

P96-097 - 1812 Main Avenue

- REQUEST:
- A. **Negative Declaration**
  - B. **Mitigation Monitoring Plan**
  - C. **Plan Review** to develop a two one story office/warehouse and vehicle storage buildings on 1.402 $\pm$  vacant acres in the Light Industrial (M-1SR) zone.

LOCATION: 1812 Main Avenue  
APN: 238-0012-022  
North Sacramento Community Plan Area  
Grant Joint Union School District & Robla Elementary  
Council District 2

APPLICANT:	Comstock Johnson Architects, Inc. Attention : Kevin Wilcox 10304 Placer Ln., #A, Sacramento, CA 95827 (916) 362 6303
OWNER:	Harrington Construction Company, Inc 4350 Raley Blvd #200, Sacramento, CA 95838 (916) 649 1590
APPLICATION FILED:	September 23, 1996
STAFF CONTACT:	Taiwo Jaiyeoba 264-8287

**SUMMARY:**

The applicant is requesting the necessary entitlements to develop two one story buildings on a 1.402 $\pm$  parcel. It is the intent of the property owner to build two structures with a total square feet of 16,940 sqft. The Office/Warehouse building is 12,060 sqft. and the Vehicle Storage building is 4,880 sqft. The project is consistent with the land use designations in the General Plan and the 1984 North Sacramento Community Plan of Heavy Commercial or Warehouse and Industrial respectively.

RECOMMENDATION:

**Staff recommends approval of the project.** This recommendation is based on the fact that the project is consistent with the Zoning Ordinance and General Plan and North Sacramento Community Plan land use designation.

PROJECT INFORMATION:

General Plan Designation:	Heavy/Commercial or Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Industrial
Existing Zoning of Site:	Light Industrial (M-1SR)

Surrounding Land Use and Zoning:

North: Vacant; M-1SR  
 South: Vacant; M-1SR  
 East: Light Industrial; M-1SR  
 West: Light Industrial (Clark Pest Control); M-1SR

Property Dimensions: 185' ± x 268.8' ±

Property Area: 1.402 ± gross acres

Topography: Flat

Street Improvements: Existing

Utilities: Existing

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:

Permit

Building Permit

Agency

Planning and Development Services

BACKGROUND INFORMATION:

On **September 26, 1996**, the City Planning Commission approved a Tentative Map to split a 2.77 ± vacant lot into two parcels measuring 1.402 ± and 1.368 ± (P96-068). There is no existing development on the subject site presently and it is the intention of the owner to develop the southern parcel of 1.402 ±. According to the applicant and City records, no other entitlements have been applied for on the site. The applicant is proposing to develop a 16,940 sqft. Office/Warehouse and Vehicle Storage buildings. No signage request is submitted at this time.

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STAFF EVALUATION:A. Policy Considerations

The General Plan designates the subject site as Heavy Commercial or Warehouse and the North Sacramento Community Plan designates the site as Industrial. The proposed development is consistent with the General Plan and North Sacramento Community Plan land use designations.

B. Site Plan Design/Zoning Requirements1. Setbacks

The M-1SR zoning requires a 25 foot building setback along Main Avenue. Adequate building and landscape setbacks are proposed. A chainlink fence is proposed to be located along the north property line adjacent to Parcel 2. The site plan shows the parking area fronting on the Building A and along the north property line. The vehicle storage building (Building B) is setback approximately 23' and 211' from the north property line and Main Avenue respectively and the office/warehouse building (Building A) is setback approximately 112' and 290' from the north property line and Main Avenue respectively.

As proposed on the site plan, both buildings abut the south and the east property lines. The building setback is only 2 feet. A six foot masonry wall shall be erected along the south property line because of the lot proposed for residential development on the southern parcel. The requirements from Building Division and the Fire Department are summarized below under Summary of Agency Comments.

The submitted plan also indicates a dumpster enclosure located west of building A along the south property line. The trash enclosure must meet all requirements of the zoning ordinance, including perimeter gate, masonry walls, and a solid metal gate. The location of the enclosure does not encroach into the designated parking and reciprocal driveway as shown on the site plan.

2. Parking/Circulation

The zoning ordinance requires one parking space for every 400 square feet of building area for an office use and one space for every 1000 square feet of building area for a warehouse use. Based on the proposed 16,940 square feet (office/warehouse - 12,060 sq.ft. and vehicle storage - 4,080 sq.ft.), 21 parking spaces are required on the site. The site plan indicates 23 parking spaces, four of which are handicap parking spaces. Staff has no objection to the amount of parking spaces provided.

No bicycle parking spaces are shown on the site plan. The zoning ordinance requires one bicycle parking facility for every 25 off-street parking spaces provided for industrial uses. Staff would recommend that a minimum of one bicycle parking facility be provided on site.

The zoning ordinance also requires that trees be planted and maintained throughout the surface parking lot to ensure that, within 15 years after establishment of the parking lot, at least fifty percent of the parking area will be shaded. The Police Department has made comments regarding tree planting viz-a-viz building visibility. The comments are summarized below under the Summary of Agency Comments.

A driveway for ingress and egress is located on the western boundary off of Main Avenue. The site will share the driveway with proposed development on the northernmost parcel fronting Main Avenue. Should development of the project site not meet City standards as per the Zoning Ordinance or the City Code, additional entitlements will need to be requested by the applicant.

### 3. Landscaping

The submitted landscape plan indicates Cork Oaks planted along the driveway, Crape Myrtle planted along the north property boundary and fronting the office/warehouse building, Bradford Pear, Pistache and Goldenrain trees along the western boundary and in the parking areas.

There are no existing trees on the site presently. The Police department has made comments regarding the landscape plan. These are summarized below. Staff recommends that the applicant submit a detailed landscape and irrigation plan that incorporates the comments for review and approval of Planning staff prior to issuance of building permits. The landscape plan should also indicate compliance with the Water Conservation Ordinance.

### C. Building Design

The applicant proposes to construct 28' and 23' high buildings respectively, 12,060sq.ft. office/warehouse and 4,080sq.ft. vehicle storage concrete block, glass and storefront buildings, with pre-finished metal roofing. The proposed exterior building colors are medium warm grays, blue roofing and solar grey glazing.

It is recommended that all mechanical equipment be placed behind the parapet wall to not be visible from the Main Avenue. Staff finds the building design compatible with the surrounding area and will enhance the area.

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PROJECT REVIEW PROCESS:A. Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to 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 mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address noise and cultural resources. The mitigation measures are listed in the attached Mitigation Monitoring Plan.

B. Public/Neighborhood/Business Association Comments

The proposed project site is within the Robla Neighborhood. The project application packet was sent to the Robla Community Association and the North Sacramento Congress of Neighborhoods. No comments were received. The proposed project application packet was also sent to the surrounding land owners within a 500 foot radius of the project site. No comments were received as at the time of writing the staff report.

C. Summary of Agency Comments

The proposal was routed to the City's Traffic Engineer, Engineering Development Section, Police Department, Utility Department, Building Inspection and the City Fire Department. The following summarizes the comments received:

1. Building Inspection

Because the buildings are less than five feet from the south and east property lines, no openings (vents, windows and doors) are permitted on the walls abutting the south and east property boundaries. The bricks required for construction are the one-hour fire rated type.

2. Police Department

The Police Department had concerns about the previous application (P96-068) regarding allowance of maximum visibility of buildings from Main Avenue. The comments are as follows:

- a) Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-

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candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the building project during the same hours.

- b) All landscaping shall be maintained at a maximum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of 6 feet from lowest branch to the ground.
- c) Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
- d) Trees are to be relocated to east of parcel.
- e) Buildings are to be equipped with audible alarms on all exterior doors and garage style doors.

3. Utility Department

The Utility Department comments are summarized in the attached Notice of Decision approving the Plan Review. Their comments are related to drainage, stormwater quality control measures and building pad elevations for the overall site plan and buildings.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Plan Review. The decision of the Planning Commission 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. Ratify the Negative Declaration;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Mitigation Monitoring Plan; and
- C. Adopt the attached Notice of Decision approving the Plan Review to construct two one story office/warehouse and vehicle storage buildings on 1.402± vacant acres of land in the Light Industrial (M-1SR) Zone.

Report Prepared By,

  
\_\_\_\_\_  
Taiwo Jaiyeoba  
Assistant Planner

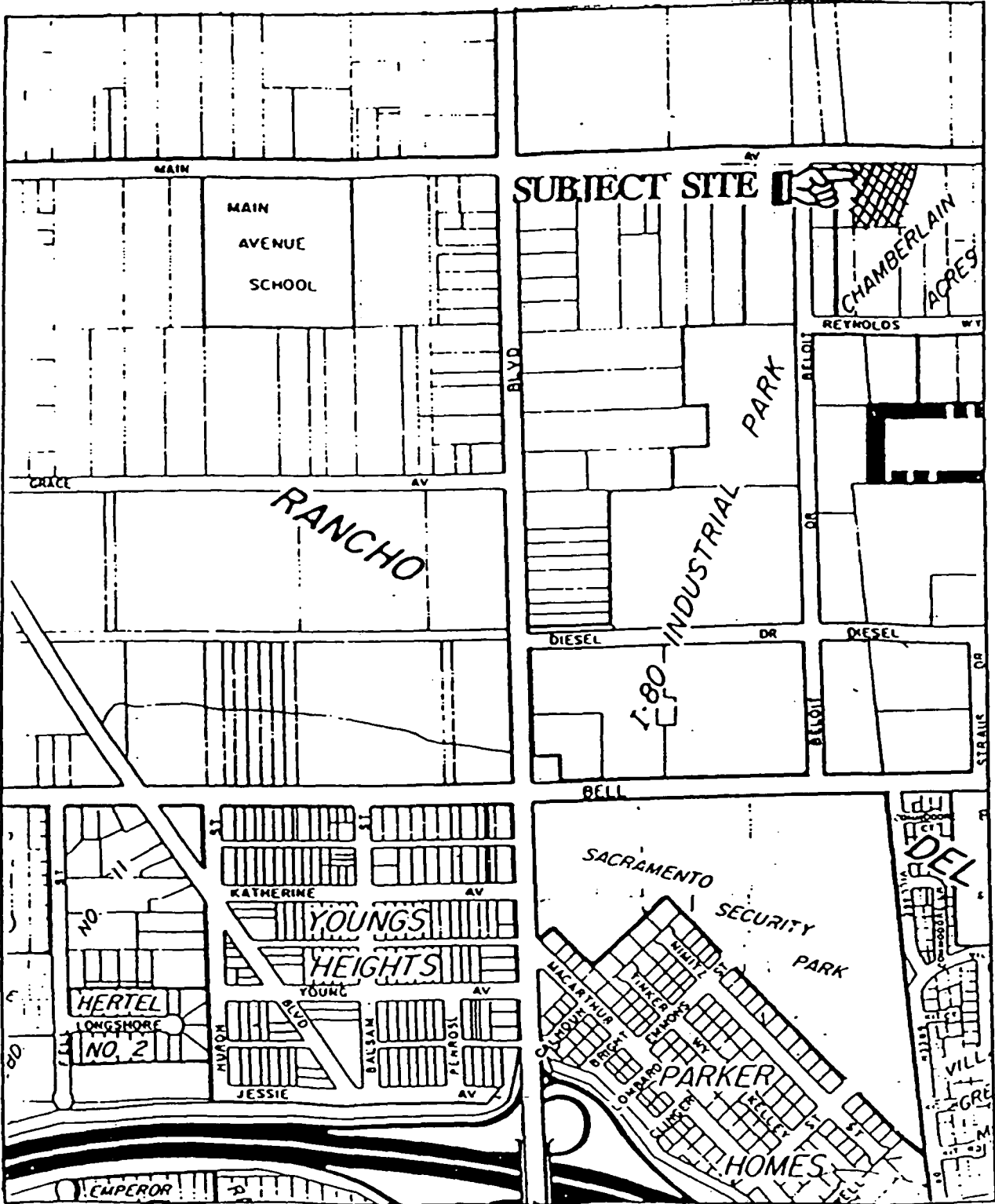
Report Reviewed By,

  
\_\_\_\_\_  
Scot Mende  
Senior Planner

Attachments

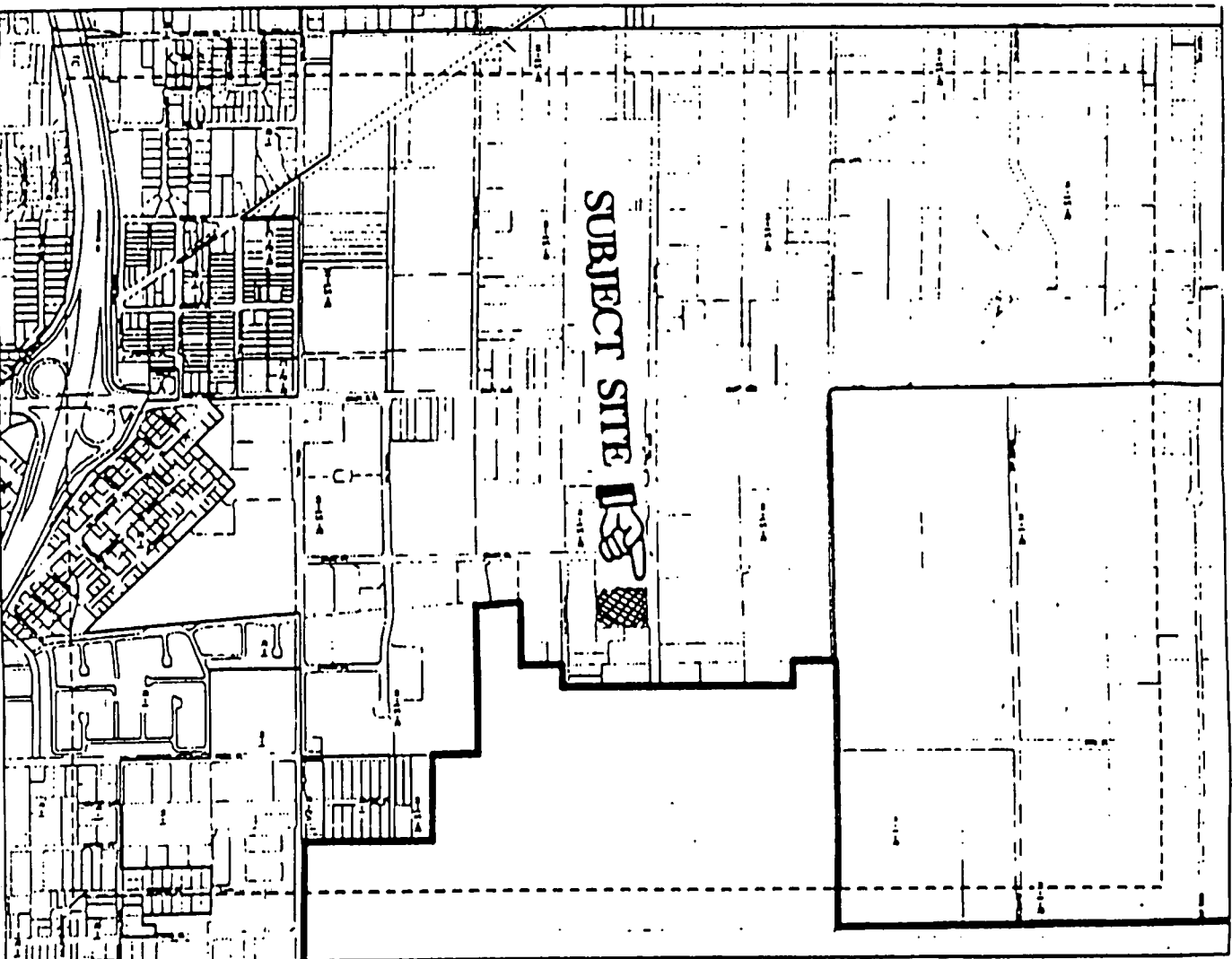
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|--------------|---|
| Attachment A | Vicinity Map                            |
| Attachment B | Land Use and Zoning Map                 |
| Attachment C | Notice of Decision and Findings of Fact |
| Exhibit C-1  | Mitigation Monitoring Plan              |
| Exhibit C-2  | Site Plan                               |
| Exhibit C-3  | Elevations                              |

Attachment A  
VICINITY MAP





Attachment B  
LAND USE AND ZONING MAP



**Exhibit C-1  
MITIGATION MONITORING PLAN**

**MITIGATION MONITORING PLAN**

**FOR**

1812 Main Avenue/ P96-097

Type of Environmental Document:  
**Negative Declaration**

Prepared By:  
**City of Sacramento Environmental Services Division**

Date:  
**October 15, 1996**

Adopted By:  
**City of Sacramento, Planning Commission**

Date:

\_\_\_\_\_  
Attest:

\_\_\_\_\_  
**Secretary**

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## CITY OF SACRAMENTO MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

### SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: 1812 Main Avenue P96-097  
Applicant - Name: Comstock Johnson Architects/ Kevin Wilcox  
Address: 10304 Placer Lane, #A, Sacramento, CA 95827  
Project Location / Legal description of Property (if recorded):

1812 Main Avenue

Assessor's Parcel Number: 238-0012-022

### SECTION 2: GENERAL INFORMATION

The project as approved includes mitigation measures placed on noise and cultural resources. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the owner/developer identified above.

The applicant is proposing a Plan Review to develop 1.402± vacant acres for the construction of Office/Warehouse (12,060 sq.ft.) and Vehicle Storage building (4,880 sq.ft.) in the Light Industrial (M-1SR) zone. The site is located along Main Avenue, west of McClellan Air Force Base (APN #238-0012-022) within the North Sacramento Community Plan (NSCP) area. The Sacramento General Plan designation is Heavy Commercial or Warehouse, and the NSCP designation Industrial. The current zoning is M-1SR.

### SECTION 3: PLAN COMPONENTS

#### 6.Noise

- A. The following noise reduction measures shall be required for the public portions of the structures on the site:

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/lin. ft. when tested with a 25 mile an hour wind per ASTM standards.
5. Exterior entrance doors should have a minimum STC rating of 30. They must include complete perimeter door seals.

#### ENTITIES RESPONSIBLE FOR ENSURING COMPLIANCE

Department of Planning and Development, City of Sacramento

#### MONITORING PROGRAM

Prior to issuance of any Building Permits the Building Division shall require that the final building plans incorporate the applicable attenuation measures. The Building Division shall also require that the site inspections are included on the Special Conditions Attachment. Prior to finalizing the permit, Certificate of Compliance or Certificate of Occupancy, the Building Division shall require full compliance and completion of the specified noise attenuation measures.

#### 20. Cultural Resources

- B) If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

#### ENTITY RESPONSIBLE FOR ENSURING COMPLIANCE:

Department of Planning and Development, City of Sacramento

#### MONITORING PROGRAM:

Both the Public Improvement Plans and the Building Plans shall include notes stating that work shall be stopped and an archaeologist shall be consulted in the event that any

archaeological materials are found.

Site inspections by the Building Division shall inspect for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archaeological discovery. The Building Division shall attach this requirement to the approved permit plans and include this measure as an inspection item on the Special Conditions Attachment.

Exhibit C-2  
SITE PLAN

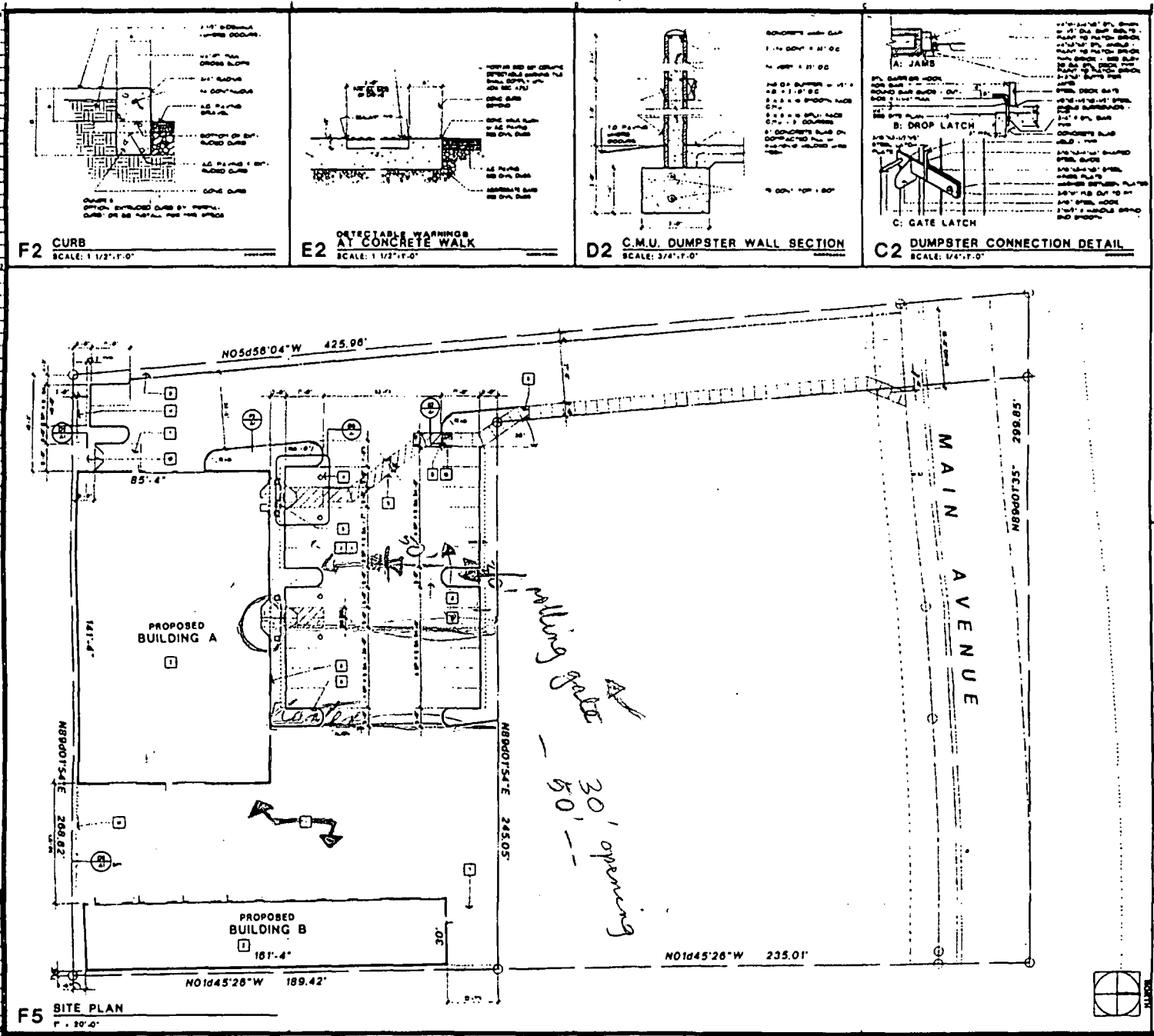


Exhibit C-3  
ELEVATIONS - BLDG. A

E2 SECTION - BLDG. A  
1/8" = 1'-0"

SOUTH

NORTH

EAST

WEST

F5 EXTERIOR ELEVATIONS - BLDG. A  
1/8" = 1'-0"

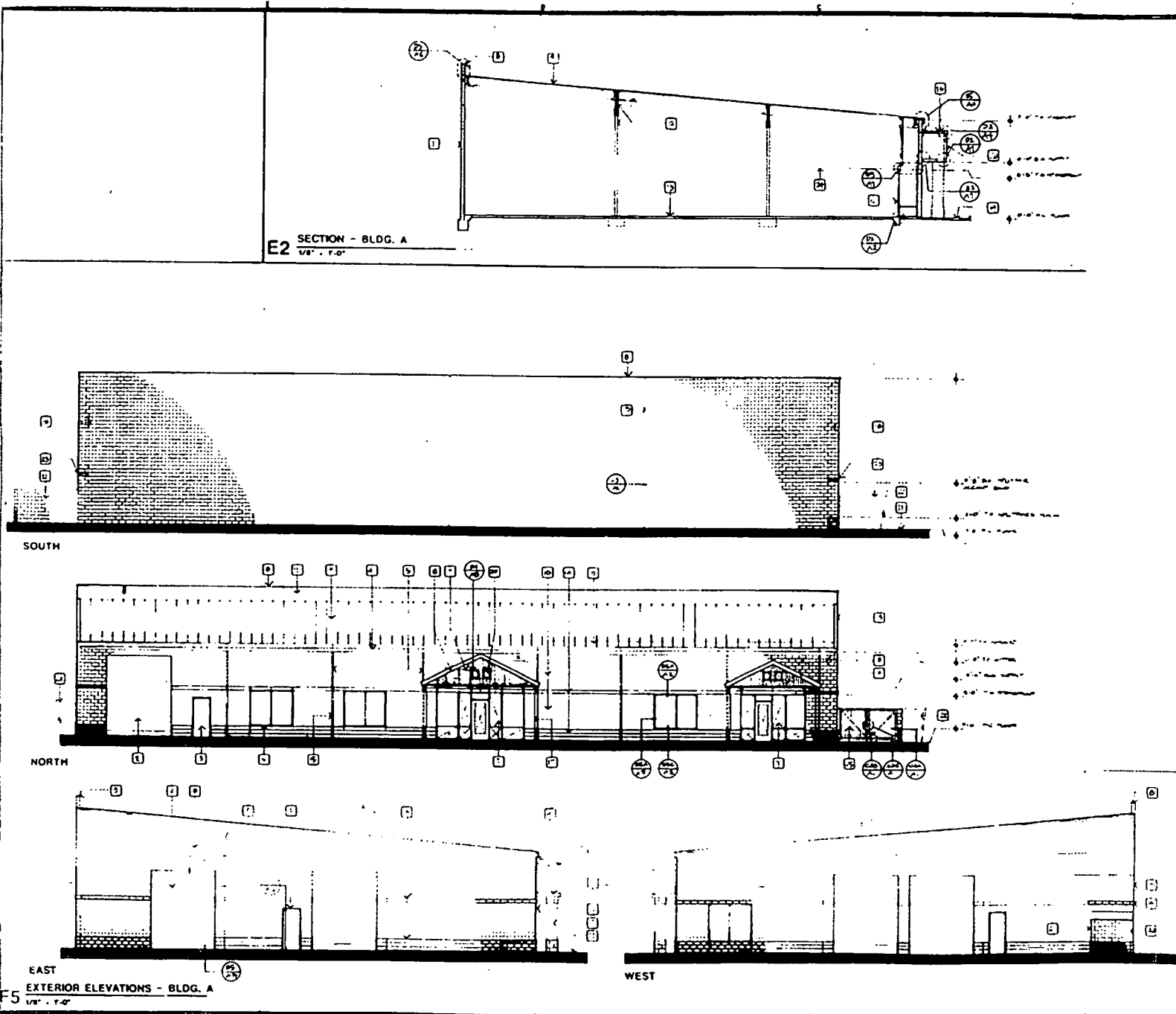


Exhibit C-4  
ELEVATIONS - BLDG. B

