

CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Wilson Peterson Associates, 9848 Business Park Drive, Sacramento, CA		
OWNER	RJB Company, 7667 Folsom Boulevard, Suite 325, Sacramento, CA		
PLANS BY	Wilson Peterson Associates, 9848 Business Park Drive, Sacramento, CA		
FILING DATE	8/19/83	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	8/30/83	EIR	ASSESSOR'S PCL. NO. 250-029-01 thru 10

- APPLICATION:
1. Environmental Determination
 2. Schematic Plan Amendment of the Norwood Tech PUD Business Park
 3. Special Permit to develop two, one-story, 53,688 square foot office/ industrial buildings on 7.26± vacant acres in the M-1(S)(PUD) zone.
 4. Lot Line Adjustment to merge 10 parcels into one parcel.

LOCATION: Entire block bounded by Harris Avenue, Development Drive, Opportunity Drive, Research Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to develop two office/ warehouse buildings with a total square footage of 107,376± square feet in the Norwood Tech Business Park.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1965 North Norwood Community
Plan Designation: Heavy Commercial/Industrial, Norwood Tech PUD
Existing Zoning of Site: M-1(S)
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:
North: Vacant; M-1(S)
South: Vacant; M-1(S)
East: Vacant; M-1(S)
West: Vacant; M-1(S)

Parking Required: 227 spaces
Parking Provided: 236 spaces
Parking Ratio Required: Office; 1:225 sq. ft.
Industrial; 1:1,000 sq. ft., 1st 20,000 sq. ft.
1:2,000 sq. ft., 2nd 20,000 sq. ft.
1:4,000 sq. ft. area in excess of 40,000 sq'

Property Dimensions: 519' x 620'
Property Area: 7.26 acres
Square Footage of Building: 107,376
Topography: Flat
Street Improvements: Existing
Utilities: To be provided
Exterior Building Colors: San blasted concrete and cream color tex-coat finish
Exterior Building Materials: Concrete, tex-coat and glass

BACKGROUND INFORMATION: The subject site is located within the Norwood Tech Business Park PUD. The Norwood Tech PUD was created as a planned unit development intended for light industrial and related office uses on 48.7± acres. The subject project is the second series of buildings proposed in the PUD. Three, one-story office/warehouse buildings have been previously completed on a site east of the subject site.

APPLC. NO. P83-276

MEETING DATE September 22, 1983

CPC ITEM NO. 10
001472

STAFF EVALUATION: Staff has the following comments concerning this project:

1. The original PUD schematic plan indicates 10 individual building structures of varying sizes with a total square footage of 176,950 square feet, and 362 off-street parking spaces on the subject site. The applicant is requesting a schematic plan amendment which proposes two identical buildings consisting of a total of 107,376 square feet (53,688 sq. ft. each), with 236 parking spaces. The site plan as it pertains to landscape setbacks and driveway access points essentially conforms to the existing PUD schematic plan. Staff has no objection to the schematic plan amendment.
2. The City Traffic Division has reviewed the project as it relates to circulation of truck and auto traffic and access to the site. The staff has no objections to the proposed design.
3. The new ordinance related to bicycle parking facilities for office and industrial uses specifies a ratio of one bicycle locker/15 parking spaces and one bicycle locker/25 parking spaces respectively. The applicant proposes a 40%/60% split of office and manufacturing uses for the subject buildings. The applicant will need to provide 15 bicycle parking facilities, of which a minimum shall be Class I facilities, based on the proposed building use mix. Staff recommends that the bicycle locker facilities be provided within each building rather than outdoors, due to the reported incidence of vandalism and burglaries in the area.
4. The applicant's site plan does not show where the trash containers are to be located. Staff recommends that the revised site plan indicate the location of the trash enclosure structures and that the structures be constructed out of masonry material compatible to the design and materials of the buildings.
5. The applicant proposes two one-story rectangular buildings with recessed window openings constructed of sandblasted concrete and cream colored tex-coat finish. The subject buildings are compatible with the existing buildings in the PUD. Staff, however, suggests that the applicant provide an extensive planting of large specimen trees (minimum size shall be 24-inch box containers) around the perimeter of the buildings between the window openings in order to add variation to the facade of the building fronts.
6. The PUD Guidelines require the construction of a eight-foot high masonry wall along the north side of Morrison Avenue, between Disk Drive and the west property line of the PUD in conjunction with the first building development in Phase II of the PUD. The purpose of the masonry wall is to provide a visual buffer between the industrial PUD and the existing residences to the south. The applicant proposes to install a masonry wall to match the existing wall (combination of split face and smooth surface concrete blocks) between Norwood Avenue and Disk Drive (see Exhibit H). The applicant proposes to landscape the setback area with a combination of evergreen trees, shrubs and ivy ground cover.

Staff has no objection to the proposed wall and landscape material.
7. The applicant proposes to merge 10 parcels into one parcel in order to develop the subject site. The request was reviewed by the offices of City Engineer, Real Estate and Traffic. There were no objections to the proposed merger.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Approval of the Schematic Plan Amendment;
3. Approval of the Special Permit, subject to conditions and based on the Findings of Fact which follow;
4. Approval of the Lot Line Merger by adopting the attached resolution.

Conditions

- a. The applicant shall submit revised final plans indicating the following:
 - 1) location and design of the bicycle locker facilities;
 - 2) location and design of the trash enclosure structures;
 - 3) an exterior lighting plan which indicates the location of light standards and lighting intensity specifications in foot candles per the PUD guidelines;
 - 4) detailed landscape and irrigation and 50 percent shading plans of the subject site which incorporates the extensive use of 24-inch box specimen trees around the perimeter of the buildings.
- b. The applicant shall construct the eight-foot high masonry wall as indicated in Exhibit H concurrently with the construction of the subject buildings. The required wall and landscaping shall be completed prior to approval of the final building inspection and occupancy of the subject buildings.
- c. The applicant shall submit a signage program for the subject buildings for staff review and approval prior to issuance of any sign permits.
- d. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.
- e. Prior to approval of the final building inspection of the subject buildings, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the project provides adequate on-site parking, landscaping, and effective screening wall from adjacent residential uses;
- b. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project complies with setback, lot coverage and other Planned Unit Development requirements;
- c. The special permit is consistent with the General Plan and North Norwood Community Plan which designate the site for industrial use.

P83-276

9-22-83

LOCATION MAP No. 10 EX. 1



001477

SUBJECT SITE

KNOLL

OAK

MASTERS TRACT

WEST

DEL PASO

HEIGHTS

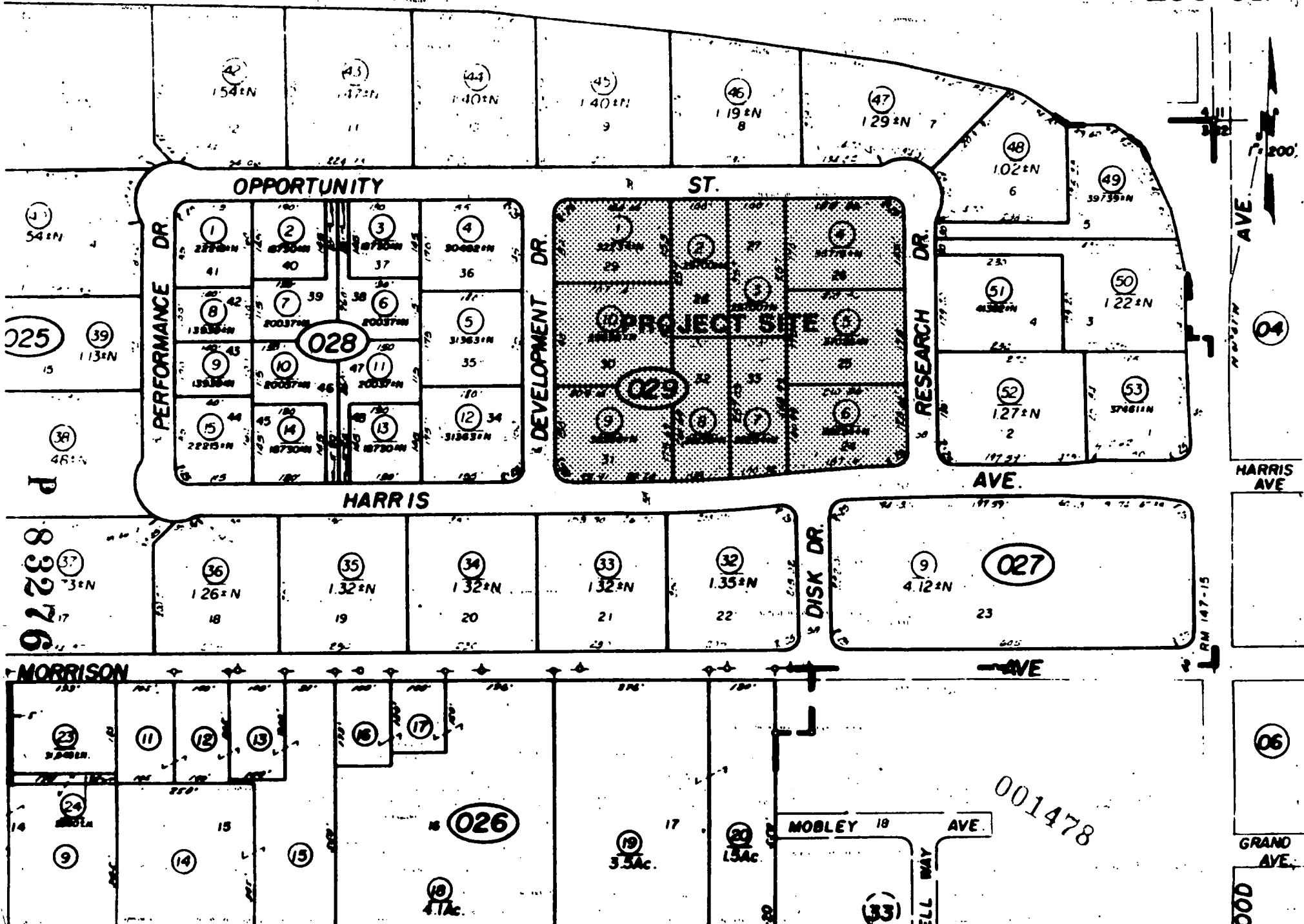
DEL PASO HEIGHTS SCHOOL

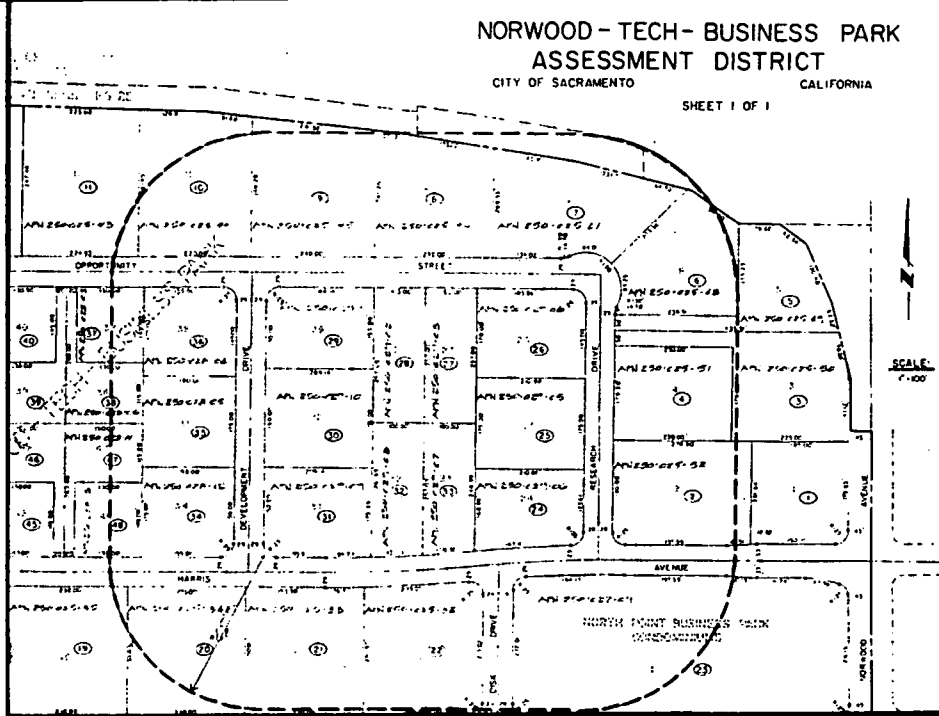
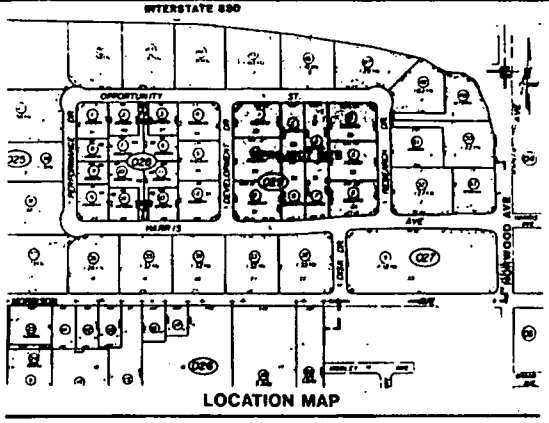
KESNER

SOUTH

POR. SEC. 3, RANCHO DEL PASO

250-02





WPA
WILSON PETERSON ASSOCIATES
ARCHITECTURE
LAND PLANNING
INTERIOR DESIGN
5840 BUSINESS PARK DRIVE, SUITE 100
SACRAMENTO, CALIFORNIA 95821-0100

**BUILDINGS A & B
NORWOOD
TECH
STRUCTURE**

**NORWOOD
TECH.
BUSINESS
PARK**

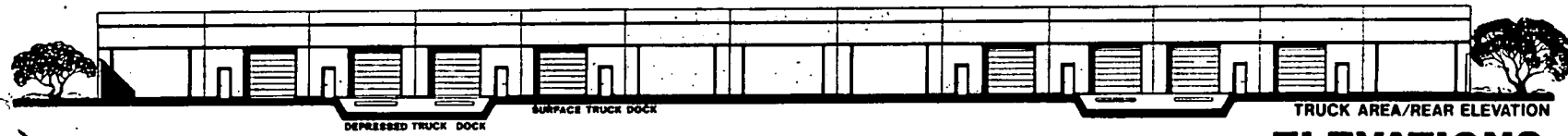
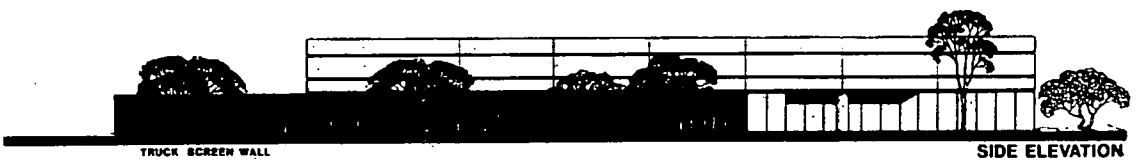
RJB

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ARCHITECT
WILSON PETERSON COMPANY
5840 BUSINESS PARK DRIVE
SACRAMENTO, CALIFORNIA 95821-0100
RJB COMPANY
SHEET TITLE
ELEVATIONS & MAPS
11/1/83

DATE	REVISION

DRAWN BY:	DRAWING NO.:
APPROVED:	
SCALE:	AS SHOWN
DATE:	8/10/83
PROJECT NO.:	
PROJECT NO.:	8319
SHEET NO.:	A-3
OF SHEETS:	



ELEVATIONS

NOTE: BUILDING "A" IS DEPICTED ON ELEVATIONS. BUILDINGS "A" & "B" ARE SIMILAR.

3/31'-0"

9-22-83
12
P
83276
EX. 4
N/S. NO

001480

P83-276
 9-22-83
 EX. E No. 10

OPPORTUNITY

STREET

DRIVE

DEVELOPMENT

DRIVE

RESEARCH

BUILDING "B"
 53,688 SF

001481

BUILDING "A"
 53,688 SF

General Statistics:
 Total Building SF : 107,376 SF
Parking :
 40% Office Per Building @ 1:250
 (86 Stalls x 2) : 172 Stalls
 60% Manufacturing/ Warehouse
 @ PUD Standards
 (26 Stalls x 2) : 52 Stalls
 Total Parking Req. : 224 Stalls
 Total Parking Shown: 236 Stalls
 Total Site Ac : 7.26 Ac
 Building Coverage : 34%

HARRIS

AVENUE



**NORWOOD
 TECH
 STRUCTURE**
**NORWOOD
 TECH.
 BUSINESS
 PARK**



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ARCHITECT
 WILSON PETERSON C-1972
 CIVIL ENGINEER

SHEET TITLE
SITE PLAN

KEY PLAN

NO.	DATE	REVISION

DRAWN BY: M.A.	DRAWING NO.:
APPROVED:	
SCALE: 1" = 20.00'	
DATE:	SHEET NO.:
PHASE NO.:	
PROJECT NO.:	
SHEET NO.:	

A-2

LOT LINE ADJUSTMENT

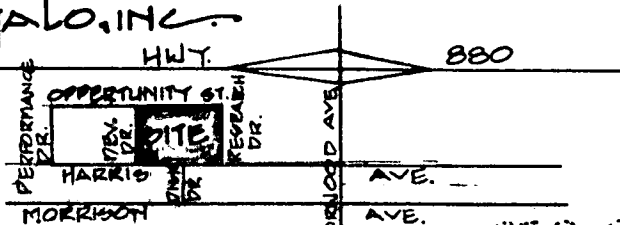
LOTS 24, 25, 26, 27, 28, 29, 30, 31, 32 & 33
NORWOOD-TECH-BUSINESS PARK-141 B.M. 15

CITY OF SACRAMENTO, CALIFORNIA

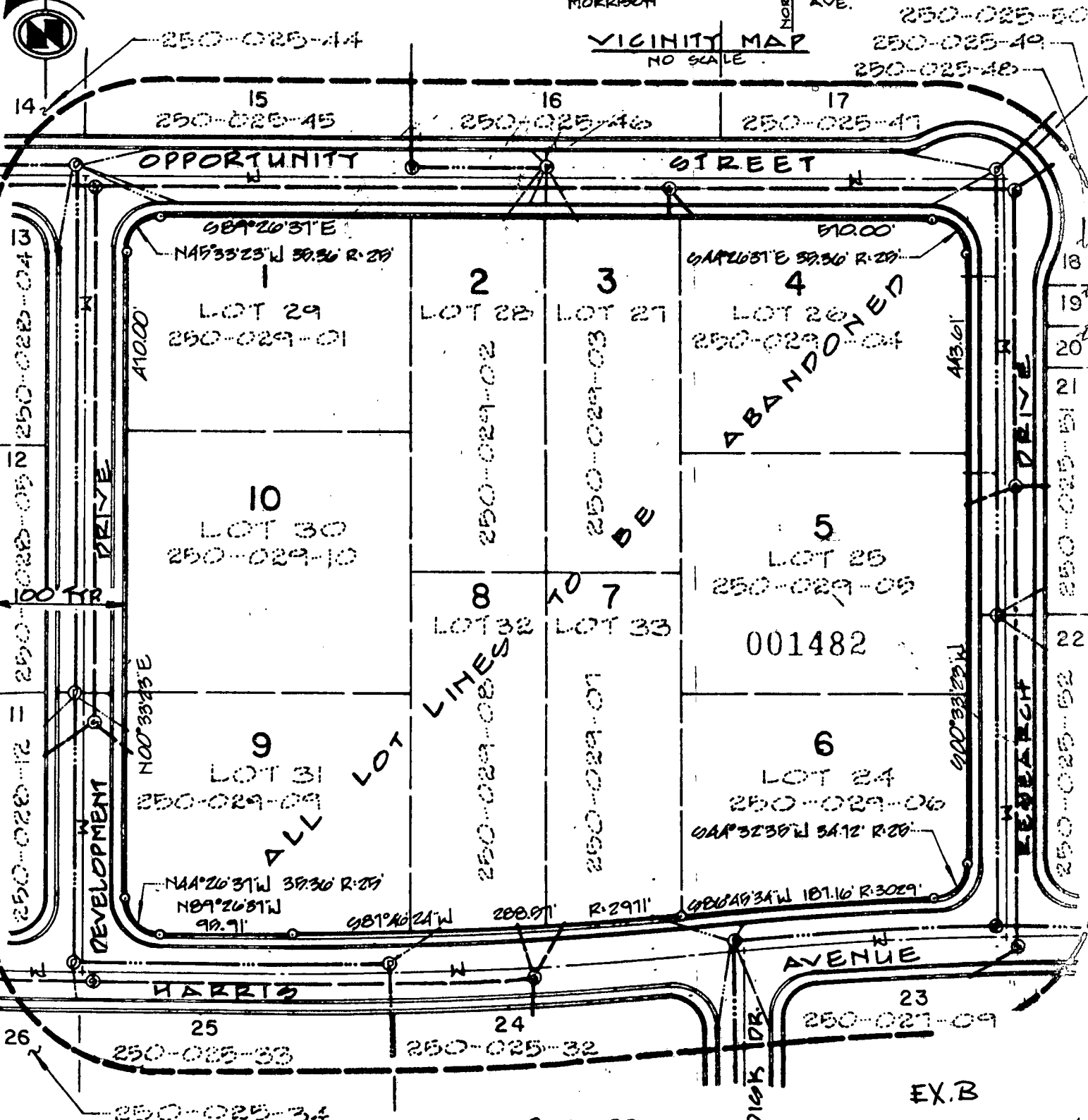
AUGUST, 1983

SCALE 1"=100'

MORTON & PITALO, INC.



VICINITY MAP
NO SCALE



14 15 16 17
250-025-44 250-025-45 250-025-46 250-025-47
250-025-48 250-025-49 250-025-50

OPPORTUNITY STREET

1 2 3 4
LOT 29 250-029-01
LOT 28 250-029-02
LOT 27 250-029-03
LOT 26 250-029-04
ABANDONED

10 5
LOT 30 250-029-10
LOT 25 250-029-05
001482

8 7 6
LOT 32 250-029-08
LOT 33 250-029-07
LOT 24 250-029-06

9
LOT 31 250-029-09
NAA*20°31'W 39.36' R:29'
N89°26'31"W 99.91'
S81°46'24"W 288.91'
R:291'

25 24 23
250-025-33 250-025-32 250-027-09
HARRIS AVENUE

26 250-025-34
D 83-276
9-22-83
EX.B
830202 16.10

NORWOOD TECH P.U.D. SCHEMATIC PLAN

9-22-83

P 83-276

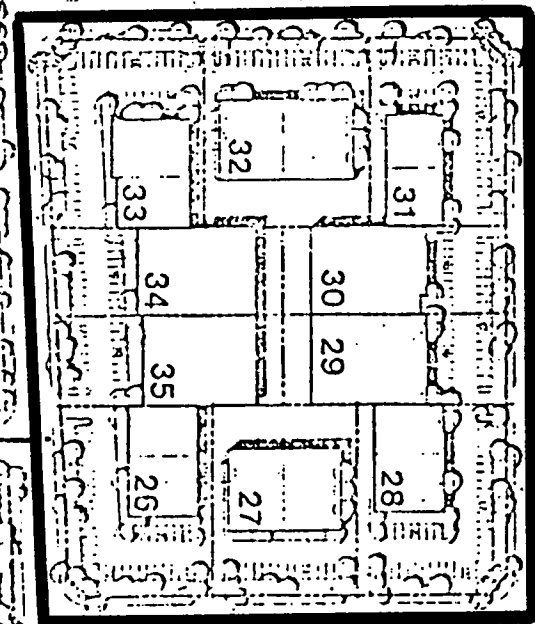
001479

Request for delay of wall e.
landscaping req.
concerns this area

INTERSTATE 880

A

SUBJECT SITE



EX. 17

TRAIL

SOFT AVENUE

HOLLYWOOD AVENUE

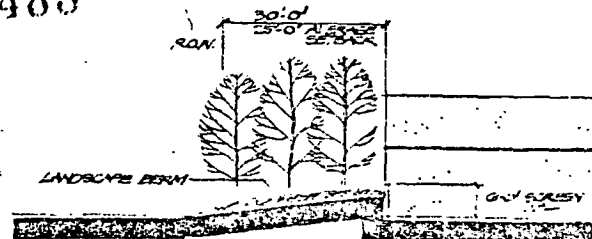
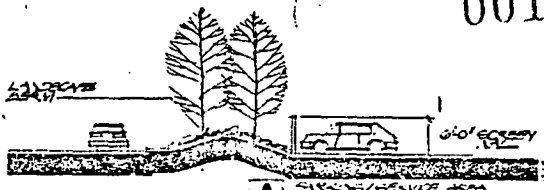
Exhibit A

B

P4012

NO.	DESCRIPTION	AMOUNT	TOTAL
1
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11
12
13
14
15
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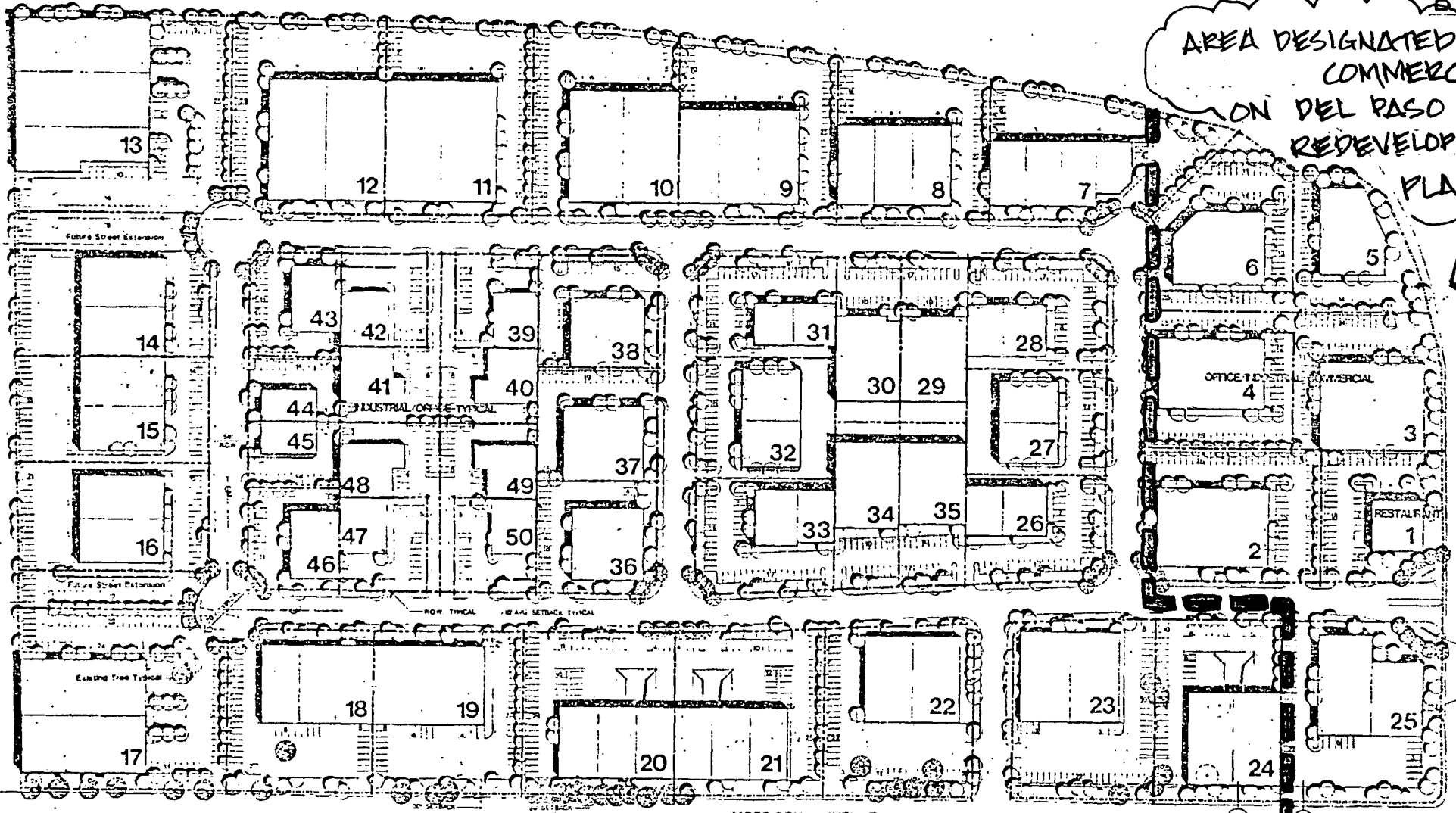
001483



INTERSTATE 880

AREA DESIGNATED
COMMERCIAL
ON DEL PASO HTS
REDEVELOPMENT
PLAN

EXHIBIT B



MORRISON AVENUE

NORWOOD AVENUE

B A