

P99-106 • American Radio Systems Building

- REQUEST: **A. Environmental Determination: Exemption**
- B. Special Permit** to increase the maximum allowed 25 percent office space in the industrial M-1 zone from 10,232 square feet to 12,424 square feet of office within a proposed 26,668 square foot building (46.6 percent) located on 1.31± developed acres in the Light Industrial (M-1S) zone.

LOCATION: 280 Commerce Circle
Assessor's Pcl. No. 265-0292-033
North Sacramento Plan Area
Council District 2

APPLICANT: Rex McLean, Architect, 730-0121
1817 Larkin Way, Sacramento, CA 95818

OWNER: American Radio Systems, 923-6898
280 Commerce Circle, Sacramento, CA 95815

APPLICATION FILED: July 16, 1999

STAFF CONTACT: Sandra L. Yope, 916-264-7158

SUMMARY: The applicant is seeking an entitlement to allow an existing radio station operation to expand office space within an existing building in an industrial zone. The project's primary issue relates to land use compatibility. The project involves a 26,668 square foot warehouse/office building.

RECOMMENDATION: Staff recommends approval of the project, subject to conditions, based on upon the fact that the changes are internal, there will be adequate on-site parking, and the expansion allows a commercial business to meet growing needs within their existing building.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
Community Plan Designation: Industrial
Existing Land Use of Site: Warehouse/Office
Existing Zoning of Site: Light Industrial (M-1)

Surrounding Land Use and Zoning:

North: M-1; Vacant
 South: M-1; Office/Warehouse
 East: M-1; Office/Warehouse
 West: M-1PC; Vacant

Setbacks:	Required	Existing
Front: (North)	0'	19'
Sides:		
East:	0'	13'
West:	0'	9'
Rear: (South)	0'	9'

Property Dimensions:	297 feet x 191 feet
Property Area:	1.3± acres
Parking Provided:	56 spaces
Parking Required:	50 spaces
Square Footage of Building:	26,668 square feet
Height of Building:	Two Story, 30 feet
Exterior Building Materials:	Wood/ Cement Plaster
Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant is required to obtain a building permit from the City's Building Division.

BACKGROUND INFORMATION: The applicant initially submitted for an internal remodel as Zoning Administrator Special Permit Modification (Z99-026). There was no previous Special Permit for the existing office space that exceeded 25 percent of the total square footage and the proposed total of office space would exceed 10,000 square feet. The Zoning Ordinance requires a Planning Commission Special Permit for office space that exceeds 10,000 square feet and 25 percent of the building in an industrial zone. Therefore the application was converted to a Planning Commission application.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse and the North Sacramento Community Plan designates the subject site as Industrial. The proposed project is consistent with the land use designations. The General Plan has no specific policy or goal language relating to the increase of office space within a warehouse building on industrial zoned parcels. It refers to the Special Permit process as a means of review for additional office space within the industrial zones.

B. Special Permit/Zoning Requirements

The project site consists of one large parcel totaling 1.3± developed acres in the Light Industrial (M-1) zone. The applicant proposes to use 12,424 square feet of a 26,668 square foot building for office space. The expansion will happen within the existing building. The remaining space in the building will include 2,700 square feet as studio space and 14,244 square feet for warehouse space. The Zoning Ordinance requires a Planning Commission Special Permit when the office use in the M-1 zone exceeds 25 percent of the total building square footage and is greater than 10,000 square feet. The proposed total office space is 46.6 percent of the total building square footage. The office space is required for the relocation of staff of the radio station.

The proposed site plan indicates there will be 56 parking spaces which is six more than required 50 spaces for the all the uses in the building. The office and studio area require one space per 400 square feet for a total of 38 spaces and the warehouse area requires one space per 1000 square feet for a total of 12 spaces. The site plan does not indicate a trash enclosure.

PROJECT REVIEW PROCESS:

A. Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to pursuant to California Environmental Quality Act Guidelines, Section 15301(a)}.

B. Public Comments

The project was noticed and staff received no calls about the project.

C. Summary of Agency Comments

The proposed project has been reviewed by the City Public Works- Transportation and Engineering Planning Division, Design Review, the Building Division, Utilities, the Fire Department, and the Police Department. The comments received pertaining to the project have been included as conditions.

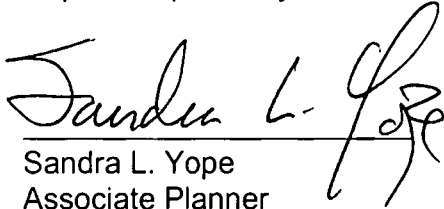
PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny requested Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

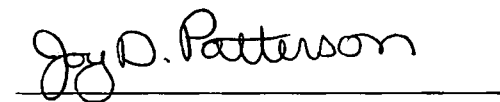
- A. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) with the Environmental Determination that the project is **Exempt** from further environmental review pursuant to the California Environmental Quality Act.

- B. Adopt the attached Notice of Decision and Findings of Fact (Attachment 1) **approving** the **Special Permit** to to increase the maximum allowed 25 percent office space in the industrial M-1 zone from 10,232 square feet to 12,424 square feet of office within a proposed 26,668 square foot building (46.6 percent) located on 1.31± developed acres in the Light Industrial (M-1S) zone.

Report Prepared By,


Sandra L. Yope
Associate Planner

Report Reviewed By,


Joy D. Patterson
Senior Planner

Attachments

- | | |
|--------------|--|
| Attachment 1 | Notice of Decision and Findings of Fact
Exhibit B-1 Site Plan |
| Attachment 2 | Vicinity/Locator Map |
| Attachment 3 | Land Use and Zoning Map |

ATTACHMENT 1**NOTICE OF DECISION AND FINDINGS OF FACT FOR THE AMERICAN RADIO SYSTEMS BUILDING LOCATED AT 280 COMMERCE CIRCLE IN THE LIGHT INDUSTRIAL (M-1) ZONE . (P99-106)**

At the regular meeting of October 28, 1999, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

A. Environmental Determination (Exemption)

- B. Approved the Special Permit** to increase the maximum allowed 25 percent office space in the industrial M-1 zone from 10,232 square feet to 12,424 square feet of office within a proposed 26,668 square foot building (46.6 percent) located on 1.31± developed acres in the Light Industrial (M-1S) zone.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Sections 15301(a) of the California Environmental Quality Act.
- B. Special Permit: The Special Permit for the proposed second unit is approved subject to the following findings of fact:
1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within an industrial complex is compatible with the surrounding industrial and warehouse uses.
 2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate on-site parking and setbacks will be provided; and
 - b. the proposed building will be compatible with the existing industrial/warehouse buildings in the area.
 3. The project is consistent with the General Plan and North Sacramento Community Plan which designates the subject site as Heavy Commercial or Warehouse and Industrial respectively.

CONDITIONS OF APPROVAL

- B. The Special Permit for the proposed office expansion (Exhibits B-1 through B-3) is hereby approved subject to the following conditions:
- B1. If any dumpsters are used then a trash enclosure must be provided. The trash enclosures shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
 - B2. Any further additions of structures for office use shall require an additional Special Permit.
 - B3. Size and location of the office area shall conform to the plans submitted.
 - B4. The applicant shall obtain all necessary building permits prior to commencing construction.
 - B5. The applicant will submit a 5 year certification to the Fire Department upon completion of the project.
 - B6. A KNOX Box for fire personnel access shall be provided to the satisfaction of the Fire Department.
 - B7. The applicant shall repair or replace existing deteriorated curb, gutters, and sidewalk to the satisfaction of the Department of Public Works.

CHAIRPERSON

ATTEST:

SECRETARY TO
CITY PLANNING COMMISSION CHAIRPERSON

P99-106

P99-106

REX ELMAN
ARCHITECT

687 LA BEE BLVD
SANTA ANA, CA 92707
TEL 949/377-1100

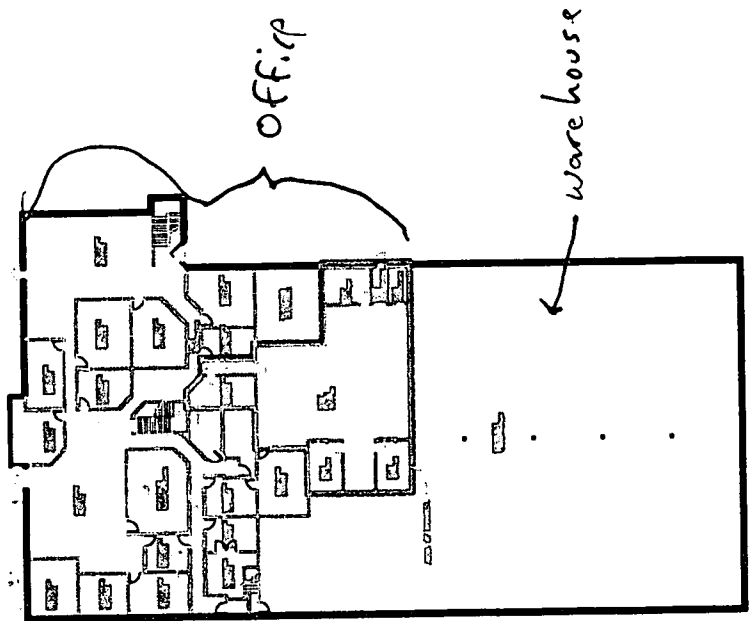
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EXHIBIT B1

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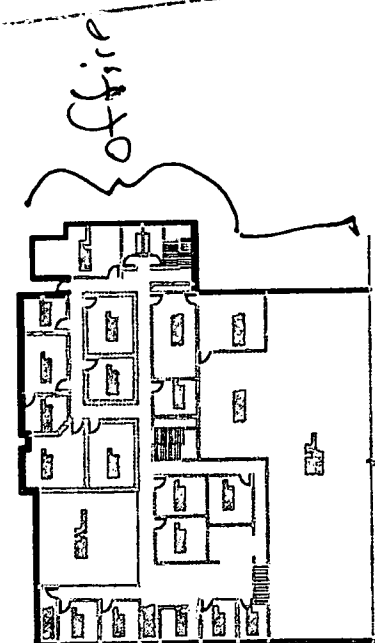
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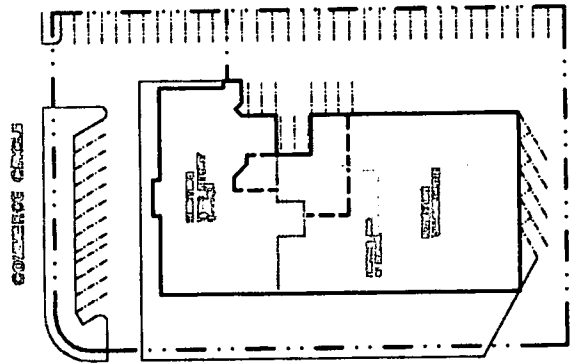
FIRST FLOOR PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"



SITE PLAN

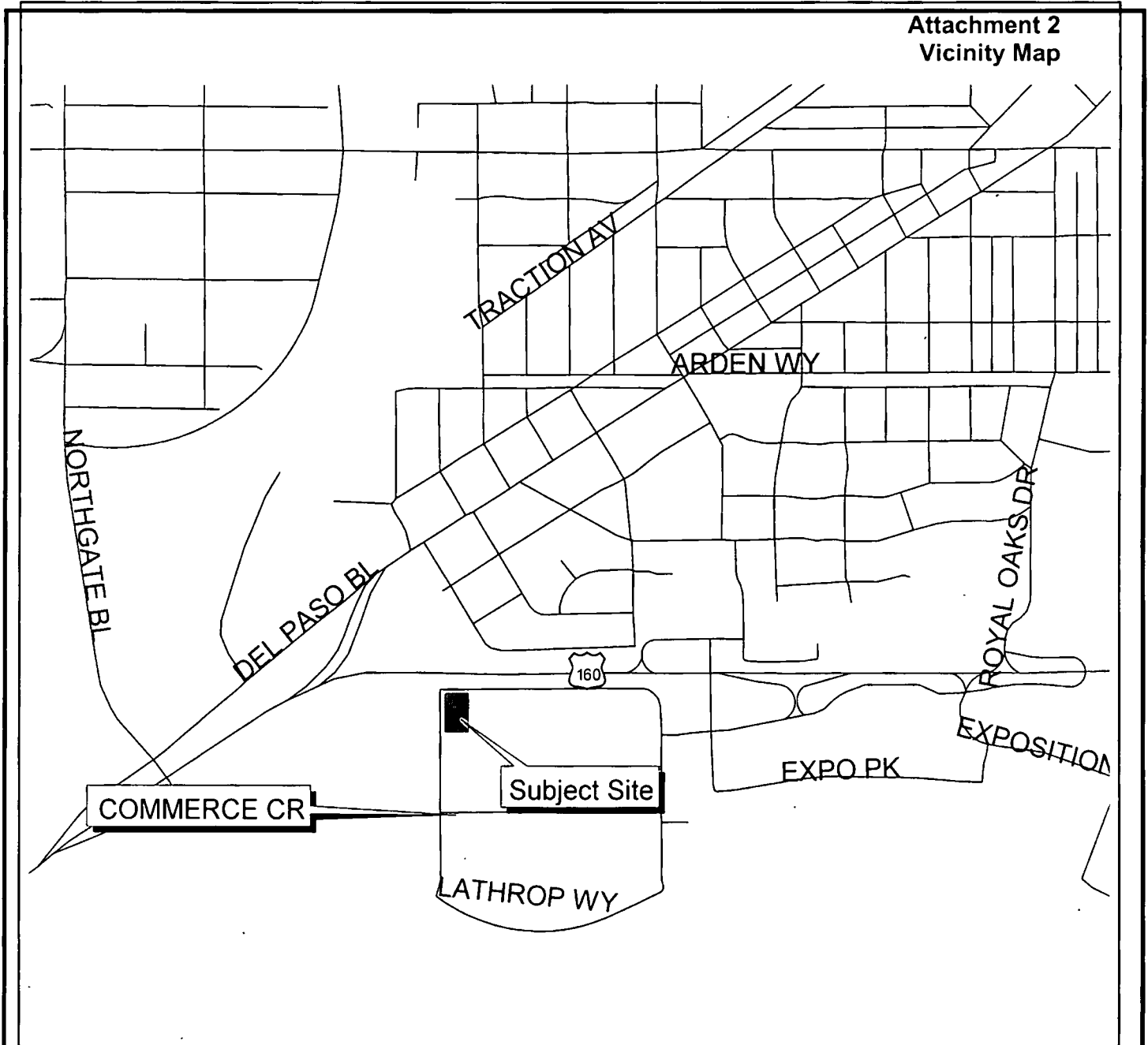
1/8" = 1'-0"

P 99-106

RECEIVED
JUL 16 1999
CITY OF SACRAMENTO
CITY PLANNING DIVISION

799-026

Attachment 2
Vicinity Map



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

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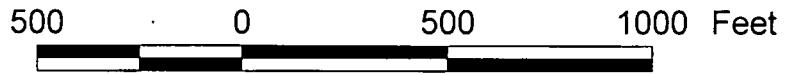
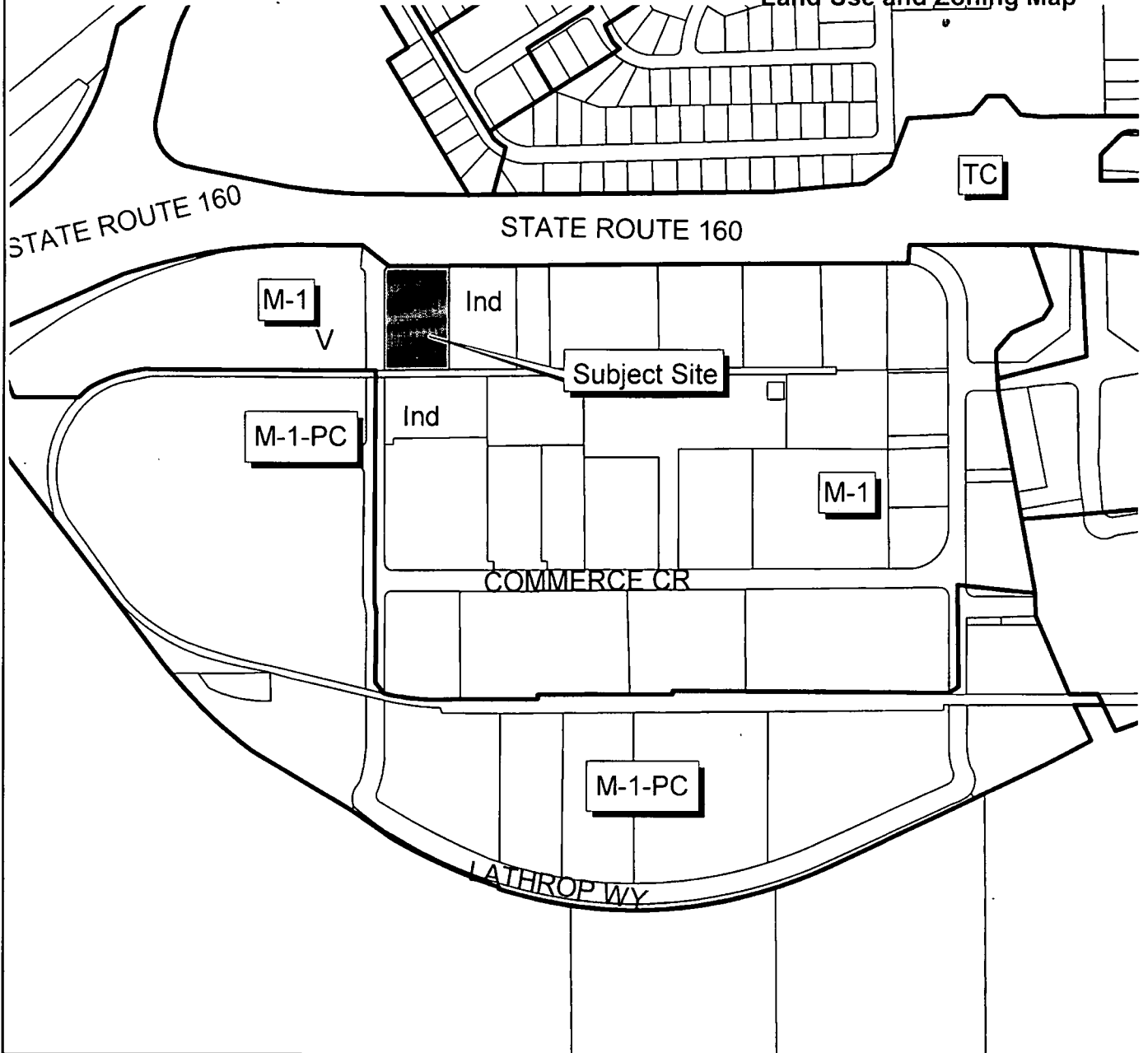


VICINITY MAP



Attachment 3

Land Use and Zoning Map



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING





NEIGHBORHOODS,
PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 300
SACRAMENTO, CA
95814-2904

PLANNING
916-264-5381
FAX 916-264-5328

PUBLIC NOTICE

October 11, 1999

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on October 28, 1999.

The proposed project is:

P99-106 American Radio Systems Building located at 280 Commerce Circle. Entitlement to permit the expansion of office within an existing warehouse building in the Light Industrial (M-1) zone/ (D2) APN: 265-0292-033. **A. Environmental Determination:** Exempt 15301; **B. Special Permit** to increase the maximum allowed 25 percent office space in the industrial M-1 zone from 10,232 square feet to 12,424 square feet of office within a proposed 26,668 square foot building (46.6 percent) located on 1.31 ± developed acres in the Light Industrial (M-1S) zone.

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Sandra Yope at the City Planning Division, 264-7158, and please refer to the above 'P' number.



building better neighborhoods block by block

www.sacto.org/npds/


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CITY OF SACRAMENTO
Planning Services Division
1231 I Street, Room 300
Sacramento, CA 95814

RETURN SERVICE REQUESTED



U.S. POSTAGE

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1. APN: 275-0290-010-0000
American Radio Systems Corp.
116 Huntington Avenue
Boston, Mass 02116

PUBLIC NOTICE

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RETURN TO SENDER
AMERICAN RADIO SYSTEMS INC
1200 SOLDIERS FIELD RD
BOSTON MA 02134-1004

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