

P98-091 - Expansion of Existing Pacific Bell Facility

- REQUEST: A. **Environmental Determination:** Exemption (CEQA Sec. 15303)
- B. **Special Permit Modification** to allow the expansion of the existing 1,850 square foot Pacific Bell facility to 8,900 square feet (Phase II)
- C. **Special Permit Modification** to allow the further expansion of the existing Pacific Bell facility to a total of 12,000 square feet (Phase III)

LOCATION: East side of Truxel Road, 700 feet south of Del Paso Road
APN: 225-0070-053
North Natomas
Natomas Unified School District
Council District 1

APPLICANT:	Dennis Guerra, Lionakis Beaumont Design Group, (916) 558-1900 1919 19th Street, Sacramento, CA 95814
OWNER:	Pacific Bell 140 New Montgomery, San Francisco, CA
PLANS BY:	Kerry Volker, Lionakis Beaumont Design Group, (916) 558-1900 1919 19th Street, Sacramento, CA 95814
APPLICATION FILED:	August 14, 1998
STAFF CONTACT:	Carol Shearly, (916) 264-5893

SUMMARY: Pacific Bell is proposing to expand in two phases the existing communications switching facility located on 1.0 acres in the Agriculture - Open Space (A-OS) zone in North Natomas. The existing building is 1,850 square feet. Phase II is to allow expansion to 8,900 square feet and Phase III is to allow the expansion to 12,000 square feet.

RECOMMENDATION: Staff recommends the Commission support the request to expand the facility in order to serve the growing phone service needs of North Natomas.

PROJECT INFORMATION:

General Plan Designation:	General Public Facilities
Community Plan Designation:	Civic- Utility

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SEPTEMBER 24, 1998

Existing Land Use of Site: Pacific Bell Switching Station
Existing Zoning of Site: Agriculture - Open Space (A-OS)

Surrounding Land Use and Zoning:
North: Vacant; EC-40-PUD
South: Vacant; EC-40-PUD
East: Vacant; EC-40-PUD
West: Vacant; EC-40-PUD

Setbacks:	Required	Provided
Front:	25'	50'
Side(N):	10'	50'
Side(S):	10'	20'
Rear:	15'	60'

Property Dimensions: 147 to 175 feet wide by 245 feet deep
Property Area: 1.0± net acres
Square Footage of Building: Phase I - 1,850 square feet (existing)
Phase II - 8,900 square feet (adding 7,050 sq ft)
Phase III - 12,000 square feet (adding 3,100 sq ft)
Proposed Height of Building: 16 feet 6 inches; 1 story
Maximum Height of Building: 50 feet
Exterior Building Materials: Tilt-up Concrete, with cement plaster and ceramic tile
Roof Material: Modified built-up roof
Parking Provided: 2 existing spaces, 1 space to be added
Parking Required: 1 space
Topography: Flat
Street Improvements: Existing
Utilities: Existing

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division

BACKGROUND INFORMATION: On February 11, 1988, the Commission approved a Special Permit to establish a telephone switching station. Section 23-C-1-j of the City's Zoning Ordinance requires a Special Permit for any public utility facility in the A-OS zone. On March 22, 1988, the City Council approved a Tentative Map to subdivide one lot into two and a Subdivision Modification to waive street improvements (P88-058). The 1,850 square foot facility was constructed. Pacific Bell anticipated enlarging the facility in subsequent phases to 12,000 square feet. Now, Pacific Bell is requesting a Special Permit Modification

to allow the expansion of the facility in two phases, Phase II to 8,900 square feet and Phase III to 12,000 square feet (see Exhibits 1A, 1B, and 1C).

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The site is designated for Public/ Quasi-Public - Miscellaneous on the General Plan and Civic - Utilities on the 1994 North Natomas Community Plan (NNCP). The proposed expansion of the existing communications switching facility is consistent with the General Plan and 1994 NNCP.

B. Special Permit Modifications for Phases II and III

1. Setbacks: Setbacks for the proposed expansion comply with the City's Zoning Ordinance in the Agriculture zone which require 25 feet in the front, 10 feet on each interior side, and 15 feet in the rear. Fifty feet is provided in the front and on the north side, 20 feet is provided on the south side and 60 feet in the rear.
2. Parking/ Circulation: Three parking spaces are proposed for the site- two spaces are existing and one space is proposed to be added. The facility is unstaffed. The only access needed to the site will be for occasional monitoring. In the original Special Permit, up to four spaces were allowed for the facility, at build-out. A right-in / right-out driveway along Truxel Road is existing and is proposed to be retained. A six foot tall wrought iron fence encircles the facility on the north, east, and south sides of the site. An eight foot tall screen wall with a gate is located on the west elevation just north of the building. The gate is setback 50 feet to avoid vehicles obstructing the public street. The wrought iron fence encircles a paved service area. The service area is for maneuvering space for trucks delivering large pieces of equipment to be housed in the facility. No outdoor storage of equipment or vehicles is anticipated.
3. Landscaping: Turf with accent landscaping is proposed in the front setback. Landscaping is desired on the north, south, and east sides of the parcel to screen the service area from the future employment center surrounding the facility. The applicant has agreed to provide a landscaping plan indicating such landscaping. The three parking stalls must be shaded in compliance with the City's Tree Shading Ordinance that requires 50 percent shading in fifteen years. The paved service area does not have to comply with the 50 percent shading requirement.

4. Wall, Fence and Gate: An eight foot tall masonry and cement plaster screen wall and gate is existing. The wall serves as an extension of the western elevation that wraps around to the north side of the site. For the balance of the site, a 6 foot tall wrought iron fence is provided and will be expanded and relocated as necessary to encircle the paved service area on the north, south, and east sides of the site.
5. Signage: An existing sign is located on the front of the building that says "PACIFIC BELL". No additional signage is proposed. If additional signs are proposed in the future, a sign permit is required.

D. Building Design

The existing facility consists of tilt-up concrete with cement plaster walls accented by ceramic tile and glass block. The building colors are cream with brown accent. The applicant proposes to expand the building using the same building materials and colors (see Exhibit 1C). Design Review staff has requested the addition of a tile or painted color band along the north, south, and east elevations to match the color and height of the tile accent on the front, west elevation. The applicant has agreed to the suggested change.

A generator is located at the southeast corner of the site and is proposed to be screened with an eight foot tall masonry and cement plaster wall that matches the building.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303).

B. Public/Neighborhood/Business Association Comments

A phone call was placed to each of the following organizations alerting them to the proposed expansion of the existing facility: Natomas Community Association (NCA), Valley View Acres Community Association (VVA), North Natomas Community Association (NNCA), and the Environmental Council of Sacramento (ECOS). No comments were received from ECOS, VVA, or NCA. The NNCA received a copy of the plans and requested landscaping around the facility. The applicant has agreed to provide landscaping around the facility. Any other comments from the community organizations will be forwarded to the Commission during the meeting.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Utilities Department: Utilities staff have proposed conditions for the project related to grading, drainage, water service, sanitary sewer, and erosion and sediment control. The applicant has built the required lateral sewer connection but the sanitary sewer main is not yet constructed. A portable toilet is located on-site until the sewer connection can be made. The portable shall be moved to the enclosed service area and shall be removed when the sewer connection is made or June 30, 1999, whichever comes first. The main line is anticipated to be constructed along with the residential development north of Del Paso Road. The conditions are included in the attached Notice of Decision.
2. Fire Department: Fire staff have proposed conditions for the project related to compliance with the Uniform Fire Code, specifically, develop fire flow, provide sprinklers throughout the building, and provide access to the gated area in the event of an emergency.
3. Building Division: Staff notes that the project shall comply with the Uniform Building Code, including fire flow and fire sprinklering.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the Special Permit Modifications to allow the expansion of the existing Pacific Bell facility. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.


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

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15303;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification to allow the expansion of the Pacific Bell facility to 8,900 square feet (Phase II); and
- C. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit Modification to allow the expansion of the Pacific Bell facility to 12,000 square feet (Phase III).

Report Prepared By,


Carol Shearly
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan
Exhibit 1C	Elevations
Attachment 2	Vicinity, Land Use and Zoning Map

**NOTICE OF DECISION AND FINDINGS OF FACT FOR
Expansion of Pacific Bell Facility
LOCATED AT East side of Truxel Road, 700 feet south of Del Paso Road
SACRAMENTO, CALIFORNIA IN THE AGRICULTURE - OPEN SPACE (A-OS) ZONE.
(P98-091)**

At the regular meeting of September 24, 1998, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. **Environmental Determination - Exemption (CEQA Section 15303);**
- B. **Approved the Special Permit Modification to allow the expansion of the existing 1,850 square foot Pacific Bell facility to 8,900 square feet (Phase II); and**
- C. **Approved the Special Permit Modification to allow the expansion of the existing Pacific Bell facility to 12,000 square feet (Phase III).**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. **Categorical Exemption:** The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines.
- B. **Special Permit Modification (Phase II):** The Special Permit to allow the expansion of the existing 1,850 square foot Pacific Bell facility to 8,900 square feet is **approved** based on the following findings of fact and subject to the following conditions of approval:
 - 1. The project, as conditioned, is based upon sound principles of land use in that the expansion of an existing communication switching facility is an allowed use in the Agriculture - Open Space (A-OS) zone with an approved Special Permit Modification.
 - 2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking, landscaping, and setbacks are provided.

3. The project is consistent with the General Plan land use designation of Public/ Quasi-Public- Miscellaneous and the 1994 North Natomas Community Plan land use designation of Civic - Utility.
- C. Special Permit Modification (Phase III): The Special Permit to allow expansion of the existing Pacific Bell facility to 12,000 square feet is **approved** based on the following findings of fact and subject to the following conditions of approval:
1. The project, as conditioned, is based upon sound principles of land use in that the expansion of an existing communication switching facility is an allowed use in the Agriculture - Open Space (A-OS) zone with an approved Special Permit Modification.
 2. The project, as conditioned, will not be detrimental to the public safety or welfare in that adequate parking, landscaping, and setbacks are provided.
 3. The project is consistent with the General Plan land use designation of Public/ Quasi-Public- Miscellaneous and the 1994 North Natomas Community Plan land use designation of Civic- Utility.

CONDITIONS OF APPROVAL

- B. The Special Permit Modification (Phase II) for the expansion of the existing Pacific Bell facility (Exhibits 1A, 1B, and 1C) is hereby approved subject to the following conditions:
- B1. Phase II allowing the expansion of the existing facility from 1,850 square feet to 8,900 square feet was approved by the Planning Commission on September 24, 1998 and the **Special Permit Modification for Phase II expires in two years on September 24, 2000.**
 - B2. The expansion shall be constructed of the same materials as the existing facility and the design of the expansion shall be compatible with the existing facility. A color band, the same color and height as the tile accent on the western elevation, shall be incorporated into the north, south, and east elevations of the building.
 - B3. An existing, eight foot tall, masonry and cement plaster screen wall with a wrought iron gate on the west side of the building shall be retained. A six foot tall wrought iron fence shall be expanded and relocated as necessary to enclose the paved service area on the north, south, and east sides of the site.

- B4. The paved service area, located to the east of the building, shall not be used for outdoor storage of equipment or vehicles. A generator and related mechanical area is allowed in the service area in that it shall be screened with an eight foot high masonry and cement plaster wall.
- B5. The applicant shall provide a Landscaping Plan indicating turf and accent landscaping in the front setback and screening landscaping surrounding the site on the north, south, and east sides. The parking stalls shall be landscaped to meet the City's Tree Shading Ordinance requiring 50 percent shading in fifteen years. The paved service area is not required to comply with the Tree Shading Ordinance.
- B6. Remove the portable toilet from the site prior to final building inspection. If for whatever reason, the sanitary sewer main is not connected to the building prior to final building inspection, the portable toilet may remain in the fenced area out of the front setback until June 30, 1999. After June 30, 1999, the portable toilet shall be removed from the site.
- B7. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- B8. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- B9. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- B10. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- B11. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standards for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B12. The on-site drainage system shall be designed based on the North Natomas Drainage Design and Procedures Manual, July 1998. The 10 year hydraulic grade line (HGL) shall be no higher than 6 inches below the lowest drain

inlet The property is located in an "A" flood zone with a base flood elevation (BFE) of 11.5 feet. The building pad elevation must be 1.0 feet above the BFE. The finished floor elevation must be 1.5 feet above the BFE.

- B13. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B14. Advisory Note: Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression system.
- B15. The project shall comply with the Uniform Fire Code, including but not limited to the following: i) develop fire flow; ii) sprinkler the building; and iii) supply KNOX boxes or keyed entries for gated area.
- B16. The applicant shall obtain all necessary building permits prior to construction.

C. The Special Permit Modification (Phase III) for the expansion of the existing Pacific Bell facility (Exhibits 1A, 1B, and 1C) is hereby approved subject to the following conditions:

- C1. Phase III allowing the expansion of the existing facility from 8,900 square feet to 12,000 square feet was approved on the Planning Commission on September 24, 1998 and the **Special Permit Modification for Phase III expires in four years on September 24, 2002.**
- C2. The expansion shall be constructed of the same materials as the existing facility and the design of the expansion shall be compatible with the existing facility. A color band, the same color and height as the tile accent on the western elevation, shall be incorporated into the north, south, and east elevations of the building.
- C3. An existing, eight foot tall, masonry and cement plaster screen wall with a wrought iron gate on the west side of the building shall be retained. A six foot tall wrought iron fence shall be expanded and relocated as necessary to enclose the paved service area on the north, south, and east sides of the site.

- C4. The paved service area, located to the east of the building, shall not be used for outdoor storage of equipment or vehicles. A generator and related mechanical area is allowed in the service area in that it shall be screened with an eight foot high masonry and cement plaster wall.
- C5. The applicant shall provide a Landscaping Plan indicating turf and accent landscaping in the front setback and screening landscaping surrounding the site on the north, south, and east sides. The parking stalls shall be landscaped to meet the City's Tree Shading Ordinance requiring 50 percent shading in fifteen years. The paved service area is not required to comply with the Tree Shading Ordinance.
- C6. Remove the portable toilet from the site prior to final building inspection.
- C7. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one foot off-site contours within 100 feet of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.
- C8. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
- C9. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
- C10. The proposed development is located within Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
- C11. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standards for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- C12. The on-site drainage system shall be designed based on the North Natomas Drainage Design and Procedures Manual, July 1998. The 10 year hydraulic grade line (HGL) shall be no higher than 6 inches below the lowest drain inlet. The property is located in an "A" flood zone with a base flood elevation (BFE) of 11.5 feet. The building pad elevation must be 1.0 feet above the BFE. The finished floor elevation must be 1.5 feet above the BFE.

- C13. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- C14. Advisory Note: Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression system.
- C15. The project shall comply with the Uniform Fire Code, including but not limited to the following: i) develop fire flow; ii) sprinkler the building; and iii) supply KNOX boxes or keyed entries for gated area.
- C16. The applicant shall obtain all necessary building permits prior to construction.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

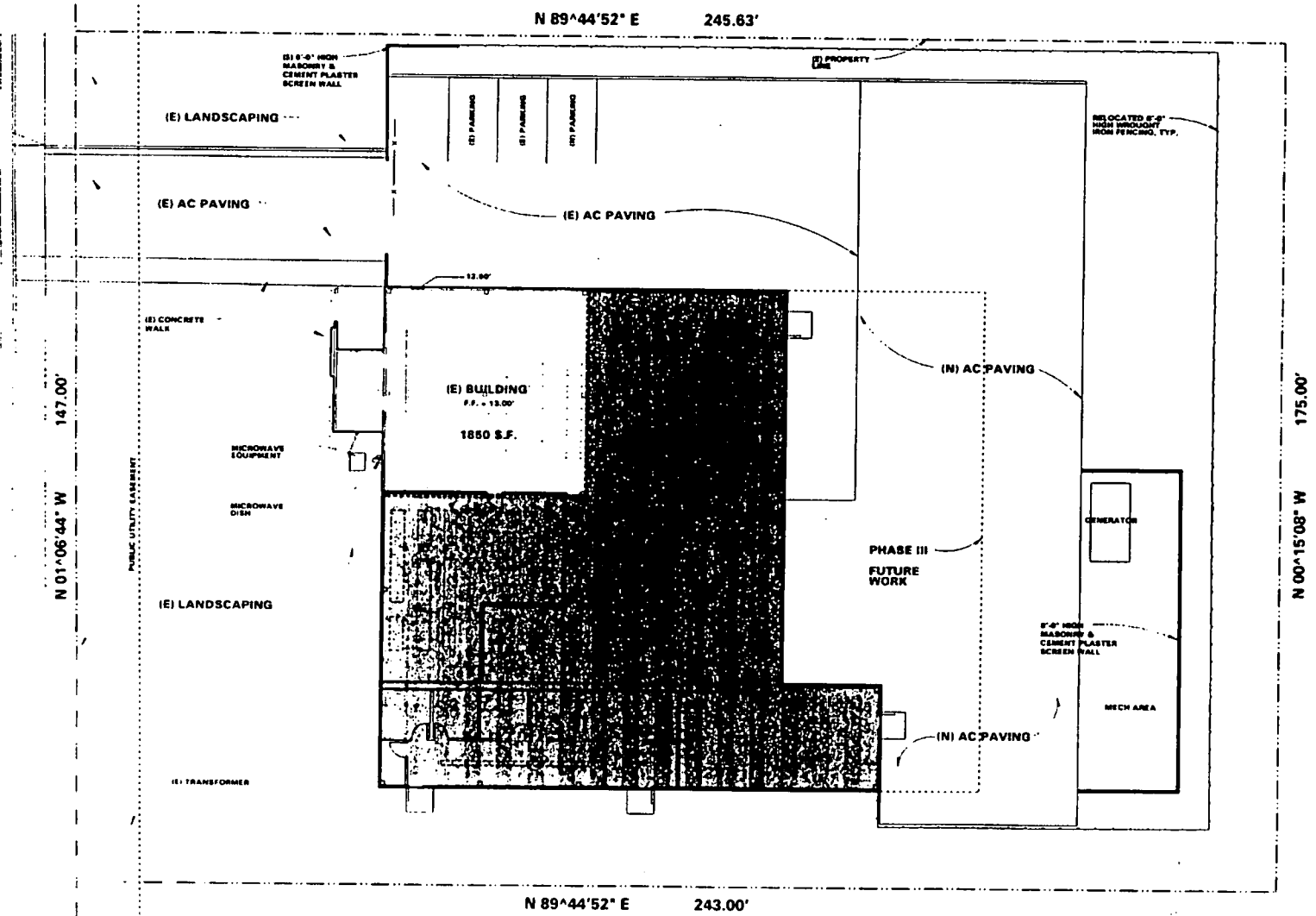
DATE (P98-091)

Exhibit 1A Site Plan
Exhibit 1B Floor Plan
Exhibit 1C Elevations

Site Plan

Exhibit 1A

ARCO ARENA BLVD

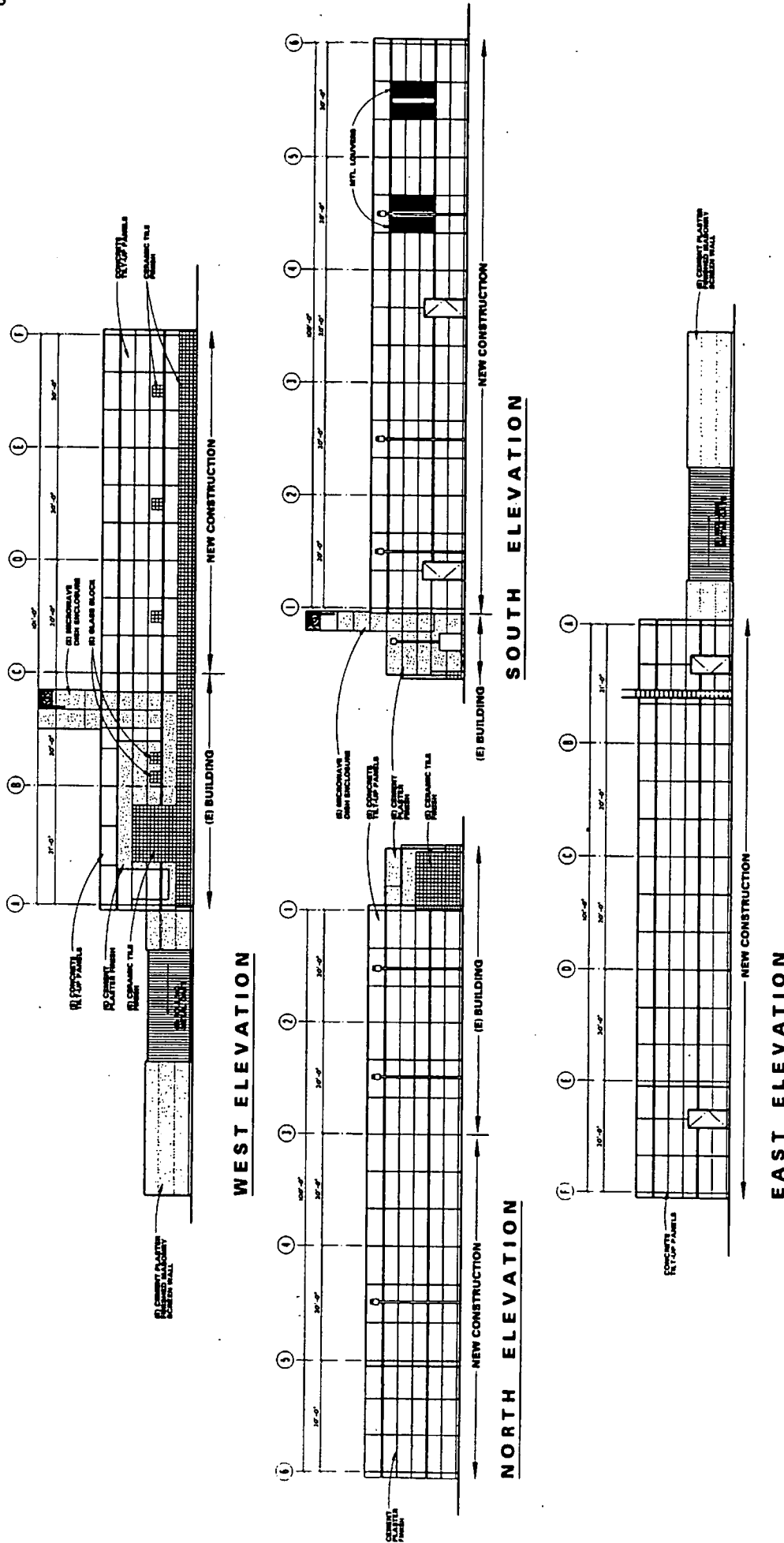


SITE PLAN



Elevations

Exhibit 1C



ELEVATIONS

PACIFIC BELL NORTH NATOMAS SWITCHING FACILITY EXPANSION **LIONAKIS BEAUMONT DESIGN GROUP INC**

