

CITY PLANNING COMMISSION

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

APPLICANT Morton & Pitalo Inc., 1430 Alhambra Blvd., Sacramento, CA 95816
OWNER Ed Lial, 1095 Vanderbilt Way, Sacramento, CA 95825
PLANS BY Massie & Co., 8372 Carbide Ct., #2, Sacramento, CA 95828
FILING DATE 3/10/89 ENVIR. DET. Neg. Dec. REPORT BY DH:kjr
ASSESSOR'S PCL. NO. 250-040-020 & 056

APPLICATION:

- A. Negative Declaration
- B. Schematic Plan amendment to add 0.172 vacant acres to the Norwood/I-80 planned unit development
- C. Special Permit to construct an 8,525 sq. ft. warehouse/office building on 0.64 vacant acres in the Light Industrial Labor Intensive PUD [M-1(Li)PUD] Zone
- D. Lot Line Adjustment to merge two vacant lots into one of 0.64 acres in the M-1(Li)PUD Zone

LOCATION: Southwest Corner of Display Way and Taylor Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct an 8,525 sq. ft. warehouse in the Norwood/I-80 Business Park Planned Unit Development

PROJECT INFORMATION:

1988 General Plan Designation: Employee Intensive-Industrial

1984 North Sacramento Community
Labor Intensive-Industrial

Existing Zoning of Site: M-1(Li)PUD

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

		Setbacks:	Required	Provided
North:	Vacant; M-1(Li)PUD	Front:	25 ft.	25 ft.
South:	Church; M-1(Li)	Side(Int):	4 ft.	70.4 ft.
East:	Vacant; M-1(Li)	Side (St):	25 ft.	25 ft.
West:	Vacant; M-1(Li)PUD	Rear:	0	4 1/2 ft.

Parking Required: 18 spaces at 1,976 sq. ft. office & 6,569 sq. ft. warehouse

Parking Provided: 29 spaces

Property Dimensions: 150' x 187'

Property Area: 0.64 acres

APPLC. NO. P89-081 MEETING DATE April 27, 1989 ITEM NO. 23

Square Footage of Building: 8,525 sq. ft.
 Height of Building: One Story, 22 ft.
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Exterior Building Materials: Concrete tilt up panel, tile & glass block trim, store front window systems
 Roof Material: 3 ply built up tar and paper
 Number of Employees: Per Shift - 15
 Total - 15
 Hours of Operation: M-F, 7 a.m. to 6 p.m.
 Exterior Building Color: Earth tones as required in P.U.D.

BACKGROUND INFORMATION: The subject site is located in the Norwood/I-80 Business Park PUD established on June 11, 1985, by the City Council (P85-167). Two buildings have been constructed in the PUD: Continental Fixtures containing 75,000 square feet on June 13, 1985, (P85-219), and Del's Barber and Beauty Supply containing 24,835 square feet on May 22, 1986, (P86-163).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is designated Labor Intensive Office-Industrial in the 1988 General Plan and Labor Intensive -Industrial on the 1984 North Sacramento Community Plan. The site is within the Norwood/I-80 Business Park Planned Unit Development and zoned M-1(Li)PUD. The southern portion of the site lies outside the PUD boundaries and is proposed to be incorporated to the PUD. Surrounding land uses include a church to the south and vacant land to the north, east, and west.

B. Project Description

The applicant requests a series of entitlements to allow construction of an 8,525 square feet warehouse building which will contain 1,976 square feet of office and 6,569 square feet of warehouse space. The business assembles small pieces of jewelry and currently employs 15 people. It is housed in Del's Barber and Beauty Supply building located in the same PUD. The business operates between 7 a.m. and 6 p.m., Monday through Friday. A total of 16 parking spaces are required with 29 provided. Parking space count complies with the PUD Guidelines.

The applicant is requesting a special permit for the use in the PUD. Since the southern lot is not within the PUD, a schematic plan amendment is also required. The applicant is also requesting a lot line adjustment to merge the two lots into one lot of 0.64 acres.

C. Design

The proposed building elevation and site plan have been reviewed by Planning Staff and the City Design Review Coordinator with comments provided during the preliminary review. The following comments are designed to lend themselves into incorporation of final layout and design of the project.

1. Elevations propose to use concrete tilt-up panels 21 feet high with three rows of tiles placed into the wall as reveal lines. The front elevation is proposed to have glass block. The east elevation facing Taylor Street is proposed to have windows and two emergency fire door exits. No relief is proposed on the south elevation. Staff recommends continuance of the tile bands around the south elevation and wrap around to the west elevation up to the loading door.

Staff notes that the 1986 approved plans for Del's Barber and Beauty Supply, staff recommended use of a 2 feet high concrete form liner at the top of the panels on all four elevations to be compatible with Continental Fixture's elevation. Staff recommends a cap at the top of the wall with the tile or reveal lines compatible with the previously approved buildings.

No colors for walls or door panels were indicated. The PUD Guidelines require earth tones. Staff recommends all colors to be approved by the Design Review Coordinator as a condition of the design review. Doors shall be painted a color to match the wall.

The parking lot terminates at the church parking lot to the south. No reciprocal parking or access is planned. The PUD Guidelines require decorative fencing where used to screen yard areas or enclose lots. The applicant does not plan on fencing the site.

D. Review of PUD Guidelines

Staff has evaluated the site plan using the PUD Guidelines and found several deficiencies.

1. No individual prefabricated wheel stops are allowed in the PUD. The west building elevation has eight spaces with no curb or sidewalk for vehicle overhang. A minimum 6 inch raised concrete curb, 2 feet from the building should be shown. A planter is recommended.
2. No compact car stalls are shown. A maximum of 30 percent of the required spaces can be designed for compact cars and so marked.
3. All interior property lines require a 4 foot wide continuous landscape strip. If vehicle overhang is incorporated, as along the west property line, the planter shall be at least 6 feet wide. If trees are planted in the planter in front of cars, the planter should be 7 feet wide. All sprinklers and landscaping are to observe the 2 feet of vehicle overhang.
4. Ten redwood trees of 24 inch box specimen size are proposed in the 25 foot bermed landscape area adjacent to Taylor and Display Way. Ground cover will be lawn. The south building elevation does not show specific landscape treatment. Staff recommends use of climbing vines on the building with cypress or similar vertical shrubbery to break up the expanse of the wall. Revised landscaping plans are to be reviewed and approved by the Planning Director.
5. The trash enclosure is proposed near the northwest corner of the site. Staff recommends that it be screened with climbing vines or shrubbery to conceal it.
6. No plans for signs or heating and cooling equipment are shown. The PUD Guidelines require screening of all mechanical equipment and Planning Director review and approval of signs. Signs shall not be so designed to be primarily visible from the freeway. The Continental Fixture painted sign facing the freeway is illegal.
7. As a condition of PUD approval, the extension of Display Way to Rio Linda Boulevard is planned with the closure of Taylor street. As a condition of approval of the previous tentative map, the owners shall not protest the closure or abandonment. The following is an excerpt from the conditions of approval.:

"Owners and applicants, for themselves, their heirs, successors and assigns, agree that the City may in its discretion, close, abandon or vacate that portion of Taylor Street between Harris Avenue and Contentental Way at such time as Contentental Way connects from this project to Rio Linda Boulevard to the east."

"Owners and applicants, for themselves, their heirs, successors and assigns hereby waive and relinquish any rights they may have to protect or oppose such street closure, abandonment or vacation. This condition shall not be deemed an agreement by the City to close, abandon or vacate said street nor shall this condition in any way limit or impair the City's discretion to close, abandon or vacate said street at any time it deems appropriate." (P85-167)

E. Lot Line Adjustment: Staff has reviewed the proposed lot line adjustment and received the following comments:

- City Real Estate:
1. File Certificate of Compliance and Waive Parcel Map prior to recordation
 2. Pay off or combine any existing assessments

F. Agency Comments: The following comments were received from City Departments:

City Engineer:

1. Driveway permit required
2. On-site grading and drainage to be approved by Public Works prior to issuance of building permit.
3. Water taps and development fees to be paid prior to issuance of building permit.

City Fire Department

1. If the building is fire sprinklered, a fire hydrant will be required within 50 feet of the fire department connection.
2. If the building is not sprinklered, a hydrant is required within 300 feet of the building.

H. Del Paso Heights Design Review: The project will require Design Review Board action. Further refinements and modifications to the elevations and site layout may necessitate redesign.

- I. The applicant should be aware that the subject project is subject to the City's trip reduction ordinance only to the extent that it relates to a minor development project. A minor project is expected to have between 50 and 199 full-time employees. This project will have 15. The applicant need only to provide information which describes the various transportation options available to the employee.
- J. No signage program has been submitted for the project. Signs will be required to have sign permits and shall comply with the PUD Guidelines.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant adverse effect on the environment. A Negative Declaration has been filed.

RECOMMENDATION: Staff recommends the following action:

- A. Ratification of the Negative Declaration
- B. Recommend approval of the schematic plan amendment to add 0.17± acres into the Norwood/I-80 Business Park P.U.D.
- C. Approve the special permit, subject to conditions and based upon Findings of Fact which follow
- D. Approve the lot line adjustment by adopting the attached resolution

Conditions - Special Permit

1. The following site plan, elevation, and landscape plan revisions shall be submitted for the review and approval of the Planning Director prior to issuance of building permits:
 - a. The 25 foot front yard landscape setback shall be mounded with 3 foot mounds with intensive tree and shrub coverage.
 - b. Additional shrubbery shall be planted along the south property line to screen the building. The PUD Guidelines require evergreen trees on 15 foot centers along the planter strip. A variety of 24 inch specimen, 15 gallon and 5 gallon trees are required with 5 and 1 gallon size shrubs.
 - c. No roll up door are allowed facing the freeway.

- d. The exterior elevation shall be revised to show continued horizontal trim band. The use of two 4 inch wide horizontal reveal form line bands and one 6 inch form line, 1 inch deep with tiles colored in a contrasting color compatible with the trim around the entire building.
 - e. Revised elevations shall show textured concrete surface as required in the PUD Guidelines. Colors are to be earth tones.
 - f. Revised elevations shall show a trim cap, along the top portion of the tilt-up panels to enhance the variations of the wall to the satisfaction of the Design Review Board.
 - g. All roll up doors shall be painted the same color as the walls.
 - h. The trash enclosure shall comply with the PUD trash enclosure guidelines. Landscaping shall be planted adjacent to the enclosure to screen it.
 - i. No wheel stops are allowed along the west wall parking spaces. Applicant shall install a minimum 4 foot planter strip along the west wall with a 2 foot vehicle overhang adjacent to the stall or installation of a continuous concrete curb a minimum of 2 feet from the west wall.
 - j. Staff recommends the shortening of parking spaces from 18 to 16 feet and incorporate 2 feet of vehicle overhang into the planters along the property line and increasing the planter to 6 feet in depth.
2. A sign program shall be submitted to the Planning Director for review and approval prior to issuance of any sign permit.
 3. All lighting shall be directed on-site.
 4. The project shall comply with the development guidelines of the Norwood/I-80 Business Park PUD.
 5. Office use is not to exceed 25 percent of the building.
 6. Detailed landscaping and irrigation plans are to comply with City Tree Shading Ordinance.

7. Site is subject to Labor Intention overlay zone requiring local employment as per 1984 North Sacramento Community Plan and PUD Guidelines.
8. Subject to review and approval by the Design Review Board
9. Conditions of approval of P85-167 Final Map regarding closure of Taylor Street remain in effect for all subsequent owners of the site.
10. 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, FBFM 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

1. The project, as conditioned, is based upon sound principles of land use in that it is harmonious with the guidelines set forth in the PUD Guidelines.
2. The project, as conditioned, will not be detrimental to public health, safety, or welfare or result in the creation of a nuisance in that:
 - a. Adequate parking is provided
 - b. Adequate landscaping is provided
3. The proposed project is consistent with the City's 1988 General Plan and North Sacramento Community Plan in that the site is designated for Labor Intensive-Industrial.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE THE SOUTH 50 FEET OF THE NORTH 140 FEET OF LOT 16, BLOCK 2 OF AMENDED PLAT WEST DEL PASO HEIGHTS AND ALL OF LOT 2 OF PARCEL MAP BOOK 108, PAGE 4

(P89-081)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at the southwest corner of Display Way and Taylor Street; and

WHEREAS, the lot line adjustment has been given a Negative Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the General Plan and 1984 North Sacramento Community Plan and Del Paso Heights Redevelopment Plan; and the proposed conforms with the Plan Designation;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento that the lot line adjustment for property located at the southwest corner of Display Way and Taylor Street, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following conditions:

1. File Certificate of Compliance and waive parcel map
2. Pay off or segregate any existing assessments

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

AMENDED RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

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CHAIRPERSON

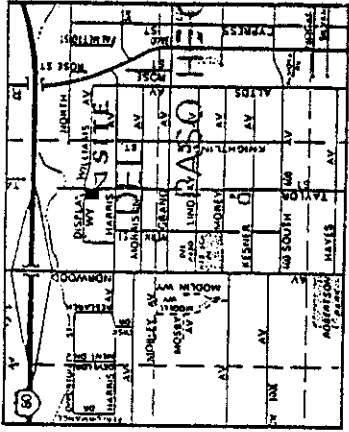
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION



SCALE: 1" = 40'

A
 LOT LINE MERGER
 FOR
E. LIAL
 CITY OF SACRAMENTO JANUARY 1989
 mp MORTON & PITALO, INC.
 CIVIL ENGINEERING, PLANNING, SURVEYING



DISPLAY

WAY

250-040-53
LIAL

250-050-52
LIAL

LOTS TO BE
MERGED

250-040-55
LIAL

250-040-20

250-040-56

250-040-11
JEHOVAH'S
WITNESS D.P.H.

STREET

TAYLOR

250-050-53
LIAL

HARRIS AVENUE

P 89081

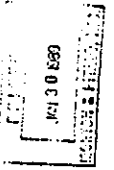


EXHIBIT B

Existing
LEGAL DESCRIPTION

APN 250-040-20

All that real property described as follows:

The South 50 feet of the North 140 feet of Lot 16, Block 2
of the Amended Plat of West Del Paso Heights. Formerly 250-040-10.

APN 250-040-56

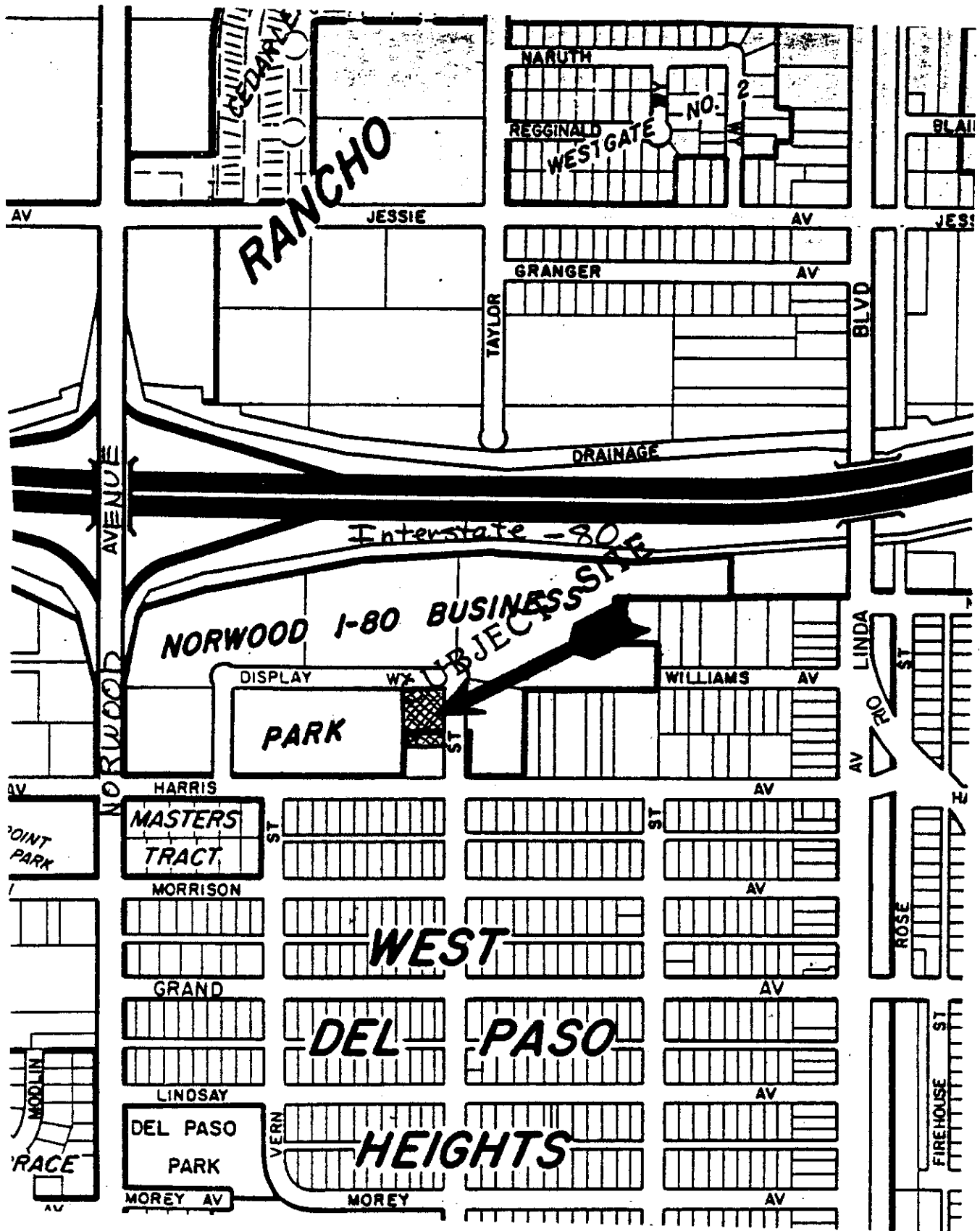
All that real property described as follows:

All of Lot 2, Parcel Map Book 108, Page 4, City of Sacramento,
County of Sacramento, State of California.

p-89-081

4-27-89

P 89081
item 23



Scale: 1" = 500'

VICINITY MAP

I-80 FREEWAY

Vacant
1
53

Vacant
6
52

Y DISPLAY WY.

BOOK 250
050

BOOK 250
040

Vacant
2
56

SUBJECT SITE

Vacant
7
53

5
55

Vacant

Vacant

3
11
Church

TAYLOR

HARRIS

AVE.

Entire Area Zoned - M-1(LI) PUD

N
↑

Scale: Reduced

LAND USE & ZONING MAP

**KEN TEMPLETON
PROPOSED OFFICE/WAREHOUSE**

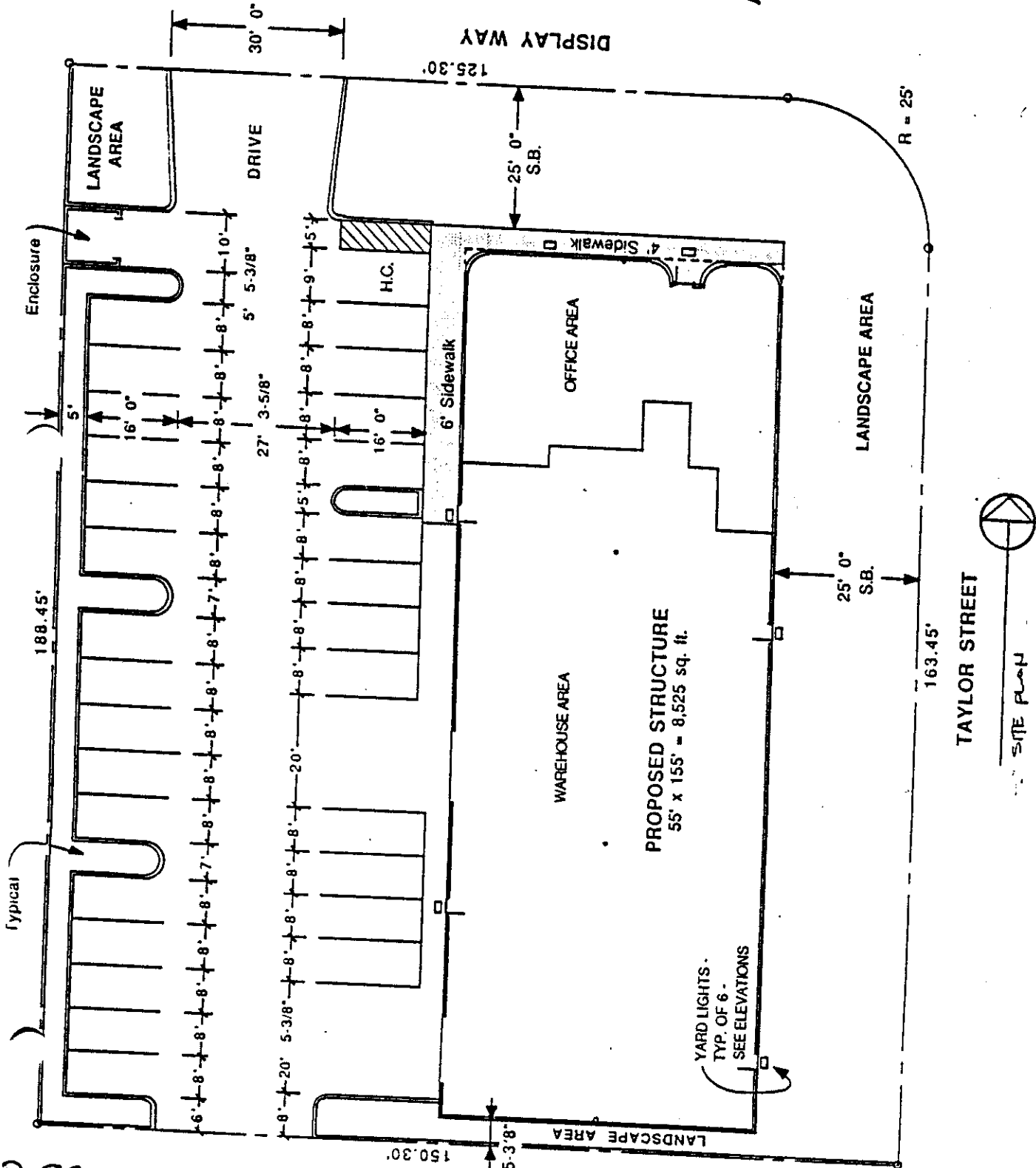
© TAYLOR ST. & DISPLAY WAY
CITY OF SACRAMENTO, CA

VICINITY MAP

APN #250-040-20, -56
(LOTS MERGED UNDER
SEPERATE APPLICATION)

SITE PLAN
SCALE: 1" = 20'

PLAN E115



180-89-081

4-27-89

item 23

ELEVATIONS

PLAN NO. S-1088

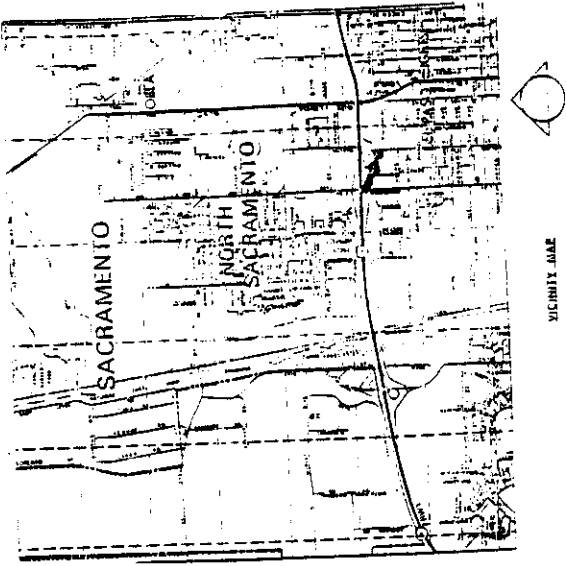


**KEN TEMPLETON
PROPOSED OFFICE/WAREHOUSE
@ TAYLOR ST. & DISPLAY WAY
CITY OF SACRAMENTO, CA**

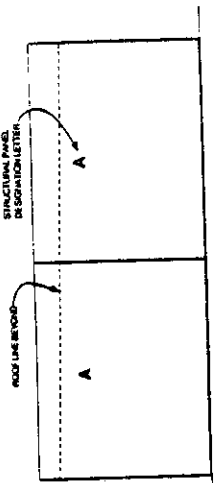
FIRST PHASE
BUILDING TYPE: M-W
OCCUPANCY:
ONE STORY
31' 6" BLDG. HT.
NON-SPRINKLERED

LOT SIZE: 26,100 sq. ft.
BUILDING SIZE: 8,525 sq. ft. - 30.2%
(8,568 sq. ft. Warehouse - 31.3%)
(1,976 sq. ft. Office - 23%)

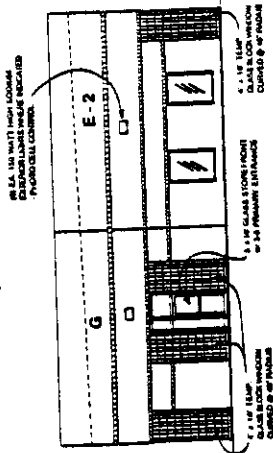
LANDSCAPED: 8,150 sq. ft. - 30.7%
PARAMS:
28 Standard Spaces @ 8' Wide
1 Handicap Space
28 Total Planned Spaces
17 Required Spaces



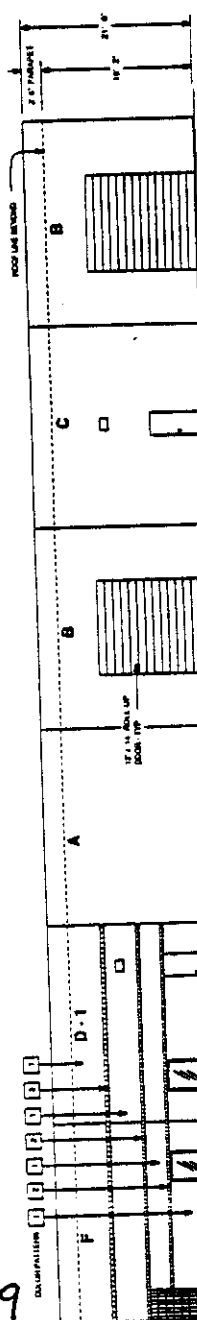
VICINITY MAP



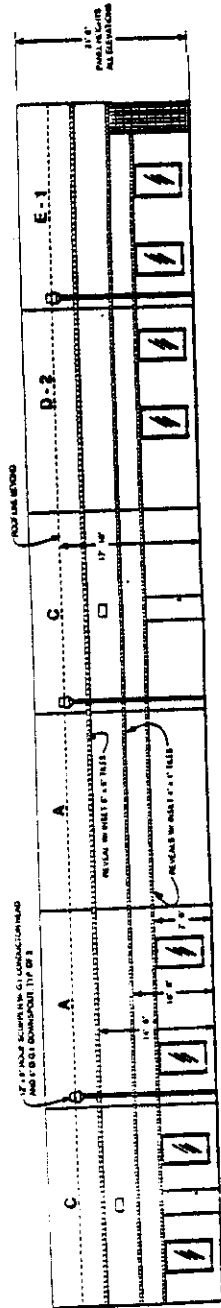
**SOUTH ELEVATION
SCALE: 1/4" = 1'-0"**



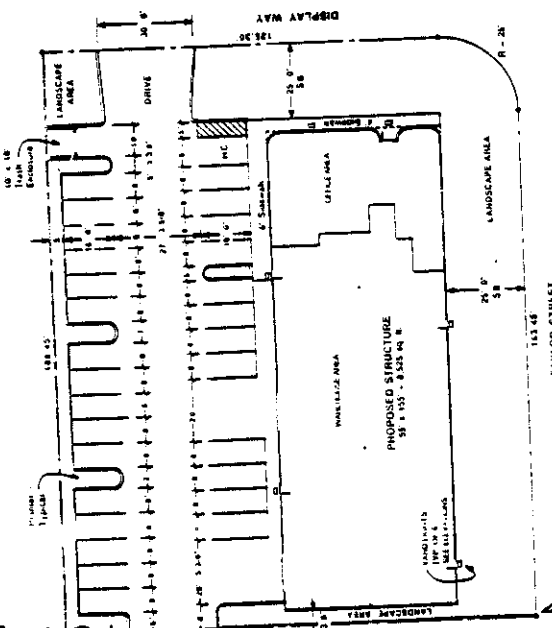
**NORTH ELEVATION
SCALE: 1/4" = 1'-0"**



**WEST ELEVATION
SCALE: 1/4" = 1'-0"**



**EAST ELEVATION
SCALE: 1/4" = 1'-0"**



APN #250-040-20, -56
GEOISM REGRINDER
SEPARATE APPLICATION
SITE PLAN
SCALE: 1/4" = 1'-0"

4-27-89

P-89-081

item 23

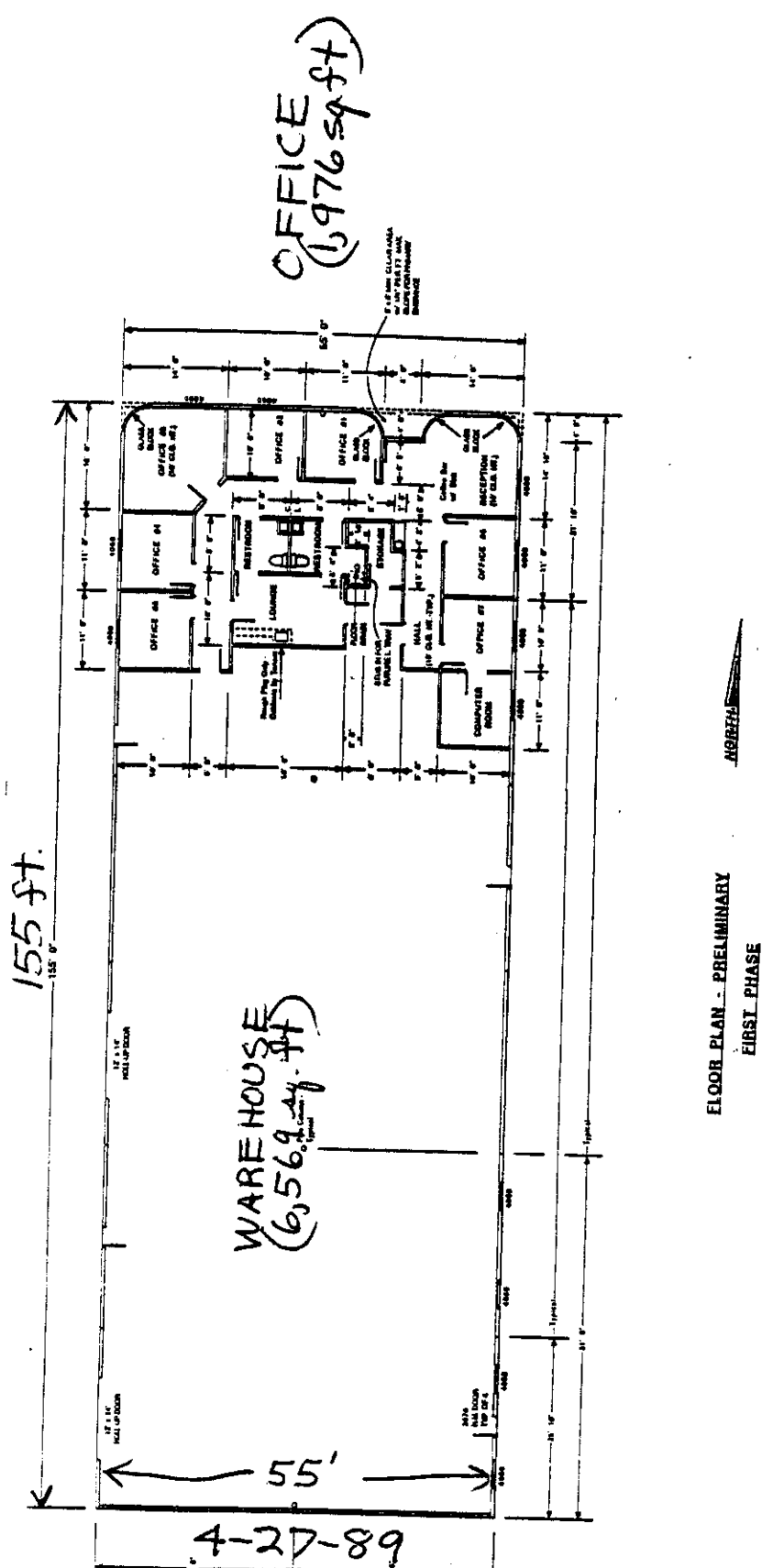
FLOOR PLAN

KEN TEMPLETON
 PROPOSED OFFICE/WAREHOUSE
 2140 S. TAYLOR ST. & DEWEY WAY
 CITY OF SACRAMENTO, CA



PLAN NO. S-1088
 FLOOR PLAN - PRELIMINARY

1222 Columbia St.
 East Sacramento, CA
 95811



155 ft.

WAREHOUSE
 (6,569 sq ft)

OFFICE
 (1,976 sq ft)

FLOOR PLAN - PRELIMINARY
 FIRST PHASE

P-89-081

4-27-89

item 23

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

M E M O R A N D U M

SACRAMENTO
COMMUNITY DEVELOPMENT
DIVISION

APP 21 1989

RECEIVED

DATE : April 17, 1989

TO : Steve Dee, Planning Department
FROM : Thomas V. Lee, Neighborhood Development Division
SUBJECT: Special Permit - Norwood/I-80 PUD - P-89-081

My staff has reviewed the subject project and supports the applicant's request for a special permit. The proposed use is consistent with the Del Paso Heights Redevelopment Plan.

The Del Paso Heights Redevelopment Advisory Committee reviewed this project on April 13, 1989 and adopted a motion supporting the project.

If you have any questions feel free to contact Nadine Ford at 440-1315.

Sincerely,



THOMAS V. LEE
Assistant Director of
Community Development

TVL:jr

0927Q

P-89-081

4-27-89

item 23