

P96-002 - 150/180 HARRIS AVENUE: REVIEW & COMMENT

LOCATION: North Sacramento (south of I-80, west of Norwood Ave)
Council District 2
APN: 250-0025-036,037

| | |
|----------------|--|
| APPLICANT: | Buzz Oates Enterprises (Jarrod Short) 8615 Elder Creek Road Sacramento, CA 95828 (916) 381-3600 |
| OWNER: | Buzz Oates Enterprises (Jarrod Short) 8615 Elder Creek Road Sacramento, CA 95828 |
| PLANS BY: | Leo McGlade & Associates |
| APPLIC. FILED: | 01/04/96 |
| STAFF CONTACT: | Scot Mende, 264-5894 |

PROJECT INFORMATION:

| | |
|--|----------------------------------|
| General Plan Designation: | Industrial--Employee Intensive |
| North Sacramento Community Plan Designation: | Labor Intensive |
| Existing Land Use of Site: | Vacant; Roads are in place |
| Existing Zoning of Site: | M-1S{PUD}, Light Industrial--PUD |

Surrounding Land Use and Zoning:

North: M-1S{PUD}; Light Industrial (PUD) & I-80 Freeway
South: R-1; Single Family Residential
East: M-1S{PUD}; Light Industrial (PUD)
West: M-1S(LI){PUD}; Light Industrial & Golf Center (PUD)

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|-------------------------|---|
| Total Property Area: | 2.99± acres (1.26 + 1.73) |
| Property Dimensions: | Irregular |
| Density of Development: | 16,722 sqft/acre (0.38 F.A.R.) |
| Topography: | Flat |
| Street Improvements: | Harris Av & Morrison Av are fully completed |
| Utilities: | City of Sacramento |

BACKGROUND INFORMATION: The purpose of this staff report is for review & comment of two proposed warehouse buildings totalling 50,000 square feet (Building A is 20,000 sqft, Building B is 30,000 sqft). The subject site is located within the Norwood Tech Planned Unit Development. As such, any building requires a Special Permit approval from the Planning Commission. The applicant has requested a preliminary review of the project relative to its site design and building orientation.

The applicant has committed to an ambitious timeframe to construct a 20,000 square foot warehouse building for a specific tenant on parcel #37. The construction contract, for purposes of economies of scale, also includes construction of a warehouse building on parcel #36.

The subject site was approved in March, 1986 for a Special Permit (now expired) and a Schematic Plan Amendment to reduce the square footage. The proposed entitlements would restore some of the square footage, but would still be less than the entitlements that existed prior to 1986.

The proposed buildings will require the following entitlements (a formal application was filed 01/04/96):

- A. Negative Declaration
- B. Mitigation Monitoring Plan
- C. PUD Schematic Plan Amendment (Minor) to increase square footage from 40,832 to 50,000
- D. Special Permit to construct two warehouse buildings totalling 50,000 sqft in the M-1S-PUD zone.
- E. PUD Guidelines Amendment to exceed the 30' allowed building height (up to 34' height for APNs 36 & 37)

Detailed analysis of the project will be conducted during the course of formal project review. The immediate request is to provide the applicant with a "level of comfort" with the proposed location of the building, in order to allow the applicant, at their own risk, to proceed with construction of the buildings.

STAFF EVALUATION: Staff has the following initial comments, based on a limited review and without benefit of complete routing to other public agencies and to neighboring property owners:

- A. **Policy Considerations:** The proposed project is consistent with the General Plan, the North Sacramento Community Plan, and the Norwood Tech PUD Guidelines. The proposal does require a schematic plan amendment to add approximately 10,000 square feet to the PUD. Overall, this increase in square footage is not expected to be significant.

Utilization of the building is primarily for warehousing. The PUD allows up to 25% of the building to be occupied with offices. The proposal for Building A is 1,200

square feet for office (out of 20,000 square feet) -- representing only 6%; a total of 5,000 square feet could be occupied by offices with no additional planning entitlements required. No specific tenant has been identified for Building B. Up to 7,500 square feet of office could occupy the proposed 30,000 square foot building.

B. Site Design:

1. **Landscaping:** The PUD Guidelines require an 8' masonry wall and 25' of landscaping along the south elevation. The wall and basic landscaping are already in place. However, between the existing trees, the walls are bare. Staff may recommend that additional landscaping (e.g., vines or rose bushes) be planted between the trees. The PUD Guidelines require 5' landscaping at the eastern & western boundaries. At the western edge of the property, 17' is provided; at the eastern edge of the property, 5' is provided.
2. **Parking/Circulation:** A total of 57 parking spaces are required; 66 spaces are provided. Ingress/egress to the site is provided from Harris Avenue, which is consistent with the intent of the PUD to minimize impact on the residential uses south of Morrison Avenue. The driveway and parking layout is similar to that of other buildings in the PUD and similar to that approved in 1986 for this site.

C. Building Design

1. **Materials:** The proposed building materials are concrete tilt-up construction with a sloping roof with built-up mineral cap sheet roofing material. A parapet (extension of the exterior wall) extends approximately 2½ feet above the roofline (required by Fire Safety Code).
2. **Signage:** No signage plan has been submitted as part of this application. Signage shall meet the PUD Guidelines.
3. **Color:** The applicant proposes several reveal lines, although a color palette has not yet been determined. Staff would support either multiple bands or variations in a single wide band. The proposal is consistent with the quality of other buildings in the PUD.
4. **Height & Scale:** The building height is 30', except that the roofs are sloped with an additional 4' on the outer western and eastern elevations of the subject site. These additional heights are relatively minor and minimally impact the residential uses to the south. The PUD Guidelines would require amendment to allow this additional height for the portion of the "plateline" (top of roof joist). The standard height limit for commercial buildings adjacent to residential is 35'.

The intensity of the site is 38%, which is typical for industrial buildings and consistent with other buildings in the PUD.

RECOMMENDATION: Staff recommends that the City Planning Commission review and comment on the proposed project. No formal action is requested at this time. Formal entitlements will be discussed as part of a regularly noticed hearing in approximately 3 months.

Report Prepared By,



Scot Mende, Senior Planner

Attachments:

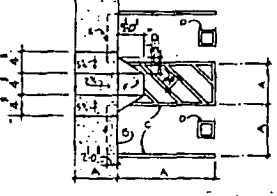
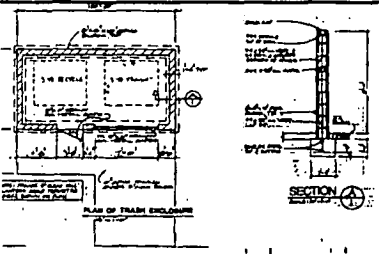
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|--------------|--------------------------|
| Attachment 1 | Vicinity Map |
| Attachment 2 | Site Plan |
| Attachment 3 | Floor Plan -- Building A |
| Attachment 4 | Floor Plan -- Building B |
| Attachment 5 | Elevations -- Building A |
| Attachment 6 | Elevations -- Building B |

Attachment 1
VICINITY MAP
01/11/96

P96-002

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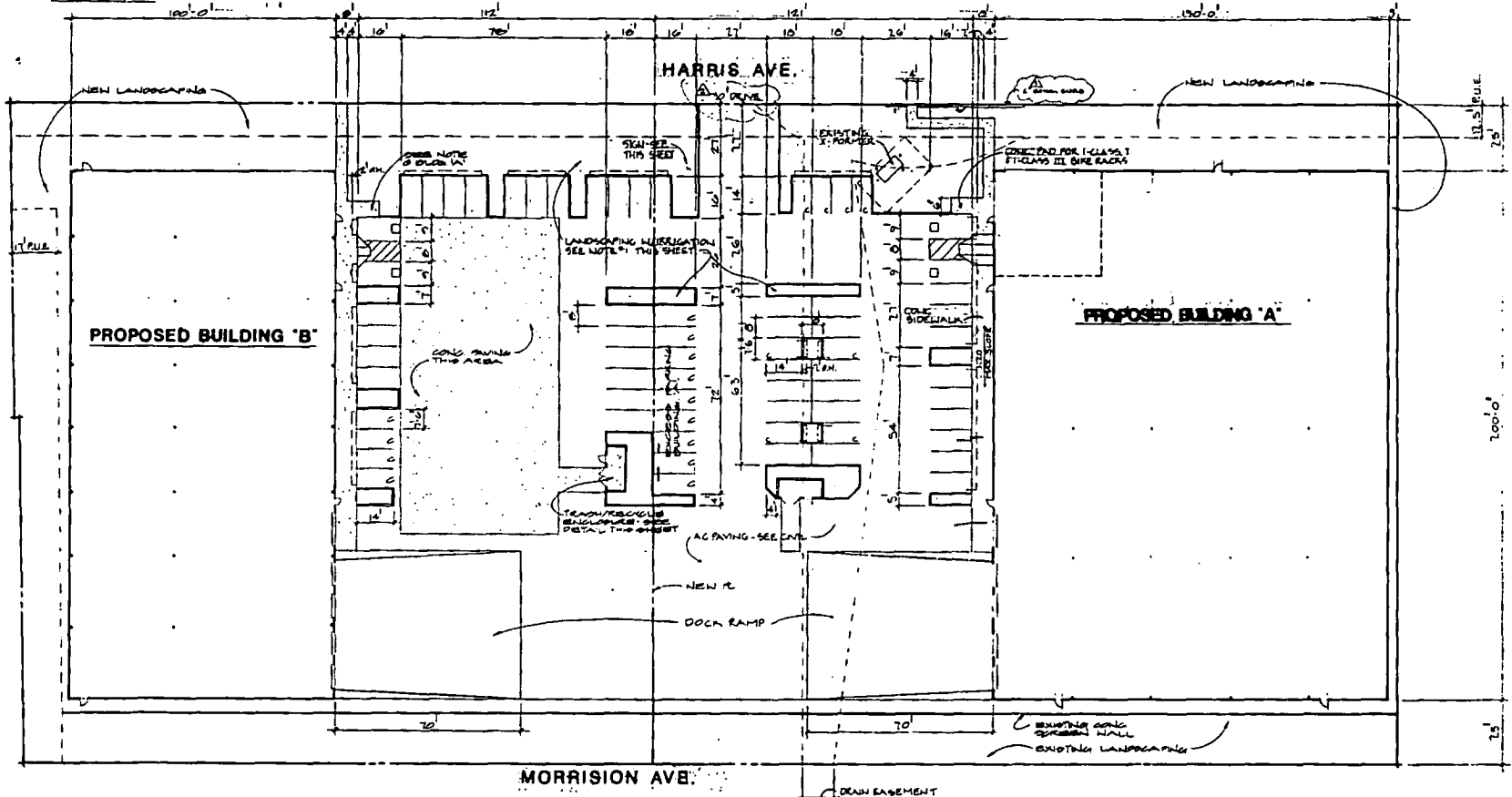




- A - SEE SITE PLAN
- B - CONCRETE DUMPER/SIDEWALK
- C - WHITE STOPPING TRAFFIC PAINT, TYP
- D - SEE NOTE "A" THIS SHEET
- E - SEE NOTE "A" THIS SHEET, AT SPACE ADJACENT TO THE LEFT SIDE OF ANY "D" WALK ABLK. PROVIDE ADDITIONAL SIGN BELOW OTHER IF NECESSARY DESIGNATING SPACE AS "WALK ACCESSIBLE"
- F - CURB RAMP 7.5% MAX. W/10% SIDE SLOPES
- G - SPACES AND AISLES MUST BE LEVEL WITH NO SLOPE GREATER THAN 1:50

- REVISIONS**
- | NO. | DATE | DESCRIPTION |
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- 1. PROVIDE LANDSCAPING WITH BARRICADE WALLS, SIDEWALK PLANS, ALL PLANTINGS SHALL BE 1 1/2" CONC. CURBS ON CONCRETE FOUNDS. SHOW PLANT SCHEDULE.
 - 2. PROVIDE GRASS AND CONCRETE CURBS ON SIDEWALKS WITH WHITE STOPPING TRAFFIC PAINT, TYP. PROVIDE 8" CONC. CURBS AT INTERSECTIONS AND CONCRETE CURBS AT ALL INTERSECTIONS ADJACENT TO SIDEWALKS, SIDEWALKS AND PROPERTY LINES.
 - 3. PROVIDE A FINISHING COMPENSATED SUB (4" MIN) OF 2" MIN. CONC. WITH LETTERS AS SHOWN ON SHEET "A" THIS SHEET, AT SPACES ADJACENT TO THE LEFT SIDE OF ANY "D" WALK ABLK. PROVIDE ADDITIONAL SIGN BELOW OTHER IF NECESSARY DESIGNATING SPACE AS "WALK ACCESSIBLE"
 - 4. PROVIDE CURB RAMP 7.5% MAX. W/10% SIDE SLOPES
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 - 16. PROVIDE CURB RAMP 7.5% MAX. W/10% SIDE SLOPES
 - 17. PROVIDE A FINISHING COMPENSATED SUB (4" MIN) OF 2" MIN. CONC. WITH LETTERS AS SHOWN ON SHEET "A" THIS SHEET, AT SPACES ADJACENT TO THE LEFT SIDE OF ANY "D" WALK ABLK. PROVIDE ADDITIONAL SIGN BELOW OTHER IF NECESSARY DESIGNATING SPACE AS "WALK ACCESSIBLE"
 - 18. PROVIDE CURB RAMP 7.5% MAX. W/10% SIDE SLOPES
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 - 20. PROVIDE CURB RAMP 7.5% MAX. W/10% SIDE SLOPES

HANDICAP PARKING STALLS



SITE PLAN
FOR HCP PATH OF TRAVEL REQUIREMENTS SEE NOTE "B" SHEET "A"

DESIGN CRITERIA

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| CODE | 1997 U.S.C., 1995 SUPPLEMENT & CITY OF SACRAMENTO |
| OCCUPANCY | GROUP B, DIV. 2 (FUTURE WAREHOUSE OFFICE) |
| CONSTRUCTION | TYPE III, W/ AUTO SPRINKLERS |
| SEISMIC ZONE | ZONE 3 |
| WIND SPEED | 75 M.P.H., EXPOSURE B |
| AREA | BUILDING A: 25,000 S.F. BUILDING B: 52,000 S.F. |
| PARKING | BUILDING A: 187 S.F. (Plain Office @ 1400 YELDS) 1 CARS REQD 25,000 S.F. (Plain Warehouse @ 1400 YELDS) 30 CARS REQD TOTAL: 31 CARS REQD BUILDING B: 4,000 S.F. (Plain Office @ 1400 YELDS) 5 CARS REQD 14,000 S.F. (Plain Warehouse @ 1400 YELDS) 18 CARS REQD TOTAL: 23 CARS REQD |

REVISIONS

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Leo McGloth & Associates, Inc.
3117 Arden Way, Suite A, Sacramento, CA 95825 (916) 496-3300

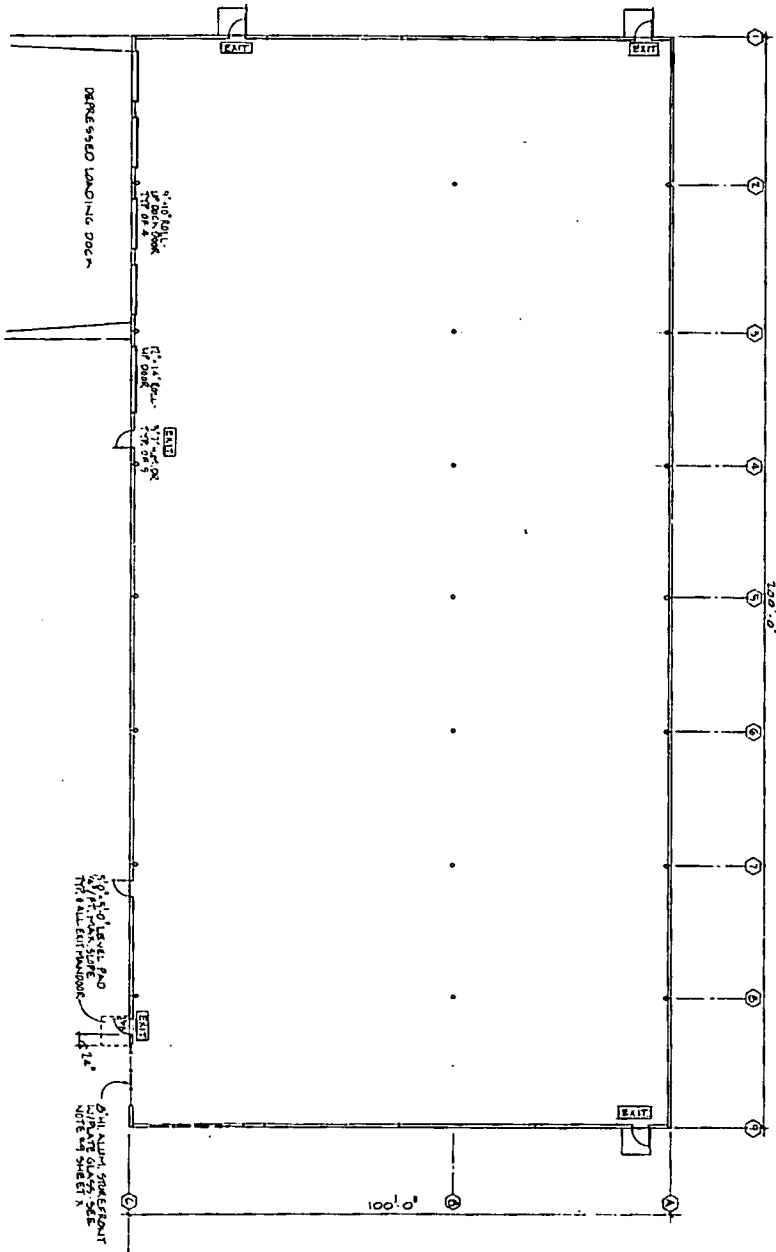
2. PROPOSED WAREHOUSE BUILDINGS
HARRIS AVE. @ PERFORMANCE DRIVE.
CITY OF SACRAMENTO, CA.

SCALE PLAN
1" = 100' 0"

Date: 11-17-95
Asn: 11-20-95
Drawn: JH
Chk: O-11-703
Title: **1**
Sheet No. 1

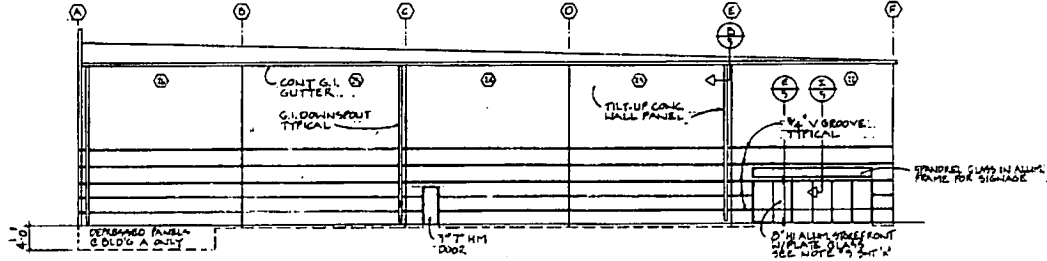
P96-002

FLOOR PLAN BUILDING 'B'

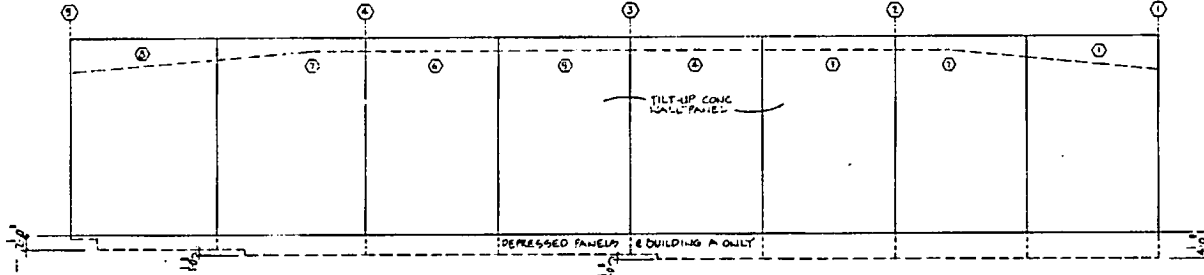


ALL WORK SHALL COMPLY WITH NOTES 77 & 78 ON SHEET 1.
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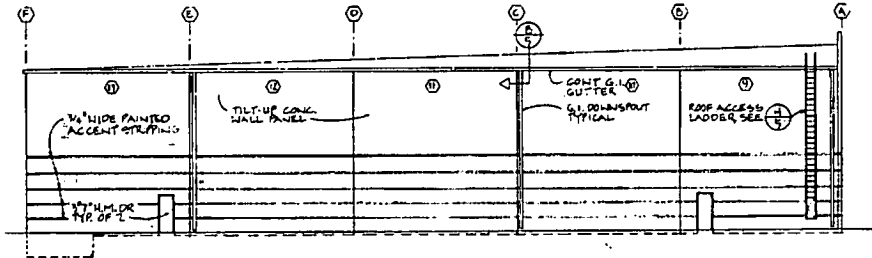
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| <p>Leo McGlade & Associates, Inc. 3417 Arden Way, Suite A, Sacramento, CA 95825 (916) 498-6350</p> | <p>2 PROPOSED WAREHOUSE BUILDINGS</p> <p>HARRIS AVE. @ PERFORMANCE DRIVE</p> <p>CITY OF SACRAMENTO, CA.</p> | <p>FLOOR PLAN</p> <p>BUILDING 'B'</p> | <p>DATE: 11/17/95</p> <p>BY: [Signature]</p> <p>SCALE: 1/8" = 1'-0"</p> | <p>NO. 3</p> |
| | <p>16 SHEETS</p> | | | |



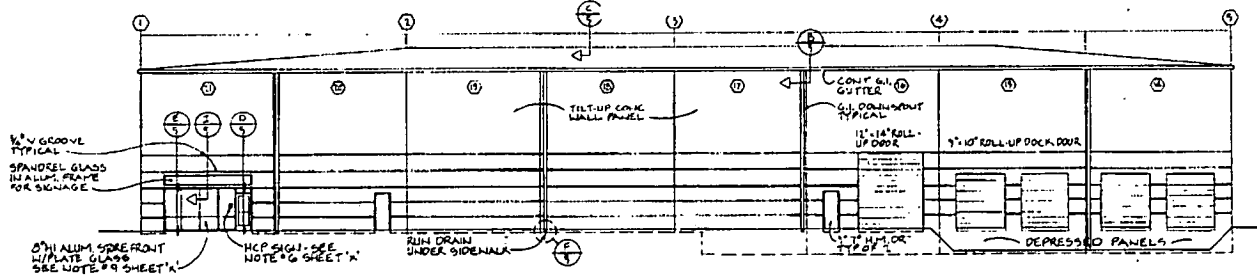
NORTH ELEVATION BUILDING 'A' 1/4" = 1'-0"



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



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



WEST ELEVATION BUILDING 'A' 1/4" = 1'-0"

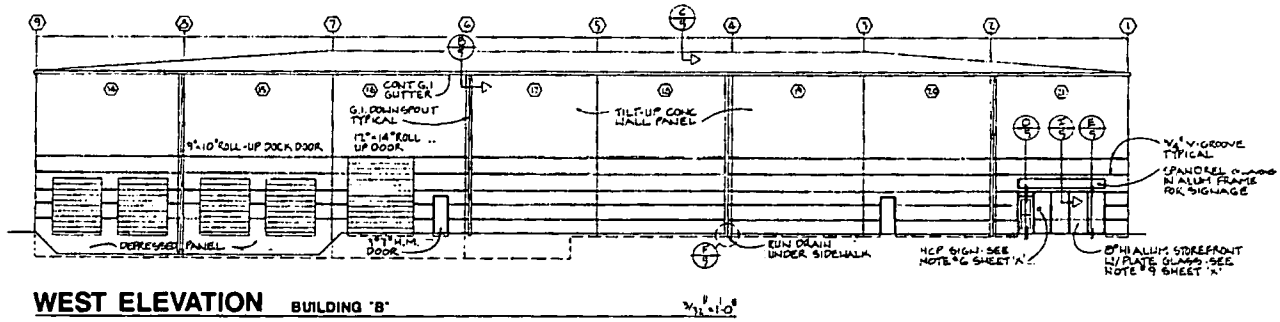
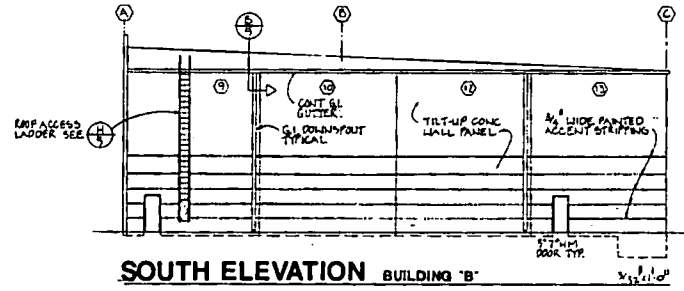
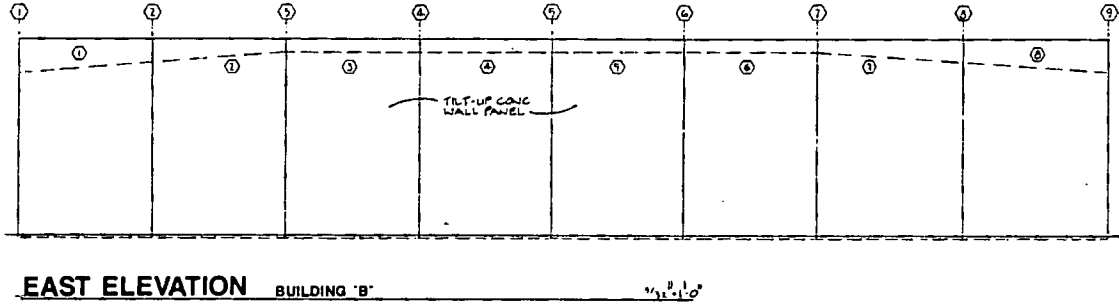
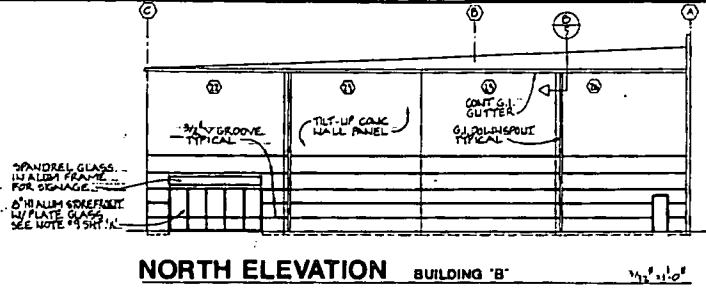
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LEO MCGLOTH & ASSOCIATES, INC.
1117 PACIFIC AVE., SUITE A, SACRAMENTO, CA 95825 (916) 443-1100

ELEVATIONS
BUILDING 'A'

2 PROPOSED WAREHOUSE BUILDINGS
HARRIS AVE. @ PERFORMANCE DRIVE
CITY OF SACRAMENTO, CA.

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| Scale | 1/4" = 1'-0" |
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| App'd | 0-1-705 |
| Sheet | 4 |
| Of | Sheets |



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Leo McCloskey & Associates, Inc.
 2117 Adam Way, Suite A, Sacramento, CA 95825 (916) 484-4300

ELEVATIONS
BUILDING 'B'

2 PROPOSED WAREHOUSE BUILDINGS
 HARRIS AVE. @ PERFORMANCE DRIVE
 CITY OF SACRAMENTO, CA.

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|-------|---------------|
| Date | 11-17-95 |
| Scale | 1/16" = 1'-0" |
| Drawn | JF |
| Check | D-1-703 |

4-A