

# CITY PLANNING COMMISSION

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

APPLICANT Frost & Lusk Engineers - 7806 Upland Way, Suite B, Citrus Heights 95610  
OWNER Hamsky - 2319 K Street, Sacramento, CA 95814  
PLANS BY Frost & Lusk Engineers - 7806 Uplands Way, Suite B, Citrus Heights 95610  
FILING DATE 8-21-87 ENVIR. DET. EX. 15061 (b)(1) REPORT BY PM-sg  
ASSESSOR'S-PCL. NO. 064-0020-046

**APPLICATION:** Plan Review to allow construction of three warehouse buildings totaling 39,600+ square feet on 2.19+ vacant acres in the Light Industrial-Review (M-1(S)-R) zone.

**LOCATION:** 8840, 8842 & 8844 Elder Creek Road

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct three warehouse buildings of 13,200+ square feet each.

## PROJECT INFORMATION:

1974 General Plan Designation: Industrial  
1986 South Sacramento Community  
Plan Designation: Industrial  
Existing Zoning of Site: M-1(S)-R  
Existing Land Use of Site: Vacant

| Surrounding Land Use and Zoning: | Setbacks:  | Required         | Provided             |
|----------------------------------|------------|------------------|----------------------|
| North: Industrial; M-1(S)-R      | Front:     | 25' (landscaped) | 50' (no landscaping) |
| South: Vacant; M-1-R             | Side(Int): | 0                | 5'                   |
| East: Industrial; M-1(S)-R       | Side(Int): | 0                | 45'                  |
| West: Vacant; M-1(S)-R           | Rear:      | 0                | 40'                  |

Parking Required: 39 spaces  
Parking Provided: 52 spaces  
Property Dimensions: 159' x 630'  
Property Area: 2.19+ acres  
Square Footage of Building: 3 bldgs. at 13,200 sq. ft. each for a total of 39,600 sq. ft.  
Height of Building: 17'  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Green metal siding  
Roof Material: Metal  
Estimated Number of Employees: 30  
Hours of Operation: 8:00 A.M. to 5:00 P.M. Monday through Friday

**PROJECT HISTORY:** On March 13, 1987 the site was annexed into the City. As a part of the annexation, the site, because it fronts on Elder Creek Road, was give M-1(S)-R zoning.

## A. Land Use and Zoning

The subject site contains 2.19+ vacant acres in Light Industrial-Review (M-1(S)-R) zone. The 1986 South Sacramento Community Plan designates the site as industrial. Adjacent land uses include industrial to the north and east; and vacant land to the south and west. All adjacent zoning is Light Industrial-Review. The proposed project is identical to three existing

APPLC. NO. P87-373 MEETING DATE October 8, 1987 ITEM NO 11

buildings adjacent to the east. These buildings were constructed under the County's jurisdiction, prior to annexation.

The site is subject to plan review by the Planning Commission and is required to have a 25 foot landscaped setback along public street frontages.

B. Site Plan Evaluation

Staff has concerns over the proposed project which will require site plan modification.

1. Setbacks

The project site is zoned M-1(S)-R which requires a 25 foot landscaped setback along Elder Creek Road. The site plan originally submitted failed to show any landscaped setback along Elder Creek Road. Staff contacted the applicant about the requirement of a 25 foot landscaped setback along Elder Creek Road and the applicant has submitted a revised site plan (see Exhibit A). The revised plan indicates a 25 foot planter in the front along Elder Creek. Staff recommends that this area be landscaped with a three foot berm, shrubbery and ground cover. Only living vegetation may be used as ground cover. Staff has no objections to the building setbacks along the side and rear property lines as proposed on the site plan.

2. Landscaping

Along with the recommendations for the 25 foot setback in the front, staff has other landscape concerns. Staff recommends a five foot planter strip along the north elevation of building number 1. Also, as indicated on the site plan, all planter areas along the east elevations of all three buildings shall be landscaped. All planter areas shall be landscaped with trees and shrubbery. All landscaped areas are to have automatic irrigation system.

3. Parking

A total of 52 parking spaces are shown on the proposed site plan. Based on the warehouse use parking criteria of one space per 1,000 square feet of gross floor area, the project is required 39.6 parking spaces. The amount of parking as proposed should be sufficient. All surface parking areas and maneuvering areas are required to meet the minimum 50 percent shading requirement.

4. Lighting

No detailed lighting was provided for staff review staff recommends that all lighting be directed on-site and not reflect off-site.

5. Trash Enclosure

The revised site plan shall include trash enclosures that meet the City's trash enclosure ordinance.

C. Elevation Evaluation

Staff has specific comments about the project's elevations and has discussed these with the applicant.

1. Building Number One

Staff recommends that building number one have some aesthetic treatment added. The applicant has agreed to add a canopy onto the north elevation fronting along Elder Creek Road (see Exhibit B). This canopy will be placed over the entrance door and two windows. Staff also recommends no loading doors on the north elevation. Lava rock accents will be utilized at each entrance door area. Staff has no objections to the elevations of buildings two and three as proposed.

2. Colors

The applicant has indicated that all three buildings will be green in color. The green color is identical to the existing adjacent buildings to the east. Staff recommends that the roll-up doors be painted a color compatible with the building.

F. Signage

The applicant has not submitted any signage for the project. However, the applicant has indicated to staff that one sign is to be utilized. This identification sign will be identical to the sign existing for the adjacent warehouse buildings to the east. Staff has no objections to this signage.

G. Agency Review

The proposed project was reviewed by the City Engineering, Traffic Engineering, and Fire Inspection Divisions. The Fire Inspection Division commented that emergency access must be provided.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15061 (b)(1)).

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

Approve the plan review subject to conditions and based upon findings of fact which follow:

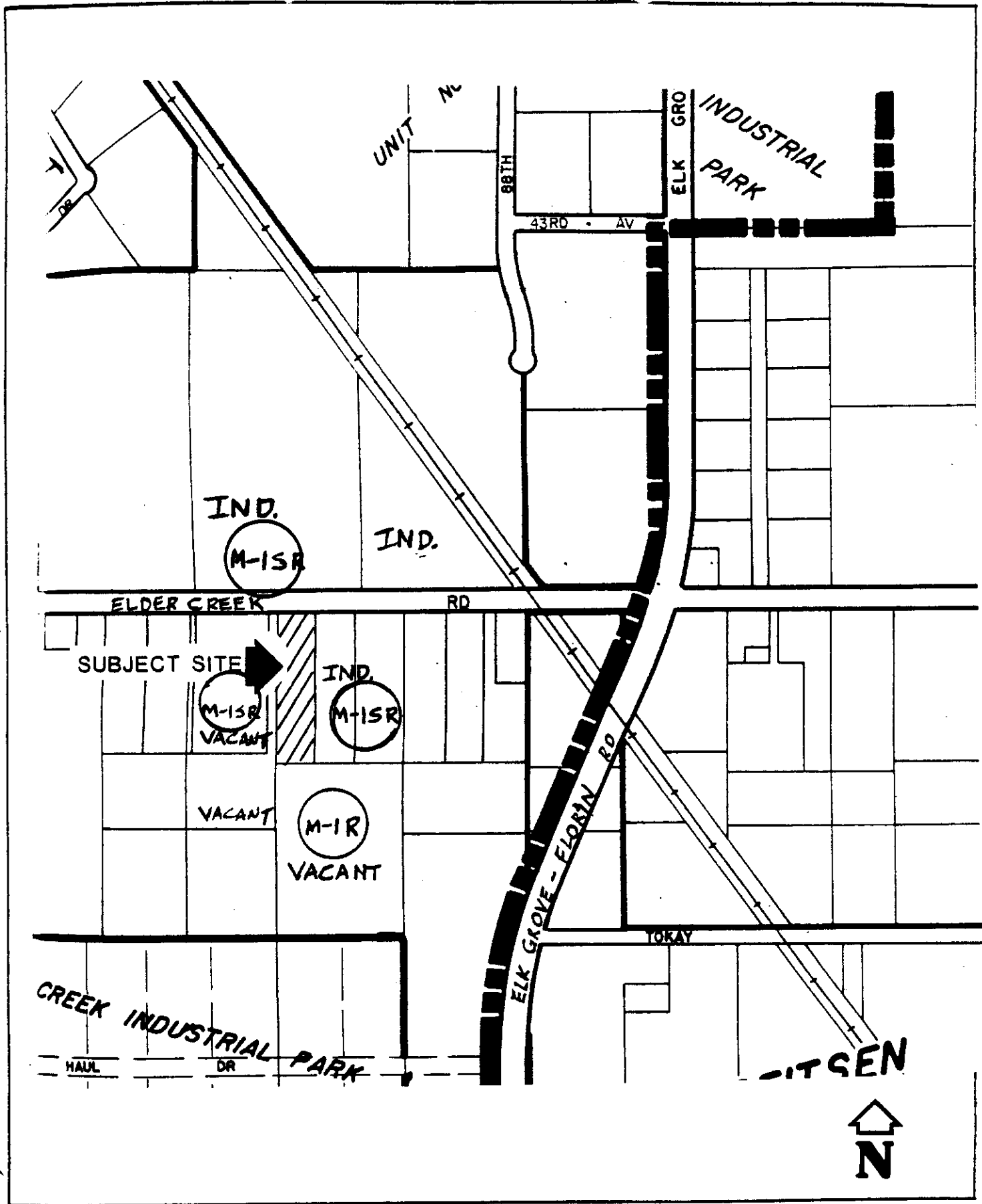
Conditions - Plan Review

1. The applicant shall prepare a revised site plan, landscaping and irrigation plan for review and approval by the Planning Director prior to issuance of building permits (refer to Exhibit A).
2. The applicant shall revise the exterior elevations of building number one to the satisfaction of the Planning Director. This shall include the use of the canopy treatment (refer to Exhibit B).

3. Lighting design shall be such as not to produce a hazardous and annoying glare to motorists, building occupants, or to the general public.
4. A continuous six inch raised poured in place concrete curb shall be provided along all landscape areas abutting parking or drives.
5. Large items such as air conditioning, ventilating, or other mechanical equipment shall be screened or enclosed in such a manner as to hide such equipment. The design and material shall be compatible with the building architecture.
6. Trash enclosures shall comply with trash enclosures regulations of the City's Zoning Ordinance.
7. Only one identification sign shall be allowed on project site.

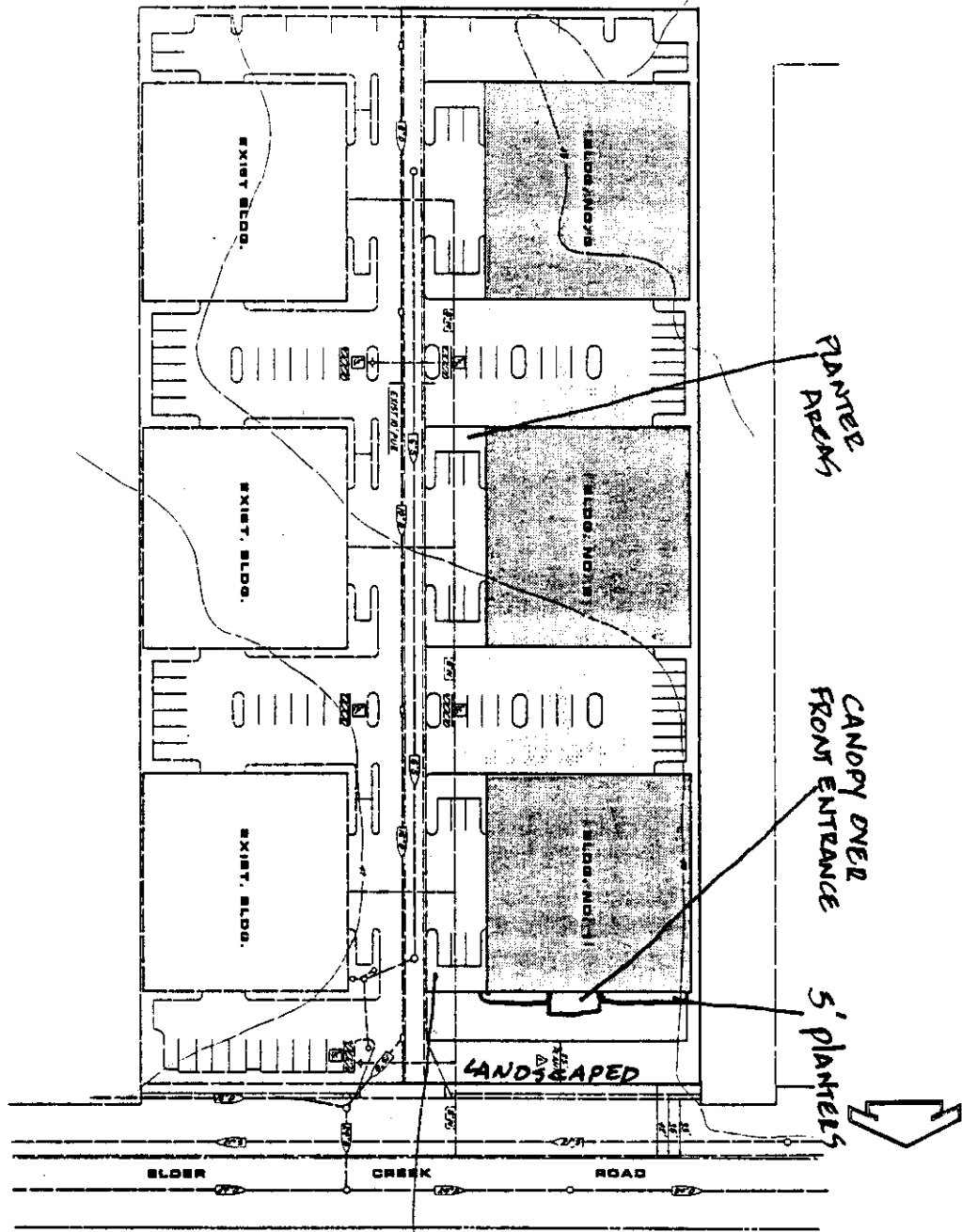
Findings of Fact - Plan Review

1. The project, as conditioned, is based upon sound principles of land use in that:  
  
revised building elevation enhancements will reduce the visual impact along the major public street frontage.
2. The project, as conditioned, will not be injurious or detrimental to public health, safety or welfare or result in a nuisance in that adequate on-site parking will be provided.
3. The proposed project is found to be consistent with the City's Discretionary Land Use Policy based on review of the 1986 South Sacramento Community Plan which designates the site for industrial use and the proposed warehouse project conforms with the plan designation.



**VICINITY - LAND USE - ZONING**

**EXHIBIT A  
SITE PLAN**



**SITE DATA**

**SITE NUMBER**

OWNER: HANSKY  
ADDRESS: 610 2518 W. STREET  
SACRAMENTO, CA. 95814

**PROPOSED USE: WAREHOUSES**

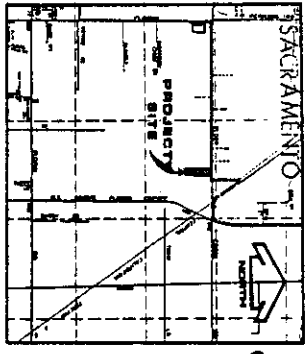
EXISTING USE: VACANT  
PROPOSED ZONING: M-1(1)  
EXISTING ZONING: M-1(1)  
ASSASSON'S PANEL NUMBER: 084-0030-048  
ACRES: 3.19 ACRES

**PARKING REQUIREMENT**

PARKING SPACES REQUIRED:  
3 BUILDINGS AT 13,200 SQ. FT. - 38,400 SQ. FT.  
1 PARKING SPACE/1000 SQ. FT. - 38.4 SPACES

**PARKING SPACES PROVIDED:**

HANDICAPPED SPACES - 02  
COMPACT SPACES - 90  
FULL SITE SPACES - 90  
TOTAL = 182 SPACES OR



PLANTER AREAS

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**SITE PLAN FOR  
HANSKY PROPERTY**

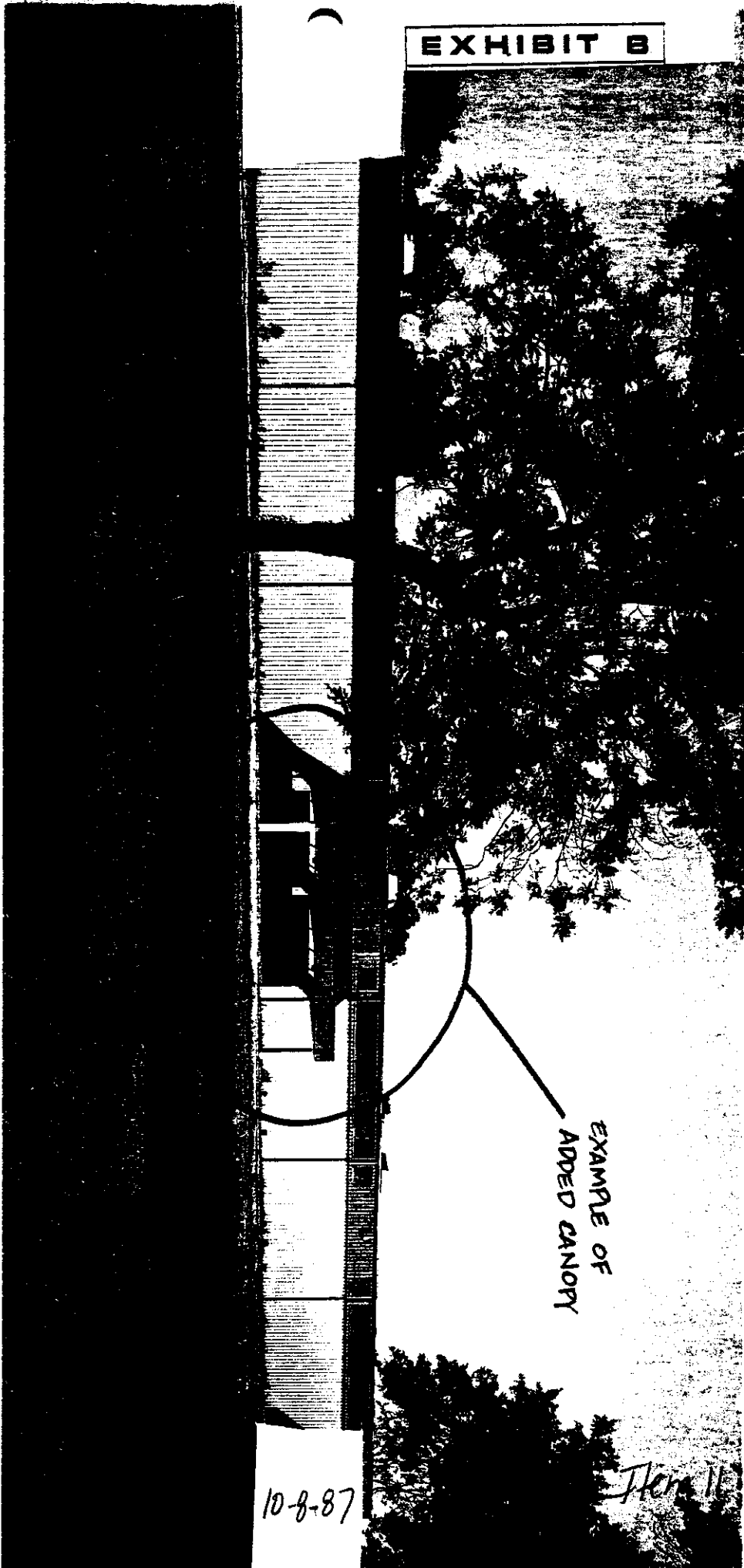


**FROST & LUSK**  
ENGINEERS/SURVEYORS/PLANNERS  
1200 PLAZAS DEL  
SUITE 4  
DIXON HEIGHTS  
CALIFORNIA  
95828  
916/486-8811

DATE: NOT APPLICABLE

| NO. | REVISION                                 | DATE |
|-----|--|------|
| 1   | CHANGED FROM EXISTING SPACES TO PLANTERS |      |

SCALE: 1" = 30'



EXAMPLE OF  
ADDED CANOPY

10-8-87

J. H. ...

**CASE IN POINT:**  
No. 129

"Varco-Pruden was able to incorporate all the special needs of The Activity Center and design a very efficient and attractive building."

**Owner:** BREC Horse Activity Center

**Location:** Baton Rouge, Louisiana

**Features:** This 63,000 sq. ft. sports facility showcases rodeos and equestrian competitions and was designed to such meticulous specifications that special

lighting was required in order not to alter the natural coloring of the horses.

The Activity Center utilizes a Varco-Pruden column-free rigid frame system; a Panel Rib™ wall system with KDL™ finish; and a VP Panel Rib™ roof with galvalume finish. The Center measures 180' wide by 350' long with a 34' eave height. A double slope roof has a ridge running down the center.

In addition to the special lighting, transparent skylights are

incorporated in the roof and clerestory glass windows are mounted around the perimeter of one side of the building.

The fascia of the canopy at the front of the arena matches the Patricia Bronze stripe color band across the top of the building.

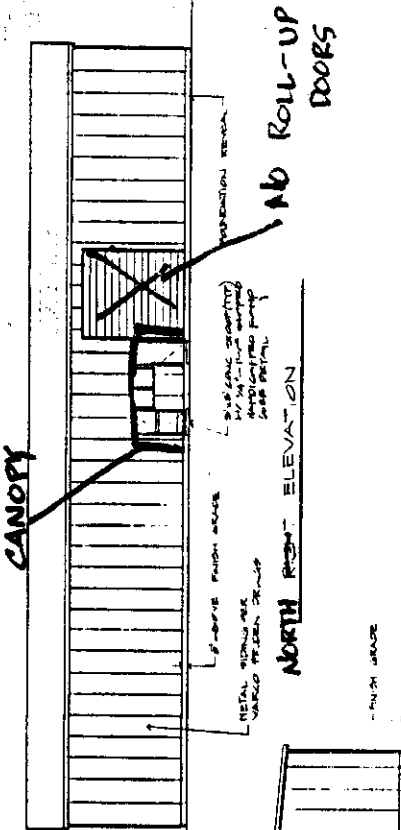
Varco-Pruden was able to incorporate all the special needs of The Activity Center and design a very efficient and attractive building.



**VARCO-PRUDEN BUILDINGS**

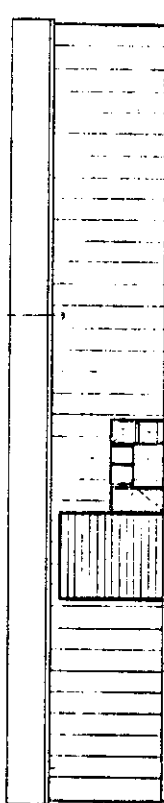
Circle Home Memphis Tennessee 38137/901 767 2910

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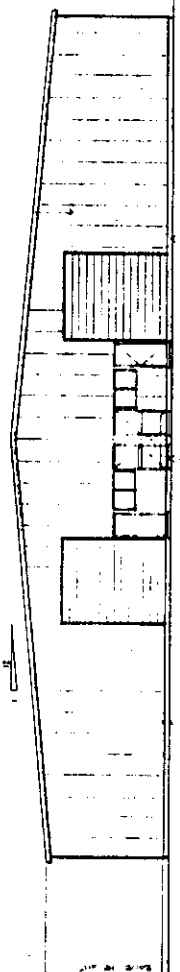


**NORTH WEST ELEVATION**

**WEST ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**

2 LAYERS OF 1/2\"/>

**2 HOUR FIREWALL DETAIL**

PRINTED  
MAY 2 1986  
DUNEL-REID, INC.

7  
MAY 2 1986  
85-23

**HAMSKY**

**ELEVATIONS**

(949) 433-8177  
2000 Market Avenue  
San Francisco, CA 94102

|         |             |         |         |
|---------|-------------|---------|---------|
| DATE    | DESIGNED BY | DATE    | FILE    |
| 8-19-87 | BY          | 8-19-87 | 2-13-87 |

BENCHMARK  
ELEVATION  
NOT APPLICABLE

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |

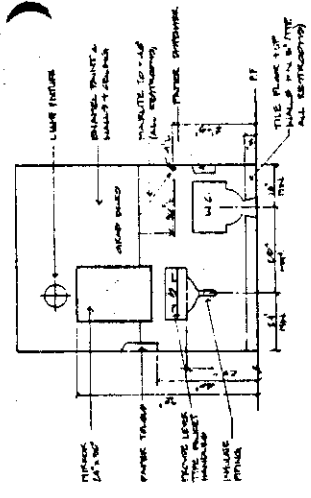
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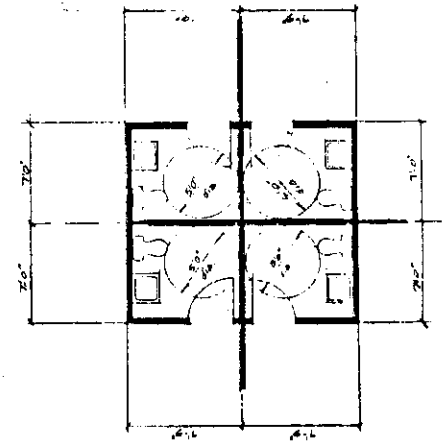
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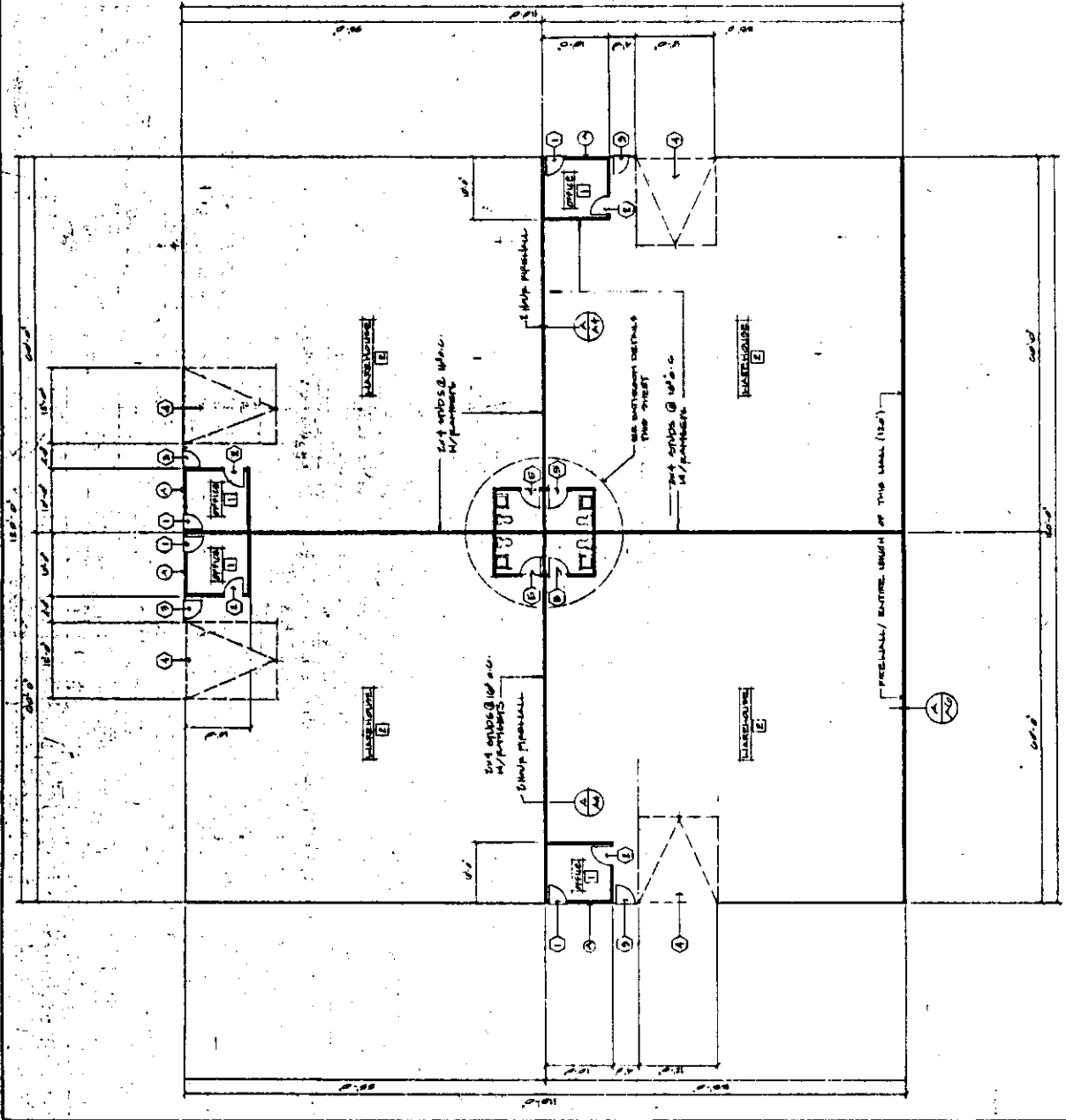
**LEGEND:**  
 SECTION DETAIL  
 HORIZONTAL KEY  
 ROOM NUMBER  
 DIMENSION KEY



INTERIOR ELEVATION



BATHROOM DETAILS



FLOOR PLAN

|   |  |
|---|--|
| SHEET<br><b>A3</b><br>PART NO.<br><b>95-23</b>  |  |
| <b>FLOOR PLANS</b>  |  |
| <b>HAMSKY</b>   |  |
| (609) 686-6177<br>2000 Market Street<br>Philadelphia, Pa. 19103   |  |
| FLOOR PLAN<br>BATHROOM  |  |
| HORIZ. SCALE AS SHOWN<br>VERT. SCALE AS SHOWN<br>SURVEYED BY NAME<br>FIELD BOOK NO./DATE<br>A.P. NO./SCALE/DATE | DRAFTED BY J. ATLAS<br>DESIGNED BY A. P. HARRIS<br>CHECKED BY T. PHILIP<br>DATE 8-19-87<br>FILE 95-23 (A3) |
| BENCHMARK<br>ELEVATION<br>NOT AVAILABLE   | REVISIONS<br>NO. DESCRIPTION<br>DATE BY  |

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