

# CITY PLANNING COMMISSION

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

APPLICANT	Sacramento Architectural Services, 1300 Ethan Way, #555, Sac., CA 95825		
OWNER	JOHN BANCHERO, 601 University Avenue, Suite #285, Sac., CA 95825		
PLANS BY	Sacramento Architectural Services, 1300 Ethan Way, #555, Sac., CA 95825		
FILING DATE	11/12/87	ENVIR. DET.	11/20/87 Neg. Dec.
ASSESSOR'S-PCL. NO.	250-0028-003-004,005,006,011,012,013		
REPORT BY	FG/vf		

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to allow six office/warehouse buildings in the Norwood Tech PUD.
  - C. Schematic Plan Amendment to eliminate one of seven buildings.

**LOCATION:** Area bounded by Opportunity Street, Performance Drive, Harris Avenue, Development Drive.

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop six office/warehouse/buildings.

**PROJECT INFORMATION:**

1984 North Sacramento Community Plan Designation:	Labor Intensive
Existing Zoning of Site:	M-1(S)
Existing Land Use of Site:	Vacant

<b>Surrounding Land Use and Zoning:</b>	<b>Setbacks:</b>	<b>Required</b>	<b>Provided</b>
North: Industrial; M-1(S)	Front:	25'	25'
South: Vacant; M-1(S)	Side(Int):		
East : Industrial; M-1(S)	Side(St):		
West : Vacant; M-1(S)	Rear:		

Parking Required:	90 spaces
Parking Provided:	92 spaces
Property Dimensions:	305' x 470'
Property Area:	3.92+ acres
Square Footage of Building:	57,344 sq. ft. total all buildings
Height of Building:	21' - 22'8"
Topography:	Flat
Street Improvements:	Existing
Utilities:	Available to site
Exterior Building Materials:	Concrete tilt-up with ceramic tile inset
Roof Material:	Fiberglass felt roof
Color of Building:	Charcoal gray with red accent stripe and red ceramic tile insets.

**BACKGROUND INFORMATION:** On June 26, 1980, the Planning Commission recommended approval of a general and community plan amendment, the adoption of the PUD Schematic Plan and the PUD Guidelines for the Norwood Tech PUD.

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

A. Land Use/Zoning

The subject site consists of seven vacant lots which total 3.9+ acres. The site is zoned light industrial (M-1(S)) and is designated for labor intensive uses in the 1984 North Sacramento Community Plan. Surrounding land uses include vacant lots and warehouses/offices.

B. Project Description

The applicant is proposing to construct six warehouse/office buildings ranging in size from 8,368 to 10,560 sq. ft. with a total square footage of 57,344 for all six buildings. Approximately 25 percent of the gross square footage will be devoted to office use.

C. Site Plan Design

The buildings are located on the site so that all except one structure would have frontage on a public street. The site consists of seven lots on which the six buildings will be constructed. As proposed, three of the buildings would be constructed across existing property lines. The applicant is aware of the problem and has submitted a lot line adjustment (P88-008) which is scheduled for Commission review on January 14, 1988.

A 25 ft. landscape setback has been indicated along all street frontages consisting of an undulating berm planted with turf and evergreen trees. Planters and tree wells are provided on the interior of the site. It appears that the proposed landscaping should be sufficient to meet the 50 percent shading requirement.

The subject site was originally designated for seven buildings on the PUD Schematic Plan. The applicant is proposing six buildings and proposes the revised schematic site plan attached. Staff does not object to this request.

Trash enclosures are located adjacent to each building. All trash enclosures must be developed to zoning ordinance standards.

D. Parking

The parking proposed on-site exceeds the number required by the PUD Guidelines and Zoning Ordinance ( 90 required, 92 provided). Since the proposed parking will be provided throughout the site, a reciprocal access agreement must be provided.

E. Building Design

The applicant proposes a concrete tilt-up panel with red ceramic tile insets for the buildings. The building exterior would be painted

charcoal gray with a red accent stripe. Storefront windows and entryways would be recessed and building corners would be stepped back from all buildings with street frontage. Loading area and roll-up doors would be oriented towards the interior of the subject site. Buildings would all be one-story in height.

Staff has reviewed the proposed elevations and recommends the following modification:

- \* Redesign the accent inset area to make more compatible with overall building design.

The applicant shall submit the redesign to the Planning Director prior to issuance of building permits.

F. Signage

A sign program was not submitted with the application. All signs shall conform to the PUD Guidelines and the City Sign Ordinance.

G. Agency Review

The project was reviewed by the Traffic Engineer, TSM Coordinator, Public Works, Fire, Police and Regional Transit. The following comment was received:

Police: In order to provide efficient emergency response, we request the following conditions:

1. At each entrance to the park, a diagrammatic representation of the complex (map) showing the location of the viewer and the location of all buildings, by number or address, within the complex.
2. All buildings within the complex shall have their numbers or addresses clearly visible from all public or private access streets.
3. Building addresses or numbers shall be no less than 4 inches in height and of a contrasting color to their background.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant impact on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the special permit subject to conditions and based on Findings of Fact which follow.

C. Approve the PUD Schematic Plan Amendment.

Conditions - Special Permit

1. Prior to issuance of building permits, the applicant shall record a Certificate of Compliance to merge and adjust the subject site property lines.
2. A revised elevation indicating a redesigned accent element shall be submitted for review and approval by the Planning Director prior to issuance of building permits.
3. All signs shall comply with PUD Guidelines and the Sign Ordinance.
4. The driveway shall meet the requirements of the Traffic Engineering Division.
5. The applicant shall submit a reciprocal parking and access agreement to the Planning Director prior to approval of final inspection of the buildings by the Building Division.
6. The project shall comply with all requirements of the Norwood Tech PUD Guidelines.
7. Prior to final building inspection approval, the Planning Director shall inspect the project for compliance with all conditions of the special permit.
- \*Added by Staff 8. *All buildings within the complex shall have their numbers or addresses clearly visible from all public or private access streets.*
- \*Added by Staff 9. *The applicant agrees to commit the building owner to introduce prospective building tenants to the district councilperson and to PIC and SETA to discuss employment possibilities for area residents.*

Findings of Fact

1. The special permit, as conditioned, is based upon sound principles of land use, in that:
  - a. the project provides adequate parking and landscaping; and
  - b. the project is compatible with surrounding industrial land uses.

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 complies with setback, lot coverage and other requirements of the Norwood Tech PUD.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for labor intensive, office, commercial and light industrial uses by the 1984 North Sacramento Community Plan, and the proposed warehouse use conforms with the plan designation and the Norwood Tech PUD Schematic Plan.

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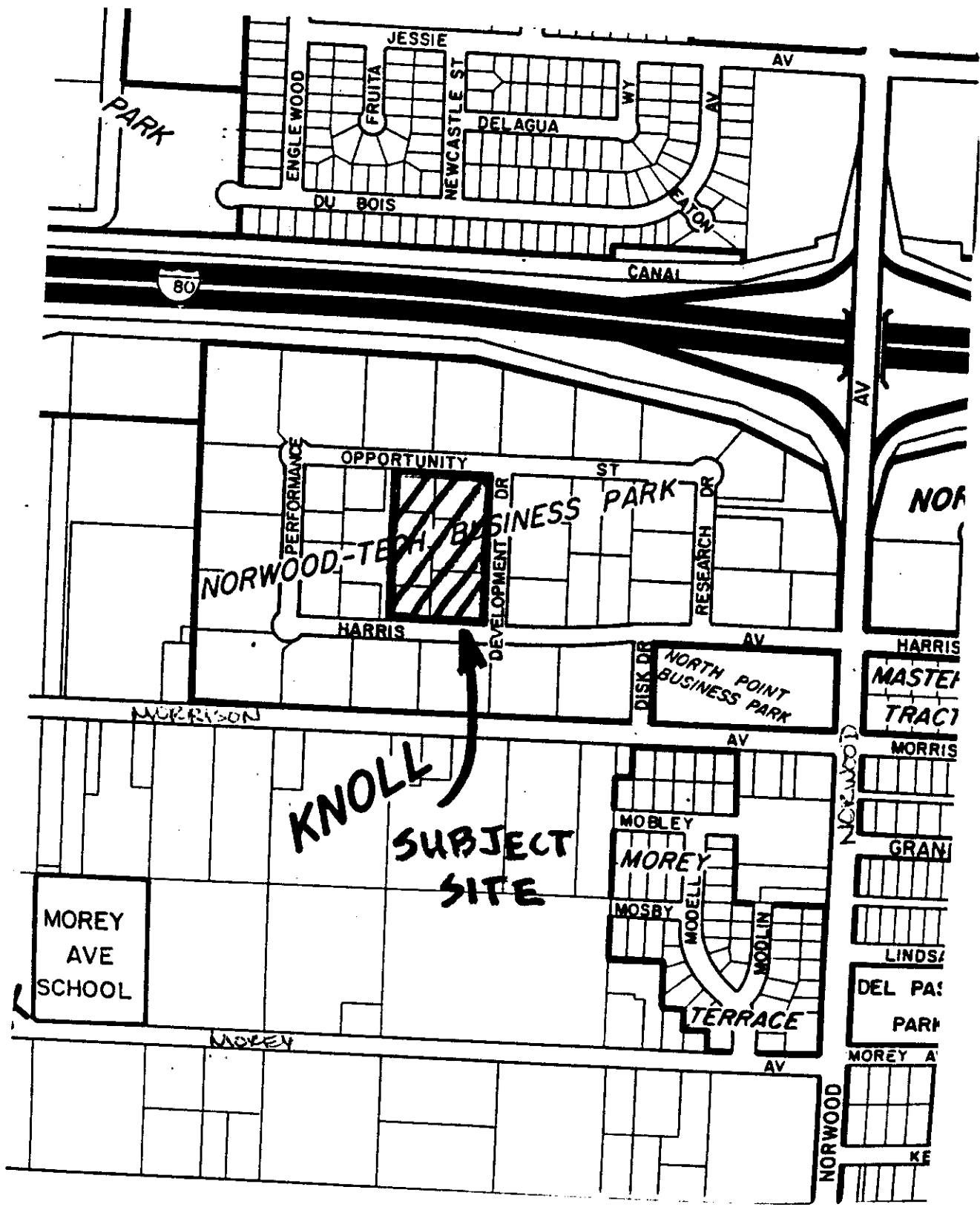
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7. Prior to final building inspection approval, the Planning Director shall inspect the project for compliance with all conditions of the special permit.

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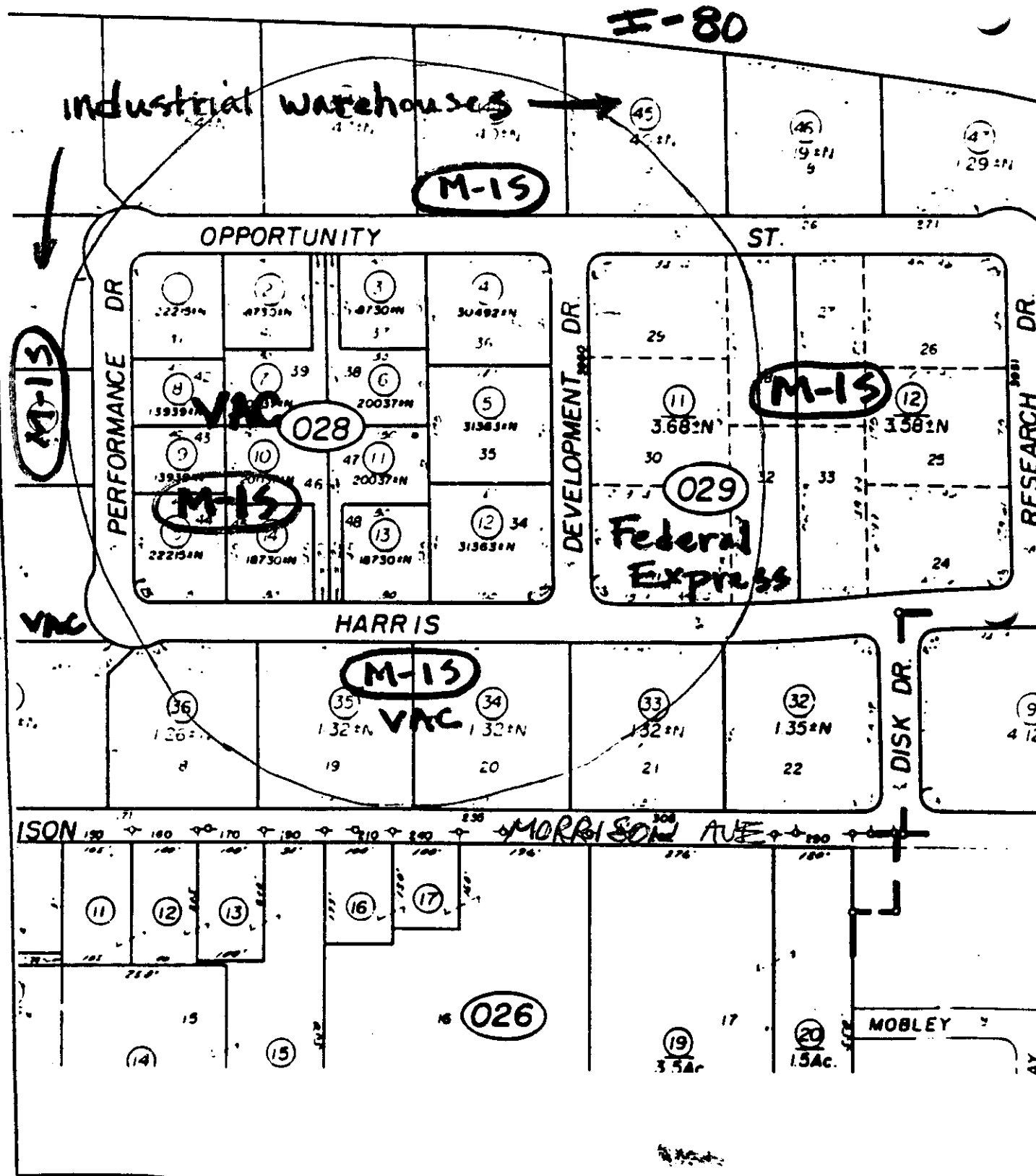


VICINITY MAP

PF7-466

12-17-87

16



# LAND USE & ZONING MAP



**NOTES**

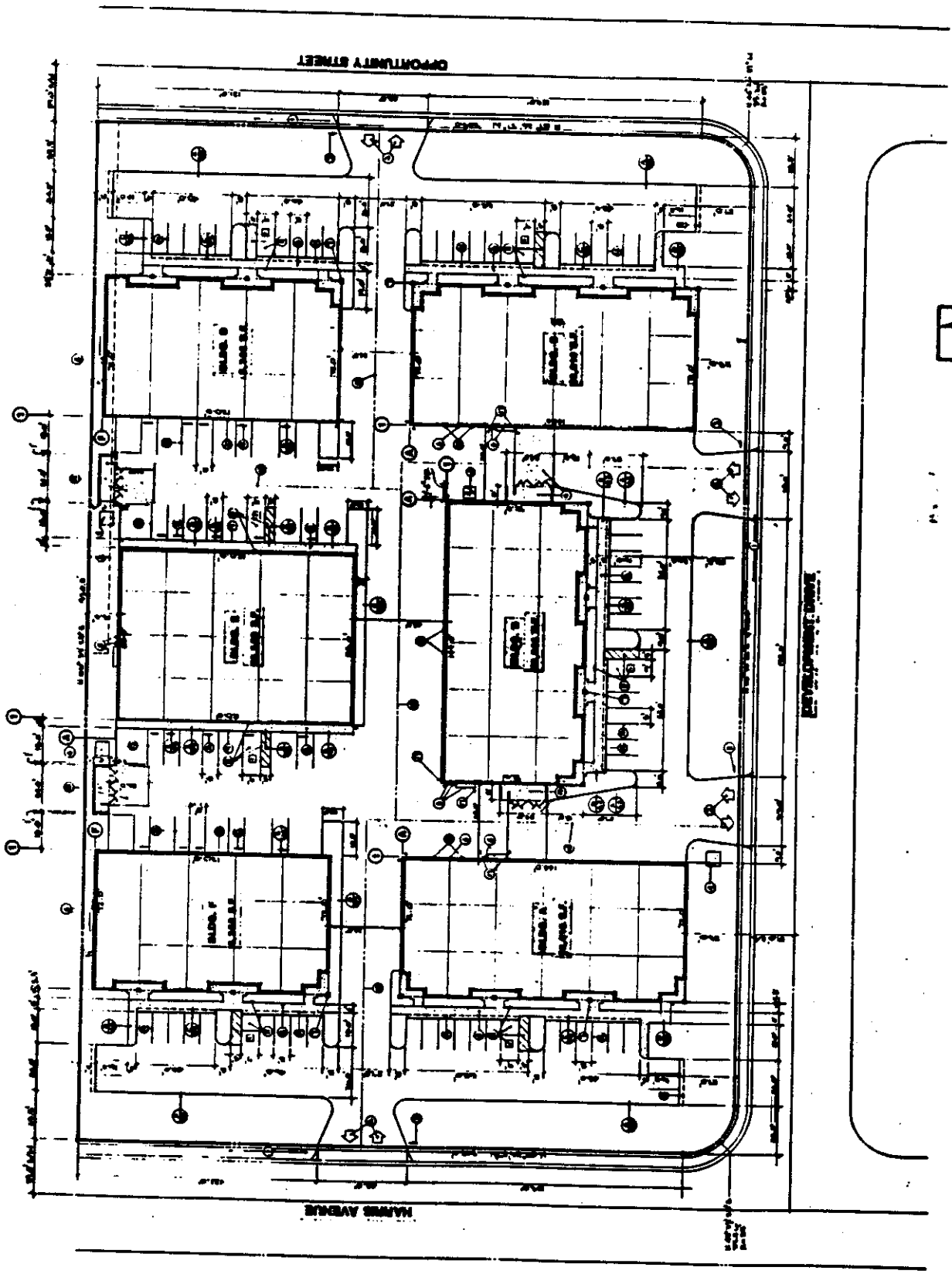
1. SEE SHEET 101 FOR GENERAL NOTES.
2. SEE SHEET 102 FOR GENERAL NOTES.
3. SEE SHEET 103 FOR GENERAL NOTES.
4. SEE SHEET 104 FOR GENERAL NOTES.
5. SEE SHEET 105 FOR GENERAL NOTES.
6. SEE SHEET 106 FOR GENERAL NOTES.
7. SEE SHEET 107 FOR GENERAL NOTES.
8. SEE SHEET 108 FOR GENERAL NOTES.
9. SEE SHEET 109 FOR GENERAL NOTES.
10. SEE SHEET 110 FOR GENERAL NOTES.

**Sacramento Architectural Services**  
 2300 Bethan Way, Suite 555  
 Sacramento, CA 95833  
 916/327-1555

**NORWOOD TECH BUSINESS PARK**  
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

FOR BANCHELD COMPANY

DATE: 11-1-87  
 SHEET NO. 1A-2 OF 2



**SITE PLAN**

P87-466

12-17-87

Item 16

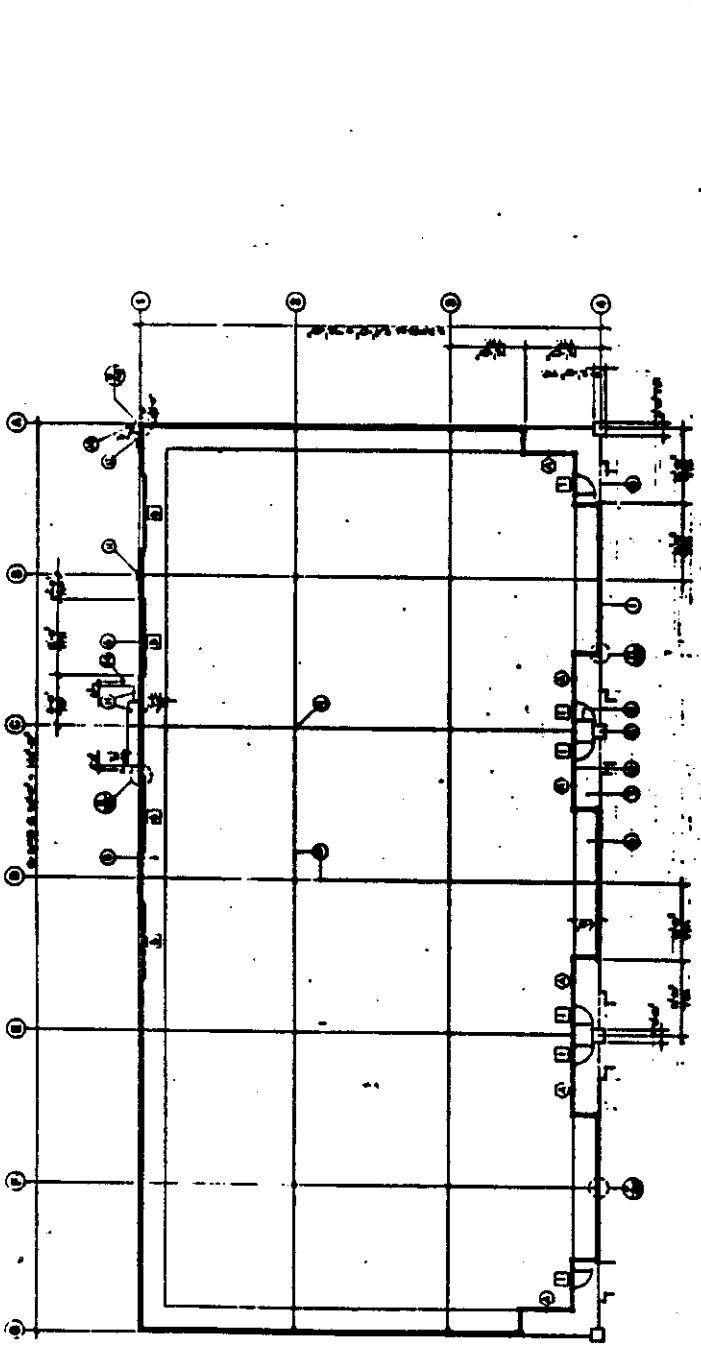


**SACRAMENTO ARCHITECTURAL SERVICES**  
 11200 Littlefield Way, Suite 555  
 Folsom, CA 95630  
 916-927-1555

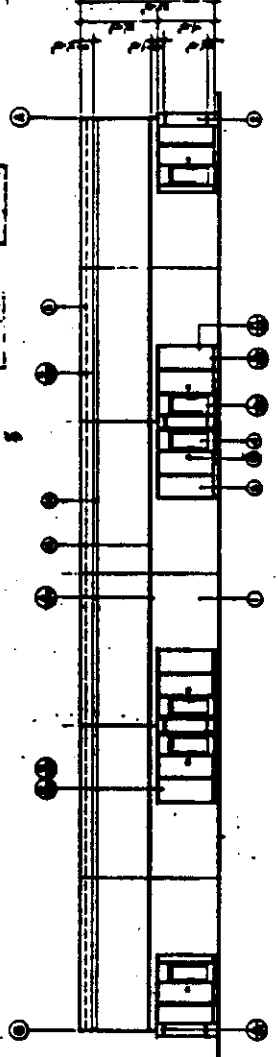
**Sacramento Architectural Services**  
 11200 Littlefield Way, Suite 555  
 Folsom, CA 95630  
 916-927-1555

**NORWOOD TECH BUSINESS PARK**  
 1000 PARKWAY  
 SACRAMENTO, CALIFORNIA  
 FOR RENT/LEASE

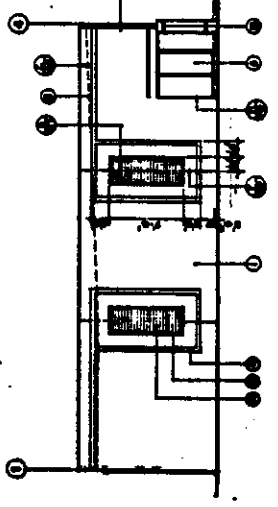
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 FOLSOM, CA 95630  
 916-927-1555**



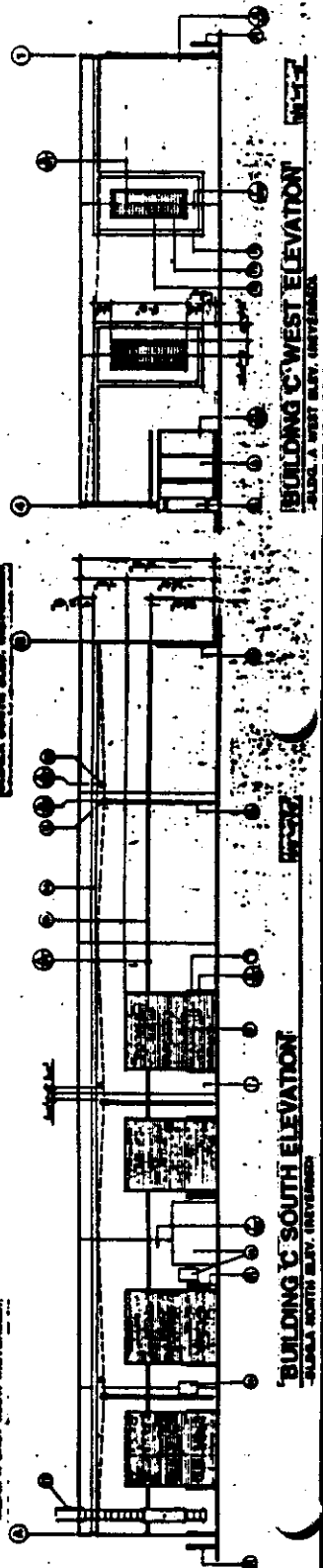
**BUILDING C FLOOR PLAN** SHEET 101-112



**BUILDING C NORTH ELEVATION** SHEET 101-113



**BUILDING C EAST ELEVATION** SHEET 101-114



**BUILDING C WEST ELEVATION** SHEET 101-115

787-466

12-17-87

Item 16



11/11/87

SACRAMENTO ARCHITECTURAL SERVICES  
 11300 FIFTH WAY, SUITE #83  
 SACRAMENTO, CA 95834  
 (916) 927-1555

Sacramento Architectural Services  
 11300 FIFTH WAY, SUITE #83  
 SACRAMENTO, CA 95834  
 (916) 927-1555

NORWOOD TECH  
 BUSINESS PARK

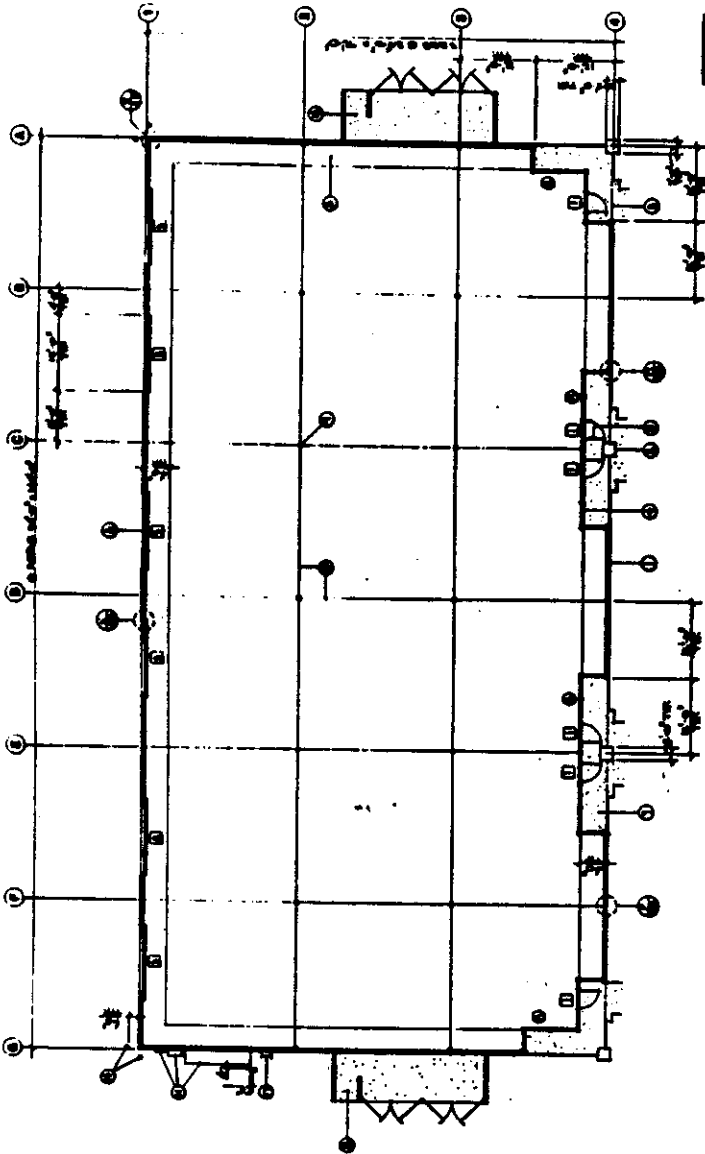
4000 S. JENSEN AVENUE  
 SACRAMENTO, CALIFORNIA

FOR: BAUERFIELD COMPANY

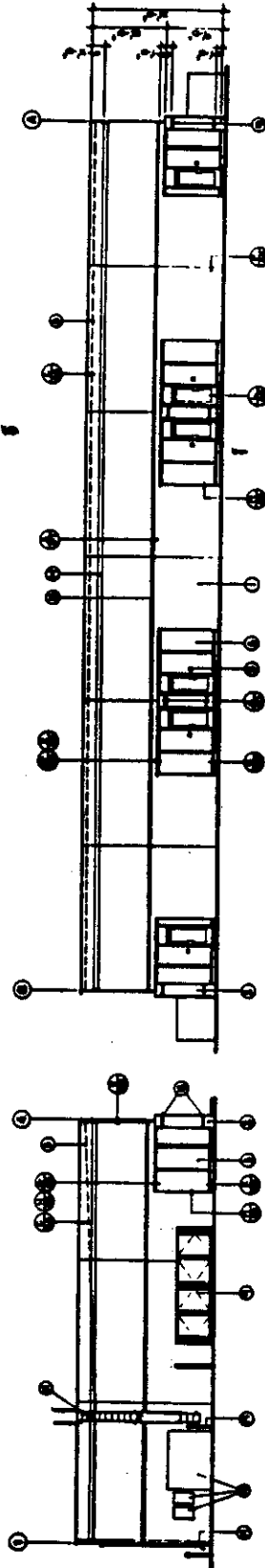
BUILDING B FLOOR PLAN  
 & EXTERIOR ELEVATIONS

SHEET NO. 1A-5  
 OF 5

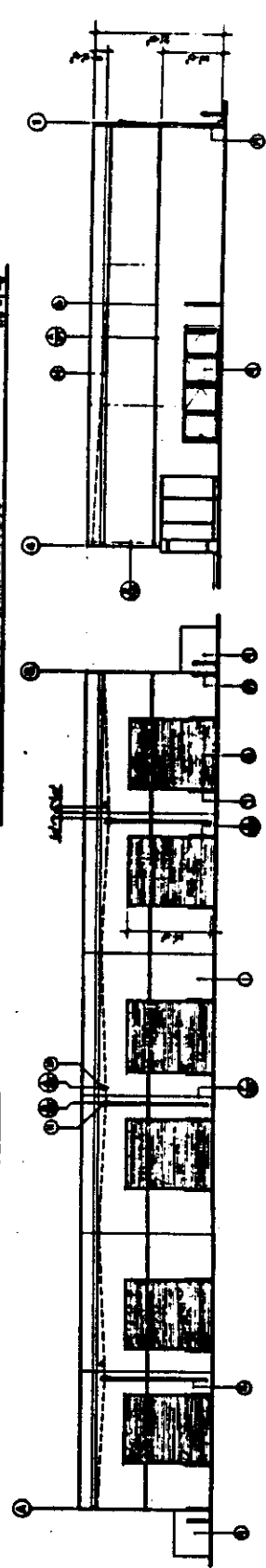
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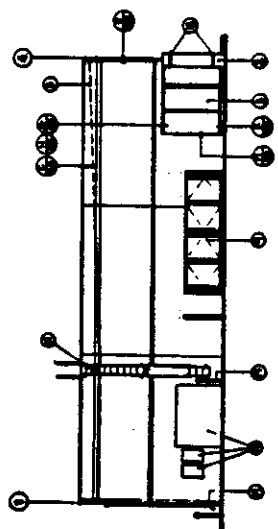
BUILDING B FLOOR PLAN



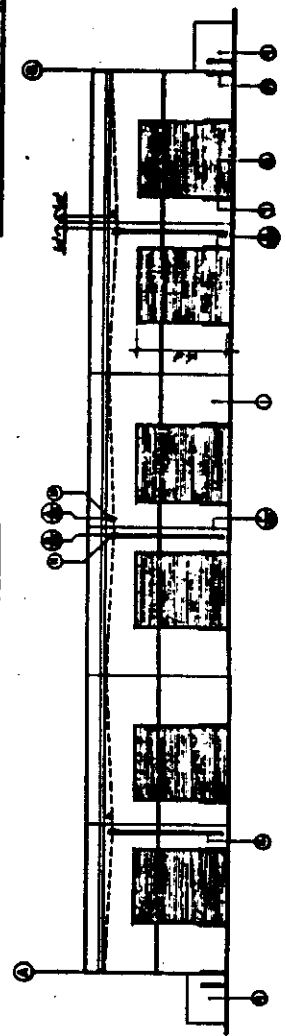
BUILDING B EAST ELEVATION



BUILDING B NORTH ELEVATION



BUILDING B SOUTH ELEVATION

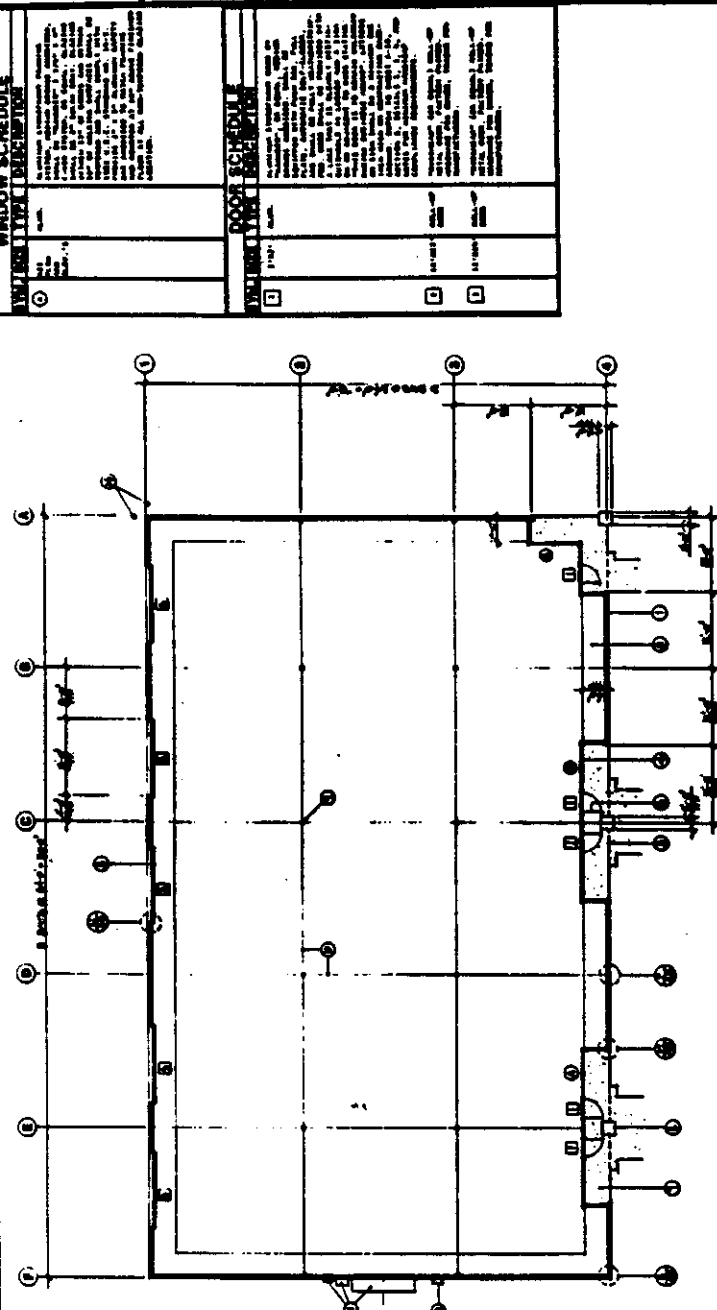


BUILDING B WEST ELEVATION

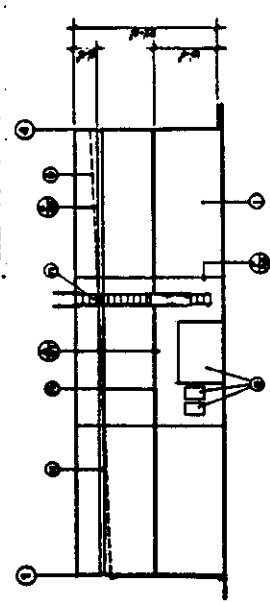
P87-466

12-17-87

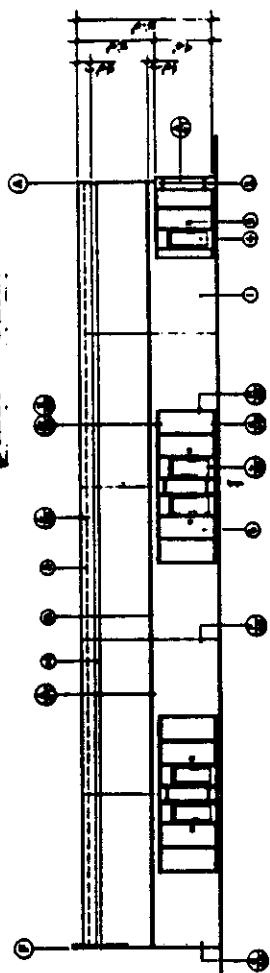
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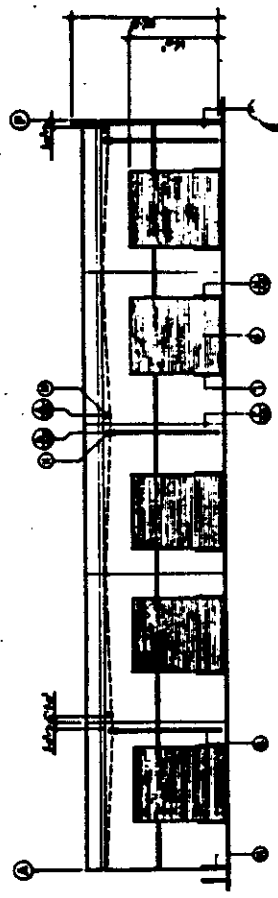
**BUILDING F FLOOR PLAN**  
BUILDING F FLOOR PLAN (REVERSED)



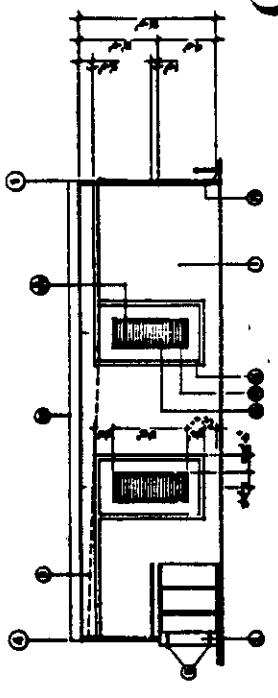
**BUILDING F WEST ELEVATION**  
BUILDING F WEST ELEV. (REVERSED)



**BUILDING F SOUTH ELEVATION**  
BUILDING F SOUTH ELEV. (REVERSED)



**BUILDING F NORTH ELEVATION**  
BUILDING F NORTH ELEV. (REVERSED)



**BUILDING F EAST ELEVATION**  
BUILDING F EAST ELEV. (REVERSED)

WINDOW TYPE	DESCRIPTION
1	1' x 2' SINGLE GLASS UNIT WITH ALUMINUM FINISH
2	2' x 4' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
3	4' x 6' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
4	6' x 8' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
5	8' x 10' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
6	10' x 12' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
7	12' x 14' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
8	14' x 16' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
9	16' x 18' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
10	18' x 20' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
11	20' x 22' DOUBLE GLASS UNIT WITH ALUMINUM FINISH
12	22' x 24' DOUBLE GLASS UNIT WITH ALUMINUM FINISH



**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. FINISHES TO BE AS SHOWN ON SCHEDULES.

3. REFER TO SCHEDULES FOR MATERIALS AND FINISHES.

4. REFER TO SPECIFICATIONS FOR CONSTRUCTION DETAILS.

5. REFER TO MECHANICAL AND ELECTRICAL SCHEDULES FOR SYSTEMS.

6. REFER TO STRUCTURAL SCHEDULE FOR BEAMS AND COLUMNS.

7. REFER TO ROOF SCHEDULE FOR ROOFING SYSTEM.

8. REFER TO EXTERIOR SCHEDULE FOR CURBS AND WALKWAYS.

9. REFER TO INTERIOR SCHEDULE FOR PARTITIONS AND WALLS.

10. REFER TO CEILING SCHEDULE FOR CEILING SYSTEM.

11. REFER TO FLOOR SCHEDULE FOR FLOORING SYSTEM.

12. REFER TO STAIR SCHEDULE FOR STAIRS.

13. REFER TO ELEVATOR SCHEDULE FOR ELEVATOR.

14. REFER TO MECHANICAL ROOM SCHEDULE FOR MECHANICAL ROOM.

15. REFER TO ELECTRICAL ROOM SCHEDULE FOR ELECTRICAL ROOM.

16. REFER TO PLUMBING ROOM SCHEDULE FOR PLUMBING ROOM.

17. REFER TO HAZARDOUS WASTE ROOM SCHEDULE FOR HAZARDOUS WASTE ROOM.

18. REFER TO STORAGE ROOM SCHEDULE FOR STORAGE ROOM.

19. REFER TO OFFICE SCHEDULE FOR OFFICES.

20. REFER TO LABORATORY SCHEDULE FOR LABORATORIES.

21. REFER TO STORAGE SCHEDULE FOR STORAGE.

22. REFER TO MECHANICAL SCHEDULE FOR MECHANICAL.

23. REFER TO ELECTRICAL SCHEDULE FOR ELECTRICAL.

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29. REFER TO STORAGE SCHEDULE FOR STORAGE.

30. REFER TO MECHANICAL SCHEDULE FOR MECHANICAL.

**Sacramento Architectural Services**

3300 Estlin Way, Suite 555  
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 (916) 927-1555

**NORWOOD TECH BUSINESS PARK**

1000 KALAMAZOO  
 SACRAMENTO, CALIFORNIA  
 FOR SACRAMENTO COMPANY

DATE: 12-17-87  
 DRAWING NO. 12-17-87  
 SHEET NO. 11-9-87

SCALE: 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"



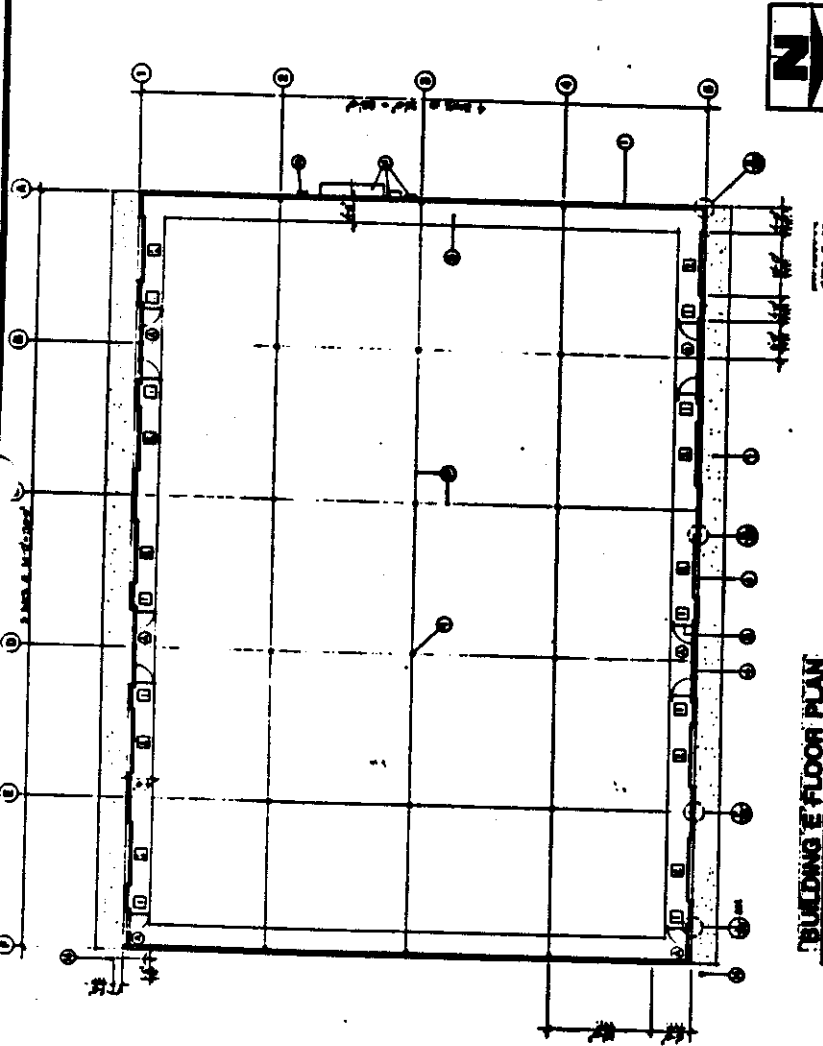
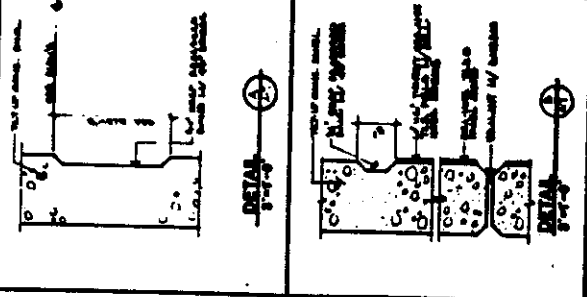
**Sacramento Architectural Services**  
 2300 E. Ivan Way, Suite 1555  
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 916-927-1555

**NORWOOD TECH BUSINESS PARK**  
 LOW RISE OFFICE BUILDING  
 SACRAMENTO, CALIFORNIA  
 FOR BANCHEID COMPANY

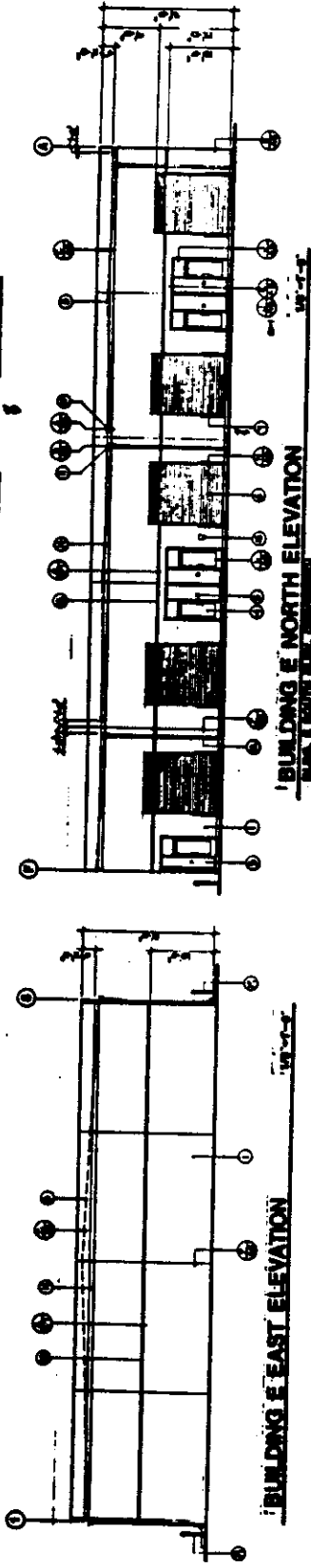
**PROJECT NO. 1-88-077**  
**DATE 11-1-87**

**Sheet No. A-7**

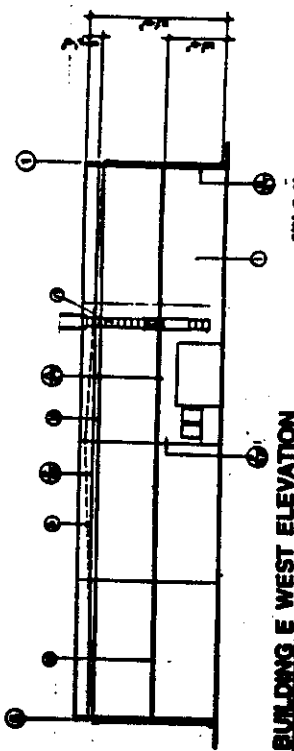
**BUILDING E FLOOR PLAN AND ELEVATIONS**



**BUILDING E FLOOR PLAN**



**BUILDING E NORTH ELEVATION**



**BUILDING E WEST ELEVATION**

P87-466

12-17-87

Item 16



