

P94-121 - Clark Pest Control Expansion

- REQUEST:
- A. **Special Permit Modification** to expand an existing office/warehouse building from a 3,830 square foot structure to a 5,407 square foot structure in the Light Industrial Review (M-1S{R}) zone;
  - B. **Plan Review** for a 1,577 square foot expansion of the Clark Pest Control office/warehouse building.

LOCATION: 4750 Beloit Drive  
APN: 238-0012-019  
North Sacramento Community Plan Area  
Grant Joint Union School District  
Council District 2

APPLICANT:	Jack London Architects 2646 Marconi Ave. Sacramento, CA 95821
OWNER:	Clarkson California Properties 405 West Pine Lodi, CA 95240
APPLICATION FILED:	November 15, 1994
STAFF CONTACT:	Hilary Perry, 264-5698

**SUMMARY/RECOMMENDATION:**

The applicant is proposing to expand by 1,577 square foot an existing 3,830 square foot structure that is utilized by Clark Pest Control for office and warehouse use. The total square footage that would result from this proposal is 5,407 square feet. The proposed expansion space is intended to be used for additional office space and for a locker room. The existing building is 3,850 square feet of which 2,372 square feet is office and 1,479 square feet is warehouse and storage.

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**Staff recommends approval of the project.** This recommendation is based the project's consistency with the General Plan and the Zoning Ordinance regarding the warehouse and office use on industrially zoned land. Furthermore, the proposed use is compatible with the existing industrial land uses that are in the project vicinity.

**PROJECT INFORMATION:**

General Plan Designation:	Heavy Commercial and Warehouse
Community Plan Designation:	Industrial
Existing Land Use of Site:	Clark Pest Control offices and warehouse
Existing Zoning of Site:	M-1S{R}

**Surrounding Land Use and Zoning:**

North:	Vacant; M-1S{R}
South:	Vacant; M-1S{R}
East:	Vacant; M-1S{R}
West:	Citizen's Utilities Office; M-1S{R}

**Setbacks:            Required    Provided**

Front:	25'	77±'
Side(Int):	0'	5±'
Side(St):	0'	32±'
Rear:	0'	66±'

Property Dimensions:	142' x 228.5'
Property Area:	0.745 gross acres 0.745 net acres
Height of Structure:	18' (1 story)
Exterior Building Materials:	Cement plaster
Roof Material:	Tile
Parking Provided:	37 spaces total 14 spaces for office use 23 spaces for fleet vehicle use
Parking Required:	14 spaces for office use(1 space/400 sf)
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:

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Permit  
Building Permit  
Certificate of Occupancy

Agency  
Building Division  
Building Division

**BACKGROUND INFORMATION:**

On March 23, 1988 the Planning Commission approved a Lot Line Adjustment to merge 3 lots into 2 lots. The proposed project site was part of this proposal (P88-106). On July 28, 1988, the City of Sacramento Planning Commission approved a Special Permit for development of the subject site to exceed the maximum 25 percent office use to allow for 55 percent office use (P88-266). The applicant has now requested a Special Permit Modification to allow a 1,577 square foot addition of office and locker room space to an existing structure in the Light Industrial Review (M-1S{R}) zone. The requested entitlements will result in 62% office use in the Light-Industrial (M-1S{R}) zone.

**STAFF EVALUATION:**

A. Policy Considerations

The General Plan designates the subject site as Light Industrial (M-1S{R}) zone. This Light Industrial designation requires a 25 foot front setback, a plan review for all development, and a Special Permit to exceed 25% office use. The North Sacramento Community Plan designates the site for Industrial use.

The subject site is in an area that is primarily developed with and zoned for light industrial uses. The project site is bordered on all sides by parcels zoned Light Industrial - Review (M-1S{R}). The parcels on the north, south, and east are vacant. The property to the west is developed with the offices of the Citizens Utilities Company.

B. Site Plan Design/Zoning Requirements

1. Special Permit Modification

A Special Permit Modification is required in order to increase by 1,577 square feet the previously approved 3,830 square foot office/warehouse use. Clark Pest Control operation will continue to operate every day from 8:00 a.m. to 5:00 p.m.. Clark Pest Control has 20 office staff plus 25 outside technicians for a total of 45 employees. Planning Staff supports the proposed office/warehouse expansion that will not significantly impact the adjacent residential and industrial development.

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## 2. Plan Review

The existing structure faces west and fronts on Beloit Drive. There are two driveways for the facility on Beloit Drive. Parking for the office employees is provided on the west side of the existing structure. Fleet vehicle parking is provided to the rear of the project site. The subject site is designated by the City's Zoning Ordinance for Light Industrial Review (M-1S{R}) use. The proposed 1,744 square foot addition to the existing office/warehouse use will be utilized for locker room and office spaces and is consistent with the existing land uses and land use designations in the project vicinity. It is proposed that the 1,744 square foot addition be located to the rear of the existing structure in two separate areas. The driveway will not be affected by the proposed expansion. Staff supports the proposed office/warehouse addition.

## 3. Setbacks

There is an existing 3,830 square foot structure on the project site that is currently being used for office and warehouse areas associated with Clark Pest Control. The existing structure and use was approved by the Planning Commission in 1988. It is the intention of the project proponent to expand the existing use by 1,577 square feet. The setbacks of the proposed addition conform to the Zoning Ordinance regulations. The proposed project is not anticipated to result in an encroachment upon the required setbacks.

## 4. Parking/Circulation

There are two driveways (entrance/exit) off of Beloit Drive. A total of 37 parking spaces will be provided on the project site. Fourteen parking spaces will be provided for the office use. An additional 23 spaces will be provided for fleet vehicles. The City of Sacramento Zoning Ordinance requires that for every 400 square feet of office use, 1 parking space must be provided. Therefore, at least 14 parking spaces are required for the proposed office expansion. The Zoning Ordinance parking requirement for industrial/warehouse use is one space per 1,000 square feet of industrial/warehouse space. However, since the proposed project primarily consists of an office expansion, it is most appropriate to require that the parking provided meet the requirement for office development.

Employees who drive the fleet vehicles will park their own vehicles in the designated fleet vehicle parking spaces during the hours of 8:00 p.m. to 5:00 p.m.. It is anticipated that ample parking will be available for the employees of the Clark Pest Control facility. Because the Zoning Ordinance parking requirements are met, it is anticipated that adequate parking will be provided.

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5. Landscaping

The proposed project site is presently developed with a 3,830 square foot structure. A landscape plan that incorporates the requirements of the water conserving landscaping ordinance will be submitted for Planning staff's review and approval prior to issuance of building permits. All new designated parking areas shall meet the 50 percent shading requirements.

6. Signage

There was no signage indicated on the submitted site plan nor as a part of the application. Any signage must meet all the requirements set forth by the City's Sign Ordinance. The project proponent must obtain a sign permit from the City of Sacramento Planning and Development Department for any signage associated with the Clark Pest Control facility.

C. Building Design

The exterior building materials consist of white cement plaster with a blue tile roof. The exterior colors are white walls with a blue tile roof. The roofing material consists of composition tile. The City of Sacramento Zoning Ordinance allows a maximum height limit of 75 feet in the Light Industrial Zone. The existing structure and the proposed addition is in compliance with the 75 foot height limit. The proposed addition has one floor.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301{e}{1}). This determination was based upon the fact that the addition to the existing structure: 1) does not result in an increase of more than 50 percent of the floor area of the structure before the addition, 2) is not in excess of 2,500 square feet, 3) is not anticipated to result in significant physical environmental impacts.

B. Public/Neighborhood/Business Association Comments

The proposed project application packet was sent to the surrounding land owners within a 500 foot radius of the project site and no comments were received.

C. Summary of Agency Comments

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

1. Engineering Development Services

The comments which are specifically listed as conditions in the resolution addressed the fact that the conditions from the previous project approval still apply.

2. Traffic Engineering

The comments which are specifically listed as conditions in the resolution addressed the requirement for the parking spaces to be to City Standards, for handicap spaces to be to American Disability Act standards, and for 26 feet of maneuvering to be provided between handicap stalls and other parking spaces.

3. Utilities

The comments which are specifically listed as conditions in the resolution addressed isolating the truck wash area from the on-site drainage system, disposal of waste water, compliance with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance.

PROJECT APPROVAL PROCESS:

The Planning Commission has the authority to approve or deny the requested Special Permit Modification and 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 approval of the proposed development for the following reasons:

- The proposed project will be consistent with the General Plan and the North Sacramento Community Plan and policies.
- The proposed project will provide adequate setbacks, and is compatible with adjacent land uses and development.
- The proposed project is not considered a significant expansion of a

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previously approved structure.


Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Resolution approving the Special Permit Modification to expand an existing office/warehouse building from 3,830 square foot structure to a 5,407 square foot structure in the Light Industrial Review (M-1S{R}) zone;
- B. Approve a 1,577 square foot expansion of the Clark Pest Control office/warehouse building.

Report Prepared By,

  
Hilary Perry  
Associate Planner

Report Reviewed By,

  
Scot Mende  
Senior Planner

Attachments

- |              |                         |
|--------------|-------------------------|
| Attachment 1 | Vicinity Map            |
| Attachment 2 | Land Use and Zoning Map |
| Attachment 3 | Resolutions             |
| Exhibit 3-A  | Site Plan               |

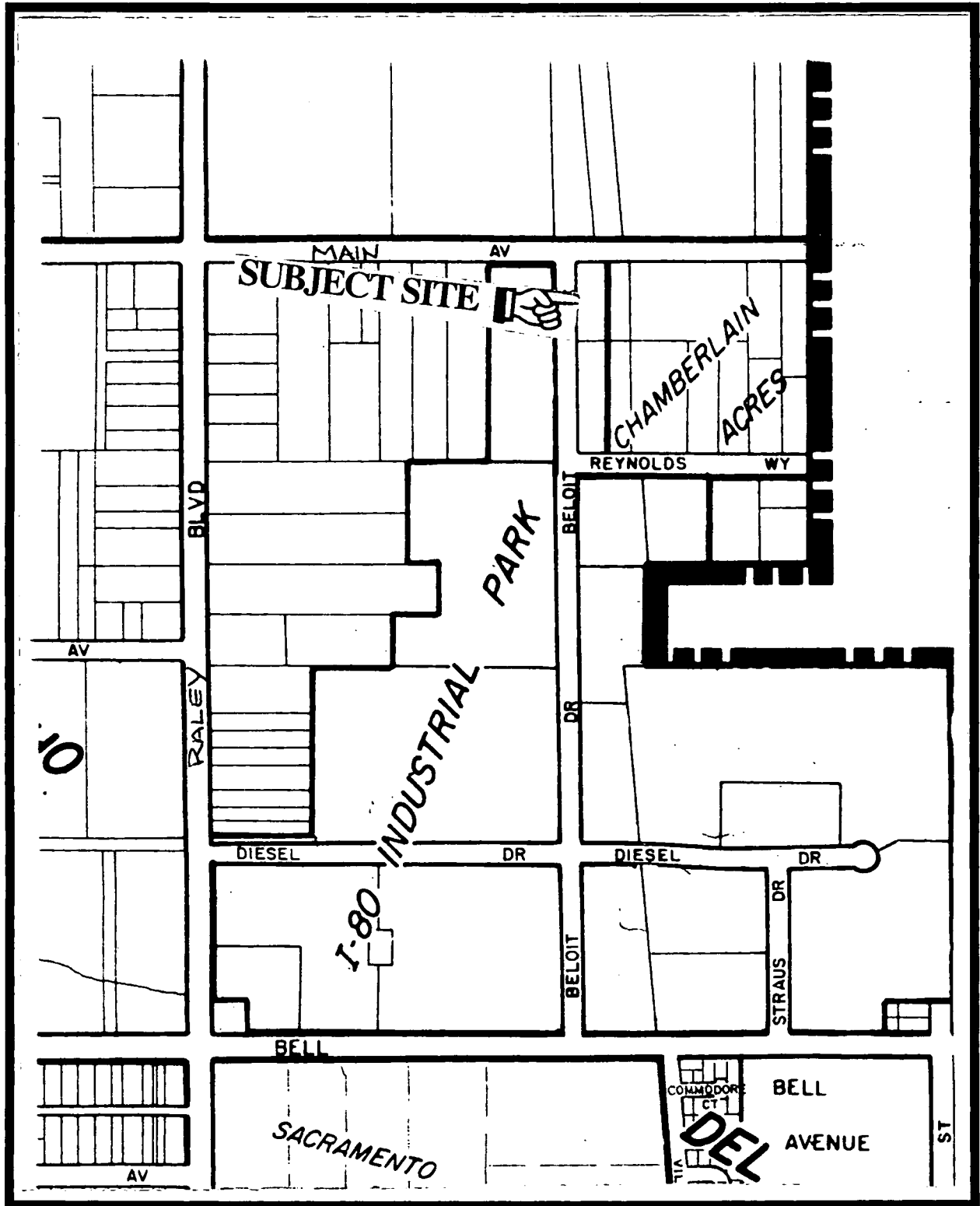
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ATTACHMENT 1

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VICINITY MAP

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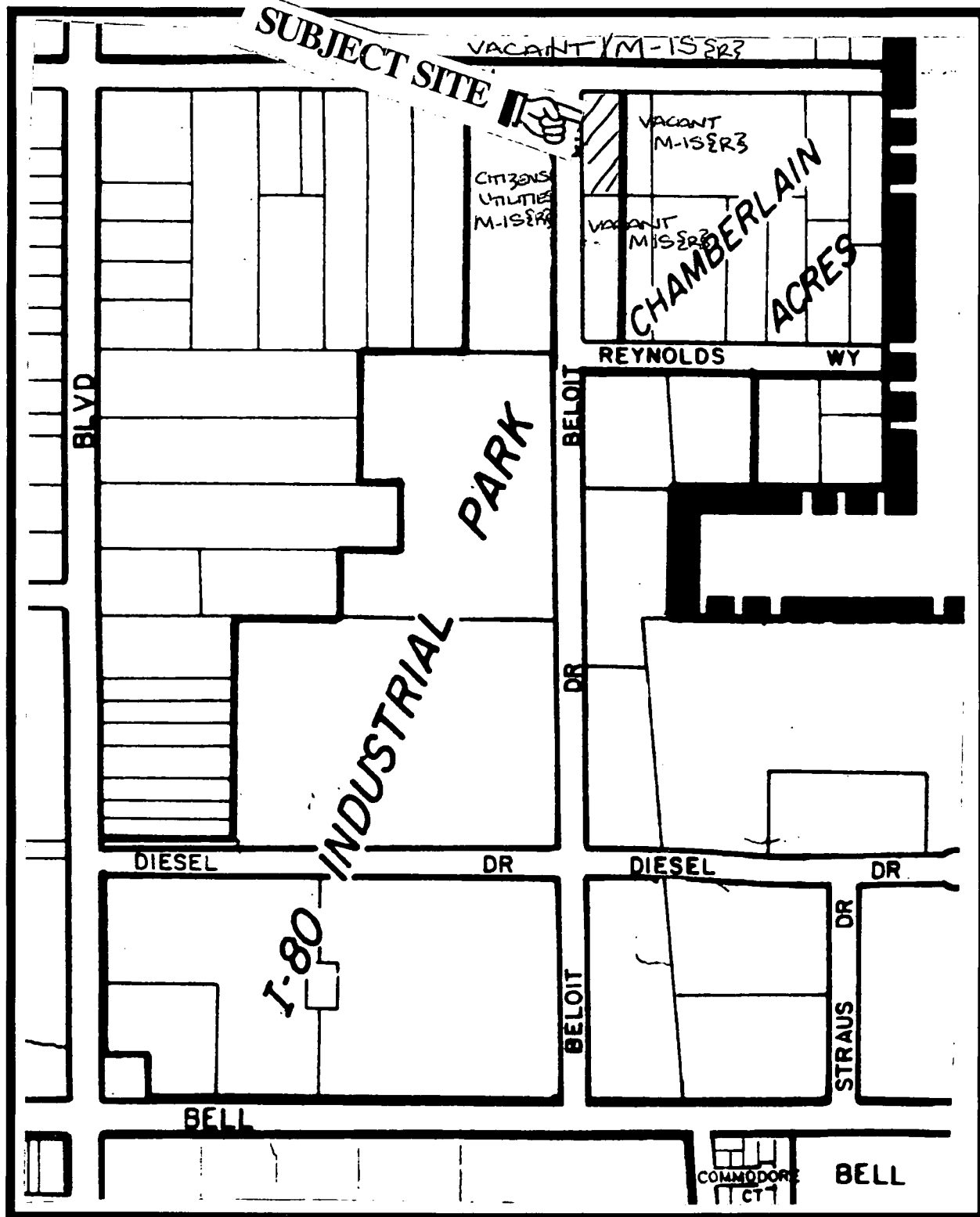


ATTACHMENT 2

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LAND USE AND ZONING MAP

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**RESOLUTION NO.**

**ADOPTED BY THE SACRAMENTO PLANNING COMMISSION**

**ON DATE OF DECEMBER 8, 1994**

**A RESOLUTION ADOPTING FINDINGS OF FACT  
AND APPROVING A SPECIAL PERMIT  
MODIFICATION AND A PLAN REVIEW FOR  
PROPERTY LOCATED AT 4750 BELOIT DRIVE  
(P94-121)(APN:238-0012-019)**

WHEREAS, the City Planning Commission on December 8, 1994, held a public hearing on the request for approval of a Special Permit Modification and Plan Review for expansion of an existing office/warehouse building from 3,830 square feet e to 5,407 square feet at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301{E}{1}.

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit Modification and Plan Review is hereby approved based upon the following findings of fact:
  - a. Granting the Special Permit Modification and the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - 1) The proposed project does not exceed the maximum setback requirements;
    - 2) The existing and proposed use is compatible with the surrounding residential and industrial land uses in the area.
  - b. Granting the Special Permit Modification and the Plan Review does not constitute a special privilege extended to an individual property owner in that similar entitlements would and have been granted to other property owners facing similar circumstances.

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- c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential land use.
2. The Special Permit Modification and the Plan Review for the proposed office/warehouse expansion is hereby approved subject to the following conditions:
- a. Parking spaces that are to City standards shall be provided.
  - b. Handicap parking spaces shall comply with the American Disabilities Act (ADA) requirements.
  - c. The applicant shall submit a landscape and irrigation plan that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All designated parking areas shall meet the 50 percent shading requirement.
  - d. The truck wash area must be isolated from the on-site drainage system and the flows from this area must be routed to the sanitary sewer system. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines.
  - e. No underground gasoline storage facilities shall be allowed unless the Special Permit has been modified.
  - f. The applicant shall not store partially used or empty chemical containers outside the warehouse building.
  - g. The applicant shall comply with all materials handling and storage requirements imposed by the U.S.D.A., County Environmental Health Department, Regional Water Quality Control Board and County Regional Sanitation District.
  - h. All parking spaces to the east of the office/warehouse use on the project site that are intended to be used for the parking of Clark Pest Control fleet vehicles shall be posted with signage that indicates "Clark Pest Control Fleet Vehicle Parking Only".

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**Advisory Notes:**

1. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Refer to the City of Sacramento's :Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities. This Manual is available from the Department of Utilities by calling 433-6318.

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**CHAIRPERSON**

**ATTEST:**

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**SECRETARY TO PLANNING COMMISSION**

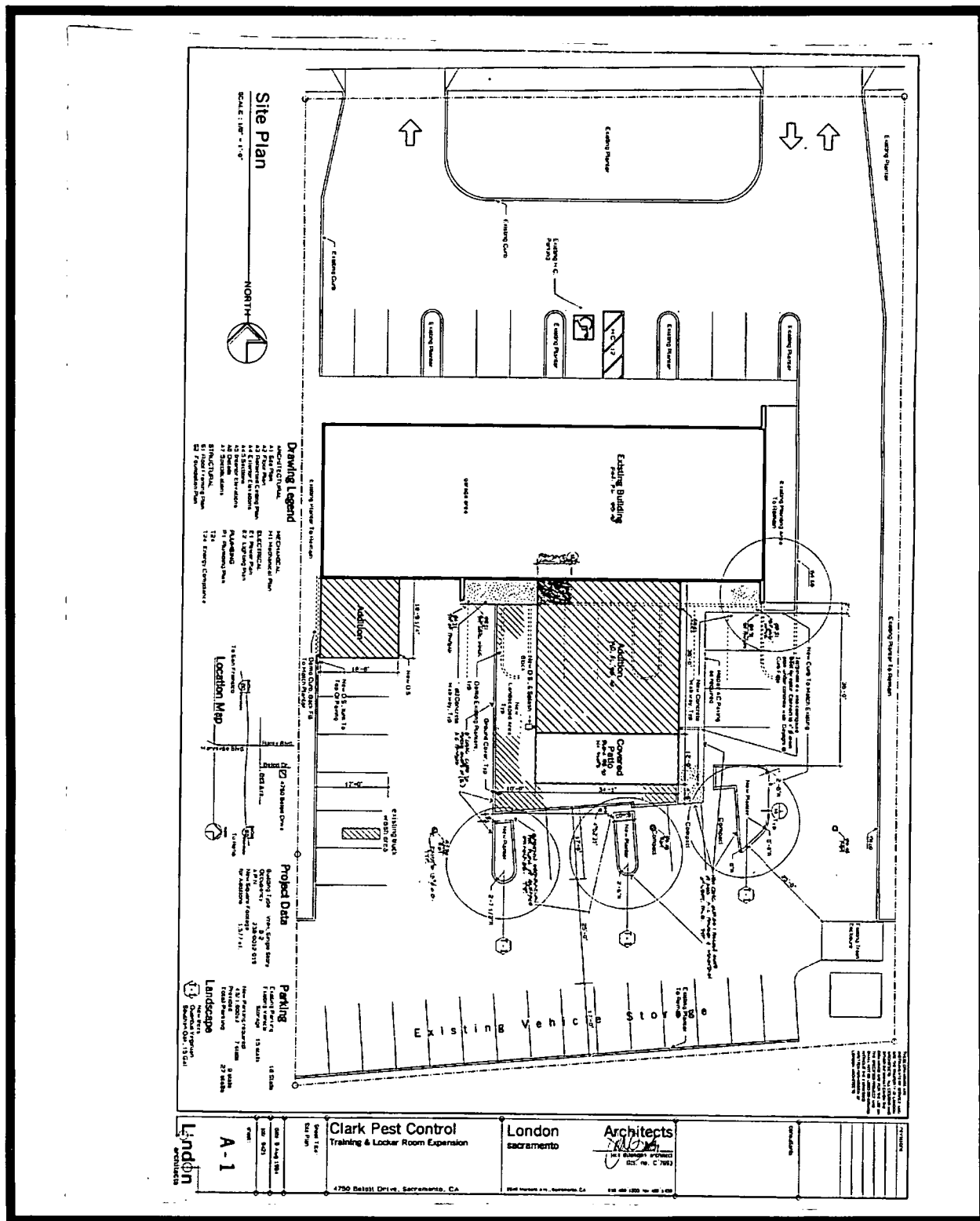
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# EXHIBIT 3-A

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SITE PLAN

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