

P95-098 AUTO DISMANTLER

REQUEST: Special Permit to allow an auto dismantler in an existing warehouse/industrial building on 2.52± acres in the Heavy Industrial (M-2(S)) zone.

LOCATION: 8516-A Fruitridge Road
062-0090-001
South Sacramento Community Plan Area
Council District 6

APPLICANT:	Ben Yau-Boe Szeto, 916-387-6892 8063 Bucks Harbor Way, Sacramento, CA 95828
OWNER:	Hollywood Real Estate Investors, 916-366-0344 9852-A Business Park Drive, Sacramento, CA 95827
APPLICATION FILED:	October 3, 1995
STAFF CONTACT:	Mike Dale, Planner, 264-8309

SUMMARY/RECOMMENDATION:

The applicant is seeking the necessary entitlement to allow the establishment of an auto dismantler within a 7,000 square-foot suite (Suite-A) at the above location. The suite is one of eight suites located in a 39,050 square foot warehouse building (Building-2). The zoning ordinance allows the storage of used automobiles and car parts in the M-2 zone subject to the granting of a special permit by the Planning Commission. No changes to the building's interior or exterior are proposed.

The proposal's primary issues relate to land use and parking. Suite-A is located in a warehouse building in an industrial zone. All of Building-1 and 13% of Building-2 are occupied by office space; the remainder of the building provides repair and storage space for mechanical equipment. A calculation of the required parking pursuant to the zoning ordinance indicates that a sufficient amount of parking is available for all building tenants. The proposal is therefore not anticipated to interfere with the existing land uses or result in a shortage of parking. **Staff therefore recommends approval of the project subject to the conditions in the attached resolution.**

PROJECT INFORMATION:

General Plan Designation: Industrial
Zone: Heavy-Industrial (M-2(S))
Existing Land Use of Site: Warehouse, Offices, Parking

Surrounding Land Use and Zoning (see Attachment B):

North: Offices w/Parking; M-2(S)
South: Industrial; M-2(S)
East: Industrial/Warehousing; M-2(S)
West: Industrial; M-2(S)

Property Dimensions: Irregular
Property Area: 2.52± acres
Building Height: 24 feet
Building Area: Building 1: 14,422 square feet
Building 2: 39,050 square feet
Parking Required: 83 Spaces
Parking Provided: 100 Spaces

OTHER APPROVALS REQUIRED: In addition to a building permit for a change of occupancy, the applicant/owner will be required to obtain a Dismantler's License from the California Department of Motor Vehicles.

BACKGROUND INFORMATION: On November 14, 1985, the Planning Commission approved a lot line adjustment (P85-426) to relocate the eastern property line of the subject parcel 35 feet to the east in order to provide outdoor storage space for the existing adjacent industrial building. The lot line adjustment was recorded and is reflected on the site plan (Exhibit C-1).

STAFF EVALUATION: Staff has the following comments:

A. **Policy Considerations**

General Plan. The subject site is designated as "Industrial" according to the General Plan. This designation is intended to accommodate industrial activities that are neither warehousing/distribution nor employee intensive. The proposal is compatible with the General Plan in that it does not involve warehousing / distribution, it is not employee intensive, and will not be adding office space.

Community Plan. The subject site is designated as "Industrial" and is located in the Florin-Perkins Industrial Area of the 1986 South Sacramento Community Plan. The designation is intended to support a wide range of industrial uses such as

manufacturing, food processing, or warehousing. The Plan encourages the siting of new industrial uses in the Florin-Perkins Industrial Area, as well as landscaped setbacks and screened outdoor uses. The proposal is compatible with the community plan in that it is industrial and the existing "yard space" is adequately screened.

Zoning. The site's "Heavy-Industrial" zoning permits the manufacture or treatment of goods from raw materials. The (S) overlay indicates that a 25-foot landscaped setback is required for new development. "Junk yards" are permitted in the M-2(S) zone subject to the approval of a special permit. The proposal is compatible with the zoning ordinance in that it qualifies as a "junk yard" and no new development is proposed. A further discussion of the land-use category is provided below.

B. Site Plan and Parking

The subject site consists of two buildings totaling about 53,422 square feet (Exhibit C-1) as follows:

<u>Bldg</u>	<u>Suite</u>	<u>SF</u>	<u>Tenant</u>	<u>Parking Req't</u>
1	-	14,422	State Weights and Measures (office)	1/400 = 36
2	A	7,000	Sweden Auto Warehouse (whse, 600 square feet of office)	1/1000 = 6 1/400 = 2
2	D,E,G	11,450	Areola Landscape Architecture (storage of mowing equipment)	1/1000 = 11
2	J	6,850	M&B Refinishing (warehouse)	1/1000 = 7
2	K	2,020	State Weights and Measures (office)	1/400 = 5
2	L,O	11,680	Apparatus Unlimited (engine repair, 2,500 square feet of office)	1/1000 = 9 1/400 = 6
TOTAL		53,422		82

The subject suite (Suite-A) occupies 7,000 square feet in the southern-most portion of Building-2 (Exhibit C-2). Adjacent to Suite-A is 2,450 square feet of "yard space" which is surrounded by a six foot-tall chain-link fence with plastic slats for shielding. A glass-door and roll-up gate provide access to Suite-A on the

west side of Building-2; the yard space is accessible from Suite-A as well as from a gate located to the east.

Access to the subject site is from two driveways located off of Fruitridge Road. The site plan shows the existence of 100 parking spaces located parallel to the site's western boundary and the buildings' exteriors. Based on the above parking calculation, the site should provide a minimum of 82 parking spaces. Adequate on-site parking is therefore provided.

C. Special Permit - Auto Dismantler

The term "auto dismantler" is not recognized by the zoning ordinance. However, the term "junk" is defined within Section 22 of the zoning ordinance as:

"Any and all secondhand and used machinery and scrap iron, including automobiles, tools, implements or parts or portions thereof..."

The term "junk yard" is defined as:

"Any yard, plot, space, enclosure, building or any other place where junk is collected, stored, gathered together or kept."

The proposed auto dismantler is therefore categorized as a junk yard. Section 2-D-11 of the zoning ordinance allows the establishment of a junk yard in the M-2(S) zone subject to the granting of a special permit by the Planning Commission. The following guidelines should be observed for purposes of considering an application for a special permit:

1. **A special permit shall be granted upon sound principles of land use.** The subject suite (Suite-A) is located at the southmost portion of the existing building (Building-2) which will not interfere with the existing industrial and office land uses. No changes to the building's exterior or interior are proposed. The existing yard space is screened by a slatted chain-link fence.
2. **A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.** Sufficient on-site parking is provided. The applicant will be required to obtain a license from the State Department of Motor Vehicles in order to operate as an auto dismantler. The DMV will require compliance with all necessary environmental regulations pertaining to the use and storage of any and all hazardous materials located on the premises.

3. **A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.** The proposal is an industrial use in an industrial building in an industrially zoned and designated area. The proposal will not create a visual blight in that the business will be located within an existing building and the outdoor yard space will be screened.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The applicant's proposal consists of "the conversion of an existing small structure from one use to another..." The project therefore qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines.

B. Neighborhood Response

Staff issued an early notification to the South Sacramento Greenhaven Chamber of Commerce (SSGCC), the Southeast Area Neighborhood Association, and the South Sacramento Neighborhood Coalition. Staff subsequently followed-up with a phone call to these organizations as well as the Avondale Neighborhood Organization, the Stockton Business Improvement District, and the Stockton Boulevard PAC. The SSGCC responded with no opposition. To date (12/5/95), staff has received no opposition to the proposal.

C. Summary of Agency Comments

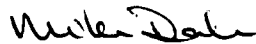
Staff notified various City agencies regarding the auto dismantler application. The **Utilities Department** responded with conditions relating to stormwater control measures which must be satisfied prior to the implementation of the special permit. The **Building Section** has indicated that a building permit will be required for a change of occupancy. These comments and conditions are included in the attached resolution.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested special permit. 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 actions:

- Adopt the attached Resolution approving a **Special Permit** to allow an auto dismantler in an existing warehouse/industrial building on 2.52 \pm acres in the Heavy Industrial (M-2(S)) zone subject to conditions and findings of fact.

Report Prepared By,



Mike Dale, Associate Planner

Report Reviewed By,

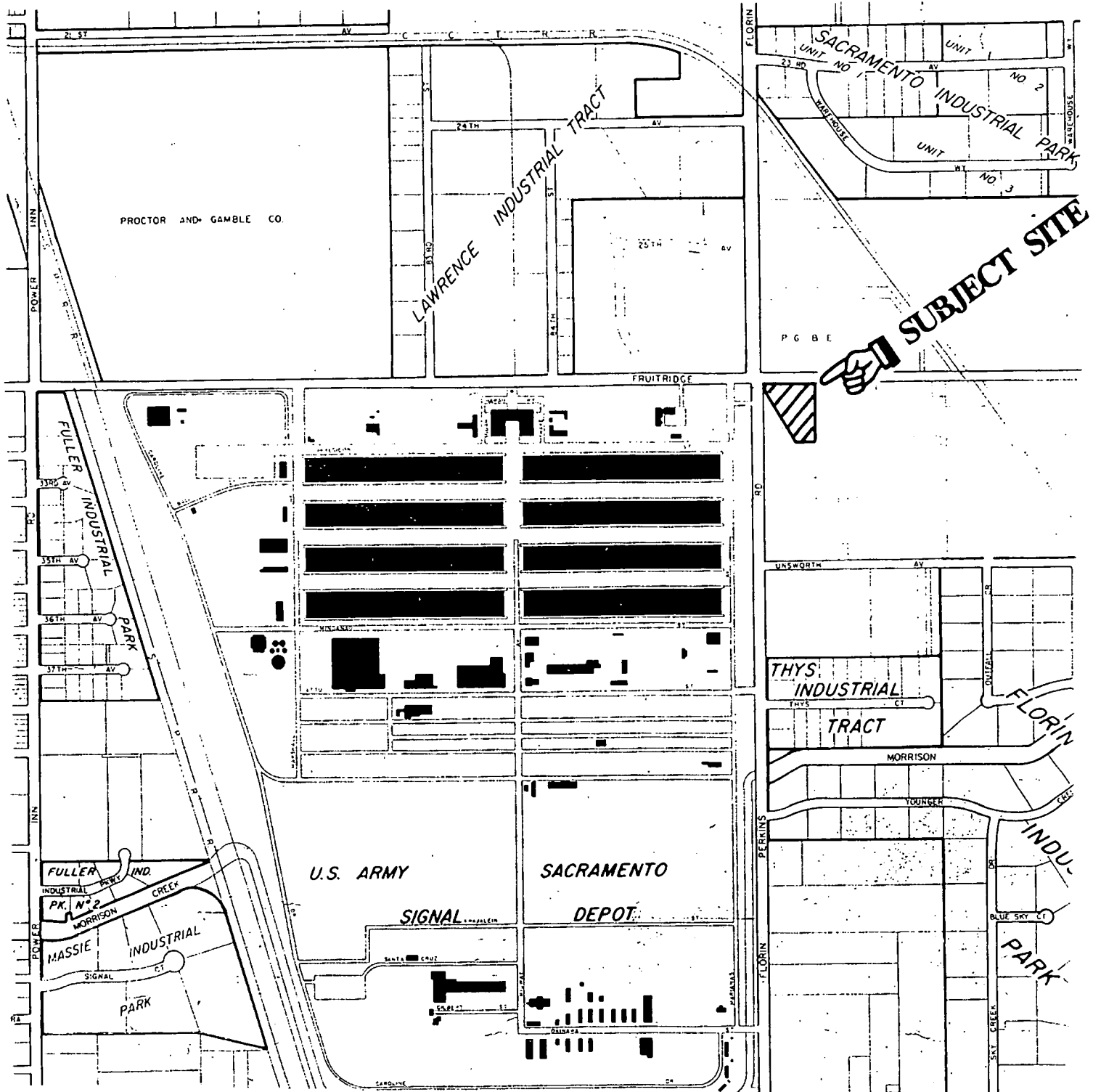


Barbara L. Wendt, Senior Planner

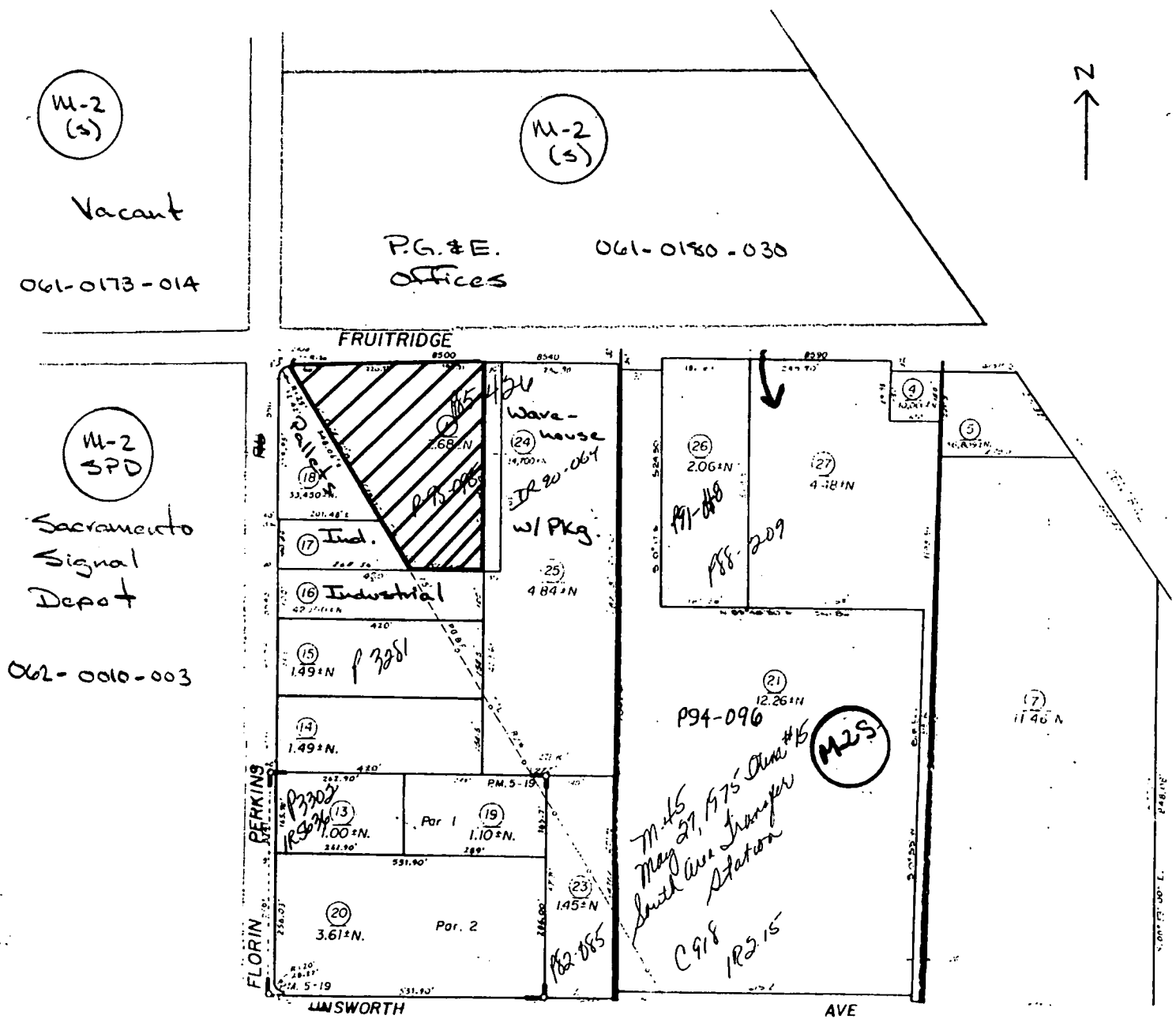
Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Resolution - Special Permit for Auto Dismantler
Exhibit C-1	Site Plan
Exhibit C-2	Floor Plan for Building-2
Exhibit C-3	Floor Plan for Suite-A

Attachment A
Vicinity Map



Attachment B
Land Use and Zoning Map



Attachment C**Resolution - Special Permit for Auto Dismantler****RESOLUTION NO. 1879**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION
ON DATE OF DECEMBER 14, 1995.

A RESOLUTION ADOPTING FINDINGS OF FACT AND
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED
AT 8516-A FRUITRIDGE ROAD.

(P95-098) (APN: 062-0090-001)

WHEREAS, the City Planning Commission on December 14, 1995, held a public hearing on the request for approval of a **Special Permit** to allow an auto dismantler in an existing warehouse/industrial building on 2.52± acres in the Heavy Industrial (M-2(S)) zone at the above described location; and

WHEREAS, the Planning Department, Development Services Division, has determined that the proposed project qualifies for a categorical exemption pursuant to Section 15301 of the California Environmental Quality Act Guidelines; and

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

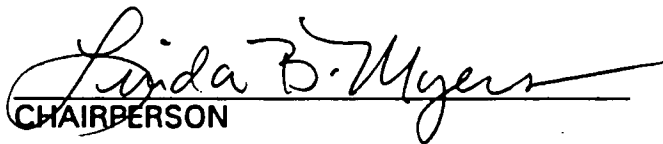
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The special permit is approved based upon the following findings of fact:
 - A. **The special permit is granted upon sound principles of land use in that:**
 1. The proposal will not interfere with the existing industrial and office land uses;
 2. No changes to the building's exterior or interior are proposed; and
 3. The existing yard space is screened by a slatted chain-link fence.
2. **The special permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:**
 1. Sufficient on-site parking is provided; and
 2. The applicant will obtain a License from the State Department of Motor Vehicles which requires compliance with all necessary

environmental regulations for the use and storage of hazardous materials on the premises.

3. **The special permit complies with the objectives of the general or specific plan for the area in which it is to be located in that:**
 1. The proposal is an industrial use in an industrial building in an industrially zoned and designated area; and
 2. The proposal will not create a visual blight in that the business will be located within an existing building and the outdoor yard space will be adequately screened.

2. **The special permit is approved subject to the following conditions:**
 - a. Post construction, stormwater quality control 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, both source controls and on-site treatment control measures are required. 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.
 - b. The applicant must show proof that they have obtained the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity" and prepared a Stormwater Pollution Prevention Plan.
 - c. Prior to implementation of the special permit, the applicant shall obtain a building permit to allow the change of occupancy. The applicant shall also verify all code requirements which must be satisfied prior to the change of occupancy.


CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

Attachment C

Resolution - Special Permit for Auto Dismantler

RESOLUTION NO. 1879

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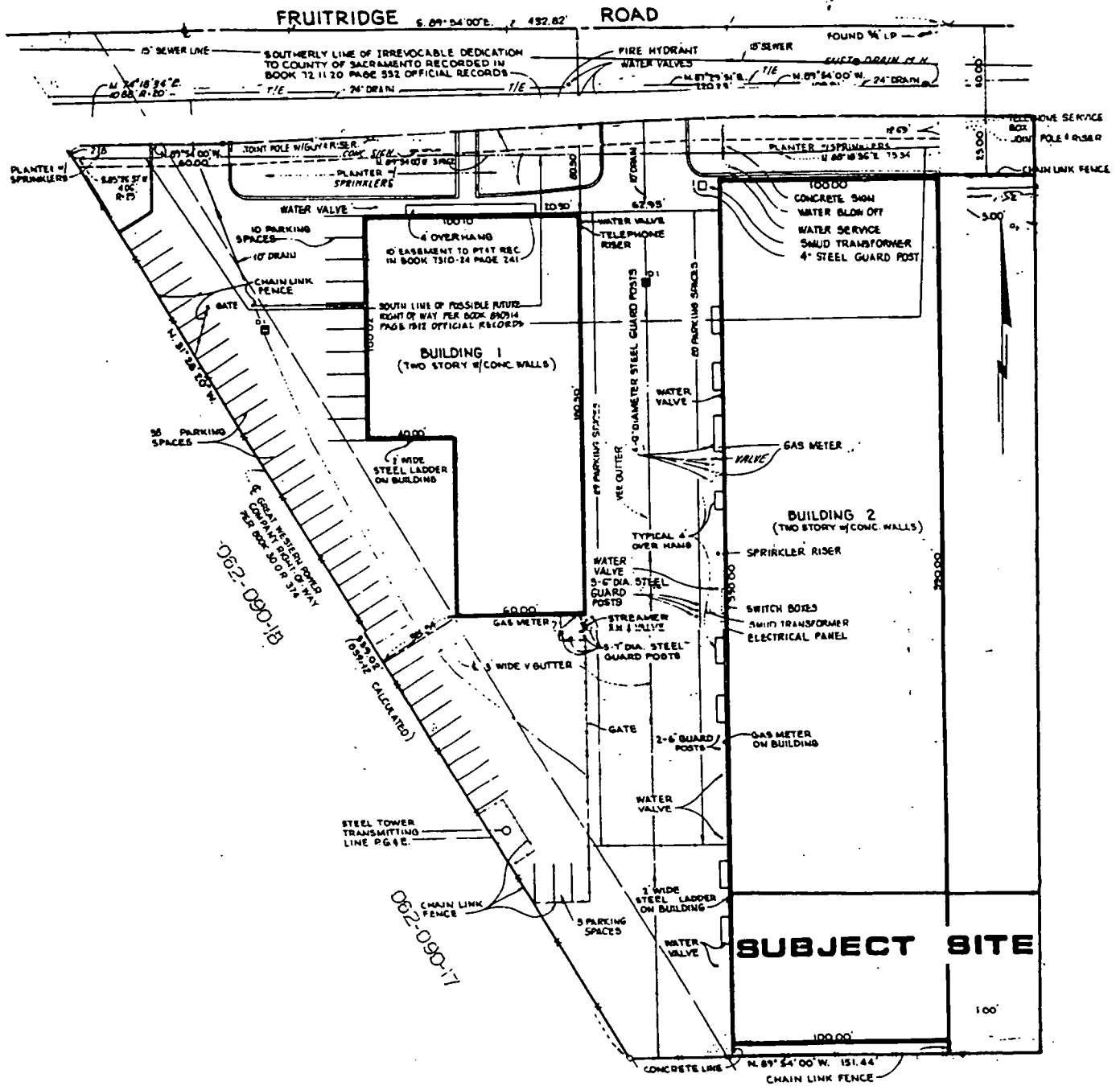
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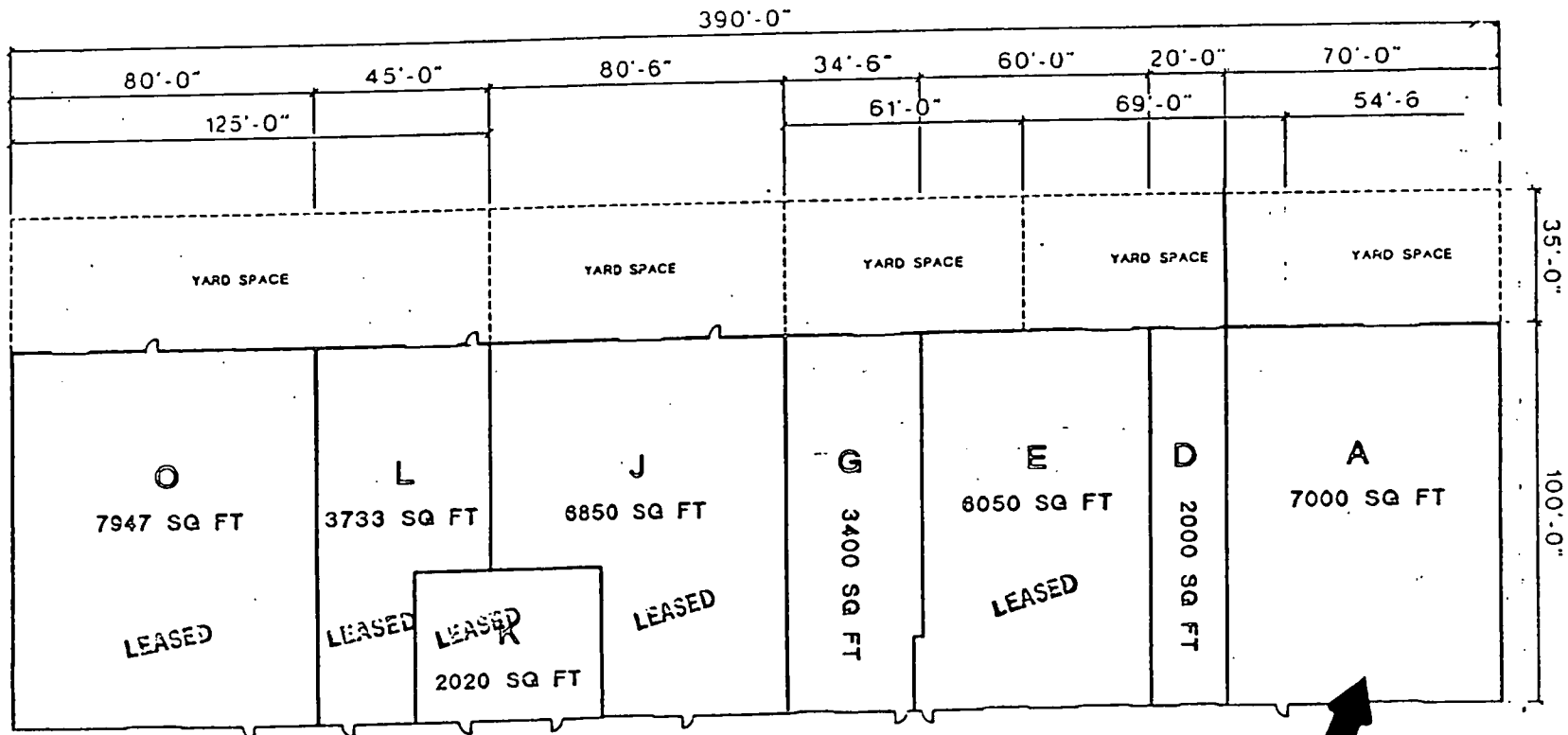
WHEREAS, staff has submitted to the City Planning Commission its report and recommendations on the proposed development.

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

1. The special permit is approved based upon the following findings of fact:
 - A. **The special permit is granted upon sound principles of land use in that:**
 1. The proposal will not interfere with the existing industrial and office land uses;
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 2. **The special permit will not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that:**
 1. Sufficient on-site parking is provided; and
 2. The applicant will obtain a License from the State Department of Motor Vehicles which requires compliance with all necessary

Exhibit C-1
Site Plan





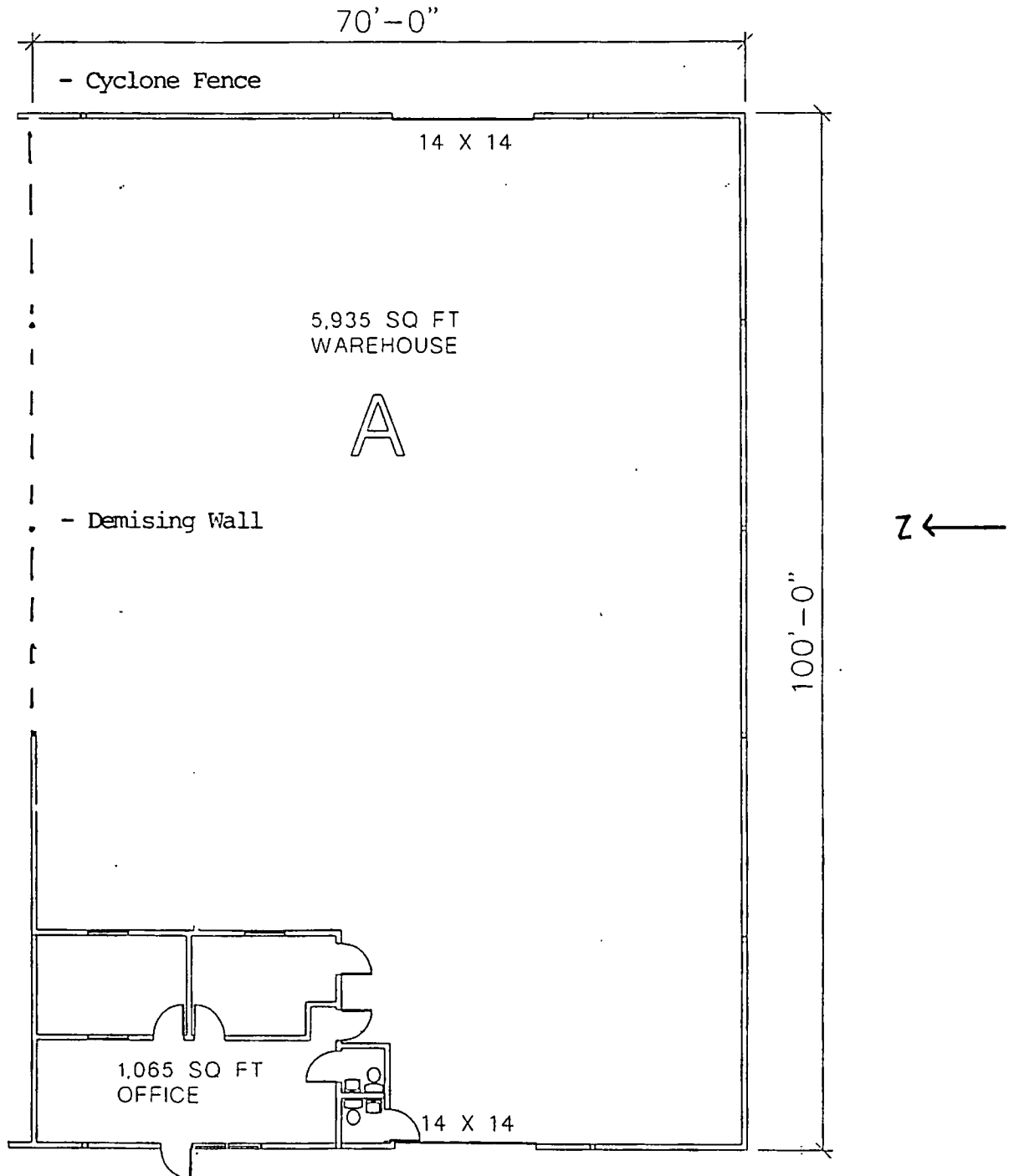
BLDG #2
8516
FRUITRIDGE ROAD

Z ←



Exhibit C-2
 Floor Plan for Building-2

Exhibit C-3
Floor Plan for Suite-A



8516 - A&D BLDG #2
FRUITRIDGE BLVD.
9000 SQ FT 1/16" = 1'-0"