

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

APPLICANT <u>Robert Moorhouse, 8455 Jackson Road, Sacramento, CA 95826</u>		
OWNER <u>Belvedere Industrial Park, 8401 Jackson Road, Sacramento, CA 95826</u>		
PLANS BY <u>Robert Moorhouse, 8455 Jackson Road, Sacramento, CA 95826</u>		
FILING DATE <u>September 28, 1990</u>	ENVIR. DET. <u>Negative Declaration</u>	REPORT BY <u>DTH</u>
ASSESSOR'S PCL. NO. <u>061-0140-055-0000</u>		

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to allow a 6,360 square foot auto dismantling facility to be located entirely within an existing warehouse building located on 2.54 \pm developed acres in the Heavy Industrial Park (M-2S) zone.

LOCATION: 8460 Belvedere Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to locate an auto dismantling facility within an existing warehouse building (see Exhibit A, Building B). The proposed operation will not have an outside storage area.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial/Warehouse
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Warehouse/Commercial

Surrounding Land Use and Zoning:

North:	Industrial; M-2S
South:	Industrial; M-2S
East:	Industrial; M-2S
West:	Industrial; M-2S

Parking Required on site:	204 spaces
Parking Provided on site:	205 spaces
Parking Required for the Dismantling Facility:	6 spaces
Parking Provided for the Dismantling Facility:	6 spaces
Property Dimensions:	264.75' \pm x 417.77' \pm
Property Area:	2.54 \pm acres
Total Square Footage of Site:	188,740 \pm square feet
Square Footage of Building B:	43,320 \pm square feet
Square Footage of Dismantling Facility:	6,360 \pm square feet
Height of Building:	One story
Exterior Building Materials:	Concrete Tilt-up with a flat roof
Total Number of Employees:	Two
Hours of Operation:	8:00 a.m. to 5:30 p.m.

Utilities:
 Topography:
 Street Improvements:

Existing
 Flat
 Existing

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site is a 2.5± acre parcel which is developed with four warehouse/commercial structures and is located in the Heavy Industrial Park (M-2S) zone. The 1988 General Plan designates the site for heavy commercial/warehouse uses. The surrounding land uses and zoning include warehouse/commercial uses to the north, south, east and west zoned Heavy Industrial Park (M-2S).

B. **Applicant's Proposal**

The applicant is requesting a special permit to establish a 6,360 square foot indoor auto dismantling facility within an existing warehouse building (Exhibit A, Building B). The proposed dismantling facility will be conducted entirely within an existing building and will not have an outdoor storage area.

C. **Staff Analysis**

Staff has reviewed the applicant's proposal and has determined that, as the proposed use will be conducted entirely within an existing warehouse building, the proposed auto dismantling facility should not be injurious to public health, safety or welfare nor to the surrounding properties. The subject site consists of four separate concrete warehouse structures and appears to be well maintained. Planning staff is in support of the proposed special permit for an auto dismantling facility but recommends that the operation be restricted to only within the existing 6,360 square foot warehouse space as shown (Exhibit A) and no outside storage of parts, dismantled cars or equipment. The project as proposed is consistent with the City's General Plan.

Signage

The applicant has not submitted a sign program with this request. The applicant is required to comply with the Sign Ordinance for any attached or detached signs that might be proposed as a part of this development.

D. **Agency Comments**

The proposed project was reviewed by the City Traffic Engineering, Engineering Development, Building, Fire, Police, Waste Removal and Real Estate Divisions. No comments have been received.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant impact on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the following action:

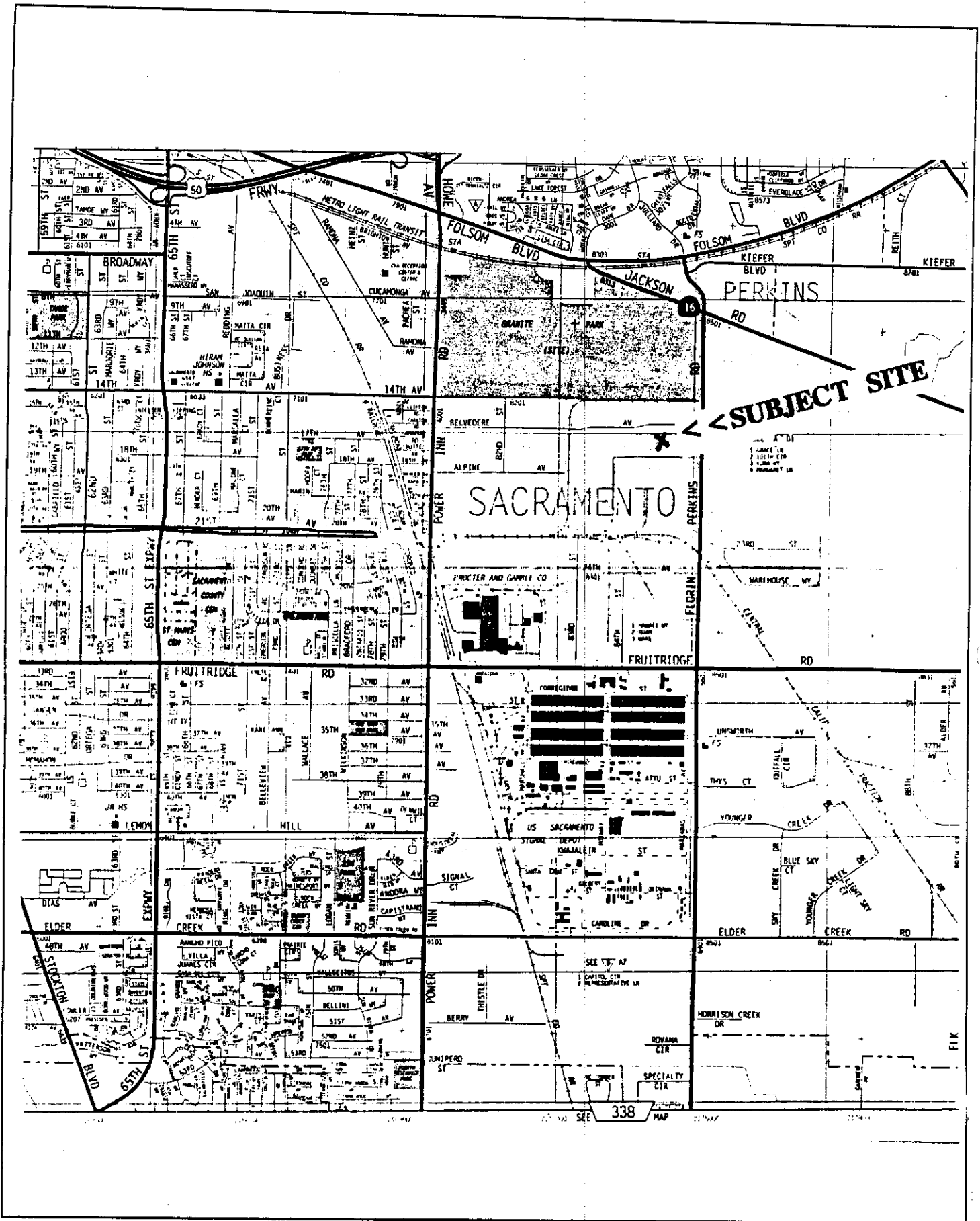
- A. Ratify the Negative Declaration;
- B. Approve the Special Permit subject to conditions and based on findings of fact which follow.

Conditions:

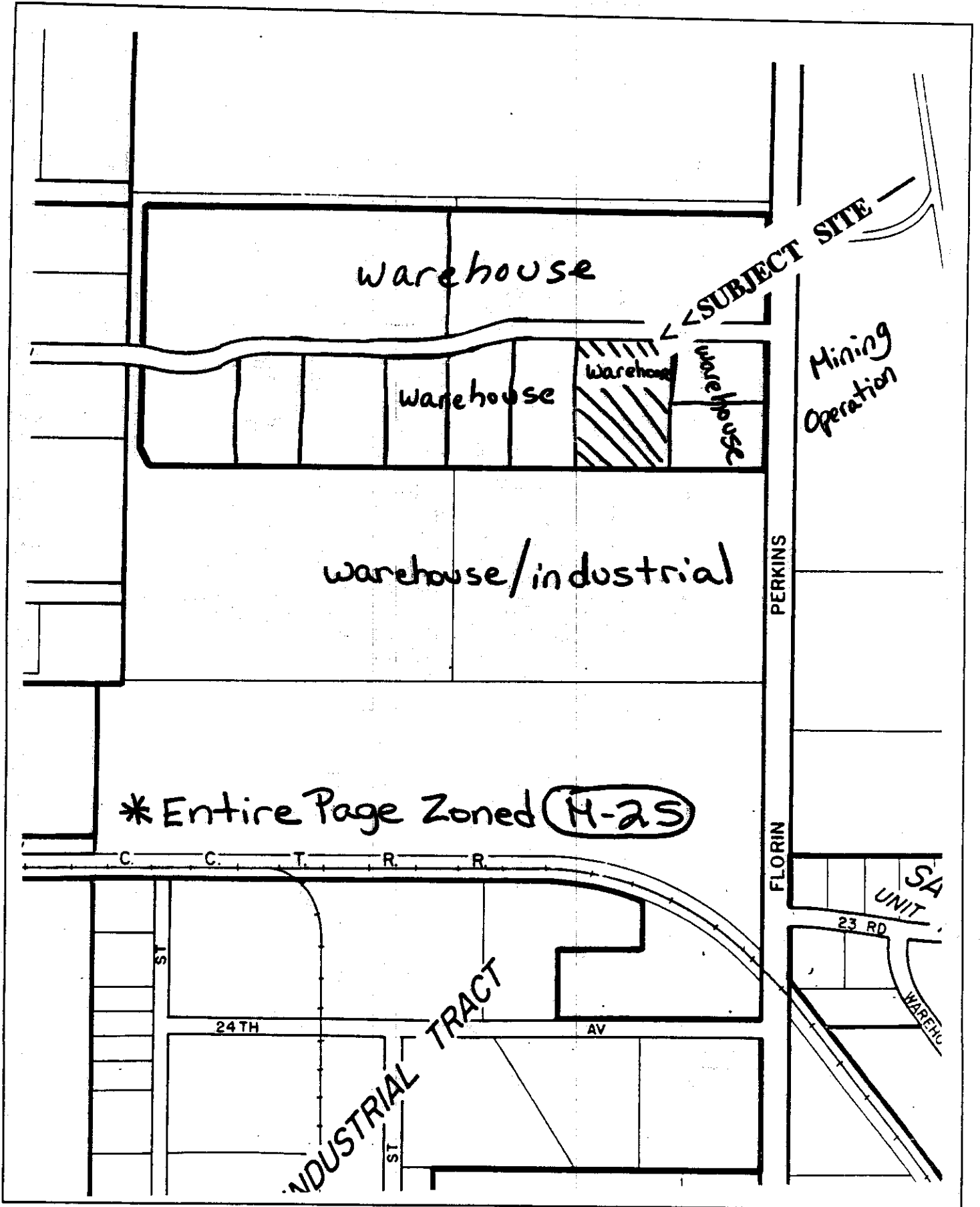
1. All dismantling shall be done within the building;
2. No storage of parts, dismantled cars or equipment shall be allowed except within the building;
3. The applicant shall provide a copy of his Department of Motor Vehicle Dismantler's License to staff for retention in the project file prior to opening the facility; and
4. All proposed signage shall comply with the City's sign ordinance.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that adequate parking, setbacks, and landscaping are provided on-site.
2. The proposal will not be injurious to the public health, safety or welfare nor to surrounding properties in that the dismantling operation will be located inside a building.
3. The proposal is consistent with the City's General Plan in that the site is designated for heavy commercial/warehouse use and the proposed facility conforms with the plan designation.



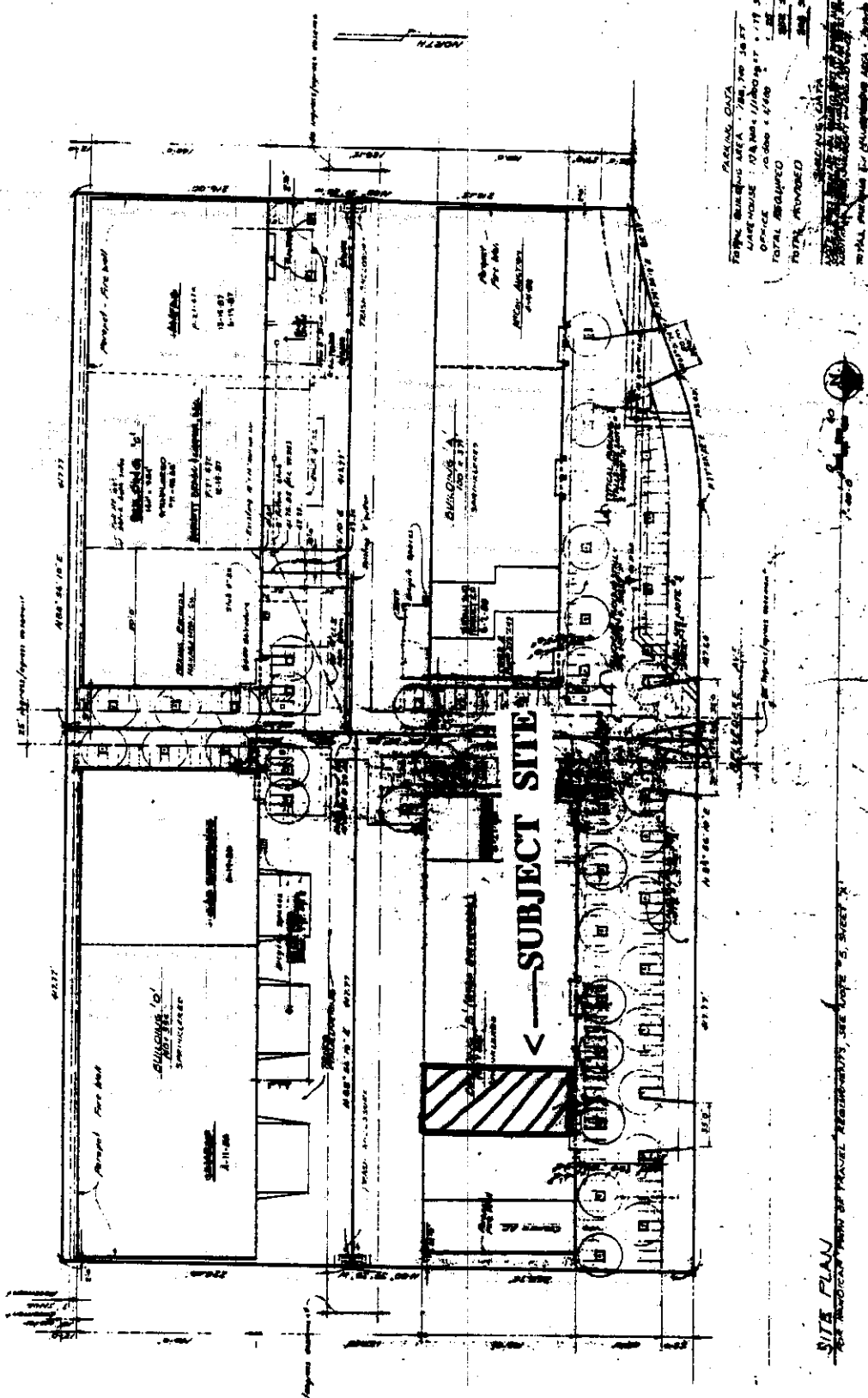
VICINITY MAP



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LAND USE & ZONING MAP

EXHIBIT - A SITE PLAN



PLANNING DATA
 TOTAL BUILDING AREA: 788,700 sq. ft.
 GARAGE AREA: 778,000 sq. ft. / 1,100,000 sq. ft. / 111,000 sq. ft.
 OFFICE: 10,000 sq. ft. / 1,100,000 sq. ft. / 111,000 sq. ft.
 TOTAL: 1,576,700 sq. ft. / 2,200,000 sq. ft. / 222,000 sq. ft.

← SUBJECT SITE

SITE PLAN

90-416

1-10-90

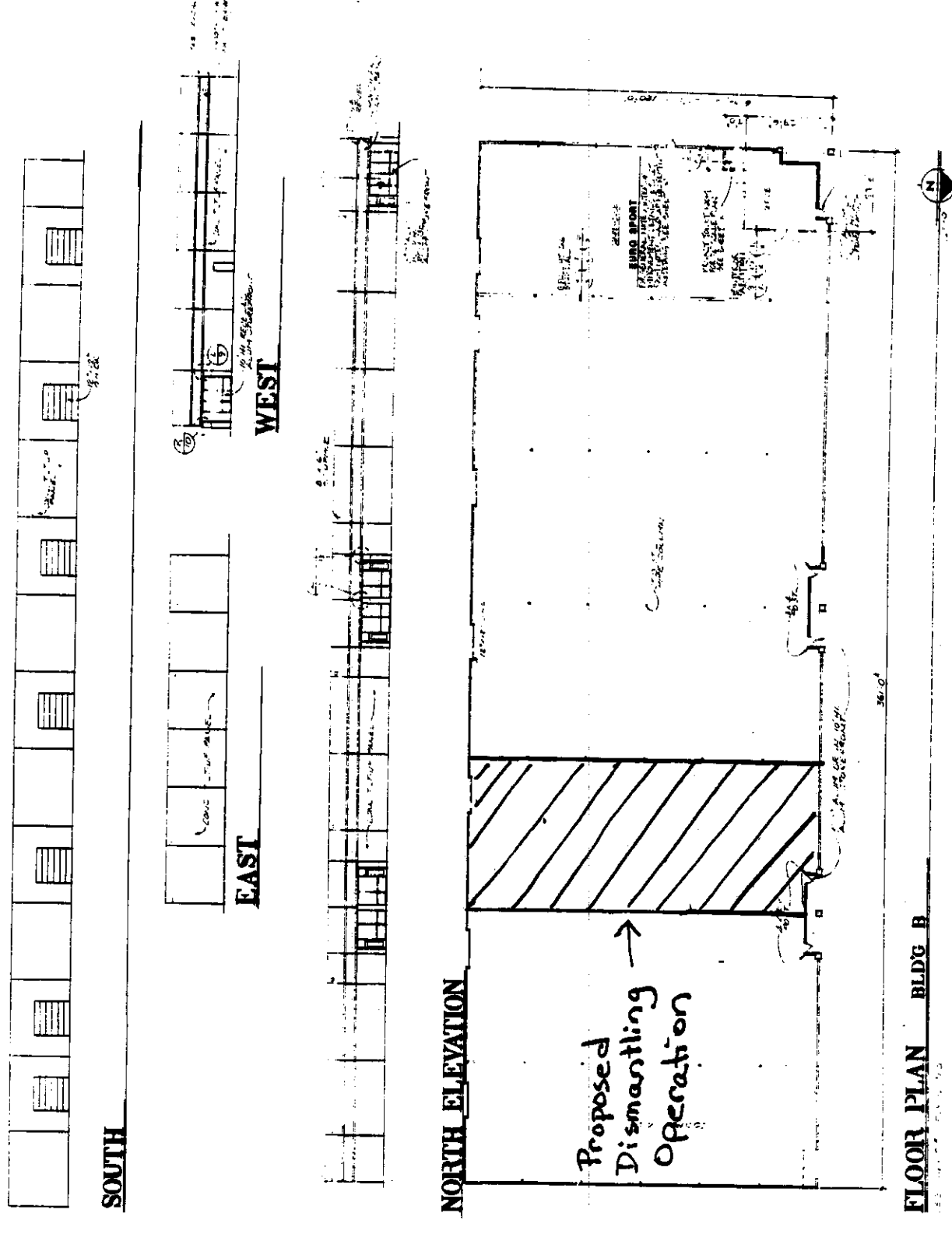
Item# 27

EXHIBIT - B

FLOOR PLANS/ELEVATIONS

4 MAP
62. VERDEAL NEAR PL
CITY OF SACRAMENTO

Sheet No.	3
Scale	1/8" = 1'-0"
Date	12-10-90
Drawn By	...
Checked By	...



SOUTH

EAST

WEST

NORTH ELEVATION

Proposed
Dismantling
Operation

FLOOR PLAN BLDG B