

P93-105 - LUKENBILL TENTATIVE MAP

- REQUEST:
- A. Negative Declaration
  - B. Tentative Map to subdivide 4.2± developed acres into two lots located in the Heavy Industrial (M-2S) zone.
  - C. Special Permit to exceed the 25 percent office use allowed in the (M-2) zone by allowing 76 percent office use for a total of 31,275± square feet within a 40,975± square foot building on 1.27± developed acres.
  - D. Variance to locate 60 parking spaces off-site on an adjacent parcel.

LOCATION: 3600 Power Inn Road  
Assessor's Pcl. No. 079-300-008  
East Broadway  
Sacramento City Unified School District  
Council District 6

APPLICANT:	Morton & Pitalo, Inc., 927-2400, Contact: Mike Cattuzzo, 454-2400 1788 Tribute Road, #200, Sacramento, CA, 95815
OWNER:	Sky King Inc., C/O Lukenbill Enterprises, 454-2400 3600 Power Inn Road, Sacramento, CA 95826
APPLICATION FILED:	June 25, 1993
STAFF CONTACT:	Sandra Yope, 264-7158

**SUMMARY/RECOMMENDATION:** The applicant is proposing to subdivide a 4.2± acre parcel into two lots with the two existing office warehouse buildings remaining on the front parcel and an existing warehouse building remaining on the rear lot. The applicant is seeking to subdivide the property along a line where an existing landfill begins to obtain financing. In order to meet the applicant's objectives, the project requires the

discretionary planning entitlements described above. In evaluating the project, the basic issues are parking, the location of the office building in relation to the proposed property line, and the office use in an industrial zone. **Staff recommends approval of the project.** This recommendation is based on the project's consistency with the policies regarding industrial uses in the General Plan; and consistency with the Zoning Ordinance and the Subdivision Ordinance regarding industrial lots.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial or Warehouse
Community Plan Designation:	N/A
Existing Land Use of Site:	Office/Warehouse
Existing Zoning of Site:	M-2S

**Surrounding Land Use and Zoning:**

North: Industrial, M-2S  
 South: Industrial, M-2S  
 East: Industrial, M-2S  
 West: Industrial, M-2S

Setbacks:	Required	Provided
Front:	25'	26'
Side(Interior):	0'	33'
Side(Street side):	25'	26'
Rear:	0'	6'

Property Dimensions:	300 feet x 598 feet	
Property Area:	4.2± gross acres	
Square Footage of Buildings:	Buildings A and B-	40,975 square feet
	Building C-	50,000 square feet
	Total -	90,975 square feet
Height of Buildings:	Buildings A and B-	2 story
	Building C-	1 story
Exterior Building Materials:	Concrete tilt-up and Wood frame	
Roof Material:	Metal	
Parking Provided:	Parcel 1:	28 spaces
	Parcel 2:	115 spaces
	Total:	143 spaces
Parking Required:	Parcel 1:	88 spaces
	Parcel 2:	53 spaces
	Total:	141 spaces
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>
Encroachment Permit	Public Works, Development Services
Driveway Permit	Public Works, Development Services
Building Permit	Building Division

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

A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse. The proposed project is consistent with the General Plan designation. There is an emerging trend with recent applications for expanded office use and non-industrial uses in industrial zones that has led to a decline in city's industrial lands inventory. However, the building on Parcel A has existed with current percentage of office use for over ten years. The Zoning Ordinance was amended in 1987, to require new buildings or buildings submitted for tenant improvements for office use that exceeds 25 percent of the gross floor area in the (M-2) zone to have a special permit. The building with the existing office space was created legally prior to the ordinance change. No additional office space is proposed with this application; but due to the proposed parcel map, the percentage of office on Parcel 1 will increase. A portion of the building on Parcel 1 is used for warehouse and almost the entire building on Parcel 2 is used for warehouse and industrial equipment storage. The project is consistent with General Plan policies because there is no additional decline in industrial zoned land being used for other than industrial uses.

B. Tentative Map Design

The proposed subdivision would create two industrial lots by splitting the existing lot at the location where the landfill begins. A portion of the existing parcel is on a landfill. The landfill parcel (Parcel 2) will be 413 feet by 300 feet in size with frontage and access on Ramona Avenue. Parcel 1 will be 185 feet by 300 feet in size with frontage and access on Power Inn Road and Ramona Avenue. The Building Division has added conditions to the map regarding a non-buildable 40 foot easement along the interior property line in order to support the proposed new property line six feet from the existing front buildings. Staff has no objection to the map provided the conditions listed in the attached resolution are met.

C. Site Plan Design/Zoning Requirements

1. Setbacks

The submitted site plan and tentative map indicate the existing buildings will meet the required setbacks for the (M-2S) zone. The front for Parcel 2 will be on Ramona Avenue. The Zoning Ordinance requires a 25 foot landscaped setback along all street frontage in the (M-2S) zone. The new parcel will have a front setback of 26 feet. Staff recommends the front setback area along the north property line for Parcel 2 be landscaped to meet the requirements of the Zoning Ordinance. There are no rear or interior side yard setbacks for the (M-2S) zone. There were no trash enclosures indicated on the site plan. Staff recommends that if dumpsters are used then a trash enclosure should be built to the standards in the Zoning Ordinance. The enclosures should also provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

The Zoning Ordinance requires any outside storage area in the (M-2S) zone be paved and screened. There is a large outside storage area behind and along the south side of the building on Parcel 2. Staff recommends the area be paved and screened to meet Zoning Ordinance requirements.

2. Parking/Circulation

There are three driveway entrances/exits off of Ramona Avenue and one driveway entrances/exits off of Power Inn Road for the site. The parking will be located in the front of the buildings for both Parcels and also to the rear of the building on Parcel 2. There are parking stalls along the south property line that are existing parallel parking stalls. There are 28 existing spaces on Parcel 1 and 115 spaces on Parcel 2. A total of 88 spaces are required for Parcel 1 based on the Zoning Ordinance requirement of one space for 400 square feet of office (78 spaces required) and one space for every 1,000 square feet of warehouse (10 spaces required). The applicant is requesting a Variance to locate the additional 66 required parking spaces on Parcel 2. The applicant is agreeable to recording an easement with the City as a third party for the required parking area on Parcel 2. Parcel 2 is required to have a total of 53 spaces. Staff recommends the parking layout be designed to have 40 percent compact parking as allowed by the Zoning Ordinance to yield additional parking spaces and to eliminate any new parallel parking spaces proposed on Parcel 2. Additionally, staff recommends the refurbished parking area on Parcel 2 meet Zoning Ordinance requirements for stall size and maneuvering area. Staff supports the variance because the parking will be provided on the adjacent property and the parking area will become permanent by a recorded easement.

### 3. Special Permit

The Zoning Ordinance requires a Planning Commission Special Permit for office use that exceeds 10,000 square feet and 25 percent of the total gross floor area in the (M-2) zone. As previously discussed, the office area has existed prior to the enactment of the Zoning Ordinance requirement. The current percentage of office area is 37 percent for the single parcel. After the lot split the office percentage on Parcel 1 will be 76 percent. The office area will remain at 31,275 square feet for the buildings on Parcel 1. Staff supports the Special Permit because the actual square footage of office space will remain the same and the office space existed prior to the requirement for a Special Permit.

#### D. Building Design

There are two existing buildings on Parcel 1 and one existing building on Parcel 2 that will remain. The buildings on Parcel 1 are concrete tilt-up with a metal roof. The buildings are two stories in height. The single story warehouse building on Parcel 2 is constructed with a wood frame on concrete piers. There are no proposed changes, expansions, or modifications to the existing buildings as a part of this application.

#### PROJECT REVIEW PROCESS:

##### A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared.

##### B. Public/Neighborhood/Business Association Comments

There are no established neighborhood or business associations in the area of the proposed project.

##### C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Their comments received were relating to standard improvements and are incorporated into the conditions attached in the resolution for the tentative map.

##### D. Subdivision Review Committee Recommendation

On October 6, 1993, the Subdivision Review Committee, by a vote of three ayes, voted to recommend approval of the proposed subdivision subject to the conditions in the attached Tentative Map Resolution.

**PROJECT APPROVAL PROCESS:** Of the entitlements below, Planning Commission has the authority to approve or deny them all. 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 approval of the proposed development for the following reasons:

- o The proposed industrial project will be consistent with the General Plan designation and policies.
- o The proposed project will provide adequate parking for the office use on the adjacent site.
- o The proposed project will provide adequate setbacks, screening, and is compatible with adjacent industrial development.

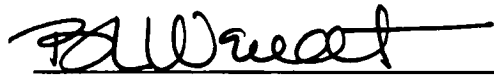
Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration
- B. Adopt the attached Resolution approving the Tentative Map to subdivide 4.2± developed acres into two lots.
- C. Adopt the attached Resolution approving the Special Permit to exceed the 25 percent office use allowed in the (M-2) zone by allowing 76 percent office use for a total of 31,275± square feet within a 40,975± square foot building.
- D. Adopt the attached Resolution approving the Variance to locate 60 parking spaces off-site on an adjacent parcel.

Report Prepared By,

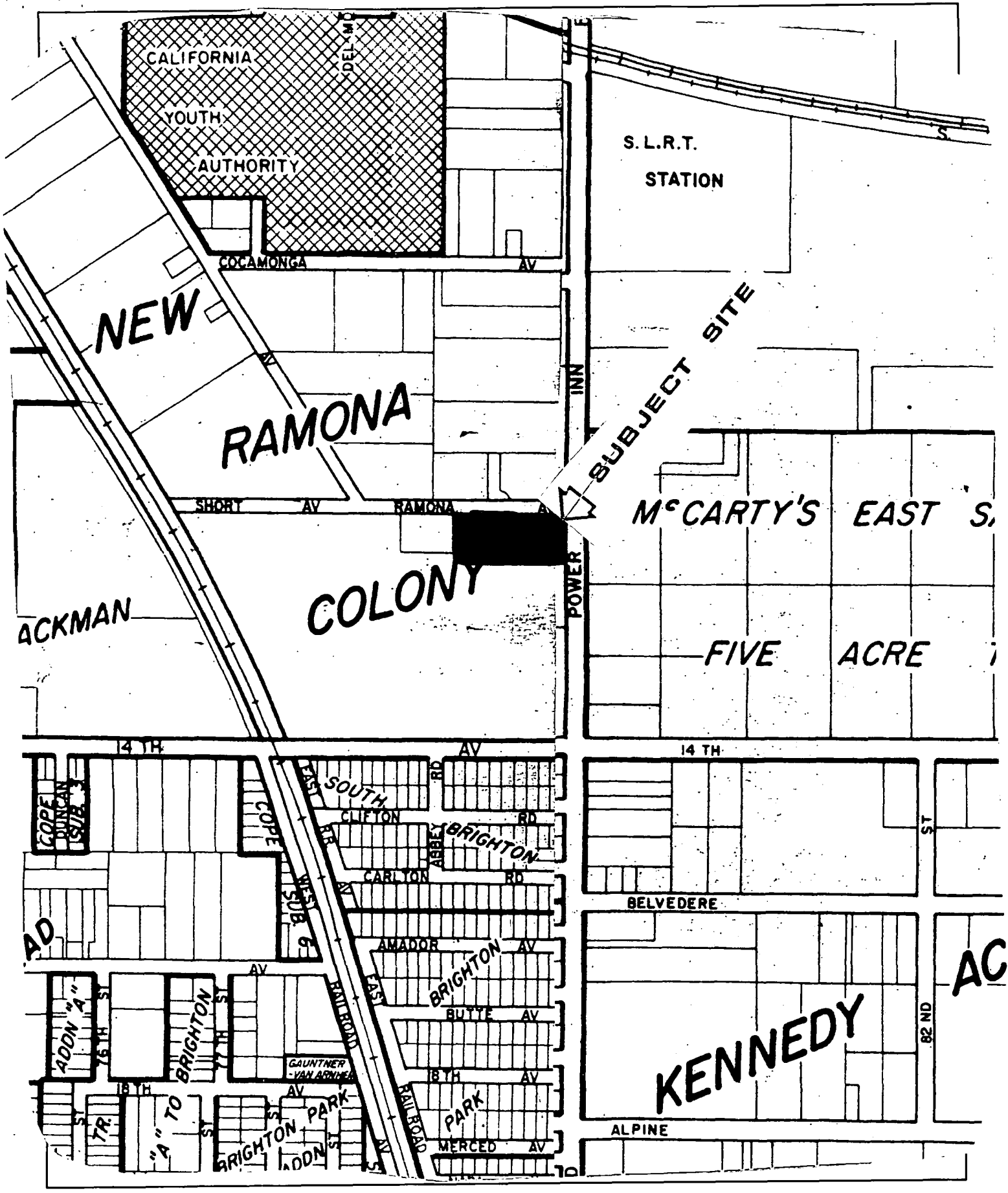
Report Reviewed By,

\_\_\_\_\_  
Sandra L. Yope  
Assistant Planner

  
\_\_\_\_\_  
Barbara L. Wendt  
Senior Planner

Attachments

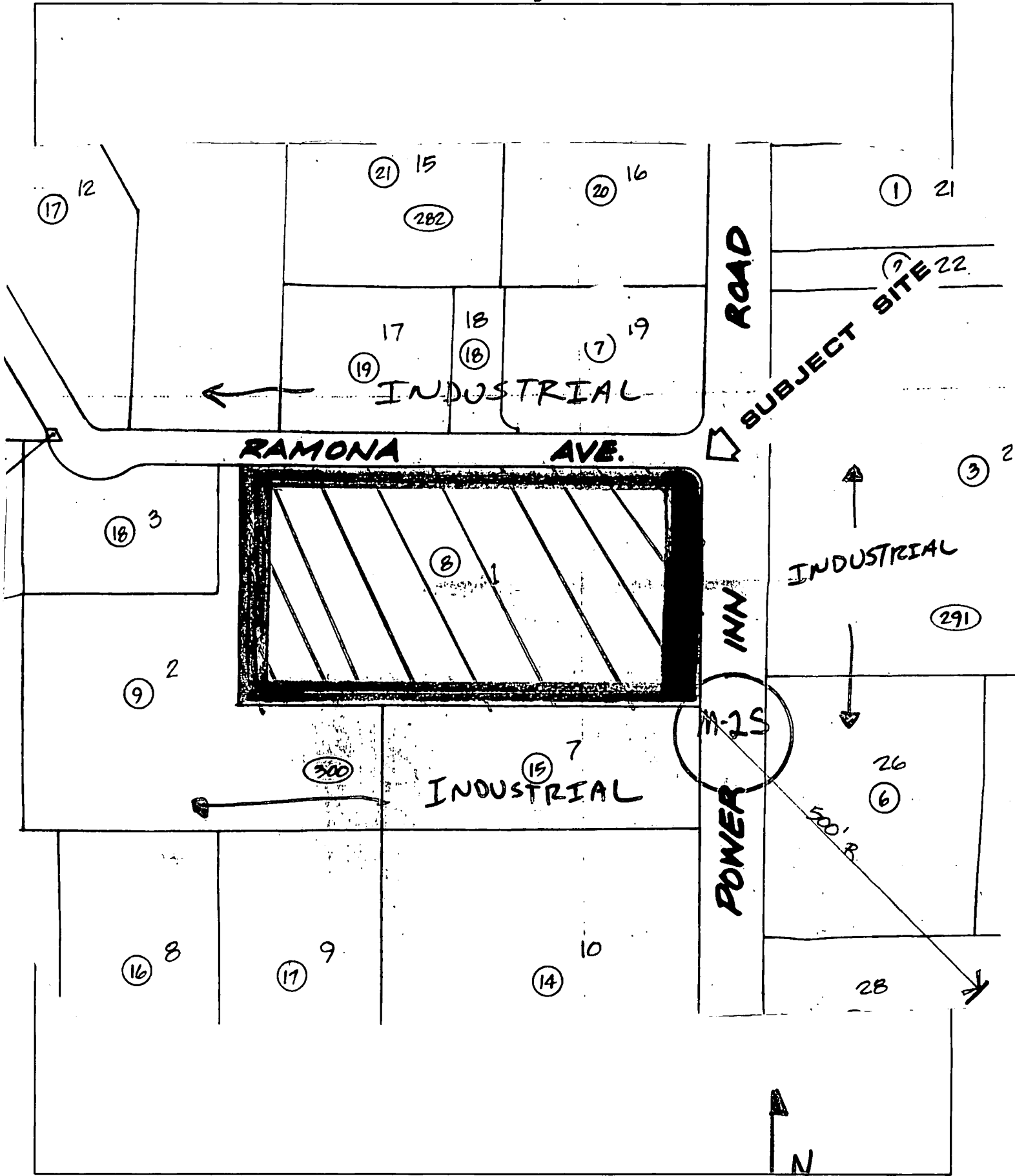
Attachment 1	Vicinity Map
Attachment 2	Land Use and Zoning Map
Attachment 3	Resolution for Tentative Map
Exhibit A	Tentative Map
Attachment 4	Resolution for Special Permit
Exhibit B	Site Plan
Exhibit C	Floor Plans
Attachment 5	Resolution for Variance



VICINITY MAP

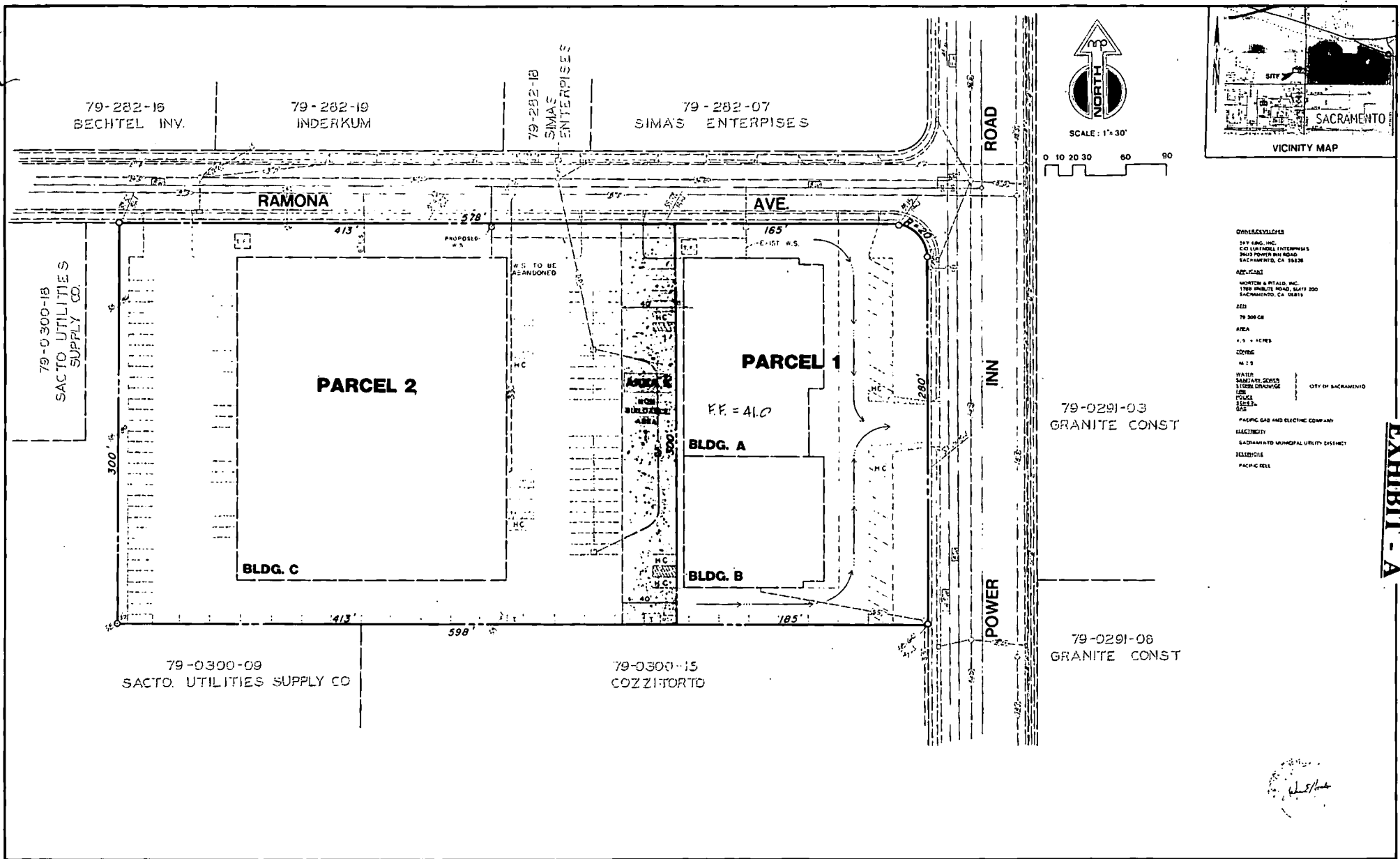


ATTACHMENT 2



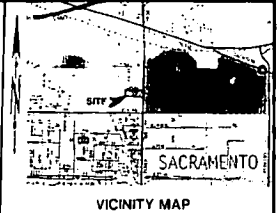
LAND USE & ZONING MAP

50AK E6d



SCALE: 1"=30'

0 10 20 30 60 90



CONVEYANCES

SAY & CO. INC.  
C/O LUTFEL ENTERPRISES  
3843 POWER INN ROAD  
SACRAMENTO, CA 95828

APPLICATION

MORTON & PITALO, INC.  
1788 HUBBARD ROAD, SUITE 100  
SACRAMENTO, CA 95811

79-0000

AREA

4.5 ACRES

COVER

44.5%

WATER  
SANITARY SEWERS  
FLOOD DRAINAGE

FOR  
CIVIL  
ENGINEER

CITY OF SACRAMENTO

PACIFIC GAS AND ELECTRIC COMPANY

ELECTRICITY

SACRAMENTO MEMORIAL UTILITY DISTRICT

ILLINOIS

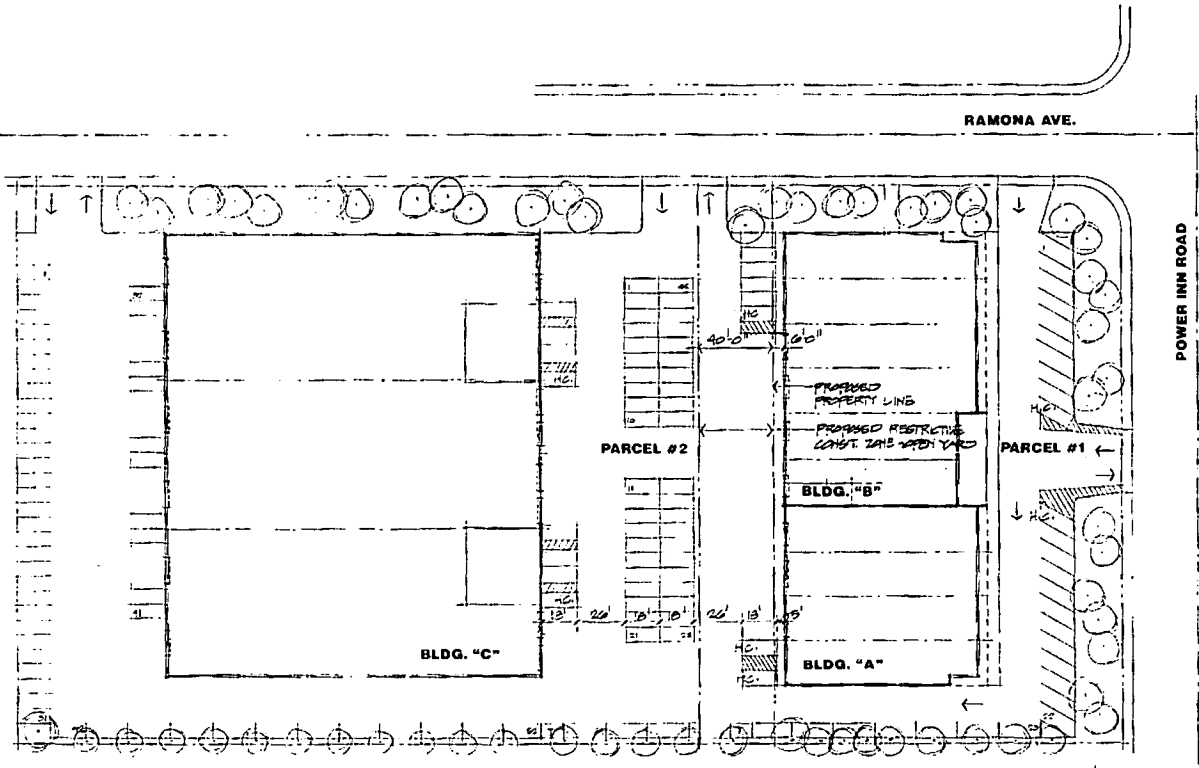
PACIFIC BELL

EXHIBIT - A

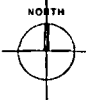
REVISIONS			SCALE:	BENCH MARK	COMPUTED	<b>MORTON &amp; PITALO, INC.</b> CIVIL ENGINEERING · PLANNING · SURVEYING	<b>TENTATIVE PARCEL MAP</b> <b>FOR</b> <b>3600 POWER INN ROAD</b> CITY OF SACRAMENTO	DATE
NO.	DESCRIPTION	APPRO.	HORIZ. 1"	DESIGNED	JUNE 1993			
			VERT. 1"	DRAWN	GNBYT			
				PROJ. ENGR.	OF			

JOB NO. 930087

pg 3-105



**SITE PLAN**  
SCALE: 1" = 30'-0"  
0 10 20 30 40 50



**PROJECT DEVELOPMENT DATA**

EXISTING USE:

EXISTING SITE AREA: +/- 176,592 SQ. FT. = 4.0 ACRES PARCEL #1 & 2

EXISTING ZONING: M2-S

EXISTING SITE COVERAGE:

BLDG. A & B	26,460 SQ. FT.
BLDG. C	48,000 SQ. FT.
TOTAL	74,460 SQ. FT. = 42.1%

BUILDING "A & B"

OFFICE USE:	31,276 SQ. FT.
WHSE. USE:	9,700 SQ. FT.
TOTAL	40,976 SQ. FT.

BUILDING "C"

OFFICE USE:	2,000 SQ. FT.
WHSE. USE:	48,000 SQ. FT.
TOTAL	50,000 SQ. FT.

REQUIRED PARKING:

OFFICE USE @ 1 CAR PER 400 SQ. FT.	= 83 CARS
WHSE. USE @ 1 CAR PER 1,000 SQ. FT.	= 58 CARS
TOTAL	141 CARS

PARKING PROVIDED:

STANDARD:	134 CARS
HANDICAP:	5 CARS
H.C. LOADING:	3 CARS
TOTAL	143 CARS

REVISIONS

△	
△	
△	
△	
△	

OWNERSHIP OF DOCUMENTS  
THIS DOCUMENT, AND THE IDEAS AND  
DESIGNS INCORPORATED HEREIN, IS AN  
INSTRUMENT OF PROFESSIONAL SERVICE,  
IS THE PROPERTY OF:  
ROY MARSHALL ARCHITECT, A.I.A.,  
AND IS NOT TO BE USED IN WHOLE OR IN  
PART FOR ANY OTHER PROJECT WITHOUT  
THE WRITTEN AUTHORITY OF ROY MARSHALL.  
© COPYRIGHT 1993

PLANNING  
CONSULTING  
ARCHITECTURE  
**ROY MARSHALL  
ARCHITECT  
A.I.A.**  
3600 POWER INN ROAD  
SUITE 100  
SACRAMENTO, CALIFORNIA 95834  
TEL. 916-454-8400  
FAX 916-454-8400

PROJECT:  
**LUKENBILL  
ENTERPRISES  
3600  
POWER INN ROAD**



DRAWING TITLE:  
**SITE PLAN  
& PROJECT  
DEVELOPMENT  
DATA**

DATE:  
JUNE, 1993

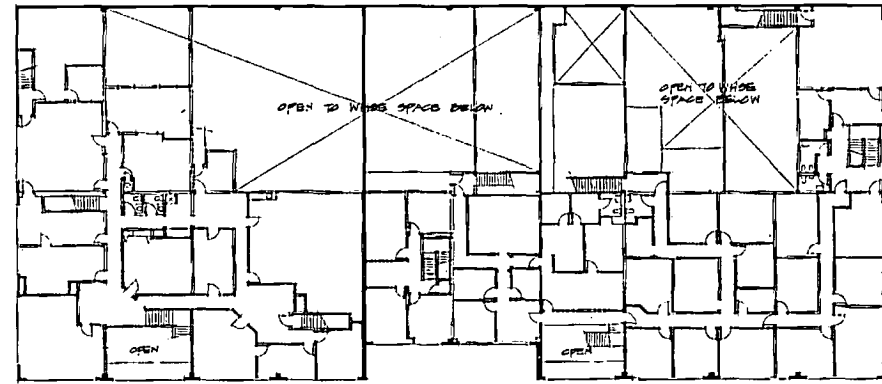
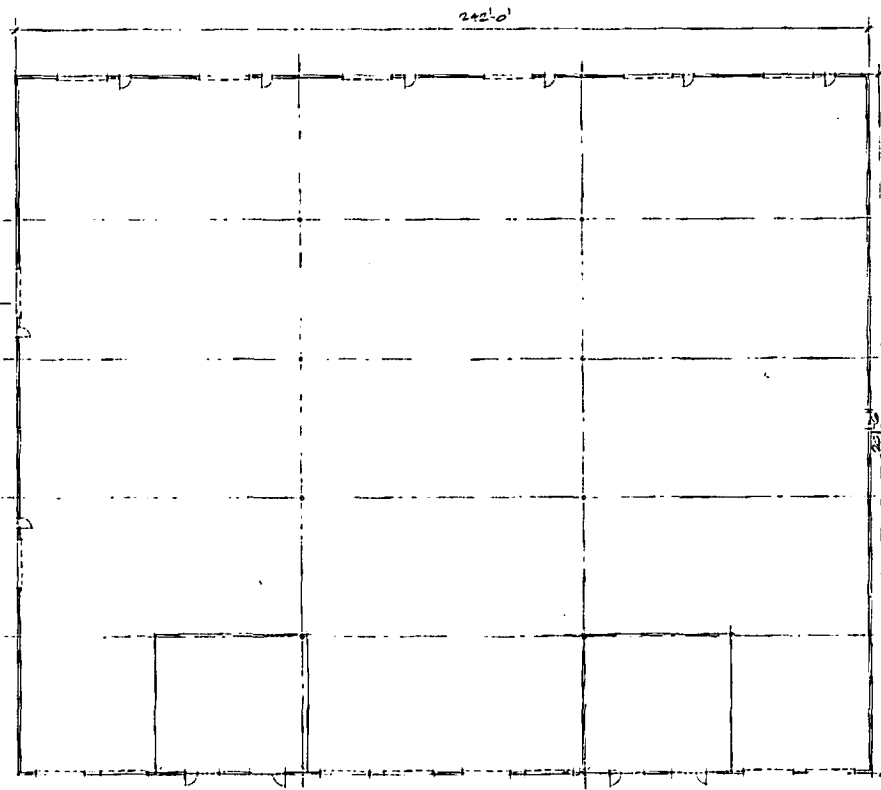
SCALE:  
1" = 30'-0"

DRAWING NO.

**A-1**

**EXHIBIT - B**

P93-105

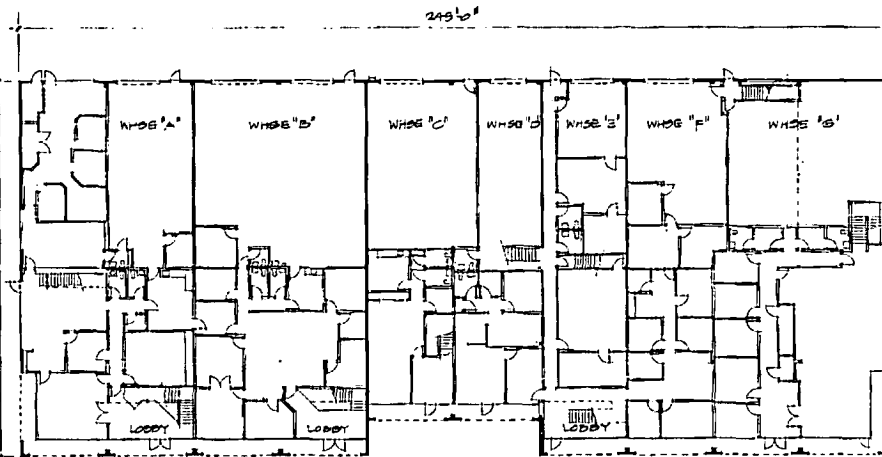


**BLDG. "A"**

**BLDG. "B"**

**SECOND FLOOR PLAN**

SECOND FLOOR  
 TOTAL GROSS BUILDING AREA = 25,973 SQ. FT.  
 TOTAL GROSS OFFICE AREA = 16,293 SQ. FT.  
 TOTAL GROSS UPPER WHSE. = 9,680 SQ. FT.



**BLDG. "A"**

**BLDG. "B"**

**GROUND FLOOR PLAN**

TOTAL GROSS BUILDING AREA = 24,882 SQ. FT.  
 TOTAL GROSS OFFICE AREA = 14,982 SQ. FT.  
 TOTAL GROSS WHSE/STORAGE = 9,700 SQ. FT.

TOTAL GROSS BUILDING AREA = 40,975 SQ. FT.  
 TOTAL GROSS OFFICE AREA = 31,275 SQ. FT.  
 TOTAL GROSS WHSE/STORAGE = 9,700 SQ. FT.

SCALE: 1/16" = 1'-0"  
 0 4 8 12 16 20

REVISIONS

△	
△	
△	
△	
△	

OWNERSHIP OF DOCUMENTS  
 THIS DOCUMENT, AND THE IDEAS AND  
 CONCEPTS INCORPORATED HEREIN, ARE THE  
 PROPERTY OF ROY MARSHALL ARCHITECT  
 A.J.A. AND IS NOT TO BE REPRODUCED OR  
 TRANSMITTED IN ANY FORM OR BY ANY  
 MEANS, ELECTRONIC OR MECHANICAL,  
 INCLUDING PHOTOCOPYING, RECORDING,  
 OR BY ANY INFORMATION STORAGE AND  
 RETRIEVAL SYSTEM, WITHOUT THE WRITTEN  
 PERMISSION OF ROY MARSHALL ARCHITECT  
 A.J.A.

© COPYRIGHT 1992

ROY MARSHALL  
 ARCHITECT  
 A.J.A.

3600 POWER INN ROAD  
 SUITE 200  
 SACRAMENTO, CALIFORNIA 95828  
 TEL: 484-8200  
 FAX: 484-8201

PROJECT  
**LUKENBILL  
 ENTERPRISES**  
**3600  
 POWER INN ROAD**



3600 POWER INN ROAD  
 SUITE 200  
 SACRAMENTO, CALIFORNIA 95828  
 (916) 484-8200

DRAWING TITLE:  
 EXISTING  
 OFFICE/WHSE  
 LAYOUTS

DATE:  
 JUNE, 1992

SCALE:  
 1/16" = 1'-0"

DRAWING NO.  
**A-2**

EXHIBIT - C

