

A. Land Use and Zoning

The subject site consists of one parcel totaling 2.15± acres in the Heavy Industrial [M-2(PC)] zone. The warehouse/office building is currently under construction. The subject site is designated for Heavy Commercial or Warehouse in the General Plan. Surrounding land uses and zoning include the Southern Pacific Railroad spur and the river to the north, zoned ARP-F; and warehouse and office buildings to the south, east, and west, zoned M-2(PC).

Offices are allowed in the M-2 zone only if they are incidental to an industrial use and do not occupy more than 25 percent of the gross floor area of the building(s). The Zoning Ordinance, however, gives the Planning Commission the authority to issue a special permit for offices in the M-2 zone that occupies more than 25 percent of the gross floor area of a building.

B. Applicant's Proposal

The applicant proposes to occupy 19,200 square feet (44 percent) of office in a 42,900 square feet warehouse shell building which is currently under construction. The remaining square footage, 23,700 (56 percent), will be used for warehouse and storage space.

Listed below is the gross square footage allotted for warehouse and office space on the first and second floor.

<u>1st Floor/Warehouse</u>	<u>1st Floor/Office</u>
11,500 sq. ft.	3,000 sq. ft.
4,600 sq. ft.	8,100 sq. ft.
<u>2nd Floor/Warehouse/Storage</u>	<u>2nd Floor/Office</u>
4,600 sq. ft.	8,100 sq. ft.
3,000 sq. ft.	

C. Building Design

The exterior building materials proposed for the structure consist of concrete tilt-up with a built-up roof. The building height is 28 feet with two floors. A large portion of the warehouse will be open to the roof. The exterior building colors will be earth tones. Staff found the proposed building design and color be compatible with the surrounding structures.

No signage has been proposed on the site plan or elevations. All signage proposed shall be subject to review and approval by the Planning Director prior to issuance of sign permits.

D. Parking and Circulation

The submitted site plan indicates 73 parking spaces. The zoning ordinance requires 1:400 parking ratio for office and a 1:1000 ratio for warehouse-type use. Sufficient parking is being provided for the office and warehouse use. Entering and exiting will be from Sequoia Pacific Boulevard.

The applicant has informed staff of a reciprocal access agreement between parcels A and B (see Exhibit E). In addition, the Southern Pacific easement immediately west of the property will be used for parking. The applicant is acquiring the use of the Southern Pacific easement with a quick claim deed. The easement is located on the subject site currently owned by the applicant.

All paved parking areas are required to be landscaped to meet City standards. Staff recommends that a landscape and irrigation plan be submitted for staff review and approval prior to issuance of building permits.

E. Conclusion

Staff surveyed the surrounding area and found that there were existing warehouse/office uses that exceeded the maximum required 25 percent gross floor area. The Commission has also approved some warehouse/office uses in the area exceeding 25 percent on surrounding sites in the M-2 zone. The proposed warehouse/office building is compatible with adjacent and nearby properties which are mostly office and warehouse uses. The 19,200 square feet office portion would not significantly impact the level of service for the existing street system on Sequoia Boulevard. Adequate parking and access will also be provided. Staff, therefore, recommends approval of the special permit to exceed the maximum required 25 percent office.

F. Agency Comments

The proposal was submitted to Traffic Engineering, Engineering, Building Inspections, City Water and Sewer, City Real Estate, and the Richards Boulevard Trade Association. The following comments were received:

Engineering

1. Provide reciprocal ingress, egress, and parking easements.
2. Provide reciprocal drainage easement.
3. Provide private sewer and water easement to parcel. Separate water meter is required for this site.
4. On-site paving and drainage plan shall be approved by Public Works Department prior to approval of Building Permit.
5. Owner and successors shall agree to join any future assessment districts.

ENVIRONMENTAL DETERMINATION: The proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration
- B. Approve the Special Permit to allow an increase in the maximum allowed square footage (19,200 - 44 percent) for office, subject to conditions and based on findings of fact which follow.

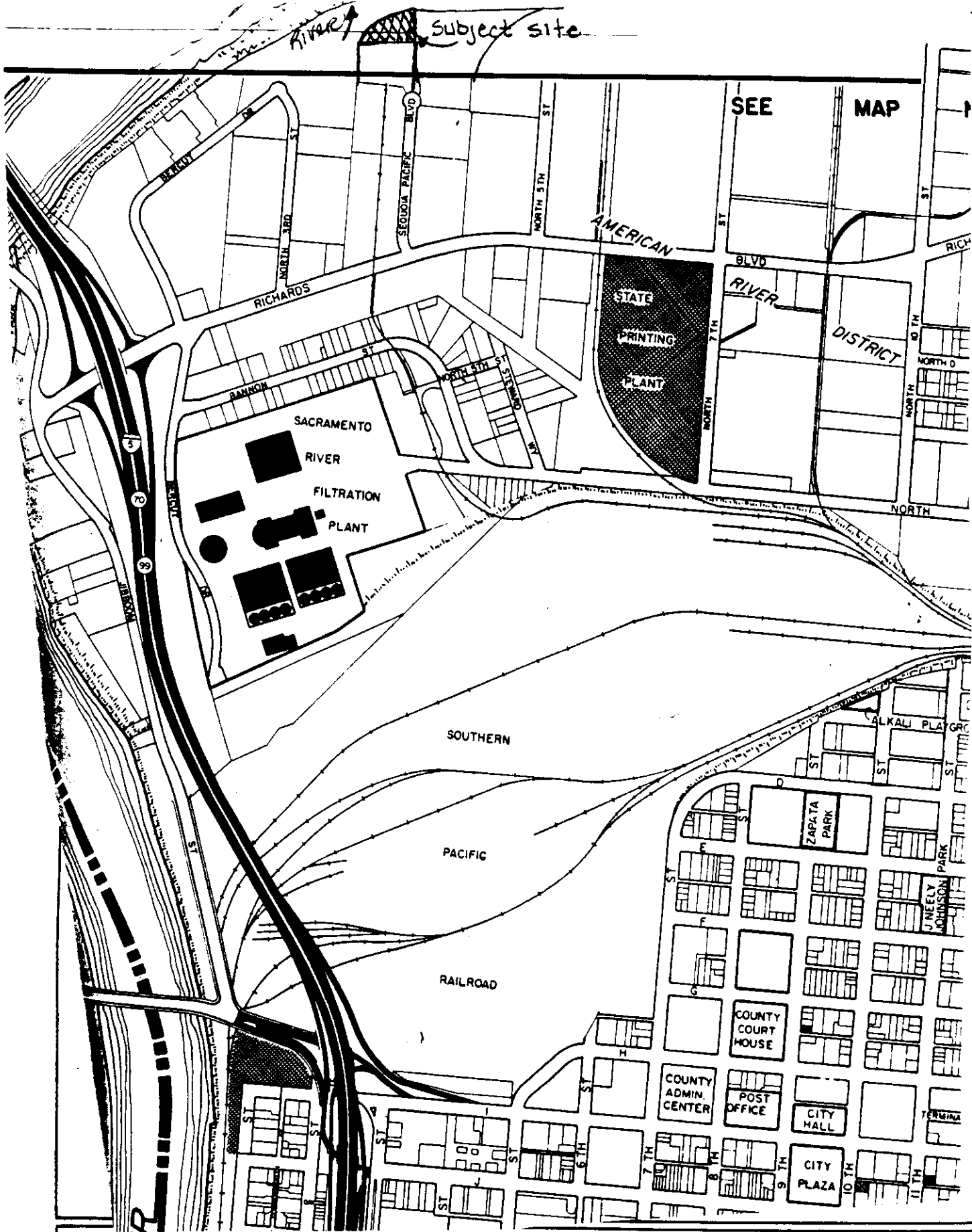
Conditions

1. A landscape and irrigation plan shall be submitted for staff review and approval prior to issuance of building permits.
2. Any signage proposed on the subject site shall be reviewed and approved by the Planning Director prior to issuance of sign permits.
3. The applicant shall provide reciprocal ingress, egress, and parking easements.
4. The applicant shall provide reciprocal drainage easement.
5. The applicant shall provide private sewer and water easement to subject parcel. Separate water meter is required for this site.
6. An on-site paving and drainage plan shall be approved by Public Works Department prior to approval of Building Permits.
7. The owner and successors shall agree to join any future assessment districts.

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. adequate space is provided on the site for the increased office square footage in the warehouse building
 - b. the proposed use is compatible with existing warehouse and office type uses in the immediate area
2. The project will not be detrimental to the public health, safety, or welfare nor to neighboring properties in the vicinity, in that:
 - a. adequate on-site parking, landscaping, and access will be provided

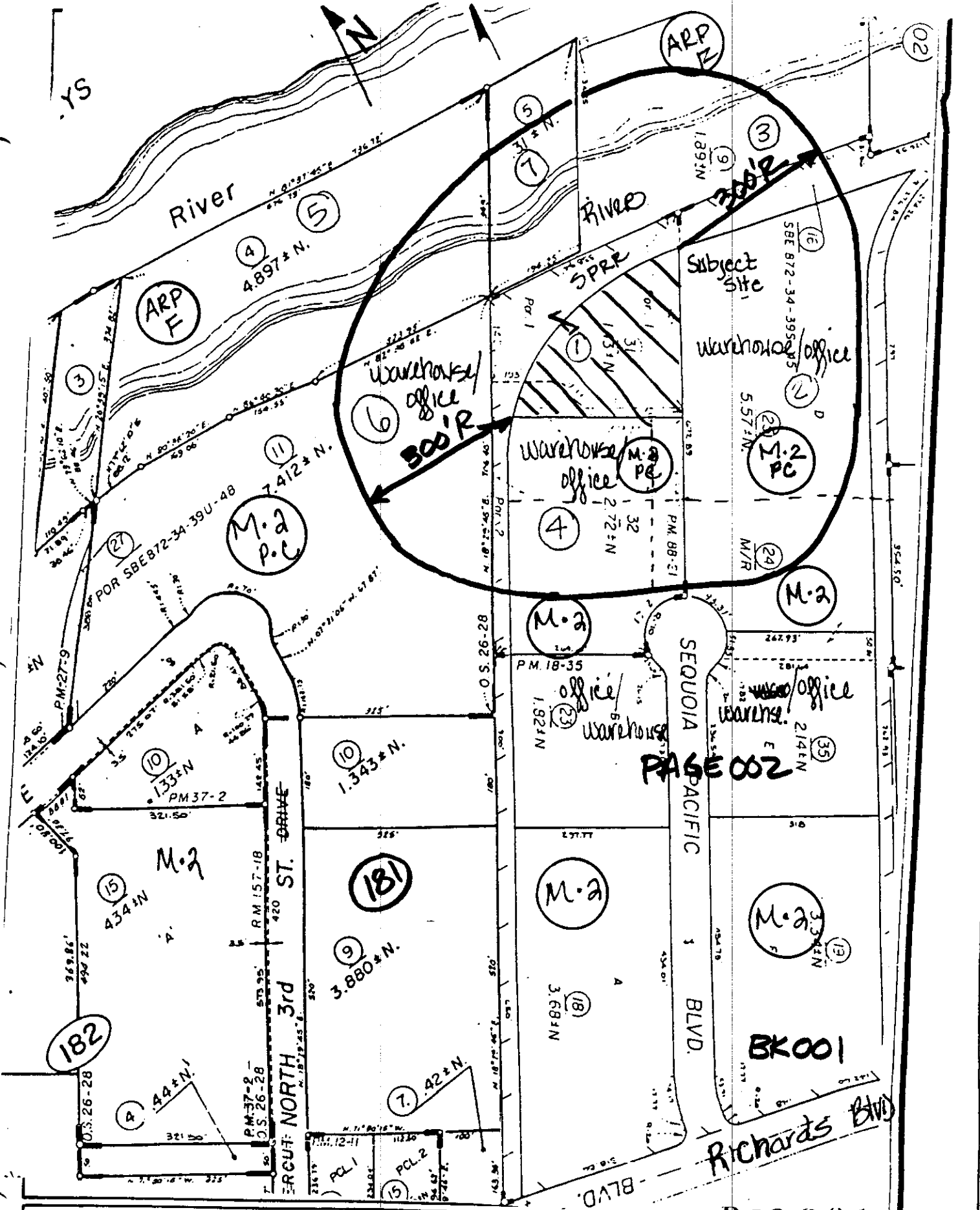
- b. the proposed office use will not significantly increase the traffic in the area
- 3. The project is consistent with the City's General Plan which designates the site for Heavy Commercial or Warehouse and the proposed office increase is compatible with the surrounding land uses.



VICINITY MAP

P89-201

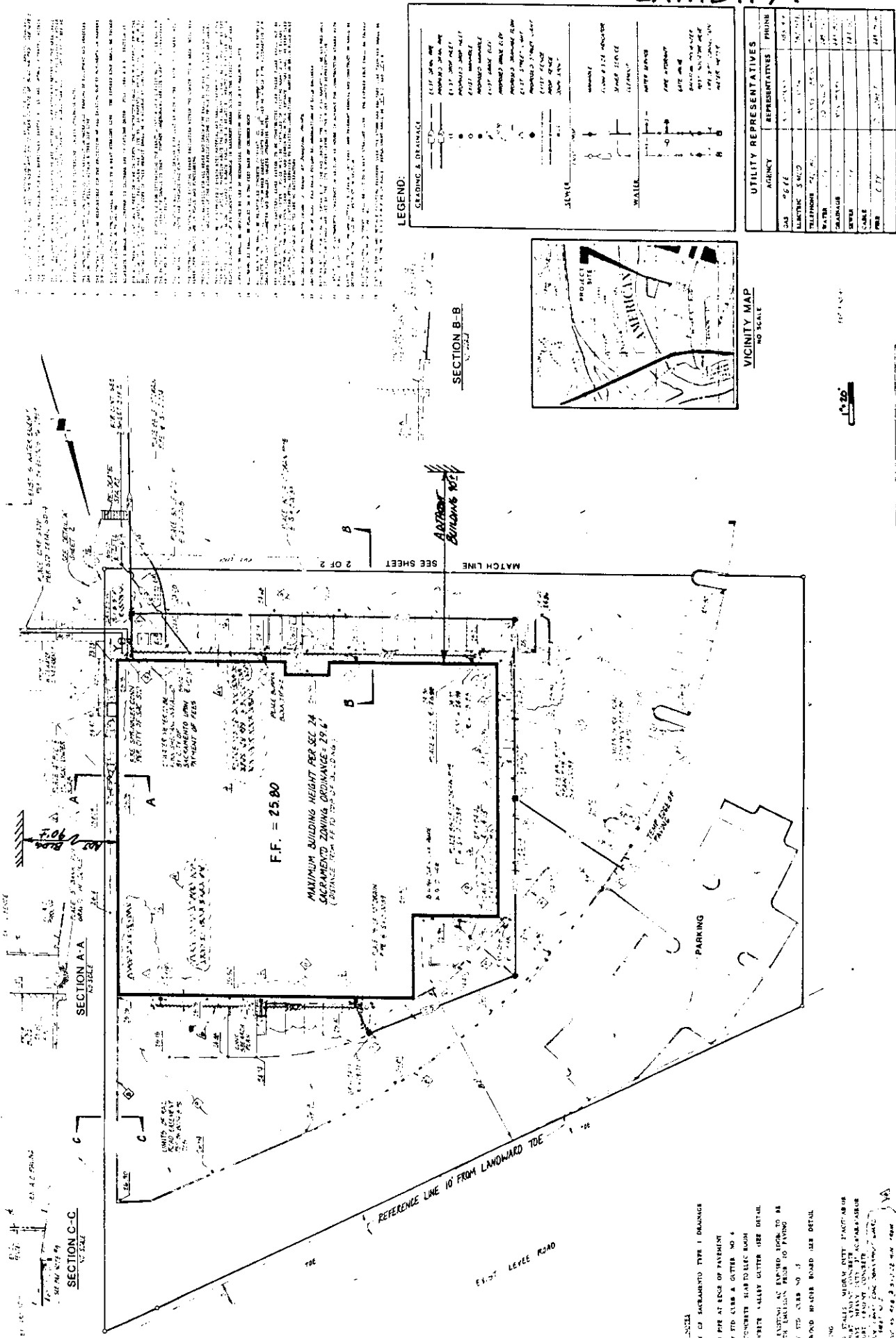
6-8-89



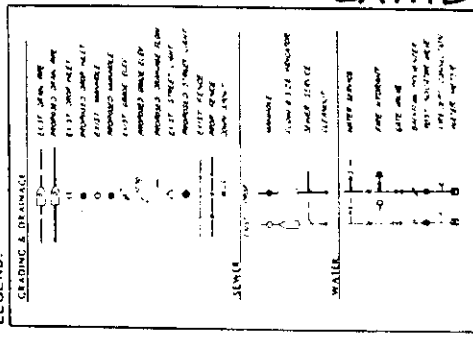
PAGE 002

LAND USE & ZONING MAP

EXHIBIT A



LEGEND:



UTILITY REPRESENTATIVES		PHONE
AGENCY	REPRESENTATIVE	
GAS
WATER
SEWER
...

ON SITE IMPROVEMENTS		DATE
NO.	DESCRIPTION	
1
2

PROPOSED IMPROVEMENTS		DATE
NO.	DESCRIPTION	
1
2

PROPOSED IMPROVEMENTS
CITY OF SACRAMENTO
600 SEQUOIA PACIFIC BLVD.

BLANK MARK SHEET
DESCRIPTION
...

MERIDIAN
CONSULTING ENGINEERS, INC.
...

P89-201

6-8-89

EXHIBIT B

REVISION	BY	DATE

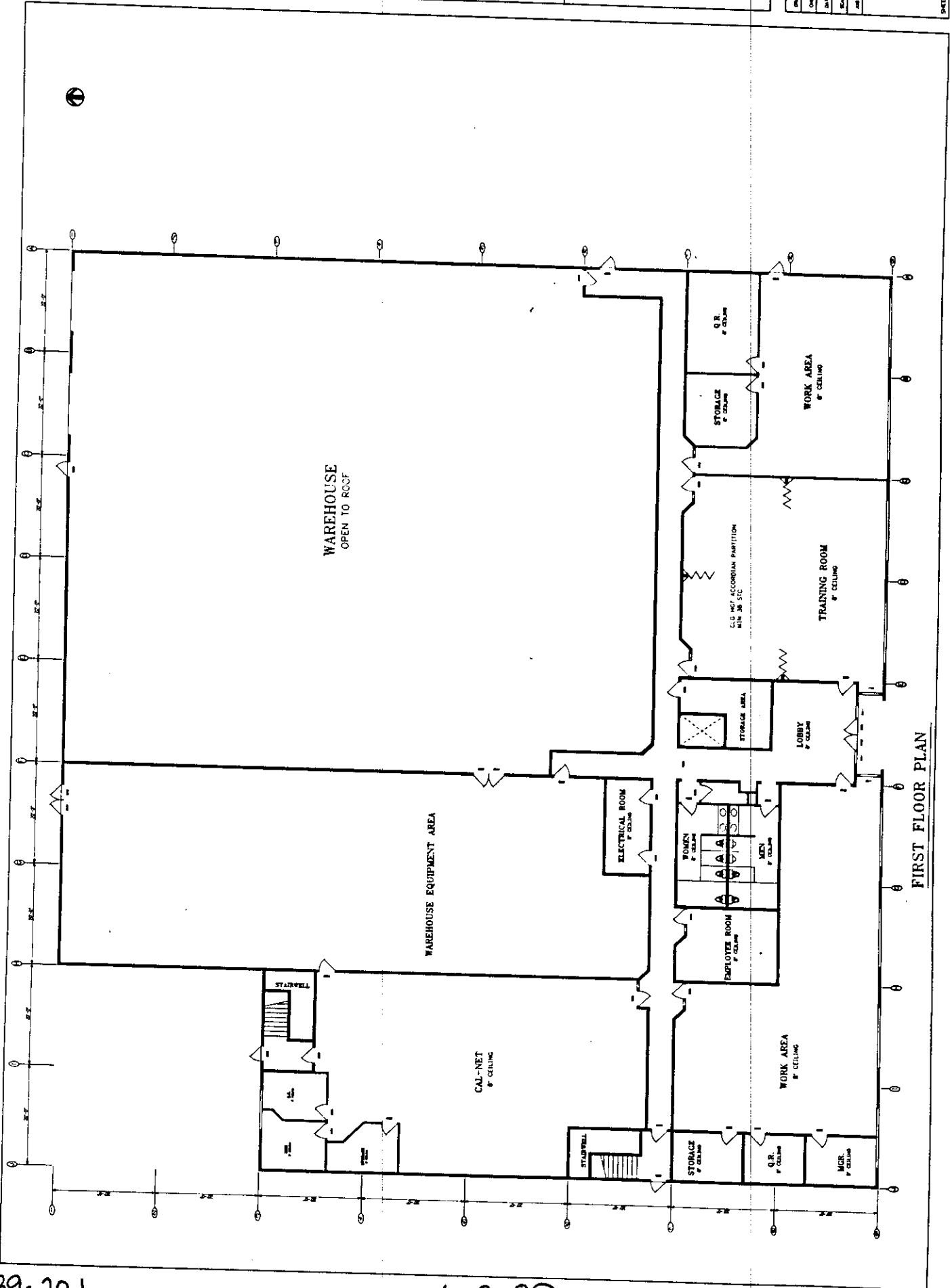
THE DRAFTING DEPARTMENT
 1222 MC OBY LANE, SUITE 100, ROSHARON, CA 92478
 INTERIOR IMPROVEMENTS FOR:
 SEQUOIA WAREHOUSE
 630 SEQUOIA PACIFIC BLVD
 SACRAMENTO, CALIFORNIA
 PROJECT NO. 89-001

THE DRAFTING DEPARTMENT
 1222 MC OBY LANE, SUITE 100, ROSHARON, CA 92478
 INTERIOR IMPROVEMENTS FOR:
 SEQUOIA WAREHOUSE
 630 SEQUOIA PACIFIC BLVD
 SACRAMENTO, CALIFORNIA
 PROJECT NO. 89-001

THE DRAFTING DEPARTMENT
 1222 MC OBY LANE, SUITE 100, ROSHARON, CA 92478
 INTERIOR IMPROVEMENTS FOR:
 SEQUOIA WAREHOUSE
 630 SEQUOIA PACIFIC BLVD
 SACRAMENTO, CALIFORNIA
 PROJECT NO. 89-001

DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA
DATE: 11/15/89	BY: J.A. BETHA

SHEET A-1
 SHEET 1 OF 2



FIRST FLOOR PLAN

889-201

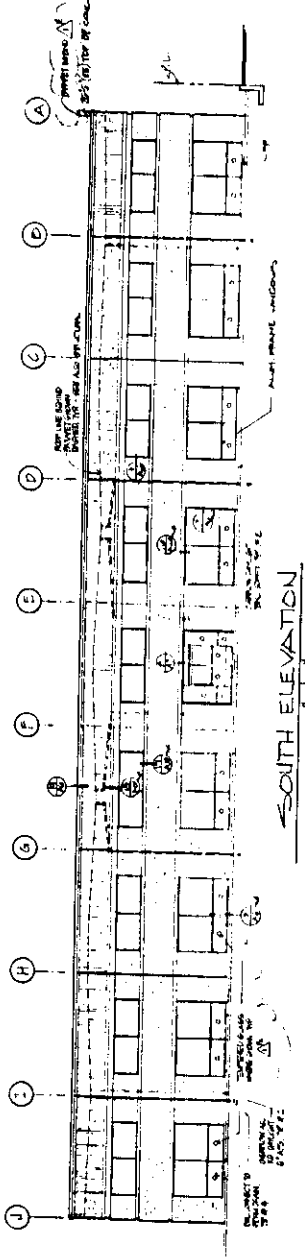
1-2-89



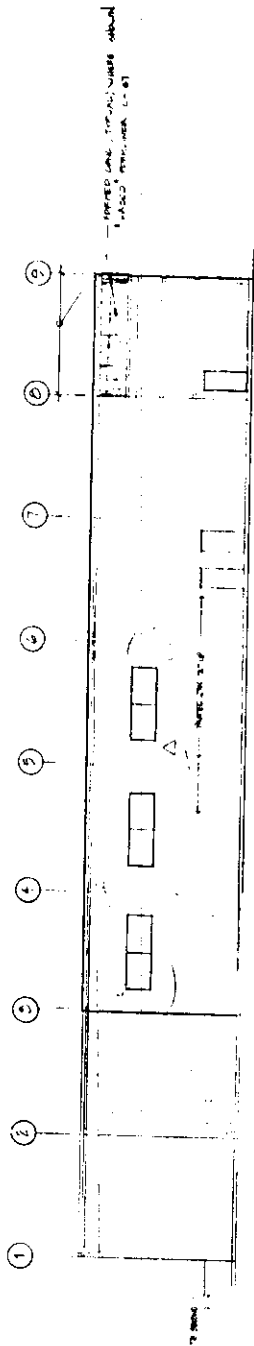
DATE: 10/10/01
PROJECT: SEGOVIA WAREHOUSE

SEGOVIA WAREHOUSE
SEGOVIA - PACIFIC BLVD
SACRAMENTO - CALIFORNIA

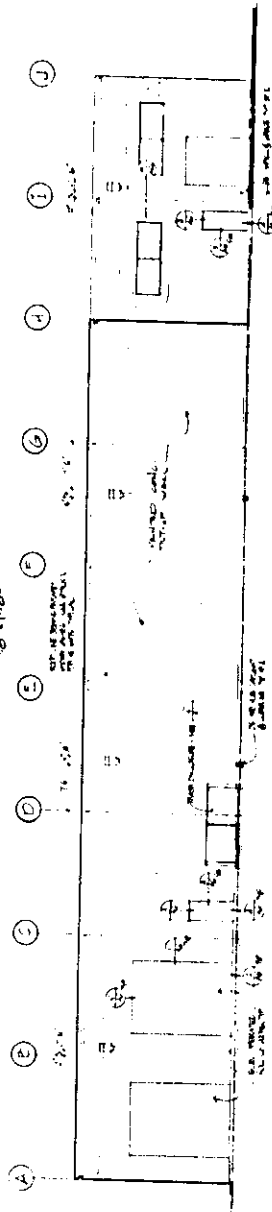
ARCHITECT: H&G ARCHITECTS AND ENGINEERS
1000 J STREET, SUITE 100, SACRAMENTO, CALIFORNIA 95811
PHONE: (916) 442-1111
FAX: (916) 442-1112
WWW.HGARCHITECTS.COM



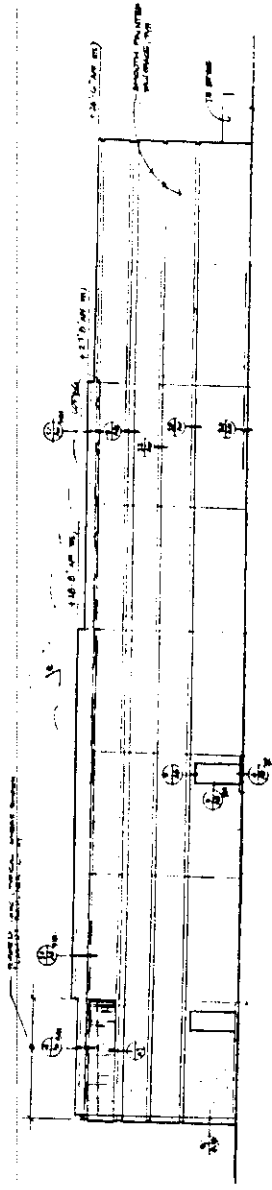
SOUTH ELEVATION
18' x 112'



WEST ELEVATION
18' x 112'



NORTH ELEVATION
18' x 112'



EAST ELEVATION
18' x 112'

89-201

6-8-89

SCALE 1" = 100'

EXHIBIT-BE

PARCEL D
(18 P.M. 35)

POB PARCEL "A"
NE CORNER PARCEL 1 (88PM 21)

10' PRIVATE UTILITY EASEMENT

N 18°29'45"E 672.89

363.00'

16°00"E

PARCEL A
2.150 ACRES

LOT LINE ~~FORMER~~
REMOVED

EASEMENT TO SOUTHERN PACIFIC
TRANSPORTATION COMPANY PER
80-04-18 O.R. 705

SOUTHERN/PACIFIC
IND. DEV. CO.

N 82°38'55"E 338.94

N 71°30'15"W 329.77'

309.89'

32' PRIVATE UTILITY & ACCESS EASEMENT

15.00'

12.5' P.U.E.
PER 18 P.M. 35

PARCEL B
3.003 ACRES

204.10'

N 18°29'45"E 619.76

415.66'

SET 5/8" REBAR

FORMULA X PROPERTIES

COUNTY OF
SACRAMENTO

SEQUOIA PARK
BOULEVARD

121.69
R=70'
40°07'48"E

N 71°30'15"W 269.60
(269.00)

EXHIBIT
E

85102

89-20

6-8-89