

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Zack Arbios, 1400 S Street, #100, Sacramento, CA 95814		
OWNER Jerry Ivy, 84 W. Santa Clara Street, #700, San Jose, CA 95113		
PLANS BY Burrell Engineering Group, 6939 Sunrise Blvd, Suite 121, Citrus Heights, CA 95610		
FILING DATE 1-14-91	ENVIR. DET. Negative Declaration	REPORT BY CAS
ASSESSOR'S PCL. NO. 265-0402-004, 265-0412-012, and 013		

- APPLICATION:**
- A. Negative Declaration
 - B. Lot Line Adjustment to merge three lots into two lots totaling 6.3± vacant acres in the Light Industrial, M-1, and Heavy Industrial, M-2, zones

LOCATION: 3000 Academy Way

PROPOSAL: The applicant is requesting the necessary entitlements to merge three lots into two lots totaling 6.3± vacant acres in the Light Industrial, M-1, and Heavy Industrial, M-2, zones in order to build a 23,758 square foot warehouse building on one of the lots.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
1984 North Sacramento	
Community Plan Designation:	Industrial
Existing Zoning of Site:	Light Industrial, M-1, and Heavy Industrial, M-2
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:		Setbacks	Required	Provided
North:	Industrial, M-1	Front:	0'	78'
South:	Railroad and light rail, M-2	Side(East):	0'	0'
East:	Light rail parking, M-1 and M-2	Side(West):	0'	60'
West:	Industrial- rail maintenance yard, M-1 and M-2	Rear:	0'	27'

Parking Required:	24 parking spaces (1:1,000 sq. ft. of warehouse building)
Parking Provided:	33 parking spaces
Property Dimensions:	Irregular
Property Area:	6.3± acres
Square Footage of Building:	23,758 square feet
Height of Building:	One story, 20 feet
Topography:	Flat
Street Improvements:	To be provided
Utilities:	Existing
Exterior Building Materials:	Concrete tilt-up
Roof Material:	Built-up roof

PROJECT EVALUATION: Staff has the following comments:

A. **Land Use and Zoning**

The subject site is 6.3+ acres in the Light Industrial, M-1, and Heavy Industrial, M-2, zones. The General Plan designates the subject site as Heavy Commercial or Warehouse and the 1984 North Sacramento Community Plan designates the site as Industrial. The surrounding land use and zoning for the subject site is industrial, zoned M-1 to the north; railroad and light rail, zoned M-2 to the south; light rail parking, zoned M-1 and M-2 to the east; and industrial, zoned M-1 and M-2 to the west.

B. **Applicant's Proposal**

The applicant is proposing to merge three lots into two lots totaling 6.3+ vacant acres in the Light Industrial, M-1, and Heavy Industrial, M-2, zones in order to build a 23,758 square foot warehouse building on the eastern lot (see Exhibits A, C, and D). The western lot will continue to be used as a storage yard. Thirty-three parking spaces will be provided for the warehouse building.

C. **Policy Considerations**

The proposed lot line adjustment and warehouse development are consistent with the General Plan and the 1984 North Sacramento Community Plan which designate this site as Heavy Commercial or Warehouse and Industrial, respectively. Also, the proposed project conforms to the Light Industrial, M-1, and Heavy Industrial, M-2, zones.

D. **Staff Analysis**

1. **Site Plan:**

The applicant is proposing to merge three lots into two lots in order to construct a 23,758 square foot warehouse building on a 1.94+ acre portion of the 6.3+ vacant acre subject site in the M-1 and M-2 zones.

According to the Zoning Ordinance, offices are allowed by right in the M-1 and M-2 zones only if offices are incidental to an industrial use and do not occupy more than 25 percent of the building area. The applicant is indicating a maximum of 20 percent office. If at any time in the future, greater than 25 percent office is proposed, a Planning Director's Special Permit shall be required if the office is 10,000 square feet or less or a Planning Commission Special Permit shall be required for a larger office.

According to the Zoning Ordinance, one parking space is required for every 1,000 square feet of warehouse building area and one parking space is required for every 400 square feet of office. The applicant is proposing a 23,758 square foot building with 20 percent office. A total of 31 parking spaces are required. The applicant is providing 33 parking spaces.

The trash enclosure must meet the trash enclosure regulations in the Zoning Ordinance. No setback is required for the proposed building. The applicant is providing a 78 foot front setback, a 27 foot rear setback on the diagonal rear property line, and a 60 foot setback on the west side. The trash enclosure is along the east side property line. The setbacks for the lot to be developed are zero on all four sides. A sign permit must be obtained for any proposed sign.

2. **Building Materials and Design:**

The proposed exterior building materials are concrete tilt-up panels with a built-up roof. The proposed color is dove gray with a blue painted accent stripe. Because the rear wall of the warehouse is

oriented toward the light rail line and can be seen by light rail passengers, the design of the elevation should be enhanced with relief, striping, and/or landscaping.

Staff has no objection to the Lot Line Adjustment as proposed.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, and Building Inspections. The following comments were received:

Traffic Engineering staff requested that driveways shall match or have a 120 foot offset from existing streets (Juliesse Avenue) and other driveways on the opposite side of Academy Way. Also, driveways shall be a maximum of 45 feet wide and shall conform to the City's Driveway Ordinance.

Engineering staff requests that the following conditions and comments be made a condition for approval of this lot line adjustment.

Applicant shall complete the following at the Public Works Department, Development Services Division, prior to a lot line adjustment being recorded:

- a. File a Certificate of Compliance, submit all required documents according to the submittal requirements checklist, and pay necessary fees.
- b. File a waiver of Parcel Map.
- c. Pay off or segregate any existing assessments.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. Require construction contractors to implement a dust abatement program that will reduce the effect of construction on local PM 10 levels in the vicinity of construction zones. Elements of this program should include the following:
 1. Sprinkle all unpaved construction areas with water at least twice per day during demolition and excavation to reduce dust emissions. Additional watering should be carried out on hot or windy days. Watering could reduce particulate emissions by about 50%.
 2. Cover stockpiles of sand, soil, and similar materials with a tarp.
 3. Cover trucks hauling dirt and debris to reduce spillage onto paved surfaces.
 4. Sweep up dirt or debris spilled onto paved surfaces immediately to reduce resuspension of PM 10 through vehicle movements over these surfaces.
 5. Increase the frequency of city street cleaning along streets in the vicinity of the construction site.
 6. Require construction contractors to designate a person or persons to oversee the dust abatement program and to order increased watering, as necessary.

- B. The applicant has agreed to use the following mitigation measures as applicable on office portions of the building to reduce interior noise levels:
1. All joints in exterior walls shall be grouted or caulked airtight.
 2. Window or through-the-wall ventilation and air conditioning units shall not be permitted.
 3. All penetrations of exterior walls shall include a 1/2 inch airspace. This space shall be filled loosely with fiberglass insulation. The space shall then be sealed airtight on both sides of the wall with a resilient, non-hardening caulking or mastic.
 4. Windows must have a minimum STC rating of 29 or better. Windows facing the noise source should comprise less than 25 percent of the wall area. Windows shall have an air infiltration rate of less than or equal to 0.20 CFM/in. ft. when tested with a 25 mile an hour wind per ASTM standards.
 5. Sliding glass doors must carry an STC rating of 31 or better. They should be double glazed and they must meet or exceed the window infiltration rating given above.
 6. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

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

- A. Ratify the Negative Declaration; and
- B. Approve the Lot Line Adjustment by adopting the attached resolution.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY PLANNING COMMISSION
ON DATE OF

APPROVING A LOT LINE ADJUSTMENT TO ADJUST THE
COMMON PROPERTY LINE BETWEEN A PORTION OF LOTS
15 AND 16 IN BLOCK 40, NORTH SACRAMENTO
SUBDIVISION NO. 8, IN BOOK 13 OF MAPS, MAP NO.
49, IN THE RECORDS OF SACRAMENTO COUNTY
(APN: 265-0402-004, 265-0412-012, AND 265-0412-013)
(P91-014)

WHEREAS, the Planning Director has submitted to the Planning
Commission a report and recommendation concerning the lot line
adjustment for property located at 3000 Academy Way; and

WHEREAS, the lot line adjustment has been given a Negative
Declaration by the Environmental Coordinator; and

WHEREAS, the lot line adjustment is consistent with the
General Plan and North Sacramento Community Plan and the proposed
lot line adjustment conforms with the plan designations;

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

that the lot line adjustment for property located at 3000
Academy Way, City of Sacramento, be approved as shown and
described in Exhibits A and B attached hereto, subject to
the following conditions:

The applicant shall complete the following at the Public
Works Department, Development Services Division, prior to
a lot line adjustment being recorded:

1. File a Certificate of Compliance, submit all required
documents according to the submittal requirements
checklist, and pay necessary fees.
2. File a waiver of Parcel Map.
3. Pay off or segregate any existing assessments.

CHAIRPERSON

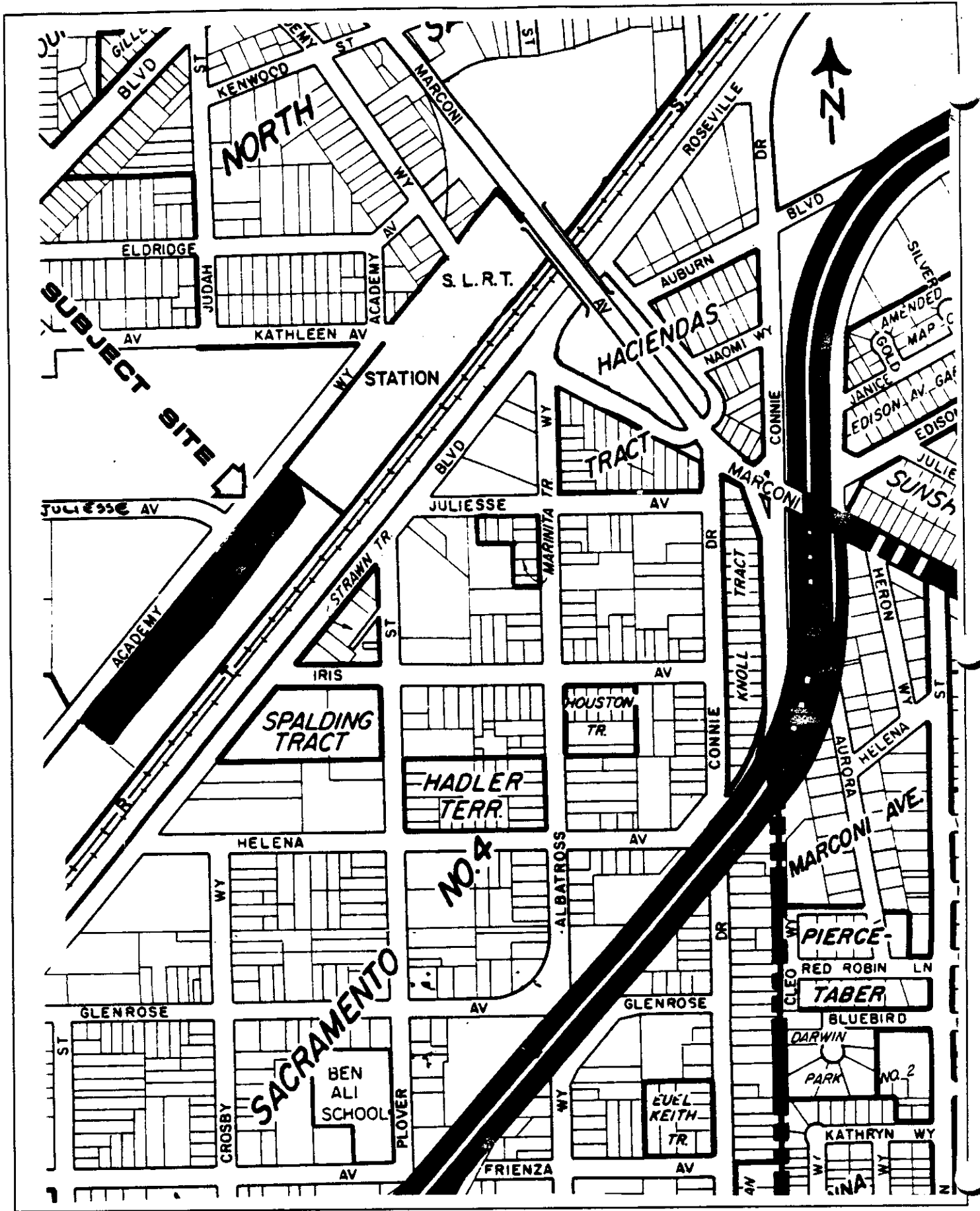
ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

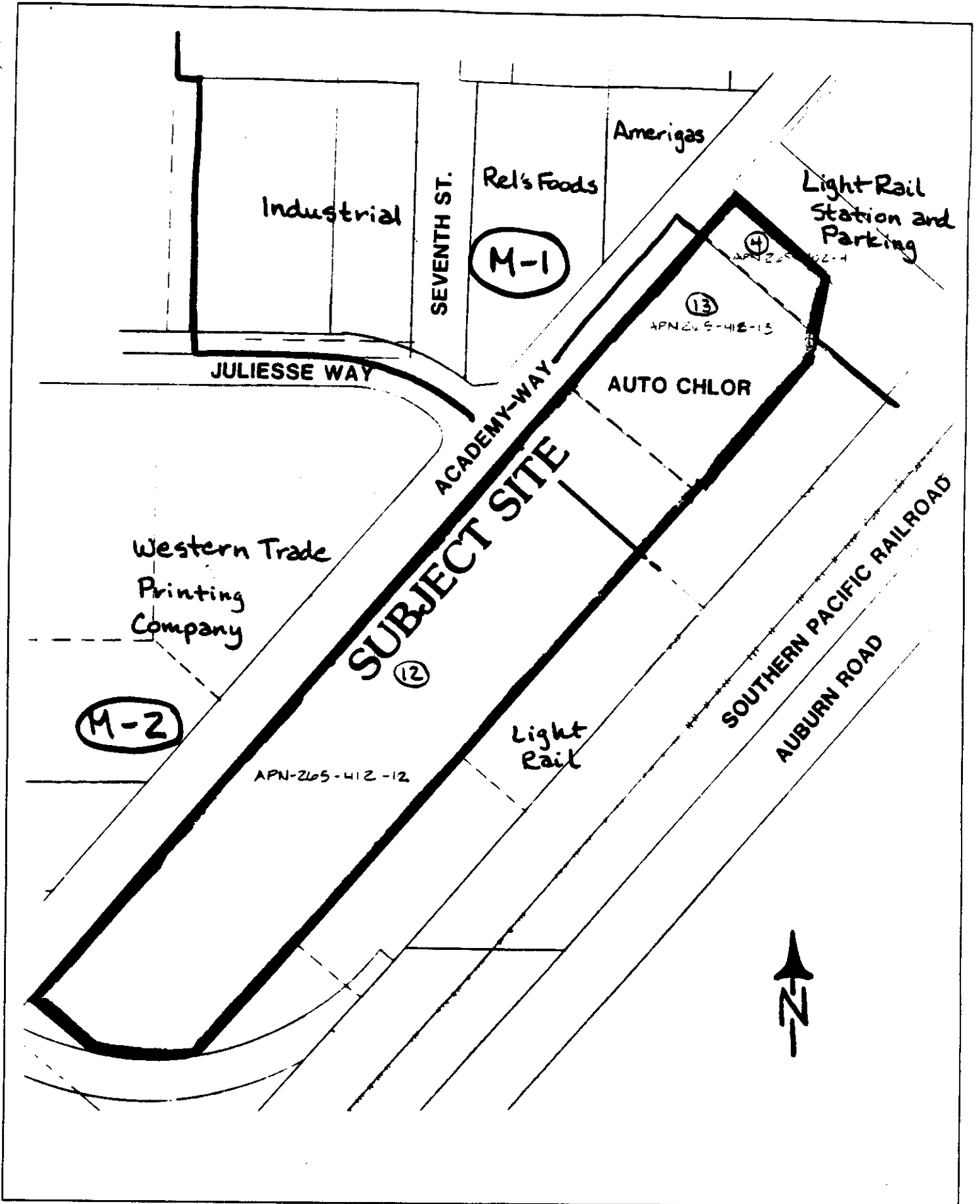
APPL. NO. P91-014

May 9, 1991

ITEM NO. 12

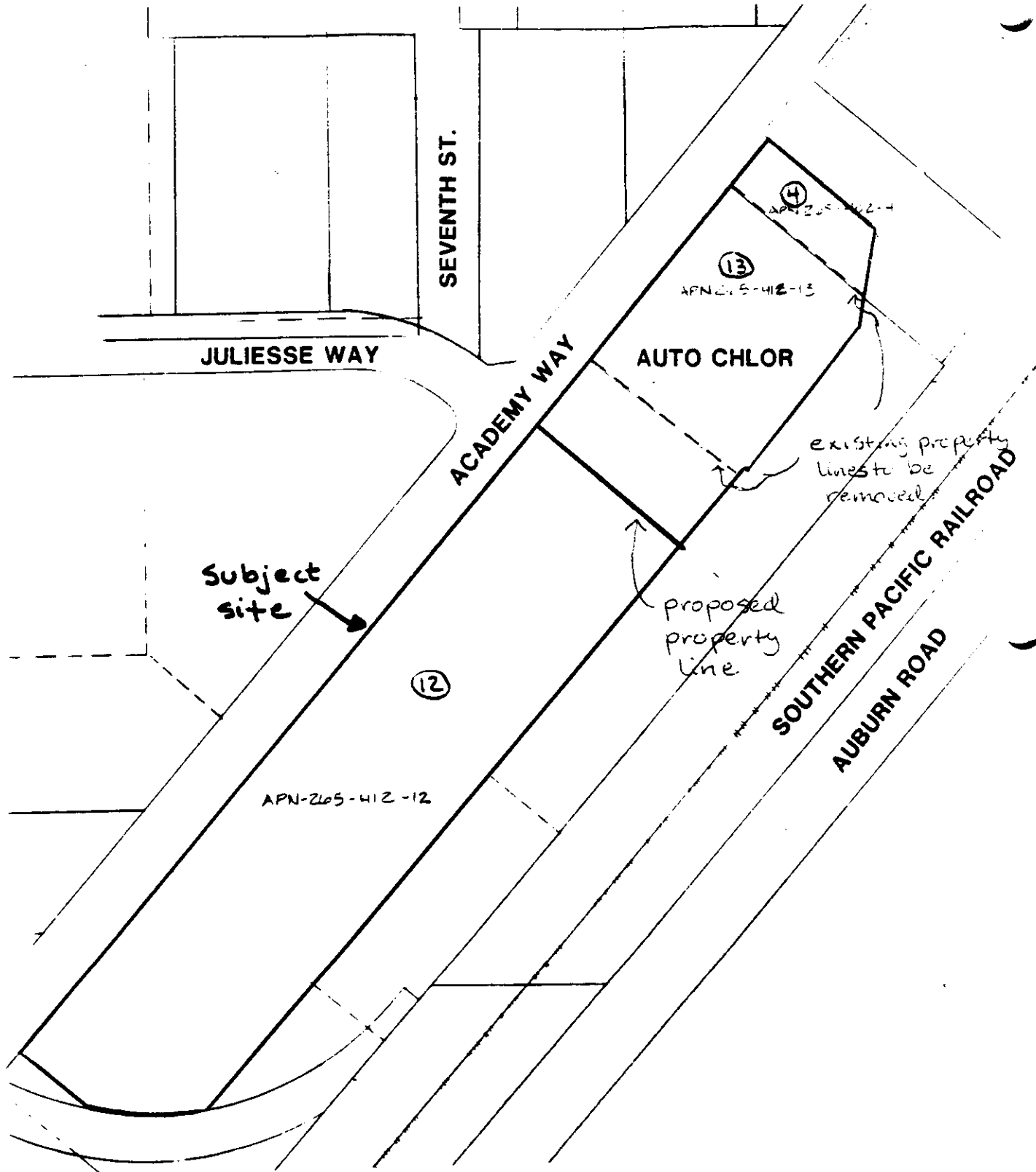


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



LOT LINE ADJUSTMENT
EXHIBIT

EXHIBIT B

BOOK PAGE
90 07 26 0269

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF.

90 JUL 26 AM 8:00

Joyce E. Russell
COUNTY CLERK-RECORDER

Recording Requested By:
Santa Clara Land Title Co.
Escrow No. SP 47204-TW
FATCO TITLE NO. 115881

WHEN RECORDED MAIL TO:

JERRY L. IVY
84 West Santa Clara St. #700
San Jose, CA 95113

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX: \$239.25 (BASED ON FULL VALUE)

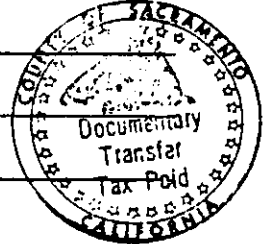
11/28/88

02
FEE
\$29
C

DISTRICT	COUNTY	ROUTE	POST MILE	NUMBER
03	Sac	80	R7.3	DD-020895-01-06, 025267-01-04

DIRECTOR'S DEED
JAN 1990 10

The STATE OF CALIFORNIA, acting by and through its Director of Transportation, does hereby grant to Jerry L. Ivy, Trustee of The Jerry Ivy Separate Property Trust Under Trust Agreement dated April 20, 1990



all that real property in the City of Sacramento

County of Sacramento, State of California, described as:

A portion of that tract of those tracts of land (1) described in Quitclaim Deed to State of California recorded May 26, 1971 in Book 71-05-26, page 266, and (2) described as PARCEL 2 in deed to State of California recorded June 25, 1971 in Book 71-06-25, page 177, both Official Records of Sacramento County.

Said portion is that part thereof described as follows:

BEGINNING at the easterly terminus of the course described as "N. 49° 50' 02" W. 153.52 feet" on AREA "B" of Sheet 12 of that certain Record of Survey "SACRAMENTO LIGHT RAIL NORTHEAST CORRIDOR", per maps thereof filed April 20, 1988 in Book 43 of Surveys, page 29, Records of Sacramento County; THENCE from said point of beginning along said course and its northwesterly extension N. 49° 50' 02" W. 166.52 feet to a point in the northwesterly line of that tract of land described in said Quitclaim Deed; thence along said northwesterly line S. 39° 58' 34" W. 400.00 feet; thence leaving said northwesterly line S. 50° 01' 26" E. 213.70 feet to a point in the northwesterly line of said AREA "B"; thence along last said northwesterly line N. 39° 58' 34" E. 107.22 feet; thence S. 50° 01' 26" E. 5.00 feet;

MAIL TAX STATEMENTS TO:

Jerry L. Ivy
84 W. Santa Clara Suite 700
San Jose, CA 95113

P91 014

~~P91 009~~

FORM RW 02-19 (REV. 8-82)

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A.P. # 265-0402-004

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FIRST AFRICAN TITLE INSURANCE COMPANY

03-Sac-80-R7.3 DD-020895-01-06, 025267-01-04 (continued)

thence N. 39° 58' 34" E. 193.23 feet; thence N. 12° 11' 01" E. 111.91 feet to the point of beginning.

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REVISIONS

BUNTAIN CONSTRUCTION
17885 FOLSOM BOULEVARD BUILDING # A
RANCHO CONCORD, CA 94743
LIC # 837364
B-19-938-0048

EXHIBIT C

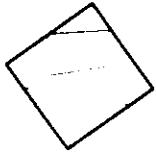
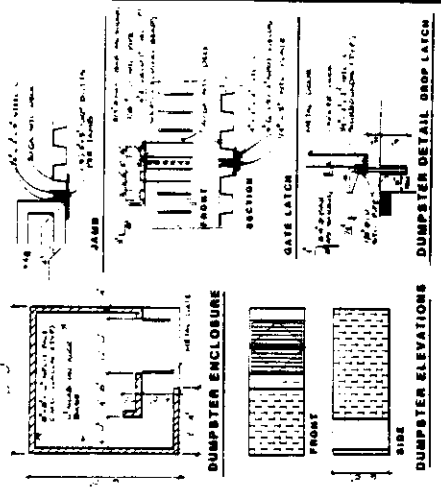
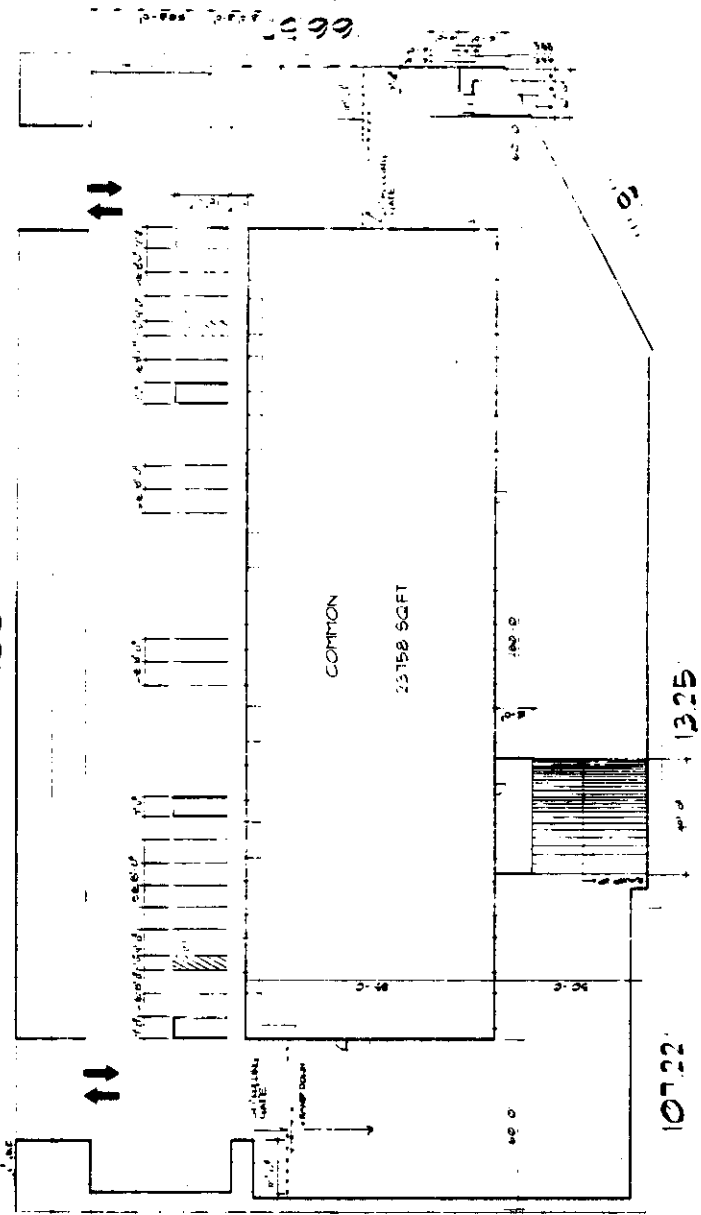
1:00 O.C. SLOPE
1:00 O.C. SLOPE
1:00 O.C. SLOPE
1:00 O.C. SLOPE

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SHEET: _____

SITE

Type I - No HOV
B-2 Occupancy 5000 sq ft

Academy Way 400'



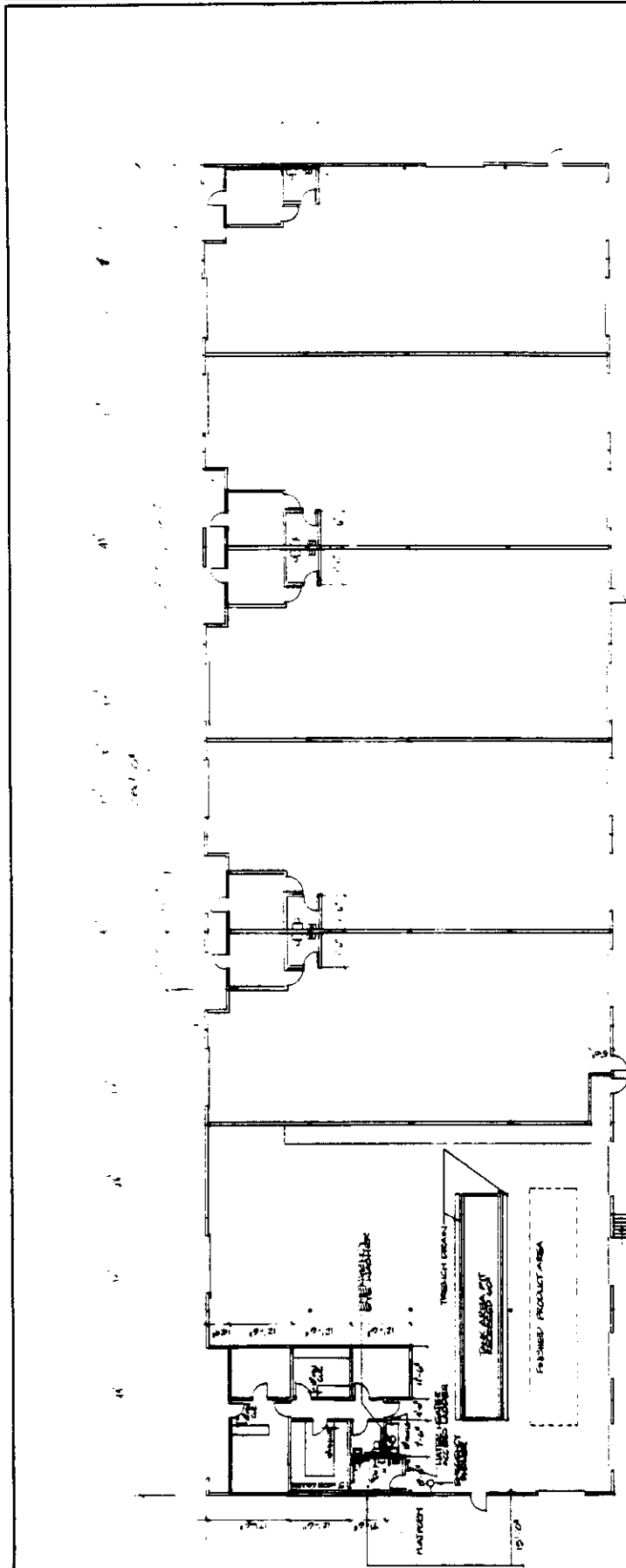
Site Plan

SCALE 1/8" = 1'-0"

EXHIBIT D

ALTO-COLOR SYSTEM
ROBERT WAY AT MENLO
PALM BEACH, FL

A-2



FLOOR PLAN
SCALE: 1/8" = 1'-0"

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- EXEMPT:**
1. EXISTING CONCRETE WALL
 2. EXISTING ALUMINUM PARTITION
 3. NEW WALL WITH ALUMINUM PARTITION
 4. EXISTING 1" WALL, 10'-0" HIGH
 5. EXISTING 1" WALL, 10'-0" HIGH
 6. NEW WALL WITH ALUMINUM PARTITION
 7. NEW WALL WITH ALUMINUM PARTITION
 8. NEW WALL WITH ALUMINUM PARTITION
 9. NEW WALL WITH ALUMINUM PARTITION
 10. NEW WALL WITH ALUMINUM PARTITION
- WALL LININGS:**
- 1. EXISTING CONCRETE WALL
 - 2. EXISTING ALUMINUM PARTITION
 - 3. NEW WALL WITH ALUMINUM PARTITION
 - 4. NEW PARTITION WALL
 - 5. NEW PARTITION WALL
 - 6. NEW WALL WITH ALUMINUM PARTITION
 - 7. NEW WALL WITH ALUMINUM PARTITION
- GENERAL NOTES:**
1. In wet areas, this office assumes no responsibility for water damage to electrical equipment. The owner or contractor shall be responsible for the protection of all equipment from water damage.
 2. All construction shall comply with the most recently adopted code and standards.
 3. All construction shall comply with Title 24, Part 2 California Building Code.
 4. All work shall be installed as shown on drawings. All work shall be installed in accordance with the manufacturer's instructions.
 5. All work shall be installed in accordance with the manufacturer's instructions.
 6. All work shall be installed in accordance with the manufacturer's instructions.
 7. All work shall be installed in accordance with the manufacturer's instructions.
 8. The bar ceiling grid shall comply with Table 33-2 and 47-5 of the IBC.
 9. Insulate above ceiling with R-15 insulation as per 2-21.