

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT <u>B. H. Bacock, Architect, Inc., 4041 El Camino Way, Palo Alto, California 94306</u>		
OWNER <u>California Cascade Industries, 7701 17th Avenue, Sacramento, California 95820</u>		
PLANS BY <u>B. H. Bacock, Architect, Inc., 4041 El Camino Way, Palo Alto, California 94306</u>		
FILING DATE	<u>September 8, 1992</u>	ENVIR. DET. <u>Negative Declaration</u> REPORT BY <u>Cindy Gnos</u>
ASSESSOR'S PCL. NO. <u>021-0101-002</u>		

APPLICATION: A. Negative Declaration

B. Mitigation Monitoring Plan

C. Planning Director's Special Permit to allow 100 percent office in a proposed 6,500 square foot building on 1.0± vacant acres in the Light Industrial (M-1) zone.

LOCATION: 7512 14th Avenue
(Council District 6)

PROPOSAL: The applicant is requesting the necessary entitlements in order to construct a 6,500 square foot building to be used by an office.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Industrial; M-1	Front:	0'	77'
South: Industrial; M-1	Side(East):	0'	35'
East: Industrial; M-1	Side(West):	0'	20'
West: Industrial; M-1	Rear:	0'	31'

Property Dimensions:	107' x 409.47'
Property Area:	1.0± acres
Parking Required:	16 spaces
Parking Provided:	17 spaces
Square Footage of Building:	6,500 square feet
Height of Building:	19 feet, one story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC.NO. P92-247

Exterior Building Materials: Stucco and plywood siding
Roof Materials: Composition shingle

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 1.0± vacant acres in the Light Industrial (M-1) zone. The General Plan designates the site Heavy Commercial or Warehouse. The surrounding zoning is industrial, and the surrounding zoning is all M-1.

B. Applicant's Proposal

The applicant is requesting a Planning Director's Special Permit to allow 100 percent office use in the Light Industrial (M-1) zone. The applicant is proposing a 6,500 square foot, single story building for the office use. The owner of the property is California Cascade Industries, which owns the adjacent lumber yard. The office is to be used in conjunction with this business.

C. Policy Considerations

The General Plan designates the site for Heavy Commercial or Warehouse uses. The project is consistent with the General Plan policies that promote "the continued vitality and diversification of the local economy." (SGPU, Urban Growth Policy Statement, Policy, 3, Sec. 1-32)

D. Site Plan Design

The submitted site plan indicates a minimum 10 foot landscape strip along 14th Avenue, with some areas consisting of 26 feet of landscaping. Adjacent to the landscaping is the proposed 18 space parking area. The site plan indicates 25 feet of maneuvering. The Zoning Ordinance requires 26 feet of maneuvering area. The two easterly parking stalls are difficult to maneuver out of, as well as the trash enclosure. The trash enclosure should be placed on the west side of the parking lot to eliminate the need for the trucks to back out of the lot. The trash enclosure should also be surrounded by a landscaped planter, as required by the Zoning Ordinance, as well as meet the requirement of the Recycling Ordinance.

The submitted site plan indicates a 10 foot wide walkway provided between the parking area and the building. Staff suggests there be a minimum four foot wide planter between the parking area and the building. The applicant should submit a revised site plan and a landscape plan for review and approval of the Planning Director prior to the issuance of Building Permits.

E. Building Design

The applicant is proposing to construct a single story, 6,500 square foot office building. The applicant is proposing to use stucco on the south side of the building with plywood siding on all three other elevations. The roof material is proposed to be composition shingle. Staff suggests the use of stucco on all elevations of the building. The roof material should consist

of concrete tile or wood shake. The applicant should submit revised elevations for review and approval of the Planning Director prior to the issuance of Building Permits.

F. Agency Comments

The proposed project was reviewed by City Transportation Division, Engineering Development Services, Building Inspections, Fire Department, Utilities, and Community Services. The following comments were received:

Transportation Division

1. The two east-west parking spaces on the east end of the parking lot do not have adequate back-out maneuvering room and should be removed.
2. Provide adequate maneuvering room for all parking spaces.
3. The location of garbage dumpster forces trucks to back-out onto 14th Avenue.
4. Dedicate five feet additional right-of-way along 14th Avenue and construct sidewalk.

Engineering Development Services

1. Notice: Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of Engineers Flood Insurance Study Working Map for the Sacramento Community, dated January 1989, available for review at the City of Sacramento's Public Works Department, Development Services Division, Room 100, 927 10th Street.
2. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit. On-site system shall convey 0.3 cfs per acres six inches below the gutter flowline and pass a 100-year storm without damage to structures.
3. The applicant shall comply with the City Cross Connection Control Policy.

Building Inspections

The submitted floor plan (SK-2) does not comply with current requirements. The distance between the two exits shall be not less than one half of the diagonal of the area to be served.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant

effects will occur. A Mitigation Monitoring Plan has been developed and is attached Exhibit C.

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

- A. Ratify the Negative Declaration.
- B. Adopt the attached Mitigation Monitoring Plan.
- C. Approve the Planning Director's Special Permit to allow 100 percent office in a proposed 6,500 square foot building subject to conditions and based upon findings of fact which follow.

Conditions

- 1. The applicant shall submit a revised site plan and landscape plan for Planning staff review and approval which indicates the following:
 - a. the required 26 feet of maneuvering area;
 - b. adequate maneuvering for the two easterly parking stalls;
 - c. ✓the trash enclosure placed on the west side of the parking lot;
 - d. the trash enclosure surrounded by a landscaped planter; and
 - e. a minimum four foot wide planter between the parking area and the building.
- 2. The applicant shall submit a Recycling Plan to comply with the requirement of the Recycling Ordinance.
- 3. The applicant shall submit revised elevations for review and approval of the Planning staff prior to the issuance of Building Permits which indicate the following:
 - a. the use of stucco on all elevations of the building; and
 - b. the roof material of concrete tile or wood shake.
- 4. The applicant should be aware that at the time of Building Permits, dedication of five feet additional right-of-way along 14th Avenue and construction of the sidewalk will be required.
- 5. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of a Building Permit. On-site system shall convey 0.3 cfs per acres six inches below the gutter flowline and pass a 100-year storm without damage to structures.
- 6. The applicant shall comply with the City Cross Connection Control Policy.

Findings of Fact - Special Permit

- 1. The project, as conditioned, is based upon sound principles of land use in that the proposed office development is compatible with, and complimentary to, the surrounding industrial development.

2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that adequate parking, circulation and open space has been provided.
3. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse. Office is an allowed use subject to the granting of a special permit.

Report Prepared By,

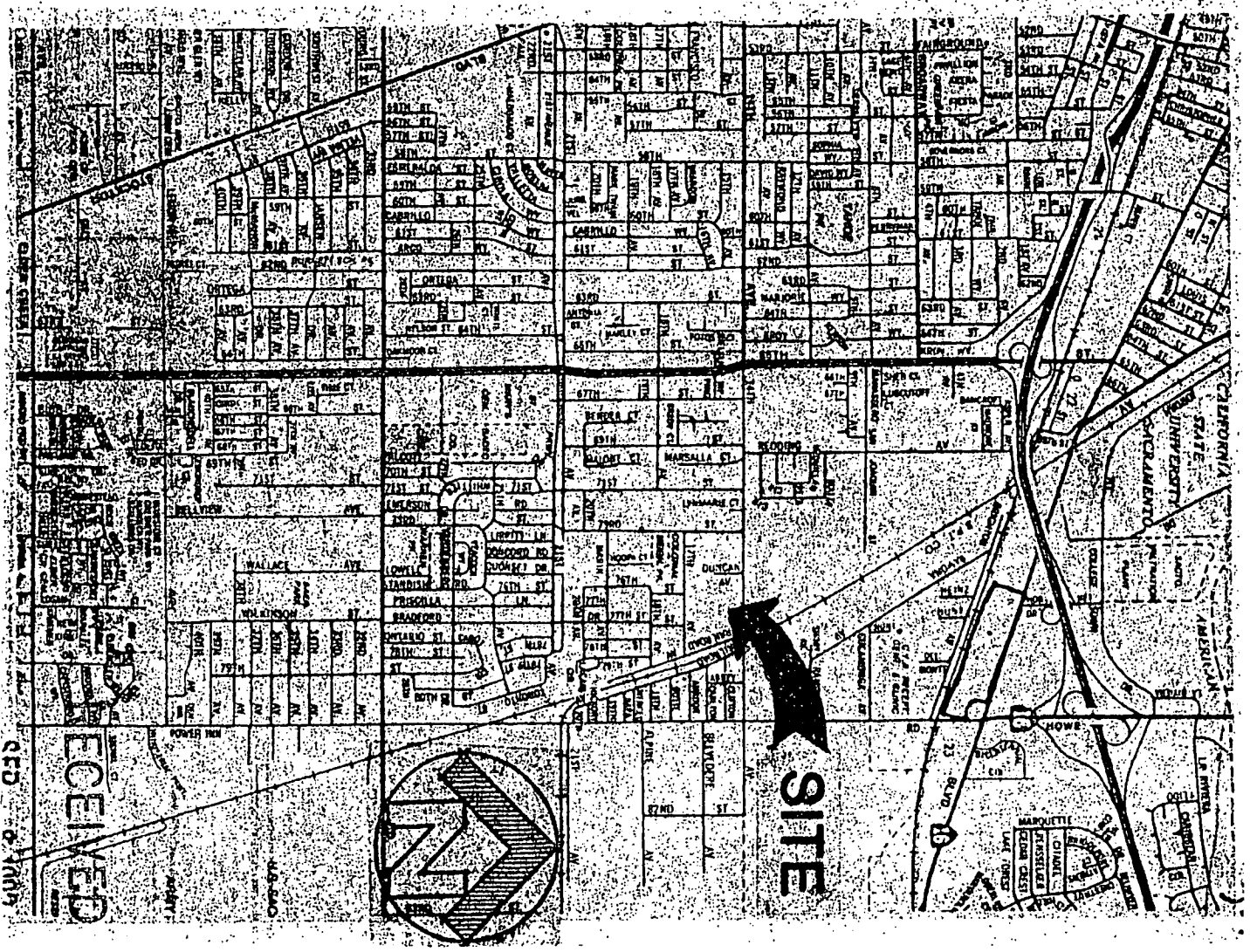
Cindy Gnos
Cindy Gnos, Associate Planner

12-3-92
Date

Recommendation Approved By,

Gary Stonehouse
Gary Stonehouse, Planning Director

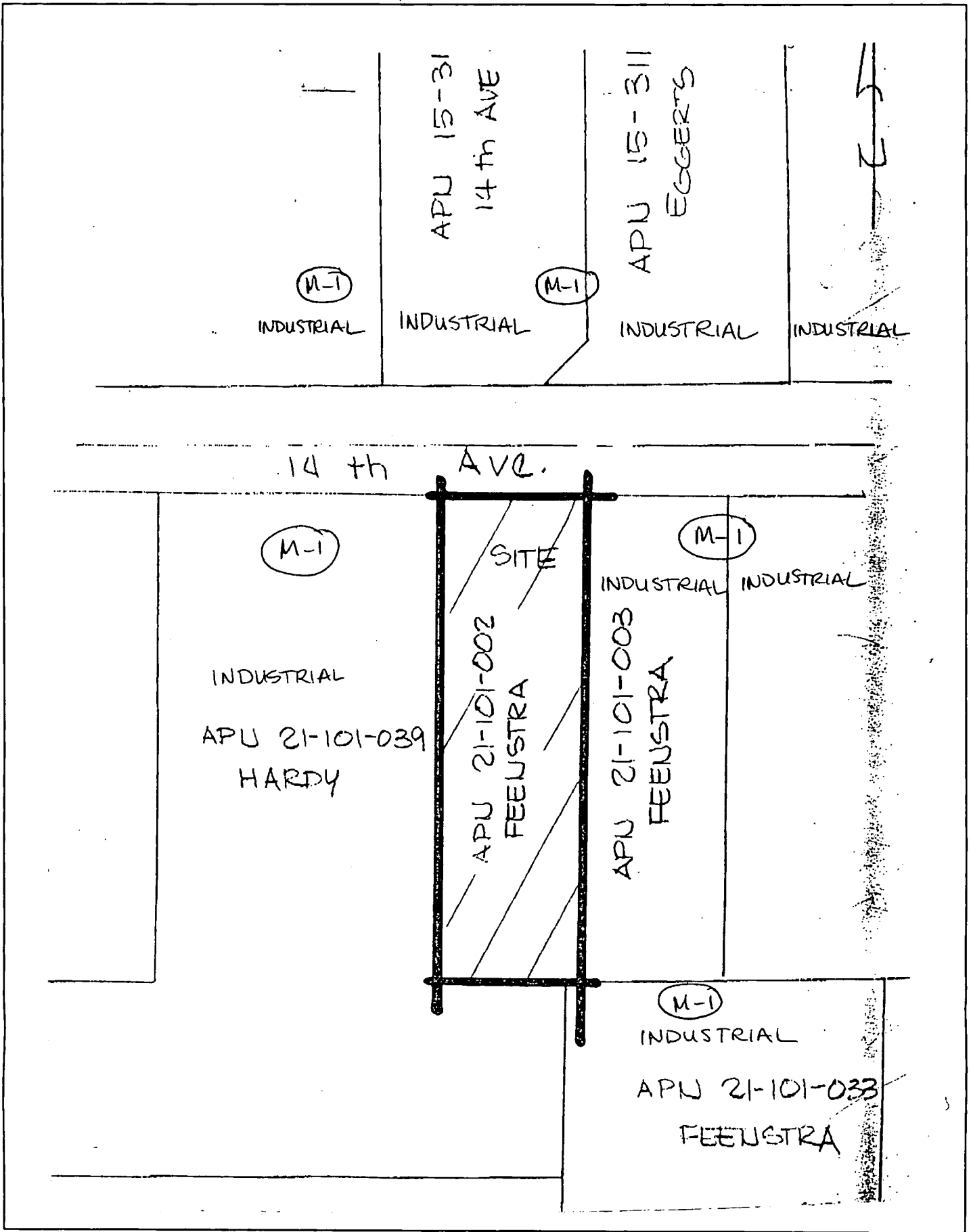
12-9-92
Date



VICINITY MAP

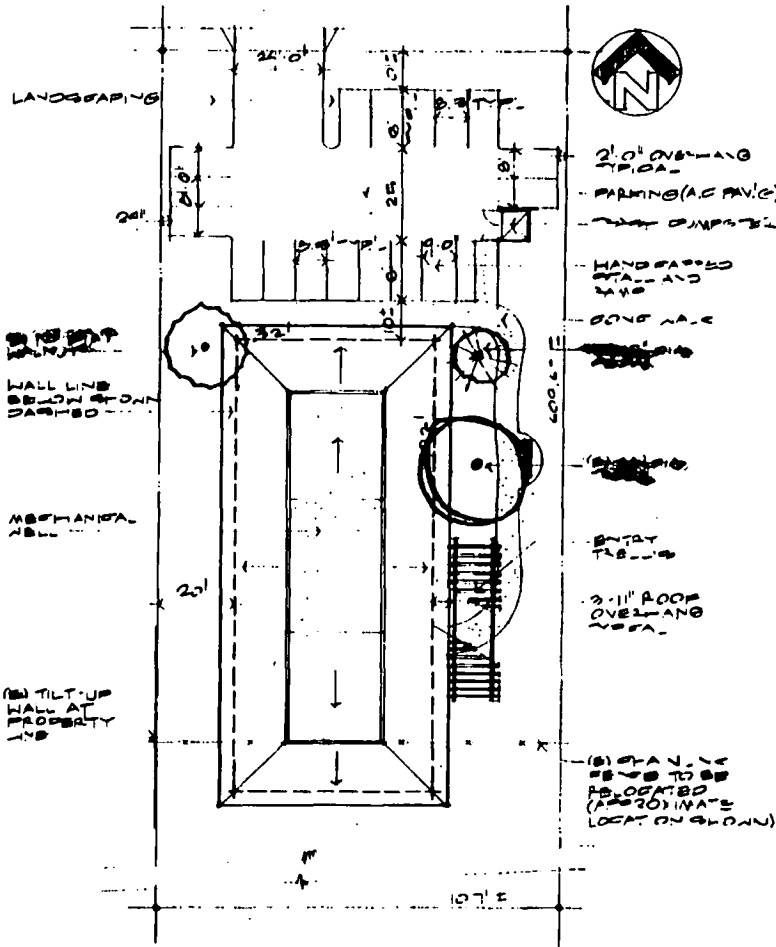
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DEC 10 1964



SITE PLAN

14TH AVE.



PROJECT TEAM

PROJECT PERMANENT LIST FIRM
CAL FIRMED CASCADE, SACRAMENTO, CALIFORNIA

OWNER	California Cascade Industries 2721 11th Avenue Sacramento, CA 95821 Contact: Ed Berglund Steve Farnsworth	(916) 437-1111 (916) 437-1111
ARCHITECT	D. H. Buckner, Architect Inc. 4041 Al Cassin Way Palo Alto, CA 94306 Contact: Bill Buckner P. C. Wang	(415) 321-9700 (415) 321-9700
GENERAL CONTRACTOR	East Construction P.O. Box 2280 1420 Industrial, Ste. 21000 West Sacramento, CA 95603 Contact: Dave Donmyer	(916) 338-7711 (916) 338-7711
CIVIL ENGINEER	Western-Corson Engineering 4732 Davis Ct. Roseville, CA 95611 Contact: Lori Green	(916) 916-7511 (916) 916-7511
DESIGN CONSULTANT	Facility Resources, Inc. c/o Canillo Norton 177 Campus Commons Drive, Suite 2225 Sacramento, CA 95825 Contact: Canillo Norton	(916) 916-7511 (916) 916-7511
STRUCTURAL ENGINEER	M.D. Ireland Engineering, Inc. 4675 Fremont Blvd, #103 Fremont, CA 94538 Contact: Mike Ireland	(916) 510-4100 (916) 510-4100

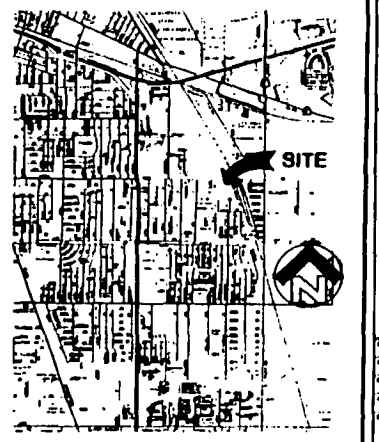
PROJECT DATA

- 20' x 10' INDUSTRIAL
- PROPOSED USE: OFFICE
- GARAGE: 20' x 10' x 8'
- SITE AREA: 43,700 SQ. FT. (AC)
- PROPOSED BUILDING AREA: 6,500 SQ. FT.

PARKING (STANDARD)	17 SPACES
PARKING (PROPOSED):	
- STANDARD	10
- GARAGE	0
- BICYCLE	0
	17 SPACES

COVERAGE:	
- BUILDING	6,500 SQ. FT.
- LANDSCAPE	31,200
- PAVED	6,000
	43,700 SQ. FT.

VICINITY MAP



SITE PLAN

0200

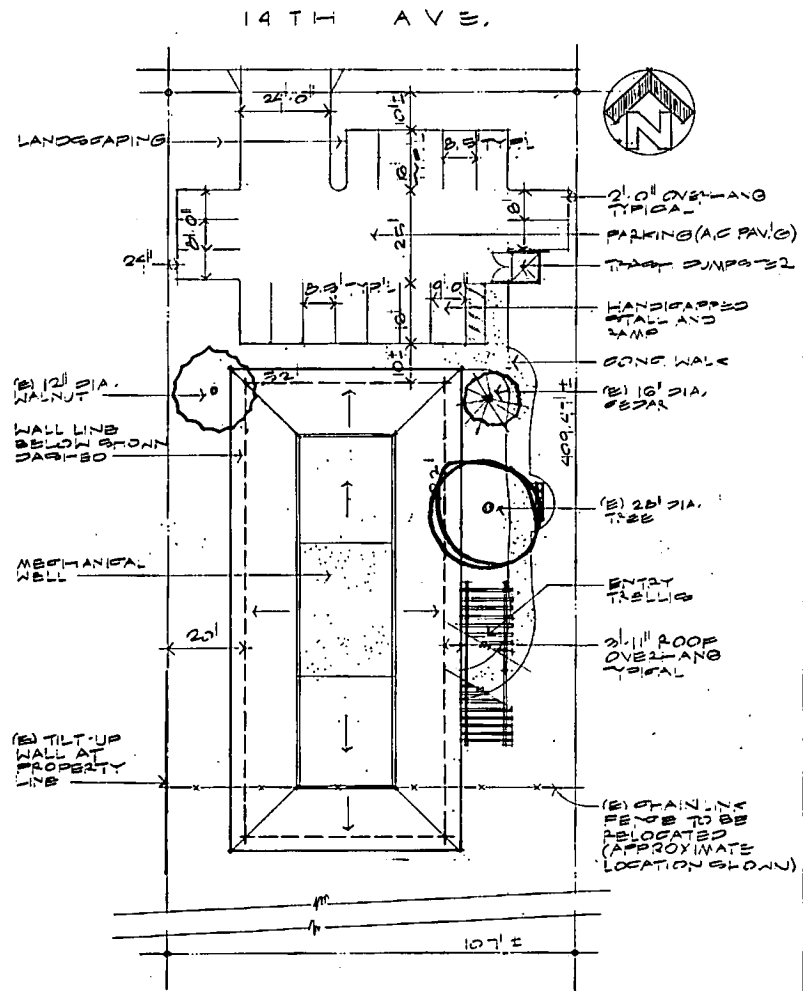
CALIFORNIA CASCADE
OFFICE BUILDING
14TH AVENUE, SACRAMENTO, CALIFORNIA

SK-1

P92-247

0267

SITE PLAN



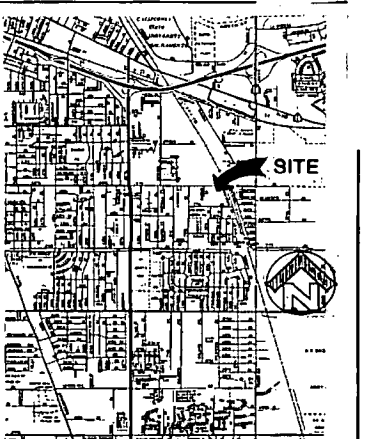
PROJECT TEAM

PROJECT PERSONNEL LIST FOR CAL FORNIA, CASCADE, SACRAMENTO, CALIFORNIA	
OWNER	California Cascade Industries (O) 916/735-333 7701 17th Avenue Sacramento, CA 95822 Contact: Ed Bapless Mark Penetra
ARCHITECT	S. H. Boccook, Architect, Inc. (O) 415/856-9510 4011 El Camino Way (F) 415/856-8304 Falo Alto, CA 94506 Contact: Bill Boccook, P.C. Wood
GENERAL CONTRACTOR	Earl Construction (O) 916/373-4100 P.O. Box 2180 (F) 916/373-2488 2490 Industrial, Ste. #1000 West Sacramento, CA 95691 Contact: Dave Downey
CIVIL ENGINEER	Weggen-Green Engineering (O) 916/793-0221 7527 Dove Ct. (F) 916/793-0221 Roseville, CA 95661 Contact: Lori Green
DESIGN CONSULTANT	Facility Resources, Inc. (O) 916/923-3777 & Camille Horton (F) 916/923-0797 775 Campus Commons Drive, Suite #225 Sacramento, CA 95823 Contact: Camille Horton
STRUCTURAL ENGINEER	M.D. Ireland Engineering, Inc. (O) 916/418-8622 45150 Fremont Blvd. #103 (F) 510/418-8689 Fremont, CA 94538 Contact: Mike Ireland

PROJECT DATA

<ul style="list-style-type: none"> ZONE : M. INDUSTRIAL PROPOSED USE : OFFICE CONSTRUCTION TYPE : 2N SITE AREA : 43,700 S.F. PROPOSED BUILDING AREA : 11,100 S.F. PARKING REQUIRED : 119 PARKING PROPOSED : <ul style="list-style-type: none"> STANDARD COMPACT HANDICAPPED BICYCLE RACKS COVERAGES : <ul style="list-style-type: none"> BUILDING 9 LANDSCAPE 31 PAVED 43 	<p>EXHIBIT - A</p> <p>SITE PLAN</p>
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VICINITY MAP



REVISIONS - BY	
NO.	DESCRIPTION

Bill Boccook, AIA, Registered Architect - 46411 El Camino Way - P.O. Box 1061 - 94510
 DATE: 8.31.01
 SCALE: 1/8"=1'-0"
 SHEET:
 PROJECT TEAM: SK-1
 PROJECT DATA: 2

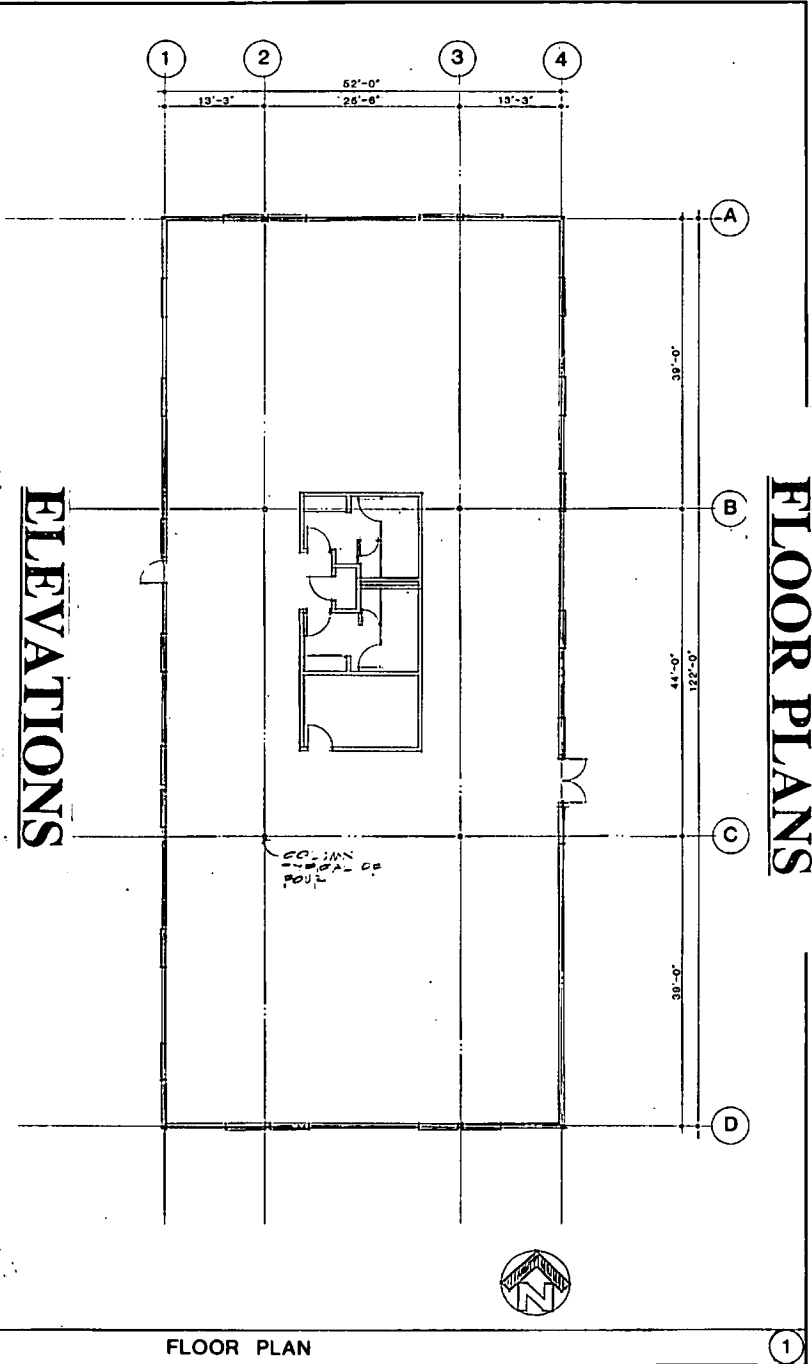
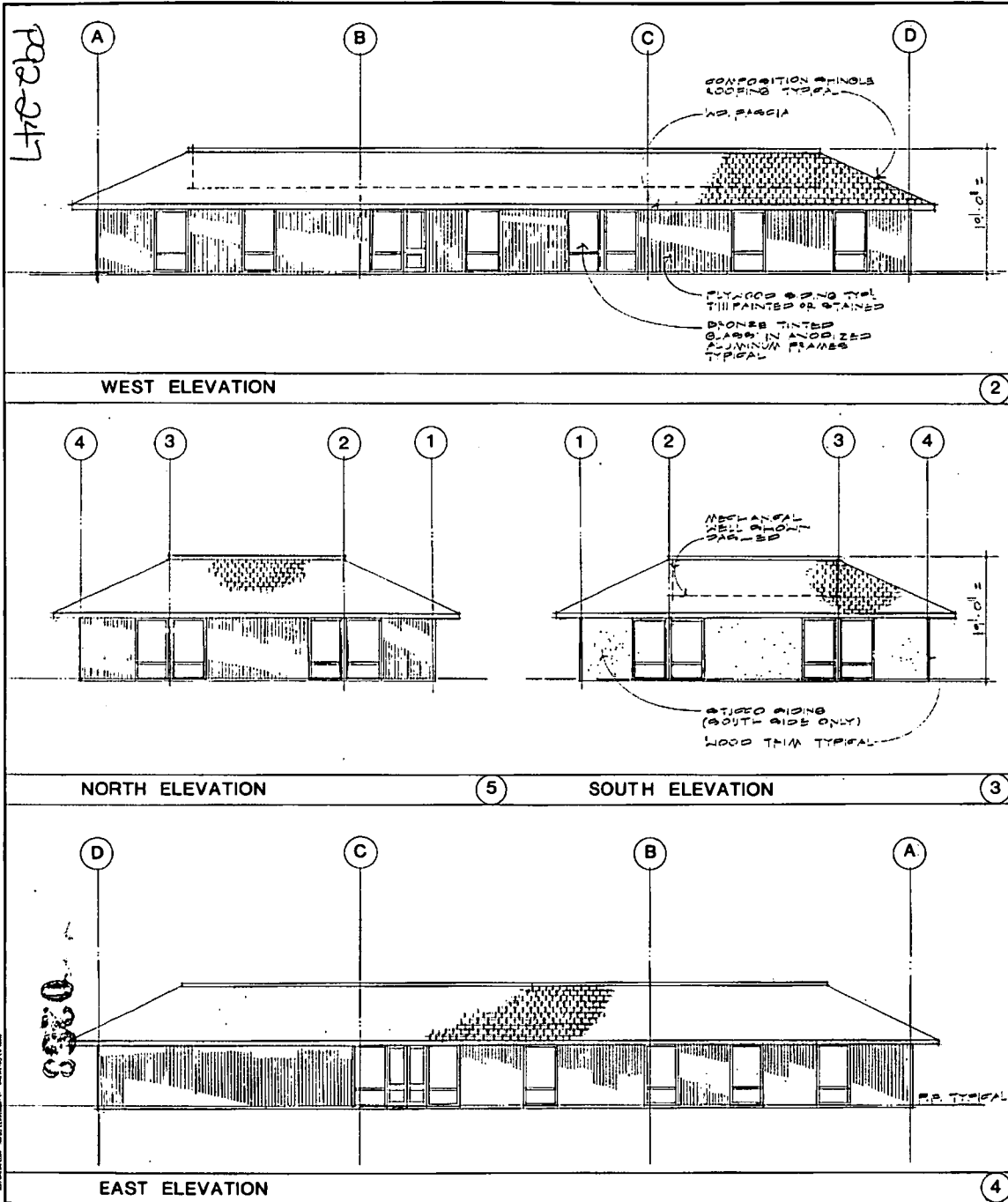
OFFICE BUILDING
 14TH AVENUE, SACRAMENTO, CALIFORNIA

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SEP 8 1992

**CITY OF SACRAMENTO
CITY PLANNING DIVISION**

P92 247



L78-247

WEST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

ELEVATIONS

FLOOR PLAN

FLOOR PLANS

REVISIONS	BY

EXHIBIT - B
 CADE
 CALIFORNIA ARCHITECTS
 14TH ST. SUITE 100
 SAN FRANCISCO, CALIF. 94103
 401 E. CALIFORNIA WAY, SAN ANTO. CA 94106 - 415 455 8500

DATE	8.31.82
SCALE	1/8" = 1'-0"
DRAWN	
CHECKED	
PROJECT	SK-2
SHEET	1 OF 2

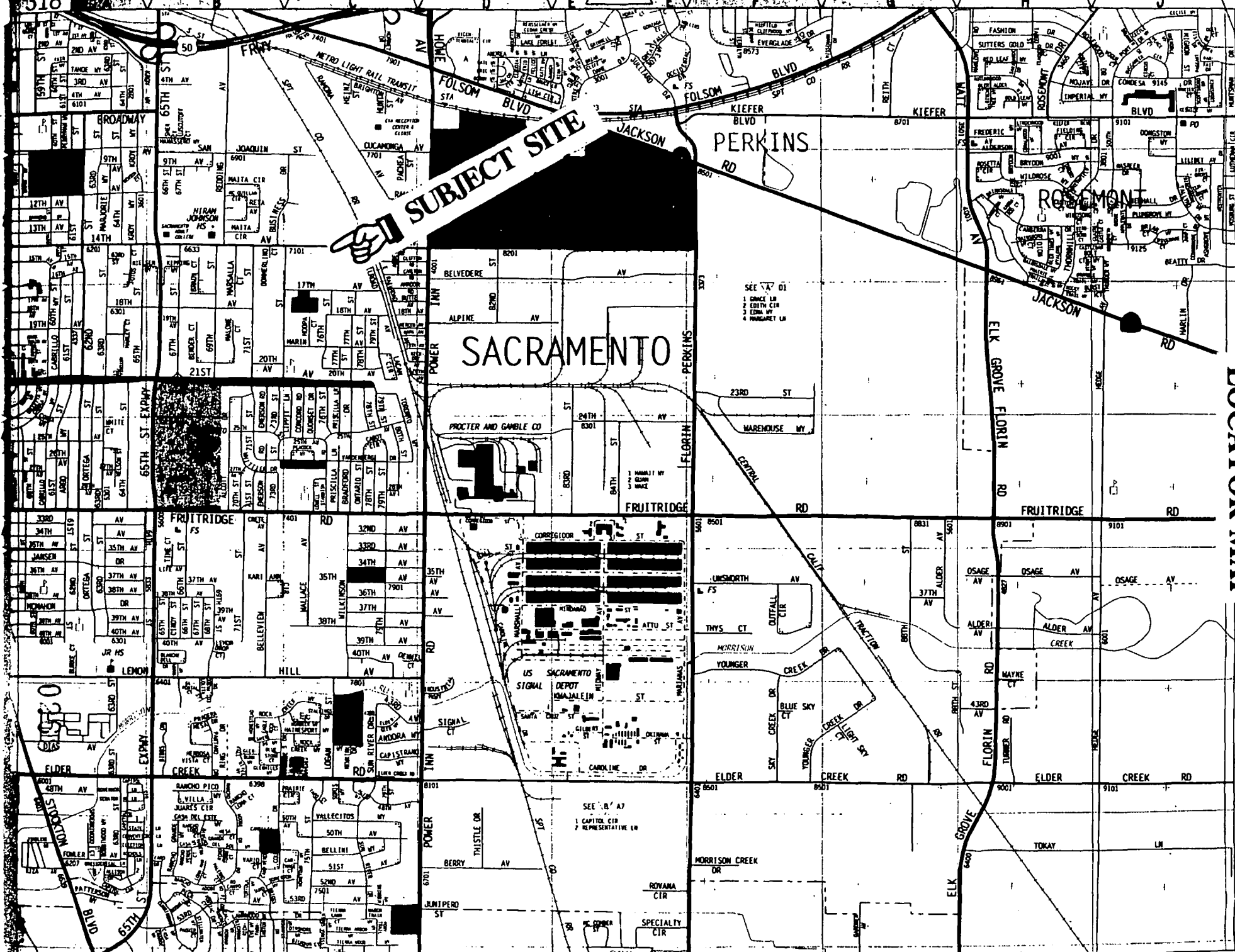
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CITY PLANNING DIVISION

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P 262



SUBJECT SITE

SACRAMENTO

ROSEMONT

LOCATOR MAP

SEE 'A' D1
1. DRIVE IN
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3. DRIVE IN
4. DRIVE IN
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7. DRIVE IN
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9. DRIVE IN
10. DRIVE IN

SEE 'B' A7
1. CAPITOL CIR
2. REPRESENTATIVE LN

EXHIBIT -C

Recording
Not
Required

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MITIGATION MONITORING PLAN

FOR

California Cascade Office Building/ P92-247

Initial Study

Prepared By:
City of Sacramento Environmental Services Division
October 27, 1992

Adopted By:
City of Sacramento Planning Commission

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916)449-2037, pursuant to California Environmental Quality Act Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name / File Number: California Cascade Office Building/ P92-247
Applicant - Name: B.H. Bocook, Architect Inc./ ATTN: Bill Bocook
Address: 4041 El Camino Way
Palo Alto, CA 94306

Project Location / Legal Description of Property (if recorded):

The project site is located at 7512 14th Avenue (AP#021-0101-002) and is within the East Broadway Community Plan Area. All that certain real property situated in the City of Sacramento, County of Sacramento, State of California more particularly described as follows:

Lot 9511, as shown on the "Plat of Bonniemead or H.J. Goethe Company's Subdivision No. 95", recorder in Book 7 of Maps, Map No. 40, records of County of Sacramento.

SECTION 2: GENERAL INFORMATION

The project as approved includes a mitigation measures placed on Noise. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measure as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the applicant identified above.

It is the intent of the applicant to construct a one story 6,500 square foot office building. The proposed plan includes 17 parking spaces. There is a concrete property line wall that presently exists on the project site. It is the intention of the applicant to have this wall remain. Presently there are three trees growing on the project site which the applicant intends to preserve.

SECTION 3: PLAN CONTENTS

- A. The following noise reduction measures shall be required.
1. All exterior walls are to be grouted or caulked airtight at exposed exterior joints.
 2. Penetrations of exterior walls by pipes, ducts, conduits and the like are to be caulked or filled with mortar.
 3. All windows and doors must be weatherstripped or mounted in low air infiltration design frames meeting ANSI air infiltration standards.
 4. An HVAC system shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
 5. Construction techniques must be consistent with the assumptions and minimum building practices cited in this report. The interior wall skin would be gypsum board with 3" fiberglass insulation material in the stud cavity. Windows are assumed to be 1/4" laminated plate glass in low air infiltration rate frames. Doors are assumed to be plate glass and fully weatherstripped. It is assumed that no major flanking paths such as non-baffled ducts or vents were present).
 6. Alternative methods and materials may be substituted for the identified mitigation measures where it is determined to the satisfaction of the Environmental Services Division that adequate noise attenuation is provided.
 7. A note shall be placed on the plans submitted for building permits indicating the noise mitigation measures 1-6 above.

ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Public Works, City of Sacramento

Department of Planning and Development, City of Sacramento

MONITORING PROGRAM

Building Division shall issue the building permit with the above conditions attached to the approved plans. Building Division shall also schedule inspections with its site conditions unit using a Special Conditions Attachment. The purpose of the inspections shall be to enforce the above measures in addition to the measures normally required by the Building Division and the Uniform Building Code.