

P95-097 - B&G DELIVERY SYSTEMS, INC.

REQUEST: A. "R" Plan Review for new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space.

LOCATION: 2532 North Avenue, (@Talent Street, North & Harris Avenues)  
252-0051-012  
North Sacramento (Grant Joint Union School District)  
Council District 2

APPLICANT: Scott Allgier c/o B&G Delivery Systems  
3315 Orange Grove Ave.  
Sacramento, CA 95660  
(916) 971-4182

OWNER: Estate of Edward Hobday  
3512 W. Capitol Ave.  
W. Sacramento, CA 95691  
(916)371-7583

PLANS BY: Roy Hunt c/o  
Roy Hunt Engineering  
2400 22nd Street  
Sacramento, CA 95660  
(916) 737-0202

APPLIC. FILED: 9-29-95

STAFF CONTACT: Don Lockhart, 264-7584

**SUMMARY:** The applicant is proposing the new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space.

**RECOMMENDATION:** Staff recommends approval of the project. This recommendation is based upon principles of sound land use planning and upon conditions of approval which have been placed upon the project.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	North Sacramento - Industrial
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	M-1R, (Light Industrial Zone - Review)

## Surrounding Land Use and Zoning:

North: McClellan AFB; Zoning N/A  
 South: Vacant & I-80; Standard Single Family Zone (R-1)  
 East: Contractor Equipment Yard; Light Industrial (M-1)  
 West: Warehouse; Light Industrial (M-1)

Setbacks:	Required:	Provided:
Front:	None	10'
Sides:		
Interior:	None	0'
Street:	None	10'
Rear :	None	4'

Property Dimensions:	Irregular - 330'X 200'/230'X 150'
Property Area:	2.3 ± acres
Density of Development:	0.20 F.A.R.
Topography:	Flat
Street Improvements:	Talent St. -curb, gutter, sidewalk Harris & North Ave. - none
Utilities:	Existing - w/o sewer, storm drainage
Height of Building:	30 feet, 1 story
Exterior Building Materials:	26 gauge steel, coated w/baked-on enamel finish, and cut block facing
Roof Material:	28 gauge "galvalume" (coated steel - 50% aluminum/50% zinc)
Automobile Parking Required:	
Warehouse:	17 → 34 spaces; (not less than 1:1000 SF gross floor area, not to exceed 1:500 SF gross floor area)
Office:	7 → 11 spaces; (not less than 1:400 SF gross floor area, not to exceed 1:275 SF gross floor area)
Automobile Parking Provided:	
Warehouse	18 spaces (1:944 SF gross floor area)
Office	10 spaces (1:300 SF gross floor area)

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Development Services Division
Driveway Permit	Public Works Department
Permit for Sewage Disposal System	County Environmental Health Division

**BACKGROUND INFORMATION:** The applicant is requesting the necessary approvals for new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space. Activity on the site will consist of the transfer of materials and the dispatching of trucks to complete the delivery of courier material and LTL freight; (Less Than TruckLoad - re-configuring and re-distributing large orders down into smaller orders). The business will be operated around the clock. The project site is suitably located in an existing industrial area.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

The light industrial development for this site is consistent with the land use designations of the General Plan.

The City General Plan establishes policies which deal with Quality of Life, (Policy 1, Sec. 1-30). It is the policy of the City to enhance and maintain the quality of life of its citizens by adhering to high standards for project and plan evaluation as they interact with the overall urban landscape. The proposal is consistent with the General Plan in that the proposed design of the building has been reviewed by the City Design Review Board staff. A condition of project approval is proposed to ensure that the new construction incorporates elements of quality design.

The City General Plan establishes policies which deal with Economic Development and Employment Opportunities, (Policy 3, Sec. 1-32). It is the policy of the City to actively promote the continued vitality and diversification of the local economy, and to expand employment opportunities for City residents.

It is the policy of the City General Plan to promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts, (Goal B, Sec. 4-1).

It is the policy of the City General Plan to provide adequate land for expansion of existing facilities and opportunities for new warehousing/distribution activities, (Policy 1, Sec. 4-19).

It is the policy of the City General Plan to allow industrial development only in

those areas where potential impacts can be expected to be minimized, (Policy 1, Sec. 4-20).

B. Site Plan Design/Zoning Requirements

The "R" Review process addresses considerations relating to site layout, the orientation and location of buildings, other structures, open spaces, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties; and considerations relating to the availability of City services, including but not limited to water, sewer, drainage, police and fire; and whether such services are adequate based upon City standards. (Ordinance No. 84-027)

1. Setbacks and Parking

The subject site is an irregularly shaped through parcel, from Harris to North Avenues, siding on Talent Street. There are no setback requirements for the parcel, in light of the adjacent industrial zoning designation. However, the applicant is proposing to install irrigation and landscaping along the street frontages.

Talent Street has been improved with curb, gutter and sidewalk. The installation of two streetlights along Talent St. will be required as condition of this "R" review. On the Harris and North Ave. frontages standard frontage improvements (curb, gutter, sidewalk and streetlights), will be required at the time of site development. City water service is available. City sanitary sewer service is not currently available to serve the site. Department of Utilities - Field Services staff and affected property owners are currently discussing the extension of a sewer main along Talent St.

Consistent with the zoning code, the applicant is proposing 28 automobile parking spaces, with two handicapped parking spaces, and two bicycle parking spaces. The parking area directly in front of the office portion of the building should be reconfigured to eliminate a difficult maneuvering area at the eastern end. The project as approved will meet the parking lot shading requirements of the zoning code.

2. Building Design

The applicant proposes to construct a building with walls made of 26 gauge steel, coated w/baked-on enamel finish. The applicant and his agents have provided literature showing that to be the industry standard for this type of construction. The building material will be covered by a 20 year warranty against fading, blistering, and/or cracking. The roof material will be 28 gauge "galvalume". This is a coated steel - 50% aluminum/50% zinc, also with a 20 year warranty. The facade of the front (south) of the building will incorporate elements of architectural embellishment. These will include

saddle tan cut-block facing, and saddle tan structural awnings over each doorway.

The design of the building has been reviewed by Design Review Board staff. Design Review staff has commented that the landscape plantings and proposed embellishments and contrasting colors will be adequate to enhance an otherwise uneventful facade, at an industrial standard.

**PROJECT REVIEW PROCESS:**

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15303(c)

B. Summary of Agency Comments

The project has been reviewed by Engineering Development Services, Traffic Engineering, the Utilities Department, Building Inspections, and the Fire and Police Departments. Issues identified include drainage and frontage improvements, including street lighting; recycling and conformance with County standards for septic sewage disposal. As a result of consultation with the City Solid Waste Planning Manager, the applicant understands that reducing the amount of waste disposed of from their facility will probably increase their profit through avoided disposal costs. Applicable comments received have been included as conditions of project approval.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve the entitlement requested. 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 actions:

- A. Adopt the attached Resolution (Attachment C) approving the Plan Review for new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space.

Report Prepared By,

Report Reviewed By,

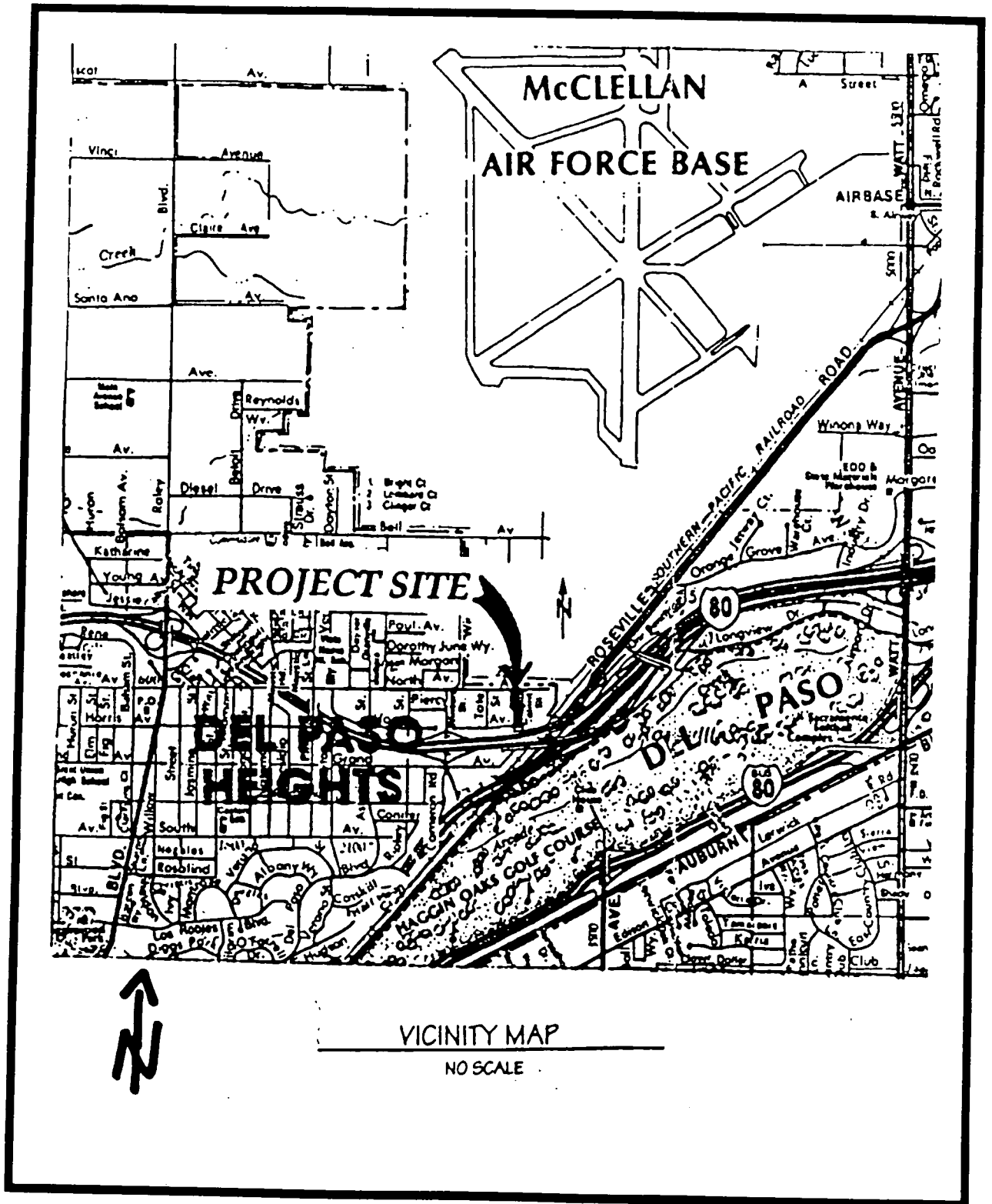
  
Don Lockhart, Associate Planner

  
Scot Mende, Senior Planner

Attachments

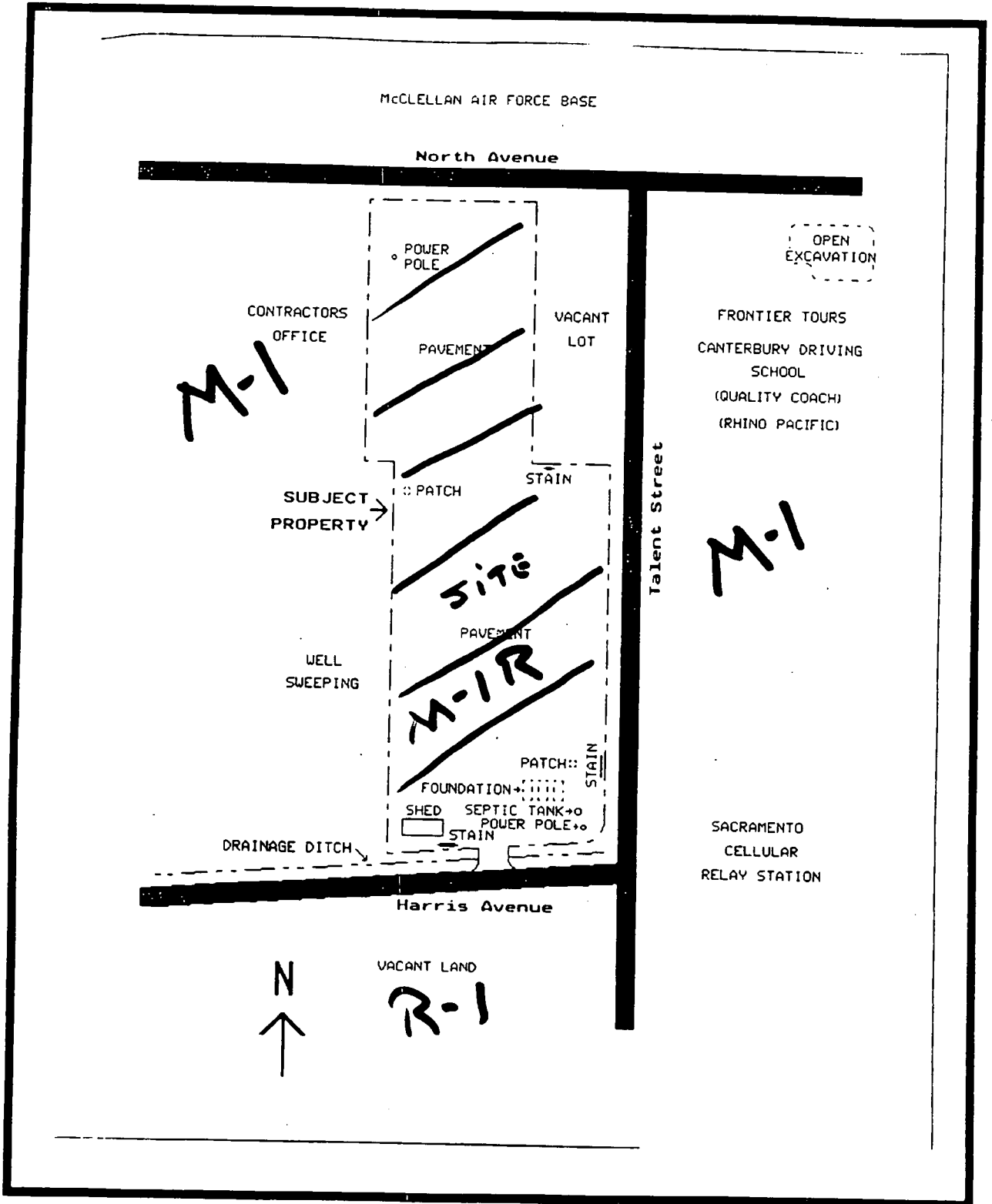
Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution Approving the Plan Review
Exhibit C-1	Site Plan
Exhibit C-2	Elevations
Exhibit C-3	Floor Plan

ATTACHMENT A



VICINITY MAP

ATTACHMENT B



LAND USE AND ZONING MAP



## ATTACHMENT C

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 16, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR PROPERTY LOCATED AT 2532 NORTH AVENUE, (@TALENT STREET, NORTH & HARRIS AVENUES), IN NORTH SACRAMENTO

(P95-067) (APN: 252-0051-012)

WHEREAS, the City Planning Commission on November 16, 1995 held a public hearing on the request for approval of a plan review for new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(c));

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Plan Review is hereby approved based upon the following findings of fact:
  - A. The project, as conditioned, is based upon sound principles of land use in that:
    - 1) the development of the site with new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space is consistent with the M1-R zoning of the site and;
    - 2) the development of the site will meet all City standards for parking warehouse and office development requirements.
  - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the light industrial use is compatible with the existing industrial use land use of the area.
  - C. The project is consistent with the General Plan which designate the site for

Heavy Commercial or Warehouse light industrial uses.

2. The Plan Review for the proposed new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space (Exhibit C-1) is hereby approved subject to the following conditions:
  - A. Provide standard street frontage improvements adjacent to the site (curbs, gutters, sidewalks, street lights and paving), for all street frontages (Talent Street, Harris & North Avenues).
  - B. On-site grading, paving and drainage plans shall be approved prior to the issuance of a building permit.
  - C. Provide standard driveway improvements by permit.
  - D. The parking lot directly in front of the office portion of the building shall be redesigned to eliminate difficult maneuvering area for the eastern most spaces.
  - E. A minimum of two exterior colors shall be utilized.
  - F. The applicant shall continue their practice of recycling used oil and pallets in conjunction with their delivery and warehouse operations.
  - G. The applicant shall set aside adequate space for dumpsters to recycle mixed waste paper. Subject to adequate waste paper markets, the applicant agrees to retain the services of a recycling firm (e.g., the City of Sacramento or private vendor) to collect mixed waste paper for diversion from landfilling if the cost is less than or equal to the cost of disposal.
  - H. The applicant shall have the County Environmental Health Division verify in writing that the on-site septic system is adequate for the proposed use prior to issuance of the building permit.
  - I. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study shall be approved by the Department of Utilities prior to issuance of a building permit. The 10 year and 100-year HGL's shall be shown on the improvement plans. The starting HGL for this drainage study is available from the Dept. of Utilities upon request.
  - J. Post construction, stormwater quality measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater 1 acres, both source controls and on-

site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. Refer to the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.

Advisory Notes:

1. An on-site surface drainage system may be required. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
2. Only one domestic water service will be allowed per parcel and may be required.
3. Multiple fire services are allowed per parcel and may be required.
4. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
5. Any new domestic water services shall be metered.
6. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare to control urban runoff pollution from the project site during construction.

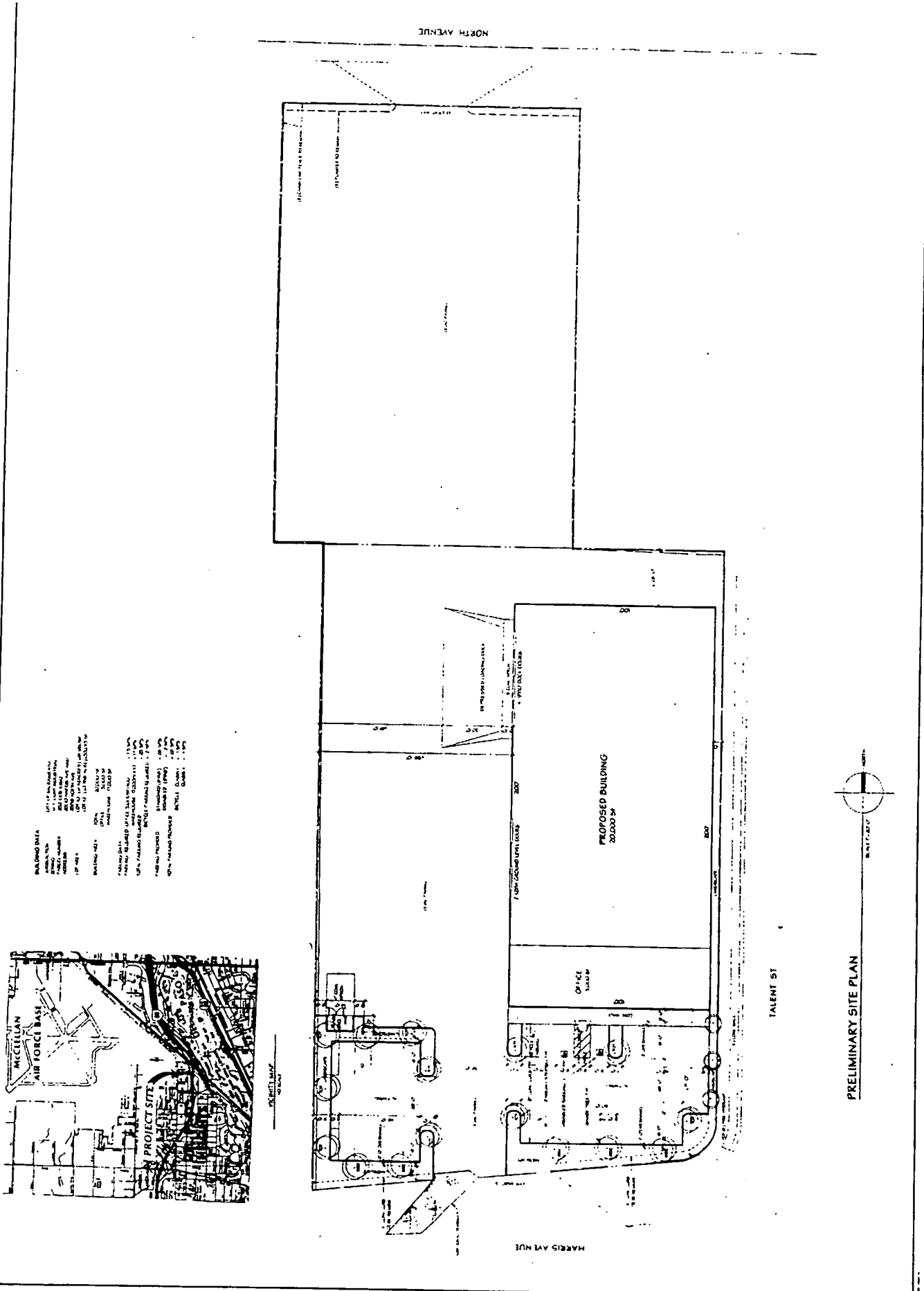
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CHAIRPERSON

ATTEST:

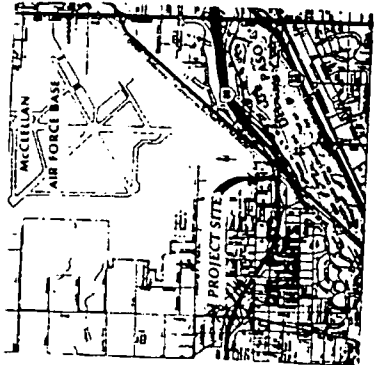
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SECRETARY TO PLANNING COMMISSION

P95-097

# EXHIBIT C-1 SITE PLAN



- PLANNING DATA
  - APPLICANT: [illegible]
  - PROJECT NUMBER: [illegible]
  - ADDRESS: [illegible]
  - DATE: [illegible]
- PROJECT DATA
  - PROJECT NAME: [illegible]
  - PROJECT TYPE: [illegible]
  - PROJECT AREA: [illegible]
  - PROJECT VALUE: [illegible]
  - PROJECT STATUS: [illegible]
  - PROJECT OWNER: [illegible]
  - PROJECT CONTACT: [illegible]
  - PROJECT PHONE: [illegible]
  - PROJECT FAX: [illegible]
  - PROJECT E-MAIL: [illegible]

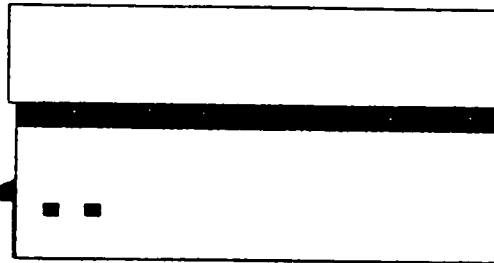


PRELIMINARY SITE PLAN

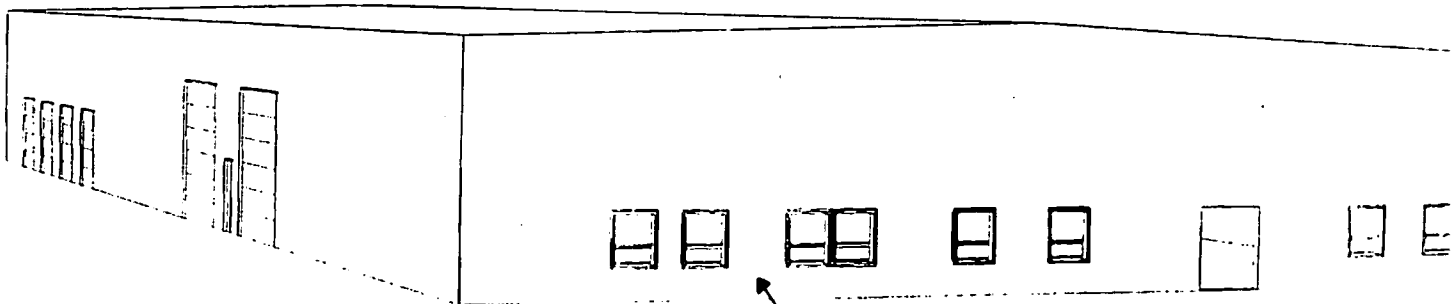
TALENT ST

HARRIS AVE NUE

EXHIBIT C-2  
ELEVATIONS

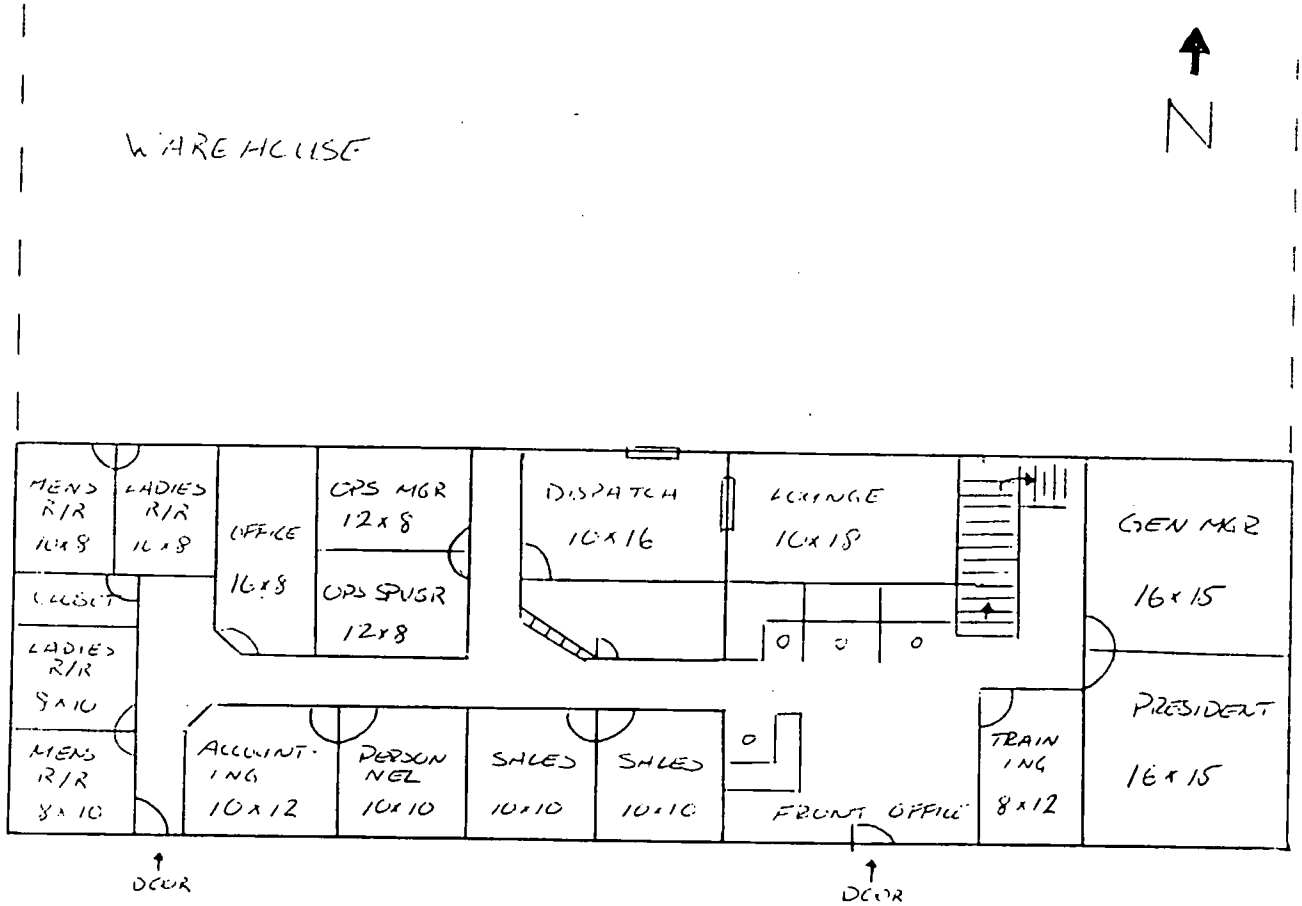


1. CUT BLOCK FACING (CINDER BLOCK) ON EACH SIDE OF THE DOORS AS WELL AS IN THE CENTER OF THE SOUTH WALL. SADDLE TAN IN COLOR.
2. LAP PANEL BEGINNING AT 15' AND CONTINUING UP TO THE EDGE OF ROOF. SADDLE TAN IN COLOR. THIS PANEL MAY BE RAISED OUT FROM THE SOUTH WALL BY 8" FOR DIMENSION.
3. TWO STRUCTURAL AWNINGS (ONE OVER EACH DOOR WAY) SADDLE TAN IN COLOR
4. APPROX 13 WINDOWS UTILIZING TINTED CLASS ACROSS THE FRONT (SOUTH WALL) AND EAST CORNER.



THE TINTED PANEL FOR TREATMENT  
WILL PROBABLY BE USED IN THE  
HERE FOR THE EAST CORNER

EXHIBIT C-3  
FLOOR PLAN



SCALE  
1" = 12 FEET

PRELIMINARY SITE PLAN FOR TENNANT  
IMPROVEMENTS.

SINGLE STORY, 3000 SQ/FT W/ ALLOW  
FOR STAIRWELL TO FUTURE SECOND ST.