

CITY PLANNING COMMISSION
SACRAMENTO, CALIFORNIA
MEMBERS IN SESSION:

ITEM # //
October 24, 1996
PAGE 1

P96-086 - **US Rentals**

NE corner of Display Way and Taylor Street

REQUEST: A. Negative Declaration

B. Special Permit to construct a 12,000 square foot building and develop an equipment yard for US Rentals on 4± vacant acres in the Light Industrial - Planned Unit Development (M-1{PUD}) zone.

LOCATION: Northeast Corner of Display Way and Taylor Street

APN: 250-0050-052

Del Paso Elementary School District
Grant Joint Union High School District
Council District 2

APPLICANT: Lial Enterprises/Mark Perlberger
(916) 922-0499
2100 Northrop Ave
Sacramento, CA 95825

OWNER: US Rentals
4660 Northgate Blvd
Sacramento, CA 95834

APPLICATION FILED: August 12, 1996

STAFF CONTACT: Hilary Perry, 264-5698

PROJECT SUMMARY: Lial Enterprises has submitted an application to the City of Sacramento for the necessary entitlements to develop the 4± acre subject site with a US Rentals facility. This development consists of a 12,000 square foot structure and an equipment yard. The project site is within the Norwood/I-80 Business Park PUD, and is in the Light Industrial - PUD zone.

RECOMMENDATION:

Staff recommends approval of the project for the following reasons:

- Consistency with the policies of the General Plan, the North Sacramento Community Plan, and the Del Paso Heights Redevelopment Plan regarding revitalization, employment opportunities, and increasing economic activity in the area by attracting new business.
- Additional industrial uses will complement the existing industrial uses in the project vicinity.

PROJECT INFORMATION:

General Plan Designation: Industrial - Labor Intensive
Existing Land Use of Site: Vacant
Existing Zoning of Site: Light Industrial-PUD

Surrounding Land Use and Zoning:

North: Interstate 80; Agriculture (A)
South: Industrial; Light Industrial - PUD (M-1{PUD})
East: Vacant; Light Industrial - PUD (M-1{PUD})
West: Industrial; Light Industrial - PUD (M-1{PUD})

Property Dimensions: Irregular
Property Area: 4.0± net acres
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	Planning and Development Department
Sign Permit	Planning and Development Department

BACKGROUND INFORMATION:

The project site is within the Del Paso Heights Redevelopment Area, which was selected for redevelopment activity in 1970, because of the fact that blight was evident throughout the project area and because disinvestment was occurring. The intent of including the subject property in the Redevelopment Area was to stimulate and support private development in the Redevelopment Area.

In 1985, the Norwood/I-80 Business Park was adopted as a 25.6± acre planned unit development composed of light industrial and office building uses (P85-167). Between 1985 and 1989, various requests for Tentative Maps and Special Permit for office/warehouse uses were approved. In 1989, a Schematic Plan Amendment to add 0.172± acres to the PUD was approved (P89-081). On August 7, 1996 the City Council approved the following (P92-266):

- Rezones that resulted in the entire Norwood/I-80 Business Park to be consistently zoned with the Light Industrial-Planned Unit Development (M-1{PUD}) zoning designation.
- A PUD Guidelines Amendment to modify landscaping, setback, parking, building height, and signage requirements and allowances for the Norwood I-80 Business Park PUD.
- A PUD Schematic Plan Amendment to add 7.24± vacant acres to the existing 26.5± acre Norwood I-80 Business Park PUD.
- A Tentative Map to reconfigure and create 8 lots in the Norwood/I-80 Business Park PUD.

The subject project site is one of the 8 lots created by the most recently approved project. Because the project site is within a PUD, all development proposals require the granting of a Special Permit.

STAFF EVALUATION:**A. Proposed Project Description****1. Overview of Proposal**

The applicant is proposing a Special Permit in order to develop the site with a US Rentals facility. US Rentals rents new and used heavy equipment and trucks. The proposed structure is 12,000 square feet with a covered vehicular wash bay. A majority of the project site will be paved and used for display and storage of rental equipment. A portion of the site is proposed to be used for storage of large pavement removal equipment.

2. Design Review

All development within the Norwood/I-80 PUD Guidelines is subject to Design Review Board approval. The design of the project was reviewed and approved by the Del Paso Heights Redevelopment Advisory Committee (RAC) on October 10, 1996. The project is scheduled to be heard by the Design Review Board on November 20, 1996. The facade of the proposed structure will be concrete tilt-up. The color scheme will include white and light grey with blue accents.

3. Traffic Circulation

Access to the proposed project site will be obtained via Display Way and/or Taylor Street. With the inclusion of the condition requiring frontage improvements, the Public Works Department has determined that the proposed project will not have a significant impact upon traffic circulation in the project vicinity.

4. Parking

The proposal includes 16 parking spaces. The City of Sacramento Zoning Ordinance requires a minimum of 10 parking spaces for a development of this type and size. The number of parking spaces proposed exceeds the minimum parking requirements defined by the City of Sacramento's Zoning Ordinance.

5. Building Setbacks

The building setbacks, as proposed are consistent with the requirements of the City of Sacramento Zoning Ordinance and the Norwood/I-80 Business Park PUD Guidelines. A majority of the project site will be used for equipment storage. The proposed structure results in a lot coverage of 6.9%, while 73.1% of the site will be paved, and 20% of the

site will be landscaped. The proposed landscaping appears to be consistent with the PUD Guideline requirements.

6. Building Height

The Norwood/I-80 Business Park PUD Guidelines allow a maximum building height of 35 feet. This allowance supersedes the Zoning Ordinance allowance of 75 feet. The proposed structure is 22 feet high (1 story), and is, therefore, consistent with the PUD Guidelines and the Zoning Ordinance height allowances.

7. Roof Projections

The Norwood/I-80 Business Park PUD Guidelines require that large items such as air conditioning, ventilating, or other mechanical equipment be screened or enclosed in such a manner as to hide such equipment. Staff will forward this requirement to the Design Review Board.

8. Signage

Painted lettering and/or signage is allowed subject to review and approval by the Design Review Board. Each building is allowed one attached individual business sign with a maximum area of 70 square feet. Furthermore, the PUD Guidelines allow one individual business monument sign with a maximum area of 64 square feet. Additionally, one attached freeway oriented sign per building, with a maximum area of 100 square feet is allowed. The maximum letter height for said signage is 36 inches.

The applicant is proposing attached and monument signage. The proposed attached signage consists of a 30 square foot attached sign fronting on the freeway (the north elevation) and a 70 square foot attached sign fronting on Display Way (the south elevation). The proposed monument sign is 64 square feet, and is proposed to be located at the western driveway entrance. All of the proposed signage is consistent with the allowances defined by the Norwood/I-80 Business Park PUD Guidelines.

9. Proposed Paved Equipment Storage Area

The City of Sacramento Zoning Ordinance requires surfacing for all storage and service areas. Acceptable paving materials include asphaltic concrete or portland cement concrete paving. However, based upon previous policy discussions, it was determined that alternative paving could be considered acceptable for open storage areas in industrial zones, and that this alternative does not require that a Variance be granted. The US Rentals site plan includes a proposed gravel area on the northeast portion of the project

site. Because this area will be used to store equipment that is used to remove paving, it is not feasible to pave this area. Staff has concluded that the exception to the requirement for paving has been made for other industrial projects that faced the same circumstances as US Rentals. Staff has evaluated the proposal for the unpaved equipment storage area and has determined that given the type of equipment/vehicles that are stored on this portion of the site, it is appropriate to surface this area as proposed. However, should the use of this area be changed, staff must review and approve the alternative use of this area.

B. Policy Considerations

Plan Goals and Policies

Staff supports the proposed project because it is consistent with the following goals and policies of the General Plan, the North Sacramento Community Plan, and the Del Paso Heights Redevelopment Plan:

General Plan

- Promote the re-use and revitalization of existing developed areas, with special emphasis on commercial and industrial districts (GP, p. 4-1).
- Promote new employment opportunities (GP, p. 4-1).
- Promote economic vitality and diversification of the local economy (GP, p. 4-1).

North Sacramento Community Plan

- Provide for comprehensive industrial development that significantly contributes to the City's employment base in the year 2000 (NSCP, p. 27).
- Provide area residents, especially the unemployed, with better access to employment opportunities within the community (NSCP, p. 28).

Del Paso Heights Redevelopment Plan

- Increase and develop economic activity in the area by attracting new business, assisting existing business and enhancing property values.

PROJECT REVIEW PROCESS:**A. Environmental Determination**

The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment. Therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)(1) of the California Environmental Quality Act Guidelines. Mitigation measures were not made a condition of approval, because the project is not anticipated to result in a significant environmental impact.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and to the following Community Associations:

- The Robla Community Association (RCA)
- The North Sacramento Congress of Neighborhoods
- The Terrace Manor Neighborhood Association
- The Del Paso Heights RAC

No comments in opposition to the proposed project were received.

C. Summary of Agency Comments

The proposal was routed to the Public Works Department Engineering Development Services Section and Transportation Section, the Planning and Development Department Building Division, the Utilities Department, the Fire Department, the Police Department, the Sacramento Housing and Redevelopment Agency, SMUD and P.G. & E.. The following summarizes the comments received:

1. Transportation Section

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address required frontage improvements and restrictions upon the area proposed to be used for equipment storage, minimum sight allowance at the site entry, and entry gates.

2. The Utilities Department

The comments which are specifically listed as conditions in the Notice of Decision and Findings of Fact address requirements for a grading plan, an on-site surface drainage system, disposal of wash water, and the existing drainage ditch that flows from the southeast to the northwest across the site.

3. The Police Department

The comments which are specifically listed as a condition in the Notice of Decision and Findings of Fact address landscaping and lighting.

4. S.H.R.A.

The Sacramento Housing and Redevelopment Agency (S.H.R. A.) supports the proposal and pointed out that the project must go to the Redevelopment Agency Committee (RAC) for design review approval. The design of the project was approved at the RAC on October 10, 1996.

5. County of Sacramento Environmental Management Department

The County of Sacramento Environmental Management Department does not have any records indicating any environmental problems with the property. The comment that is specifically listed as a condition in the Notice of Decision and Finding of Fact addresses the requirements for both above ground and/or underground storage tank.

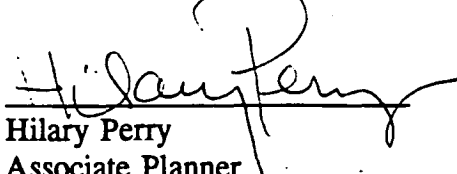
PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the Special Permit. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.


Staff recommends that the Planning Commission take the following action:

- A. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Special Permit for the US Rentals use.

Report Prepared By,


Hilary Perry
Associate Planner

Report Reviewed By,


Scot Mende
Senior Planner

Attachments

Attachment 1
Attachment 2
Attachment 3
Exhibit 3-A
Exhibit 3-B

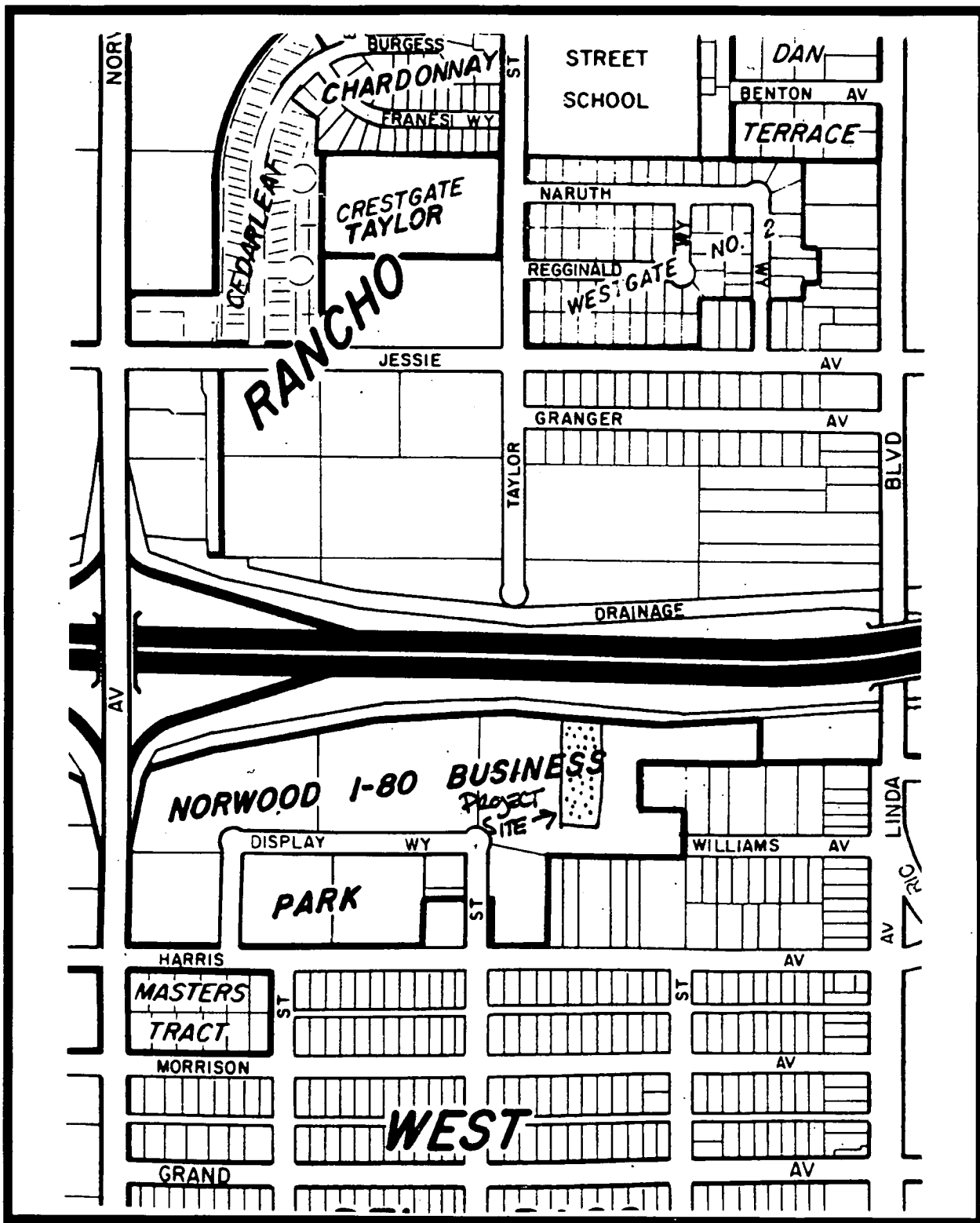
Vicinity Map
Land Use and Zoning Map
Notice of Decision Approving the Special Permit
Site Plan
Elevations

ATTACHMENT 1

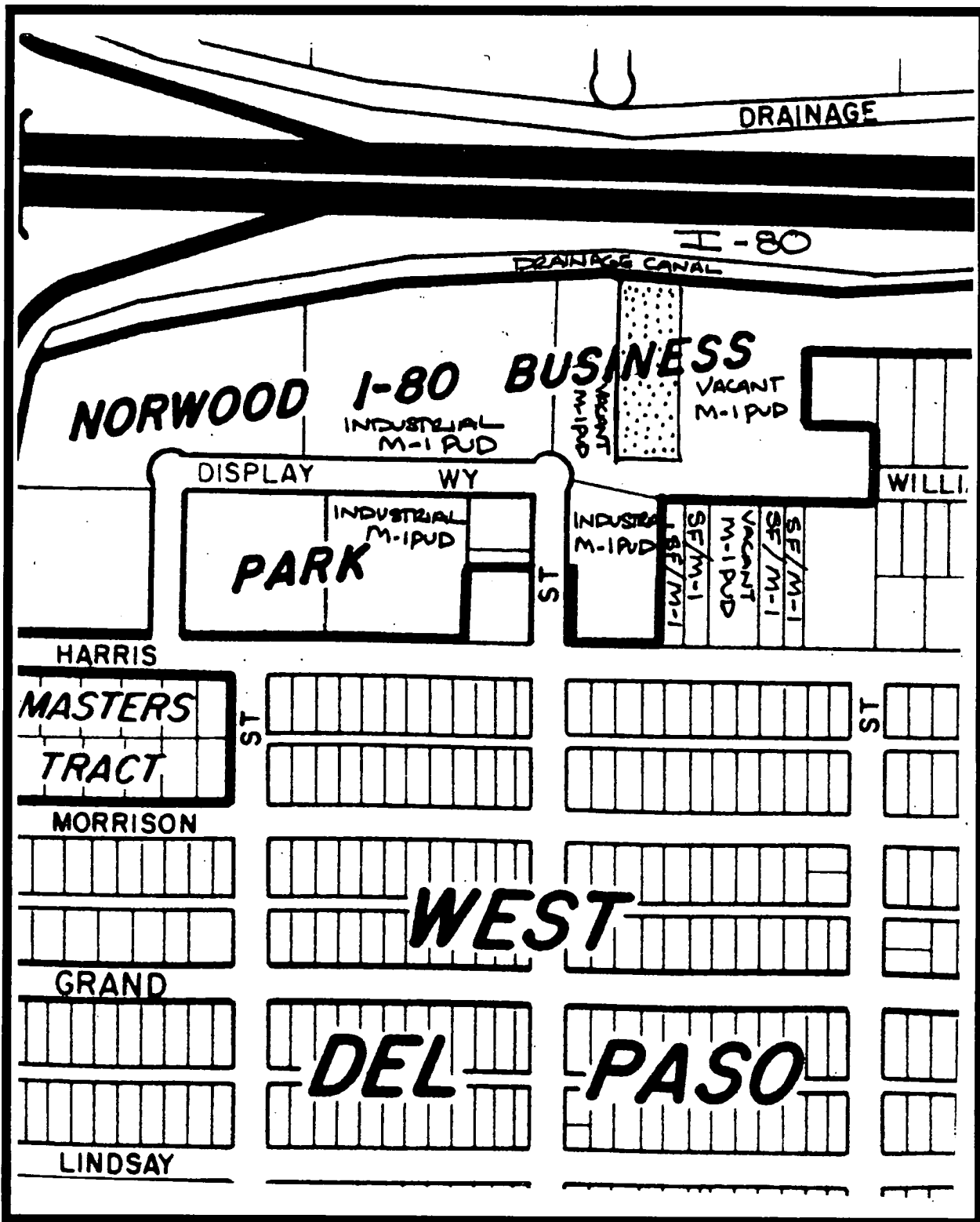
P96-086

OCTOBER 24, 1996

ITEM # 11
PAGE 10



VICINITY MAP



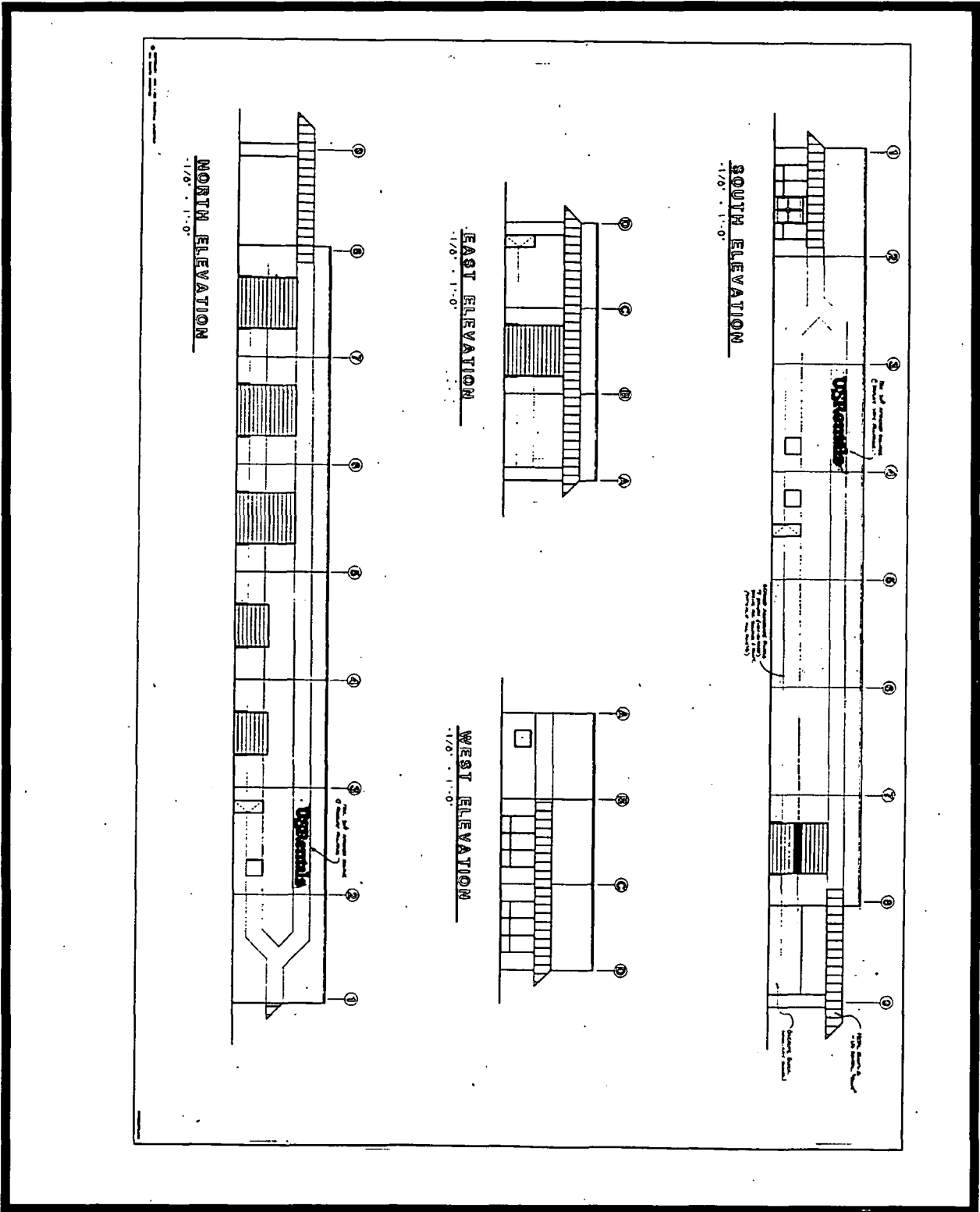
LAND USE AND ZONING MAP

EXHIBIT 3-B

P96-086

OCTOBER 24, 1996

ITEM # 11
PAGE 18



ELEVATIONS