

P98-094 - Office Expansion\5300 & 5340 South Watt Avenue

- REQUEST:
- A. Environmental Determination: 15301(a) & 15305(a)
 - B. Special Permit to exceed the 25% office use allowed to 68% office in a 9,600 square foot warehouse building on .79 \pm acres in the Light Industrial Review (M-1S{R}) zone.
 - C. Special Permit to locate four required parking spaces off-site on 1.05 \pm acres for a proposed 68% office use in the M-1S{R} zone.
 - D. Variance to waive the landscape and shading requirement for four new required parking spaces at the rear of an existing warehouse building on 1.05 \pm acres in the M-1S{R} zone.

LOCATION: 5300 & 5340 South Watt Avenue
063-0053-014 & 017
Council District 6

APPLICANT:	JTS Engineering, c/o Javid Siddiqui, (916)441-6708 1808 J Street, Sacramento, CA 95814-3010
OWNER:	Dave Lindquist, 5300 So. Watt, Sacto, CA 95828
PLANS BY:	Keystone Design, 135 Blakeslee Wy, Folsom CA 95630
APPLICATION FILED:	8-14-98(Incomplete Appl.);9-24-99/11-17-99(RevisedApp)
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant is requesting a Special Permit to allow 68% office space in a 9,600 square foot warehouse building in the M-1S(R) zone. The newly established square footage will include a second floor loft/storage space (Total sqft. 1st & 2nd floor 11,376 sqft). The existing 9,600 sqft. building is one of five existing warehouse/office buildings located in a 6.44± acre industrial park site. A total of 106 parking spaces are located in the entire industrial park. The 6.44± acre site was recently subdivided into six separate parcels. The 9,600 sqft warehouse building is located on a 0.79± acre parcel (Parcel 5/Bldg. A - 5300 So. Watt Ave.) and is currently occupied with Dave's Design Center. A Special Permit to locate four additional parking spaces off-site (1.05 ± acres) is also requested in order to meet the parking requirement for the additional office space requested. The four new parking spaces will be located on an adjacent parcel (Parcel 2/Bldg.C - 5340 So. Watt Ave.) owned by the same property owner, within the industrial park site. The applicant has indicated that the four new parking spaces will be striped to satisfy general parking space standards and maneuvering requirements. A Variance is, however, requested to waive the landscaping and shading requirement. The four new parking spaces will satisfy parking required for both buildings A and C and will be for employee parking only.

RECOMMENDATION:

In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the proposed project, the basic issues are the increase of office space in an industrial building and zone and the waiver of landscaping/shading for four new parking spaces. The General Plan designates the site for industrial uses and up to 25 percent of office is allowed in an industrial zone. The Zoning Ordinance allows up to 100 percent of office in industrial zones with a Special Permit (Section 2(E)35). The site is an acceptable location for additional office space because of the type of business, ample parking available during regular business hours (8am-5pm) in the industrial park and its compatibility with surrounding uses in the area. Additionally, existing and proposed parking on site will be adequate for the anticipated number of employees and visitors. Finally, the waiver of landscaping and shading for four new parking spaces is justified because: 1) the surface is currently paved for the four new parking spaces; 2) a 20' wide utility easement with a transmission tower (30' x 30') is adjacent to the proposed parking spaces (trees are discouraged under utility lines near towers); 3) the applicant has agreed to provide additional trees and landscaping within the existing parking lot visible from the street (So. Watt Ave.); and 4) the existing parking lot is attractively shaded with trees and landscaped. **Staff, therefore, supports the applicant's proposal.**

PROJECT INFORMATION:

General Plan Designation: Industrial - Employee Intensive
 Existing Land Use of Site: 5 Industrial Buildings/ 1 Vacant Lot
 Existing Zoning of Site: M-1S(R)

Surrounding Land Use and Zoning:

North: Vacant; M-1S(R)
 South: Vacant; M-1S(R)
 East: Vacant; County
 West: Industrial, Landfill Operation; M-1S(R)

Property Dimensions: Irregular
 Property Area: 0.79± acres (5300 S. Watt/Bldg.A)
 1.05± acres (5340 S.Watt/Bldg.C)
 Square Footage of Bldg. A/Parcel 5: 9,600 sqft (68% office/32%warehouse)
 Square Footage of Bldg. C/Parcel 2: 9,600 sqft (25% office/75%warehouse)
 Height of Building(s): 23 feet, 1 story
 Exterior Building Materials: Concrete
 Roof Material: Built-up roof
 Existing Parking On Parcels 2 & 5: 32 spaces (reciprocal access agreement)

Parking Provided for Bldg. A Site: 17 spaces (68% office proposal)
 Parking Provided for Bldg. C Site: 15 spaces (25% office/75%warehouse)
 Parking Proposed on Bldg. C Site: 4 spaces (off-site)
 36 spaces (**Provided on-site**)

Parking Required for Bldg A: 19 spaces (7,702 sqft office @ 1:400)
 4 spaces (3,674 sqft whs.@ 1:1000)
 Parking Required for Bldg.C: 6 spaces (2,400 sqft office @ 1:400)
7 spaces (7,200 sqft whs.@ 1:1000)
 36 spaces (**Required**)

Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

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:

Permit
 Building Permit

Agency
 Development Services Division

BACKGROUND INFORMATION:

On May 28, 1992, the City Planning Commission approved a Plan Review for the construction of five warehouse buildings ranging from 8,161 sqft. to 9,600 sqft. on 6.44 ± vacant acres in an industrial park site (P91-323). The warehouse buildings have been constructed and four are presently occupied. Subsequently, the industrial park site was subdivided into six parcels for future sale or lease of the each building (P91-324 - CC approval 6/9/92). The existing building (Bldg. A) has been occupied by Dave's Design Center for the past five years. Although no approval was granted for additional office space, the current operation has been utilizing approximately 50% of the space interchangeably as office and industrial. The applicant is requesting a Special Permit to increase the office square footage to 68%, add four additional parking spaces off-site and waive the landscaping and shading requirement for the four new parking spaces.

The building (Dave's Design Center) currently houses all of the administrative and sales offices for the business as well as the showroom. Dave's Design Center primarily does its business with the residential building industry. A total of 12 employees are presently on staff for the business. Employees include administrative staff, accounting/bookkeeping, management, sales staff and warehouse employees. The applicant indicated that the current business is expanding at a rapid pace, therefore, additional office space is needed.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

General Plan: The "Industrial" designation is intended for primarily manufacturing and processing activities. Related office uses are allowed as a matter of right up to 25 percent of gross floor area. The subject site is an acceptable location for additional office square footage because the business is appropriately located in the Light Industrial zone. The applicant wishes to expand its office area to house additional employees and other office related uses (xerox rooms, corridors, bathrooms etc.). These spaces are counted as office space according to the City's building code. Roughly 25 employees will operate the business with a maximum of 12-15 employees on site at any one time. The expansion is considered to be compatible with the industrial businesses in the area. A 68% office use for this type of business will not be in conflict with industrial uses in the area in that ample parking will be available in the overall industrial park and the increase of office at this site will not significantly affect the overall industrial flavor in the area.

Zoning Ordinance: The M-1 zone permits the manufacture or treatment of goods from raw materials. Office uses are permitted in the M-1 zone as a matter of right 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). Office uses exceeding 25 percent may be allowed subject to Planning Commission approval of a Special Permit. In this instance, the increase of office space in building A located at 5300 So. Watt Ave. will be compatible with the industrial area since the business serves industrial customers and will not generate additional peak traffic trips. In addition, the maximum number of employees (25 employees) will not be on the site at the same time (5300 So. Watt Ave.). In some instances, employees will be in the adjacent building C on the site (5340 So. Watt Ave.) owned by the same property owner. Therefore, the 36 existing and proposed between both parcels are sufficient. Conditions of approval will be placed on the project related to number of employees, parking and tenant occupancy to ensure project consistency with the City's general intent for industrial uses.

C. Site Plan Design/Zoning Requirements

The current project sites (Bldgs. A & C/two parcels) are each developed with a 9,600 square foot, one story warehouse building with a total of 33 surface parking spaces between the two parcels. The applicant will increase the interior square footage of building A by adding a second story loft (1,776 sqft). The new second story loft area will be allocated primarily for storage space. The total interior building square footage will be 11,376 square feet. The applicant is not proposing to alter the exterior building size, site or overall building design. The submitted site plan indicates direct ingress and egress off of District Court. Twenty-five foot wide landscape setbacks are provided on both public street frontages (South Watt Avenue and District Court). Adequate parking is also provided for the building and the proposed user. Adequate building setbacks are also in place. No trash enclosure or signage are shown on the submitted site plan. Trash enclosures must comply with the City's Trash\Recycling Ordinance and sign permits must be obtained for all signage (detached and attached).

As previously noted, a total of 32 surface parking spaces exist between the two parcels (Bldgs. A & C). According to the City's Zoning Ordinance, a minimum of 36 parking spaces are required for the warehouse and office square footage combined. With four newly striped parking spaces, adequate parking will be available.

D. Special Permit - Parking Off-site

The applicant is requesting a Special Permit to locate four of the required parking spaces off-site. The four off-site parking spaces will be located on an adjacent parcel at the rear of building C on 1.05 ± acres (5340 So. Watt Ave.- Parcel 2). The property owner currently owns both lots which contain buildings A and C. The four newly striped parking spaces will be adequately spaced to meet City parking lot standards. Each parking space will be 8' x 18' in size with 26 feet of minimum backup area. Staff is not opposed to the location and size of the parking spaces since the spaces will be limited to employee usage only. In addition, staff observed several available parking spaces on both parcels during regular business hours. Sufficient ingress and egress will be provided to the new parking spaces. Staff is not opposed to the off-site parking since it is immediately adjacent to Dave's Design Center and the four spaces will satisfy the parking requirement for the additional office square footage requested. Staff would recommend that signage be posted at the rear of building C/Parcel 2 indicating "for employee parking only" and adequate lighting be provided at the rear of the building mounted to the building or freestanding if employee parking is utilized after business hours.

E. Variance - Landscaping and Shading

As previously noted above, the applicant is requesting a Variance to waive landscaping and shading for the four new parking spaces. The four newly striped spaces are proposed at the rear of building C (5340 So. Watt Ave./Parcel 2), directly underneath major power lines and adjacent to a transmission tower. No other buildings will face the four parking spaces. The area is also paved to City standards. Waiver of landscaping and shading for four new parking spaces is appropriate for this site because: 1) the lot is currently paved to City standards 2) a 20' wide utility easement with a transmission tower (30' x 30') is adjacent to the proposed parking spaces (trees are discouraged under utility lines near towers); 3) the applicant has agreed to provide additional trees and landscaping within the existing parking lot visible from the street (So. Watt Ave.); and 4) the existing parking lot is attractively shaded with trees and landscaped. Staff, therefore, supports the waiver of landscaping and shading for the four new spaces.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301{a} and 15305{a}).

B. Public/Neighborhood/Business Association Comments

The proposal was routed to the South East Area Neighborhood Association and the Power Inn TMA for review and comment. No comments were received. A notice of the project and public hearing was also sent to all property owners within 500 feet of the site. At the time of preparing the staff report, no comments were received.

C. Summary of Agency Comments

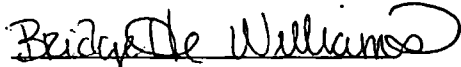
The project has been reviewed by several City Departments and other agencies. Specific conditions are outlined in the attached Notice of Decision and findings of fact.

PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Special Permits and the Variance. The Planning Commission action may be appealed to the City Council 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 approving the Special Permit to exceed the 25% office use allowed to 68% office in a 9,600 sqft building on .79 \pm acres in the M-1S{R} zone.
- B. Adopt the attached Notice of Decision approving the Special Permit to locate four required parking spaces off-site on 1.05 \pm acres for a 68% office use in the M-1S{R} zone.
- C. Adopt the attached Notice of Decision approving the Variance to waive the landscape and shading requirement for four new parking spaces at the rear of an existing warehouse building on 1.05 \pm acres in the M-1S{R} zone.

Report Prepared By,


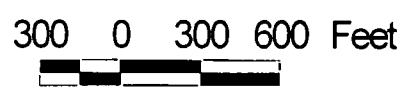
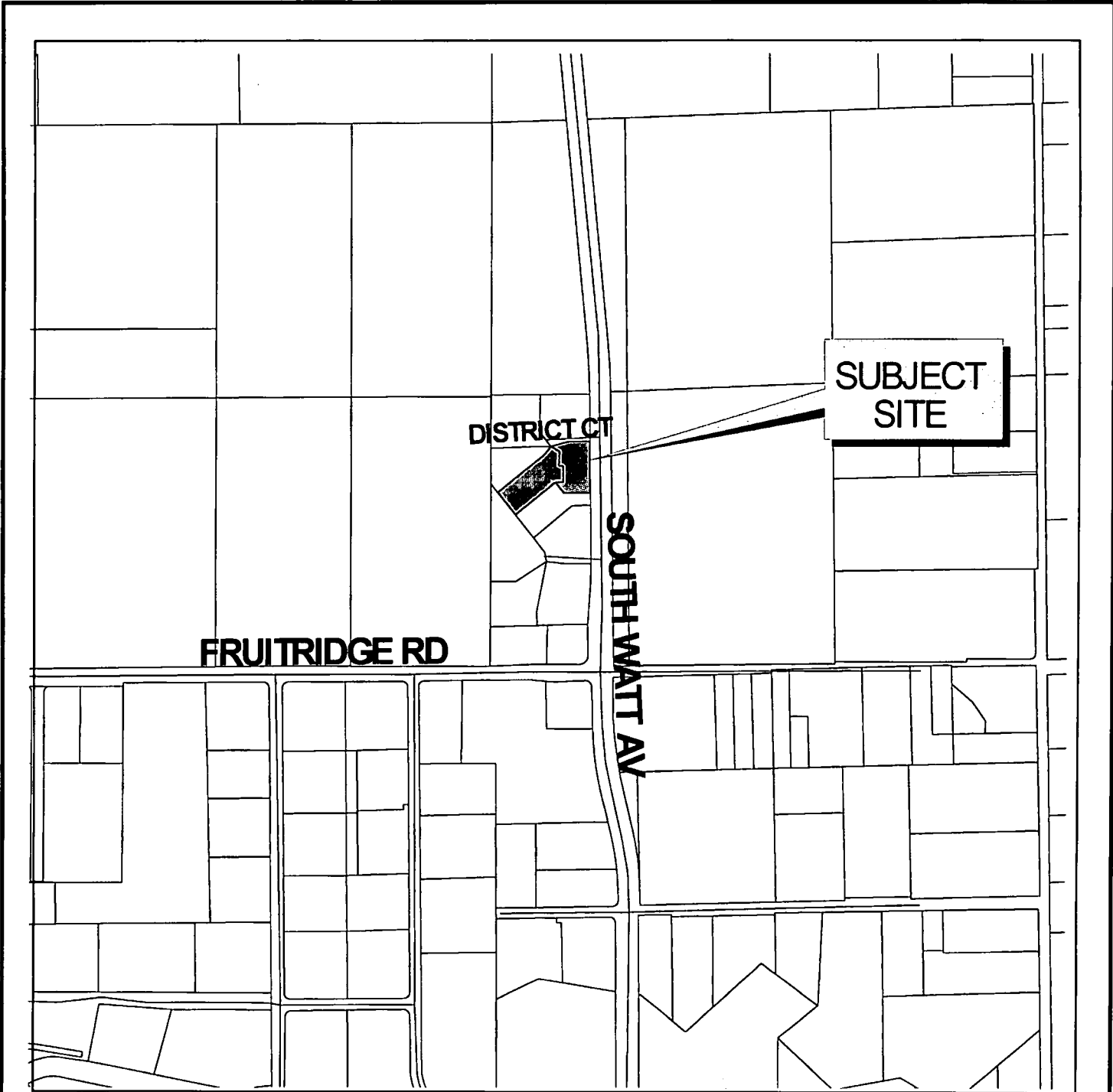

Bridgette Williams
Associate Planner

Report Reviewed By,


Barbara Wendt
Senior Planner

Attachments

- | | |
|--------------|---|
| Attachment A | Vicinity Map |
| Attachment B | Land Use and Zoning Map |
| Attachment C | Notice of Decision approving the Special Permits & Variance |
| Exhibit C-1 | Site Plan |
| Exhibit C-2 | Building Footprints/Parcel Map |
| Exhibit C-3 | Elevations (1 st & 2 nd Floors) |

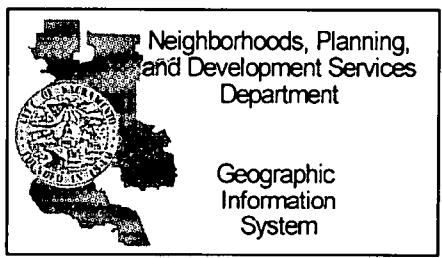
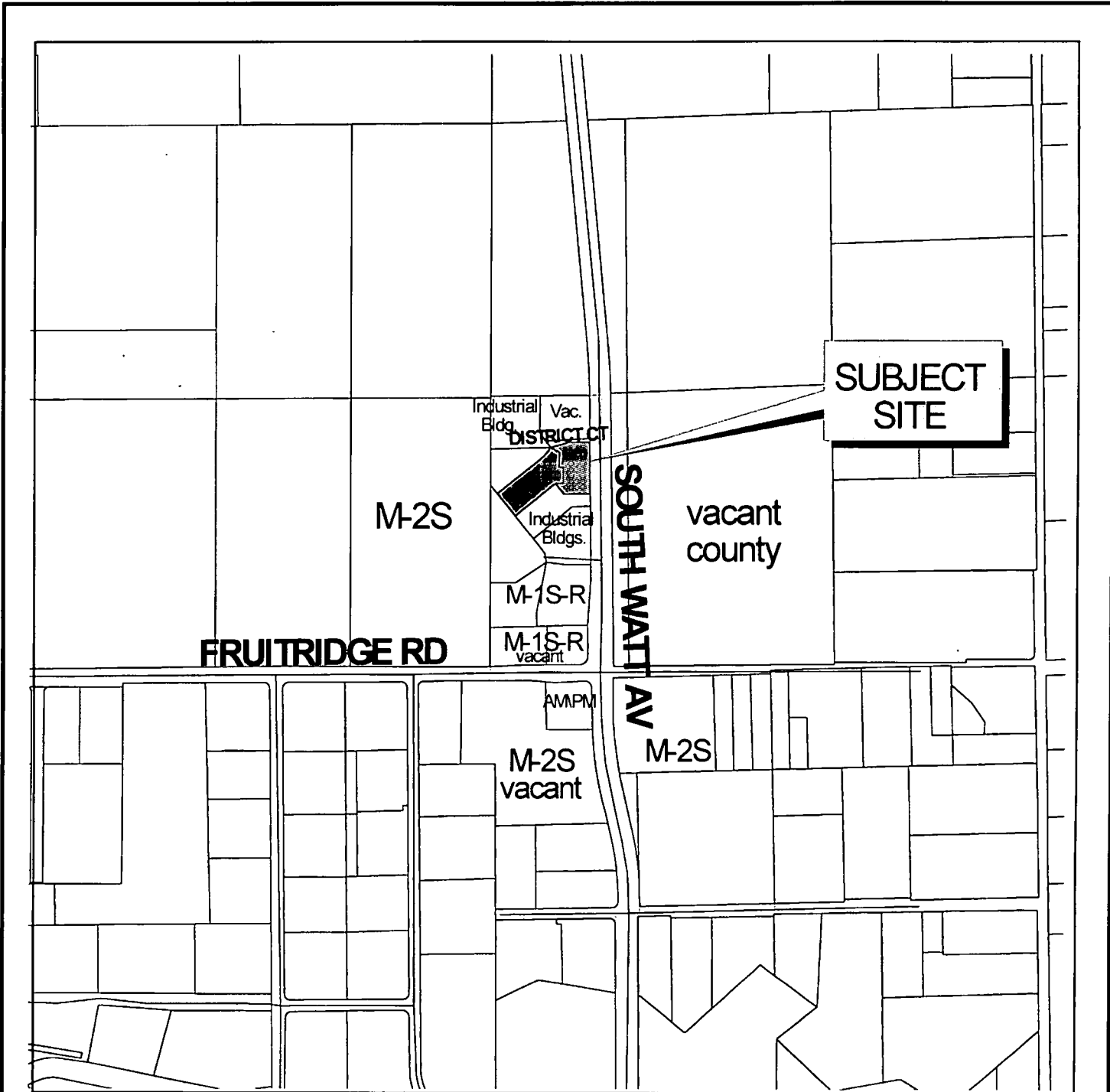


Neighborhoods, Planning,
and Development Services
Department

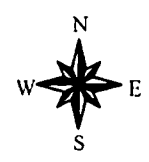
Geographic
Information
System

Vicinity Map
P98-094





Land Use & Zoning Map P98-094



AMENDED BY STAFF 1/20/00

NOTICE OF DECISION AND FINDINGS OF FACT FOR A SPECIAL PERMIT TO EXCEED THE 25 PERCENT OFFICE USE ALLOWED IN THE INDUSTRIAL ZONE TO 68 PERCENT OFFICE; A SPECIAL PERMIT TO LOCATE FOUR REQUIRED PARKING SPACES OFF-SITE; & A VARIANCE TO WAIVE THE LANDSCAPE AND SHADING FOR FOUR NEW PARKING SPACES AT 5300 AND 5340 SOUTH WATT AVENUE IN THE LIGHT INDUSTRIAL REVIEW M-1S{R} ZONE. (P98-094) (APN:063-0053-014 & 017)

At the meeting of January 20, 2000, 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: Found the project Exempt pursuant to CEQA Section 15301(a) and 15305(a);**
- B. **Approved the Special Permit to exceed the 25% office use allowed to 68% office in a 9,600 sqft existing industrial building at 5300 So. Watt Ave. on .79_± acres in the Light Industrial Review (M-1S{R}) zone.**
- C. **Approved the Special Permit to locate four required parking spaces off-site on 1.05_± acres for a 68% office use in the M-1S{R} zone.**
- D. **Approved the Variance to waive the landscape and shading requirement for four new required parking spaces at the rear of an existing warehouse building at 5340 So. Watt Ave. on 1.05_± acres in the M-1S{R}) zone.**

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

FINDINGS OF FACT

- A. **Exemption:** The City Planning Commission finds and determines that the proposed Special Permits and Variances are exempted from further environmental review pursuant to State EIR Guidelines (Section 15301(a) & 15305(a).
- B. **Special Permit - Office Increase:** The Special Permit to exceed the 25% office to 68% office in the Industrial zone is approved subject to the following findings of fact:
 - 1. The project as, conditioned, is based upon sound principles of land use in that:

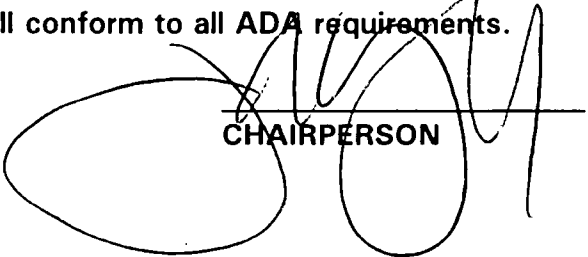
- a. The proposed increase in office use would be in keeping with adjacent warehouse development in the surrounding area;
 - b. An increase in office square footage in the Industrial zone is allowed with a Special Permit; and
 - c. Adequate landscaping, setbacks, maneuvering and parking is provided in the industrial park.
2. The proposed increase is consistent with policies in the General Plan and the land use designation which designates the site for industrial uses.
- C. Special Permit - Off-Site Parking: The Special Permit to locate four parking spaces off-site in an industrial zone is approved subject to the following findings of fact:
1. The project as, conditioned, is based upon sound principles of land use in that:
 - a. the four new parking spaces are in close proximity to the existing industrial building;
 - b. the four parking spaces will be limited to employee parking only; and
 - c. the parking spaces will be well lite and striped with adequate maneuvering.
 2. The newly established parking spaces will be consistent with the City's Zoning Ordinance requirements for an industrial site.
- C. Variance - Landscape & Shading: The Variance to waive landscaping and shading requirements for four new parking spaces is approved subject to the following findings of fact:
1. Granting the Variance is not a use Variance in that parking is permitted in an industrial zone.
 2. Granting the Variance does not constitute a special privilege in that a Variance would be granted to any other property owner facing similar circumstances.

3. Granting the Variance will not be injurious to the public safety nor create a public nuisance int that:
 - a. the four new parking spaces will be adequately striped, lite and adequate maneuvering will be provided;
 - b. the parking area is currently paved and trees are prohibited underneath utility lines near towers;
 - c. additional trees and landscaping will be provided in the industrial park.

Conditions of Approval - Special Permits & Variance

1. The overall office square foot in the warehouse building, located at 5300 So. Watt Avenue shall be limited to a maximum of 68% of office use.
2. No more than 25 employees shall be permitted on site at any one time.
3. The second story loft shall be limited to a storage area.
4. Warehouse and Office square footage within the building shall adhere to the attached floorplan. Under no circumstances shall additional office space be incorporated into the building.
5. All tenant improvements in the building shall be subject to building code standards and a building permit shall be obtained.
6. Any new signage (detached/attached) on the site shall comply with the City's Sign Ordinance and sign permits shall be obtained.
7. Additional landscaping (trees, shrubs etc.) shall be provided on parcels 2 and/or 5 prior to final approval of the 68% office space. A preliminary landscape plan shall be reviewed and approved by Planning staff prior to final approval of the 68% office space.
8. All new landscaping shall be maintained at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
9. Each parking space shall be 8' x 18' in size with a minimum backup area of 26 feet.

- 10. The four new parking spaces shall be striped and adequate maneuvering shall be provided. The four new spaces shall be located behind the existing industrial building, located at 5340 So. Watt Avenue (Bldg. C). The new parking spaces shall be in place prior to final approval of the 68% office space.
- 11. Signage shall be posted at the rear of the building C/Parcel 2 indicating "employee parking only".
- 12. Adequate lighting shall be provided on building C or a freestanding pole shall be provided on the site if parking spaces are utilized after business hours.
- 13. Any deviation of the floor plan and/or new parking spaces shall be reviewed and approved by Planning staff prior to final approval for 68% of office space.
- 14. The applicant shall contact the Regional Sanitation District for sanitary sewer conditions prior to final approval of the 68% office area.
- 15. The new expansion and office increase shall comply with all building and fire code and newly adopted ordinance requirements.
- 16. Repair or replace any existing deteriorated curb, gutter and siewalk to the satisfaction of the Department of Public Works.
- 17. The subject site shall conform to all ADA requirements.



CHAIRPERSON

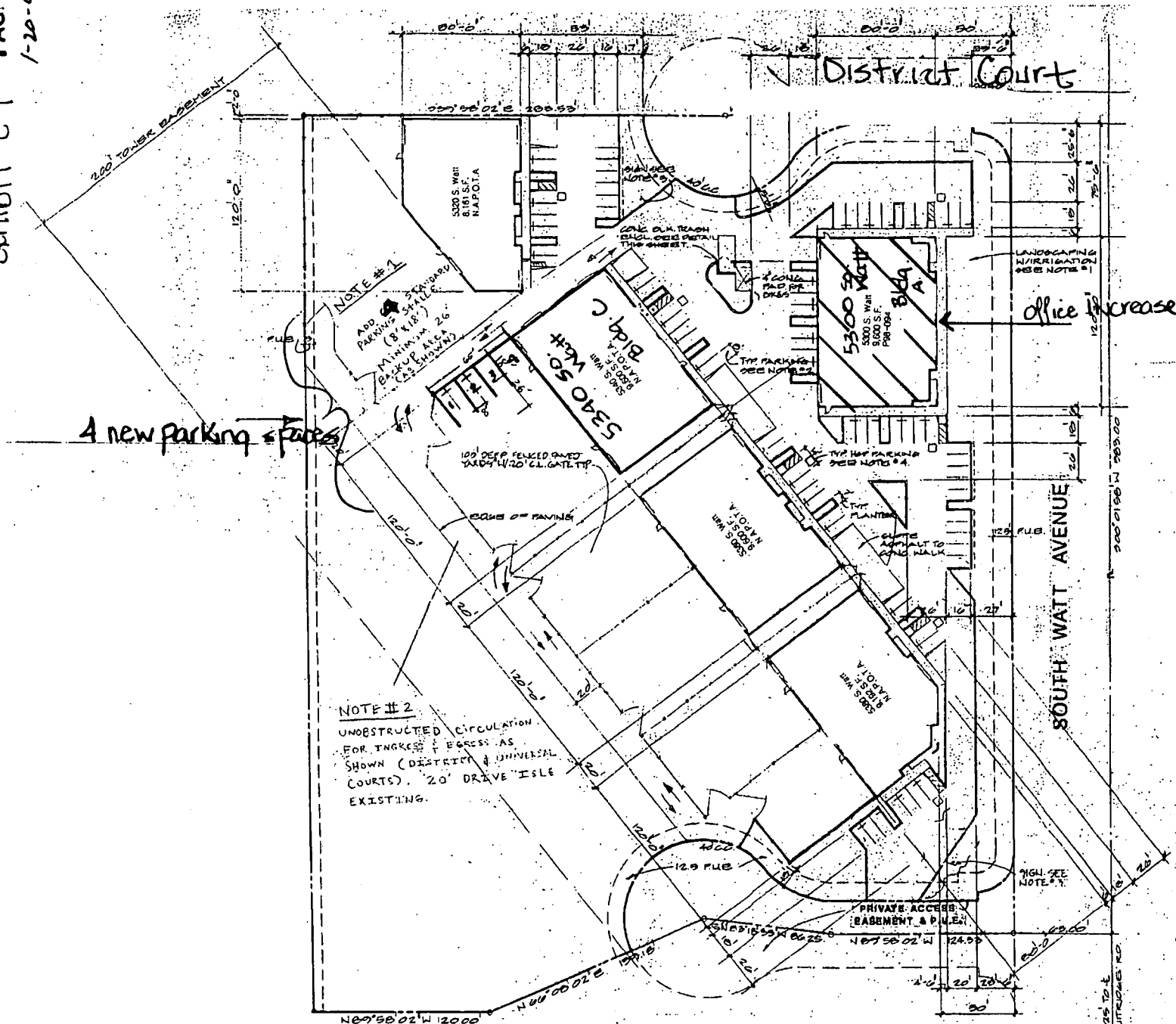
ATTEST:

Guy Stuchman
 SECRETARY TO CITY PLANNING COMMISSION

1-20-00
 DATE (P98-094)

- Exhibit C-1 - Site Plan
- Exhibit C-2 - Building Plan
- Exhibit C-3 - Elevations

Exhibit C-1



A new parking spaces

office increase 68%

NOTE # 2
 UNOBSTRUCTED CIRCULATION
 FOR INGRESS & EGRESS AS
 SHOWN (DISTRICT & MUNICIPAL
 COURTS). 20' DRIVE ISLE
 EXISTING.

PARKING DATA - 5300 & 5340 S. WATT

EXISTING PARKING	
5300 S. Watt:	17
5340 S. Watt:	16
Total Existing:	33 spaces
NEEDED (for this application):	
5300 S. Watt = 9,600 sf office / 400 =	24
5340 S. Watt = 2,400 sf office / 400 =	6
Total Needed:	30 spaces

PROPOSED ADDITIONAL PARKING

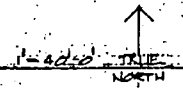
Additional Parking: 4
 (rear yard of 5340)

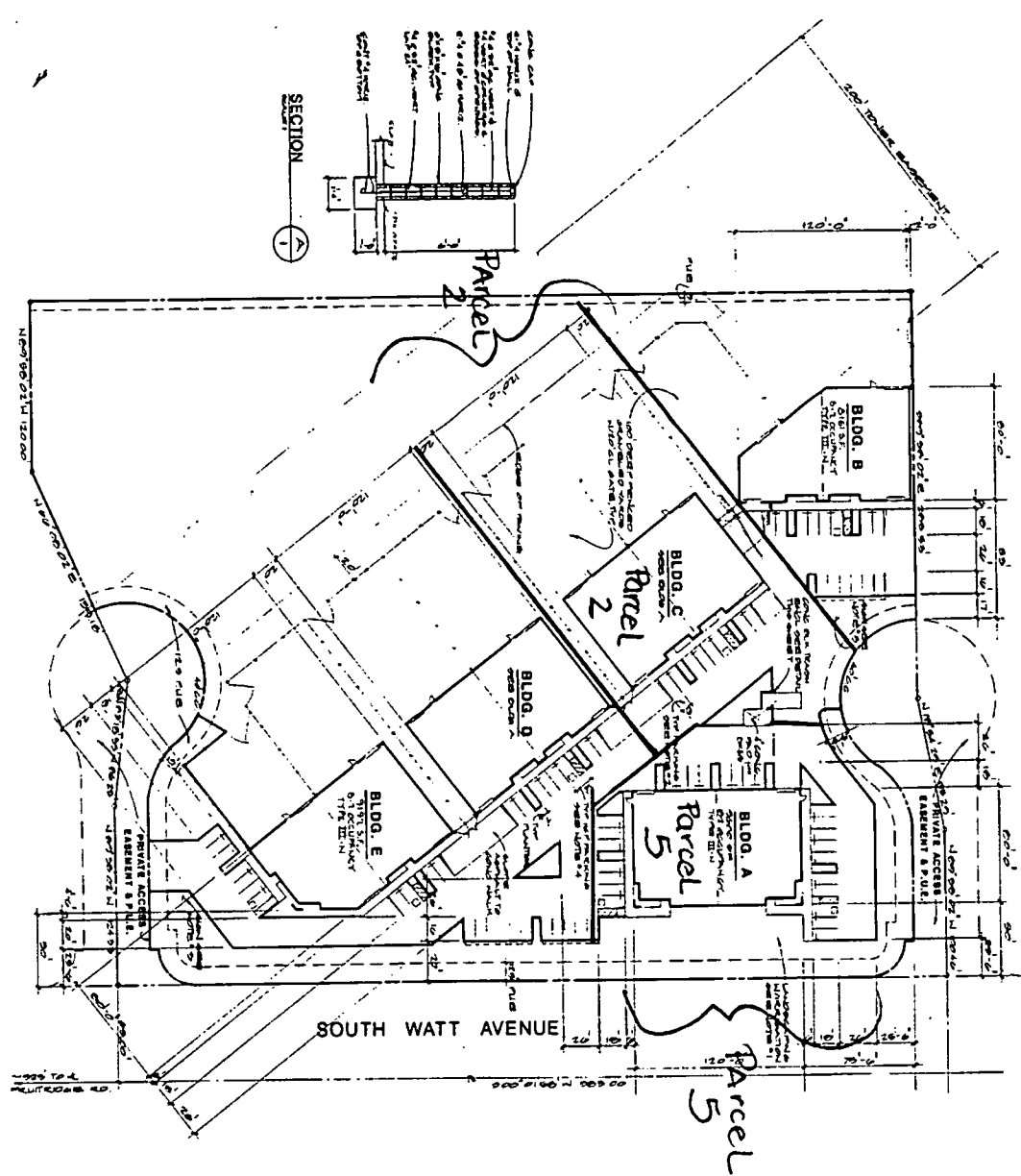
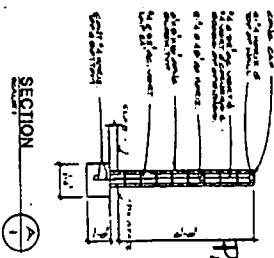
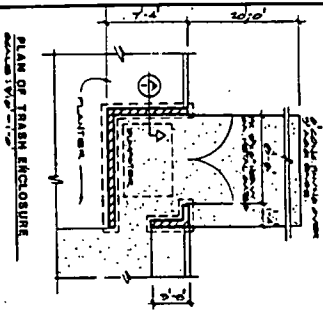
PARKING CONCLUSION

Parking Spaces Needed: 30
 Parking Spaces Provided: 30

5300 South Watt Avenue
 APN: 063-0053-017
 P98-094

SITE PLAN





SITE PLAN / BUILDING FOOTPRINT / PARCEL MAP

PROJECT UNDERGOING THE NECESSARY PERMITS FOR THE CONSTRUCTION OF THE PROPOSED WAREHOUSE BUILDINGS AND TRASH ENCLOSURE ON THE ABOVE DESCRIBED PARCELS. THE PROPOSED WAREHOUSE BUILDINGS AND TRASH ENCLOSURE WILL BE CONSTRUCTED ON THE ABOVE DESCRIBED PARCELS IN ACCORDANCE WITH THE CITY OF SACRAMENTO ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS. THE PROPOSED WAREHOUSE BUILDINGS AND TRASH ENCLOSURE WILL BE CONSTRUCTED ON THE ABOVE DESCRIBED PARCELS IN ACCORDANCE WITH THE CITY OF SACRAMENTO ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS. THE PROPOSED WAREHOUSE BUILDINGS AND TRASH ENCLOSURE WILL BE CONSTRUCTED ON THE ABOVE DESCRIBED PARCELS IN ACCORDANCE WITH THE CITY OF SACRAMENTO ZONING ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS.

STATISTICAL DATA

TOTAL BUILDING AREA: 44,178 SQ. FT.

TOTAL TRASH ENCLOSURE AREA: 1,500 SQ. FT.

TOTAL SITE AREA: 117,000 SQ. FT.

TOTAL REQUIRED PARKING: 433 SPACES

TOTAL AVAILABLE PARKING: 11

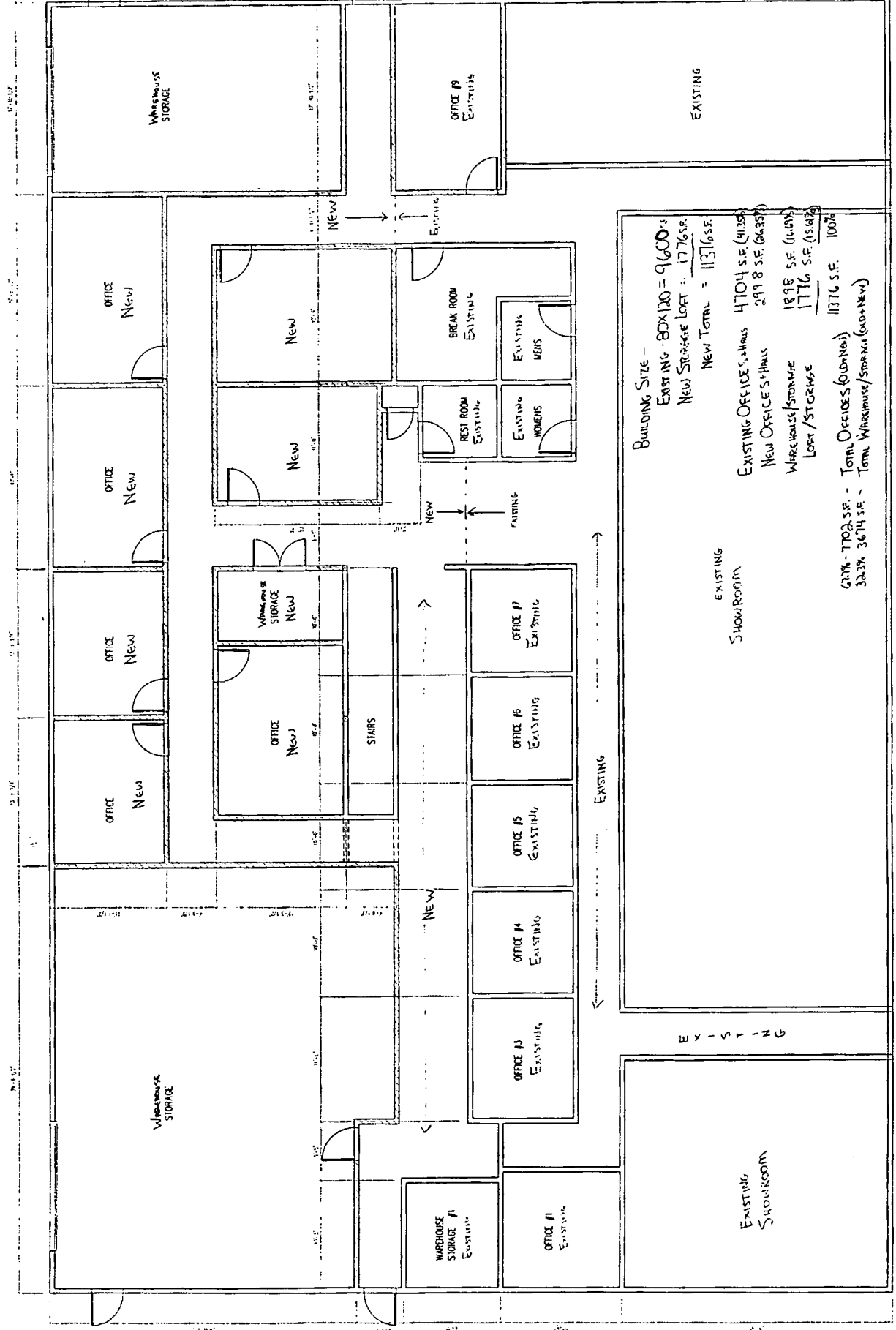
TOTAL REQUIRED PARKING: 433 SPACES

TOTAL AVAILABLE PARKING: 11

Exhibit C-2

66096
 2nd Floor

Exhibit C-3



Building Size -
 EXISTING - 80x120 = 9600 SF
 NEW STORAGE LOFT = 1776 SF
 NEW TOTAL = 11376 SF

EXISTING OFFICE'S/HALLS 4704 SF (4135)
 NEW OFFICE'S/HALLS 2998 SF (2635)
 WAREHOUSE/STORAGE 1898 SF (1600)
 LOFT/STORAGE 1776 SF (1548)
 TOTAL OFFICES (OLD+NEW) 11376 SF
 TOTAL WAREHOUSE/STORAGE (OLD+NEW) 1004

EXISTING
 SHOWROOM

EXISTING

EXISTING
 SHOWROOM

