

Staff Amended (5/25/89)  
**CITY PLANNING COMMISSION**

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

**APPLICANT** Russell & Sullivan Architects, 1717 I St., Suite A, Sac, CA 95814  
**OWNER** I-80 Industrial Associates, 1455 Response Road, #290, Sacramento, CA 95815  
**PLANS BY** Russell & Sullivan Architects, 1717 I St., Suite A, Sac, CA 95814  
**FILING DATE** 4/6/89 **ENVIR. DET.** Neg. Dec. 4/28/89 **REPORT BY** PW:kjr  
**ASSESSOR'S PCL. NO.** 238-0220-009

- APPLICATION:**
- A. Negative Declaration
  - B. Tentative Map to divide one lot into two on 4.8+ vacant acres in the Light Industrial-Review (M-1 SR) zone
  - C. Plan Review of a 12,000 square foot regional parts warehouse and office building
  - D. Variance to waive the City's standard surfacing requirement for a portion of the storage area for a proposed regional parts warehouse

**LOCATION:** Northwest corner of Bell Avenue and Strauss Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 12,000 square foot regional parts warehouse in the area known as the I-80 Industrial Park.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1 SR
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Industrial; M-1 SR	Front:	25'	25'
South: Residential; R-1			
East: Vacant; M-1 SR	Side(St):	25'	25'
West: Industrial; M-1 SR	Rear:	No Requirement	

Parking Required:	16 spaces
Parking Provided:	16 spaces
Property Dimensions:	341+ x 200+'
Property Area:	1.6+ acres after land division
Square Footage of Building:	12,000
Height of Building:	24 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete tilt-up
Roof Material:	Built-up

Exterior Building Colors: Grays and Pastels  
 Total Number of Employees: 12  
 Hours of Operation: 8:00 a.m. to 5:00 p.m.

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On May 10, 1989, by a vote of seven ayes and two absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to the attached conditions.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 4.8+ vacant acres located in the Light Industrial-Review (M-1S-R) zone. The site is designated Heavy Commercial or Warehouse by the General Plan and Industrial by the North Sacramento Community Plan. The project site is located within the I-80 Industrial Park and is surrounded on the north, east, and west by either industrial uses under construction or vacant industrially zoned land not yet developed. To the south is the Bell Avenue School and the Village Greens Mobile Home Park. Adjacent to the southeast is the industrial complex known as Sacramento Security Park.

The purpose of the "R" review in the area west of McClellan Air Force Base is to assure adequate infrastructure improvements, i.e., water, sewer, storm drainage, and roadways. The tentative map has been conditioned to require separate water and sewer be provided to each parcel. The roadways in this area (I-80 Industrial Park) have been developed under previous tentative map approval. The zoning also requires a 25 foot landscape setback along all public street frontages.

B. Applicant's Proposal

The applicant is proposing to develop a regional parts warehouse for the Ingersoll-Rand Company. The Ingersoll-Rand Company is a manufacturer of equipment for the construction industry specializing in heavy duty generators. The proposed project will act as a regional facility for parts, storage, and distribution of Ingersoll-Rand equipment.

The facility will consist of a 12,000 square foot building of which 2,600 square feet is designated for office use and 9,400 for warehouse and parts distribution. An outdoor equipment storage and display area is proposed for the northern and western portion of the site. The applicant is requesting that a portion of the equipment storage yard area consist of rock or crushed stone, i.e., gravel. The applicant indicates that this type of surface is preferable, as pavement surfaces such as asphalt tend to break down under use by heavy equipment. The Zoning Ordinance requires that all off-street parking, loading, storage, sales, rental, or service areas for vehicles be surfaced with either 2 inches of compacted asphalt paving over 4 inches of aggregate base rock or 3 inches of portland cement paving. A variance from this surfacing requirement for the storage area is necessary to utilize a gravel surface.

C. Building Design

The submitted building elevations indicate tilt-up concrete panels with painted formliners and accent reveals. The formliner and reveal lines extend around all sides of the building. Roll up doors are located on the north elevation which opens up to the paved yard area. The concrete panels will be painted gray with the formliner and reveal lines painted pastel colors to accent the gray. The design and materials of the proposed building is very similar to the buildings approved and under construction adjacent to the north. However, the south elevation which faces Bell Avenue is highly visible and should be aesthetically improved. Staff suggests some additional detailing to provide visual interest to this facade. This could be accomplished through the use of awnings or recessing or extending the glass storefront window systems. The applicant should revise the south elevation including a decorative element subject to Planning Staff review and approval.

D. Site Plan Design

1. Landscaping

The applicant has not submitted a landscape plan as part of the proposal. Designated landscape areas have been indicated on the site plan including the required 25 foot landscape setback adjacent to Bell Avenue and Strauss Drive. Staff recommends the following items be incorporated into the landscape plan:

- a. Berming should be shown with 3 1/2 foot high undulating berms within the 25 foot setback adjacent to the two public street frontages. Berming should be covered by lawn and trees;
- b. Street trees should be planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering is recommended;
- c. A mix of 5 and 15 gallon and 24 inch box specimen trees should be shown;
- d. Parking spaces adjacent to landscape planters should be designed to incorporate a 2 foot vehicle overhang into the planter;
- e. Landscaping and berming should observe minimum visibility requirements for driveways and street intersections;
- f. 50 percent of the trees adjacent to the public right-of-way should be evergreen variety;
- g. Landscaping should be provided under the PG&E transmission easement. This treatment should be reviewed and approved by PG&E;
- h. Plants and/or shrubbery should be installed adjacent to the south building elevation;
- i. The parking area must meet the City's 50 percent shading requirement;

- j. For additional screening of the outdoor storage area, shrubs should be planted along the fences on Bell Avenue and Strauss Drive.

## 2. Fencing

The site plan indicates fencing around all of the storage area. The type of fencing is not indicated. Staff recommends a 6 foot high chain link fence with vinyl slats around the perimeter of both the paved and gravel storage yards.

## 3. Surfacing

As noted previously, the applicant is requesting a variance to waive the City's standard surfacing requirement for a portion of the storage yard. Planning Staff is aware of the damage that construction vehicles can inflict on an asphalt or concrete surface and in the past has recommended the waiver of the City's standard surfacing requirement for other heavy equipment storage yards in the City. However, staff wants to insure that the waiver of the standard surfacing will not result in excessive dust, leakage of contaminants into the soil, deterioration of the public right-of-way, or cause the site to have an unattractive appearance. Therefore, staff recommends all equipment repair areas and driveway entrances be paved in accordance with City standard. The remaining equipment storage area can be surfaced with gravel. Drainage for the gravel area must receive the approval of the City Public Works Department, Fire Department, and City/County Health Department. Staff also recommends a 6 foot high solid decorative masonry wall along the Bell Avenue frontage to alleviate the visual impacts of the gravel surfaced storage area.

## E. Signage

No proposal for signage has been submitted. Signage for the project should be compatible with other buildings within the I-80 Industrial Park and should conform to the City's Sign Ordinance.

**ENVIRONMENTAL DETERMINATION:** The City's Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a Negative Declaration.

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

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map to divide 4.8+ vacant acres into two lots subject to conditions and forward to City Council.
- C. Approve the Plan Review of a 12,000 square foot regional parts warehouse building subject to conditions and based upon findings of fact which follow.
- D. Approve the variance to waive the City's standard surfacing requirement for a portion of the storage yard area for a proposed regional parts warehouse subject to conditions and based upon findings of fact which follow.

Tentative Map 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:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Show all existing easements;
3. Provide separate sewer and water services to each lot prior to obtaining building permit;
4. Dedicate a 12 1/2 foot public utilities easement along all streets, if not existing. Place the following note on the Final Map and in the deeds to affected parcels: "Land use is restricted within electric transmission easement. Contact PG&E Land Department for information."
5. Property owner shall enter into consent agreement with PG&E and provide proof of the agreement prior to recordation of final map or issuance of building permit;
6. Approval subject to the following flooding notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have

knowledge and the means of acquiring knowledge of the particular risks involved in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

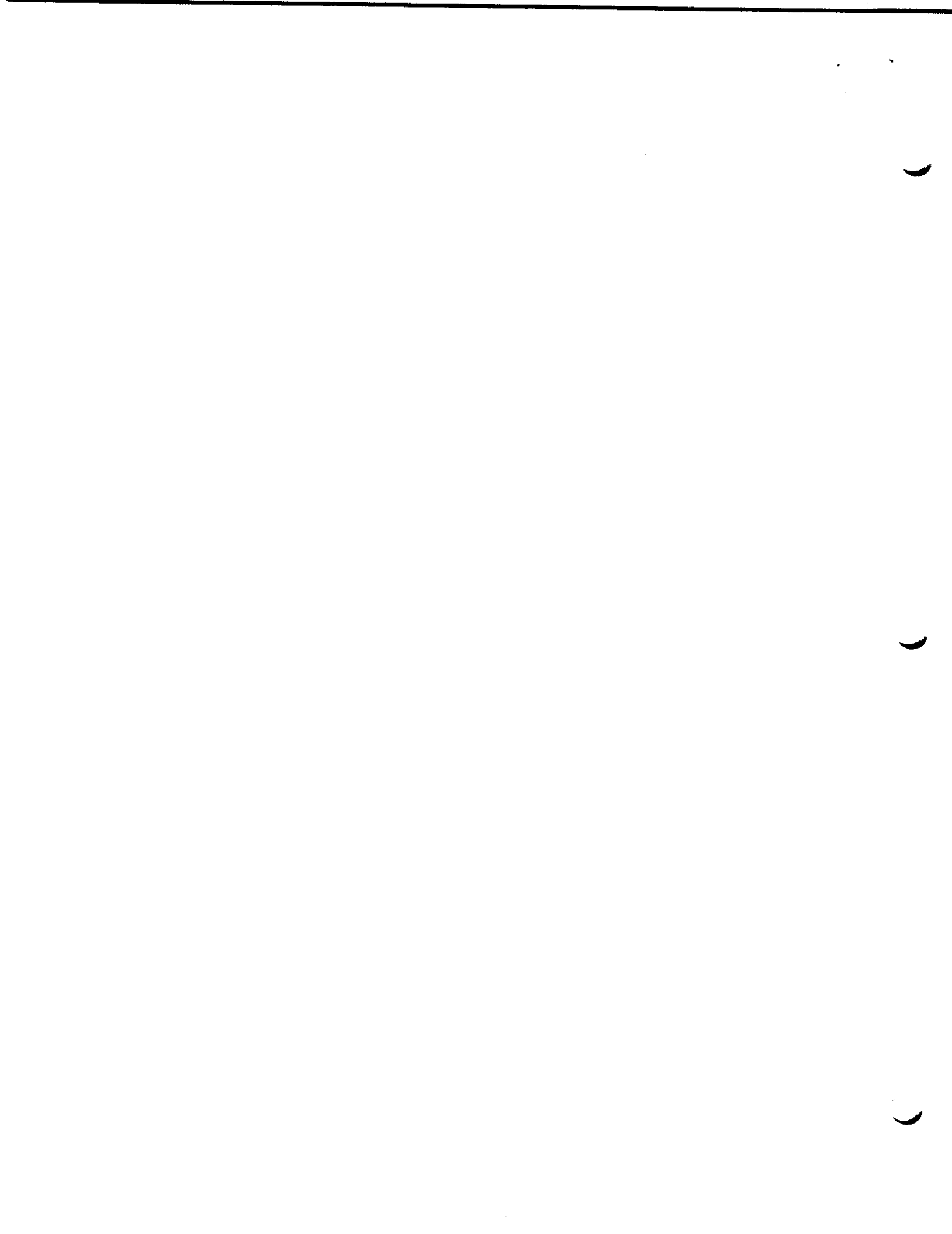
Conditions - Plan Review and Variance

1. The applicant shall revise the submitted building elevation to add an element of architectural interest through the use of recessed or extended window sections or awnings to the south facade of the building. The revised elevations shall be subject to Planning Staff review and approval prior to issuance of building permits.
2. A revised landscape, shading, and irrigation plan shall be submitted and subject to Planning Staff review and approval prior to issuance of building permits. This plan shall indicate:
  - a. 3 1/2 foot high undulating berms within the 25 foot setback adjacent to all public street frontages. Berming shall be covered by lawn and trees;
  - b. Street trees planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering of trees is recommended;
  - c. A mix of 5 and 15 gallon and 24 inch box specimen trees;
  - d. Parking spaces adjacent to landscaped planters designed to incorporate a 2 foot vehicle overhang into the planter where possible;
  - e. Observation of the minimum visibility requirements for driveways and street intersections;
  - f. 50 percent of the trees adjacent to the public right-of-way shall be evergreen trees;
  - g. Landscaping within the power line easement as permitted by the utility company holding the easement;
  - h. Plants and/or shrubbery adjacent to the south building elevation;
  - i. Shrubs along the fences fronting the public streets.
3. The proposed chain link fence located around the perimeter of the equipment storage area shall utilize vinyl slats as a screening device.
4. The applicant shall construct a 6 foot high decorative masonry wall along the Bell Avenue frontage.
5. Drainage for the gravel vehicle storage area shall comply with the requirements of the City Public Works Department, the Fire Department, and City/County Health Department.

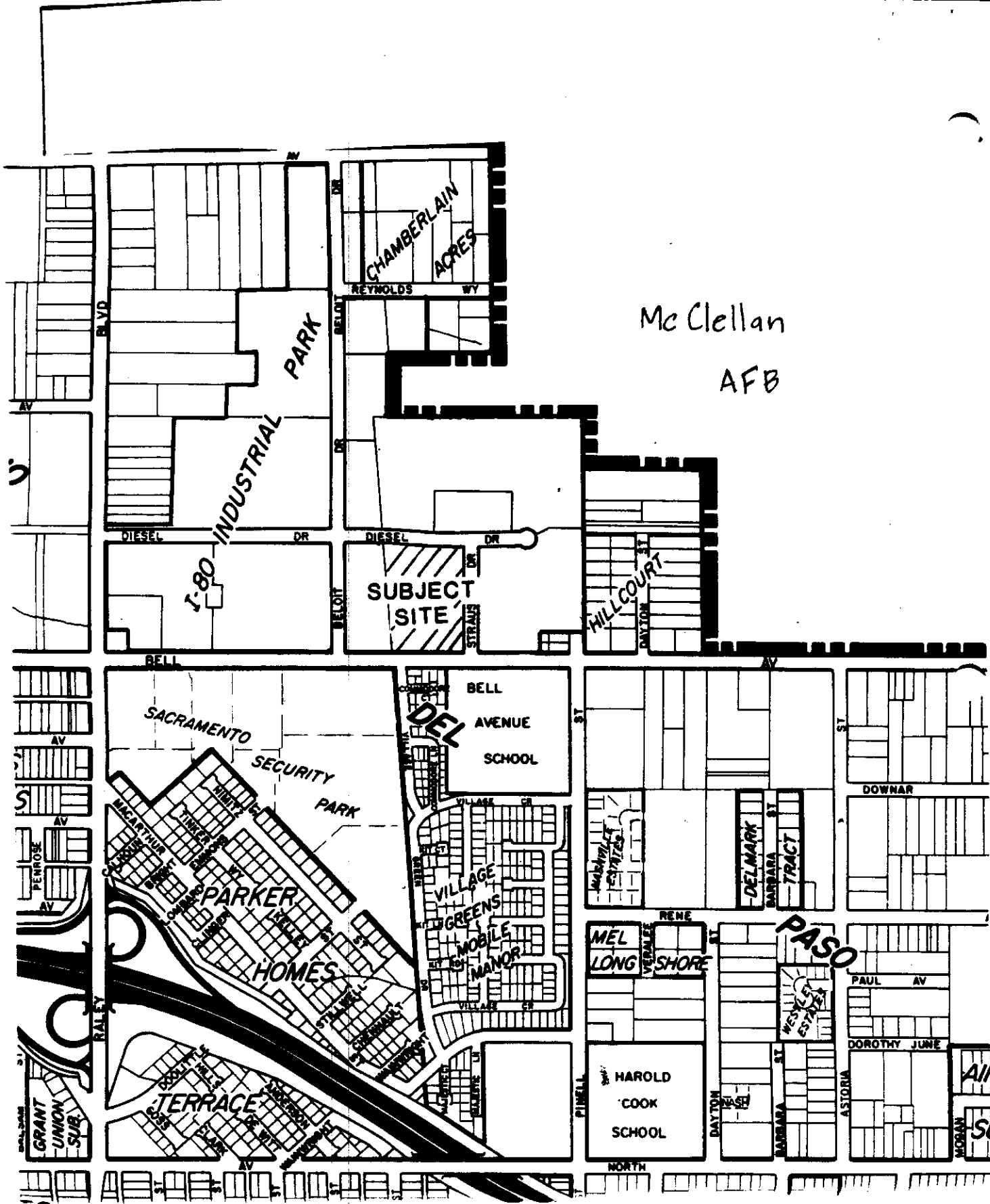
6. All equipment repair areas and driveway entrances shall be paved in accordance with the City standards.
7. All detached signs located on the site shall be monument signs with a maximum height of 8 feet. The design and materials of any proposed monument sign shall be subject to Planning Staff review and approval prior to issuance of a sign permit. All attached signs shall be reviewed and approved by Planning Staff.
8. All trash enclosures shall meet Zoning Ordinance requirements.
9. Outdoor lighting design shall be such as not to produce a hazardous and annoying glare to motorists, building occupants, or to the general public.
10. Prior to approval of the final inspection of the project by the City Building Division, the Planning Director shall inspect the project for compliance with all conditions.
11. *In the event that the tenant of the subject site shall relocate and that future tenants have no need for storage of heavy equipment, the site shall be fully paved in accordance with the City's surfacing requirement. This stipulation shall be recorded on the title of the property and a copy of recordation submitted to the Planning Director prior to issuance of final occupancy permits. (Staff Amended)*

#### Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed construction equipment sales and service facility will be compatible with surrounding industrial land uses.
2. The project, as conditioned, will not be injurious to the public health, safety, or welfare nor to surrounding properties in that adequate landscaping, on-site parking, and infrastructure will be provided.
3. Granting the variance request will not be injurious to the public welfare nor to properties in the vicinity of the subject site in that all driveway entrances and vehicle repair areas will be surfaced in accordance with City standards and the site will be adequately drained.
4. The variance request does not constitute a use variance in that construction equipment sales and service facilities are permitted uses in the Light Industrial Zone.
5. The variance request, as conditioned, does not constitute a special privilege extended to an individual property owner in that a waiver of the concrete or asphalt surfacing requirement for a heavy equipment storage area would be granted to any other property owner facing similar circumstances.
6. The project is in conformance with the City's General Plan which designates the site for heavy commercial or warehouse use and the North Sacramento Community Plan which designates the site for industrial use.





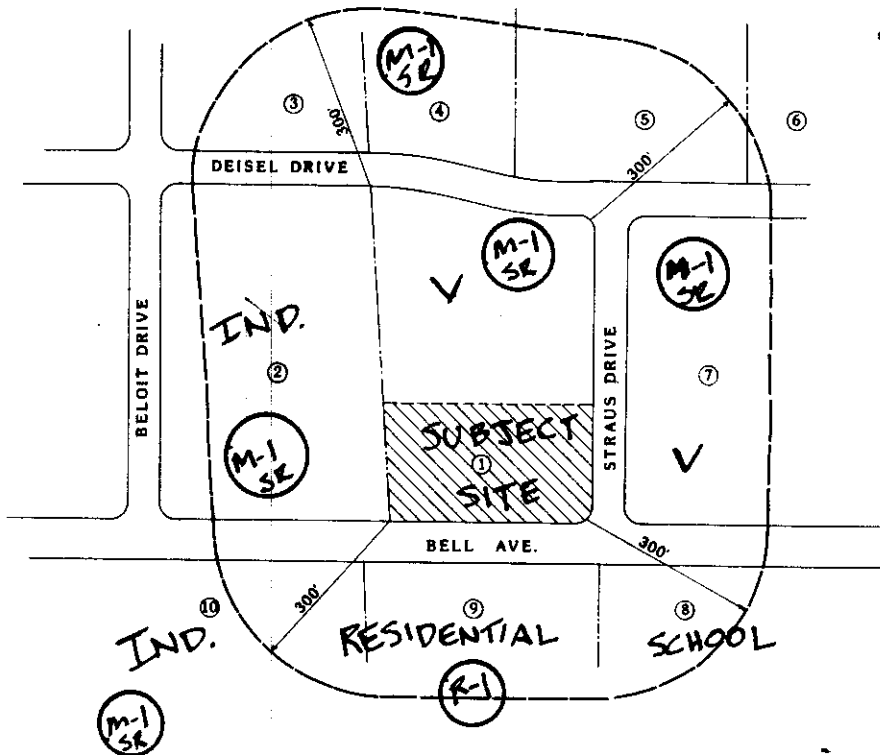
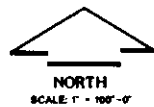


**VICINITY MAP**

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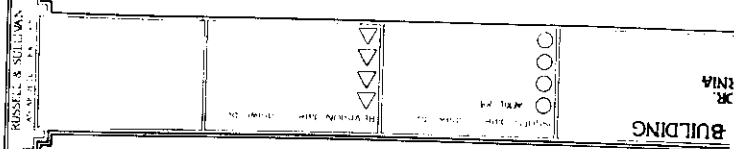
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INGERSOLL-RAND BUILDING  
1-80 INDUSTRIAL PARK  
(SHOWN CROSS-HATCHED)

# LAND USE & ZONING MAP

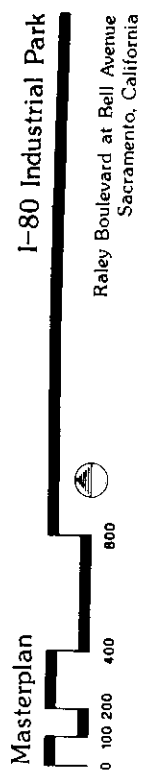
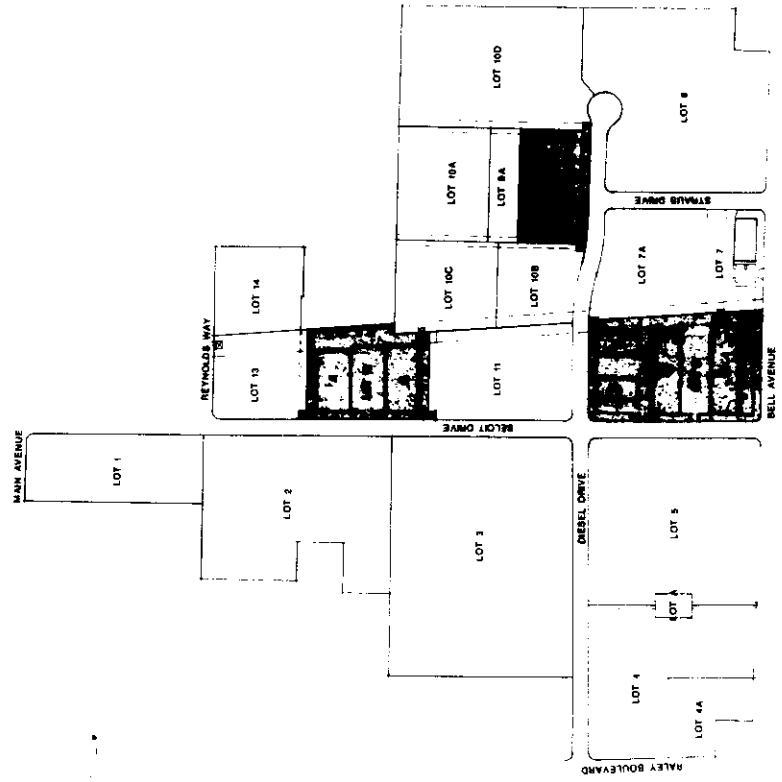


# MASTER PLAN

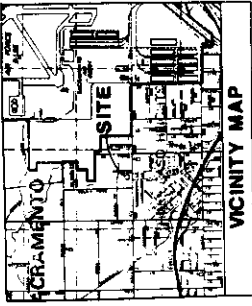
PHASE ONE  
 LOT 8  
 LOT 9  
 LOT 10  
 LOT 11  
 LOT 12



INGERSOLL-RAND BUILDING  
 LOT 7



# TENTATIVE MAP



VICINITY MAP

LEGAL DESCRIPTION:  
 LOT 7, I-80 INDUSTRIAL PARK, BOOK 185, OF RECORDS MAP,  
 MAP NO. 18

DEVELOPER/OWNER:  
 I-80 INDUSTRIAL ASSOCIATES  
 4000 J STREET, SUITE 100  
 SACRAMENTO, CA 95815  
 (916) 921-4511

ARCHITECT:  
 CARL RODOLF & ASSOCIATES, INC.

ASSESSOR'S PARCEL NO.: 288-0220-009

CURRENT ZONING: R-1 SR

PROPOSED ZONING: VACANT

PRESIDENT USE: INDUSTRIAL

NUMBER OF PROPOSED LOTS: 2

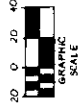
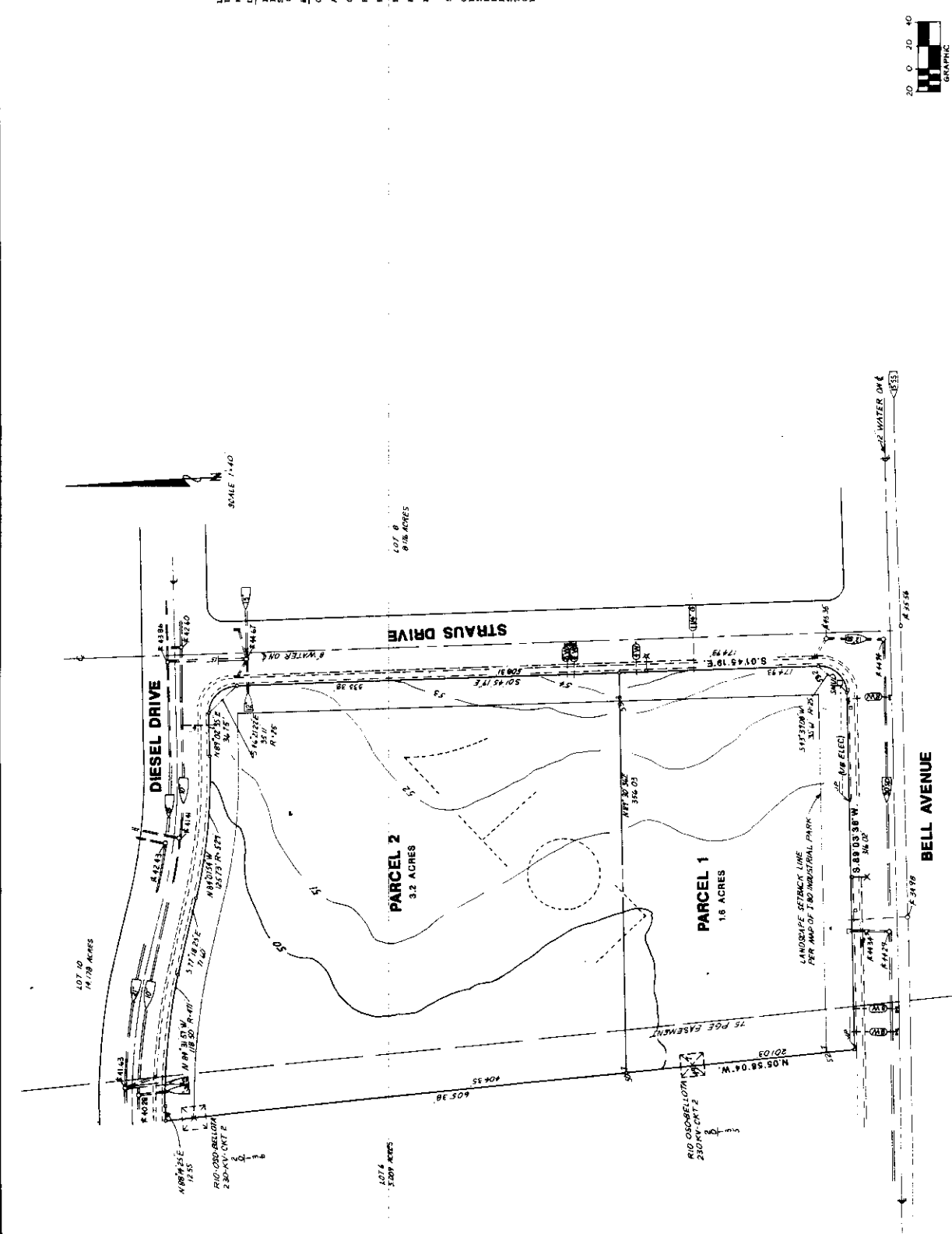
PARCEL 1 = 1.5 ACRES

PARCEL 2 = 3.2 ACRES

NET ACREAGE:

SPECIAL DISTRICT:

- F. C. 4 B
- GAS
- INDUSTRIAL
- SKAPER
- CITY OF SACRAMENTO
- CITY OF SACRAMENTO
- CITY OF SACRAMENTO
- CITY OF SACRAMENTO
- PARCEL
- PACIFIC BELL
- INDUSTRIAL
- INDUSTRIAL
- CITY OF SACRAMENTO



## TENTATIVE PARCEL MAP

APN: 288-0220-009

SACRAMENTO, CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

CARL O. RODOLF

RCE 1428L

## CARL RODOLF & ASSOCIATES, INC.

CIVIL ENGINEERING - SURVEYING  
 9160 844-2313  
 5411 Mulholland Avenue, Suite B • Sacramento, CA 95841

NO.	DATE	DESCRIPTION
1	11/15/89	PREPARED
2	11/15/89	REVISION
3	11/15/89	REVISION
4	11/15/89	REVISION
5	11/15/89	REVISION
6	11/15/89	REVISION
7	11/15/89	REVISION
8	11/15/89	REVISION
9	11/15/89	REVISION
10	11/15/89	REVISION

RUSSELL & SULLIVAN  
AN ARCHITECTURAL FIRM

REVISION DATE DRAWN BY

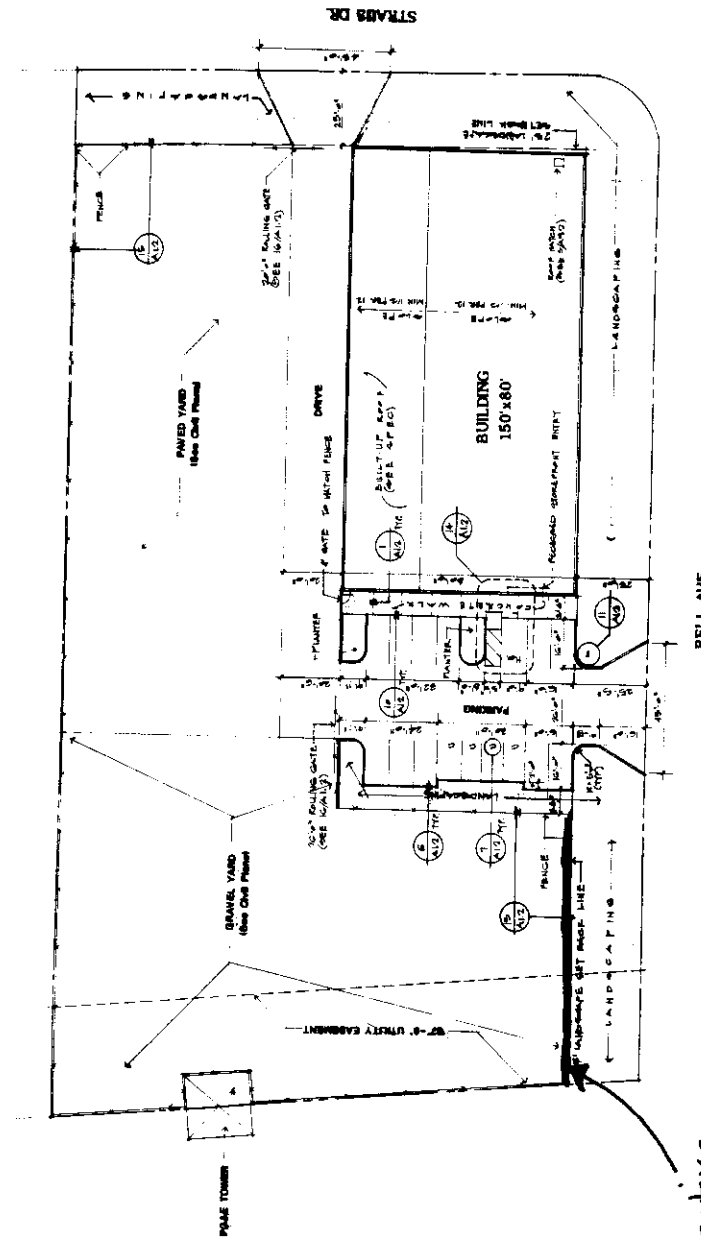
ISSUES: DATE DRAWN BY  
 1. FEB 84  
 2. MARCH 84  
 3. MARCH 84 (REVIEW)  
 4. MARCH 84 (REVIEW)

PROJECT: INGERSOLL-RAND BUILDING  
 1-80 INDUSTRIAL PARK  
 BELL AVE & STRAUS DR.  
 SACRAMENTO, CALIFORNIA  
 SHEET: LITTLE  
 SITE PLAN

JOB NO. 1-84  
 SCALE: 1"=20'-0"  
 REFERENCE: NORTH

ALL  
 SECTION: California

# SITE PLAN



BUILDING OF	PERMITS	PERMITS
OFFICE	2,000	1
WAREHOUSE	11,000	1
TOTAL	13,000	2

PARKING PROVIDED  
 HANDICAP 1 SPACES  
 STANDARD 11 SPACES  
 CONTRACT 4 SPACES  
 TOTAL 16 SPACES  
 PAYABLE (REQUIRED 7)  
 -SEE AS 1 PER LINE EACH

6' decorative masonry wall

**INGERSOLL-RAND BUILDING**  
 1-80 INDUSTRIAL PARK DR.  
 BELL AVE. & STRAUS DR.  
 SACRAMENTO, CALIFORNIA  
 EXTERIOR ELEVATIONS

PROJECT: TITLE: SHEET: NORTH  
 JOB NO. 88 SCALE: 1/8" = 1'-0"  
 REFERENCE: NORTH

ISSUES DATE DRAWN BY  
 17 FEB 89  
 23 MARCH 89  
 29 MARCH 89  
 30 MARCH 89

REVISION DATE DRAWN BY

**ASSOCIATES ARCHITECTS**  
 1000 J STREET, SUITE 100  
 SACRAMENTO, CALIFORNIA 95811

# ELEVATIONS

**1 CONDUCTOR HEAD**  
SCALE: 1/2" = 1'-0"

**2 OVERFLOW SCUPPER DETAIL**  
SCALE: 3/4" = 1'-0"

**3 TYP. WINDOW HEAD/JAMB**  
SCALE: 3/4" = 1'-0"

**4 HEAD DETAIL (Jamb Sim.)**  
SCALE: 3/4" = 1'-0"

**5 BUILDING SECTION**  
SCALE: 1/4" = 1'-0"

**SOUTH ELEVATION**  
 ALUMINUM AND GLASS STOREFRONT  
 14'-0" H  
 CONDUCTOR (SEE 1/2" TYP.)  
 FORMLIER FINISH  
 PAINTED ACCENT REVEAL  
 TILT-UP CONCRETE PANEL (PAINTED)

**EAST ELEVATION**  
 TOP OF 12'-0" CONCRETE PANEL

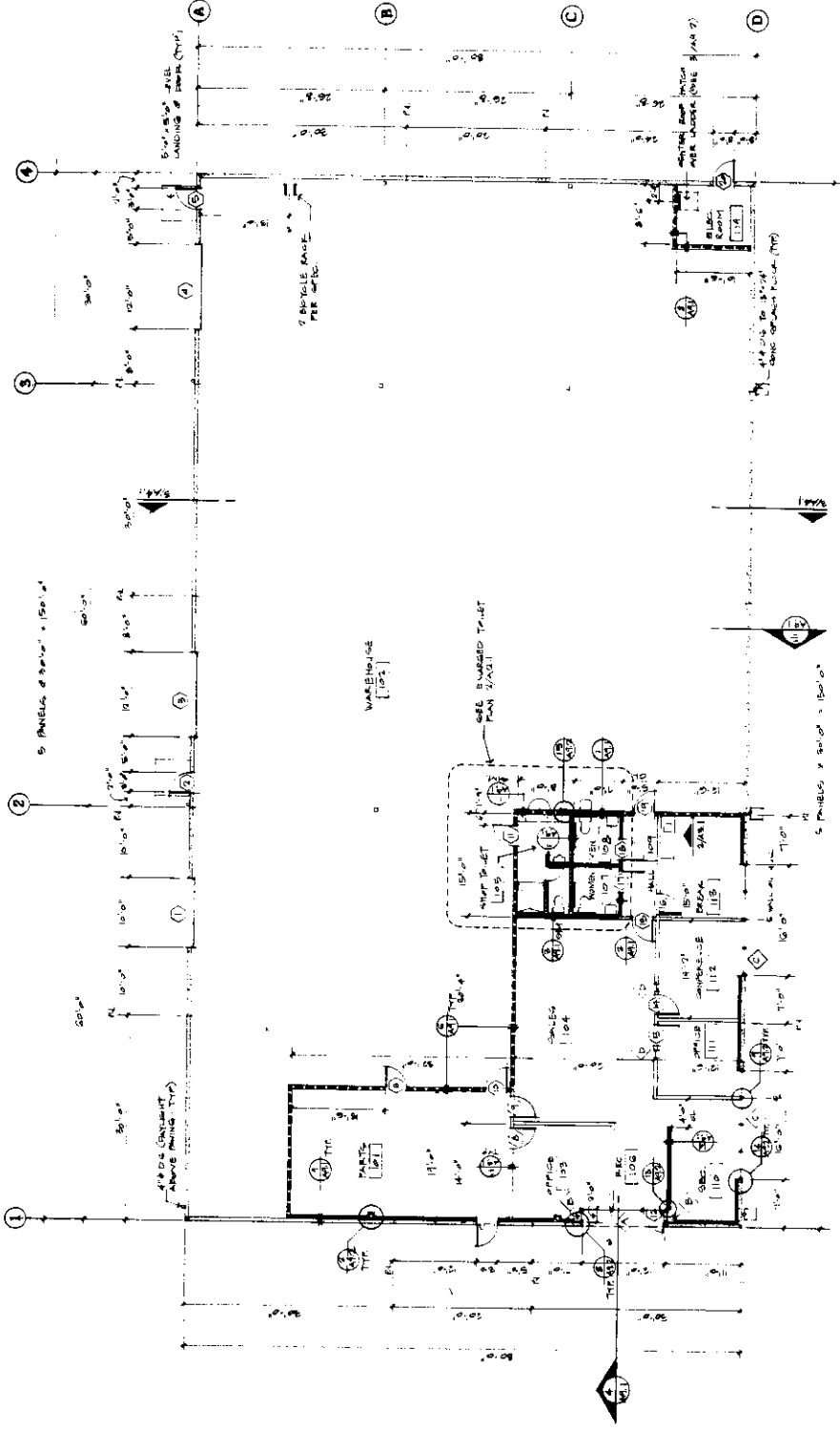
**WEST ELEVATION**

**NORTH ELEVATION**  
 TOP OF 12'-0" CONCRETE PANEL

1	ISSUE DATE	DRAWN BY
2	REVISION DATE	DRAWN BY
3	REVISION DATE	DRAWN BY
4	REVISION DATE	DRAWN BY

# FLOOR PLANS

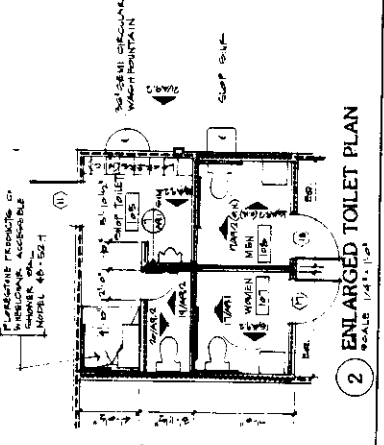
## A21



1 FLOOR PLAN  
SCALE 1/8" = 1'-0"

**WALL LEGEND**

- 4" x 8" MC STUDS @ 24" O.C. W/ 1/2" GYP BOARD
  - 4" x 8" MC STUDS @ 24" O.C. W/ 5/8" GYP BOARD
  - 4" x 8" MC STUDS @ 24" O.C. W/ 5/8" GYP BOARD
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  - 4" x 8" MC STUDS @ 24" O.C. W/ 5/8" GYP BOARD
  - 4" x 8" MC STUDS @ 24" O.C. W/ 5/8" GYP BOARD
  - CONCRETE - 4" THICK
- NOTE: SEE WALL SCHEDULES (SCHEDULES) FOR WALL TYPES AND FINISHES. ALL WALLS TO BE FINISHED WITH GYP BOARD UNLESS OTHERWISE NOTED. SEE ENLARGED TOILET PLAN (A21.2).



2 ENLARGED TOILET PLAN  
SCALE 1/4" = 1'-0"



# CITY PLANNING COMMISSION

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A. Land Use and Zoning

The subject site consists of 4.8+ vacant acres located in the Light Industrial-Review (M-1S-R) zone. The site is designated Heavy Commercial or Warehouse by the General Plan and Industrial by the North Sacramento Community Plan. The project site is located within the I-80 Industrial Park and is surrounded on the north, east, and west by either industrial uses under construction or vacant industrially zoned land not yet developed. To the south is the Bell Avenue School and the Village Greens Mobile Home Park. Adjacent to the southeast is the industrial complex known as Sacramento Security Park.

The purpose of the "R" review in the area west of McClellan Air Force Base is to assure adequate infrastructure improvements, i.e., water, sewer, storm drainage, and roadways. The tentative map has been conditioned to require separate water and sewer be provided to each parcel. The roadways in this area (I-80 Industrial Park) have been developed under previous tentative map approval. The zoning also requires a 25 foot landscape setback along all public street frontages.

B. Applicant's Proposal

The applicant is proposing to develop a regional parts warehouse for the Ingersoll-Rand Company. The Ingersoll-Rand Company is a manufacturer of equipment for the construction industry specializing in heavy duty generators. The proposed project will act as a regional facility for parts, storage, and distribution of Ingersoll-Rand equipment.

The facility will consist of a 12,000 square foot building of which 2,600 square feet is designated for office use and 9,400 for warehouse and parts distribution. An outdoor equipment storage and display area is proposed for the northern and western portion of the site. The applicant is requesting that a portion of the equipment storage yard area consist of rock or crushed stone, i.e., gravel. The applicant indicates that this type of surface is preferable, as pavement surfaces such as asphalt tend to break down under use by heavy equipment. The Zoning Ordinance requires that all off-street parking, loading, storage, sales, rental, or service areas for vehicles be surfaced with either 2 inches of compacted asphalt paving over 4 inches of aggregate base rock or 3 inches of portland cement paving. A variance from this surfacing requirement for the storage area is necessary to utilize a gravel surface.

C. Building Design

The submitted building elevations indicate tilt-up concrete panels with painted formliners and accent reveals. The formliner and reveal lines extend around all sides of the building. Roll up doors are located on the north elevation which opens up to the paved yard area. The concrete panels will be painted gray with the formliner and reveal lines painted pastel colors to accent the gray. The design and materials of the proposed building is very similar to the buildings approved and under construction adjacent to the north. However, the south elevation which faces Bell Avenue is highly visible and should be aesthetically improved. Staff suggests some additional detailing to provide visual interest to this facade. This could be accomplished through the use of awnings or recessing or extending the glass storefront window systems. The applicant should revise the south elevation including a decorative element subject to Planning Staff review and approval.

D. Site Plan Design

1. Landscaping

The applicant has not submitted a landscape plan as part of the proposal. Designated landscape areas have been indicated on the site plan including the required 25 foot landscape setback adjacent to Bell Avenue and Strauss Drive. Staff recommends the following items be incorporated into the landscape plan:

- a. Berming should be shown with 3 1/2 foot high undulating berms within the 25 foot setback adjacent to the two public street frontages. Berming should be covered by lawn and trees;
- b. Street trees should be planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering is recommended;
- c. A mix of 5 and 15 gallon and 24 inch box specimen trees should be shown;
- d. Parking spaces adjacent to landscape planters should be designed to incorporate a 2 foot vehicle overhang into the planter;
- e. Landscaping and berming should observe minimum visibility requirements for driveways and street intersections;
- f. 50 percent of the trees adjacent to the public right-of-way should be evergreen variety;
- g. Landscaping should be provided under the PG&E transmission easement. This treatment should be reviewed and approved by PG&E;
- h. Plants and/or shrubbery should be installed adjacent to the south building elevation;
- i. The parking area must meet the City's 50 percent shading requirement;

j. For additional screening of the outdoor storage area, shrubs should be planted along the fences on Bell Avenue and Strauss Drive.

2. Fencing

The site plan indicates fencing around all of the storage area. The type of fencing is not indicated. Staff recommends a 6 foot high chain link fence with vinyl slats around the perimeter of both the paved and gravel storage yards.

3. Surfacing

As noted previously, the applicant is requesting a variance to waive the City's standard surfacing requirement for a portion of the storage yard. Planning Staff is aware of the damage that construction vehicles can inflict on an asphalt or concrete surface and in the past has recommended the waiver of the City's standard surfacing requirement for other heavy equipment storage yards in the City. However, staff wants to insure that the waiver of the standard surfacing will not result in excessive dust, leakage of contaminants into the soil, deterioration of the public right-of-way, or cause the site to have an unattractive appearance. Therefore, staff recommends all equipment repair areas and driveway entrances be paved in accordance with City standard. The remaining equipment storage area can be surfaced with gravel. Drainage for the gravel area must receive the approval of the City Public Works Department, Fire Department, and City/County Health Department. Staff also recommends a 6 foot high solid decorative masonry wall along the Bell Avenue frontage to alleviate the visual impacts of the gravel surfaced storage area.

E. Signage

No proposal for signage has been submitted. Signage for the project should be compatible with other buildings within the I-80 Industrial Park and should conform to the City's Sign Ordinance.

ENVIRONMENTAL DETERMINATION: The City's Environmental Coordinator has determined that the proposed project will not have an adverse impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Commission take the following action:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the Tentative Map to divide 4.8+ vacant acres into two lots subject to conditions and forward to City Council.
- C. Approve the Plan Review of a 12,000 square foot regional parts warehouse building subject to conditions and based upon findings of fact which follow.
- D. Approve the variance to waive the City's standard surfacing requirement for a portion of the storage yard area for a proposed regional parts warehouse subject to conditions and based upon findings of fact which follow.

Tentative Map 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:

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
2. Show all existing easements;
3. Provide separate sewer and water services to each lot prior to obtaining building permit;
4. Dedicate a 12 1/2 foot public utilities easement along all streets, if not existing. Place the following note on the Final Map and in the deeds to affected parcels: "Land use is restricted within electric transmission easement. Contact PG&E Land Department for information."
5. Property owner shall enter into consent agreement with PG&E and provide proof of the agreement prior to recordation of final map or issuance of building permit;
6. Approval subject to the following flooding notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division. The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not. If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owner's responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants, and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject. This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have

knowledge and the means of acquiring knowledge of the particular risks involve in such development. This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents, or employees for any damages to persons or property caused by flooding.

Conditions - Plan Review and Variance

1. The applicant shall revise the submitted building elevation to add an element of architectural interest through the use of recessed or extended window sections or awnings to the south facade of the building. The revised elevations shall be subject to Planning Staff review and approval prior to issuance of building permits.
2. A revised landscape, shading, and irrigation plan shall be submitted and subject to Planning Staff review and approval prior to issuance of building permits. This plan shall indicate:
  - a. 3 1/2 foot high undulating berms within the 25 foot setback adjacent to all public street frontages. Berming shall be covered by lawn and trees;
  - b. Street trees planted at a minimum density of one tree per 20 lineal feet of street frontage. Clustering and staggering of trees is recommended;
  - c. A mix of 5 and 15 gallon and 24 inch box specimen trees;
  - d. Parking spaces adjacent to landscaped planters designed to incorporate a 2 foot vehicle overhang into the planter where possible;
  - e. Observation of the minimum visibility requirements for driveways and street intersections;
  - f. 50 percent of the trees adjacent to the public right-of-way shall be evergreen trees;
  - g. Landscaping within the power line easement as permitted by the utility company holding the easement;
  - h. Plants and/or shrubbery adjacent to the south building elevation;
  - i. Shrubs along the fences fronting the public streets.
3. The proposed chain link fence located around the perimeter of the equipment storage area shall utilize vinyl slats as a screening device.
4. The applicant shall construct a 6 foot high decorative masonry wall along the Bell Avenue frontage.
5. Drainage for the gravel vehicle storage area shall comply with the requirements of the City Public Works Department, the Fire Department, and City/County Health Department.