

P97-076 - Tenco Rental Services

- REQUEST:
- A. Environmental Determination: Categorical Exemption 15301&15304
 - B. Variance to reduce the minimum 25 foot landscape setback requirement to 10 feet for the expansion of an existing industrial business on 5.04 ± acres along Fruitridge Road and South Watt Avenue in the Heavy Industrial (M-2S) zone;
 - C. Variance to waive the required paving requirement on a portion of the site for an existing business with heavy vehicle equipment parking on 5.04 ± acres in the M-2S;
 - D. Variance to waive a portion of the screening requirement for equipment storage and wash area in the M-2S zone;

LOCATION: 8900 Fruitridge Road
APN: 062-030-022
Council District 6

APPLICANT:	Tenco Rental Services, Jerry Derego, 991-8317
OWNER:	James Walker, P.O. Box 400, Bellevue, Idaho
PLANS BY:	Jack Kersten, Consulting Engineers 11481 Sunrise Gold Circle, Rancho Cordova 95742
APPLICATION FILED:	July 25, 1997
STAFF CONTACT:	Bridgette Williams, 264-5000

SUMMARY:

The applicant proposes to operate a heavy vehicle equipment rental and sales business (Tenco Rental Services) with a wash area on 5.04± partially developed acres in the Heavy Industrial M-2S zone, located at 8900 Fruitridge Road. The applicant has indicated that Tenco has recently occupied the existing 1,200 sqft. office building (structural modifications underway) on the site and utilizes the existing 4,000 sqft. warehouse facility on the property. In order to meet the applicant's objectives, the project requires the discretionary planning entitlements described above. In evaluating the project, the basic site plan issues are the amount of landscaping, paving and screening proposed on the site.

RECOMMENDATION

Staff recommends approval of the following Variances subject to conditions:

Variance to waive the required paving requirement for a portion (approx. 3.18 ± acres) of an existing business with heavy vehicle equipment parking;

Variance to waive a portion (west property line, approx. 185 feet back from Fruitridge Road) of the screening requirement for equipment storage and wash area in the M-2S zone;

The justification for approval of the above referenced variances is based on the following:

Paving:

- Heavy vehicle equipment (tracked dumpsters, tractors etc.) weighing roughly 50,000 to 60,000 pds. (loaded and unloaded), with delivery 12-16 times daily, would destroy typical asphaltic concrete or portland cement concrete paved surfaces as required by the City;
- Approximately 1.86 ± acres of paving will be provided on the site to satisfy employee, visitor and emergency vehicle parking, driving and maneuvering areas;

Screening:

- The entire east and south perimeter and portions of the west property (185' waived\280' screened) (abutting existing business and future industrial business) will be screened with cyclone fencing and slats;
- The wash area and portions of the outdoor storage area will be fully screened from South Watt Avenue;

- Required landscaping (including trees) within the 25' landscape setback area will screen and soften (approx. 185 feet) portions of the west side of the storage area without slats;
- The height of the heavy vehicle equipment is roughly 20 feet which can be adequately seen off-site by passing vehicles;

Staff recommends approval of the Variance to waive portions (3.18 ± acres) of the required paving provided that all new and existing parking lots are paved, adequate maneuvering for emergency vehicles is paved and the outdoor retail sales area (equipment - rubber tires) is paved to meet City standards (see staff recommended pavement areas - Exhibit C-2). City staff also supports the request to waive a portion (185' western property line along required paving area) of the required screening for storage areas provided that slats are placed in the east and south cyclone fences, and a portion of the west fence. The slats are primarily required in the illustration attached in Exhibit C-2 to adequately screen the proposed wash area and most of the unpaved surfaces along South Watt Avenue.

Staff recommends denial of the following Variance:

Variance to reduce the minimum 25 foot landscape setback requirement to 10 feet for the expansion of an existing industrial business along portions (170' measured from South Watt Avenue) of Fruitridge Road and the entire length of South Watt Avenue in the M-2S zone;

The justification for denial of the above referenced variance is based on the following:

- Adjacent and fairly new businesses along both South Watt Avenue and Fruitridge Road have provided 25 foot landscape setbacks (lawn, trees etc.).
- The 25 foot landscape requirement would be in keeping with the City's overall efforts to: 1) improve the overall site plan on industrial lots particular with outdoor storage; 2) improve the aesthetics and soften the appearance of heavy equipment of industrial businesses along major corridors.
- Waving the landscaping requirement is unwarranted given new paving and parking will be provided along Fruitridge Road and portions of the required screening is waived along South Watt Avenue

In summary, staff recommends denial of the Variance to waive the 25 foot landscape requirement based upon the above facts and further discussion below.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Vacant County Industrial Reserve; IR
 South: Vacant; M-2S & M-2S(R)
 East: Industrial Uses ; County
 West: AM\PM & Industrial; M-2S

Property Dimensions:	445' x 420'
Property Area:	5.04± gross acres
Square Footage of Existing Building(s):	1,200 sqft (office) 4,000 sqft (shop)
Proposed Wash Area:	3,500 sqft (wash area) 100 sqft pad for Tanks
Height of Proposed Wash Area:	12'5 feet
Exterior Building Materials:	Metal with brick wall
Roof Material:	Metal
Parking Provided:	9 spaces
Parking Required:	5 spaces (1:1000 sqft min. 1:500 sqft. max)
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>
Driveway Permit	Public Works, Development Services
Building Permit	Development Services Division

BACKGROUND INFORMATION:

The applicant informed City staff that Tenco Rental Services has been located on the premises since early July 1997. Improvements to the existing 1,200 square foot office building are underway. Some heavy vehicle equipment, rubber tire vehicles and tractor equipment have been placed on the site. The current hours of operation are Monday - Friday 7:30 am to 5:00 pm. The applicant has informed staff that water, dump and tractor-trucks will be stored, serviced and washed on site. Many of the tired vehicles will be displayed and sold and tracked vehicles will be rented, washed, stored and serviced when necessary. The larger tracked vehicles\equipment weighs approximately 50,000 to 60,000 pounds. The applicant indicated that delivery trucks drop off and pick up equipment roughly 12-16 times per day.

The applicant has been informed by City staff that in order to construct a wash facility and continue the current operation (storage of vehicle equipment) on the site, the above mentioned entitlements are required.

Staff Analysis:

As mentioned above, the applicant is requesting Variances to waive the screening requirement, portions of the paving and the entire 25 foot landscape requirement along both Fruitridge Road and South Watt Avenue.

1. Screening:

Section 3D-3 of the City's Zoning Ordinance requires that all storage areas shall be within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. Staff is not opposed to the applicant's request to waive portions of the required screening provided that conditions are met. The applicant has agreed to place slats in the existing eight foot high cyclone fence along the east and south perimeter and along portions of the west fence to screen the proposed wash area. Staff would recommend that the slats be placed further along the west property line to screen most of the unpaved surfaces (see Exhibit C-2). It is also recommended that the existing security fence on the site at the north segment be screened with slats. Staff believes that the screening will adequately screen the storage activities and retain the overall quality of the streetscape. Staff would recommend that vinyl slats be used in the existing cyclone fence; as vinyl holds up better over time.

2. Paving:

Section 6D-3 of the City's Zoning Ordinance requires that all off-street parking, loading, storage, sales, rental or service areas for vehicles be surfaced with either two inches of compacted asphalt paving over four inches of aggregate base rock or three inches of portland cement paving. The applicant is requesting that the pavement surface area of the storage yard, service area and display area, including driveways consist of crushed stone and asphalt mix (Envirobase). The applicant states that this type of surface is preferable as pavement surfaces such as asphalt do not stand up under use by track-type vehicle equipment. Planning staff is aware of the damage that tracked vehicles can inflict on an asphalt or concrete surface and has in the past recommended the waiver of the City's standard surfacing requirement for some of the heavy equipment storage yards in the City.

Staff is not opposed to the applicants request to waive portions of the required paving but would recommend that additional areas be paved.

All new and existing parking areas identified on the plan must be paved to City standards. The City's Fire Department has indicated that adequate on-site maneuvering and paving for emergency vehicles will be required. Additionally, the area designated as "concrete" shall be paved to City standards. Staff is recommending that paving be provided on the entire width of the site, approx. 165 feet behind the property line, along Fruitridge Road (see Exhibit C-2). The paved area will encompass the existing office and shop building, emergency maneuvering, and display areas for rubber tire vehicles.

Additionally, staff wants to insure that the waiver of the standard surfacing would not result in excessive dust, leakage of contaminants into the soil, deterioration of the public right-of-way or cause the site to have an unattractive appearance. Staff, therefore, recommends that all equipment repair and display areas, and all driveway entrances be paved in accordance with City standards. The remaining vehicle storage areas can be surfaced with crushed stone. Drainage for these areas will need to receive the approval of the City Public Works Department, Fire Department and the City\County Health Department.

3. Landscaping:

Section 3D-3 of the City's Zoning Ordinance requires that all street frontages have a 25 foot setback to be developed and maintained as an open landscaped area. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. The applicant has not submitted a landscape plan as part of the proposal but has indicated on the submitted site plan that a 10 foot wide landscape strip will be provided along both Fruitridge Road and South Watt Avenue. Planning staff finds

that since the site has two significant public street frontages landscaping is an important element of the site plan design. Additionally, all surrounding industrial businesses in the immediate area have provided 25 foot wide landscape strips. It is, therefore, important to retain consistent landscaping along the public right-of-ways adjacent to the industrial businesses.

Staff would recommend that the site plan be modified to reflect a 25 foot wide landscape strip on South Watt Avenue and wrap around to Fruitridge Road to the beginning of the driveway (see Exhibit C-2). Staff is not opposed to reducing the landscape setback along segments of Fruitridge Road because of the existing building location, existing parking on the site, and existing future widening planned for Fruitridge Road. A 10 foot wide landscape strip is located in front of the existing office building and parking area.

The applicant has requested a reduction of the 25 foot wide landscape requirement along South Watt Avenue because of future widening on South Watt Avenue. It has, however, been determined by the City's Traffic Engineer (Bob Jones), that adequate right-of-way on South Watt Avenue has been obtained on the east side of the road (parallel to the site). Staff, therefore, do not believe the applicant is faced with a hardship to provide the 25 foot landscape strip.

The following items should be incorporated in the landscape plan.

- a. A landscape plan shall be submitted for staff review prior to issuance of building permits for the wash area;
 - b. All landscape areas (existing and new) should be planted with lawn and trees and/or ground cover to the satisfaction of the City's Landscape Architect. A mixture of five, 15 gallon and 24 inch box specimen trees should be shown;
 - c. Adequate shading should be provided in all new parking areas;
 - d. Landscaping should preserve minimum visibility requirements for driveways and street intersections;
4. Site Plan Design

Adequate building setbacks are provided on the site. Any trash enclosures placed on the site shall comply with the City's Zoning Ordinance. Based on a 1:1000 parking ratio minimum, adequate parking is provided on site. A total of 5 parking spaces are required. The submitted site plan reflects 9 spaces. Two banners with Tenco identification are located on the existing cyclone fence. Banners are prohibited in the City. The banners will need to be removed by Tenco.

In summary, staff believes that the site plan, with conditions, will be in keeping with the existing industrial businesses in the area and with the overall intent of the M-2S zoning to establish industrial uses that provide adequate screening, landscaping and that is aesthetically pleasing in the industrial area.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project is Categorically exempt from environmental review pursuant to CEQA Guidelines (Section 15301 & 15304).

B. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Transportation Engineering

The Transportation Engineer has informed Planning staff that sufficient dedications for public right-of-way along both Fruitridge Road and South Watt Avenue will be required. Staff was also informed that no access shall be permitted on South Watt Avenue.

2. Fire Division

The business will be required to meet all fire codes relative to placing propane and diesel tanks on the site. Additionally, the applicant will be required to provide additional paving on the site for maneuvering of emergency vehicles.

3. County of Sacramento - Public Works Agency

The County of Sacramento informed the City that sufficient dedications must be provided on the site.

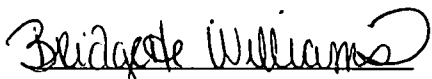
PROJECT APPROVAL PROCESS: Planning Commission has the authority to approve or deny the Variances. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

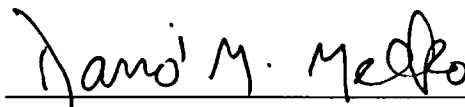
- A. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the screening requirement for an expansion of an existing equipment storage and wash area on 5.04 ± acres in the Heavy Industrial (M-2S) zone;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the required paving on a portion of the site for an existing business with heavy equipment storage in the M-2S;
- C. Adopt the attached Notice of Decision and Findings of Fact for the landscape requirement to:
- 1) Approve the Variance to reduce the 25 foot wide landscape setback to 10 feet behind the driveway to the eastern property line along Fruitridge Road in the M-2S;
 - 2) Deny the Variance to reduce the required 25 foot wide landscape setback to 10 feet along South Watt Avenue and the first 160 feet along Fruitridge Road in the M-2S zone;

Report Prepared By,

Report Reviewed By,



Bridgette Williams
Associate Planner



David M. Melko
Senior Planner

Attachments

Attachment A	Vicinity Map
Attachment B	Land Use and Zoning Map
Attachment C	Notice of Decision and Findings of Fact
Exhibit C-1	Site Plan
Exhibit C-2	Staff's Recommendation \ Site Plan

Amended by CPC 9\25\97

NOTICE OF DECISION AND FINDINGS OF FACT FOR VARIANCES TO WAIVE PORTIONS OF THE PAVING AND SCREENING AND REDUCE THE 25 FOOT WIDE LANDSCAPE SETBACK REQUIREMENT FOR AN EXPANSION OF TENCO RENTAL SERVICES IN THE HEAVY INDUSTRIAL M-2S ZONE (P97-076)

At the regular meeting of September 25, 1997, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the screening requirement for an expansion of an existing equipment storage and wash area on 5.04 ± in the M-2S zone;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Variance to waive the required paving on a portion of the site for an existing business with heavy equipment storage in M-2S zone;
- C. Adopt the attached Notice of Decision and Findings of Fact for the landscape requirement to:
 - 1) Approve the Variance to reduce the 25 foot wide landscape setback to 10 feet behind the driveway to the eastern property line along Fruitridge Road in the M-2S zone;
 - 2) Deny the Variance to reduce the required 25 foot wide landscape setback to 10 feet along South Watt Avenue and the first 160 feet along Fruitridge Road in the M-2S zone;

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: This project is exempt from environmental review pursuant to CEQA Guidelines (Section 15301 & 15304).

B. VariANCES - Approval: The VariANCES to waive the required paving on portions of the subject site, limit the amount of screening required and reduce portions of the required landscaping on the site for the expansion of Tenco Rental Services on 5.04 ± acres in the Heavy Industrial (M-2S) zone are hereby approved based upon the following findings of fact and conditions of approval.

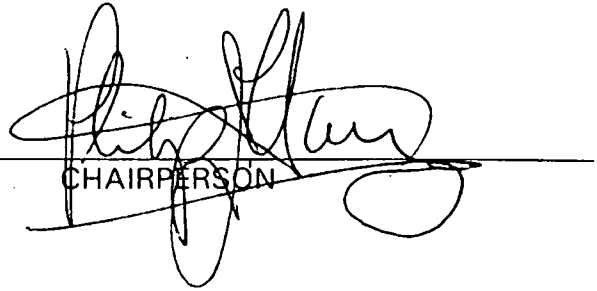
1. The project, as conditioned, is based upon sound principles of land use in that the proposed expansion with heavy vehicle equipment sales and rental service will be in keeping with surrounding industrial uses and are permitted in the Heavy Industrial (M-2S) zone;
2. The project, as conditioned, will not be injurious to the public health, safety, or welfare nor to surrounding properties in that adequate landscaping, screening, and paving will be provided on the site;
3. Granting the VariANCES will not be injurious to the public welfare nor to properties in the vicinity of the site in that all driveway entrances, parking and display areas will be surfaced in accordance with City standards and the site will be adequately drained;
4. The VariANCES do not constitute a special privilege extended to an individual property owner in that a waiver of the concrete or asphalt surfacing requirement for heavy vehicle equipment storage area would be granted to any other property owner facing similar circumstances;
5. The project is in conformance with the City's General Plan which designates the site for heavy commercial or warehouse use and the site is zoned for industrial;

C. Conditions of Approval

1. Dedicate to the City additional right-of-way on Fruitridge Road and South Watt Avenue for intersection widening per Standard Drawings H-24 and H-25 of the Sacramento County Improvement Standards. Note: A bus turnout shall be included on Fruitridge Road.
2. Dedicate to the City, street right of way on Fruitridge Road to a City standard 40-foot half-street plus 5-feet for a bikelane (45 feet total) with City standard widening for major street intersections.

3. No access shall be allowed on South Watt Avenue.
4. The 25 foot wide landscape setback shall be measured from the new right-of-way line required by the City of Sacramento. The new right-a-way line on Fruitridge is 5 feet behind the existing property line and no additional dedication is needed on South Watt Avenue except for the bus turnout area.
5. A fire access lane shall be provided to provide access to all buildings (office and shop; not more than 150 feet distance from any point of a structure and not less than 20 feet in width). Road must be an all weather road and paved to meet City standards.
6. Areas approved for alternative paving must be reviewed and approved by the City's Building Department.
- ✓ 7. A landscape plan shall be submitted for staff review prior to issuance of building permits for the wash area.
8. A 25 foot wide landscape strip shall be provided on South Watt Avenue and wrap around along a portion of Fruitridge Road towards the beginning of the driveway (see Exhibit C-2)
9. All landscape areas (existing and new) shall be planted with lawn and trees and/or ground cover with trees to the satisfaction of the City's Landscape Architect. A mixture of five, 15 gallon and 24 inch box specimen trees should be shown.
10. Adequate shading shall be provided in all new parking areas;
11. Landscaping should preserve minimum visibility requirements for driveways and street intersections.
- ✓ 12. A fully automatic irrigation system shall be provided.
13. Slats shall be placed in the existing fence along the east and south perimeter and along portions of the west fence to screen the wash area. ~~and up to the beginning of required paving.~~ (amended by CPC)
- ✓ 14. The existing security fence on the site at the north segment shall be screened.
- ✓ 15. Vinyl slats shall be used in the cyclone fence.

16. All new and existing parking areas, ~~display areas depicted on staff's recommended site plan (Exhibit C-2)~~ and maneuvering area for emergency vehicles shall be paved to City standards. (amended by CPC)
 17. ~~All equipment repair areas (except for tracked vehicles) shall be paved to City standards. (amended by CPC)~~
 18. Drainage for unpaved areas will need to receive the approval of the City Public Works Department, Fire Department and the City\County Health Department.
 19. The site plan shall be revised to reflect City staff's modifications, relative to landscaping, screening and paving for maneuvering area for emergency vehicles prior to issuance of building permits. (amended by CPC)
 20. All banners must be immediately removed from the site.
 - ✓ 21. Any trash enclosure placed on the site shall comply with the City's Zoning Ordinance.
- D. Variance - Denial: The Variance to reduce the 25 foot wide landscape setback to 10 feet along both Fruitridge Road and South Watt Avenue in the M-2S zone for the expansion of Tenco Rental Services is hereby denied based upon the following findings of fact, in that;
1. Adjacent and fairly new businesses along both South Watt Avenue and Fruitridge Road have provided 25 foot landscape setbacks (lawn, trees etc.).
 2. A reduction of landscaping along major corridors would be inconsistent with the City's intent for development in the M-2S zone in that: 1) the 25 foot wide landscape requirement would be in keeping with the City's overall efforts to improve the overall site plan on industrial lots particularly with outdoor storage; and 2) the 25 foot landscape setback would soften the aesthetics and improve the appearance of industrial storage yard businesses with equipment storage along major corridors.
 3. Reducing the landscaping requirement is unwarranted given new paving and parking will be provided along Fruitridge Road and portions of the required screening is waived along South Watt Avenue.



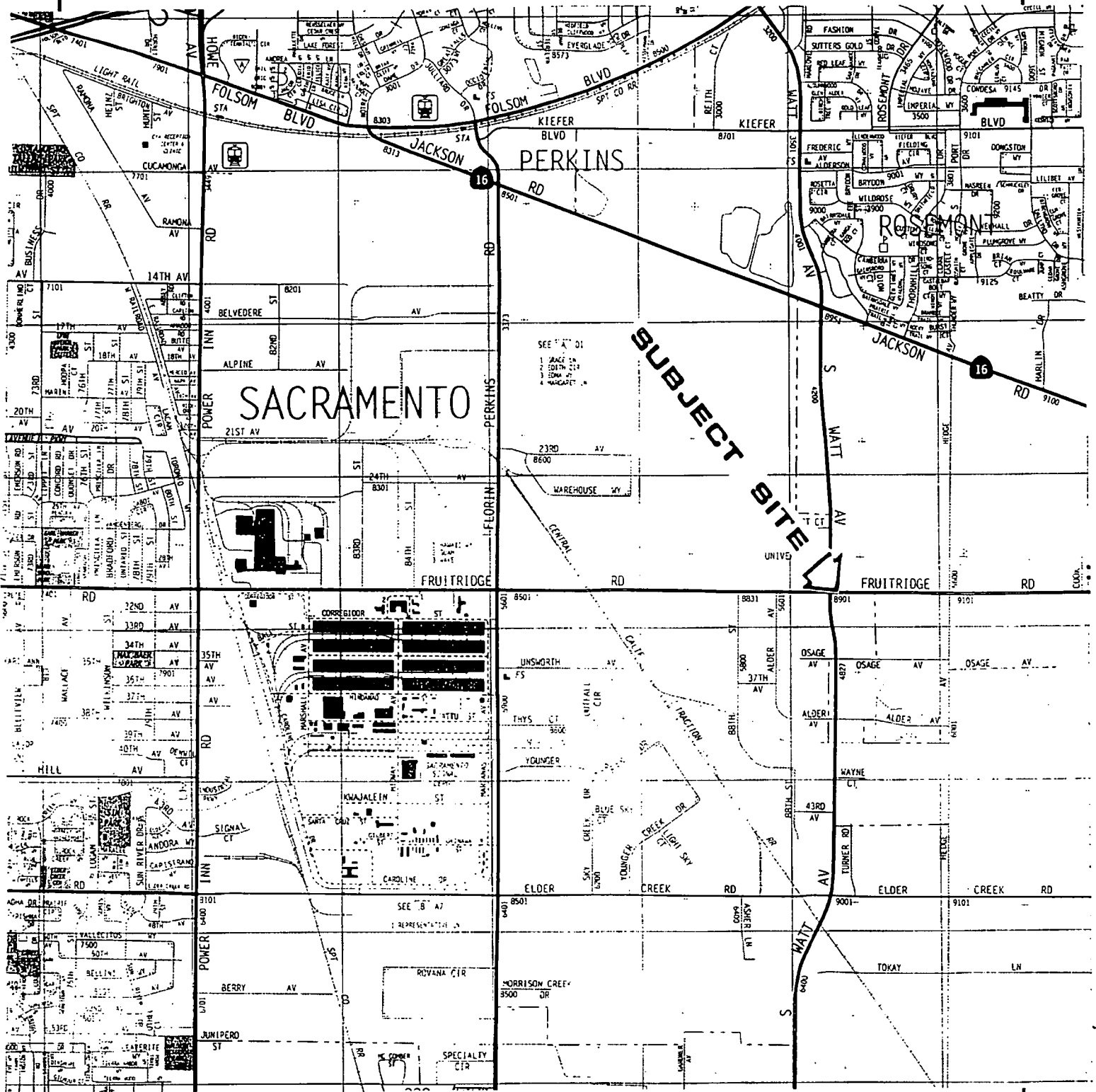
CHAIRPERSON

ATTEST:

Gary L Stonehouse
SECRETARY TO PLANNING COMMISSION

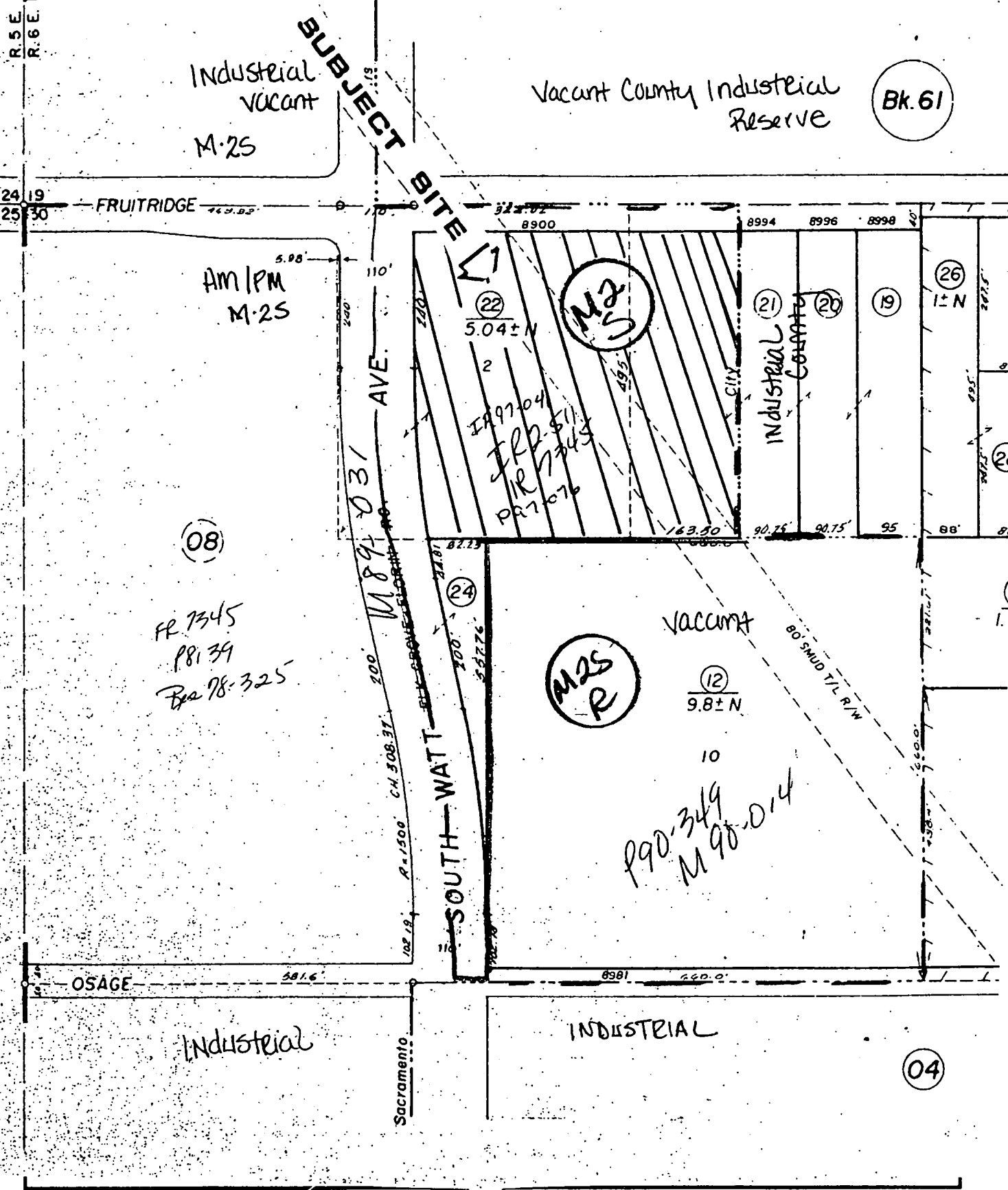
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Exhibits C-1 & C-2



VICINITY MAP

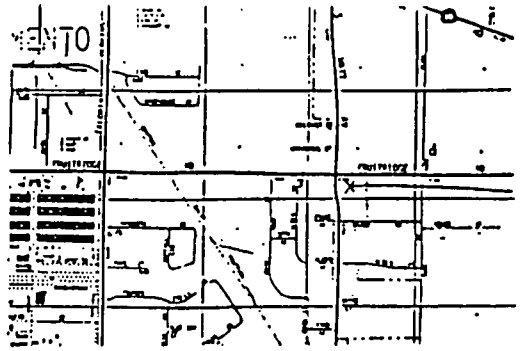
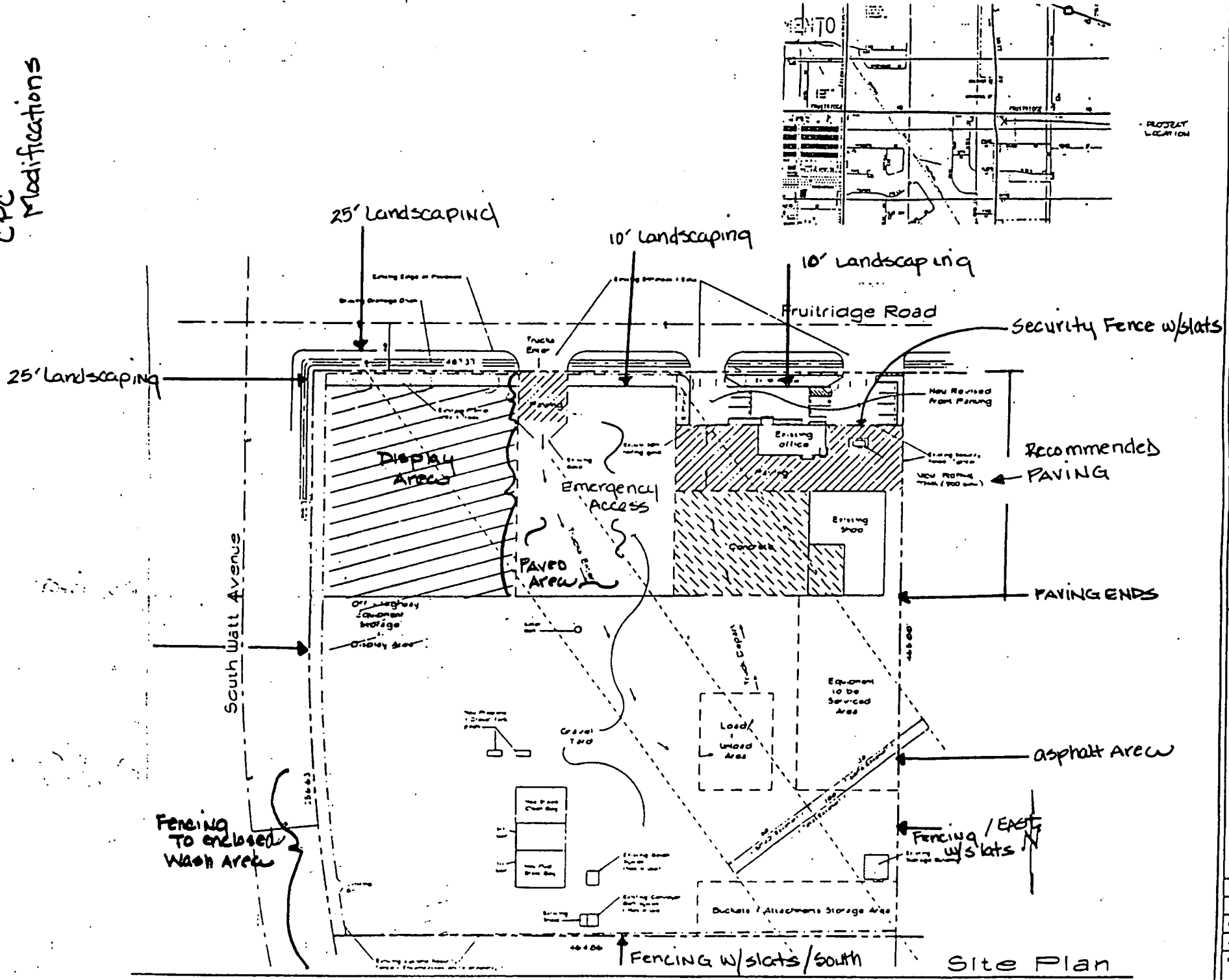
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LAND USE & ZONING MAP



Staff's Recommendation
CPC
Modifications



Dr. J. Kerston & Associates
Consulting Engineers
11881 Sunrise Court, Suite 317, Sunrise, Florida 33322

Tenco Rental Services
8900 Fruitridge Rd.
Sunrise, FL 33322

11	11/16/21
12	11/16/21
13	11/16/21
14	11/16/21
15	11/16/21

Site Plan