

CITY PLANNING COMMISSION

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

APPLICANT	<u>E.M. Kado Associates, 1661 Garden Hwy, Sacramento, CA 95833</u>				
OWNER	<u>Harbison-Mahony-Higgins, 8589 Thys Court, Sacramento, CA 95828</u>				
PLANS BY	<u>E.M. Kado Associates, 1661 Garden Hwy, Sacramento, CA 95833</u>				
FILING DATE	<u>1/22/87</u>	ENVIR. DET.	<u>EX 15301(a)</u>	REPORT BY	<u>CV:kh</u>
ASSESSOR'S-PCL. NO.	<u>062-070-11,12</u>				

APPLICATION: A. Special Permit to exceed the maximum allowable office use in the Heavy Industrial (M-2S) Zone.

B. Lot Line Adjustment to merge two parcels into one parcel.

LOCATION: North side of Thys Court between Florin Perkins Road and Elk Grove-Florin Road.

PROPOSAL: The applicant is requesting the necessary entitlements to exceed the 25% office area by 58% in the M-2S zone.

PROJECT INFORMATION:

1874 General Plan Designation:	Industrial
1986 South Sacramento Community Plan Designation:	Industrial
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Office, storage

Surrounding Land Use and Zoning	Setbacks:	Required	Provided
North: Vacant, auto wrecking yard; M-2S	Front:	25'	34'
South: Industrial; M-2S	Side(Int):	0'	2'
East: Vacant; M-2S	Rear:	0'	102'
West: Industrial/warehouse; M-2S			

Parking Required:	20 spaces
Parking Provided:	20 spaces
Property Dimensions:	300' x 280'
Property Area:	1.9+ acres
Square Footage of Building:	See Exhibit A
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Plywood siding
Roof Material:	Asphalt

PROJECT EVALUATION: Staff has the following comments:

A. Land Use/Zoning

The subject site is zoned Heavy Industrial and is developed with a warehouse, office and carport. Surrounding land uses include wrecking yard and vacant to the north; industrial to the south; industrial and warehouse to the west; and vacant to the east.

APPLC.NO. P87-061 MEETING DATE February 26, 1987 ITEM NO 9

B. Proposal

The applicant proposes to remodel an existing storage area (2,033 square feet) into offices, and add 1,600 square feet of office. The applicant presently has 2,888 square feet of office area representing 43 percent of the total building square footage. However, this office area was constructed prior to the 1984 special permit requirement for office area exceeding the 25 percent of the total building square footage. The total office area proposed is 6,491, representing 58 percent of the total building square footage (See Exhibit A).

According to the applicant, the property owner's general contracting business does not require large areas of covered or enclosed storage. There is a need for large areas of open space to allow storage of equipment and material. See site plan.

The applicant should be aware that any use of the vacant parcel to the east will require a 25-foot landscape strip along the street.

C. Elevations

The elevations submitted by the applicant indicate the proposed office and covered storage and warehouse additions will be constructed of textured plywood siding with wood facia. Staff notes the proposed elevations match the existing structures on-site and finds the proposed elevations to be satisfactory.

D. Lot Line Adjustment

Staff notes the existing property line between Parcels 11 and 12 bisects the existing driveway. To obtain the required backout and maneuvering area for the 10 existing parking spaces located on Parcel 11, cars would have to use a portion of Parcel 12. Based on this situation, staff recommended the applicant merge Parcels 11 and 12 into one parcel. The applicant has agreed to merge Parcels 11 and 12 into one parcel. See Exhibits C and D.

E. Interdepartmental Review

This proposal was reviewed by the City Departments of Traffic Engineering, Engineering, Fire, and the Sacramento Regional Transit Agency and the following comments were received:

Traffic Engineering

1. Property line cannot split a driveway, move property line or driveway;
2. Acquire access easement from Parcel 12.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines [CEQA, Section 15301(a)].

RECOMMENDATION: Staff recommends the following actions:

- A. Approve the special permit based upon the Findings of Fact which follow;

- B. Approve the lot line adjustment by adopting the attached resolution.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land use in that:
 - a. the project is compatible with surrounding land uses;
 - b. sufficient parking is provided.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
 - a. the design will be compatible with the existing buildings;
 - b. additional landscaping will be provided along Thys Court.
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for Industrial use by the 1986 South Sacramento Community Plan and the proposed office use conforms with the plan designation.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION

ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO MERGE TWO PARCELS
INTO PARCELS INTO ONE PARCEL, SEE ATTACHED LEGAL.
APN: 062-070-11,12 (P87-061).

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line adjustment for property located at 8589 Thys Court; and

WHEREAS, the lot line adjustment is exempt from environmental review pursuant to State EIR Guidelines [CEQA, Section 15301(a)]; and

WHEREAS, the proposed project is found to be consistent with the 1974 General Plan and 1986 South Sacramento Community Plan; the proposed project is found to be consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for Industrial use by the 1986 South Sacramento and the proposed Lot Line Adjustment conforms with the Plan Designation;

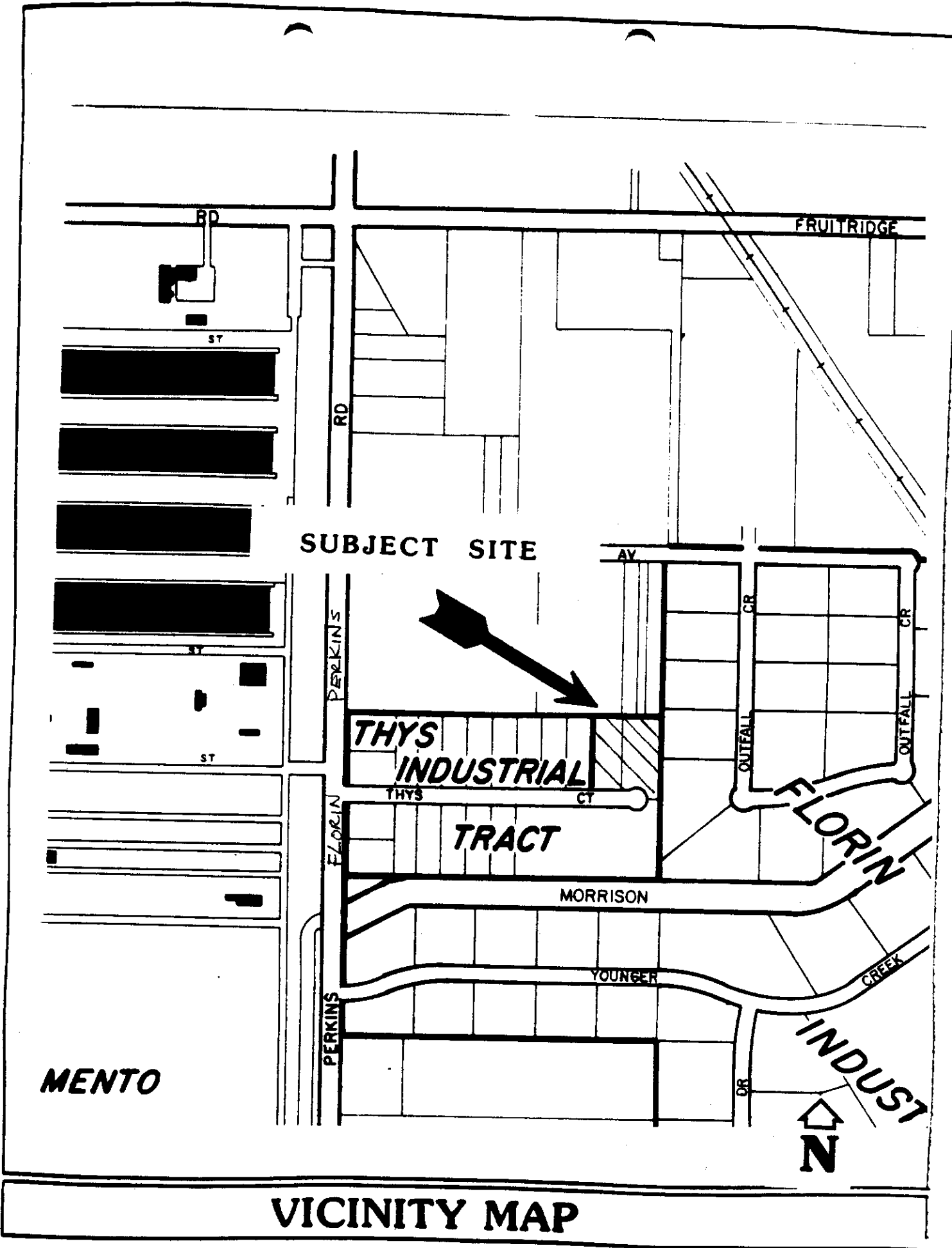
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

that the lot line adjustment for property located at 8589 Thys Court be approved as shown and described in Exhibit C and D attached hereto, subject to the following conditions:

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

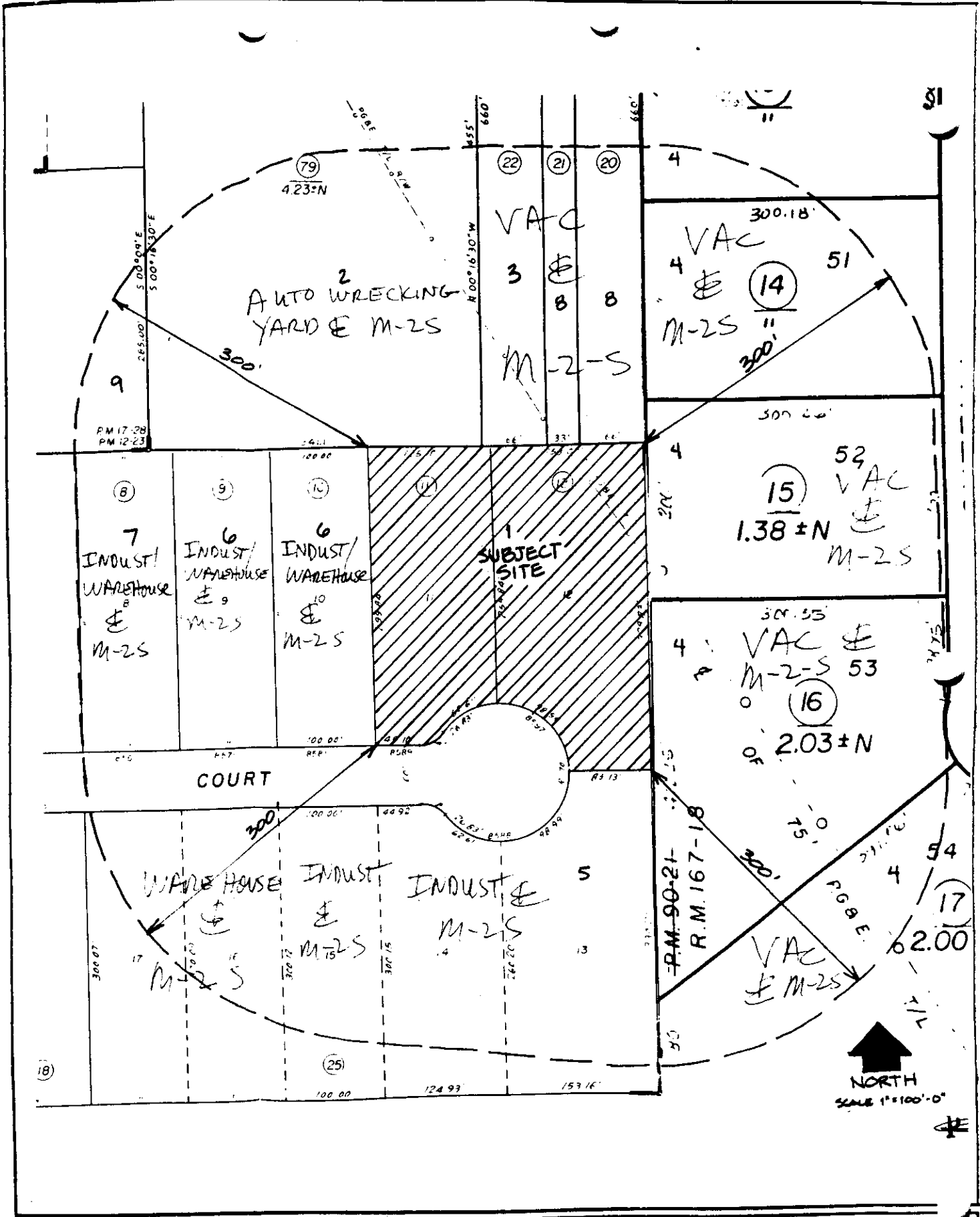


VICINITY MAP

P 87-061

2-26-87

ITEM 9



LAND USE & ZONING MAP

P87-061

2-26-87

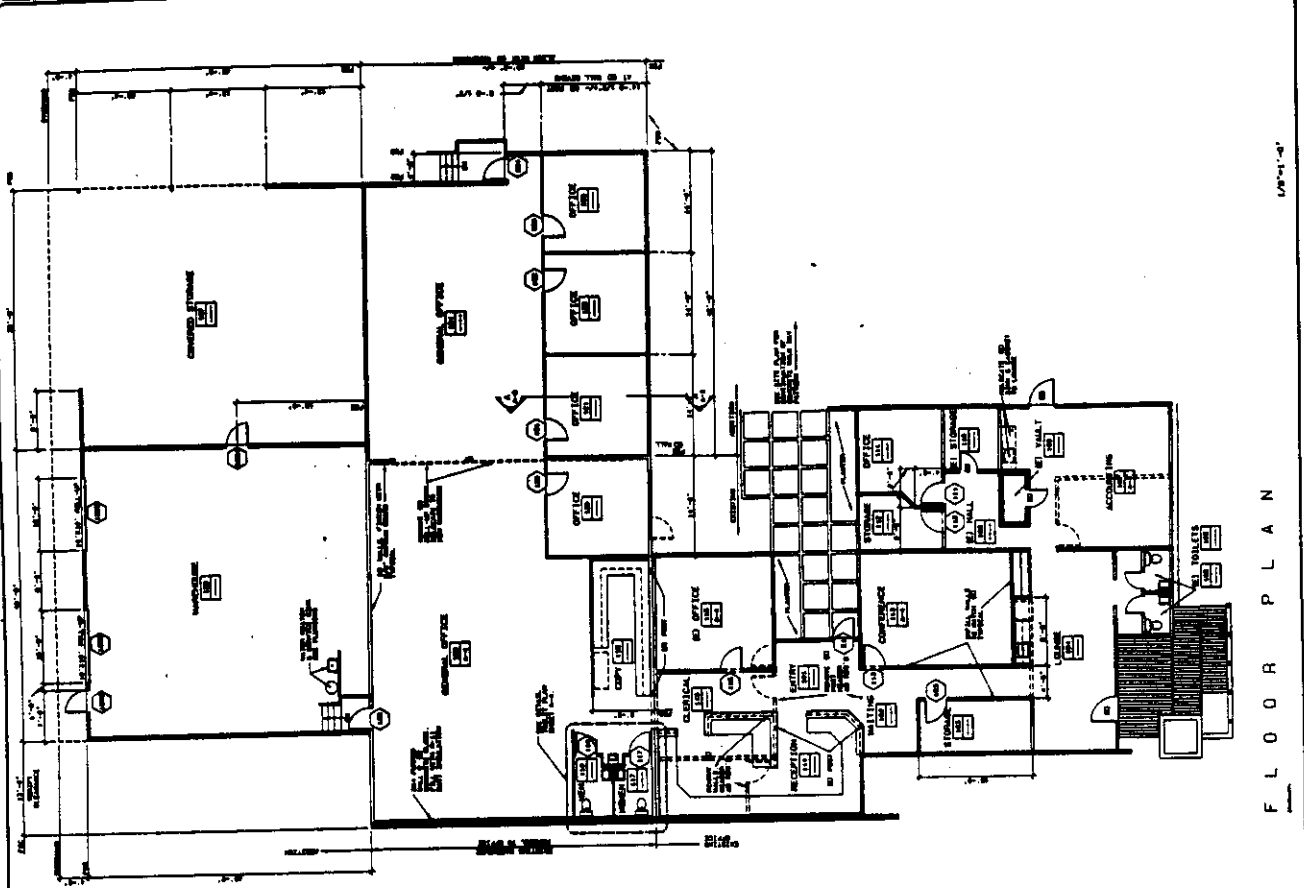
ITEM 9

C.A. 1946
 ASSOCIATES-PA, INC.
 ARCHITECTS
 1000 MARKET STREET
 SACRAMENTO, CALIFORNIA 95811
 (916) 441-1100

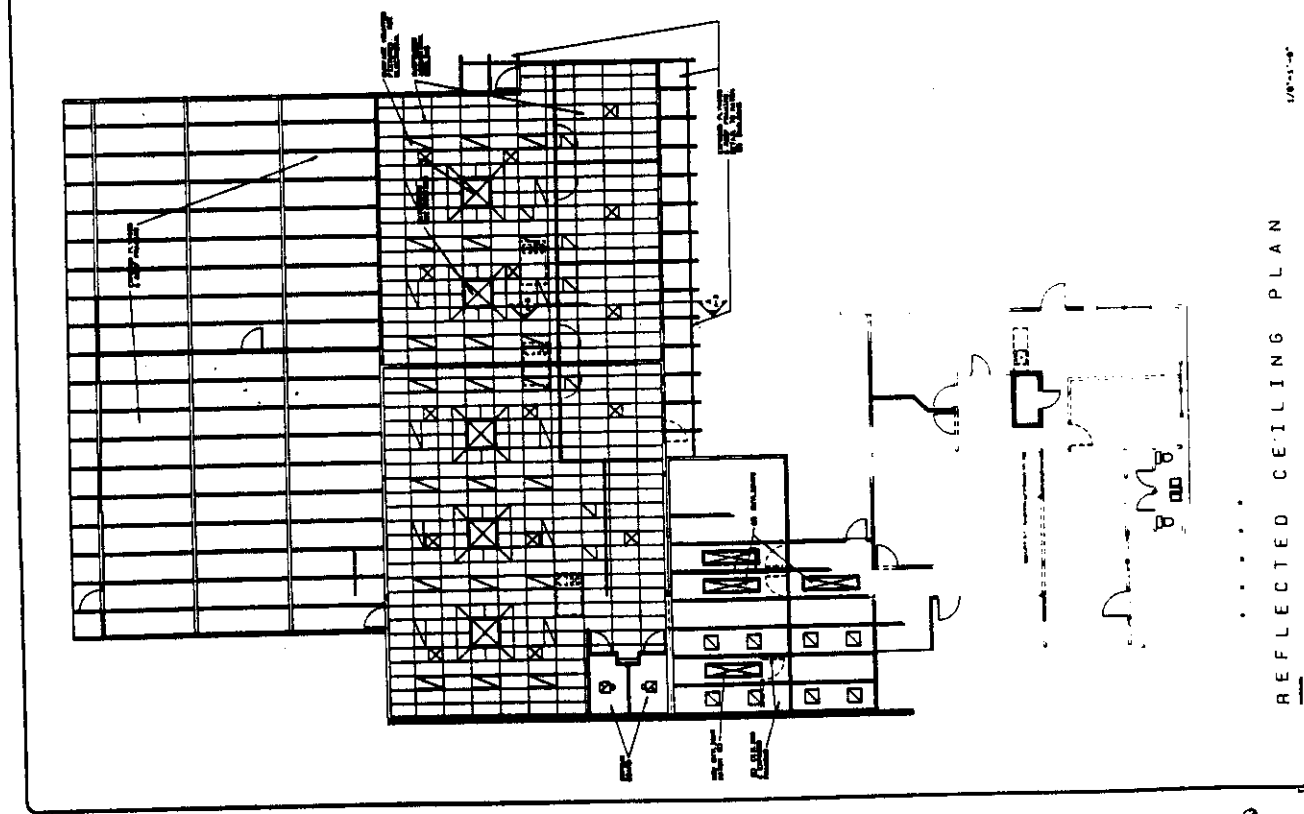
GENERAL CONTRACTORS
HRA
 HEADQUARTERS
 ADDITIONS &
 ALTERATIONS
 6580 TRINITY COURT
 SACRAMENTO
 CALIFORNIA 95821

FLOOR PLAN
 REFLECTED
 CEILING P

FLOOR PLANS



FLOOR PLAN

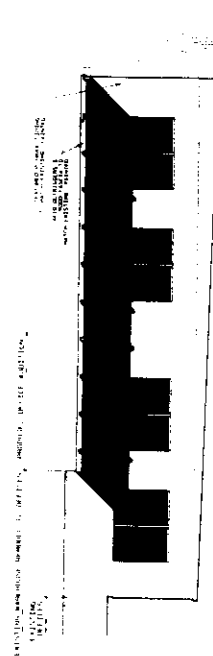


REFLECTED CEILING PLAN

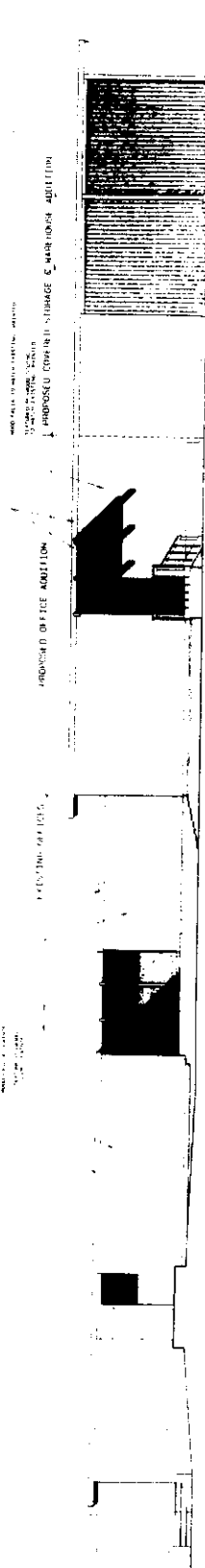
P87-061

2-26-87

Item 9



PARTIAL SOUTH ELEVATION 1/8" = 1' 0"



PARTIAL EAST ELEVATION 1/8" = 1' 0"

STATEMENT OF INTENT

EMK Job No. 8608-00

Request for Director's Special Permit to exceed 25% office area in M-2-S Zone (Ordinance No. 84-100).

Applicant proposes to remodel an existing storage area into offices, and proposes addition of storage area, and covered storage for general contractor's office, and yard.

Project Data

	<u>Existing Office</u>	<u>Storage</u>	<u>Proposed Office</u>	<u>Storage</u>
1. Existing Office Building	2,888	---	2,888	---
2. Existing Warehouse	---	2,003	2,003	---
3. Existing Carport	---	1,760	---	1,760
4. Proposed Office Addition	---	---	1,600	---
5. Proposed Warehouse	---	---	---	1,610
6. Proposed Covered Storage	---	---	---	1,420
TOTALS	2,888	3,763	6,491	4,790
	43%	57%	58%	42%
7. Existing Paved Equipment & Material Storage Area	---	*38,000	---	*38,000
* Does Not Include Unpaved Areas Or Parking Area	2,888	41,763	6,491	42,790
	7%	93%	13%	87%

Parking Calculations

Office 6,491 - 400 = 16.23 Stalls
 Warehouse Storage **3,030 - 1,000 = 3.03

Required Parking = 19.23 Stalls
 Parking Provided = 20 Stalls Existing
 (19 Standard, 1 Handicap)

**Excludes Carport

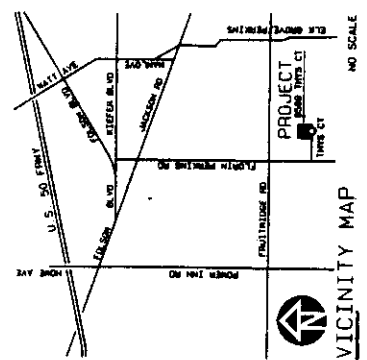
The requirements of the applicant's business does not require large areas of covered, or enclosed storage. There is however, a need for large areas of open space for the storage of equipment and material.

If the office area is compared to this total land use, it would come well within the limitations set forth in the Ordinance, and would satisfy the intent of the limitation.

Consideration should also be given to the fact that the intended use of the property has not changed.

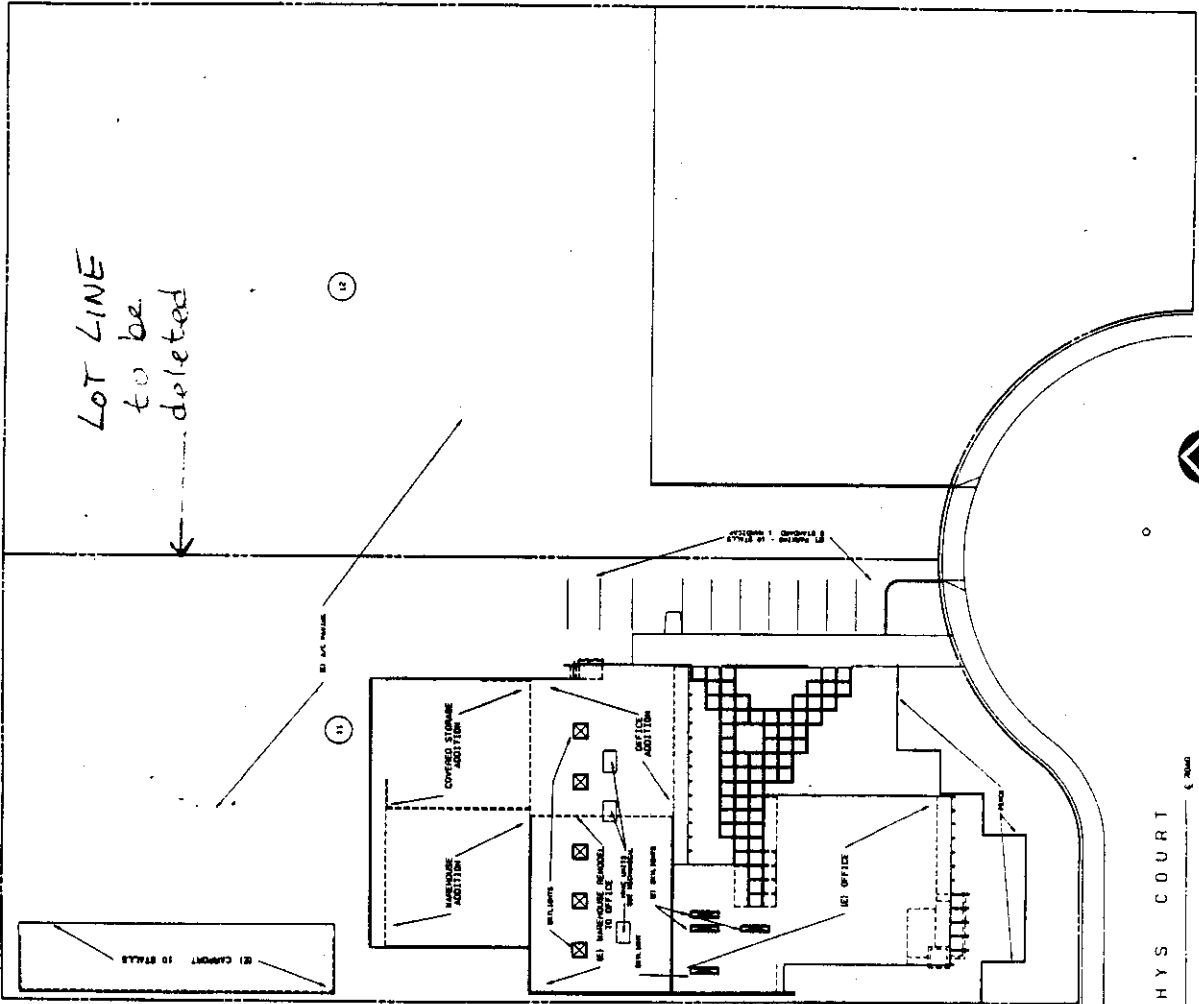
S H E E T I N D E X :

- A-1 SITE PLAN/ROOF PLAN, SHEET INDEX, VICINITY MAP, PROJECT DATA
- A-2 FLOOR PLAN, REFLECTED CEILING PLAN, BUILDING SECTION
- A-3 BUILDING SECTION
- A-4 DETAIL PLAN, INTERIOR ELEVATIONS
- S-1 TYPICAL STRUCTURAL NOTES & DETAILS
- S-2 FOUNDATION/FLOOR FRAMING PLAN, ROOF FRAMING PLAN, DETAILS
- M-1 HVAC PLAN, SCHEDULES, LEGENDS, & NOTES
- P-1 PLUMBING PLAN, SCHEDULES & NOTES
- E-1 PANELS, SCHEDULES, NOTES
- E-2 POWER & SIGNAL PLAN, LIGHTING PLAN



P R O J E C T D A T A

DESCRIPTION	TYPE	DATE	SCALE
EXISTING OFFICE	8-2	1-14	1/8" = 1'-0"
EXISTING OFFICE	8-2	1-14	1/8" = 1'-0"
REAR END TO OFFICE	8-2	1-14	1/8" = 1'-0"
NEW OFFICES	8-2	1-14	1/8" = 1'-0"
NEW OFFICES	8-2	1-14	1/8" = 1'-0"
NEW WAREHOUSE	8-2	1-14	1/8" = 1'-0"
NEW WAREHOUSE	8-2	1-14	1/8" = 1'-0"
NEW COVERED STORAGE	8-2	1-14	1/8" = 1'-0"
NEW COVERED STORAGE	8-2	1-14	1/8" = 1'-0"
TOTALS			
18 33 STALLS PER 10			
118 STALLS EXISTING			
118 STALLS (118 STALLS)			



**JTS ENGINEERING
CONSULTANTS, INC.**

811 J STREET
SACRAMENTO, CA 95814-2572
(916) 441-6708
"ENGINEERING FOR PUBLIC WORKS & INDUSTRY"

EXHIBIT D
CITY PLANNING DIVISION

FEB 11 1987

RECEIVED

February 11, 1987

Job Number: 87-061

Mr. Richard Taramoto
E. M. Kado & Associates
1661 Garden Highway
Sacramento, CA 95831

RE: LEGAL DESCRIPTION OF MERGED LOTS
8589 THYS COURT

Dear Richard:

Enclosed herewith is an assessor's plat, and below is the legal description for the lot merger requested. It is acceptable to have the legal description refer to the loss of record. Accordingly, I have made a simple description, which I believe should be acceptable with the City. If they have any questions or comments, they can contact me directly.

The legal description is as follows:

ALL OF LOTS 11 & 12, AS SHOWN ON THE PLAT OF "THYS INDUSTRIAL TRACT", FILED AT THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 63 OF MAPS AT PAGE NUMBER 19. (SAID LOTS ARE TO BE MERGED TOGETHER INTO A SINGLE LOT).

I hope that this is satisfactory. If you have any questions or comments, please contact me. Thank you.

Sincerely,

Javed T. Siddiqui
JAVED T. SIDDIQUI, P.E.
JTS ENGINEERING CONSULTANTS, INC.
JS/mmm

Enc.

RECEIVED
FEB 11 1987

E.M. KADO ASSOCIATES - AIA, INC