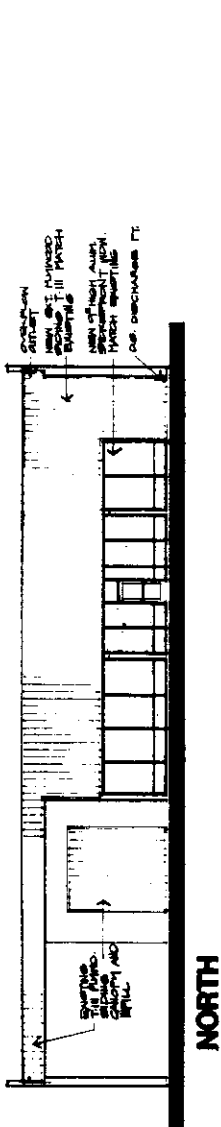
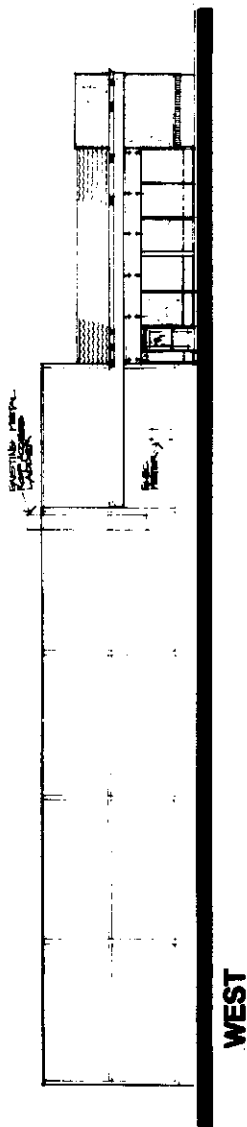
BUILDING DATA	CITY OF SACRAMENTO
JURISDICTION	M-25
TYPE OF CONSTRUCTION	EXISTING BUILDINGS 2/4 PROPOSED ADDITION 2/4 NOT SPECIFIED 1/4 ONE STORY
TYPE OF OCCUPANCY	EXISTING (MULTIPLE @ 2 OFFICE BUILDINGS)
BUILDING AREA [SQUARE]	EXISTING 11,400 sq ft ADDITION 1,200 sq ft

BUILDING AREA USE	OFFICE	WAREHOUSE
BUILDING A	7,400 sq ft	2,000 sq ft
BUILDING B	9,000 sq ft	—
BUILDING C	11,400 sq ft	—
BUILDING D	6,000 sq ft	6,000 sq ft
ADDITION C1	1,200 sq ft	—
TOTAL	35,000 sq ft	11,777 sq ft
PARKING REQUIRED	OFFICE 35,000 x .002 = 607	607
TOTAL	11,777 - 607 = 11,170	101 SPACES
PARKING PROVIDED (EXISTING)		101 SPACES

KENT BURNON
ARCHITECT
130 S. STREET, SUITE 10
SACRAMENTO, CALIFORNIA 95834
(916) 441-0715

EXTERIOR
ELEVATIONS

EXHIBIT B ELEVATIONS



EXTERIOR ELEVATIONS
1/8" = 1'-0"

CONC. TILE UP OVER
HALL REVISIONS
GL. PRIMIT OF
S.1 PRIMIT OF
CONC. TILE UP OVER
HALL REVISIONS
CONC. TILE UP OVER
HALL REVISIONS

BUILT UP WOOD BRANT
W/ BRICK AND H4. NUMBER
CONC. TILE UP OVER
HALL REVISIONS
GL. PRIMIT OF
S.1 PRIMIT OF
CONC. TILE UP OVER
HALL REVISIONS

CONC. TILE UP OVER
HALL REVISIONS
GL. PRIMIT OF
S.1 PRIMIT OF
CONC. TILE UP OVER
HALL REVISIONS

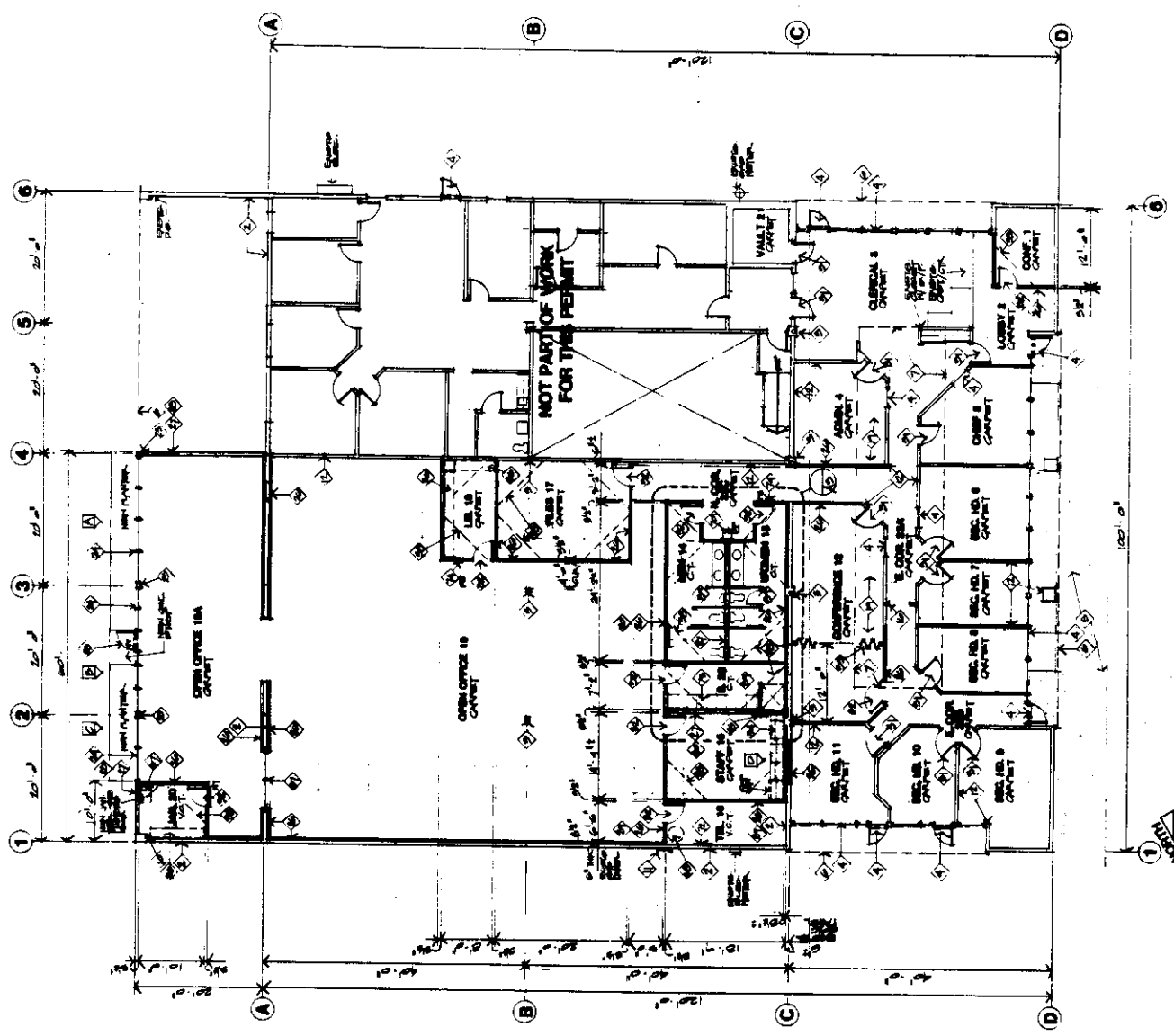
CONC. TILE UP OVER
HALL REVISIONS
GL. PRIMIT OF
S.1 PRIMIT OF
CONC. TILE UP OVER
HALL REVISIONS

CONC. TILE UP OVER
HALL REVISIONS
GL. PRIMIT OF
S.1 PRIMIT OF
CONC. TILE UP OVER
HALL REVISIONS

EXHIBIT C FLOOR PLANS

A2
OF

KEY NOTES:



TENANT SPACE FLOOR PLAN



DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

1025 J STREET
SUITE 200
SACRAMENTO, CA
95814-2819

TRANSPORTATION DIVISION

February 14, 1991

916-449-5307
FAX 916-418-8150

MEMORANDUM

TO: Jeanne Corcoran, Current Planning

FROM: David Yatabe, ^{DM}Transportation

SUBJECT: PANATTONI DEVELOPMENT COMPANY, 8401 JACKSON ROAD
TRANSPORTATION MANAGEMENT PLAN (TMP) (P90-460)

The subject site is required to have an approved Transportation Management Plan. The ordinance states that the basic plan has to be approved before any building permits are issued.

Staff has met with the applicant concerning the TMP. They are working towards getting an approved plan, therefore we have agreed to allow them to start tenant improvements. If the tenant improvements are completed before the TMP is finalized, the Occupancy Permit will be held until a plan is approved.

The tenant for the expanded building is Sacramento County. They have contacted staff and will help in expediting the process in any way they can. Close contact will be kept with both parties to insure that the TMP is approved before the completion of this project.

If you have any further questions, please feel free to call me at 8612. Thank you for your cooperation on this matter.

DY:ap

P90-460

2-14-91

ITEM. NO 22

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

APPLICANT	Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826		
OWNER	Perkins & Miller, c/o Panattoni Mgmt Div., 8401 Jackson Rd., Sacto., CA 95826		
PLANS BY	Panattoni Development Co., 8401 Jackson Road, Sacramento, CA 95826		
FILING DATE	11-16-90	ENVIR. DET.	Negative Declaration
ASSESSOR'S PCL. NO.	079-0310-039	REPORT BY	JC

APPLICATION: A. Negative Declaration
 B. Special Permit to exceed the 25% office use allowed by converting 8,000± square feet of warehouse to office and by adding 1,200± square feet of additional office space to an existing 26,300± square feet of office space located in four buildings on 4.5± developed acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8401 Jackson Road

PROPOSAL: The applicant is requesting the necessary entitlements to exceed the 25% office use in the Heavy Industrial M-2S zone.

PROJECT INFORMATION:

General Plan Designation: Industrial
 Existing Zoning of Site: M-2S
 Existing Land Use of Site: Office/Warehouse

see amended report

Surrounding Land Use and Zoning:

North: Light Rail Lines; M-2S
 South: Vacant; M-2S
 East: Office; M-2S
 West: Residential & Industrial; M-2S

Setbacks:	Required	Provided
Front	25'	25'
Side(Int):	0'	0'
Rear:	0'	0'

Parking Required: 101
 Parking Provided: 104
 Property Dimensions: Irregular
 Property Area: 4.5± acres

Square Footage of Building:	Office	Warehouse	Total
Bld. A =	7,400	2,800	10,200 sq. ft.
Bld. B =	5,500		5,500 sq. ft.
Bld. C =	3,400	8,000	11,400 sq. ft. (existing)
	1,200		1,200 sq. ft. (addition)
Bld. D =	10,000	8,977	18,977 sq. ft.

Height of Building: Bld. C = 22 feet (one story)
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Concrete and Brick
 Roof Materials: Built Up Roof

Background Information

On November 7, 1989, the Planning Director approve a Special Permit (P89-349) allowing the conversion of 10,000 square feet of warehouse space to office space located in Building D of the subject site. The 7,400± square feet of office space in Building A and the 5,500± square

feet of office use in Building B was established prior to the Zoning Ordinance requirement (1984) of a maximum 25 percent office in the M-2S zone.

Project Evaluation: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.5± developed acres in the Heavy Industrial (M-2S) zone. Four office/warehouse buildings containing 26,300± square feet of office and 19,777 square feet of warehouse for a total of 46,077± of building square footage are located on the site. The site is within 400± feet of the College Greens RT Metro light rail station and just north of the Granite Pit Plan area. The General Plan designates the site as Industrial. The surrounding land uses and zoning includes Sacramento Regional Transit, light rail line, M-2S to the north; vacant (Granite Pit Plan Area), M-2S to the south; office/warehouse, M-2S to the east; and residential and industrial, M-2S to the west.

B. Applicant's Proposal

The applicant proposes to convert 8,000± square feet of warehouse space to office space located in Building C and construct an additional 1,200± square feet of office space at the rear of the building. The conversion of 8,000± square feet of warehouse to office and the 1,200± square feet addition of office will bring the total office space on this site to 35,000± square feet for ratio of 75 percent office and 25 percent warehouse. The applicant estimates the number of employees at the site to be 115 once Building C is remodeled and occupied.

C. Policy Consideration

The proposed request to exceed the 25 percent office use in the Heavy Industrial (M-2S) zone is consistent with the General Plan policy which promotes employee intensive use where appropriate along transportation corridors and adjacent to light rail station.

D. Site Plan

All required improvements on the site are existing. The applicant proposes to modify the existing site plan by adding a 60' X 20' addition to the rear of Building C. The addition will place Building C 10 feet from Building D (Exhibit A). No door openings are proposed on the west elevation of the proposed addition. The addition will not encroach into any setback or parking areas. All other modifications to this site will be interior tenant improvements.

The submitted site plan does not indicate the location of a trash enclosure. Trash dumpsters located outside the buildings will be required to meet the Zoning Ordinance requirements for trash enclosures.

E. Parking

The submitted plans indicate 104 parking spaces. The proposed use requires 101 parking spaces. Adequate parking is provided on site to accommodate the office and warehouse development of the entire site. The plans do not indicate any bicycle parking. Staff recommends that seven bicycle parking spaces (1:15 parking spaces) be added to the site due to the shift from warehouse to office use. The site is within 400± feet of the College Greens Light Rail Station. Access to the light rail station is not provided from the site. The people using the light rail station will be required to around the adjacent site to the light rail station located on Folsom Boulevard. Staff recommends vanpools to the light rail station. Implementation of a Transportation Management Plan (TMP) will be required prior to issuance of building permits. Trip reduction measures such as transit passes, carpool/vanpool and showers and lockers on the site may be required. Processing time for approval of a TMP may take up to 60 days. Therefore it is advisable that the applicant obtain the necessary TSM processing application in advance of the building permit.

F. Agency Comments

The proposal was submitted to Traffic Engineering, Engineering, TSM Coordinator, Building Inspections, Water & Sewer Division, Real Estate and Sacramento Regional Transit. The following comments were received:

1. Engineering Development

- o Coordinate with County Sanitation District.
- o Standard frontage improvements required at time of building permit.
- o On site grading, paving and drainage shall be approved by Public Works prior to issuance of a building permit.
- o Notice: 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 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.

2. Regional Transit - supports increased office use densities on lands adjacent to the College Greens RT Metro light rail station. RT is concerned that the project does not provide information on how it is coordinated with Granite Specific Plan area (Granite Mine Site) development with respect to pedestrian access to light rail.

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. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

Noise

Noise for the site is expected to exceed at least 60 dB Ldn (1986-2006 SGPU DEIR, AA-47). Noise sources for the site include Florin Perkins Road. Noise from Florin Perkins Road is expected to reach 74 dB Ldn, from center line of street, at full build out (SGPU DEIR, AA-26). The SGPU states that office uses are allowed within the 65-80 dB Ldn range (SGPU DEIR, AA-27). Further, it states that "mitigation measures are likely to be available that would reduce noise levels to normally acceptable levels. Since the SGPU does not identify "normally acceptable" (maximum acceptable interior and exterior) noise levels for office, mitigation measures are used to reduce noise impacts, but not to a specific level.

The applicant has agreed to use the following mitigation measures as applicable on the proposed office addition in order to reduce interior noise levels:

- A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area.

Windows shall have an air infiltration rate of less than or equal to 0 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standard.

- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.

By incorporating the above mitigation measures, the project is not anticipated to have a significant impact.

Cultural Resources

The subject site is located in a Primary Impact Area as defined by the SGP (DEIR, V-5). The applicant has agreed to the following mitigation measure to reduce potential impacts to cultural resources to less than significant level:

If subsurface archaeological 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.

Non-compliance with, or deletion of any of the above mitigation measures by any part will require the project to be processed for additional environmental review. If the review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than significant level through mitigation.

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

- A. Ratify the Negative Declaration; and
- B. Approve the Special Permit to exceed the 25% office use allowed by converting 8,000± square feet of warehouse to office and by adding 1,200± square feet of additional office space subject to conditions and based upon findings of fact which follow.

Conditions

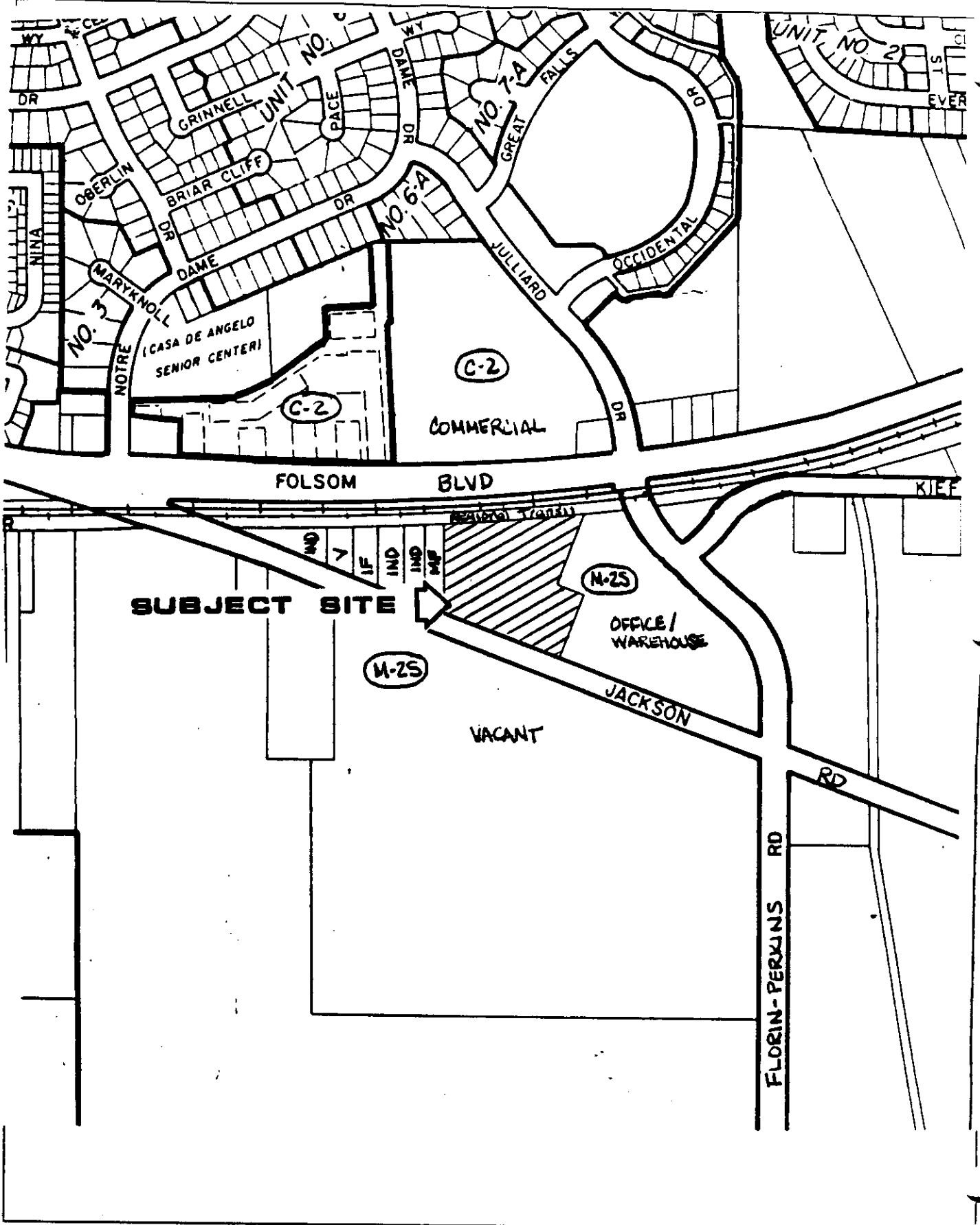
1. A Transportation Management Plan (TSM) shall be submitted for the review and approval of the City's TSM Coordinator prior to issuance of building permits.
2. A minimum of seven bicycle parking spaces shall be provided subject to the requirements of the Zoning Ordinance.
3. Trash dumpsters located outside the buildings shall meet the Zoning Ordinance requirements for trash enclosures.
4. The office use for which this special permit is granted shall be established within two years from date of approval. If the office is not so established the special permit shall expire. A special permit time extension for one year may be requested, in writing, 30 days prior to expiration.

Mandatory Mitigation Measures

1. A. All joints in exterior wall shall be grouted or caulked airtight.
- B. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
- C. All penetrations of exterior walls shall include 1/2 inch airspace. This space shall be filled with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
- D. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
- E. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
- F. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.
- G. Alternative materials and measures may be substituted provided they provide adequate sound attenuation as determined by the City's Environmental Manager.
- H. If subsurface archaeological 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.

Finding of Fact

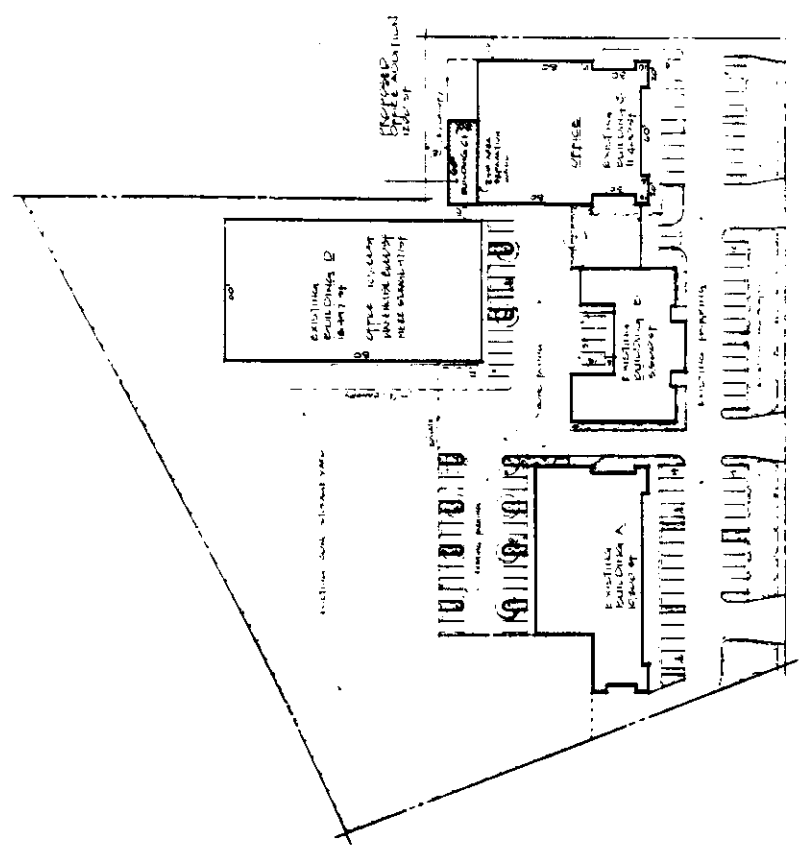
1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. Adequate parking is provided on site.
 - b. the proposed use is compatible with the surrounding land uses consisting of office and warehouse.
2. The project, as conditioned, will not be detrimental to the public safety or welfare, nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking is provided;
 - b. the site is located near a light rail station; and
 - c. the proposed office will not significantly increase the traffic in the area.
3. The project is consistent with the City's General Plan which designates the site as Industrial and office is allowed with a special permit.



VICINITY, LAND USE & ZONING MAP

EXHIBIT A SITE PLAN

ttoni
 ment Company
 407 9th Street, Suite 200
 Sacramento, CA 95811
 Tel: (916) 441-1111



Proposed Accession
 101,900 sq ft

SITE PLAN



LOCATION PLAN

BUILDING DATA
 JURISDICTION CITY OF SACRAMENTO
 ZONING M-2B
 TYPE OF CONSTRUCTION EXISTING BUILDINGS IN PROPOSED ACCESSION VEH NON SPANNED ONE STORY
 TYPE OF OCCUPANCY EXISTING FUNCTION B-2 (OFFICE BUILDINGS)
 BUILDING AREA (SQUARE) EXISTING 11,400 sq ACCESSION 1,200 sq

PARKING DATA

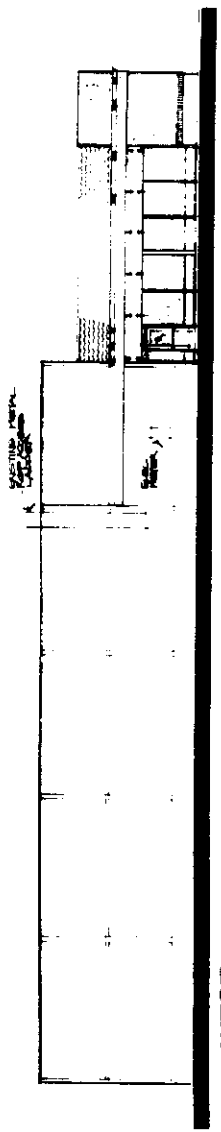
BUILDING AREA USE	OFFICE	RESIDENTIAL
Building A	7,000 sq	2,000 sq
Building B	5,000 sq	-
Building C	11,400 sq	-
Building D	12,000 sq	6,777 sq
Accession C1	1,200 sq	-
Accession C2	1,200 sq	-
Accession C3	1,200 sq	-
Accession C4	1,200 sq	-
Accession C5	1,200 sq	-
Accession C6	1,200 sq	-
Accession C7	1,200 sq	-
Accession C8	1,200 sq	-
Accession C9	1,200 sq	-
Accession C10	1,200 sq	-
TOTAL	55,000 sq	11,777 sq

PARKING PROVIDED OFFICE 55,000-100 = 54,900
 11,777 - 100 = 11,677
TOTAL 101,900
 PARKING PROVIDED (EXISTING) 101,900

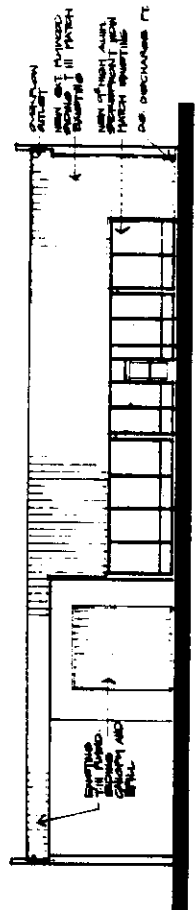
27.0 777 08
 105 V NORTH 0.000000
 0.00 0.00 0.00
 MICHAEL BAKER

EXTERIOR
 ELEVATIONS

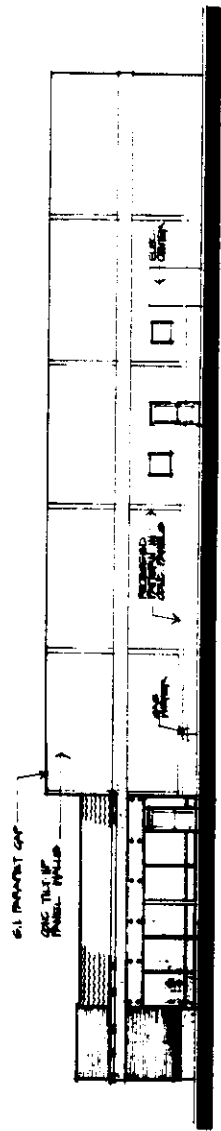
EXHIBIT B ELEVATIONS



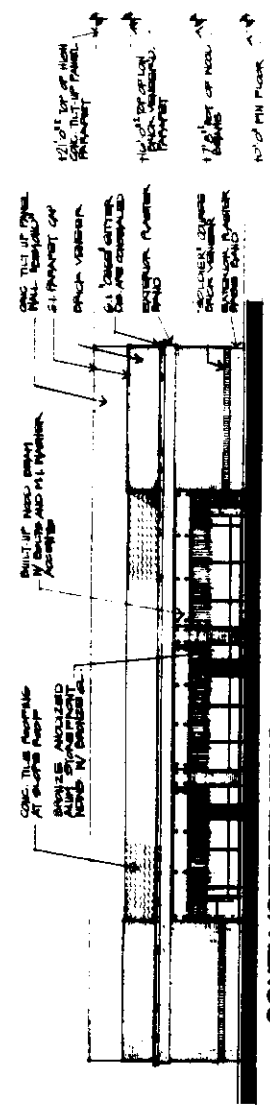
WEST



NORTH



EAST



SOUTH (STREET VIEW)

EXTERIOR ELEVATIONS
1/8" = 1'-0"

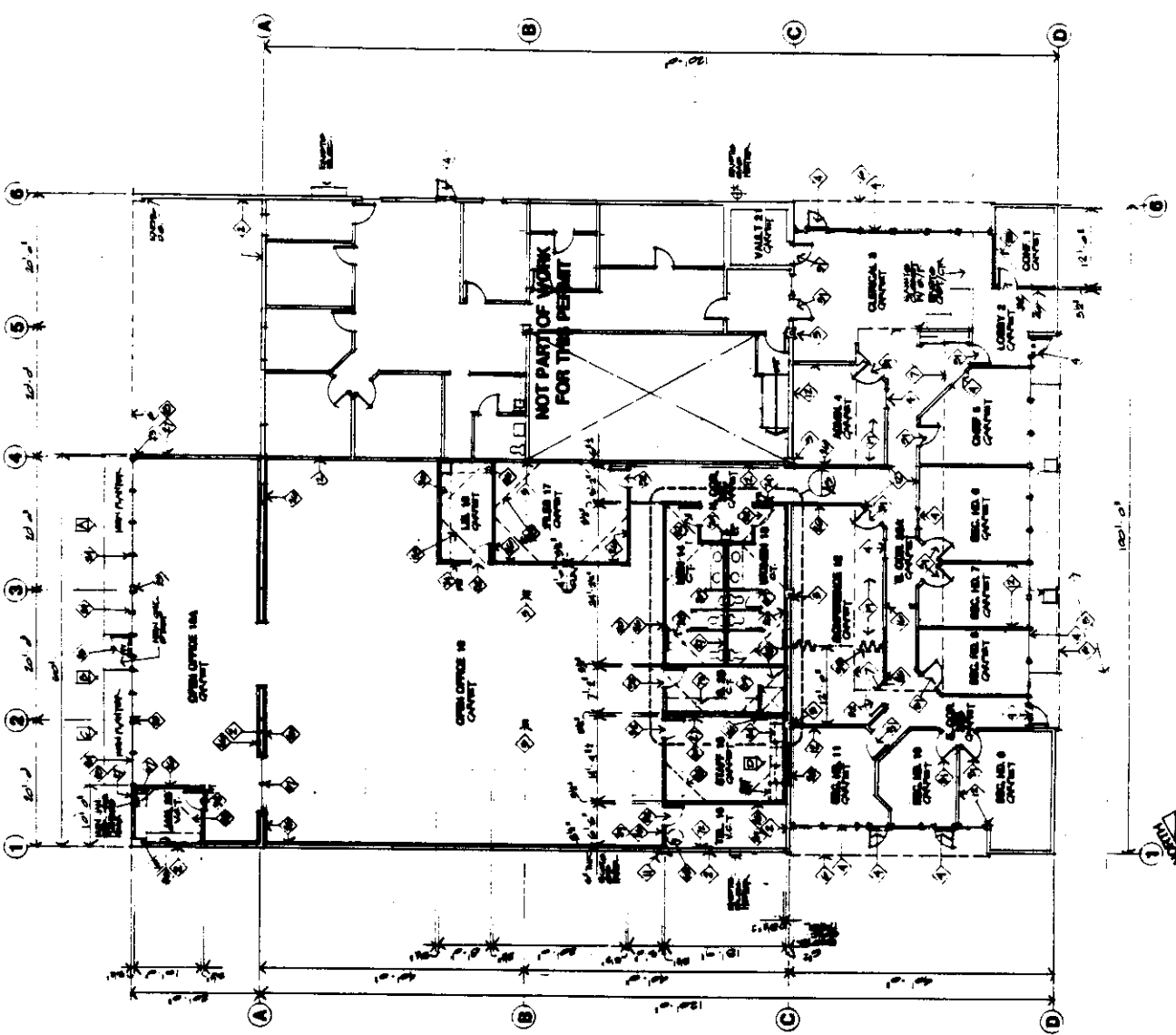
11.7 STREET S.W. 2.0
 1400 W. 14TH ST. S.W.
 SEASIDE, CALIFORNIA 94134
 415.441.1111
 MOORE & LEWIS ARCHITECTS

11.7 STREET S.W. 2.0
 1400 W. 14TH ST. S.W.
 SEASIDE, CALIFORNIA 94134
 415.441.1111
 MOORE & LEWIS ARCHITECTS

EXHIBIT C FLOOR PLANS

A2
 OF

KEY NOTES:



TENANT SPACE FLOOR PLAN

DRG 1160

1.1.1.1991

ITEM NO 2.