

CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Jarrod L. Short, 8615 Elder Creek Road, Sacramento, CA 95828				
OWNER	Buzz Oates Enterprises II, 8615 Elder Creek Road, Sacramento, CA 95828				
PLANS BY	Leo McGlade & Associates, Inc., 3417 Arden Way, Ste. A, Sacramento, CA 95825				
FILING DATE	November 21, 1991	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	063-0053-0045				

**APPLICATION:** A. Negative Declaration  
B. Plan Review of a 12,600 square foot warehouse building on 1.395± vacant acres in the Light Industrial-Review (M-1S-R) zone.

**LOCATION:** North end of District Court (West side of South Watt Avenue and 425 feet north of Fruitridge Road)  
(Council District 6)

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 12,600 square foot warehouse building in the Light Industrial-Review (M-1S-R) zone.

**PROJECT INFORMATION:**

General Plan Designation: Industrial- Employee Intensive  
Existing Zoning of Site: M-1S-R  
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks	Required	Provided
North: Vacant, County	Front:	25'	160'
South: Vacant, M-1S-R	Sides(Int):	0'	2'
East: Vacant, M-1S-R	Rear:	0'	7'
West: Vacant, M-2S			

Parking Required: 116 spaces  
Parking Provided: 120 spaces  
Property Dimensions: Irregular  
Property Area: 1.395± acres  
Square Footage of Buildings: 12,600 square feet  
Height of Buildings: 24 feet  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Concrete  
Roof Material: Built up roof

APPLC. NO. P92-233

MEETING DATE November 12, 1992

ITEM NO. 10

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is an irregularly shaped parcel totaling 1.395± acres in the Light Industrial-Review (M-1S-R) zone. The site is vacant. The General Plan designates the subject site as Industrial- Employee Intensive. The surrounding land use and zoning for the subject site are vacant land located in the County to the north; vacant land, zoned (M-1S-R) to the south and east; and vacant land, zoned Heavy Industrial (M-2S) to the west.

B. Applicant's Proposal

The applicant is proposing to construct a 12,600 square foot warehouse building on 1.395± vacant acres in the Light Industrial-Review (M-1-R) zone. The proposed occupant will use the building as a fitness center. A Plan Review is required as the property is located in the Light Industrial-Review (M-1S-R) zone.

C. Site Plan Design

The site consists of one large irregularly shaped industrial parcel totaling 1.395± vacant acres in the Light Industrial-Review (M-1S-R) zone. The site is located at the north end of the District Court cul-de-sac. The site plan indicates a landscaped setback of 25.6 feet on either side of the entrance to the site from the bulb of District Court. This meets the Zoning Ordinance requirement for a 25 foot landscaped setback along all street frontages for a parcel with the "S" zoning suffix. There are no other setback requirements for the M-1S-R zone.

There is a proposed 12,600 square foot building that will be located along the west side of the property. The proposed use is a fitness center. There are 120 parking spaces proposed for the project. The required parking for the site according to the Zoning Ordinance is 116. The parking requirements are based upon a ratio of one space for every 400 gross square feet of office area and one space for every 100 gross square feet of fitness/gym area. The office portion of the project totals 1,200 square feet and requires 3 spaces and the fitness/gym portion totals 11,265 square feet and requires 113 spaces (see Exhibit D). There is 135 square feet that will be used for an in-house baby sitting area as a service for the patrons of fitness center. This area does not require additional parking. Staff recommends the parking requirements be reevaluated should the uses and designated square footage change; if the baby sitting area expands to provide child care for periods longer than patrons participation in the site; or the baby sitting area becomes a child care facility which offers services to the general public. Additionally, a child care center requires a Planning Director's Special Permit.

The Zoning Ordinance requires one bicycle parking space for every 25 parking spaces for industrial or commercial use. The proposed project requires four bicycle parking spaces with 50 percent of the spaces required to be Class I lockers. Staff recommends that the required bicycle parking spaces be provided.

The trash enclosure is located on the southwest corner of the building (see Exhibit A). The trash

enclosure does not show any receptacles for recycling. Staff recommends the trash enclosures meet the requirements of the Zoning Ordinance to include providing receptacles for recycling and a recycling program.

D. Building Materials and Design

The proposed building is a rectangular single story structure (see Exhibit B). The proposed materials are tilt up concrete panels with grooves on the north, east, and west elevations. The roof will be a built up roof with a parapet wall along all elevations. Staff recommends the color scheme be coordinated with the Design Review/Preservation Board staff to insure compatibility with the previously approved warehouses located to the south of the site.

E. Signage

There was no signage proposed with this application. The site plan indicates a proposed location for a informational sign only located near the entrance (see Exhibit A). Any signage must meet all the requirements required by the Sign Ordinance and have a sign permit.

Staff supports the approval of the Plan Review to construct a 12,600 square foot warehouse building in that adequate parking, landscaping and setbacks are provided.

F. Agency Comments

The proposed project was reviewed by City Traffic Engineering, Engineering Departments, Building Inspections, the Fire Department, and the Air Quality Management District. The following comments were received:

1. Traffic Engineering staff comments:

- a. Trash container should be relocated so garbage trucks do not have to back up to leave site.
- b. No access to the west shall be allowed from this lot.
- c. Driveway shall be constructed to City Standards.
- d. Provide adequate number of handicap and bicycle parking spaces.
- e. Block off west end of parking aisle on south side of building.

2. Engineering Development staff comments:

- a. Coordinate with the County Sanitation District.
- b. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of building permits.

- c. Comply with the City's cross connection control policy (contact the Utility Department).
3. Building Inspections staff comments:
- a. A four hour wall with a 30 inch parapet is required for the north and west walls.
  - b. A 3/4 hour protected opening is required for the west wall exit.
  - c. The trash enclosure shall not obstruct the required exit.
  - d. Provide lighting for exit along the west wall.

**ENVIRONMENTAL DETERMINATION:** The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Plan Review of a 12,600 square foot warehouse building on 1.395 $\pm$  vacant acres subject to the conditions and based upon the findings of fact which follow.

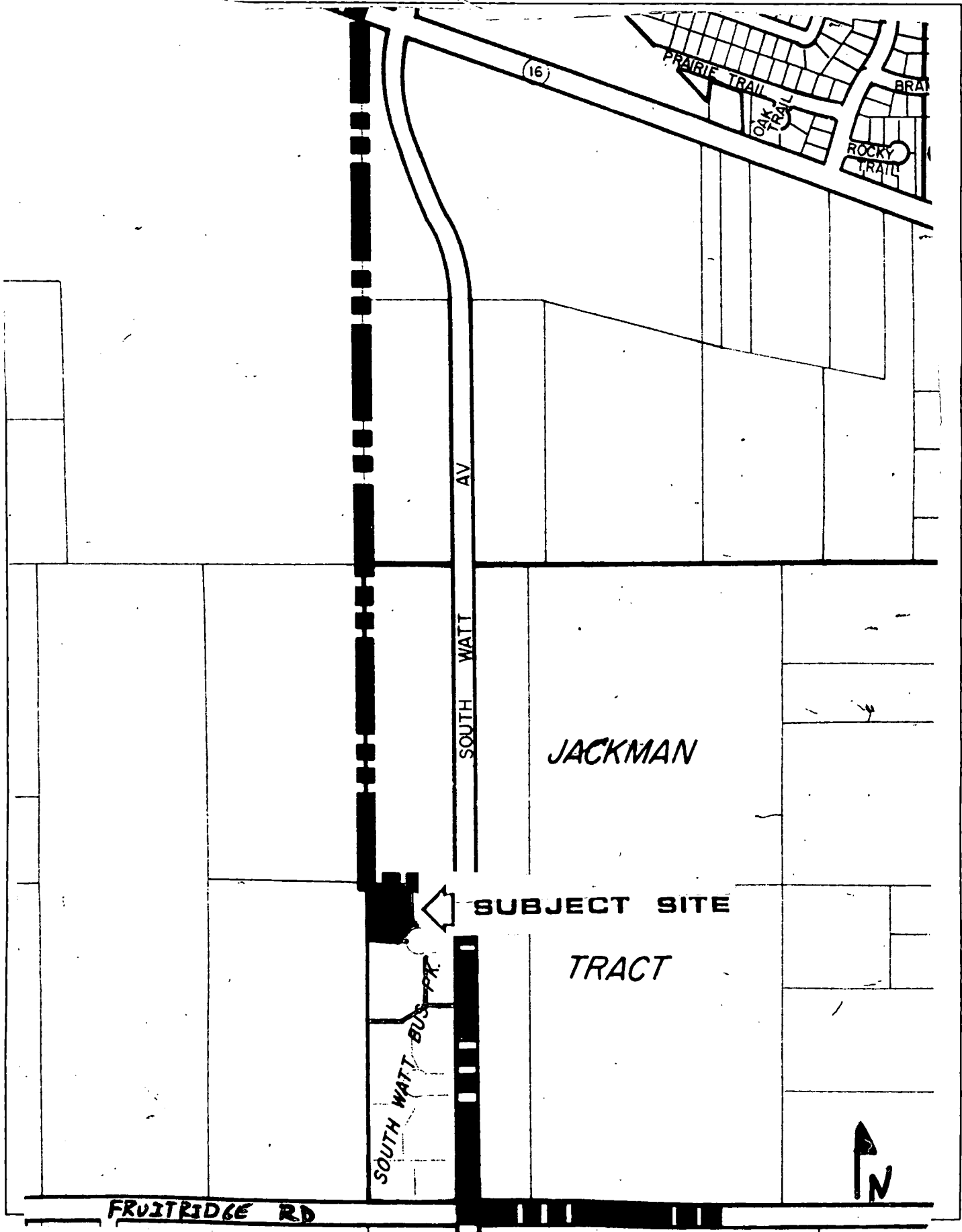
**Conditions:**

1. The parking requirements shall be reevaluated should the proposed building uses and designated square footage change; if the baby sitting area expands to provide child care for periods longer than patrons participation in the site; or the baby sitting area becomes a child care facility which offers services to the general public. A Planning Director's Special Permit is required for a child care center.
2. The trash enclosure shall meet the requirements of the Zoning Ordinance to include providing receptacles for recycling. A recycling program shall be submitted for Planning staff review and approval prior to the issuance of building permits.
3. The color scheme of the proposed building shall be coordinated with the Design Review/Preservation Staff prior to the issuance of building permits.
4. The applicant shall provide at least four bicycle parking spaces and at least two of the spaces shall be a Class I facility.
5. No access to the west shall be allowed from this lot and the applicant shall block off the west end of parking aisle on the south side of building.
6. Driveway shall be constructed to City Standards.

7. Provide adequate number of handicap parking spaces.
8. Coordinate with the County Sanitation District.
9. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of building permits.
10. Comply with the City's cross connection control policy (contact the Utility Department).
11. A four hour wall with a 30 inch parapet shall be provided for the north and west walls to the satisfaction of the Building Division.
12. A 3/4 hour protected opening shall be provided for the west wall exit to the satisfaction of the Building Division.
13. The trash enclosure shall not obstruct the required exit.
14. Lighting shall be provided for the exit along the west wall to the satisfaction of the Building Division.
15. Any signage shall meet the requirements of the Sign Ordinance and have a sign permit.
16. Size, design, and materials of the building shall conform to plans submitted.
17. This Plan Review applies to the proposed project. Any further development of the site shall require additional review and approval.

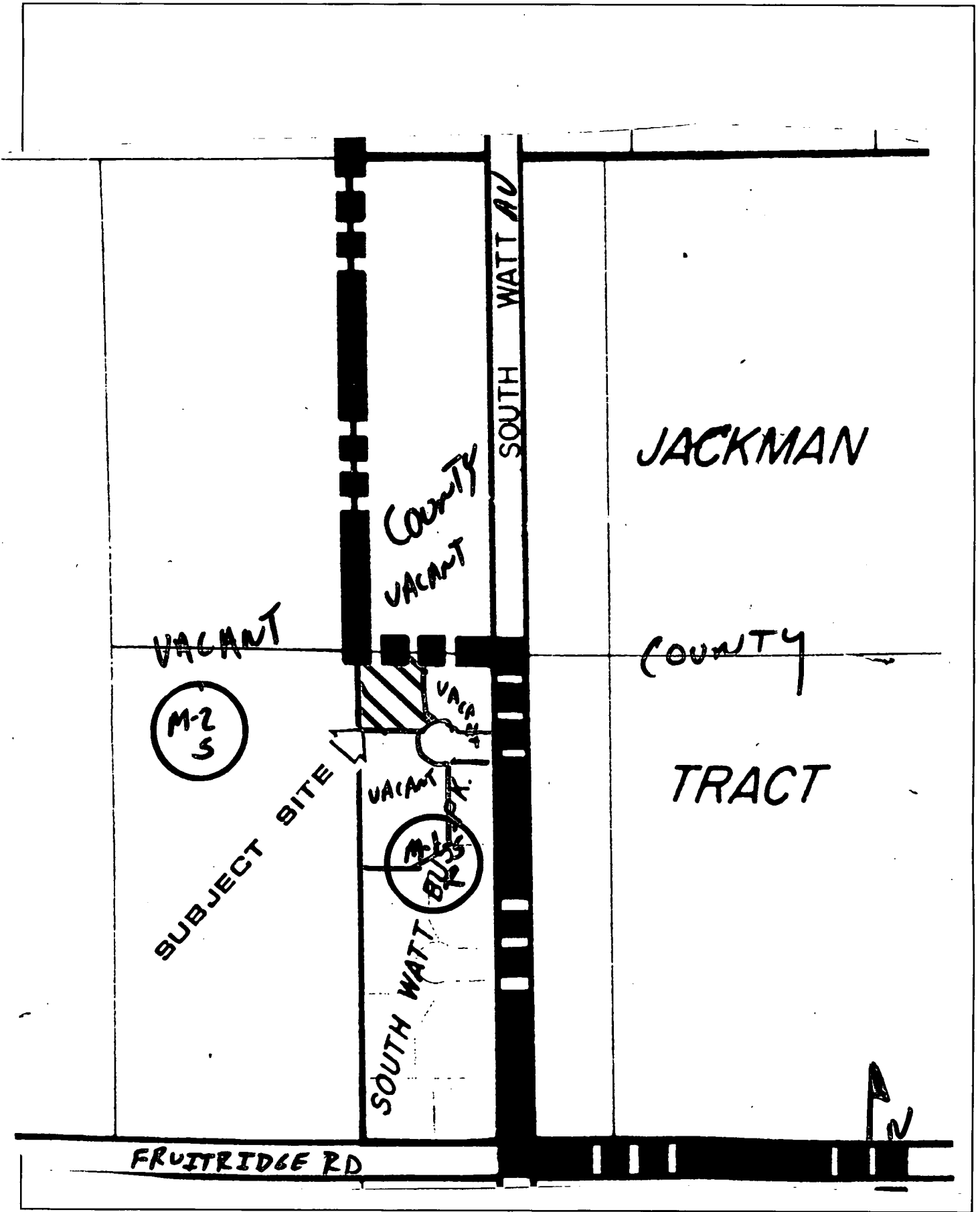
Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed building is compatible with proposed and existing surrounding warehouse/office uses in the area.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. the building materials and design are compatible with the existing and proposed buildings in the area; and
  - b. adequate on-site parking, landscaping, and setbacks will be provided.
3. The project is consistent with the General Plan which designates the site as Industrial-Employee Intensive.



VICINITY MAP

2108



LAND USE & ZONING MAP