

**P99-161 - Perez Warehouse Addition**

REQUEST:                   A.    Environmental Determination: Exempt 15303(c)  
  
                              B.    Special Permit to construct 1,699 square feet of office  
  space in the 59<sup>th</sup> /65th Street Study area.

LOCATION:                   1719 69<sup>th</sup> Street  
                              APN: 015-0010-032  
                              East Sacramento  
                              Sacramento City Unified School District  
                              Council District 3

APPLICANT:	Rudy Garcia, 1730 53 <sup>rd</sup> Street, Sacramento, CA 95819 (916) 715-7119
OWNER:	Peter P. Perez 5638 38 <sup>th</sup> Street, Sacramento, CA 95822
APPLICATION FILED:	12-27-99
STAFF CONTACT:	Jeanne Corcoran, 264-5317

**SUMMARY:** The project proposal is to add an additional 1,699 square feet of office space to supplement the existing 1,443 sq. ft. of office space within a 14,363 square feet warehouse structure. The proposed new and existing office space will comprise 19.3% of the warehouse structure. The entitlements are necessary due to an emergency ordinance adopted by the City Council in June of 1999 which requires all non-residential projects within a ½ mile radius of the 59<sup>th</sup> & 65<sup>th</sup> Street light rail stations to obtain a special permit for any use in which a building permit, grading permit or any other permit from the City of Sacramento is required. This emergency ordinance was implemented since this area has been identified, in the General Plan, as an area of opportunity where changes in land use can be encouraged due to their close proximity to light rail facilities. Individual applications are to be reviewed for consistency with the transit oriented objectives for the area. The basic issues of the project are intensification of use and parking provided.

**RECOMMENDATION:** Staff recommends **approval of the project subject to conditions.** This approval is based upon the proposed intensification of the use near the existing light rail station and the City's desire to retain existing viable businesses in the area.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse  
 Community Plan Designation: n/a  
 Existing Land Use of Site: Concrete and Window/Glazing Contractors  
 Existing Zoning of Site: M-1

Surrounding Land Use and Zoning:

North: Vacant, UP Rail Line; M-1  
 South: US 50; TC  
 East: UP Rail Line; M-1  
 West: Industrial; M-1

Setbacks:	Required	Provided
Front:	0'	25' (existing)
Side(E):	0'	41'
Side(W):	0'	0' (existing)
Rear:	0'	20'

Property Dimensions: Irregular  
 Property Area: 1.0.4+ net acres  
 Square Footage of Building: 12,920 sf existing warehouse space  
 1,443 sf existing office space  
 1,699 sf proposed office space  
 16,062 sf of total building sf  
 Height of Building: 22' 8", 2 stories (proposed addition)  
 Exterior Building Materials: Concrete Block  
 Roof Material: Built-up Roofing  
 Hours of Operation: 7:00 am - 5:00 pm  
 Parking Provided: 30 spaces  
 Parking Required: 16 spaces (1:1,000)

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>
Building Permit	Building Division

BACKGROUND INFORMATION: In 1979, an application was submitted requesting the use of the site as a junk yard. The application was withdrawn prior to action by the Planning Commission.

On June 29, 1999, the City Council adopted Ordinance 99-035 which established a special permit requirement for non-residential developments within the 59/65th Streets Study Area for one year. In the past several years, there has been an interest in re-planning the area

around the 59<sup>th</sup> & 65<sup>th</sup> Street light rail stations. The area is currently designated Heavy Commercial/Warehouse and zoned M-1. At the time of the ordinance adoption, the full scope, funding and schedule of the master plan study had not been completed. The study intends to analyze the viability of increasing intensities and introducing more appropriate uses such as retail, office and residential uses which support the public investment in the area. The emergency ordinance was enacted since concerns were raised that uses inconsistent with the vision of intensifying uses around the light rail stations may be established by right.

On March 21, 2000, the City Council approved funding for the 65<sup>th</sup> Street Transit Village Study area. The area to be study is approximately 30± acres around the 65<sup>th</sup> Street Light Rail Station. The scope of work includes:

- General Plan amendments from Heavy Commercial Warehouse to Community/Neighborhood Commercial and Office for approximately 14 acres and to Mixed Use Residential for approximately 12 acres.
- Establish a new General Commercial Mixed Use District (C-2MX) and development standards that may apply at various transit station locations.
- Rezone the site from Light Industrial (M-1) to C-2MX for approximately 14 acres and Residential Mixed Use (RMX) for approximately 12 acres.
- Certify a program level EIR for the project.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The project is consistent with the current General Plan Land Use Designation of Heavy Commercial/Warehouse.

The City Council adopted Ordinance 99-035 on June 29, 1999, the primary objective for this interim review is to encourage the siting of high density employee and residential uses near transit and apply appropriate parking standards especially for vacant sites.

B. Special Permit for Non-Residential Project

The project is subject to a special permit due to the emergency ordinance adopted by the City Council in June of 1999. The ordinance which was adopted indicated that the primary objective for interim review is to encourage the siting of high density employee and residential uses near transit and to minimize parking. Therefore, projects will be reviewed for consistency with these objectives.

The applicant proposes to construct an additional 1,699 square feet of office space to supplement the existing 1,443 square feet of office space within the existing

14,363 square foot warehouse structure. The site is zoned M-1 which typically permits up to 25% office use by right. The proposed addition plus the existing 1,443 square feet of office space will result in 19.3% of office space in the existing warehouse structure.

Staff supports the applicant's request since the site is an intensification of the existing use on the site with the increase of office space for the building. The site, while in close proximity to the light rail station does not have safe, direct access to the station. The area in which the building is located is tucked back against the UP Rail lines, with no side walks or street lighting along 69<sup>th</sup> Street, Redding Avenue or Q Street, where the station is located. The South East Area Transportation Study (SEATS) does not include any public street improvements at this location. Therefore, preserving the viability of the existing use on the site and adding additional office space is in keeping with the intent of the emergency ordinance.

2. Parking

Parking for the warehouse use, including the office space, requires 16 spaces. The parking is calculated at 1:1000. Additional spaces are not necessary for the office since the office is less than 25% of the warehouse use and is considered ancillary to the warehouse use.

The site currently is developed with 13 spaces with the remainder of the lot paved for storage or loading area. Since the addition increases the size of the building on the site, an additional 3 parking spaces are required. The plans indicate that 17 more parking spaces will be added at the rear of the site. However, staff recommends that no more than three parking spaces be added to the site so as not to over park the site. The area in which the 17 parking spaces are proposed to be added is currently used as loading and storage area. Any new parking spaces added to the site will require 50% shading of the drive and parking area. The plans will need to be revised, prior to submittal for a building permit, to reflect the 50% shading requirement.

D. Building Design

The proposed addition will be a two story, concrete block building, in keeping with the existing structure on the site. Since the project site is in an area that is removed from street view, staff is not opposed to constructing the building similar to the existing building.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section Exempt 15303(c)), new construction of small structures not exceeding 10,000 square feet.

B. Public/Neighborhood/Business Association Comments

The project was routed to East Sacramento Improvement Association (ESIA) and Tahoe Park Neighborhood Association. No comments were received

C. Summary of Agency Comments

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

1. Public Works

A. Development Services - comments have been incorporated into the conditions.


B. Waste Removal - see Attachment 4

PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny the special permit. 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 the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15303(c);
- B. Adopt the attached Notice of Decision and Findings of Fact approving the special permit to construct 1,699 square feet of office space in the 59<sup>th</sup> /65<sup>th</sup> Street Study area.

Report Prepared By,

  
\_\_\_\_\_  
Jeanne Corcoran, Associate Planner

Report Reviewed By,

  
\_\_\_\_\_  
Steve Peterson, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Site Plan
Exhibit 1B	Floor Plan/Elevations
Attachment 2	Vicinity Map
Attachment 3	Land Use & Zoning Map
Attachment 4	Waste Removal Letter

**ATTACHMENT 1****NOTICE OF DECISION AND FINDINGS OF FACT FOR  
PEREZ WAREHOUSE ADDITION  
LOCATED AT 1719 69<sup>th</sup> STREET, SACRAMENTO, CALIFORNIA  
IN THE LIGHT INDUSTRIAL (M-1) ZONE. (P99-161)**

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At the regular meeting of April 13, 2000, 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. Environmental Determination Exempt 15303(c);**
- B. Approved the Special Permit to construct 1,699 square feet of office space in the 59<sup>th</sup> /65th Street Study area.**

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

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**FINDINGS OF FACT**

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15303(c) of the CEQA Guidelines.
- B. Special Permit to construct 1,699 square feet of office space in the 59<sup>th</sup> /65th Street Study area: The Special Permit to construct 1,699 square feet of office space in the 59<sup>th</sup> /65th Street Study area is **approved** based on the following findings of fact:
  - 1. The project is based upon sound principles of land use in that:
    - a. The project retains an existing viable warehouse use, and
    - b. The project adds additional office space to an existing business.
  - 2. The project will not be detrimental to the public health, safety or welfare, nor will it result in the creation of a nuisance in that the project is a small addition to an existing warehouse use and the site will comply with all zoning and building codes.
  - 3. The project is consistent with the General Plan land use designation of Heavy Commercial and Warehouses and the proposed office addition may increase employee density on this site consistent with the intent of the Emergency Ordinance 99-035.

CONDITIONS OF APPROVAL

A. The Special Permit to construct a 1,699 square foot office addition (Exhibit 1A & 1B) is hereby approved subject to the following conditions of approval:

A1. Parking on the site shall not exceed 16 spaces.

A2. Prior to issuance of a building permit the plans shall be revised to comply with the 50% shading requirements for the additional parking.

Public Works

A3. Prior to issuance of building permit, dedicate a standard 12.5 foot public utility easement for underground public utility facilities and appurtenances adjacent to 69<sup>th</sup> Street, if not already provided.

A4. Remove and reconstruct any existing deteriorated curb, gutter, and sidewalk per City standards.

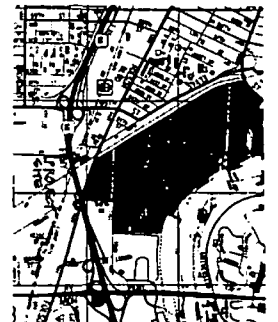
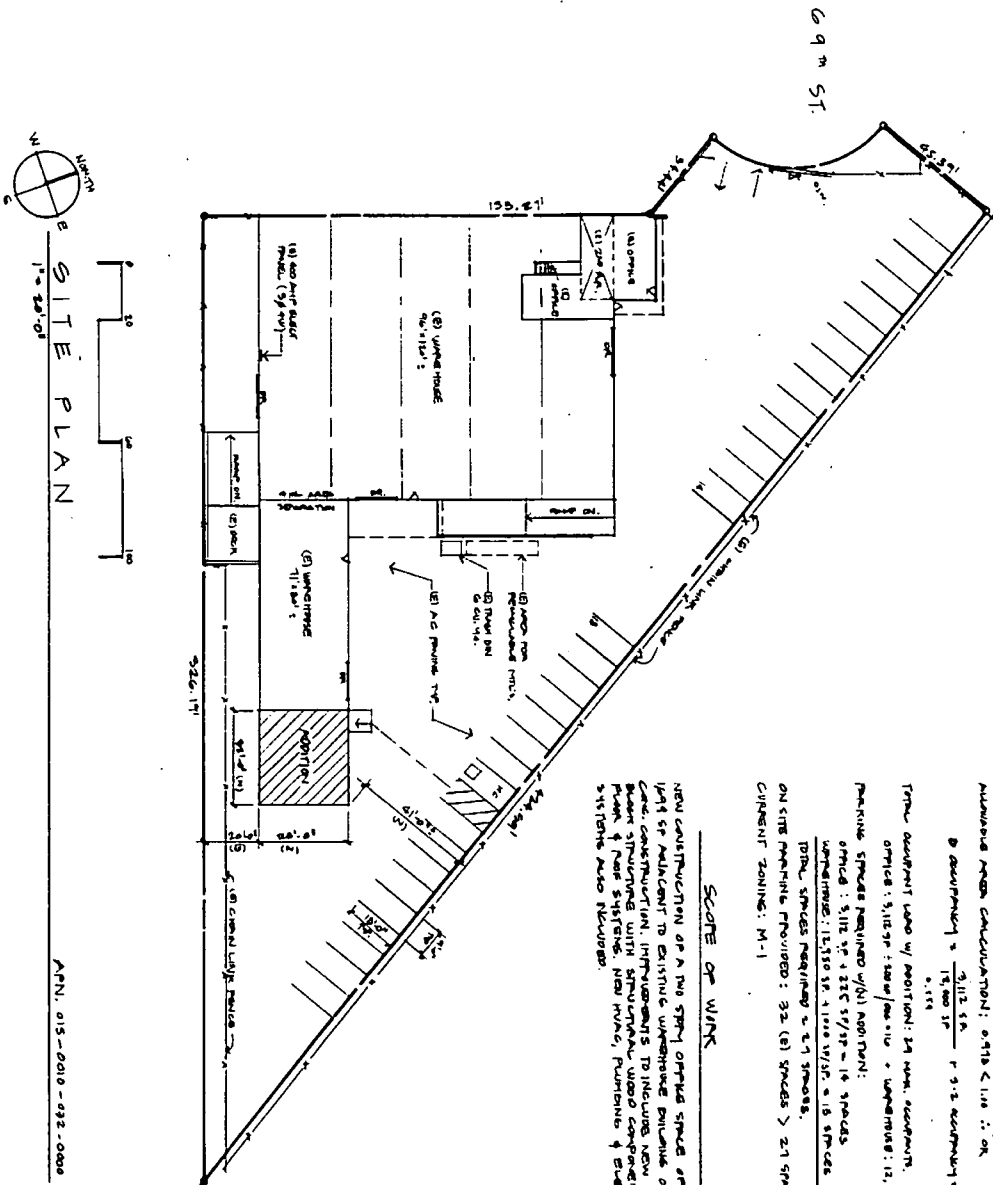
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO CITY PLANNING COMMISSION

\_\_\_\_\_  
DATE (P99-161)

Exhibit 1A Site Plan  
Exhibit 1B Floor Plan/Elevations



VICINITY MAP

PROJECT INFORMATION

UNSPORTION: CITY OF SACRAMENTO  
 APN: 015-0010-0000  
 LOT AREA: 49,181 SF (1.091 AC)  
 BULKHEAD CODES: 1997 REG. UNCL. & UNCL. CEC. 1998  
 1997 REG. TRML. 24  
 DEVELOPER: PEREZ CONCRETE (S)  
 1,415 SF  
 1,415 SF  
 42.5. WOODLAND/CLAYTON. 19,895 SF  
 TOTAL AREA: 14,969 SF (0) 1,415 SF (0)

2% OF OFFICE SPACE TO BE OPEN PLAN AREA 3,112 SF / 10,905 SF = 28.5%  
 INCLUDING NEW CONSTRUCTION.

CONSTRUCTION PER III-N (NEW UNIMPROVED)  
 NUMBER OF FLOORS: 2.000 & OFFICE SPACE, AND A UNIMPROVED  
 PUBLIC PARKING: 14,961 SF  
 % OF SITE COVERED: 93.2%  
 AUTOMATIC BILLIARDS AREA PER C.S. REQUIREMENT: 18,000 SF  
 AUTOMATIC BILLIARDS CONSTRUCTION: 0.018 CL. 1.000' OR  
 B. DEVELOPMENT = 3,112 SF + 1,415 SF CONSTRUCTION = 4,527 SF  
 18,000 SF + 1,415 SF = 19,415 SF

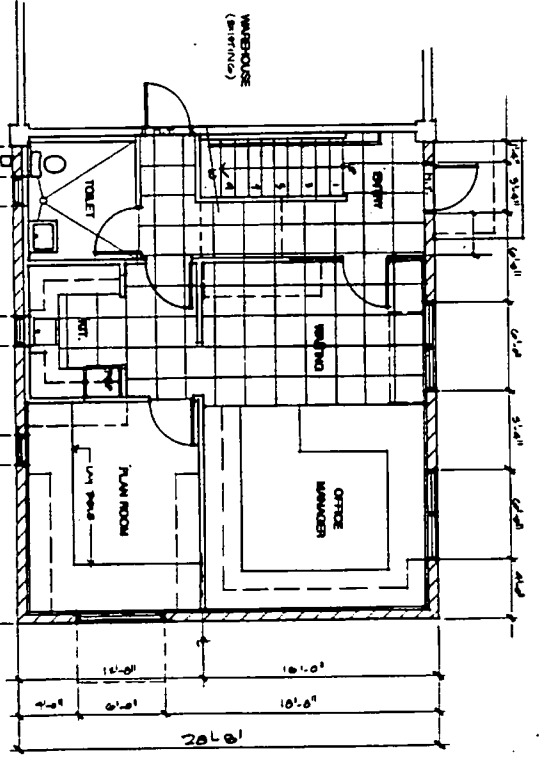
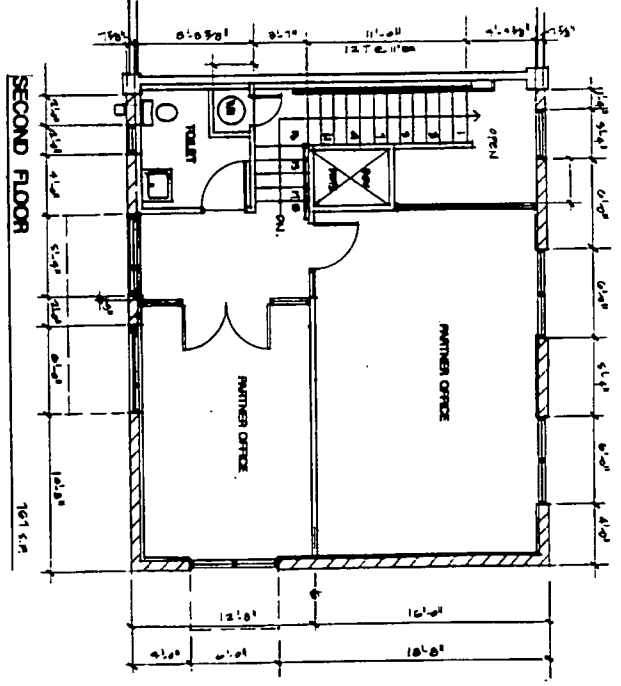
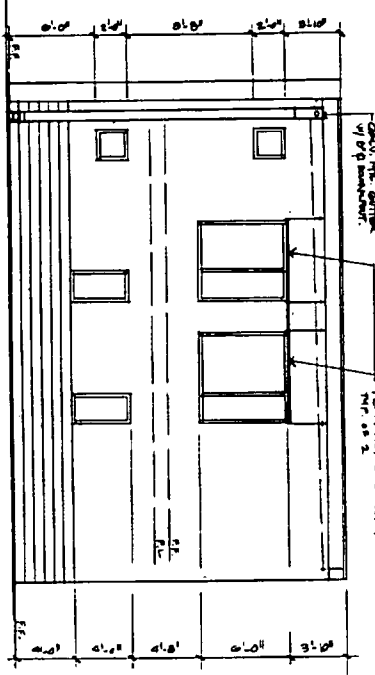
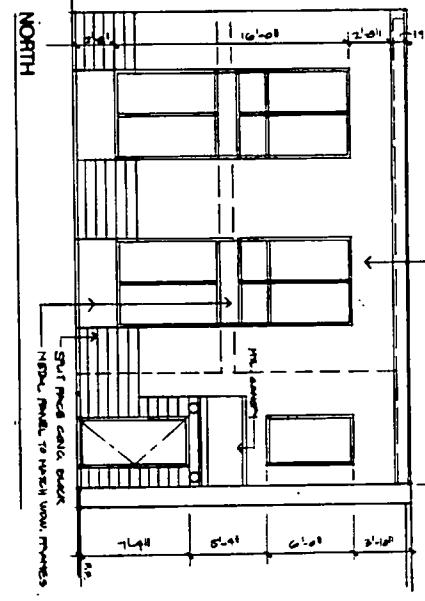
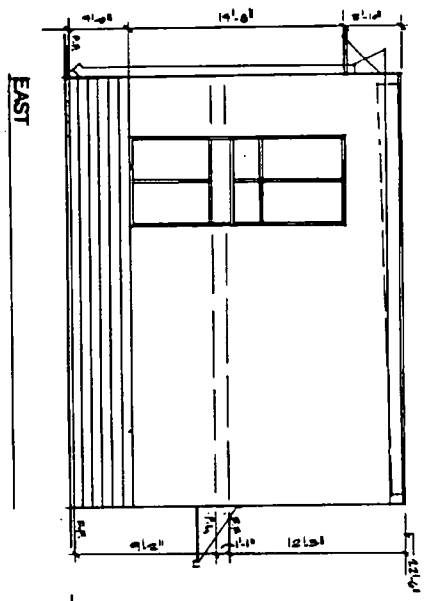
FROM DEVELOPMENT LABORATORY: 24 WORK STATIONS  
 OFFICE: 3,112 SF + 1,415 SF + 1,415 SF = 5,942 SF  
 PARKING SPACES REQUIRED BY (B) APPROVAL:  
 OFFICE: 3,112 SF + 1,415 SF + 1,415 SF = 5,942 SF  
 UNIMPROVED: 18,000 SF + 1,415 SF + 1,415 SF = 20,832 SF  
 TOTAL SPACES REQUIRED = 27 SPACES.  
 ON SITE PARKING PROVIDED: 32 (8) SPACES > 27 SPACES REQUIRED.  
 CURRENT ZONING: M-1

SCOPE OF WORK

NEW CONSTRUCTION OF A TWO STORY OFFICE SPACE OF APPROX.  
 14,961 SF ADJACENT TO EXISTING UNIMPROVED PORTION OF PROJECT.  
 CONSTRUCTION, IMPROVEMENTS TO INCLUDE NEW PARKING  
 SPACES, STREETS, SIDEWALKS, AND UTILITIES. FURNITURE & SIGNAGE  
 SYSTEMS ALSO PROVIDED.

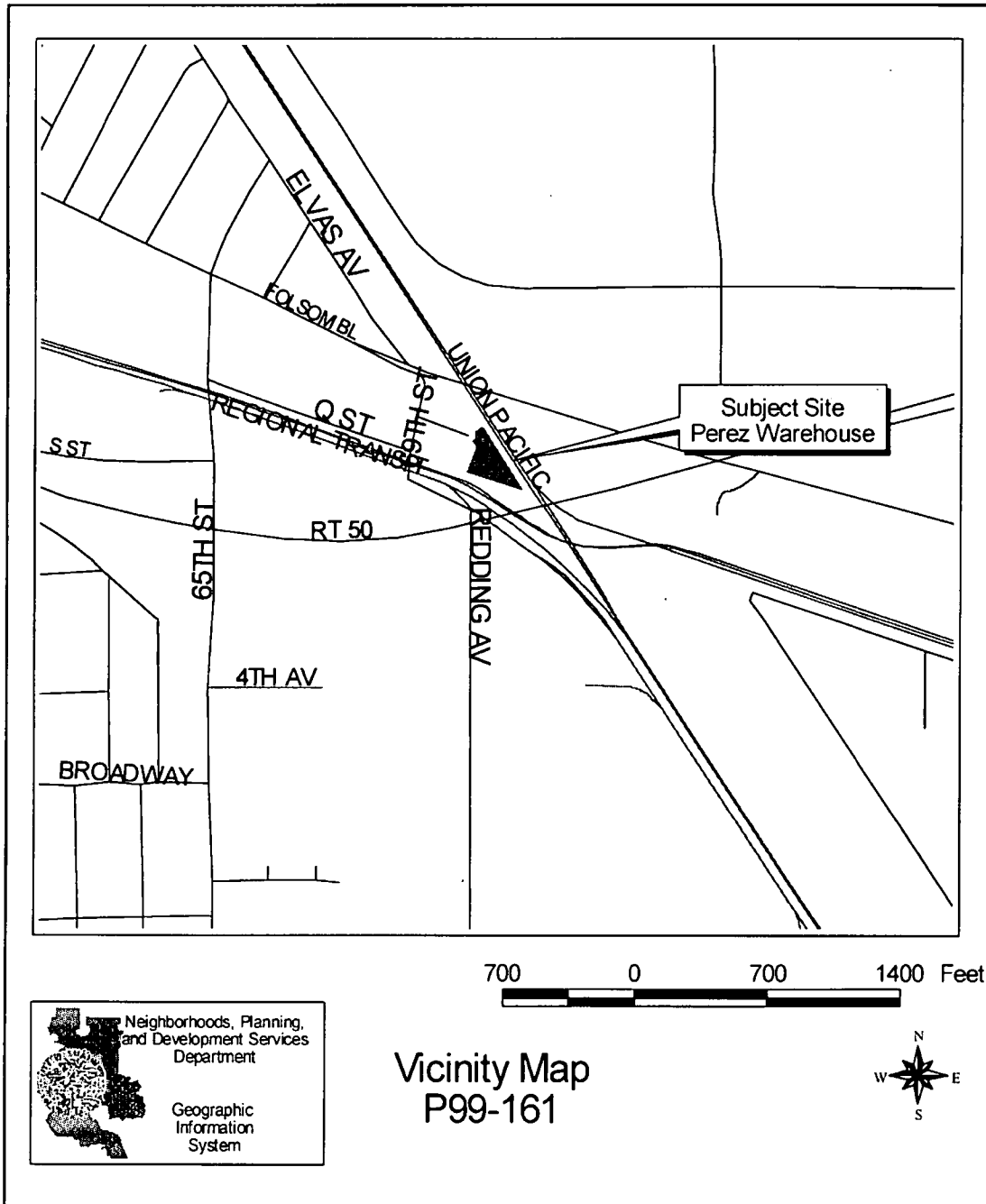
<p>Perez Concrete Office Addition                  1710 60th Street                  Sacramento, CA 95819</p>	<p>rudy c. garcia, architect                  1730 53rd street                  sacramento, california 95819 916-452-8663</p>	<p>DATE: 11/11/10</p>	<p>SCALE: 1/4" = 1'-0"</p>
		<p>REVISIONS:</p>	<p>CDR: SIA/1</p>





ITEM # 5  
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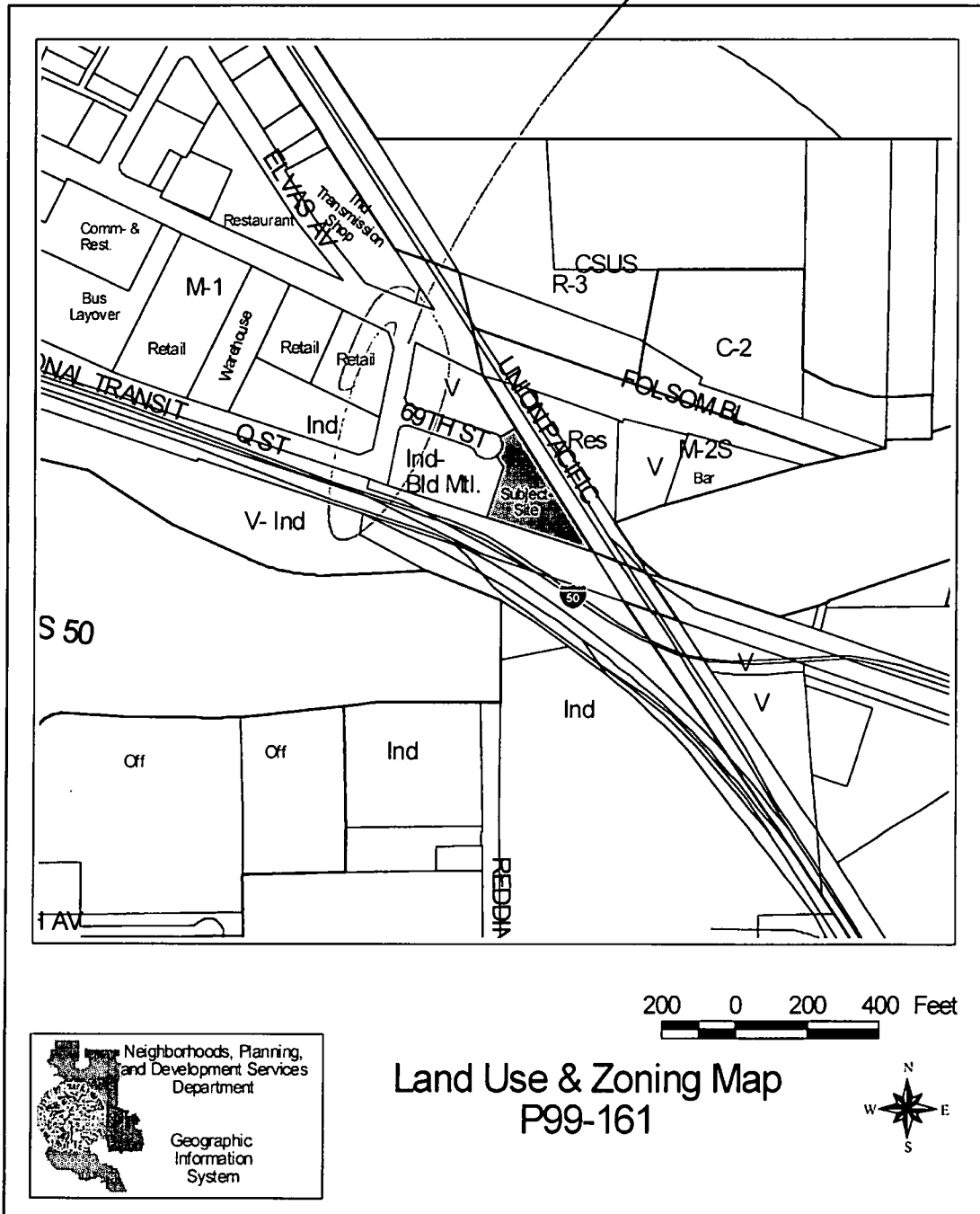
A-2	Perez Concrete Office Addition 1719 69th Street Sacramento, CA 95819	rudy c. garcia, architect 1730 53rd street sacramento, california 95819 916-452-8663	CONSULTANT	DEVISIONS	
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Neighborhoods, Planning,  
and Development Services  
Department  
  
Geographic  
Information  
System

Vicinity Map  
P99-161

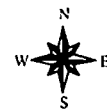
*65th St. Add LRT station*

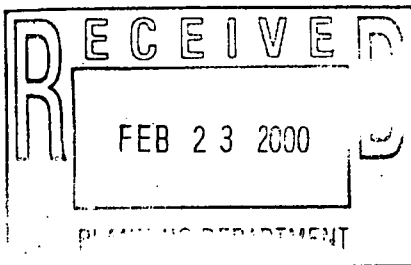


Neighborhoods, Planning,  
and Development Services  
Department

Geographic  
Information  
System

Land Use & Zoning Map  
P99-161





DEPARTMENT OF  
PUBLIC WORKS

SOLID WASTE DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

921 TENTH STREET  
SUITE 500  
SACRAMENTO, CA  
95814-2715

ADMINISTRATION  
PHONE 916-264-7043  
FAX 916-264-7771

CUSTOMER SERVICE  
PHONE 916-264-5757

February 18, 2000

## MEMORANDUM

**TO:** Jeanne Corcoran, Planning Project Manager

**FROM:** Gary Van Dorst, Solid Waste Planning Superintendent  
Michael Root, Waste Reduction Coordinator II

**SUBJECT:** PEREZ WAREHOUSE ADDITION (P99 - 161)

Solid Waste Division staff has reviewed the Application and Project Questionnaire for the above project. Staff is available to assist the developer in developing an efficient and environmentally sound integrated waste management plan.

### Form A (Page 7 of 8):

This part of the Application and Project Questionnaire is in compliance with the City of Sacramento Zoning Ordinance.

The applicant should also consider:

- The cost of waste disposal will increase dramatically over the course of the next several years. Therefore, recycling and waste reduction opportunities become important means of increasing profit through cost avoidance.
- The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
- The Solid Waste Division recommends that construction waste be diverted. This is usually less expensive than disposal in area landfills. Solid Waste staff can provide the applicant with the names and locations of construction and demolition recyclers.

- Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
- Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package.

Solid Waste Division staff requests that you pass these comments on to the project developer. If you or the project developer have any questions, please feel free to contact either Gary Van Dorst at 264-7561 or Michael Root at 264-5596.

cc: Manager Solid Waste  
File No. PL-5