

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	Julius W. Mirza, 2555 Third Street, Sacramento, California 95818		
OWNER	Pacific Gas and Electric Company, 5555 Florin Perkins Rd., Sacto. Ca. 95826		
PLANS BY	Julius W. Mirza, 2555 Third Street, Sacramento, California 95818		
FILING DATE	8/9/85	50 DAY CPC ACTION DATE	REPORT BY: CV/gv
NEGATIVE DEC	Exempt 15303(C) DIR	ASSESSOR'S PCL NO.	009-104-15

APPLICATION: Special permit to construct an office exceeding 25 percent of the floor area of the building in the Light Industrial (M-1) zone.

LOCATION: 2001 Front Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 6,200 ± square foot office and gas monitoring facility.

PROJECT INFORMATION:

1974 General Plan Designation: Industrial
1980 Central City Community
Plan Designation: Industrial
Existing Zoning of Site: M-1
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North:	SMUD Substation;	M-1
South:	City of Sacramento Pumping Plant;	M-1
East:	Freeway I-5;	TC
West:	Existing PG&E Gas Load Center;	M-2

Setbacks: Provided

Front:	189' ±
Side (Int):	115' ±
Side (St):	28' ±
Rear:	48' ±

Parking Required: 15 spaces
Parking Provided: 19 spaces
Property Dimensions: Irregular
Property Area: 1.5 ± acres
Square Footage of Building: 6,200 ±
Height of Building: 16 feet, 1 story
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Brick, metal trim, aluminum window wall, glass
Roof Material: Membrane roof over plywood sheathing

002179

BACKGROUND INFORMATION: This project proposed was reviewed and approved with conditions by the Design Review/Preservation Board on May 15, 1985. However, because the office area for the building exceeds 25 percent, a special permit is required in the Light Industrial (M-1) zone.

PROJECT EVALUATION: Staff has the following comments:

- A. The subject site is an irregular 1.5 ± acre parcel presently under construction for PG&E's office/gas monitoring facility. Surrounding land uses include a SMUD substation to the north, City of Sacramento pumping plant to the south, Interstate 5 to the east, existing PG&E gas load facility to the west.
- B. The proposed project will involve the construction of a 6,200 square foot office and gas monitoring facility and will upgrade the existing obsolete communications and control equipment presently located in the existing PG&E gas monitoring facility located westerly of the subject site.

The new facility will provide approximately 3,490 square feet or 56 percent of the total floor area as office space. Facilities to be provided within this office space include: clerk's office, supervisor's rooms, emergency support room, computer room, control room, emergency staging room and central lobby, vestibule, and corridor. The remaining 2,710 ± square feet or 44 percent of the building will include: various work areas, technicians room, gas sample room, electrical room, storage room, flammable storage and emergency generators.

- C. The site plan indicates the area outside of the building will include a variety of proposed facilities: vehicle wash area, covered metering and regulating pits, fuel pump island, and 8' high ornamental fence located along the south and west property lines. An existing chainlink fence along the easterly property line will remain. A six foot high chainlink fence is proposed along that portion of "T" Street to be abandoned.

Nineteen parking spaces are to be provided, 4 more than is required. The facility will operate 24 hours per day with a total of 10 employees.

- D. Landscaping plans submitted show a proposed 50 percent tree shading plan for the parking lot and additional landscaping along "U" and Front Streets and on the "T" Street stub (proposed for abandonment), and a portion of the easterly property line adjacent to Interstate 5 and extending northerly to the gas monitoring pit area. The easterly property line along the gas monitoring area has existing trees which shall be retained. The applicant has indicated additional landscaping in the gas monitoring area is not possible because truck access is required to service this area. However, staff would like to work further with the applicant to see if additional landscaping along the eastern project boundary adjacent to Interstate 5 freeway can be accomplished.

002180

- E. The site plan indicates the vehicle wash area and trash enclosure are to be located adjacent to each other and share a common dividing wall. The site plan does not indicate the height of the proposed walls surrounding the trash enclosure and vehicle wash area. The trash enclosure facility shall be constructed in accordance with the criteria as contained in the Conditions - Special Permit.
- F. Discussions between the applicant, Planning and Traffic Engineering have indicated the desirability of abandoning the "T" Street stub located on the north side of the project site and using the abutting half street as part of the project site. The applicant is in agreement with this proposal and is in the process of filing a street abandonment application with the City. The applicant has stated that the property owner to the north, SMUD, does not object to this proposal.
- G. This proposal has been reviewed by the City Traffic Engineer, Engineer and Fire Department. The following comment was received:

ENGINEERING: Standard Improvements required.

ENVIRONMENTAL DETERMINATION: This project is exempt from State EIR Guidelines pursuant to CEQA, Section 15303(c).

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

Approve the Special Permit subject to conditions and based upon findings of fact which follow.

CONDITIONS - SPECIAL PERMIT:

- 1. Landscape screening shall be provided along the side of the site adjacent to the freeway right-of-way to the satisfaction of the Planning Director. The area proposed for the "T" Street abandonment shall be fully landscaped.
- 2. The proposed wrought iron fence shall be extended along the abutting southern half of "T" Street instead of the proposed six foot chainlink fence.
- 3. The applicant shall incorporate the southern half of "T" Street as part of the project site. A street abandonment application shall be on file with the City and detailed landscape and irrigation plans for the expanded site shall be submitted for review and approval of staff prior to issuance of building permits.
- 4. The trash enclosure facilities shall be constructed in accordance with the following criteria:
 - a. The walls of the trash enclosure structure shall be constructed of solid masonry material with decorative exterior surface finish compatible to the main office structure and shall be at least 6 feet high;

- b. The trash enclosure structure shall be designed to allow walk-in access without having to open the main enclosure gates;
- c. The trash enclosure structure shall have decorative heavy gauge metal gates and be designed with cane bolts on the doors to secure the gates when in the open position;
- d. The perimeter of the trash enclosure structure shall be planted with landscaping, including a combination of shrubs and/or climbing evergreen vines;
- e. A concrete apron shall be constructed in front of the trash enclosure facility or at point of dumpster pickup by the waste removal truck. The location, size and orientation of the concrete apron shall depend on the design capacity of the trash enclosure facility (number of trash dumpsters provided) and the direction of the waste removal truck at point of dumpster pickup.

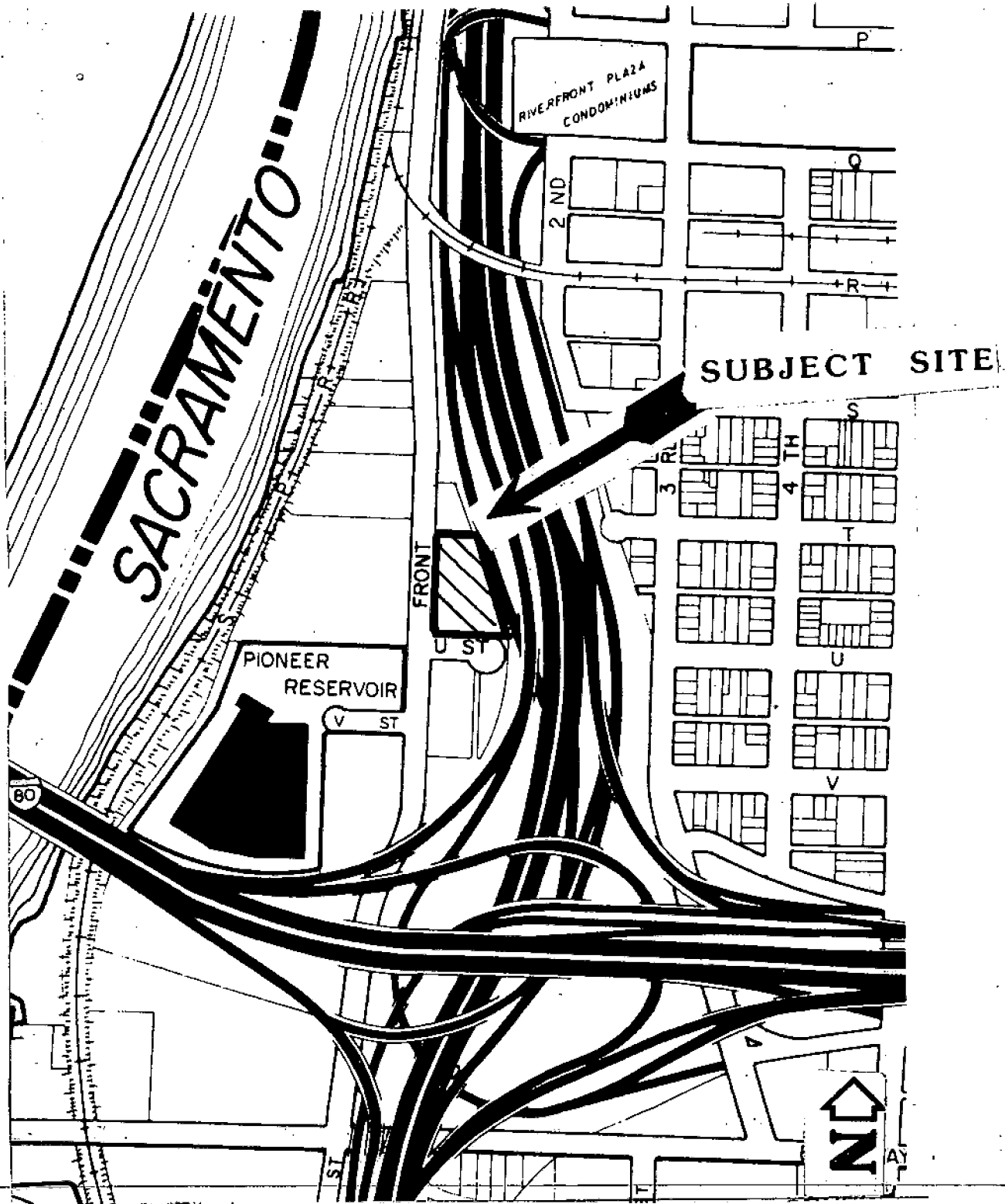
The minimum dimensions of the concrete apron for a single, two cubic yard dumpster shall be: width 10 feet or width of enclosure facility; length 20 feet. Larger trash enclosure facilities shall require a larger concrete apron, subject to the approval of the City Building Technician (Plan Checker). Paving material shall consist of five-inch aggregate base rock and six-inch portland cement paving.

- f. A trellis structure covering the trash facility shall be constructed to screen the enclosure from view from the freeway.

FINDINGS OF FACT - SPECIAL PERMIT:

- 1. The proposal as conditioned, is based upon sound principle of land use, in that the project is consistent and compatible with the surrounding land uses which include residences and offices.
- 2. The proposal, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of nuisance, in that:
 - a. adequate on-site parking will be provided;
 - b. landscaping will be provided;
 - c. the building design meets appropriate design review guidelines;
 - d. incorporating one half of "T" Street in the project site will provide additional landscape area and make better use this portion of "T" Street which terminates at the Interstate 5 freeway.

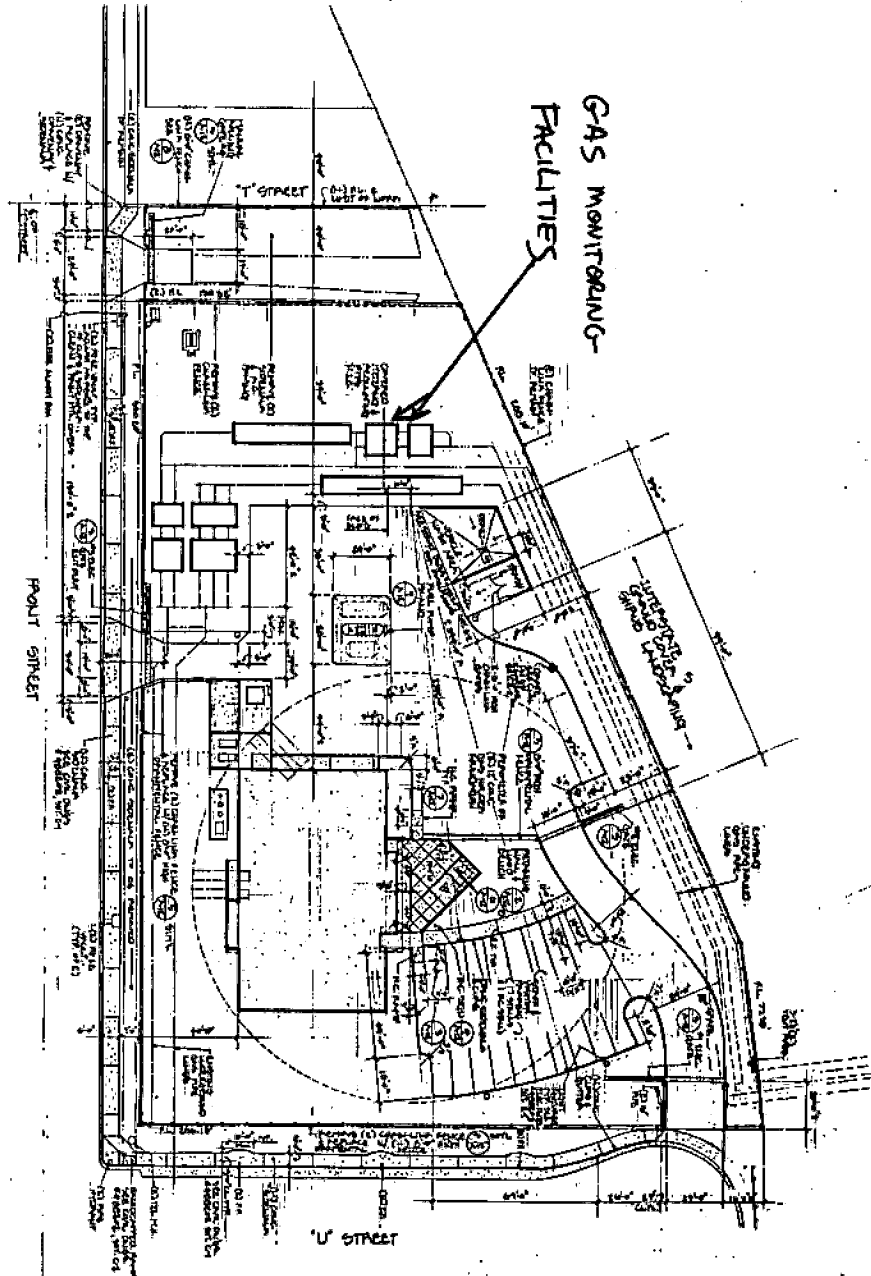
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VICINITY MAP

SCALE 1" = 500'

SITE PLAN



SITE PLAN

NO.	REVISIONS	DATE	BY	CHKD.	APP.
1	ISSUED FOR PERMITTING				
2	REVISED PER PERMITTING				
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P85-335

9-12-95

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

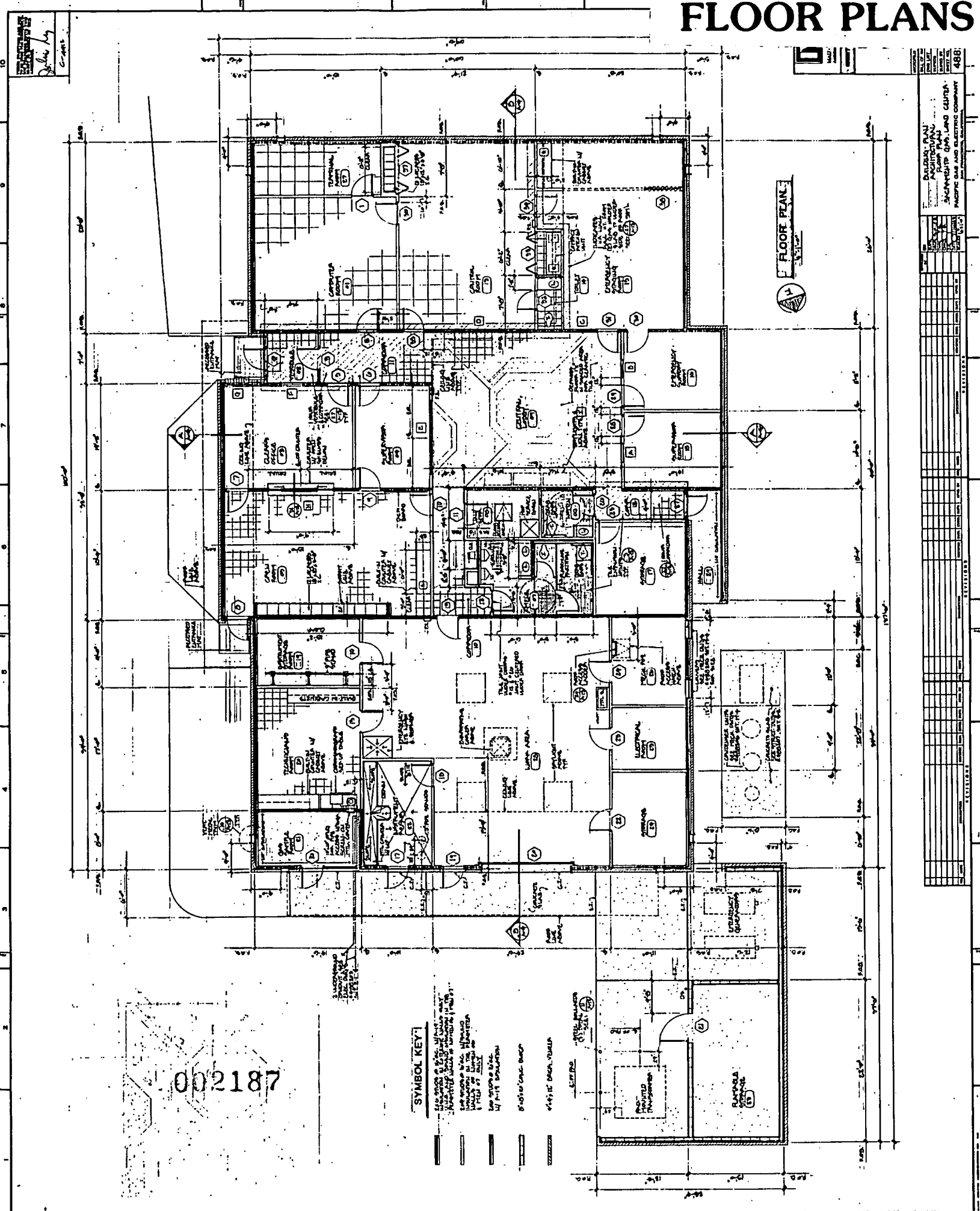
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No. 22

FLOOR PLANS



002187

SYMBOL KEY

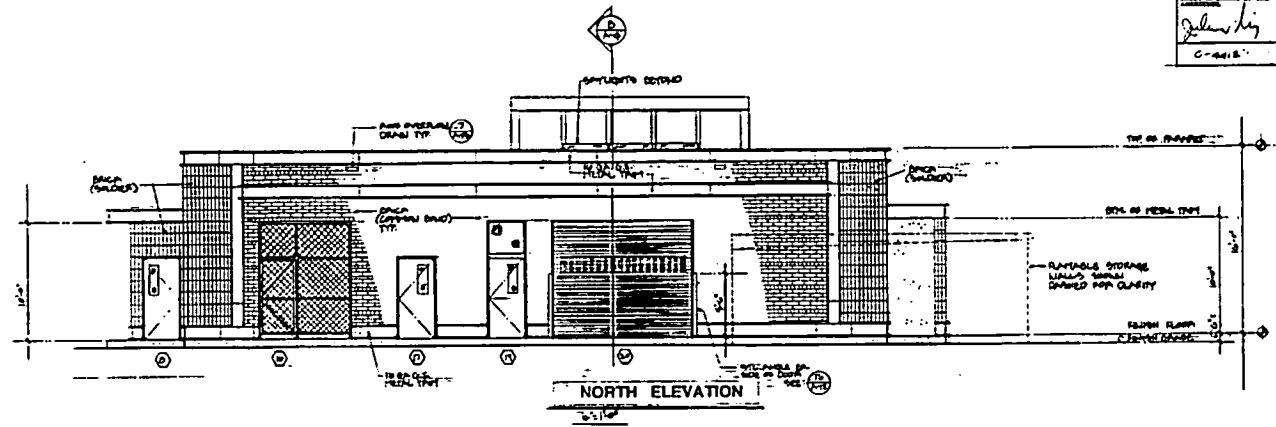
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FLOOR PLAN

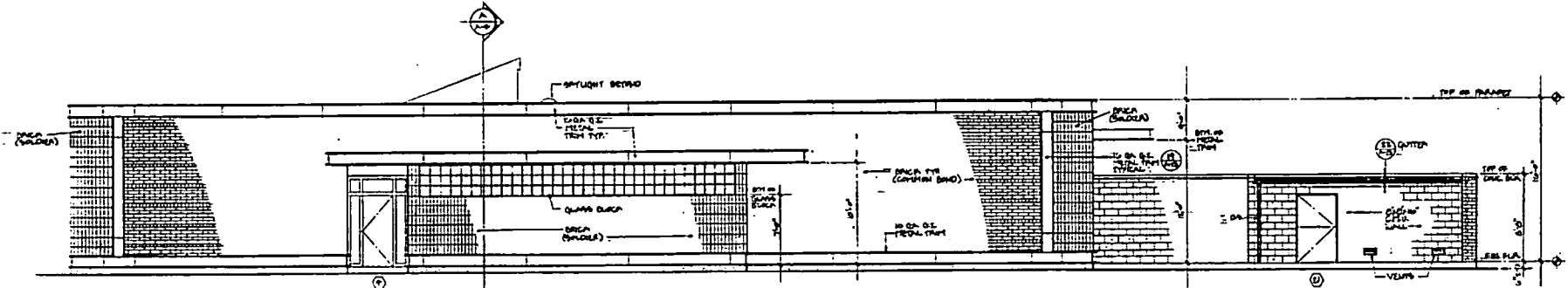
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ELEVATIONS

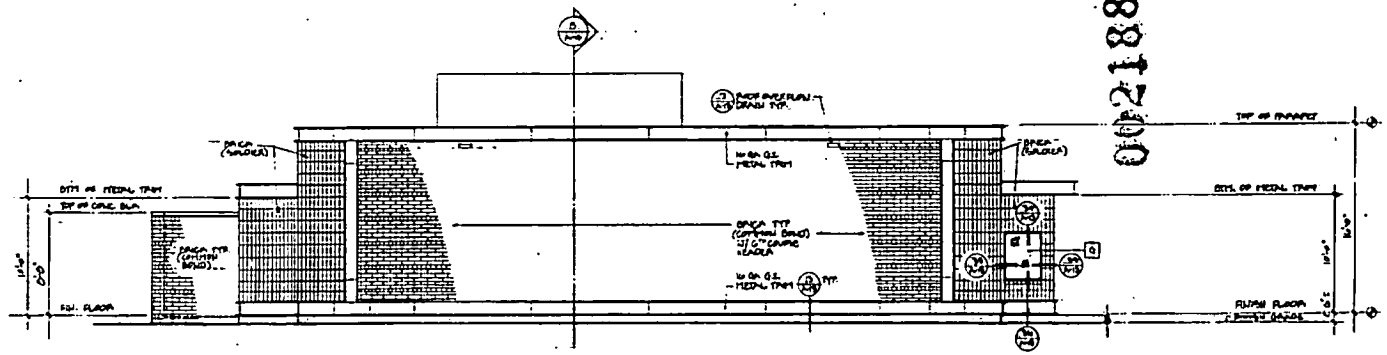
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NORTH ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

8812188

9-12-85

REVISIONS		REVISIONS		REVISIONS	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION

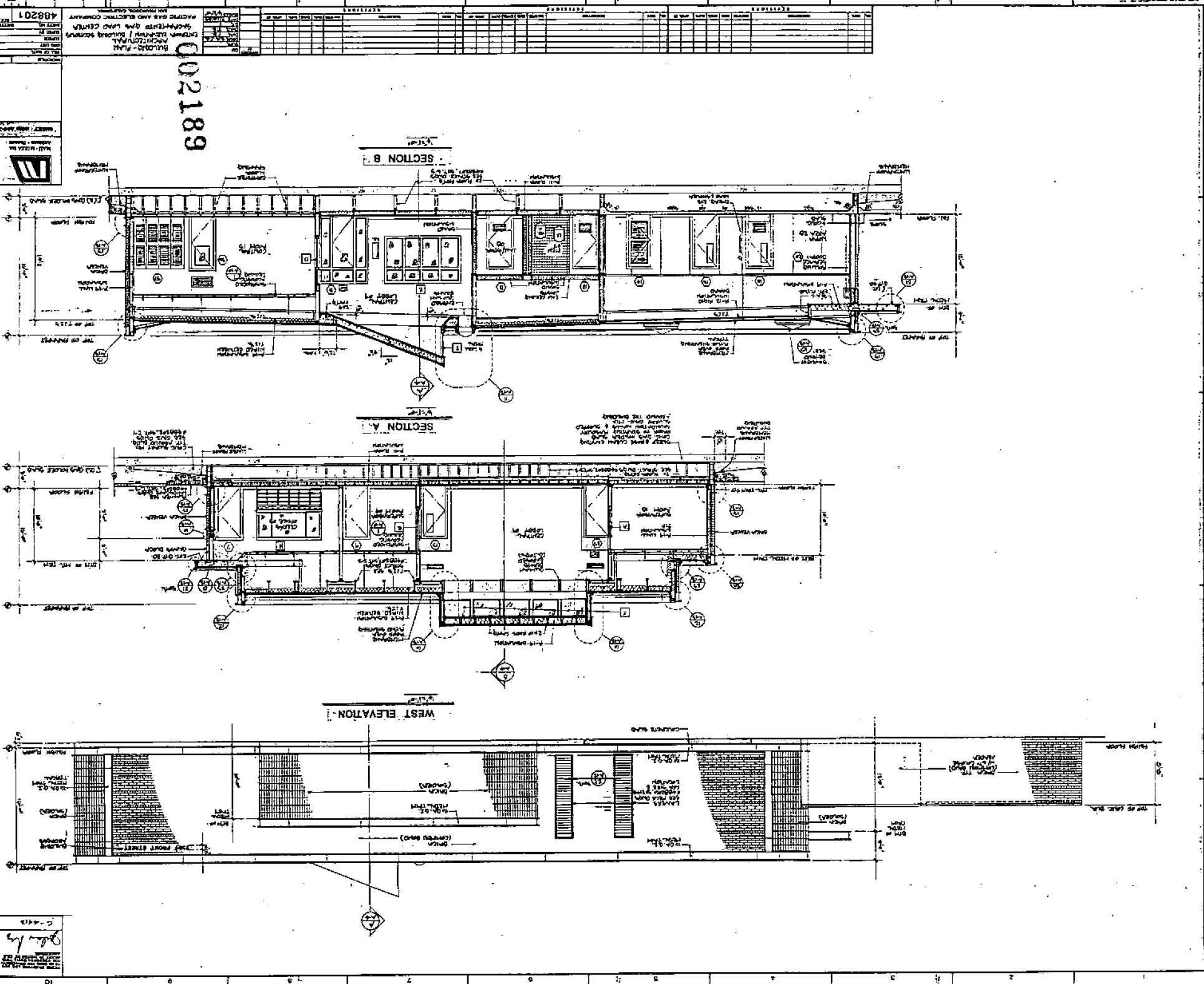
MAD - MEEZA INC.
Architectural Firm
SHEET NO. 28

PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

488201

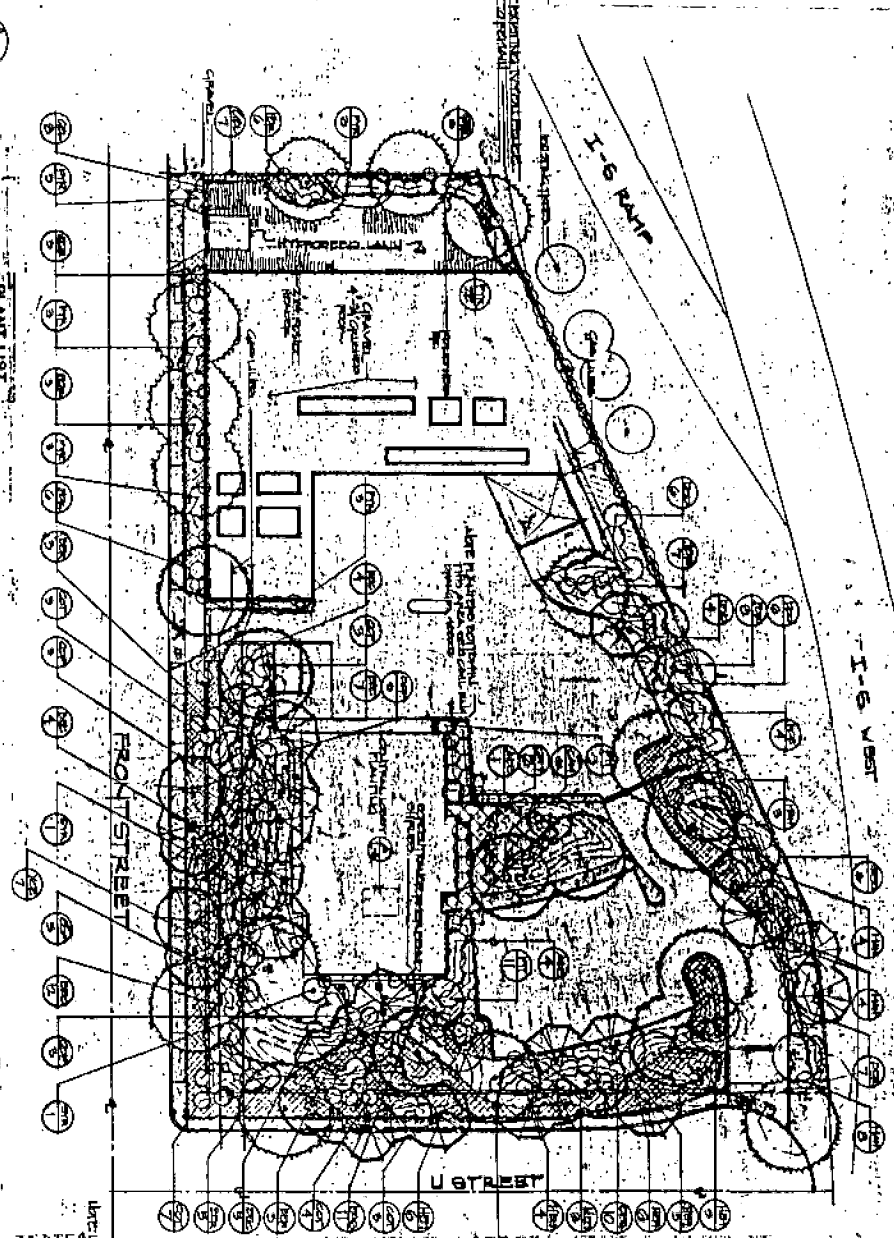
P95-335

ELEVATIONS



LANDSCAPE PLANS

SCALE 1" = 10'



- PLANT LIST**
- Quantity of Plants/Plants to be Planted
- 1. **PLANTING AND/OR CONTAINERS:**
 - 2" - 4" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 22" - 24" - 26" - 28" - 30" - 32" - 34" - 36" - 38" - 40" - 42" - 44" - 46" - 48" - 50" - 52" - 54" - 56" - 58" - 60"
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 - 2. **PLANTING AND/OR CONTAINERS:**
 - 1" - 2" - 3" - 4" - 5" - 6" - 8" - 10" - 12" - 14" - 16" - 18" - 20" - 22" - 24" - 26" - 28" - 30" - 32" - 34" - 36" - 38" - 40" - 42" - 44" - 46" - 48" - 50" - 52" - 54" - 56" - 58" - 60"
- PLANTING NOTES:**
- 1. Planting shall be in accordance with the attached specifications and drawings.
 - 2. Plants shall be of standard quality and shall be available locally.
 - 3. Plants shall be of standard quality and shall be available locally.
 - 4. Plants shall be of standard quality and shall be available locally.

IRRIGATION

1. Irrigation system shall be designed to provide adequate water to all plants.

2. Irrigation system shall be designed to provide adequate water to all plants.

3. Irrigation system shall be designed to provide adequate water to all plants.

LIGHTING NOTES

SYM.	MANUFACTURE & MODEL NUMBER	DESCRIPTION
○	Logan Lighting	1/2" diameter flood light
□	Logan Lighting	1/2" diameter flood light
◇	Logan Lighting	1/2" diameter flood light

SHADE STUDY

Shade Study Area: 4,900 sq ft

2 8' x 8' - 1,440 sq ft - 28.8%

2 6' x 6' - 720 sq ft - 14.7%

1 6' x 6' - 360 sq ft - 7.3%

1 4' x 4' - 144 sq ft - 2.9%

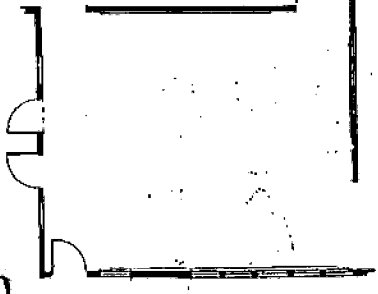
1 2' x 2' - 36 sq ft - 0.7%

4,900 sq ft - 100%

PLANTING NOTES:

1. Plants shall be of standard quality and shall be available locally.

2. Plants shall be of standard quality and shall be available locally.



002190

NO.	DESCRIPTION	QUANTITY

DATE: 9-12-85

SCALE: 1" = 10'

PROJECT: [illegible]

DRAWN BY: [illegible]

CHECKED BY: [illegible]

APPROVED BY: [illegible]

CLIENT: [illegible]

P85-335

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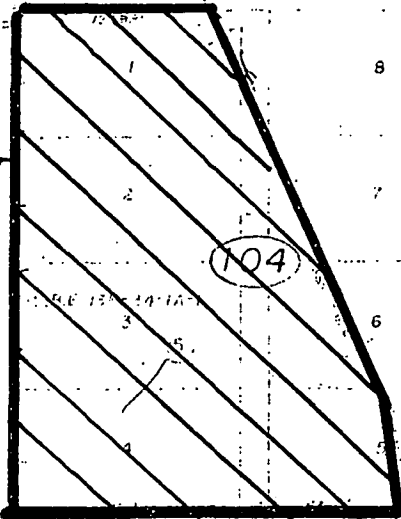
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OLD CITY

Los Angeles

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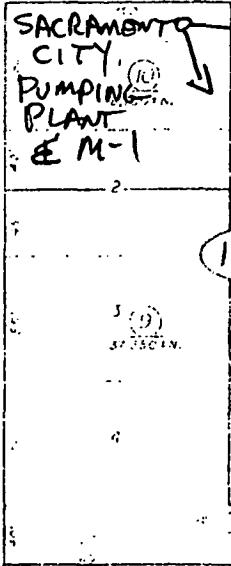


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ST. CITY OF S
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NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

002131



LAND USE & ZONING MAP