

CITY PLANNING COMMISSION

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

APPLICANT BRIAN ENGLISH, 4219 S Market Court, Sacramento, CA 95834
OWNER K. H. HOFMANN, 1380 Galaxy Way, Concord, CA 94522
PLANS BY Frandsen Group, 2636 Fulton Avenue, Sacramento, CA 95821
FILING DATE 6/5/87 **ENVIR. DET. EX** 15301 (a) **REPORT BY** CV/vf
ASSESSOR'S-PCL. NO. 041-0112-029

APPLICATION: Special Permit to allow 48 percent office space in a 15, 842 sq. ft. building.

LOCATION: 7005 Luther Drive

PROPOSAL: The applicant is requesting the necessary entitlements to allow 7,614 sq. ft. of an existing 15,842 sq. ft. building in the M-1(S) zone to be used for offices.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1986 South Sacramento Community Plan Designation: Heavy Commercial/Light Industrial
Existing Zoning of Site: M-1(S)
Existing Land Use of Site: Office/Warehouse

Surrounding Land Use and Zoning:

	Setbacks:	Required	Provided
North: Offices; M-1(S)	Front:	25'	25'
South: Ford Motor Co.; M-1(S)	Side(Int):	0'	68'
East : Offices; M-1(S)	Side(St):	25'	25'
West : Mobile Home Park; R-1	Rear:	0'	0'

Parking Required: 28 Spaces
Parking Provided: 41 Spaces
Property Dimensions: Irregular
Property Area: 0.95+ acres
Square Footage of Building: 15,842 sq. ft.
Height of Building: 1 Story
Topography: Flat
Street Improvements & Utilities: Existing
Exterior Building Materials: Concrete
Roof Material: Asphalt

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Light Industrial, M-1(S) and is developed with an office and warehouse building. Surrounding land uses include offices to the north and east, car dealership to the south and mobile home park to the west.

B. Proposal:

The existing office square footage is 1,972. The remaining 13,870 square feet is used for warehouse space. The applicant requests a special permit to exceed the allowable 25 percent office use in the M-1(S) zone. The applicant requests 48 percent for office use of 7,614 square feet. This office square footage is proposed to be leased by various public or private sector users.

C. Elevations/Landscaping:

The elevations submitted indicate the exterior building materials are concrete and the colors are dark and light grey.

The landscaping complies with the 25 foot landscape setbacks and has been completed. The building has also been completely finished. Staff, therefore, has no comment.

D. Parking

Based upon the proposed warehouse and office use, a total of 28 parking spaces will be required. The parking lot has already been constructed and provides a total of 41 spaces.

E. Signs

There are five existing attached signs advertising various existing businesses. There are no detached signs on the project site.

The Sign Ordinance allows two attached signs for each occupancy. These signs shall not exceed three square feet of sign area for each front foot of building occupancy. The applicant has indicated none of the existing signs have sign permits. Staff recommends the applicant submit the required sign permit applications for both the existing signs and any proposed signs to the City's Code Enforcement Division.

F. Interdepartmental Review

This proposal was reviewed by the Departments of Traffic Engineering and Engineering and no comments were received.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 (a)).

RECOMMENDATION: Staff recommends the Commission take the following actions:

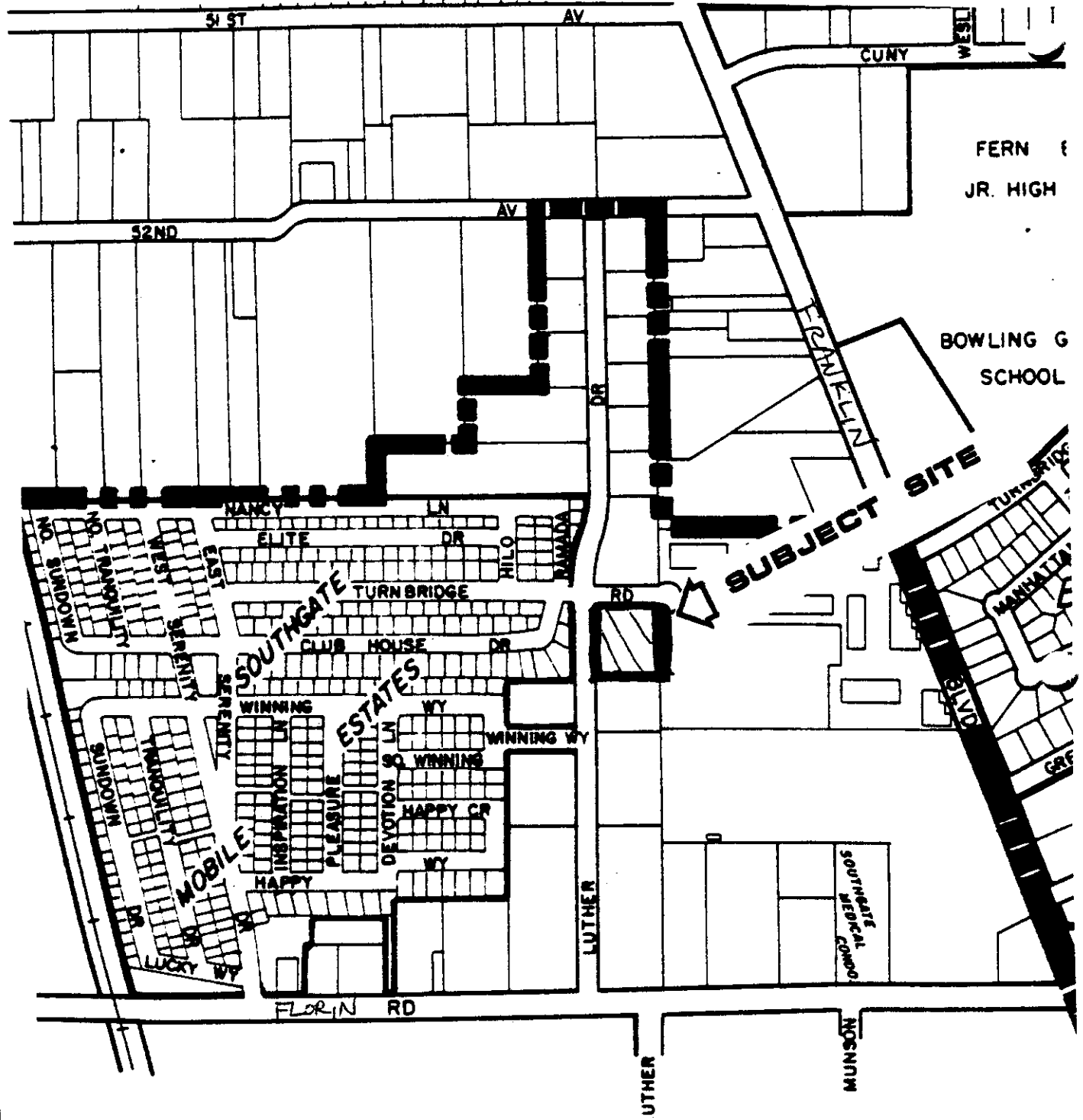
Approve the special permit to allow 48 percent office space subject to Conditions and based upon the Findings of Fact which follow:

Conditions

1. Sign permits shall be obtained for the existing attached signs. Any additional proposed signs shall also require sign permits.
2. The square footage for office use shall be limited to 7,614 square feet.
3. The approved plans shall be the same as those attached to the staff report.

Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use in that the project is compatible with the surrounding office development.
2. The special permit, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that the project provides adequate parking and landscaping.
3. The proposed project is consistent with the City's Land Use Policy in that the site is designated for Heavy Commercial Light Industrial use by the 1986 South Sacramento Community Plan and the proposed office use, with a special permit, is consistent with the plan designation.

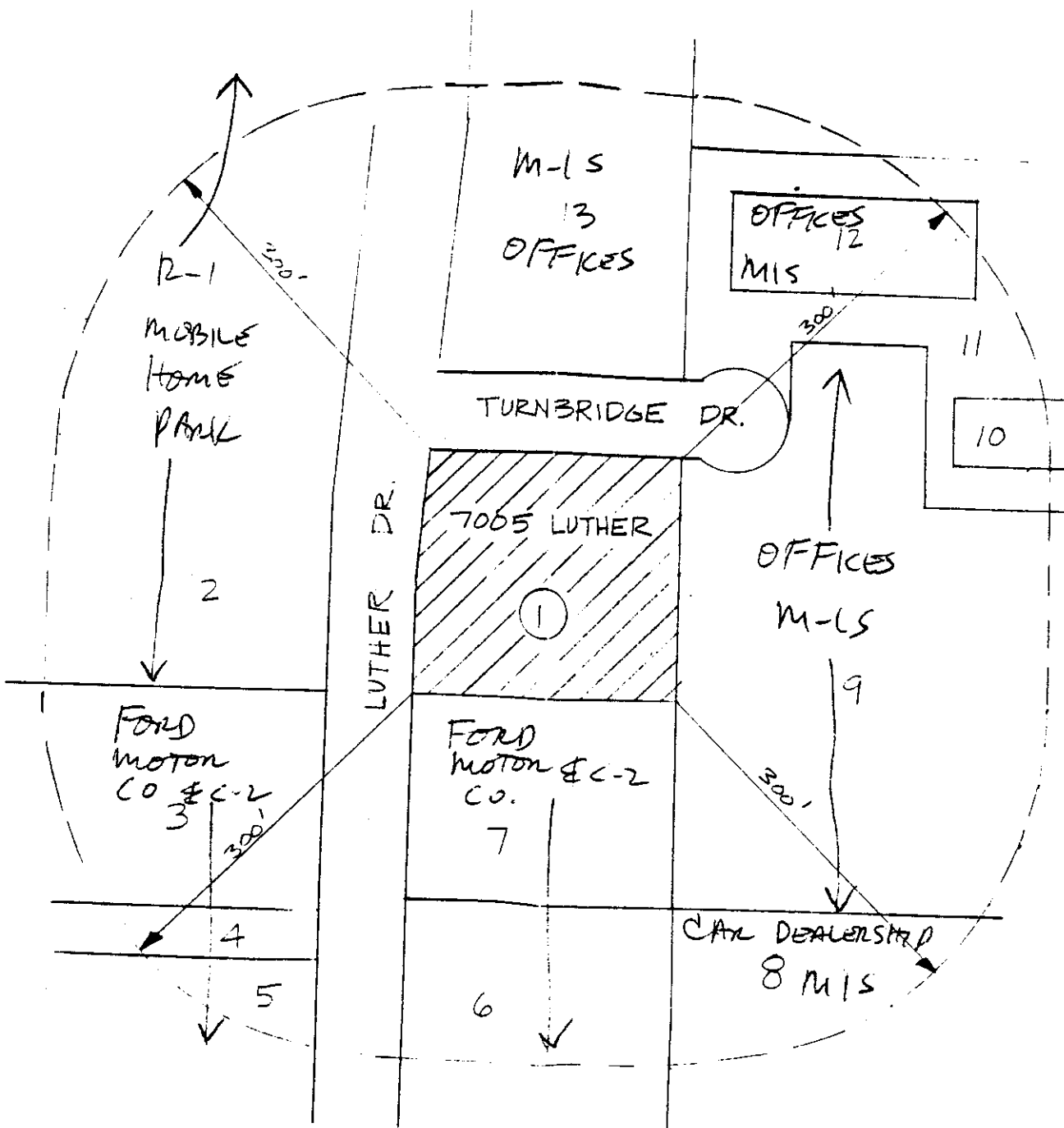


VICINITY MAP

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July 9, 1987

Item 18



LAND USE & ZONING MAP

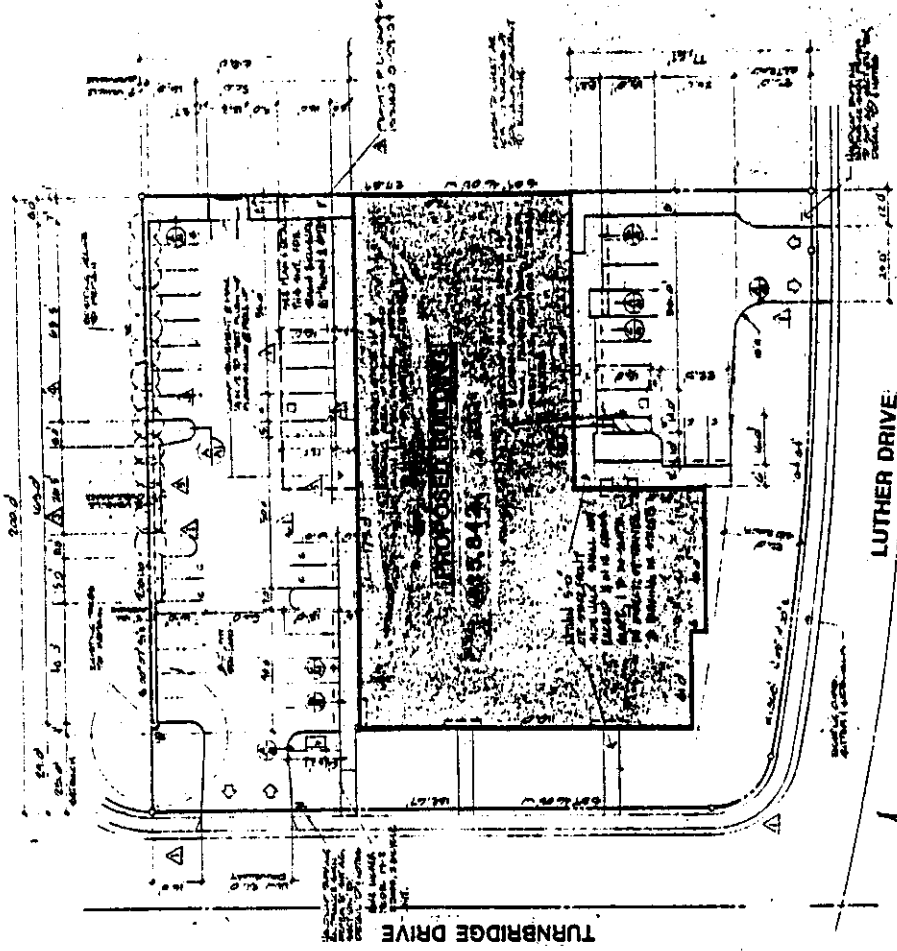
SITE PLAN



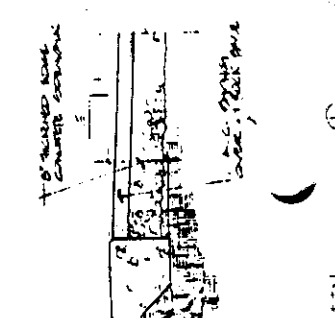
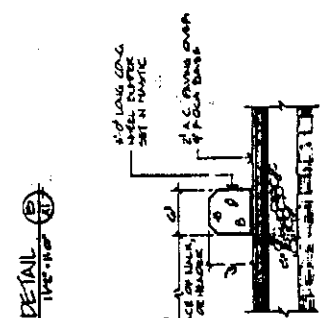
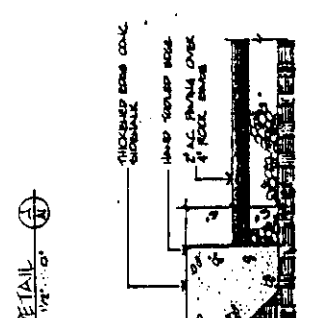
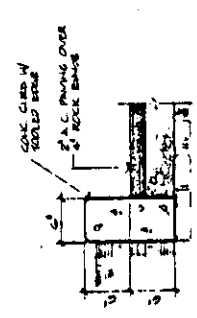
Architects • engineers • planners
the trans group
 8838 Fulton Avenue
 Sacramento, CA 95821
 916-488-0172

LUTHER OFFICE PARK
 TURNBRIDGE DR.
 SACRAMENTO, CA

NO.	REVISIONS
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PROJECT ANALYSIS
 LEGAL: A.P.D. 41-112-24
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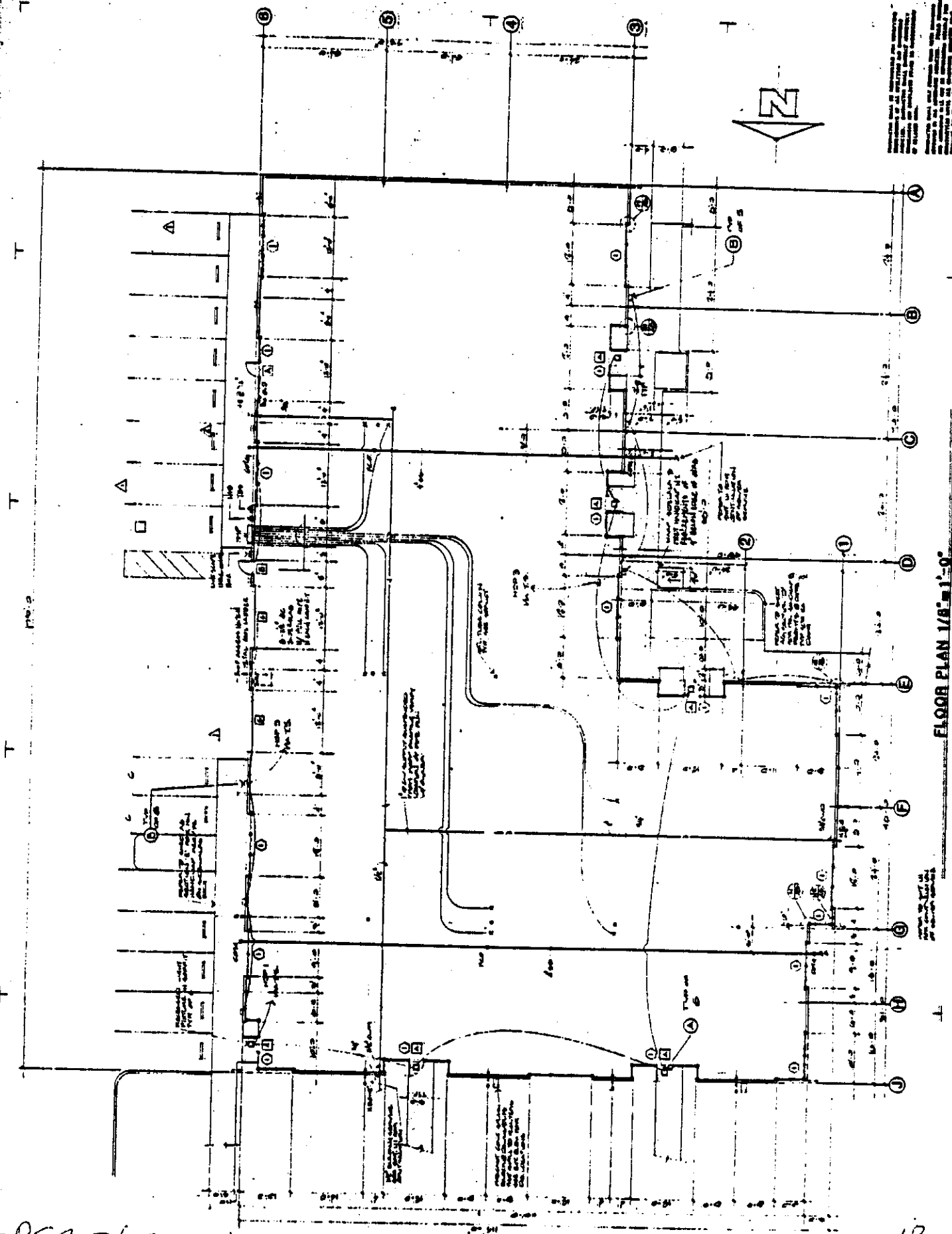
EDM 18



ARCHITECTS • ENGINEERS • PLANNERS
 LUTHER OFFICE PARK "B"
 2838 LUTHER AVENUE
 SEACREST RD. 85821 818-488-0777
 suite 200-B

FLOOR PLANS

NO.	DATE	DESCRIPTION
1		PRELIMINARY
2		REVISED
3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
10		REVISED



FLOOR PLAN 1/8" = 1'-0"

PS7-269

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TRM 18

