

P95-014 Entitlements to allow the expansion of a construction company from 11,131± sq.ft. (with 86% office) to 17,091± sq.ft. (with 91% office) in two phases on a 2.12± acre parcel in the Heavy Industrial (M-2S) zone.

REQUEST: A. Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91% on 2.12± acres in the Heavy Industrial (M-2S) zone;

LOCATION: 8589 Thys Court  
062-0071-011  
South Sacramento Community Plan Area, Council Dist.#6

OWNER:	Harbison Mahony Higgins (aka HMH Construction) 8589 Thys Court Sacramento, CA 95828
APPLICANT:	Ronald Reta 707 Commons Drive, #250 Sacramento, CA 95825
PLANS BY:	Ronald Reta (568-1821) 707 Commons Drive, #250 Sacramento, CA 95825

APPLICATION FILED: February 7, 1995

STAFF CONTACT: Donald C. Smith, Associate Planner 264-8289

**SUMMARY/RECOMMENDATION:**

The applicant requests an entitlement to allow the expansion of a construction company's office space from 9,589 square feet to 15,549 square feet in two phases. Phase I would increase the amount of office space by 960 square feet from 9,589 square feet to 10,549 square feet (87% office). An additional 5,000 square feet of office is proposed for Phase II, increasing the amount of office space from approximately 86% (10,549 square feet) to 91% (15,549 square feet). Staff recommends approval of the expansion because not all the activities associated with the construction company occurs within the buildings on the 2.12 acre site. Construction trailers, trucks and other equipment are stored on the site. An industrial zone is an appropriate place for a construction company to locate and office space is a component of the land use. The project is consistent with the General Plan, South Sacramento Community Plan and zoning of the site.

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**PROJECT INFORMATION:**

General Plan Designation: Heavy Commercial or Warehouse  
 South Sacramento  
 Community Plan: Industrial  
 Existing Zoning of Site: Heavy Industrial (M-2S)  
 Existing Land Use of Site: Construction Office and Storage  
 Surrounding Land Use and Zoning:  
     North: Junk Yard; M-2S  
     South: Industrial; M-2S  
     East: Vacant; M-2S  
     West: Industrial; M-2S

Setbacks:	<u>Required</u>	<u>Proposed</u>
Front:	25'	25'
Rear:	0'	0'
Sideyards:	0'	0'

Property Area:	2.12± acres
Existing Square Footage of Building(s):	9,589 office
	<u>1,542</u> warehouse
	11,131 total

Proposed Square Footage of Building:		
Phase I:	10,549 office,	Phase II: 15,549 office
	<u>1,542</u> warehouse	<u>1,542</u> warehouse
	12,091 total	17,091 total

Height of Proposed Building(s): 12± feet, one story  
 Exterior Building Materials: Wood Siding  
 Roof Materials: Built-up  
 Parking Required: Phase I: 28 spaces  
                                   Phase II: 41 spaces  
 Parking Provided: Existing: 31 spaces  
                                   Phase I: 34 spaces  
                                   Phase II: 41 spaces

**BACKGROUND INFORMATION:** The construction company, including its ancillary uses (storage of construction trailers and materials), have been on the site for approximately 35 years.

Building permit and Planning records indicate that the use has expanded numerous times since its establishment on the site. For example, in 1972 the company obtained a building permit for an office expansion. In 1979, gasoline pumps were added. In 1981, there was an addition to the main building for offices.

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The City passed an ordinance in 1984 requiring a Special Permit for office uses exceeding 25% in Industrial zones. In 1989 (P87-061), the Planning Commission approved a Special Permit allowing the office space in the construction facility to expand to 6,491 sq. ft. (58% of its total). A Lot Line Adjustment was also approved at that time to merge two parcels at the end of Thys Court into one parcel for the business (the Lot Line Adjustment was recorded in August, 1994). In 1994, the applicant also requested two additional office expansion requests, Z94-054 (to 85% office) and Z94-139 (to 86% office). These requests were approved by the Zoning Administrator under the authority to review and approve office expansions in Industrial zones up to 10,000 sq. ft.

The business now has 9,589 sq.ft. of office space and 1,542 sq.ft. of warehouse space for a total of 11,131 total square feet. The current expansion is proposed in two phases. Phase I includes locating a 960 sq.ft. modular building on the site which would bring the total amount of space to 10,549 sq. ft. of office space (87%) and 1,542 sq.ft. of warehouse for a total of 12,091 sq.ft. (Exhibit D). Phase II development would remove the 960 square foot modular building approved under Z94-139 and add an additional 5,960 square feet of office space (net increase would be 5,000 square feet). The applicant is ready to apply immediately for building permits for Phase I but no anticipated construction start date is projected for Phase II.

**STAFF EVALUATION:** Staff has the following comments:

A. Policy Considerations

General Plan

The Sacramento General Plan is designated "Heavy Commercial or Warehouse". The Industrial designation of the South Sacramento Community Plan and the Heavy Industrial (M-2S) zone, are consistent with the General Plan designation for the area.

South Sacramento City Community Plan

South Sacramento Community Plan policies support the industrial use and additional office space with an approved Special Permit. Specific South Sacramento Community Plan policies that are pertinent to the proposed expansion and project site include:

- "Industrial developments should be as attractive as possible. All industrially zoned land should be placed within the M-1S or M-2S zones. Landscaping and fencing to screen storage, junk yards or other outside industrial uses should continue to be required and maintained."
- "Continue to enforce existing setback requirements that require landscaping, screening and fencing of industrial activities."

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Staff finds the applicant's proposal to be consistent with the General Plan and South Sacramento Community Plan in that the use would be permitted in the Industrial designation with an approved Special Permit. Expansion of the use will include enhancement of landscaping and fencing of the facility.

**B. Zoning**

The Heavy Industrial (M-2S) zone allows industrial uses including storage and warehousing. Office space is restricted to a maximum of 25% of the overall square footage of the use, unless a Special Permit is secured.

The property is the headquarters for the Harbison Mahoney Higgins Inc. (HMH) construction company. The business includes offices and outdoor storage of construction trailers and materials. The site is one of the better maintained properties along Thys Court.

The M-2S zone requires a solid fence around all outdoor storage areas. Exhibits D and E identify storage areas to be fenced in both Phases I and II. In addition to the fencing, a 25 foot wide landscape strip along the public road frontage is required and shall be landscaped and irrigated to the standards of the M-2S zone. Landscaping standards of the M-2S zone includes a berm, ground cover shrubs and trees with irrigation. Staff has determined that the existing wooden fence which extends into a portion of the 25 foot landscape area is a non-conforming fence and may remain as is.

The proposed buildings are consistent with the density and height provisions of the M-2S zoning of the site. The building proposed at this time is a one story, 960 sq.ft building that does not exceed the 75 foot height limit of the zone. Future building(s) to 15,479 sq.ft. will be required to undergo review and approval of Planning staff. The height and location of future buildings shall be substantially the same as the existing buildings and as shown on the site plan. Any alterations considered substantial may require additional review by the Zoning Administrator or Planning Commission.

**C. Parking**

The applicant proposes 34 parking spaces with the existing 9,589 square feet of office 1,542 sq.ft. of storage and the 960 square foot Phase I building (total 12,091 sq.ft.). A total of 41 spaces are proposed with the 5,000 sq.ft. addition of Phase II (totalling 17,091 square feet of space). The parking spaces meet the required parking ratio of one parking space per every 400 sq.ft. of office and one parking space for every 1,000 sq.ft. of warehouse space.

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There are currently 31 legal parking spaces on-site. The area on the east side of the driveway has been surfaced with a chip-seal type surfacing and does not meet city surfacing standards for parking or storage area. In addition, tree shading has not been provided in the chip-seal area as is required for parking areas. Proposed plans, however, for both Phases I and II include surfacing to meet city standards with covered parking structures and tree shading to meet the 50% tree shading requirement for the parking areas. The revisions will bring the site into conformance with city regulations.

D. Building Elevations

The applicant proposes to locate a 960 square foot modular unit on the property for the Phase I office expansion. This unit is similar to the unit approved by the Zoning Administrator in February of 1995 (see Exhibit D and F, elevations for Z94-139). The concrete piers underneath the unit will be screened by a painted plywood skirt.

Building elevations have not been submitted for Phase II. This 5,960± square foot increase will occur to the rear of the existing office building. The existing exterior material of the existing office building is T-111 siding painted light brown. Staff recommends that building plans and elevations be submitted for Planning staff review and approval prior to issuance of building permits for Phase II. Staff will review the proposed plans to ensure that the proposed building addition is compatible in design and materials with the existing building.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

B. Neighbor Comments

There are no neighborhood groups located in the vicinity of the project site.

C. Summary of Agency Comments

The project has been reviewed by several City Departments. There were no comments regarding the proposed expansion.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested Special Permit. The Planning Commission's action may be appealed within ten days to the City Council.

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**RECOMMENDATION:** Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution to approve the Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91% in two phases on 2.12± acres in the Heavy Industrial (M-2S) zone subject to conditions and based on the findings of fact.

Report Prepared By,

Report Reviewed By,

*Joy Patterson*

*Barbara Wendt*

*for*  
Don Smith,  
Associate Planner

Barbara Wendt,  
Senior Planner

Attachment A, Vicinity Map  
Attachment B, Land Use and Zoning Map  
Attachment C, Existing Site Plan  
Attachment D, Phase I Site Plan & Elevations  
Attachment E, Phase II Site Plan  
Attachment F, Modular Unit Elevations  
Resolution

02887

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION  
ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED  
AT 8589 THYS COURT (APN: 062-0071-011) (P95-014)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing pertaining to the request for approval of a Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91% on 2.12± acres in the Heavy Industrial (M-2S) zone.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

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

WHEREAS, the Planning Commission adopts the following findings of fact for:

- A. The Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91%.
1. Granting the Special Permit is based on sound principles of land use in that the additional office square footage to the construction company complex is compatible with existing industrial and warehouse uses in the area.
  2. Granting the project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - a. the property is zoned for Industrial uses, and
    - b. the required parking, building and landscape setbacks will be met.
  3. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site Industrial.

02888

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

1. The Special Permit is hereby approved subject to the following conditions:
  - a) Phasing of project. The project may be constructed in phases as identified on Exhibit D (Phase I) and Exhibit E (Phase II). Phase I building permits must be secured and construction commenced by March 30, 1997 (two years). The construction of Phase I will activate Phase II in that building permits do not need to be secured within two years; however, building permits must be secured and construction commenced on Phase II by March 30, 2010 (15 years). If the applicant decides not to construct the Phase I modular unit and instead only adds on to the existing structure (Phase II), this is permitted provided:
    - I. building permits are secured and construction commenced within two years of date of approval (March 30, 1997);
    - II. office square footage on the site does not exceed 15,549 square feet; and
    - III. conditions c through e below shall apply to submitted Phase II plans.
  - b) A revised site plan, floor plan and building elevations shall be submitted for Planning staff review and approval prior to issuance of building permits for Phase II. The Phase II building addition will be compatible in design and materials with the existing office complex located on the site. Total office square footage on the site with the addition of Phase II shall not exceed 15,549 square feet.
  - c) The existing chip-sealed area on the east side of the driveway shall be removed or improved for a storage area per city standards and the approved site plan. All driveways, storage and parking areas shall meet the surfacing standards of the City of Sacramento prior to the issuance of any building permit(s). All storage areas shall be screened with a solid fence or wall. These improvements shall be clearly indicated on the plans submitted to the Building Division as part of Phase I (see Exhibit D).
  - d) Landscaping and irrigation plans shall be provided for the 25 foot landscape setback area and submitted as part of the Phase I building permit application (see Exhibits C & D). The landscape area shall include: a

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combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. Applicant shall comply with the City Water Conservation Ordinance requirements. These improvements shall be installed as part of the Phase I building permit.

- e) Parking shall be provided at the ratio required by the Zoning Ordinance for all phases. All parking areas shall meet the provisions of the Tree Shading Ordinance prior to issuance of any final building permit.

\_\_\_\_\_  
CHAIRPERSON

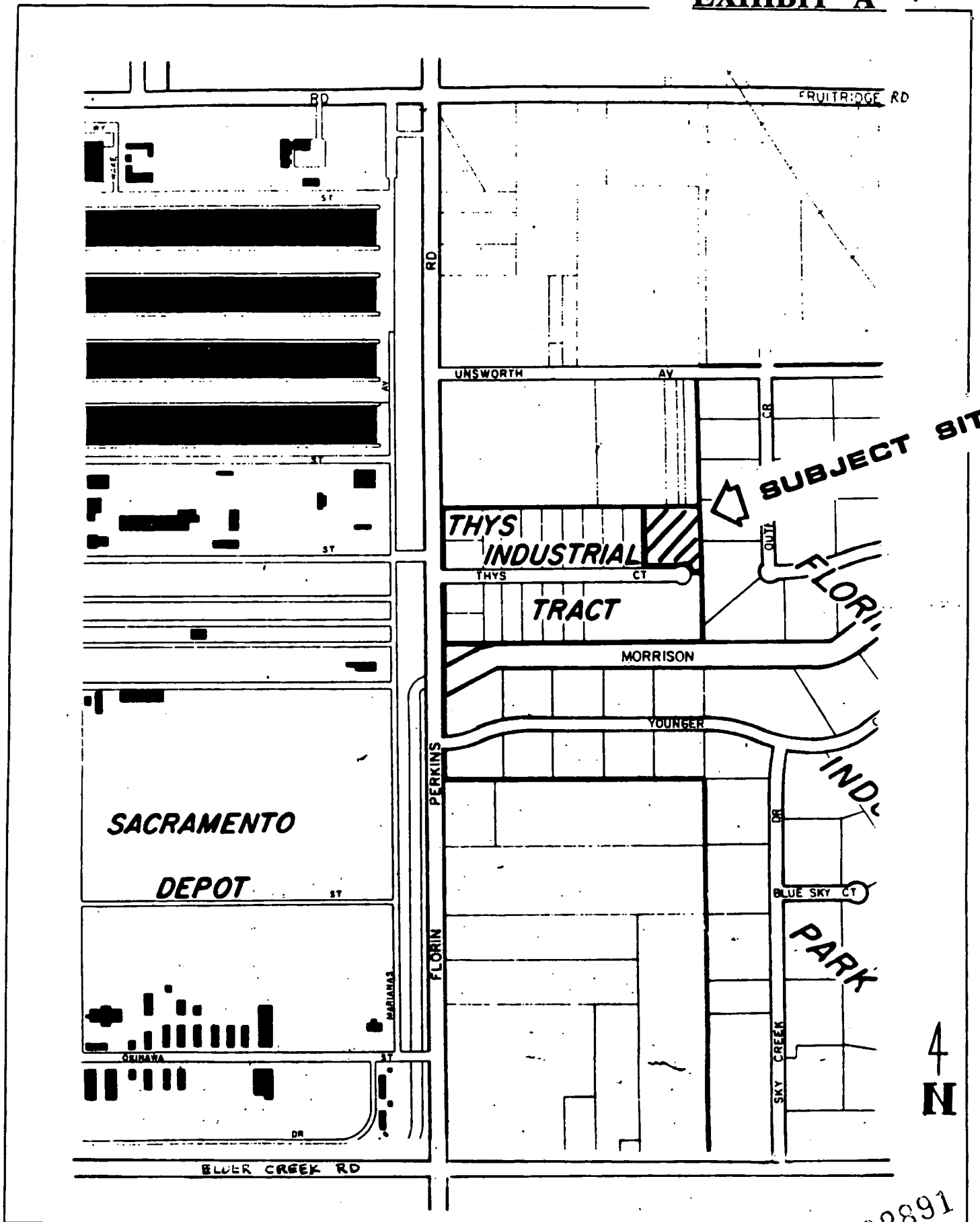
ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

P95-014

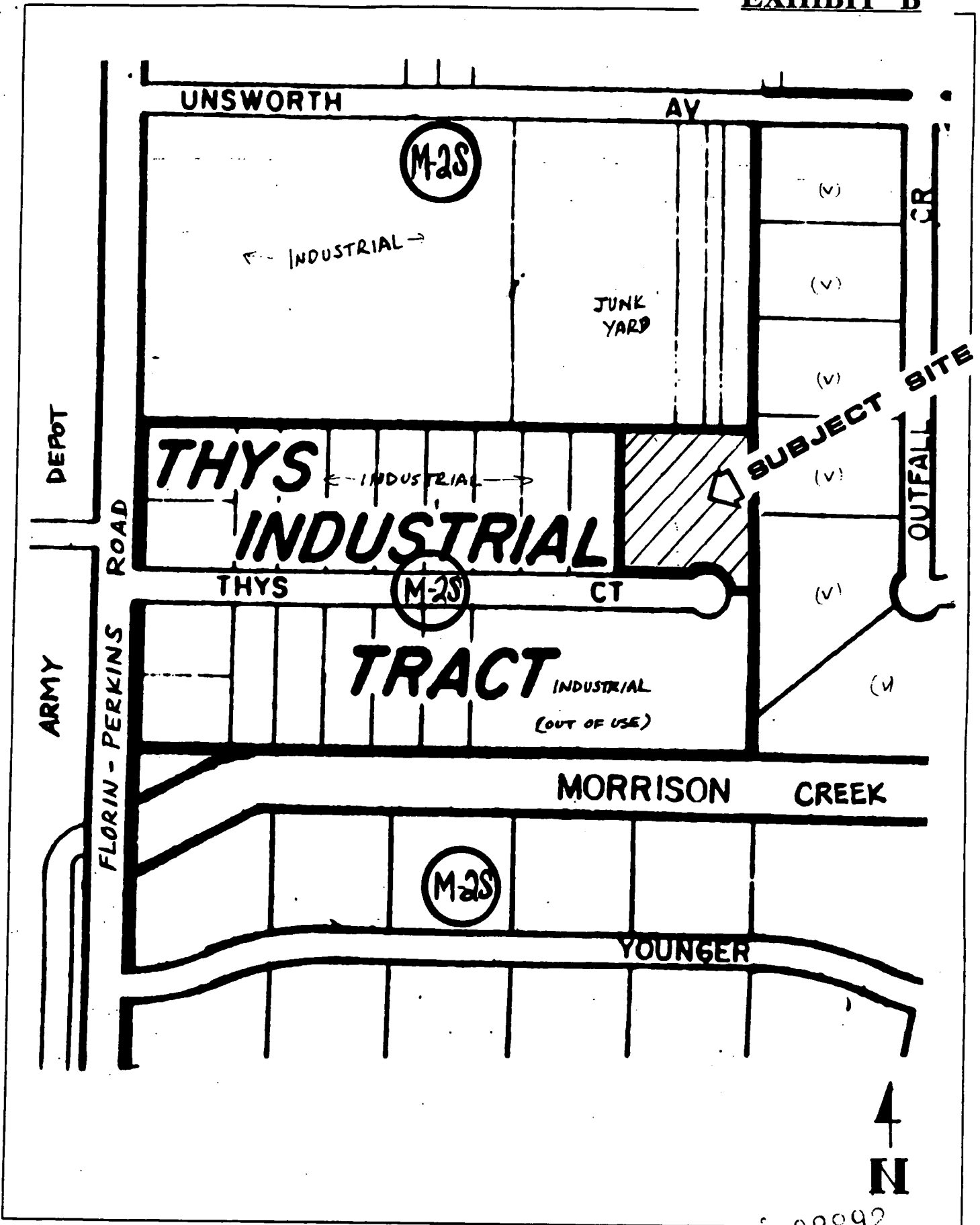
02890

**EXHIBIT A**



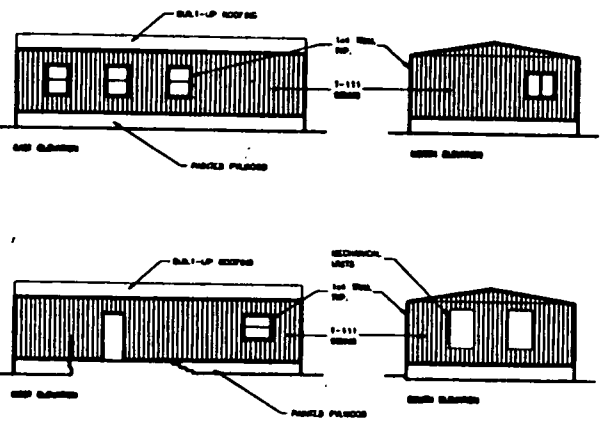
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**VICINITY MAP**



02892

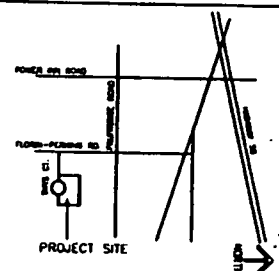
LAND USE & ZONING MAP



EXTERIOR ELEVATIONS

1/8" = 1'-0" 2

VICINITY MAP



PROJECT DATA

APR 83-837-020  
 ZONING: M-2 (MILITARY INDUSTRIAL)  
 HEIGHT: 35' MAX. CORNER  
 MAXIMUM PERMITTED FLOOR AREA: 10,000 SQ. FT.  
 OCCUPANCY GROUP: 02  
 TYPE OF CONSTRUCTION: 1-A  
 NUMBER OF STORIES: 1  
 FIRE RESISTANCE: 1 1/2 HRS.

PERMITS APPLICATIONS  
 P-1712-C (1997)  
 S-1000 (1995)  
 S-1100 (1995)

LI-CODE	OFFICE	INVENTORY	TOTALS
EXISTING BUILDING	6,888	1,842	11,131
PROPOSED ADDITION	+888	0	+888
TOTAL FLOOR	7,776	1,842	13,617

PERMITS SUMMARY

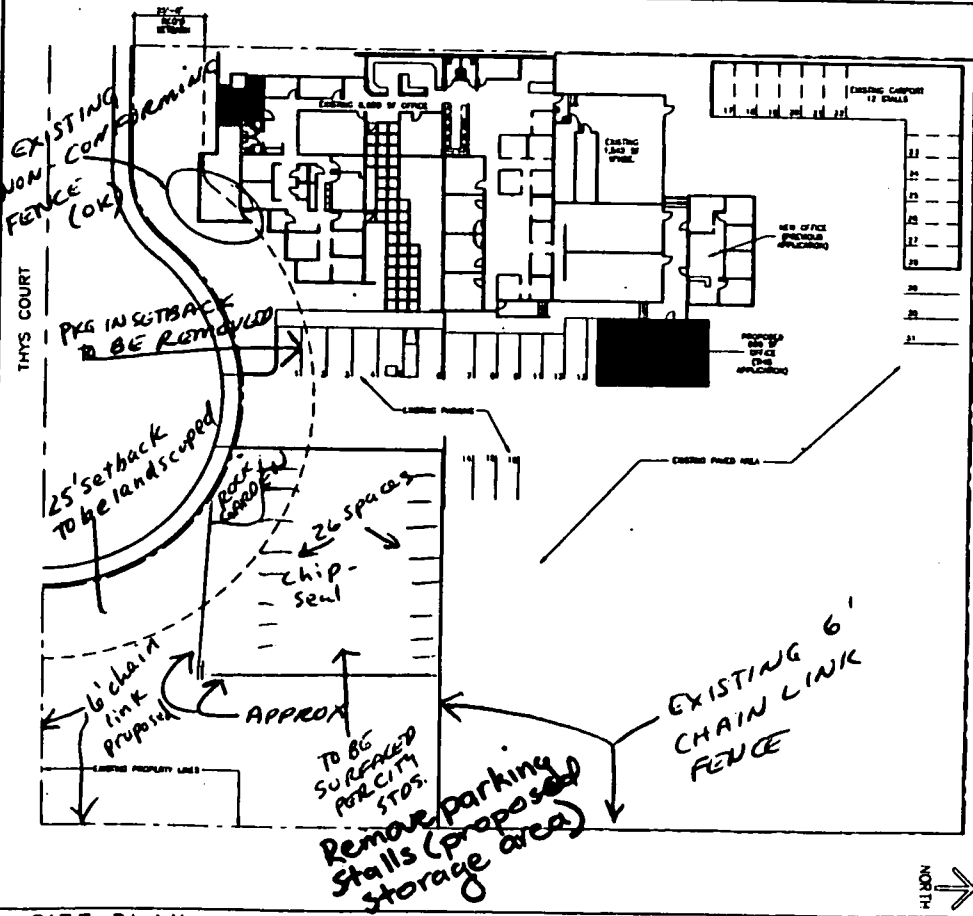
PERMITS REQUIRED	OFFICE & S.W./M.S.	OTHER & S.W./M.S.	TOTALS
PERMITS REQUIRED	10/25	1/25	11/25

ENGLISH HARPER RETA

ARCHITECT

1000 THE COURT  
 SUITE 200  
 BOSTON, MA 02116  
 TEL: 617-552-1100  
 FAX: 617-552-1101

Existing Site Plan  
 With Required  
 Improvements Noted



SITE PLAN

1/8" = 1'-0" 1

EXISTING SITE PLAN 3/95

02893

#16



EXISTING SITE PLAN  
 3/95

A1

EXHIBIT - C



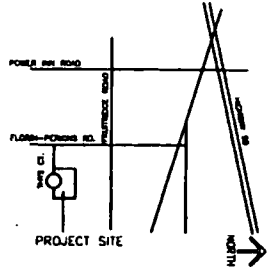
P95-014

March 30, 1995

#16

02895

VICINITY MAP



PROJECT DATA

SP# 043-0070-036 PREVIOUS APPLICATIONS  
 ZONING: M2-0 (MAYN HIGHL TERR) P-2716-C (1987)  
 ADDRESS: 6508 THYS COURT 294-004 (1984)  
 OWNER: HARBISON WARDEN HOGAN GEN'L CONTRACTORS 294-138 (1984)

OCCUPANCY GROUP: 03  
 TYPE OF CONSTRUCTION: 1-0  
 NUMBER OF STORIES: 1  
 FIRE SPRINKLER: YES

FLOOR AREA SUMMARY

	OFFICE	WAREHOUSE	TOTALS
TOTAL EXISTING	13,549	1,343	14,892
TOTAL FUTURE	8,000	0	8,000
TOTAL MASTER PLAN	21,549	1,343	22,892

PARKING SUMMARY

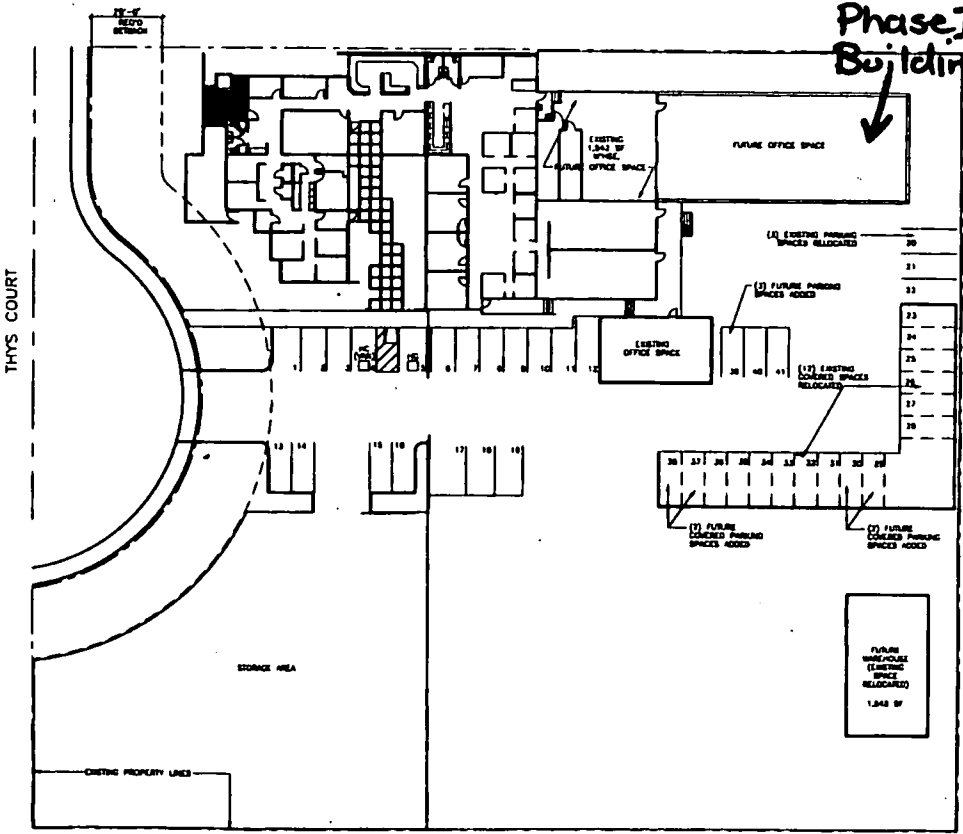
	OFFICE @ 2.5/1000	WAREHOUSE @ 1.0/1000	TOTALS
PARKING REQUIRED	864	1,343	1,461
PARKING PROVIDED			41 ON

ENGLISH HARPER RETA ARCHITECTS

2014 294-138  
 1000 S. GARDEN ST. SUITE 100  
 ANAHEIM, CA 92805  
 PHONE: 714/771-1111  
 FAX: 714/771-1112

DESIGNED BY: ENGLISH HARPER RETA ARCHITECTS  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS

DATE: 3/30/95  
 SCALE: AS SHOWN



SITE PLAN

**Phase II Building**  
 (960 sq ft modular removed)

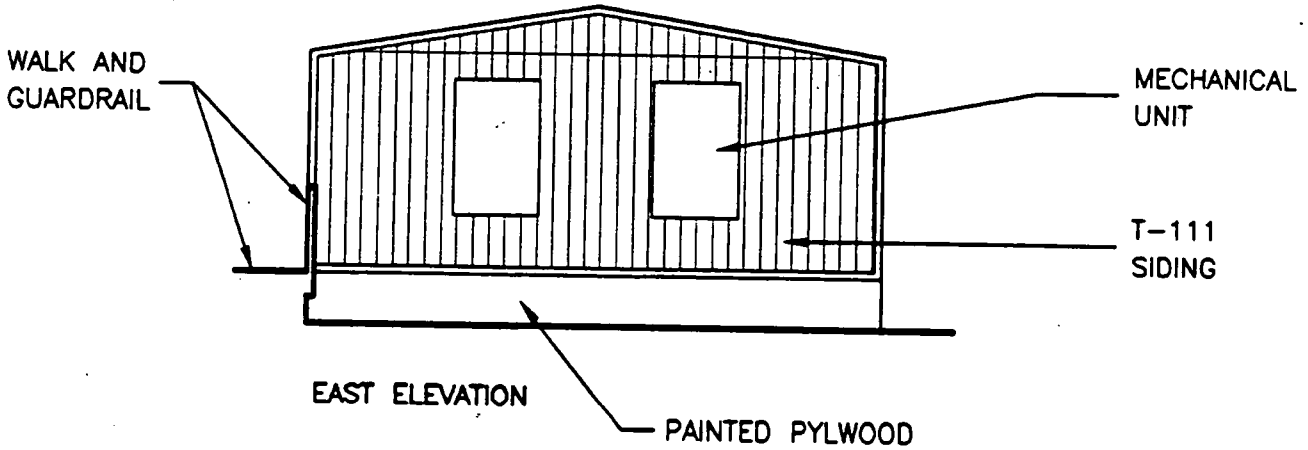
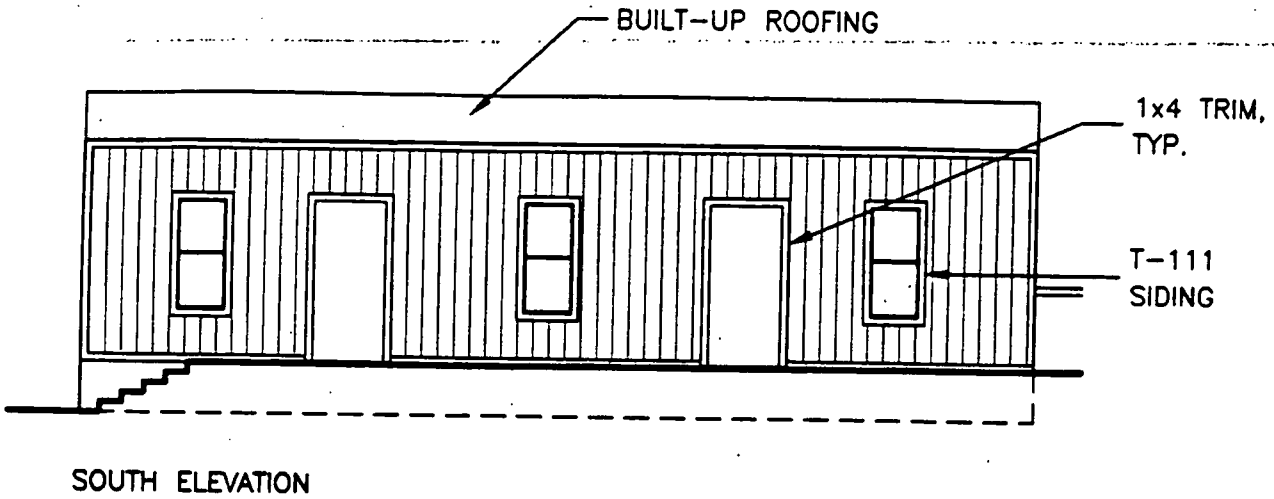
**HH** Harbison Warden Hogan  
 HEADQUARTERS EXPANSION  
 6508 Thys Court  
 Beaumont, CA 95828

**(PHASE II)**  
 MASTER SITE PLAN

PROJECT NO.: 02895  
 SHEET: 1 OF 1  
 DATE: 3/1/95  
**A1**

EXHIBIT - F

**EXHIBIT - F**



02896

SCALE: 1/8" = 1'-0"

PLANNING FILE NO.: Z94-139

**ENGLISH HARPER RETA**  
ARCHITECTS

**EXTERIOR ELEVATIONS**  
(SUPPLEMENT)

Drawn By  
RDK  
Checked By  
RAR  
Project No.  
94034  
Date  
1/5/95  
Drawing No.  
**A1A**

17 Commons Drive  
Sacramento, CA 95825

Suite 250  
(916) 568-1821

**HMH HEADQUARTERS**  
**EXPANSION**

095-014

March 30, 1995

#16







DEPARTMENT OF  
PLANNING AND DEVELOPMENT

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

**PUBLIC NOTICE**

PLANNING  
916-264-5604  
FAX 916-264-7046

Date: March 13, 1995

Dear Property Owner:

The Planning Division is notifying all owners of property within 500' of the proposed project (described below) that the Sacramento City Planning Commission will consider this proposal at a public hearing scheduled to begin at 5:30 P.M. in room 102, first floor, 1231 I Street, Sacramento, California, on March 30, 1995.

The proposed project is:

P95-014 Entitlement to allow the expansion of a construction office from 12,091 sq. ft. to 17,091 sq. ft. on 2.12± developed acres in the Heavy Industrial (M-2{S}) zone at 8589 Thys Court (062-0071-011) A. Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91% on 2.12± acres in the M-2(S) zone

If you challenge the above requested entitlements in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

If you have any concerns, questions or objections, or need further information, please contact Don Smith at the City Planning Division, 264-8289, and please refer to the above 'P' or 'M' number.

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