

# CITY PLANNING COMMISSION

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

APPLICANT Bormuth Company - 7311 Greenhaven Dr., Ste. 155, Sacramento, CA 95831  
OWNER Port Sacramento Land Company - 7311 Greenhaven Dr., Ste. 155, Sacramento 95831  
PLANS BY Bormuth Company - 7311 Greenhaven Dr., Ste. 155, Sacramento, CA 95831  
FILING DATE 9-4-87 ENVIR. DET. Neg. Dec. 9-28-87 REPORT BY JP:sg  
ASSESSOR'S-PCL. NO. 031-0051-010 through 014

- APPLICATION:
- A. Negative Declaration
  - B. Rezone 16.8 $\pm$  acres from 7.7 $\pm$  to 10.9 $\pm$  acres of Office Building (PUD) and from 9.1 $\pm$  to 5.9 $\pm$  acres of General Commercial (PUD) zone
  - C. Tentative Map to divide 16.8 $\pm$  acres into 10 lots
  - D. Amend Greenhaven Executive Park PUD Schematic Plan on northern 16.8 $\pm$  acres to:
    - 1. modify building sizes and locations;
    - 2. increase office square footage from 168,000 $\pm$  sq. ft. to 208,000 $\pm$  sq. ft.;
    - 3. increase restaurant square footage from 8,000 sq. ft. to 16,000 sq. ft.;
    - 4. delete 250-room, 185,000 sq. ft. motor lodge, restaurant and shops; and
    - 5. add 104,000 $\pm$  sq. ft. mini-storage.
  - E. Special Permit to develop a 104,000 $\pm$  sq. ft. mini-storage facility on 3.6 $\pm$  acres in the C-2(PUD) zone.
  - F. Variance to reduce the required parking from 12 to 5 spaces for a mini-storage facility.

LOCATION: North side of Corporate Way, 600 $\pm$  feet east of Greenhaven Drive

PROPOSAL: The applicant is requesting the necessary entitlements to redistribute office and commercial square footage in a 16.8 $\pm$  acre portion of Greenhaven Executive Park PUD in order to construct a 104,000 $\pm$  square foot mini-storage facility.

PROJECT INFORMATION:

1974 General Plan Designation: Commercial and Office  
1976 South Pocket Community  
Plan Designation: Business and Professional Offices - Greenhaven Executive Park PUD  
Existing Zoning of Site: C-2(PUD) and OB(PUD)  
Existing Land Use of Site: Vacant (240 $\pm$  sq. ft. P.T. & T. utility structure located on portion of site)

APPLC. NO. P87-398 MEETING DATE October 8, 1987 ITEM NO 13

Surrounding Land Use and Zoning:

North: Residential; R-1  
South: Vacant & day care; OB(PUD), C-2(PUD)  
East: I-5; TC  
West: Lake Crest Village Shopping Center, office; SC(PUD), OB(PUD)

Parking Required - (Mini-Storage): 12 spaces  
Parking Provided - (Mini-Storage): 5 spaces  
Property Dimensions: Irregular  
Property Area: 16.8+ acres  
Square Footage of Mini-Storage: 104,000+ sq. ft.  
Height of Mini-Storage: 1- and 2-story buildings, 22'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Available  
Mini-Storage Exterior Building  
Materials: Stucco over wood framing with concrete block at  
storage unit entrances  
Mini-Storage Roof Material: Composition shingles

BACKGROUND INFORMATION: On January 25, 1983 the Sacramento City Council approved the necessary entitlements to create the Greenhaven Executive Park Planned Unit Development on 62+ acres (P82-039, see Exhibit A). The subject site consists of the northern 16.8+ vacant acres of this PUD. The schematic plan for the entire PUD indicates 642,000 square feet of office, 16,000 square feet of commercial, 8,000 square foot restaurant and a 185,000 square foot motor lodge complex. In the PUD area a 60,000 square foot office building has been constructed at the northwest corner of Greenhaven Drive and Corporate Way (P-9505) and a day care center has been constructed on the commercial site at the northwest corner of Greenhaven Drive and Parkcity Drive (P84-140). Planning staff has also received a preliminary review request for two 48,000 square feet (96,000 square feet total) office buildings at the northeast corner of Greenhaven Drive and Parkcity Drive.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On September 23, 1987, by a vote of five ayes and four absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the following conditions. The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

- A. Place the following note on the final map: Water and sewer service connections must be paid for and installed at the time of obtaining building permits.
- B. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments if necessary.
- C. Remove tires to a legal dump site to the satisfaction of the City/County Health Department and the Planning Director.
- D. Pay Pocket Bridge fees if unpaid.
- E. Provide a fully-actuated traffic signal at Windbridge and Greenhaven Drives.

- F. Agree to financially participate in installation of a fully-actuated traffic signal at Greenhaven Drive and South Land Park Drive at such a time as deemed necessary by the City Traffic Engineer.
- G. Provide reciprocal access, sewer, water and drainage easements on final map.
- H. Said improvements (conditions E and F) shall not be required until building permits have been issued for at least fifty percent (50%) of the approved square footage for both Greenhaven Office Park and South West Office Park. Applicant shall enter into an agreement with the City which shall provide for the payment of fees to cover the costs of said improvements. The fees shall be pro-rated between Greenhaven Office Park and South West Office Park based upon approved square footage (all uses) and shall be calculated on a per square foot basis and collected upon application for each building permit. The fee structure shall be designed so that at such time as the fifty percent (50%) building permit level is reached, sufficient money shall have been collected by the City to construct the improvements. The agreement shall be in a form satisfactory to the City Attorney, shall be recorded, and shall be binding on the parties' successors-in-interest.

Note: A portion or all of the property may lie in zone X of FEMA (FIRM) flood maps.

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

A. Land Use and Zoning

The subject site consists of 16.8+ vacant acres located in the Office Building (PUD) (OB{PUD}) and General Commercial (PUD) (C-2{PUD}) zones. As noted above, the site is a portion of the Greenhaven Executive Park Planned Unit Development (Exhibit A). The PUD Schematic Plan designates land uses as follows:

<u>Land Use</u>	<u>Zone</u>	<u>Acres</u>
Two 80,000 sq. ft. office buildings (160,000 sq. ft. total)	OB(PUD)	7.7
8,000 sq. ft. restaurant	C-2(PUD)	2.0
185,000 sq. ft., 250-room motor lodge, restaurant, shops	C-2(PUD)	7.0

Surrounding land uses are single family residences zone R-1 and the I-5 Interchange to the north, vacant land and a Children's World Day Care center zoned OB(PUD) and C-2(PUD) to the south, I-5 to the east, and Lake Crest Village Shopping Center (SC{PUD}) and a 60,000 square foot office building (OB{PUD}) to the west. The site is designated Business and Professional Offices - Greenhaven Executive Park PUD by the 1976 South Pocket Community Plan.

B. Applicant's Proposal

The applicant proposes to redistribute the office and commercial square footage of the northern 16.8<sup>±</sup> vacant acres of the Greenhaven Executive Park PUD in order to construct a 104,000<sup>±</sup> square foot mini-storage facility. Proposed land uses are as follows:

<u>Land Use</u>	<u>Zone</u>	<u>Acres</u>	<u>Change to Schematic Plan</u>
7 office buildings 208,000 <sup>±</sup> sq. ft.	OB(PUD)	10.9 <sup>±</sup>	Increase in OB acreage - 3.2 <sup>±</sup> acres Increase in office square footage - 48,000 <sup>±</sup> sq. ft.
two 8,000 sq. ft. restaurants (16,000 <sup>±</sup> sq. ft.)	C-2(PUD)	2.3 <sup>±</sup>	Increase in restaurant square footage - 8,000 <sup>±</sup> sq. ft.
104,000 <sup>±</sup> sq. ft. mini-storage facility	C-2(PUD)	3.6 <sup>±</sup>	Eliminates 185,000 <sup>±</sup> sq. ft.; 250-room motor lodge, restaurant, shops

The applicant is requesting various schematic plan amendments for the proposed land uses, a tentative map to divide the site into 10 lots, rezoning to reconfigure zoning boundaries along proposed lot lines and land uses, a special permit to develop the mini-storage facility in the PUD area, and a variance to reduce the required parking for mini-storage from 11 spaces to five spaces.

C. Staff Evaluation - Land Use

Planning staff has several concerns regarding the introduction of a mini-storage facility into the Greenhaven Executive Park PUD. The original intent in creating the PUD was to establish a high quality office park with a limited amount of support commercial uses to serve the needs of the office tenants and their clients. The existing day care center in the PUD area, for example, is a commercial use that provides a supportive role to office activities. Planning staff finds that, while the proposed mini-storage use is not incompatible with office buildings, neither is the mini-storage use complementary to the office environment found in high quality office parks such as Greenhaven Executive Park. The mini-storage is not the type of commercial land use which fulfills the role of providing support commercial for office uses as the facility's primary clients would be residents of single family homes and apartment buildings and not the employees/tenants of office buildings in the PUD. Planning staff believes that there are more appropriate commercial locations for a mini-storage use than an executive office park to serve Pocket area residents. Staff notes that three mini-storage facilities have been constructed and a fourth has been approved but not yet built within 1.5 to 2 miles of the subject site. These four facilities can serve the needs of Pocket area residents (Exhibit K). Planning staff, therefore, recommends denial of the requested entitlements which would allow the mini-storage facility to be constructed in the PUD.

Regarding the other proposed schematic plan changes, Planning staff finds that the proposed 48,000± square foot increase in office use and a second restaurant designation would not be incompatible with the purpose of the office park. The two proposed restaurant uses would provide support services to office employees and their clients. The change from two large office structures to smaller office buildings and the increase in office square footage would be compatible with surrounding land uses and would not result in a significant increase in traffic. Planning staff recommends that, if the applicant wishes to continue to pursue a schematic plan which indicates 208,000± square feet of office and 16,000± square feet of restaurant for the 16.8± acre area, the schematic plan be revised to delete the mini-storage facility and replace it with a land use which complements the PUD. Planning staff suggests that a more appropriate land use for this area would be an office building or a small commercial complex which serves the office uses.

D. Mini-Storage Site Plan Design

The Greenhaven Executive Park PUD Development Guidelines require a 25-foot landscaped building setback along Corporate Way and a minimum of 20 percent landscape coverage for the subject lot. The applicant's proposed landscape plan shows 21 percent landscape coverage and a 25-foot landscaped and mounded setback adjacent to Corporate Way (Exhibits F and G). The tree wells shown in the interior of the project, however, may conflict with emergency vehicle access and may need to be revised or eliminated.

The parking requirement for mini-storage facilities is one space per 100 storage units and one space for the resident manager. The applicant has indicated that the 104,000± square foot facility would accommodate approximately 1,100 storage units which requires 12 parking spaces. The applicant is requesting a variance to reduce the required number of parking spaces for the 104,000 square foot project to five spaces based on previous experience (Exhibit J). Planning staff finds that this project consists of new construction and the site plan could be revised to meet the parking requirement. It is important that adequate parking is required and the driveways are not blocked with automobiles loading and unloading. Staff, therefore, recommends denial of the variance request.

The Zoning Ordinance requires a minimum of two waste disposal areas for a mini-storage facility. The site plan needs to be revised to indicate two trash enclosure areas.

Proposed signs have not been included on the site plan nor on the submitted elevations. In Greenhaven Executive Parks PUD one detached monument sign and one attached sign is allowed per project in the commercial zone.

The proposed site plan has been reviewed by the Engineering and Traffic Engineering Divisions and the Fire Department. The Fire Department has indicated that the site plan needs to be revised to meet emergency vehicle access and turning radius requirements.

E. Mini-Storage Elevations

The applicant proposes two building heights for the project: single-story structures located along the north, east and south property lines and two-story structures located along a portion of the west property line and in the center of the project (Exhibits H and I). The one-story structures have gable roofs while the second floors of the two-story structures have a mansard roof with a vertical parapet rising above the roof. Proposed construction materials are stucco over wood framing, concrete block at the storage unit entrances and composition roof shingles. Proposed colors are an earthtone/brick background with the control joints of the buildings painted dark green and dark ochre squares painted on the building exteriors which face adjacent properties.

Planning staff finds that the applicant has made an attempt in designing the proposed project to pick up some of the design elements and colors of surrounding buildings. Planning staff finds, however, after reviewing the colored rendering of the project that the proposed color contrasts should be less drastic. The exterior building colors should be more compatible in order to downplay the mass and volume of the building. For the same reason staff recommends that the strong geometric pattern on the exterior of the project be replaced with a subdued, uniform horizontal or vertical treatment. Staff also felt a brick veneer on the elevation facing Corporate Way would be more compatible with the existing brick office building in the office park and with the adjacent Lake Crest Village Shopping Center.

Staff also compliments the architect on the use of gable roofs on the one-story structures as a design feature. Staff recommends that the roofs should overhang at the gable ends. Staff finds, however, that the two-story structures will be visually intrusive and difficult to screen and had initially recommended to the applicant that all buildings be one-story in height. The applicant has indicated to staff that it would be economically infeasible to reduce all the buildings to one-story in height.

ENVIRONMENTAL DETERMINATION: The Environmental coordinator has determined that the project will not have a significant impact on the environment. A negative declaration has been filed.

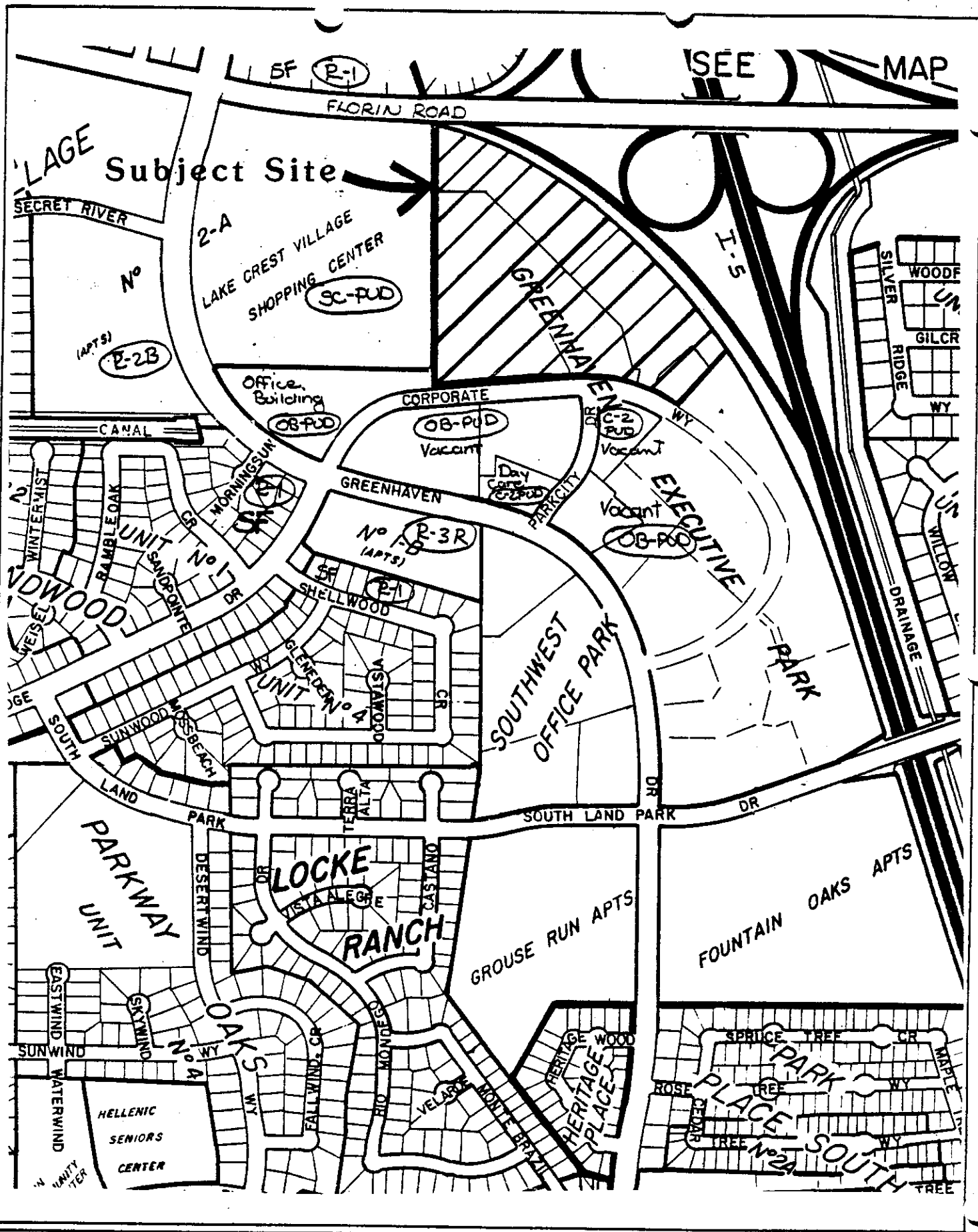
RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the negative declaration;
- B. Recommend denial of the Rezoning of 16.8+ acres from 7.7+ to 10.9+ acres of OB(PUD) and from 9.1+ to 5.9+ acres of C-2(PUD);
- C. Recommend denial of the tentative map to divide 16.8+ acres into 10 lots;
- D. Deny the Greenhaven Executive Park PUD Schematic Plan amendments to:
  1. modify building sizes and locations;
  2. increase office square footage to 208,000 square feet;
  3. increase restaurant square footage;

4. delete 185,000 square foot motor lodge, restaurant and shops; and
  5. add 104,000+ square foot mini-storage.
- E. Deny the special permit to develop a 104,000+ square foot mini-storage facility in the C-2(PUD) zone based upon findings of fact which follow; and
- F. Deny the variance to reduce the required parking to five spaces for a mini-storage facility based upon findings of fact which follow.

Findings of Fact

- A. The project, if approved, would not be based upon sound principles of land use in that the mini-storage facility:
1. is not a support commercial land use which would serve the needs of office building tenants and their clients; and
  2. is not in harmony with the purpose and intent of the Greenhaven Executive park PUD Development Guidelines "to preserve and enhance the aesthetic values throughout the project."
- B. The project, if approved, would be detrimental to the public health, safety and welfare in that adequate emergency vehicle access and parking is not provided.



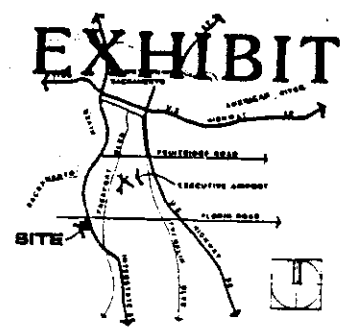
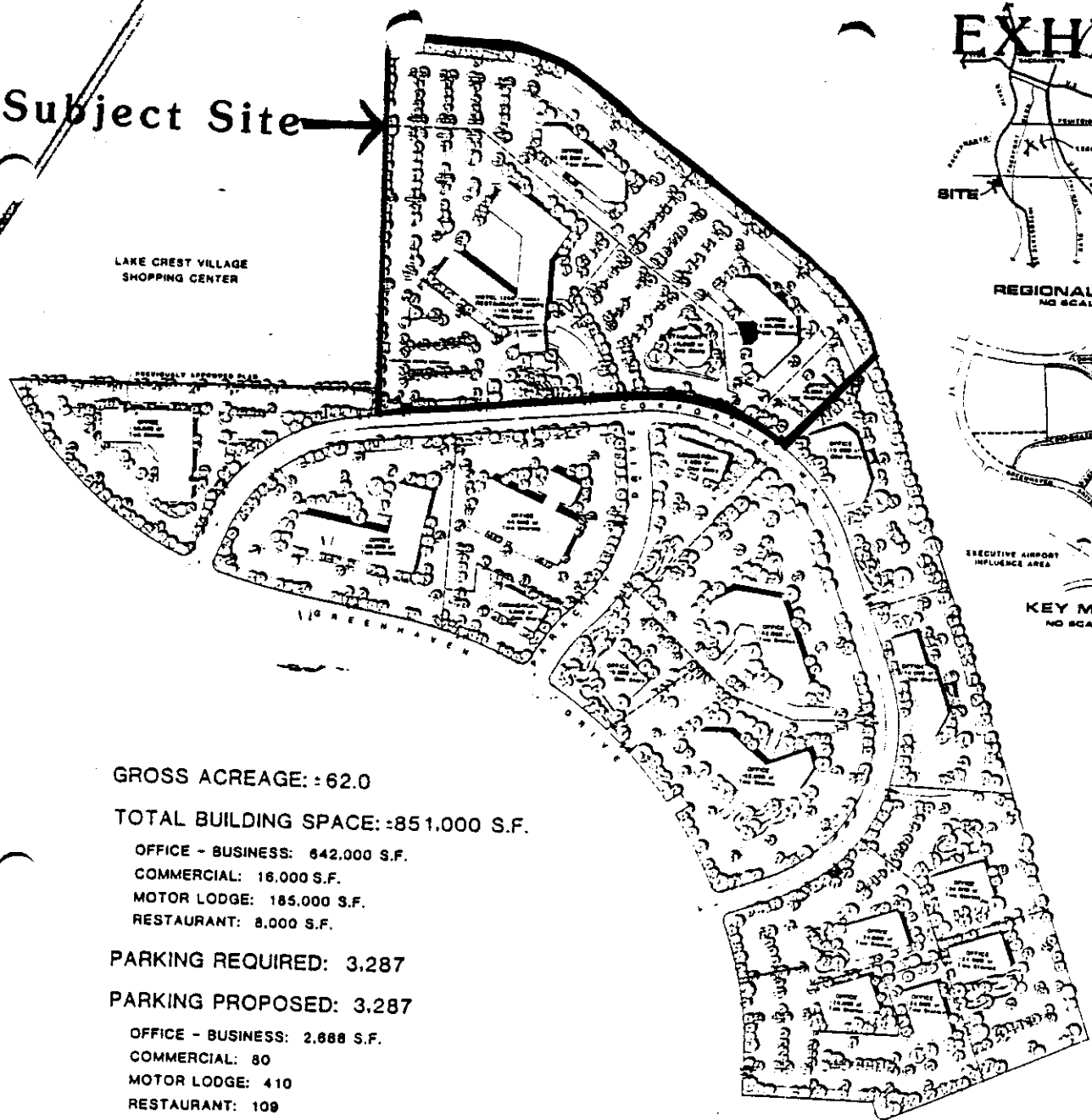
**VICINITY - LAND USE - ZONING**



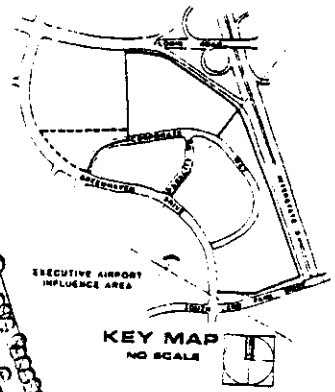
# EXHIBIT A

Subject Site →

LAKE CREST VILLAGE SHOPPING CENTER



REGIONAL MAP  
NO SCALE



KEY MAP  
NO SCALE

- GROSS ACREAGE: : 62.0
- TOTAL BUILDING SPACE: : 851,000 S.F.
- OFFICE - BUSINESS: 642,000 S.F.
- COMMERCIAL: 16,000 S.F.
- MOTOR LODGE: 185,000 S.F.
- RESTAURANT: 8,000 S.F.
- PARKING REQUIRED: 3,287
- PARKING PROPOSED: 3,287
- OFFICE - BUSINESS: 2,688 S.F.
- COMMERCIAL: 80
- MOTOR LODGE: 410
- RESTAURANT: 109

## Approved Schematic Plan

# GREENHAVEN EXECUTIVE PARK

## SCHEMATIC MASTER PLAN

**PSLC DEVELOPMENT COMPANY**

VITIELLO • NIIYA, INC. • ARCHITECTS • PLANNERS  
P87-398

THE SPINK CORPORATION • ENGINEERS  
10-8-87  
Item 13







ARCHITECTS  
 1400 G Street, Suite 100  
 San Francisco, California 94102  
 (415) 431-1128

Project No. 85-2000 (SFP)

Client: GREENHAVEN EXECUTIVE PARK

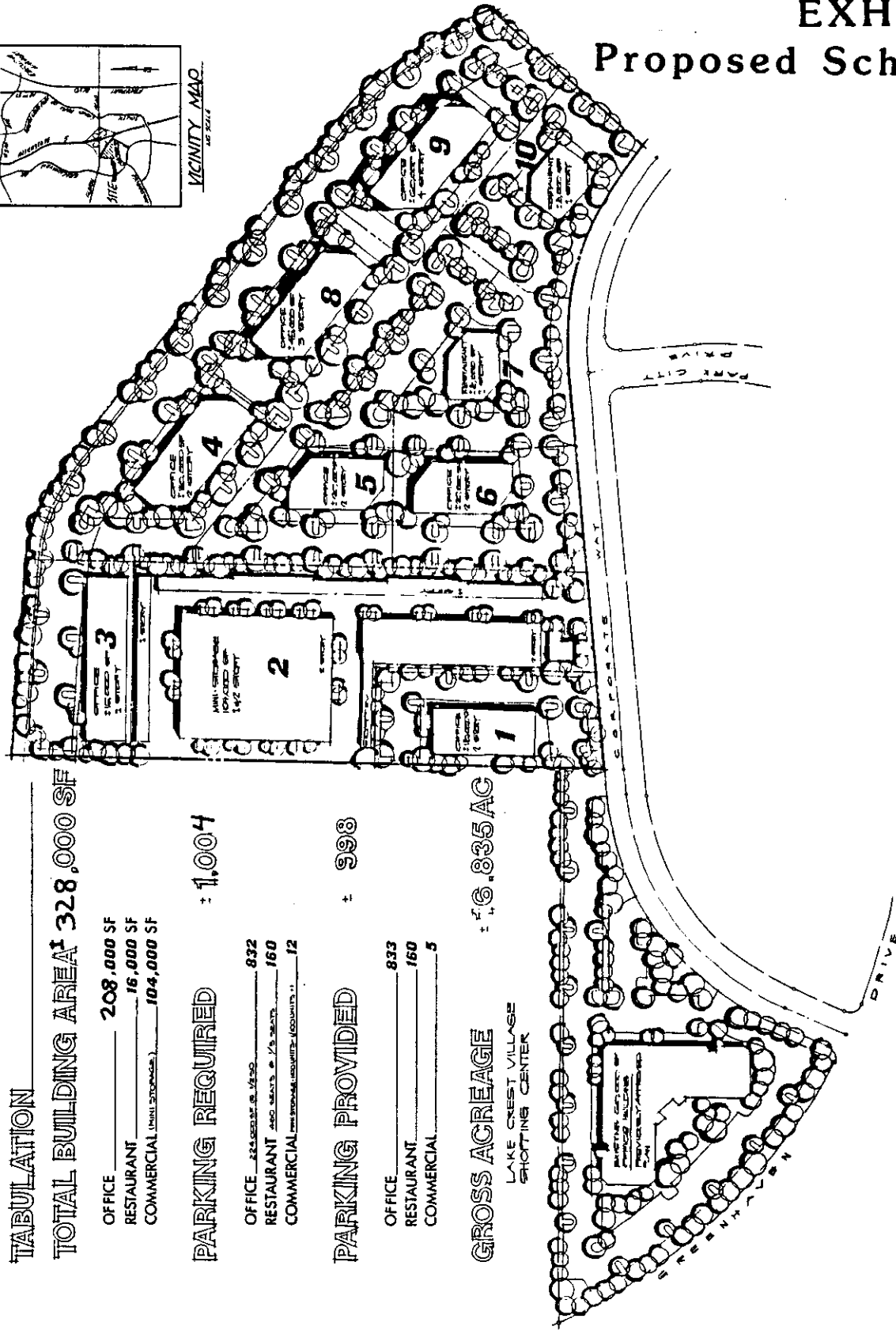
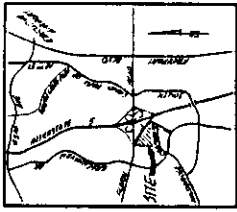
Location: 7841 GREENHAVEN DR. SACRAMENTO, CA.

Scale: AS SHOWN

Date: 7/28/87

Sheet No. P1

# EXHIBIT D Proposed Schematic Plan



**TABULATION**  
 TOTAL BUILDING AREA 328,000 SF

OFFICE 208,000 SF  
 RESTAURANT 16,000 SF  
 COMMERCIAL (MAIL TERMINALS) 104,000 SF

**PARKING REQUIRED** ± 1,004

OFFICE 832  
 RESTAURANT AND MAIL'S @ 1/3 SHOTS 160  
 COMMERCIAL (MAIL TERMINALS) 12

**PARKING PROVIDED** ± 998

OFFICE 833  
 RESTAURANT 160  
 COMMERCIAL 5

**GROSS ACREAGE** ± 16,835 AC

LAKE CREST VILLAGE  
 SHOOTING CENTER

**GREENHAVEN  
 EXECUTIVE PARK**



SCALE

P87-398

10-8-87

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# EXHIBIT E

## Mini Storage Site Plan

SP - 4 BBT

ROAD FLOOR

FUTURE OR METAL DEVELOPMENT ?

LANDSCAPE AREA

SCALE 1"=40'

DATE  
FILE NO.

SITE PLAN FOR  
**GREENHAVEN SELF-STORAGE**  
COUNTY OF SACRAMENTO CALIFORNIA

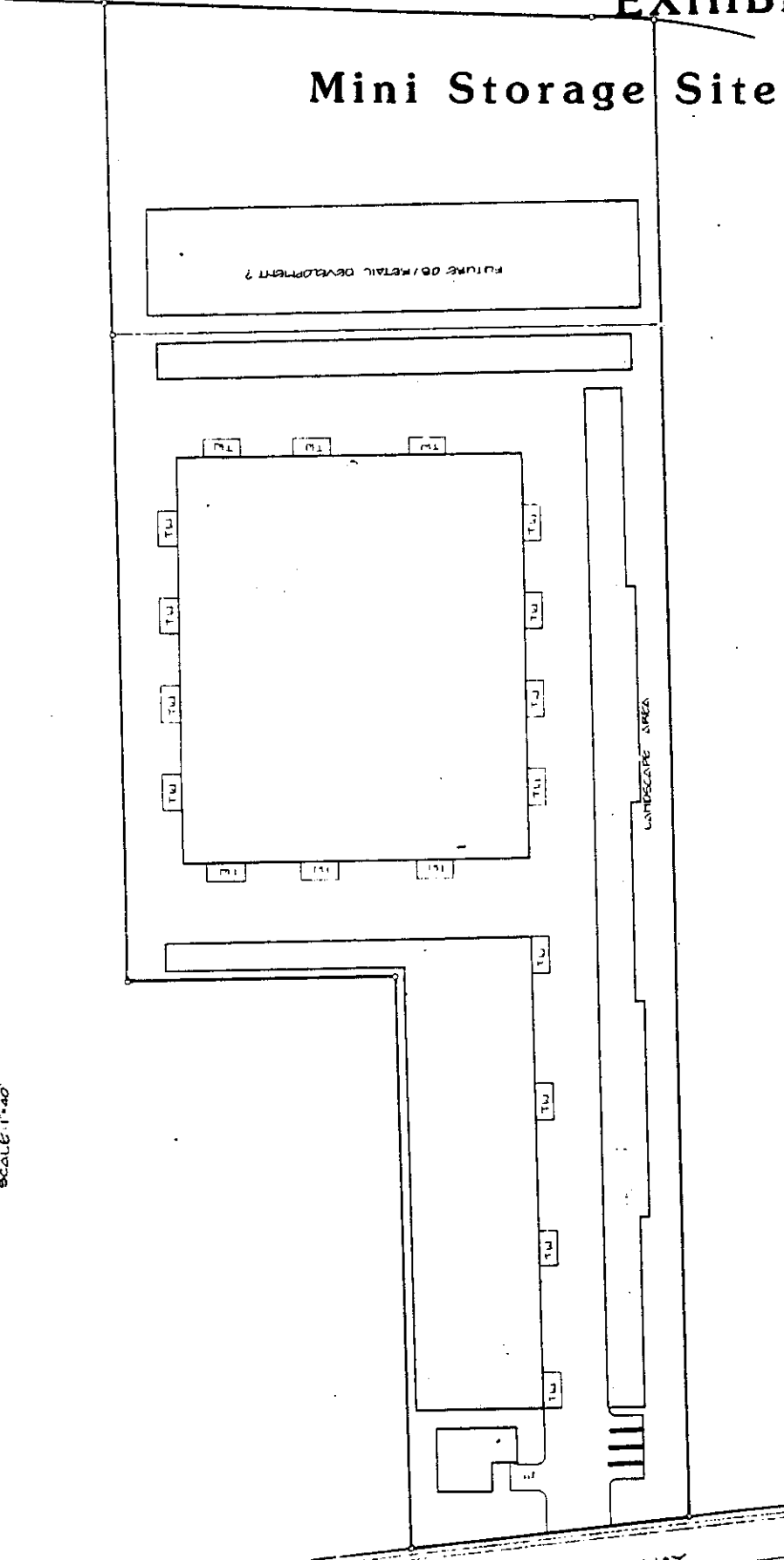
**MORTON B. PITALO, INC.**  
CIVIL ENGINEERING  
PLANNING SURVEYING



P87-398

CORPORATE  
10-8-87

Item 13







DENNIS TSUMOTO & ASSOCIATES  
 LANDSCAPE ARCHITECTURE  
 ENVIRONMENTAL PLANNING  
 1300 Folsom Boulevard, Suite 202  
 Sacramento, CA 95816  
 Telephone No. (916) 381-2100

DENNIS S. TSUMOTO C-10176

CONSULTANTS

REVISIONS BY

NO.	DATE	BY
1		
2		
3		
4		
5		

PROJECT TITLE

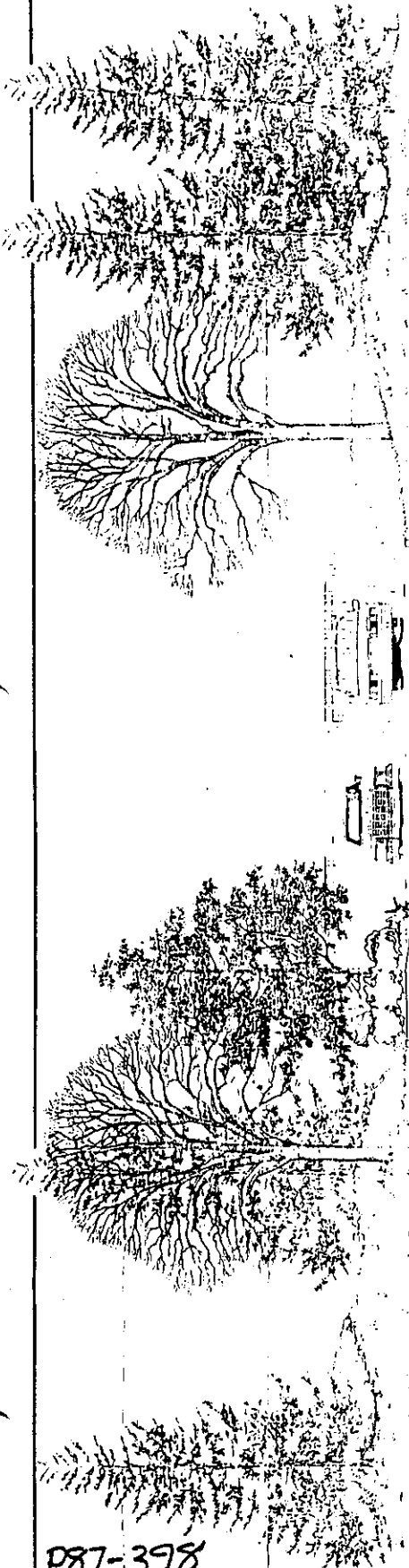
GREENHAVEN  
 SELF STORAGE

SACRAMENTO

# EXHIBIT G

## Landscape Plan

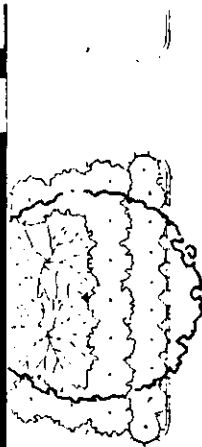
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Corporate Way Entry Elevation

Scale: 1/4"=1'-0"

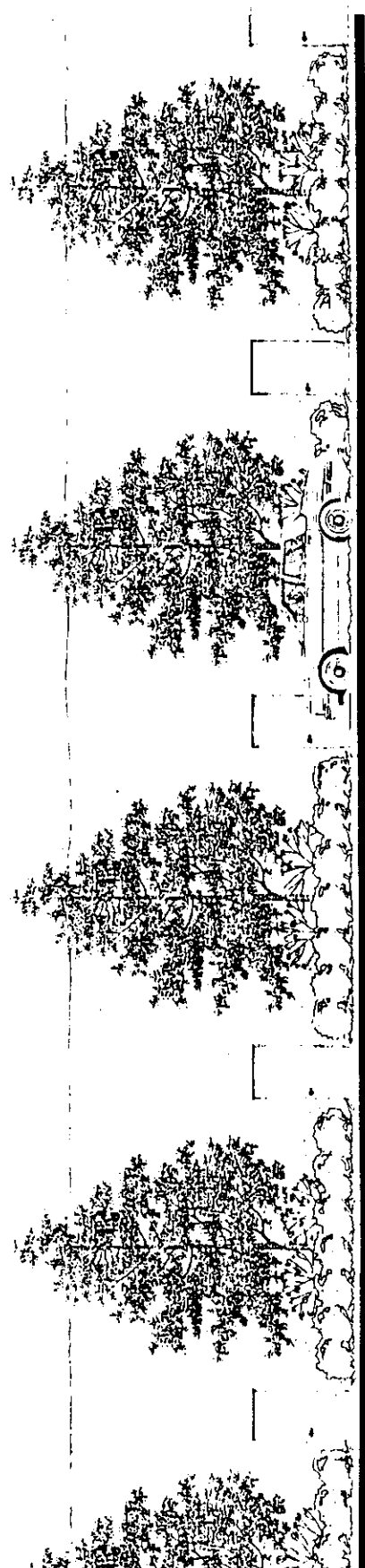
3'-8" WIDE DOORWAY (TYPICAL)



Typical Plan View of Interior Planters

Scale: 1/4"=1'-0"

6" CONCRETE CURB



Two-Story Building Elevation

Interior Planter-Typical

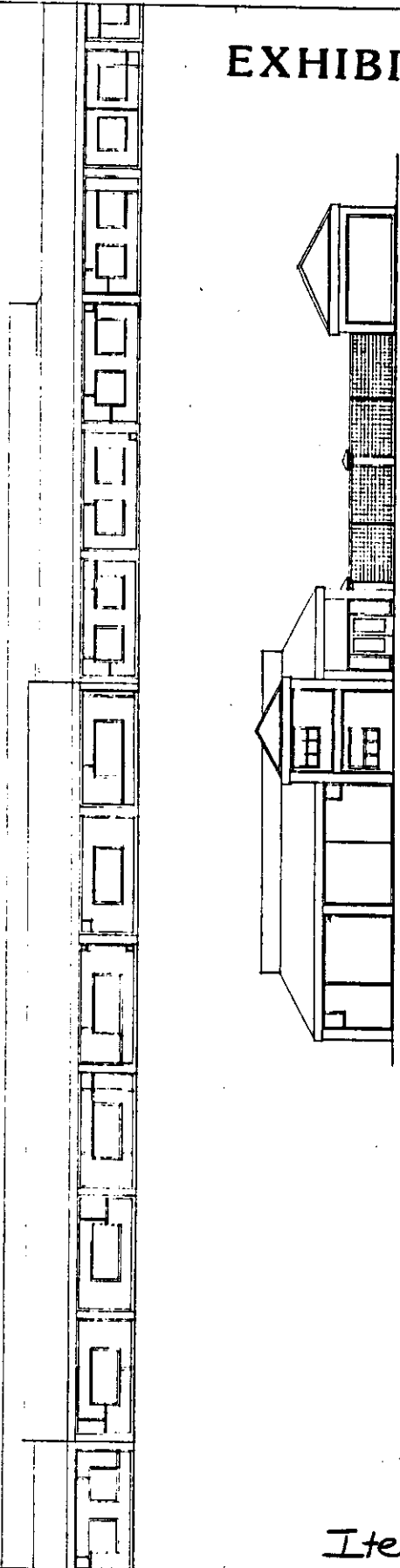
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Mini Storage Elevations

EXHIBIT H



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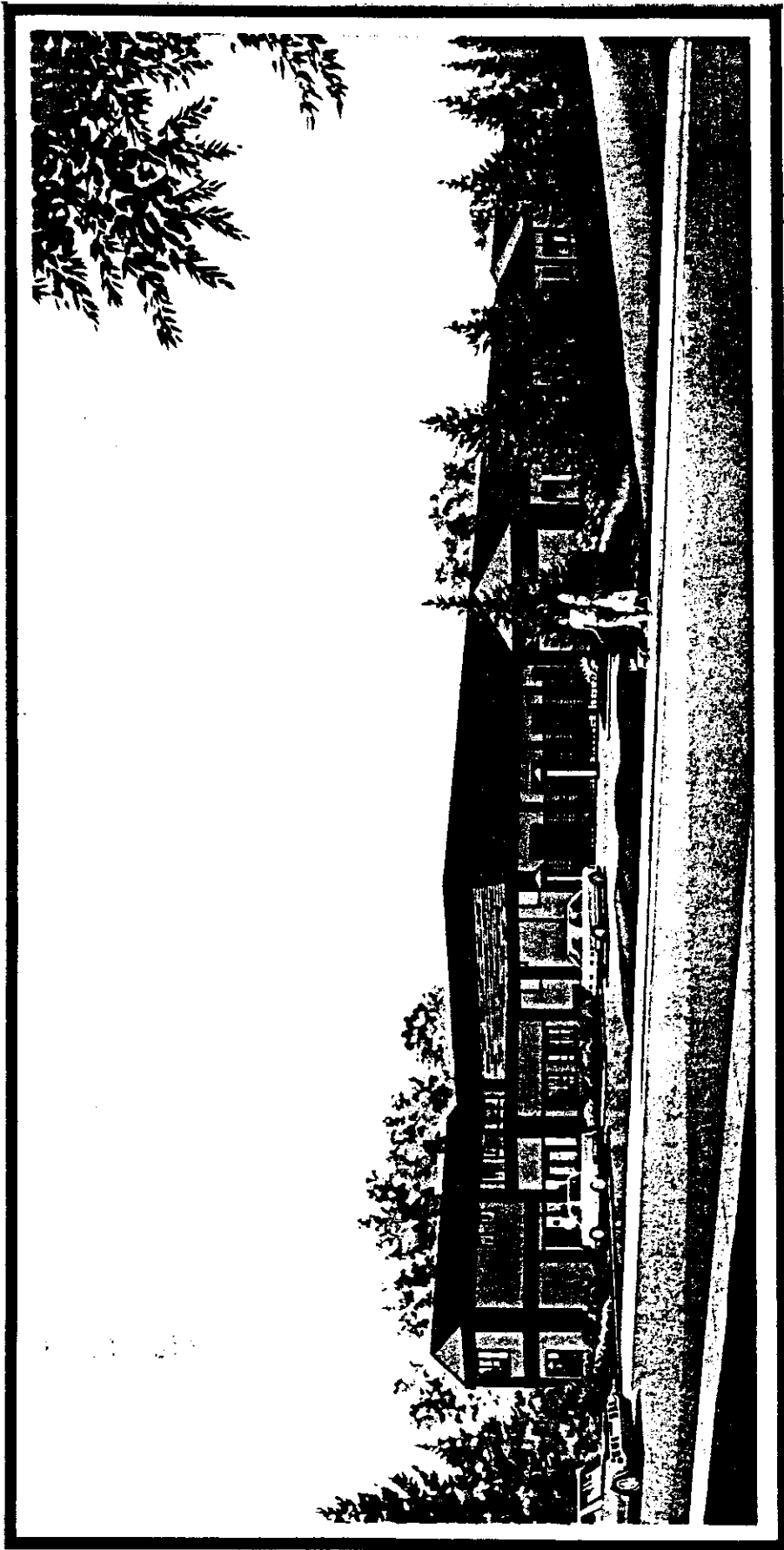


EXHIBIT I  
Mini Storage  
Elevation

P87-398

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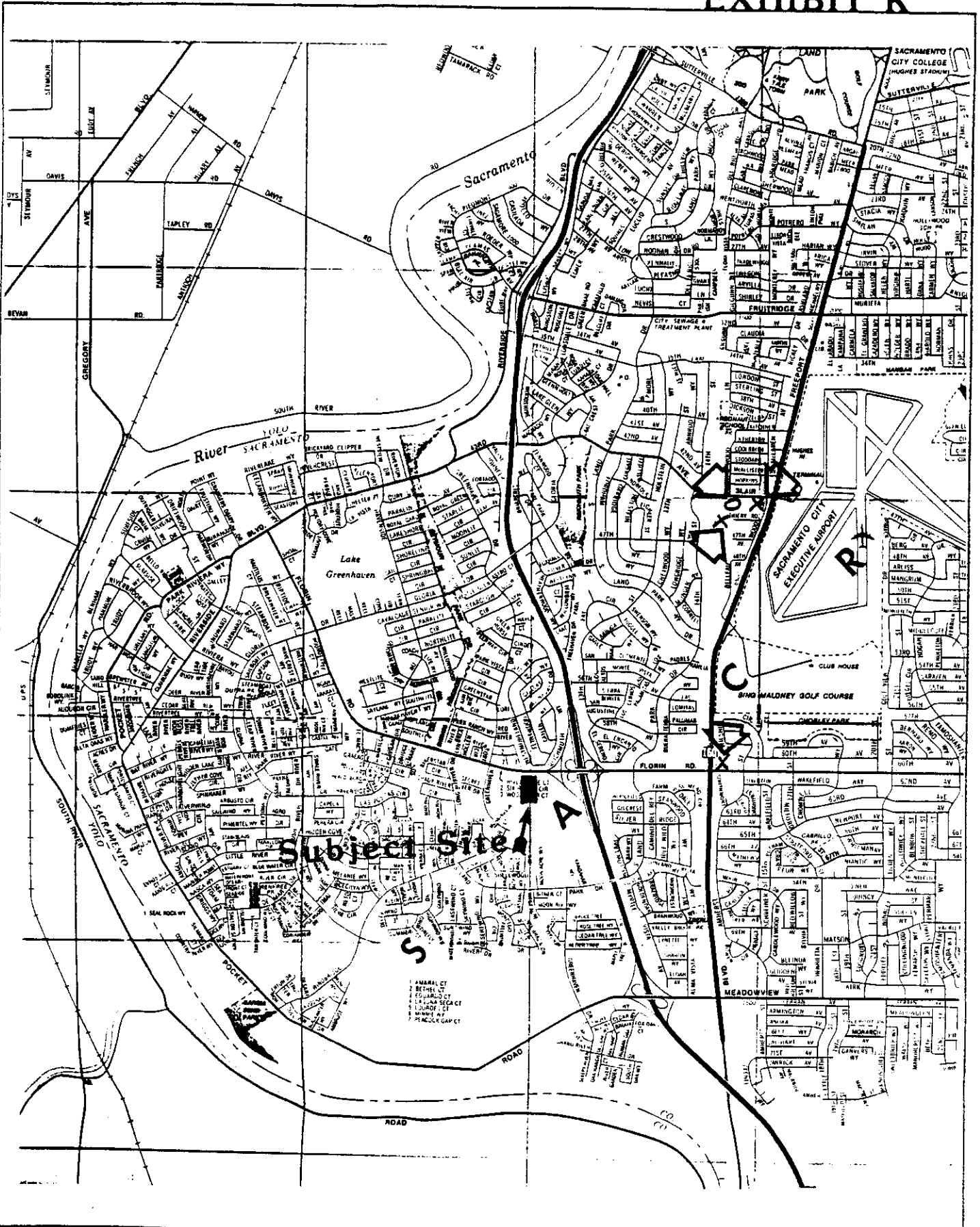
EXHIBIT J

September 1, 1987

This application is designed to create a parcel of land on which a ministorage facility will be built.

The purchaser of the property on which the ministorage facility will be constructed is Douglas Ose. He has had extensive experience in the development and management of such facilities. At one time or another, Mr. Ose has owned or managed four facilities in the Sacramento area. These four facilities contain over 2,350 individual storage units. Each facility has a resident manager and similar operating hours as for the proposed facility in Greenhaven. It is Mr. Ose's experience that these facilities each operate quite successfully with a maximum of four parking spaces, including a handicapped stall and a stall for the resident manager. Given the probable number of units at the proposed Greenhaven facility, it is Mr. Ose's opinion that the facility will need five public parking spaces, including a handicapped stall and a stall for the resident manager. Interior driveways and aisles are designed to facilitate circulation and loading/unloading of goods. Given the proposed use, it is inadvisable to use such driveways and aisles for designated long-term parking use.

Therefore, this application is seeking a variance from existing City zoning ordinances for parking stall requirements for ministorage facilities. We respectfully submit that no more than five public parking stalls are necessitated by this development, based on Mr. Ose's experience. We request a variance in accordance with Mr. Ose's conclusions regarding the need for public parking spaces.



MINI STORAGE SITES



X Constructed  
O Approved

