

CITY PLANNING COMMISSION

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

APPLICANT	Jim Johnson, 555 University Avenue, #137, Sacramento, CA 95825		
OWNER	Jim Johnson, 555 University Avenue, #137, Sacramento, CA 95825		
PLANS BY	Leo McGlade & Associates, 3417 Arden Way, Suite A, Sacramento, CA 95825		
FILING DATE	4/27/89	ENVIR. DET.	Neg. Dec. REPORT BY DH/kjr
ASSESSOR'S PCL. NO.	215-250-046		

APPLICATION:

- A. Negative Declaration
- B. Plan Review of two warehouse/office buildings totaling 17,325 square feet on a portion of 8.6+ vacant acres in the Light Industrial-Review M-1(S)R Zone.

LOCATION: Southwest Corner Raley Boulevard and Vinci Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct two warehouse shell buildings on two lots totaling 1.2+ acres of an 8.6 acre lot.

PROJECT INFORMATION:

1988 General Plan Designation:	Heavy Commercial/Warehouse
1984 North Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-1(S)R
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; M-1(S)R
South:	Vacant; M-1(S)R
East:	Vacant; M-1(S)R
West:	Single Family; M-1(S)R

Parking Required:	20 spaces	10% Office = 4 Spaces
		90% Warehouse = 16 Spaces
Parking Provided:	24 spaces; 12 for each lot	
Property Dimensions:	284 ft. x 191 ft.	
Property Area:	1.2+ acres for warehouse review; total 8.6 acres	
Square Footage of Building:	Bldg. A = 8,400 sq. ft.	
	Bldg. B = 8,925 sq. ft.	
Height of Building:	20 feet	
Topography:	Flat with Magpie Creek Diversion	
Street Improvements:	To be extended	
Utilities:	To be extended	
Exterior Building Materials:	Concrete tilt-up	
Roof Material:	Built-up tar and felt	

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BACKGROUND INFORMATION: On October 11, 1988, the City Council approved a tentative map to divide 10+ vacant acres into seven lots. Two of the lots, lots 3 and 4, are proposed for two warehouse buildings. Conditions of approval on the tentative map included participation in the proposed Robla Viejo Assessment District and construction or financing of necessary on-site and off-site improvements. The tentative map has not been recorded at the time of this report (P88-158).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site consists of a portion of a 20+ acre vacant parcel totaling 1.2+ acres in two proposed lots approved under a separate tentative map (P88-158). The zoning is Light-Industrial-Review (M-1(S)-R) Zone. The 1984 North Sacramento Community Plan designates the site as Industrial. Surrounding land uses are vacant to the north, east, and south with single family residential to the west along Vinci Avenue. The site is constrained by the future Magpie Creek Diversion channel to the west and south. Raley Boulevard is proposed to be a 110 foot right-of-way.

B. Project Description:

The applicant proposes to construct two warehouse buildings on two lots. Building A will have 8,400 square feet of area and Building B will contain 8,925 square feet. Twelve parking spaces are provided on each lot for each building. A minimum of ten spaces are required using 10 percent office - 90 percent warehouse for each building.

The applicant is required to seek plan review approval from the Planning Commission due to the M-1(S)R Zoning.

C. Site Design and Architecture:

1. Location of Loading Doors

The proposed buildings have loading doors facing Raley Boulevard. Staff does not support the establishment of loading doors facing Raley Boulevard due to unsightliness of metal roll up doors and truck activities facing a major street. On three prior plan reviews, staff recommended, and the Commission approved, buildings with no loading doors facing a major street: Sacramento Security Park (P85-397), approved October 24, 1985, by the Commission; I-80 Industrial Park (P88-057), approved February 25, 1988, by the Commission; and Raley Industrial Park (P89-120), approved May 25, 1989, by the Commission.

Staff recommends the buildings that have the Raley Boulevard loading doors should be eliminated and replaced with a storefront window system or similar decorative treatment for both buildings.

The applicant could also re-orient the buildings on the pads to have loading doors face north and south and incorporate wing walls to screen the loading doors closest to Raley Boulevard.

2. Roads

As a condition of the tentative map, the City Public Works Department is requiring the dedication and construction of standard road improvements along Vinci Avenue and deferring improvements along Raley Boulevard to coincide with or follow the City project to widen Raley Boulevard.

3. Landscaping Setback

Adequate setbacks are being provided from street rights-of-way and proposed property lines. A 25 foot landscape setback is shown along Raley Boulevard and Vinci Avenue. Similar to past Commission actions on U.S. Machinery (P86-160), staff recommends a 3 1/2 foot high continuous berm planted with a mix of evergreen and deciduous trees along the street frontages at a density of one tree per 30 feet of lineal frontage. Trees are to be a mix of 5 and 15 gallon specimen size.

Staff recommends detailed landscaping and irrigation plans be reviewed and approved by the Planning Director prior to issuance of building permits. The applicant is required to comply with the requirements of the City Tree Shading Ordinance for parking and maneuvering areas so that final placement of trees and shrubbery will require further review. Ground cover in the 25 foot landscape setback shall be lawn. No bark mulch will be allowed as shown on the landscape plan in the 25 foot landscape setback area.

Staff notes an absence of planting area adjacent to the buildings. On previous requests, staff has recommended narrow planters with vines planted adjacent to the building or tree wells to provide breaks in the place of the wall's blank facade. The landscape plan should show plantings adjacent to the buildings.

4. Lighting

No detailed lighting was provided for staff review. Staff recommends all lighting be directed on-site and not reflect off-site. Use of low level pole lights and boxed fixtures shall be included for permit review. Lamp poles shall not exceed 30 feet in height and observe all utility easements.

5. Trash Enclosure

Each building is shown with an individual trash enclosure. Enclosures shall be designed to City standards for trash enclosures.

6. Fencing and Gates

No fencing or gates are proposed. Staff recommends any fencing visible off Raley Boulevard be a vinyl clad chain link or decorative wrought iron as a minimum. Gates shall be located to allow adequate vehicle stacking so to not obstruct traffic on adjacent streets. If outdoor storage is allowed, then the

area shall be screened with a solid view - obscuring fence constructed of wood, masonry or metal with materials not stacked higher than the fence height.

7. Mechanical Equipment

All roof top mounted heating, cooling, or communications equipment shall be screened so to not be visible off-site. All transformers, fire valves, and PG&E gas transmission facilities are to be screened by landscaping or other suitable methods.

8. Signage

No signage was submitted. Due to the size of the buildings and possibility of multiple tenants, staff recommends preparation and acceptance of a sign program for the site prior to issuance of sign permits. One monument sign not exceeding 12 feet in height and 100 square feet of area shall be allowed per lot. No pole signs will be allowed. Attached building and tenant identification signage similar to the approved sign program for Sacramento Security Park (P86-160) is recommended.

9. Transportation Management Plan

The 1984 North Sacramento Plan Final Environmental Impact Report includes as a traffic mitigation measure the following statements:

- a. In the area north of I-880, all of the designated major streets should be upgraded as development proceeds in the future. Special studies should be undertaken at intersections to determine their ultimate lane configuration, signal requirements, and access control requirements. Potential funding mechanisms should be investigated, including the development of a benefit assessment district.
- b. A number of new traffic signals will be required throughout the area as a result of the implementation of the Community Plan and development occurring in adjacent areas.
- c. TSM actions should be implemented by the City wherever feasible to reduce auto usage and encourage use of alternative modes. These actions should include continued efforts to upgrade and maintain the bikeway system, support for ride sharing programs, and efforts to encourage mass transit usage.

Staff recommends that a transportation management plan be prepared for all 8.6± acres in the project. As a component of the transportation management, that in lieu measures be provided which may include the following items: Bicycle locker and shower facilities, financial reimburse to Regional Transit

to provide bus service to the site, development of a ride sharing or van pool service for all employees of the site, provision of a bus stop and/or shelter adjacent to the site, financial reimbursement to tenants who offer their employees opportunities to use modes of transportation other than the single occupancy automobile. The applicant is required to comply with the new TSM Ordinance adopted by the City Council in 1989.

10. Public Address Systems

Due to the proximity of residential land uses to the west along Vinci Avenue, staff recommends that no exterior public address systems be allowed. Interior paging systems are allowed.

11. Additional Building Treatments

In discussions with the applicant, the exterior elevations will have the formliner extended to the Vinci Avenue frontage elevations. Staff has recommended the addition of one or two reveal lines to be painted a contrasting color to accent the building on all four elevations. Final elevations shall be reviewed and approved by the City Planning Director and Design Review Coordinator.

Agency Comments: The following comments were received from various City Departments:

Engineering Division:

1. Sewer, water, and drainage will not be available until completion of Robla Viejo Assessment District.
2. Frontage improvements are required with parcel map. Actual construction on Raley Boulevard shall followed Raley Boulevard widening project. Owner has agreed to provide a letter of credit to assure these improvements.
3. Driveway access off of Raley Boulevard will be severely restricted during construction of Robla Viejo Assessment District and Raley Boulevard widening. Recommend temporary access to parking area off Vinci Avenue. This may be a better access ultimately as Raley Boulevard will have a median island and will restrict access to right turns only.
4. Provide reciprocal ingress, egress, parking, and drainage easements.

City Traffic Engineer:

1. Construct Vinci to a 29 foot half-section with an additional 15 feet of additional north of centerline.
2. Cul-de-sac Vinci to the satisfaction of the Traffic Engineer.
3. Provide security for improvements on Raley Boulevard which is to be built to a 55 foot half-section.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. The vernal pool swale and watershed shall be fenced with a 6 foot high chain link temporary construction fence prior to any grading occurring on the project site and shall be posted "DO NOT DISTURB" to prevent premature grading or other destruction to the swale until a fill permit is issued by the U.S. Army Corps of Engineers.
- B. A certificate of occupancy for the project shall not be issued until the Robla Viejo Assessment District Infrastructure is completed.

Non-compliance with or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduced to less than a significant level through mitigation. (Refer to Attachment A for Initial Study Discussion.)

STAFF RECOMMENDATION: Staff recommends that the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Plan Review, subject to conditions and based upon findings of fact which follow.

Conditions - Plan Review

1. The applicant shall prepare a revised site plan, detailed landscaping and irrigation plans for review and approval by the Planning Director prior to issuance of building permits. Plans shall reflect the treatments discussed in this report.
2. The applicant shall revise the exterior elevations to the satisfaction of the City's Design Review Coordinator and Planning Director. All proposed colors are to be included in the revised elevations.
3. The applicant shall submit a uniform sign program for the review and approval by the Planning Director prior to issuance of any sign permit.
4. Lighting is to be directed on-site and poles are to be no higher than 30 feet with observation of any public utility easements.
5. Minimum parking dimensions shall correspond to the City Zoning Ordinance, except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into adjacent landscape or walkway

improvements. No individual prefabricated wheel stops will be allowed. A continuous 6 inch raised poured in place concrete curb shall be provided along all landscape areas abutting parking or drives.

6. A minimum 50 foot building setback shall be retained along Raley Boulevard.
7. Large mechanical equipment, including heating and cooling equipment, shall be screened or enclosed in such a manner as to hide such equipment. The design and material of the screening shall be compatible with the building architecture and color.
8. All roof projections shall be painted to match the roof or building.
9. Two trash enclosures are to be provided for Building C designed to City standards.
10. No outdoor storage is allowed unless screened. Height of stored materials shall not exceed the fence height.
11. The applicant shall install vinyl clad chain link fencing or decorative wrought iron fencing if fencing of the site is to occur. Gates shall be so located to allow adequate vehicle stacking so to not obstruct traffic on adjacent streets.
12. The applicant shall comply with the following requirements of the City Engineer and Traffic Engineer:
 - a. Provide standard improvements along Raley Boulevard (55 foot half street) and Vinci Avenue. Improvements along Raley Boulevard shall be deferred to coincide with or follow City project to widen Raley Boulevard. Security in the form of a Letter of Credit will be provided.
 - b. Dedicate necessary additional right-of-way along Raley Boulevard and Vinci Avenue.
 - c. Temporary access to parking area off Vinci Avenue shall be provided until Raley Boulevard widening has been installed.
 - d. Provide proof of reciprocal ingress, egress, parking, and drainage easements to the satisfaction of the Public Works Department.
 - e. Construct Vinci Avenue to a 29 foot half-section with an additional 15 feet of additional right-of-way north of centerline.

02876

- f. Cul-de-sac Vinci Avenue to the satisfaction of the Traffic Engineer.
13. The applicant shall prepare a Transportation Management Plan for the project showing compliance with the City's revised TSM Ordinance prior to issuance of building permits. The TMP shall apply to the entire development of 8.6+ acres and future users of the site.
14. Approval subject to the following 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, FBEM 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.

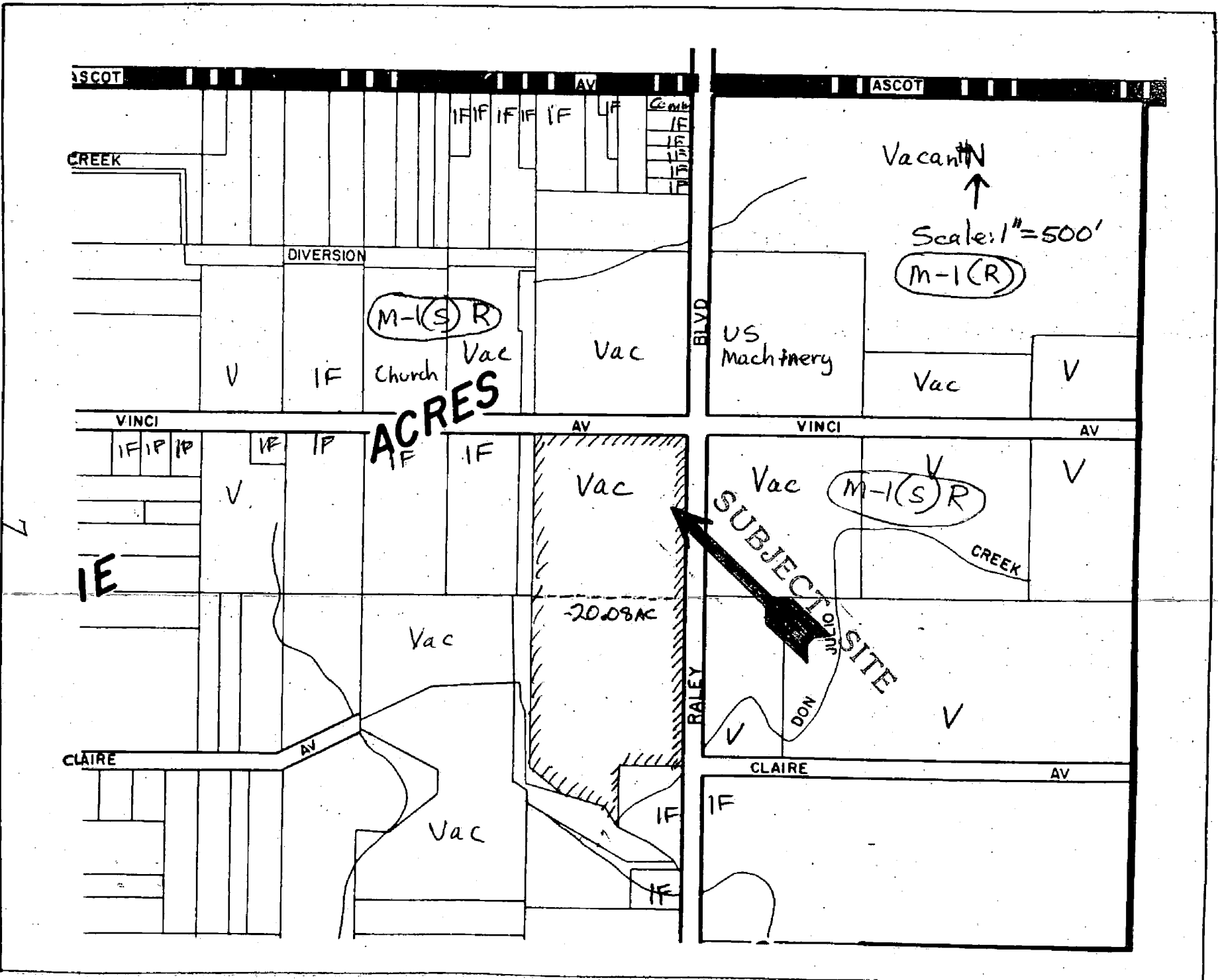
Findings of Fact - Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that:
- a. revised elevation enhancements will be more compatible with the newer industrial development of the area to the south; and

- b. intensive landscaping, designs, and focused on-site lighting will improve the visual impact of the area.
- 2. The project, as conditioned, will not be injurious or detrimental to public health, safety, or welfare nor result in the creation of a nuisance in that adequate on-site parking will be provided.
- 3. The proposed project is found to be consistent with the City's General Plan and the 1984 North Sacramento Community Plan which designate the site for heavy commercial-warehouse and industrial, respectively.

D-000102
0000N
8-24-89
A. 13

VICINITY - LAND USE - ZONING



215-230-43
SAC./SAN. JOAQUIN DRAIN

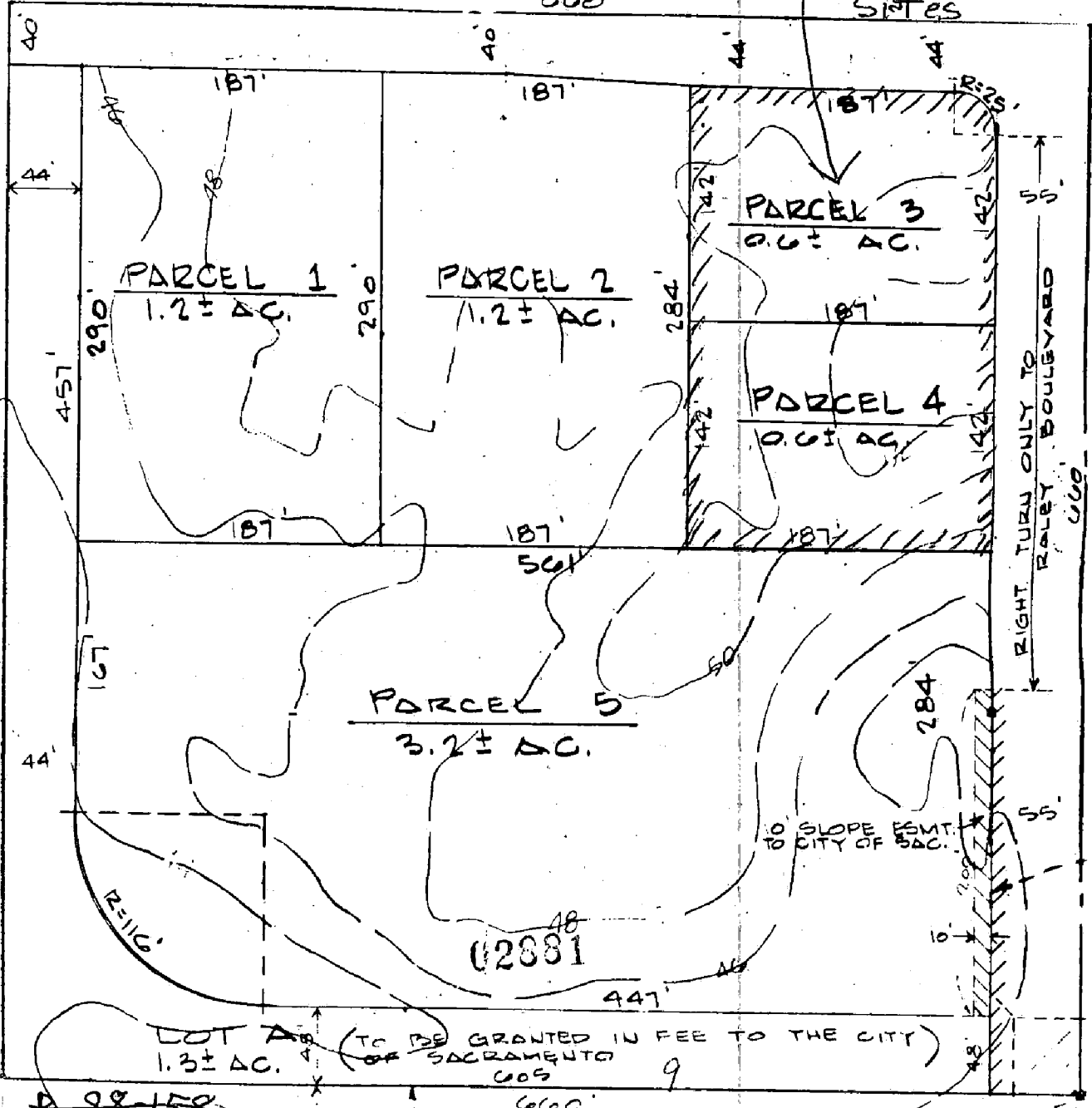
215-230-42
GARRETTE

TENTATIVE MAP ENLARGEMENT (P-89-193)

20' 20'

VINCI STREET

Proposed
Warehouse
Building
Sites



215 230-09
GOIN DRAIN DIST.

RALEY BOULEVARD

(TO BE GRANTED IN FEE TO THE CITY)
OF SACRAMENTO
605 9

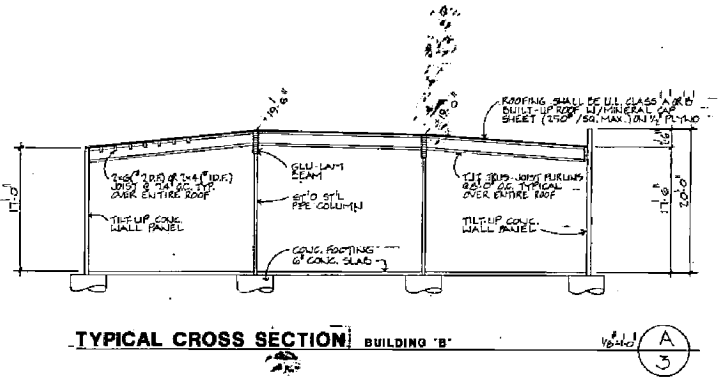
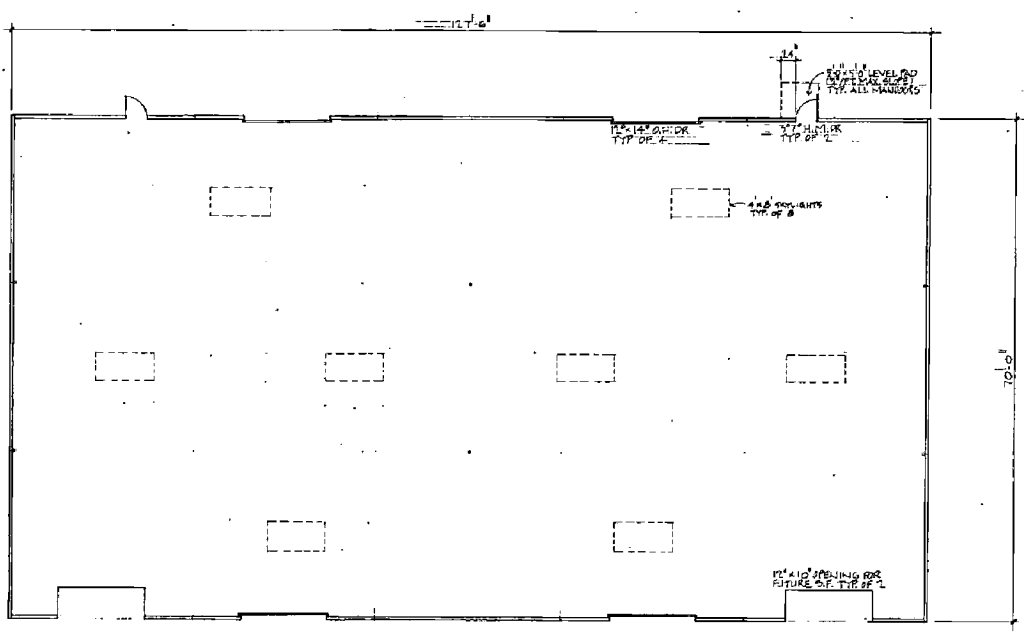
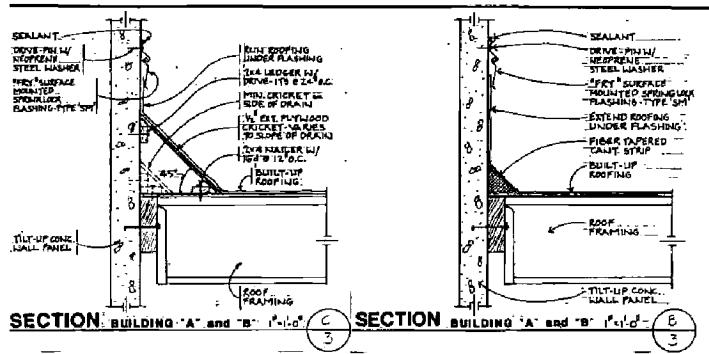
REVISIONS	BY

Leo McGladd & Associates, Inc.
 3417 Alameda Way, Suite A, Sacramento, CA 95821
 (916) 486-8888

**BUILDING "B"
 FLOOR PLAN
 ELEVATIONS
 TYPICAL CROSS SECTION**

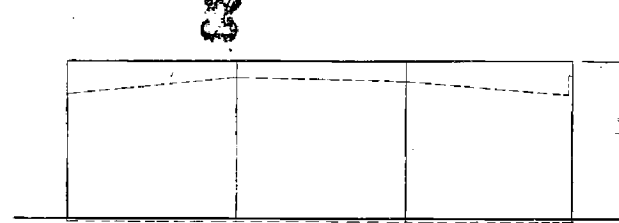
2 WAREHOUSE/OFFICE BUILDINGS
 DEVELOPER: JIM JOHNSON
 401 WINDY ST. AND RALEY AVE. CITY OF SACRAMENTO, CALIF.

DATE: 1-5-09
 SCALE: 1/8" = 1'-0"
 DRAWN: J. STURLOCK
 JOB: J-27-5
 SHEET: **3**
 OF 4

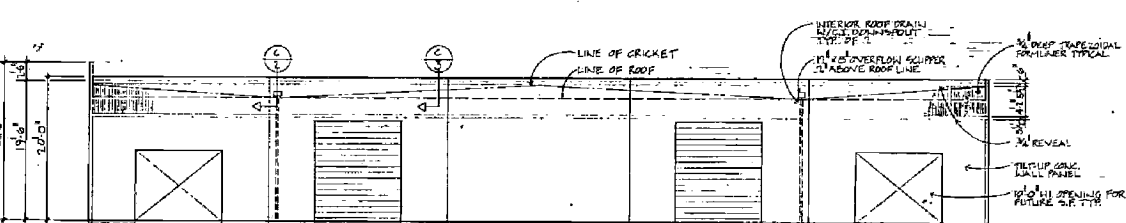


TYPICAL CROSS SECTION, BUILDING "B"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION

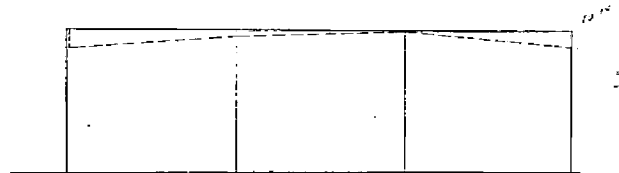
FLOOR PLAN, BUILDING "B"
 FOR ADDITIONAL NOTES SEE BUILDING "A" SHEET 2



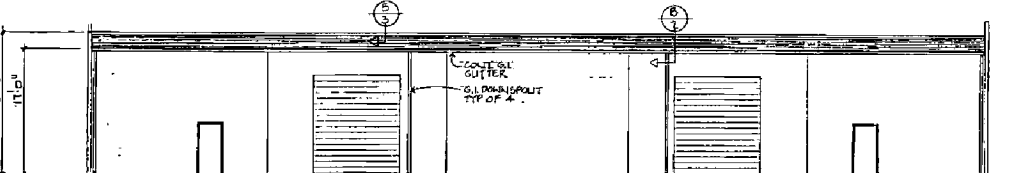
SOUTH ELEVATION, BUILDING "B"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION



EAST ELEVATION, BUILDING "B"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION



NORTH ELEVATION, BUILDING "B"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION



WEST ELEVATION, BUILDING "B"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION

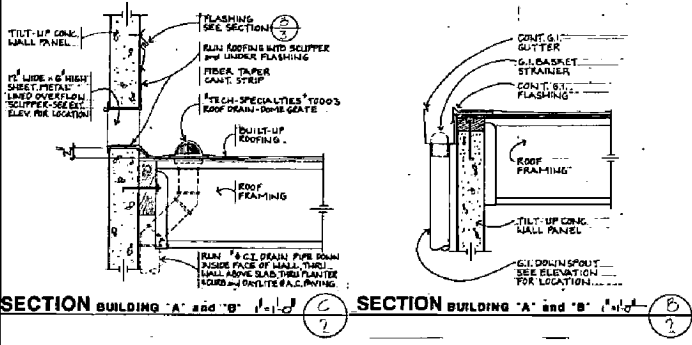
REVISIONS	BY

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 2017 Aspen Way, Suite A, Sacramento, CA 95825 (916) 484-8380
 17777

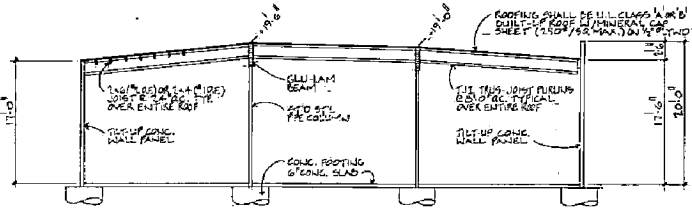
BUILDING "A"
 FLOOR PLAN
 ELEVATIONS
 TYPICAL CROSS SECTION
 SECTIONS

2 WAREHOUSE/OFFICE BUILDINGS
 DEVELOPER: JIM JOHNSON
 15000 ST. AND RALEY AVE. CITY OF SACRAMENTO, CALIF.

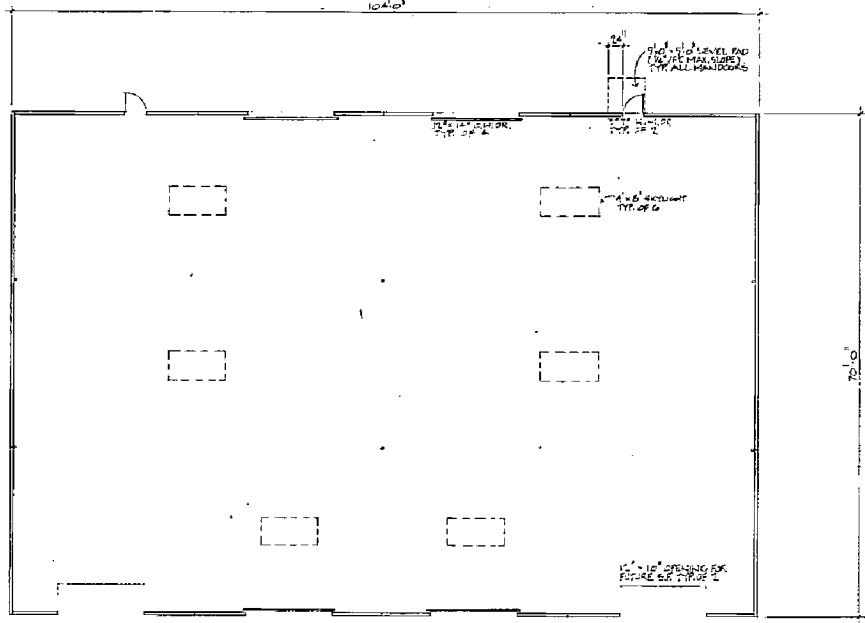
Date: 1-17-99
 Scale: 1/8" = 1'-0"
 Drawn: J. M. JOHNSON
 No. 1-17-99
 Sheet
 2
 Of 2



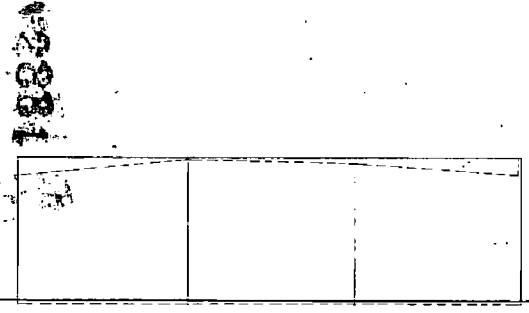
SECTION BUILDING "A" and "B" 1/2" = 1'-0" (C) ?
 SECTION BUILDING "A" and "B" 1/2" = 1'-0" (B) ?



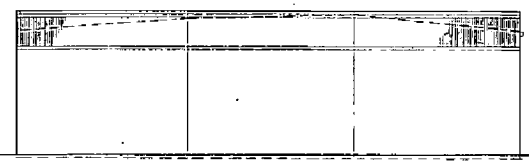
TYPICAL CROSS SECTION BUILDING "A" 1/2" = 1'-0" (A) ?



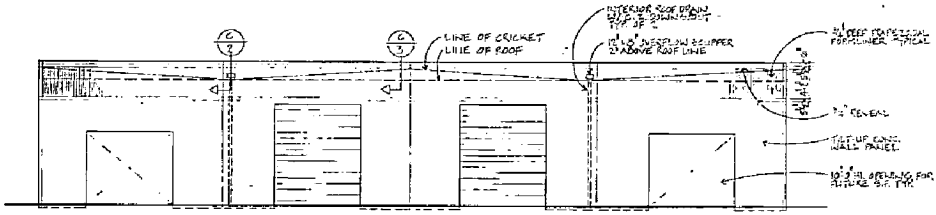
FLOOR PLAN BUILDING "A" 1/2" = 1'-0" (A) ?
 BUILDING SHELL ONLY, SEE NOTE #10, SHEET "A".
 ALL DOORS SHALL COMPLY WITH NOTE #10, SHEET "A".
 ALL FUTURE SCOPERENT DOORS SHALL BE PRIMARY ENTRANCES! SEE NOTE #9, SHEET "A".
 EXISTING, BUT CHANG. HENT DOOR SHALL COMPLY WITH CHAPTER 33, OF THE U.S.C.
 ALL FUTURE SCOPERENT GLAZING SHALL BE PLATE GLAZES, SEE NOTE #9, SHEET "A".
 ENTIRE BUILDING SHALL BE SPRINKLERED, SEE NOTE #11, SHEET "A".



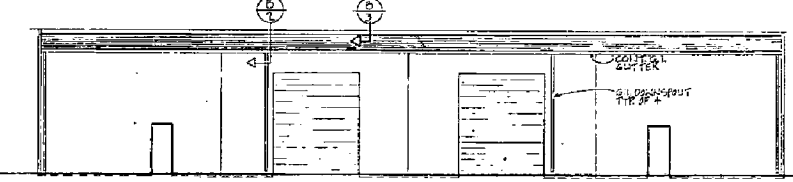
SOUTH ELEVATION BUILDING "A" 1/2" = 1'-0"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION



NORTH ELEVATION BUILDING "A" 1/2" = 1'-0"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION



EAST ELEVATION BUILDING "A" 1/2" = 1'-0"

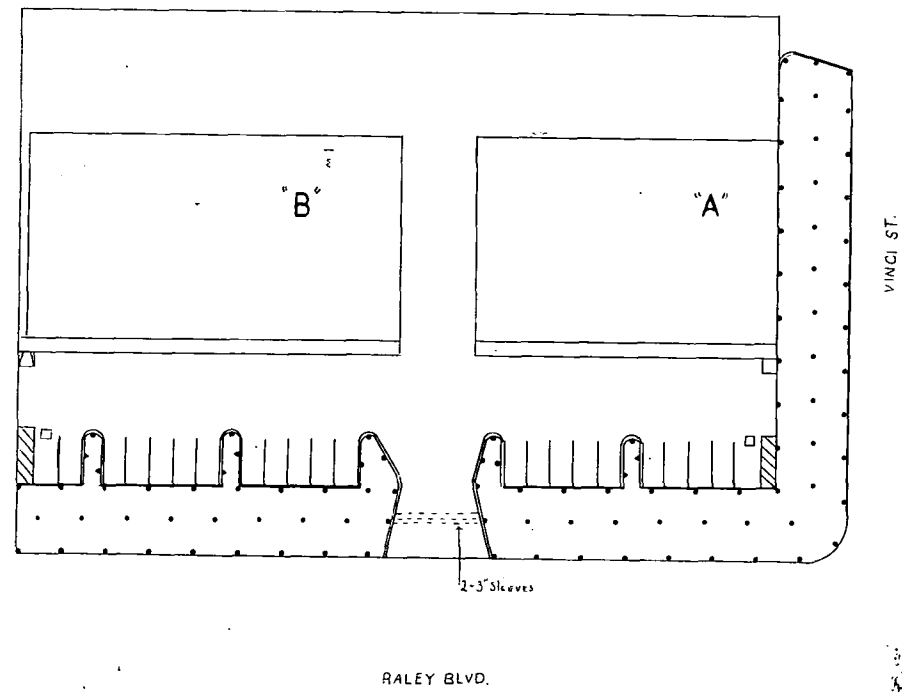


WEST ELEVATION BUILDING "A" 1/2" = 1'-0"
 FOR ADDITIONAL NOTES SEE EAST ELEVATION

Automatic Controller Rainbird RC7A
 Automatic Control Valves Hardie 2"
 SPRINKLER HEADS
 • Rainbird 1800 ser. 3 - 3" Pull
 • Rainbird 1800 ser. set. side stripe
 Pressure Vacuum Breaker Febo 765 1"
 All lateral pipe P.V.C. 150 or better
 Pressure main line Sch. 40.

NOTES:

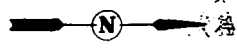
1. This system is designed to operate at 45 psi at pop.
2. Contractor shall coordinate his work with other trades. All sleeves under paving must be coordinated.
3. The electrical contractor shall provide 110v. service & hookup.
4. All control wire shall be 14 UF, red for lead & white for common.
5. Substitutions must be approved in writing.
6. All pipe under A.C. paving shall be 24" depth; Laterals - 12" depth; Main line 18" depth.
7. Sprinkler plan is diagrammatic. Install, install equipment in planting areas not in lawn.



VINCI ST.

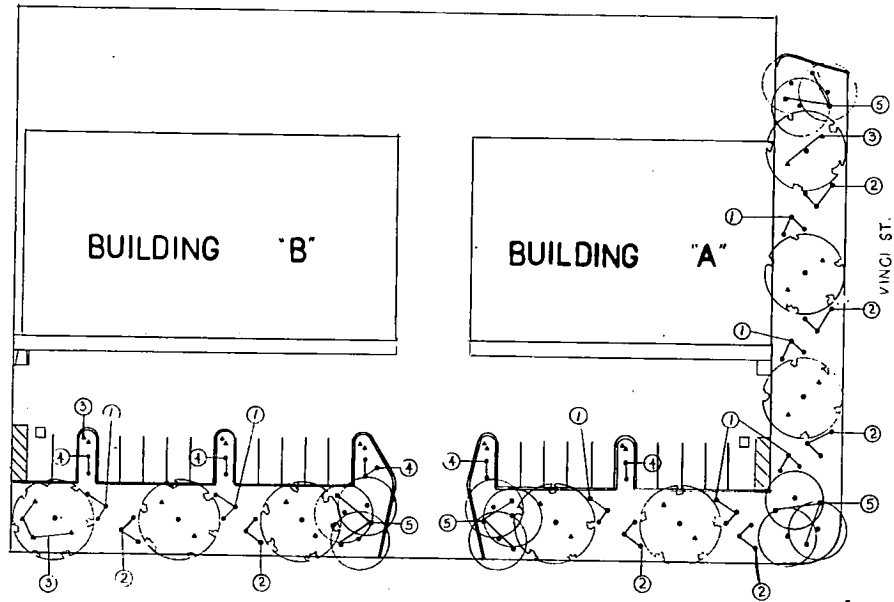
RALEY BLVD.

SCALE - 1" = 20'



IRRIGATION PLAN

0205










RALEY BLVD.


LANDSCAPE PLAN

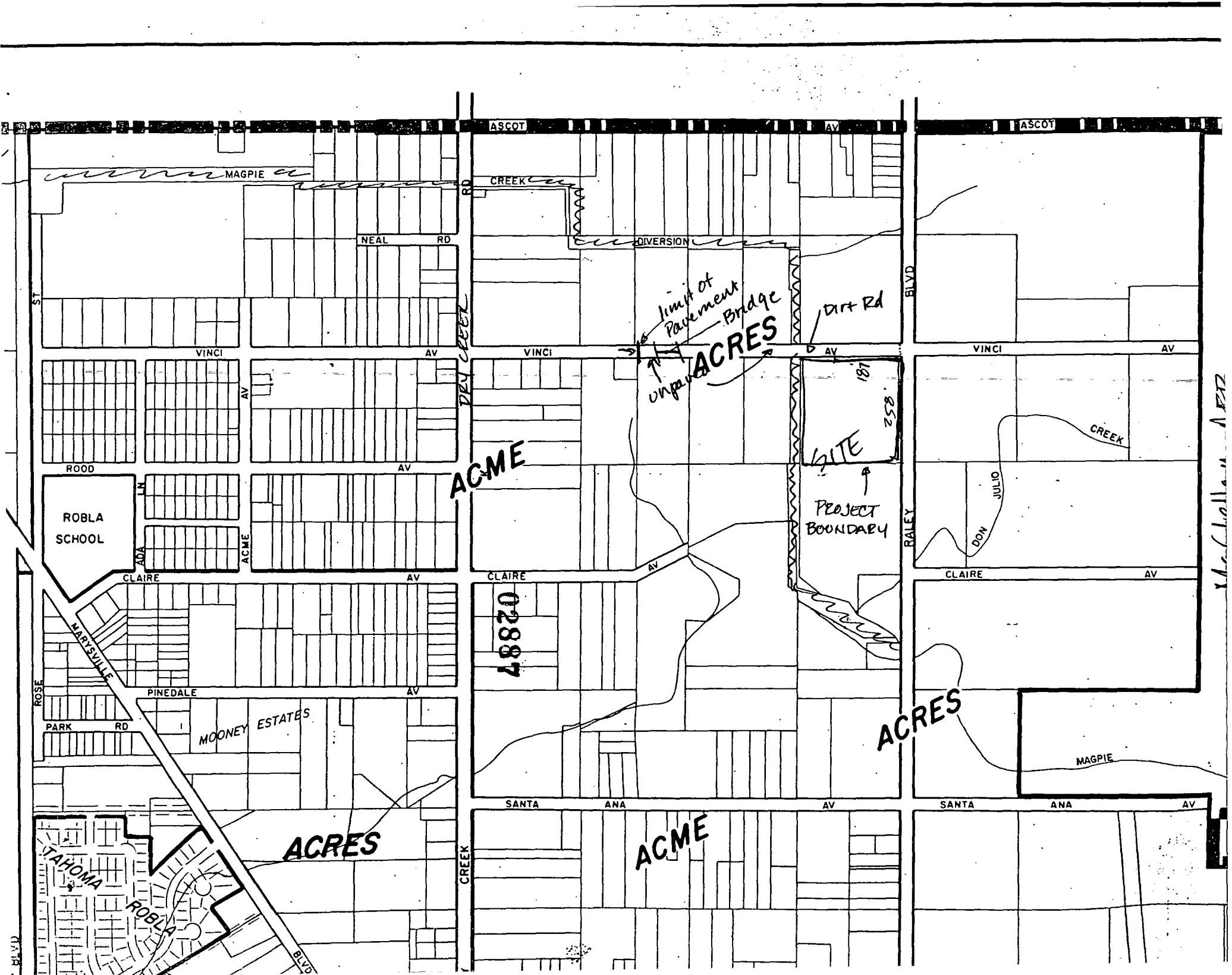
SCALE: 1" = 10'



DRAFT

	NAME	SIZE	QT.
A	 <i>Petula Pendula</i> European Willow Birch	15gal	12
B	 <i>Alnus Rhombifolia</i> Willow Alder	15gal	8
1	 <i>Raphiolepis Pink Lady</i>	5gal	21
2	 <i>Cornifolia Noe Uii</i>	5gal	21
3	 <i>Agapanthus A.S.</i>	1gal	28
4	 <i>Pittosporum tobira</i> Wheeler D.W.S.	5gal	8
5	 <i>Moena</i>	1gal	12
Ground Cover <i>Hypoxis Parvifolia</i> Putah Creek		Flats 18" OC.	35yd
1" BACK IN Ground Cover Area			


 DARY A. LEONARD
 LANDSCAPE ARCHITECT
 7220 RAY BLVD., SUITE 100
 SAN DIEGO, CALIF. 92121
 (619) 521-1234
 DARY A. LEONARD



ASCOT AV

ASCOT AV

MAGPIE RD

CREEK

NEAL RD

DIVERSION

Limit of Pavement Bridge
unpaved ACRES

DIRT RD

VINCI AV

VINCI AV

VINCI AV

VINCI AV

ROOD AV

ACME

SITE

187

258

PROJECT BOUNDARY

ROBLA SCHOOL

DON JULIO CREEK

CLAIRES AV

CLAIRES AV

CLAIRES AV

CLAIRES AV

02887

ACRES

PINEDALE AV

MOONEY ESTATES

PARK RD

SANTA ANA AV

SANTA ANA AV

SANTA ANA AV

SANTA ANA AV

SANTA ANA AV

SANTA ANA AV

ACME

ACRES

MAGPIE

TANOMA

ROBLA

McCallum APT

BLVD

BLVD