

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	Gardner-Feusi Co. - 2532 Garfield Avenue, Carmichael, CA 95608				
<b>OWNER</b>	D & C Ayres - 4886 Oakhaven Court, Carmichael, CA 95608				
<b>PLANS BY</b>	Gardner-Feusi Co. - 2532 Garfield Avenue, Carmichael, CA 95608				
<b>FILING DATE</b>	8-10-84	<b>ENVIR. DET.</b>	2-3-86	<b>REPORT BY</b>	SD:sq
<b>ASSESSOR'S-PCL. NO.</b>	238-011-30				

**APPLICATION:** A. Negative Declaration

B. Plan Review of a 20,000 square foot building in the Heavy Industrial (M-1(S)-R) zone

**LOCATION:** East side of Raley Boulevard opposite Grace Avenue

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 20,000 square foot cabinet shop.

**PROJECT INFORMATION:**

1974 General Plan Designation: Industrial  
1984 North Sacramento Community Plan Designation: Industrial  
Existing Zoning of Site: M-1(S)-R  
Existing Land Use of Site: Vacant

**Surrounding Land Use and Zoning:**

North: Single Family; M-1(S)-R  
South: Single Family; M-1(S)-R  
East: Vacant; M-1(S)-R  
West: Vacant; M-1(S)-R

Parking Required: 22 spaces  
Parking Provided: 17 spaces  
Property Dimensions: 342' x 165'  
Property Area: 1.2+ acres  
Square Footage of Building: 20,576  
Height of Building: One story; 24 feet  
Topography: Flat  
Street Improvements: To be provided to satisfaction of Public Works Director  
Utilities: To be provided to satisfaction of Public Works Director  
Exterior Building Materials: Concrete tilt-up panels

**BACKGROUND INFORMATION:** On June 18, 1985, the City Council considered an appeal of the Planning Commission's denial to construct a 14,000 square foot pre-fab metal building on the subject site. The Commission's concern involved the lack of full water, sewer and drainage facilities north of I-80. Any development occurring prior to formation of an assessment district and construction of improvements would be premature. The Council approved the project subject to the applicant's entering into an agreement to participate in any future assessment to provide services.

**PROJECT EVALUATION:** Staff has made the following findings:

Land Use

The subject site is designated for industrial uses in the 1974 General Plan and the 1984 North Sacramento Community Plan. The site is surrounded by

**APPLC. NO.** P84-308 **MEETING DATE** February 13, 1986 **ITEM NO.** 24

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vacant acreage to the east and west and single family residences on large parcels to the north and south. The entire area was zoned Agricultural for industrial uses under the North Sacramento Community Plan update in recognition of the significant environmental influence of McClellan Air Force Base.

#### Site Plan

The north and south neighboring properties, while zoned for industrial uses, are developed with residences. The applicant is, therefore, responsible for a six foot high masonry wall along these property lines.

Staff is concerned that the planter area along the south property line is not wide enough to accommodate landscaping of sufficient size to buffer the long unbroken south wall. Staff recommends that landscaped planters along the southern property line be increased to 10 feet. Landscaping and irrigation plans shall be reviewed by staff prior to issuance of building permits. In addition, the applicant must meet the 50% parking lot shading requirement.

#### Elevations

The applicant now proposes a 20,000 square foot tilt-up concrete structure. A band of ceramic tile five feet wide is proposed along the roofline on the west and north elevations. This band changes to paint along the eastern elevation. Again, to break up the long, uninterrupted southern elevation, staff recommends that the ceramic tile be applied to the end concrete panels and the painted trim span on the remaining southern elevation (see elevations).

#### Parking

The applicant proposes 19,424 square feet of warehouse and 1,152 square feet of office. At a ratio of one space per 1,000 square feet for warehouses and one space per 400 square feet for offices, the proposed structure requires 22 parking spaces. The applicant indicates 17 on the site plan. The applicant shall be required to provide five additional spaces on the subject site. Revised plans shall be submitted prior to building permit approval.

#### Traffic Comments

Staff has received the following comments from Traffic Engineering:

1. Dedicate and construct Raley Boulevard to a 55 foot half section
2. Barricade the eastern property line to prevent access to the adjacent parcel until it is developed
3. Revise the driveway to eliminate flare on the north side - the 45 foot width must extend the full length of the setback before narrowing

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has reviewed the proposed project and has filed a negative declaration based upon compliance with the following mitigation measures:

- o The applicant shall provide the recommendations for noise mitigation stipulated in the McClellan Air Force AICUZ Report to the satisfaction of the Sacramento County Health Department prior to the issuance of a building permit.
- o The applicant shall provide the appropriate disposal unit should disposal of chemical waste occur on-site to the satisfaction of the State of California Regional Water Quality Control Board and State Health Department prior to the issuance of a building permit.
- o The applicant shall provide code conforming City sewer lines and connections to the satisfaction of the County Health Department and City Engineer, effective with the appropriate assessment district.
- o The applicant shall provide a septic tank system for domestic waste only, to the satisfaction of the County Health Department.

RECOMMENDATION: Staff recommends the following:

- A. Ratification of the Negative Declaration; and
- B. Approval of the Site Plan Review, subject to conditions and based upon the following findings of fact.

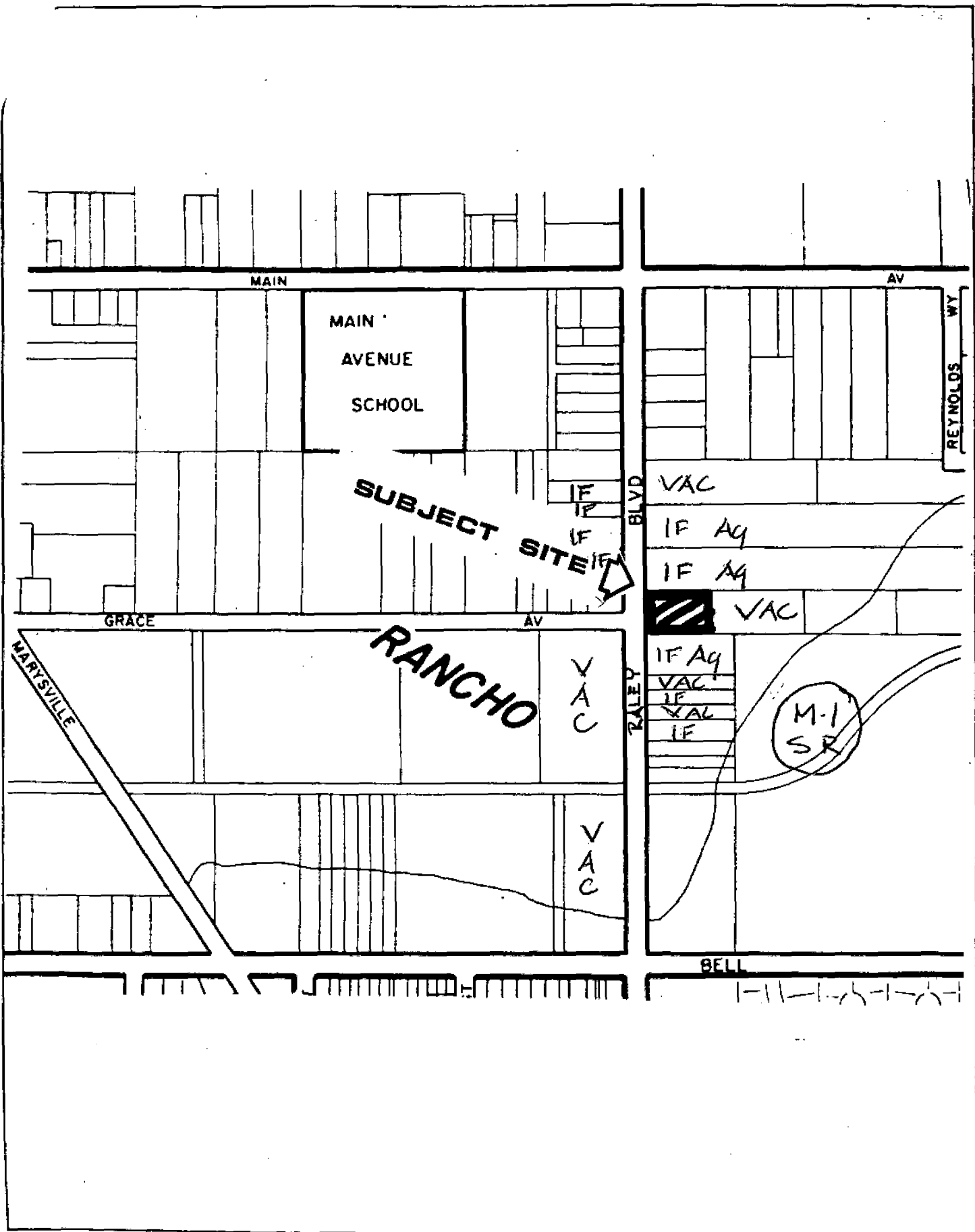
Conditions

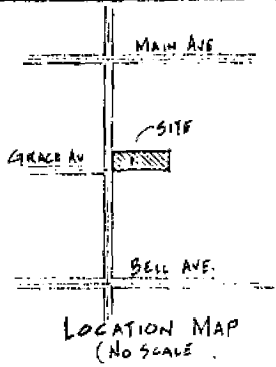
1. The planter along the southern property line shall be increased ten feet in width and planted with trees which will buffer the visibility of the structure. Plans shall be reviewed and approved by staff prior to issuance of building permits.
2. Landscaping plans shall indicate compliance with the 50% parking lot landscaping requirement.
3. Detailed landscaping and irrigation plans shall be reviewed and approved by staff prior to issuance of building permits.
4. Dedicate and construct Raley Boulevard to a 55 foot half section.
5. Barricade the eastern property line to the satisfaction of the Traffic Engineer.
6. Revise the driveway to the satisfaction of the Traffic Engineer.
7. Revise the site plan to indicate 22 on-site parking spaces.
8. Prior to issuance of a building permit or any other entitlement of use, applicant shall enter into an agreement acceptable in form and substance to the Public Works Director, Planning Director and City Attorney to provide for City services, including sewerage and storm drainage for the area of the site. Such an agreement may provide that the applicant participate in an assessment district to provide the City services. The agreement may include a waiver of

assessment district protest rights and such other provisions as are deemed necessary by the Planning Director, Public Works Director and City Attorney to assure that the City services are provided. This agreement shall be recorded and shall be binding on the applicant, his heirs, successors and assigns.

Findings of Fact

1. The project is based upon sound principles of land use in that:
  - a. there is adequate on-site parking;
  - b. there is sufficient landscaping; and
  - c. the building will have design relief to buffer it from the adjacent residential use.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare, nor result in a nuisance in that the applicant will enter into an agreement to participate in any future assessment district to provide public facilities.
3. The project is consistent with the 1974 General Plan and the 1984 North Sacramento Community Plan which designate the site for industrial uses.



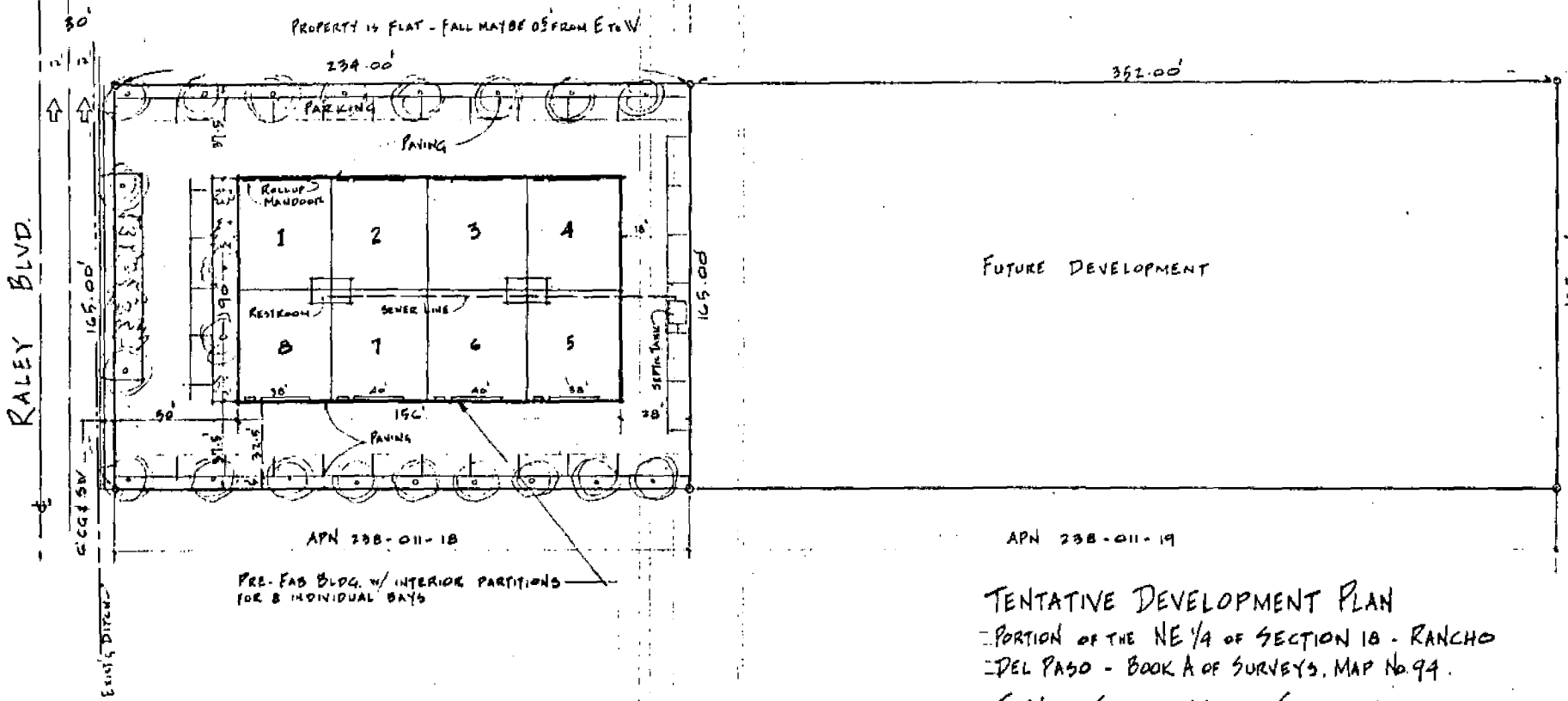
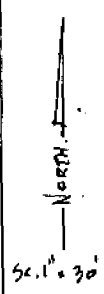


OWNER OF RECORD - CLOY M & MAX & F AYRES  
 2925 MARCONI AV SUITE 8  
 SACRAMENTO 95821  
 (916) 486-0290

RECORD INFORMATION - GRANT DEEDS 84-05-23/0349  
 (APN 238-011-18)  
 & 84-05-23/0349 (238-011-19)

DEVELOPER - OWNER  
 PRESENT ZONING -  
 PRESENT USE - VACANT  
 PROPOSED ZONING - M-1  
 PROPOSED USE - M-1  
 SCHOOL DISTRICT - ROBLA

- SOURCE OF WATER - WELLS
- SANITARY FACILITY - SEPTIC TANK & LEACH LINE
- STORM DRAINAGE - EXISTING STREET DR.
- FLOOD CONTROL - SAC. SAN JOAQUIN TR. DIST.



TENTATIVE DEVELOPMENT PLAN  
 PORTION OF THE NE 1/4 OF SECTION 18 - RANCHO  
 DEL PASO - BOOK A OF SURVEYS, MAP No. 94.  
 CITY OF SACRAMENTO CALIFORNIA  
 SCALE 1" = 30' JULY 1984

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2-13-86

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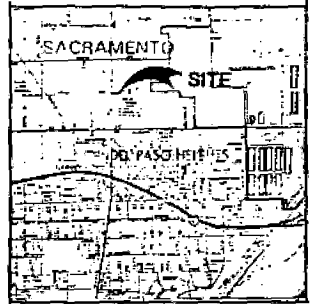
BLVD.

GRACE AVE.

RALEY

BUILDING

PARCEL 10'  
UNLAWFUL TO BE DEVELOPED  
BY THE TITLE

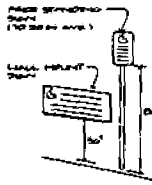


LOCATION MAP

SCALE: 1" = 1000'



IN THIS LOT  
AN ADA COMPLIANT



SIZE OF SPACES

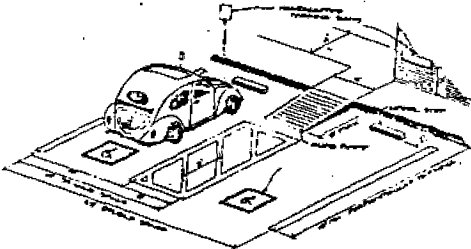
- 1. MINIMUM SPACES IN LOTS USED TO PROVIDE A 2. PARKING SPACES AND 3. PARKING AREA.
- 2. ALL SPACES TO BE USED TO PROVIDE TWO (2) PARKING SPACES AND ONE SPACES TO PROVIDE ONE SPACE.
- 3. PARKING SPACES OF PARKING SPACES IS:

ACCESSIBLE PATH OF TRAVEL

- 1. FROM EACH HANDICAPPED PARKING SPACE TO RELATED FACILITIES.
- 2. NO BARRIERS TO ACCESSIBLE PATH OF TRAVEL TO ENTRANCE TO PARKING AREA.
- 3. SPACE IS FREE OF UNDESIGNATED PARKING SPACES, LANDSCAPING AREAS THAT PRESENT AND UNUSABLE BARRIERS THEY STILL ALLOW HANDICAPPED PERSONS TO LEAVE AND ENTER VEHICLES.
- 4. PARKING SPACES IN LOTS MUST BE DESIGNED TO MEET ACCESS PATH REQUIREMENTS PER REQUIRED A. SIDE WALKS.
- 5. MINIMUM VERTICAL CLEARANCE IS 8'0" TO PARKING STRUCTURES OR UNUSUALY SHORT CLEARANCE UNDER BRIDGES, OVERHEAD POWER LINES THAT OBSTRUCTS OR HINDERS THAT COMPLIANCE TO REGULATION OR REQUIREMENTS FOR PARKING AREAS UNDER ACCESSIBLE HANDICAP IN OTHER PARKING STRUCTURES. VERTICAL CLEARANCE SHALL NOT APPLY.

SIGNING AND IDENTIFICATION OF SPACES

- 1. HANDICAPPED PARKING SPACES SHALL BE IDENTIFIED BY SIGNING AND IDENTIFICATION OF SPACES.
- 2. SIGNING AND IDENTIFICATION OF SPACES SHALL BE IDENTIFIED BY SIGNING AND IDENTIFICATION OF SPACES.
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- 5. SIGNING AND IDENTIFICATION OF SPACES SHALL BE IDENTIFIED BY SIGNING AND IDENTIFICATION OF SPACES.



SITE DATA

OWNER: CLASSIC CABINETS  
 ADDRESS: 809 NORTH MARKET BLVD.  
 SUITE #2  
 SACRAMENTO, CA 95804  
 PROPOSED USE: HANDICAPPED & OFFICE  
 EXISTING USE: VACANT  
 PROPOSED ZONING: MH-1(SO)  
 EXISTING ZONING: MH-1(SO)  
 ASSESSOR'S PARCEL NUMBER: 200-04-10417  
 ACREAGE: 241.1 ACRES

PARKING RESUME

PARKING SPACES REQUIRED  
 MINIMUM AREA 19,474 SQ FT  
 MAXIMUM AREA 20,000 SQ FT (17)  
 MINIMUM AREA 2,852 SQ FT  
 MAXIMUM AREA 2,852 SQ FT (6) 10  
 TOTAL 22,326 SQ FT (13) 17

PARKING SPACES PROPOSED:

UNDESIGNATED SPACES 1 SPACE  
 DESIGNATED SPACES 17 SPACES  
 TOTAL 18 SPACES

PRINTED  
 JAN 6 1986  
 GARDNER-FELLS CORP/STLTD  
 JAN 6 1986  
 GARDNER-FELLS CORP

PRELIMINARY ONLY

REVISIONS	DESCRIPTION
1	

BENCHMARK	ELEV. 440 NO. 440

HORIZ. SCALE	1" = 40'	DRAFTED BY	D.P. STAM
VERT. SCALE	1" = 4'	DESIGNED BY	D.P. STAM
SURVEYED BY	D.P. STAM	CHECKED BY	D.P. STAM
FIELD BOOK NO.		DATE	12-85
AP NO.	200-04-10417	FILE	DP 27



(916) 482-8177  
 2632 Garfield Avenue  
 Carmichael, Ca. 95608

SITE PLAN

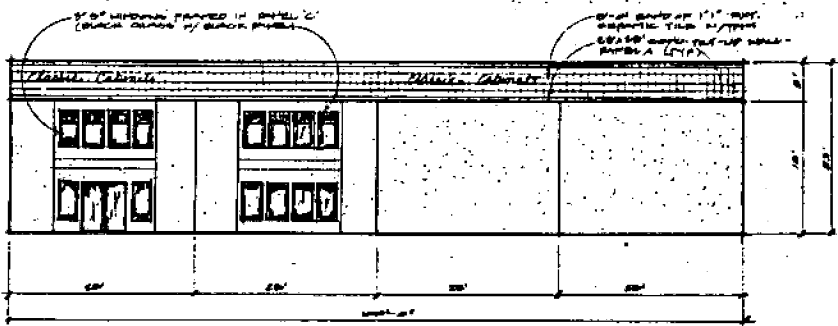
CLASSIC CABINETS

SHEET	1	OF	1
PLAN NO.	85-97		

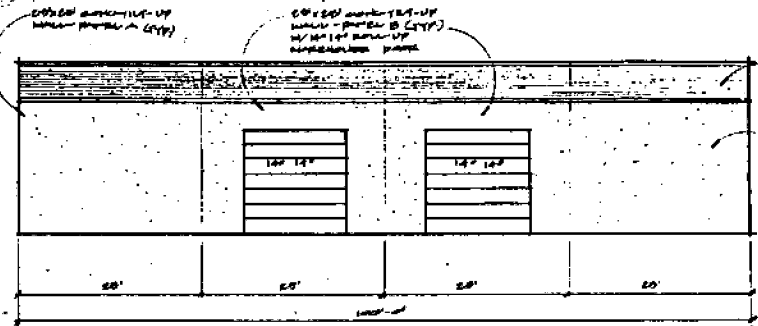
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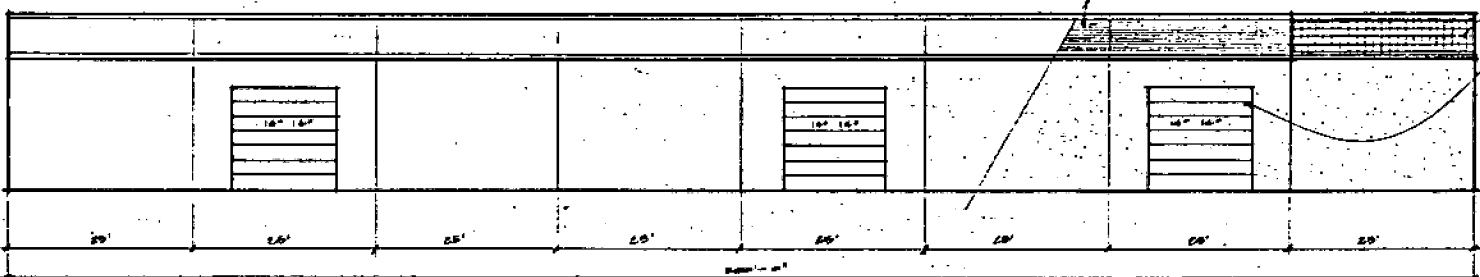
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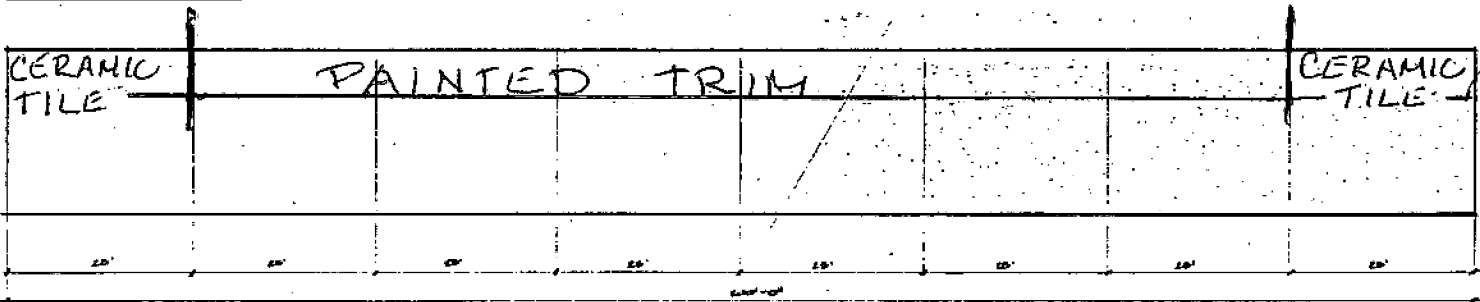
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



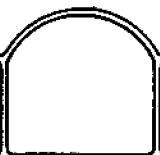
SOUTH ELEVATION

PRINTED  
JAN 8 1986  
SANDERSON CO.  
PRELIMINARY ONLY

REVISIONS	DESCRIPTION	DATE	BY

BENCHMARK	ELEVATION NO. 1000

HORIZ SCALE 1/8" = 1'-0"	DRAFTED BY: P. KENNEDY
VERT SCALE 1/8" = 1'-0"	DESIGNED BY: P. KENNEDY
SURVEYED BY: J. J. JONES	CHECKED BY: J. J. JONES
FIELD BOOK NO. 100	DATE 12 10 85
A.P. NO.:	FILE: 85-97



(904) 482-8177  
 2325 Gulf Road Avenue  
 Carrasheel, Ca. 94806

EXTERIOR ELEVATIONS

CLASSIC CABINETS

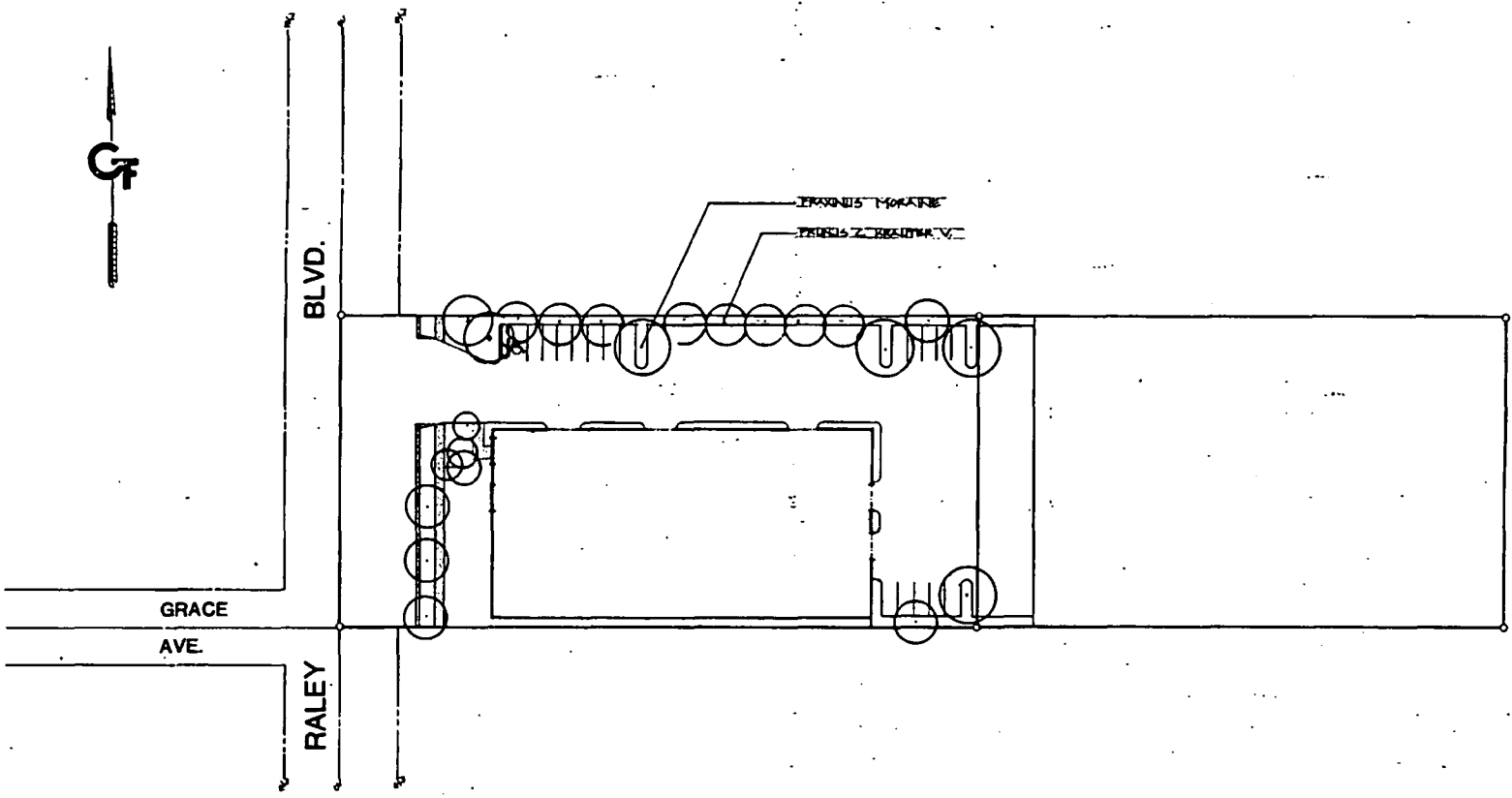
SHEET  
 A3 OF  
 SHEETS  
 PLAN NO.  
 85-97

000363



P84-308

2-13-88



SHADE CALCULATIONS

BOTANICAL NAME	#	CO% TOTAL	#	CO% TOTAL	#	CO% TOTAL	#	CO% TOTAL
FRANZIS MORANG	4	76.2	304.8	8	48.1	384.8	2	240.0
FRANZIS MORANG V.	1	7.7	30.8	3	25.4	104.0	1	77.0
FRANZIS MORANG V.	1	9.9	39.6	1	8.2	32.8	1	7.9
TOTAL		93.1	375.2	12	81.7	521.6	4	394.7

A+B+C = 969.50 FT  
 PARKING LOT = 7,470 SQ. FT.

PRINTED  
 JAN 9 1988  
 GARDNER-ZENDEL CO.

PRELIMINARY ONLY

DRAWING BY - MARK E. WILLIAMS

NO.	REVISIONS	DATE	BY

BENCHMARK	ELEV. 22.00
NO. 1	

HORIZ SCALE	1" = 20'
VERT SCALE	1" = 2'
SURVEYED BY	
FIELD BOOK NO.	
A.P. NO.	

DRAFTED BY	M. WILLIAMS
DESIGNED BY	M. WILLIAMS
CHECKED BY	J. WILLIAMS
DATE	12-17-87
FILE	88-97

(916) 482-5177  
 2832 Garfield Avenue  
 Carmichael, Ca. 95608

SHADING PLAN

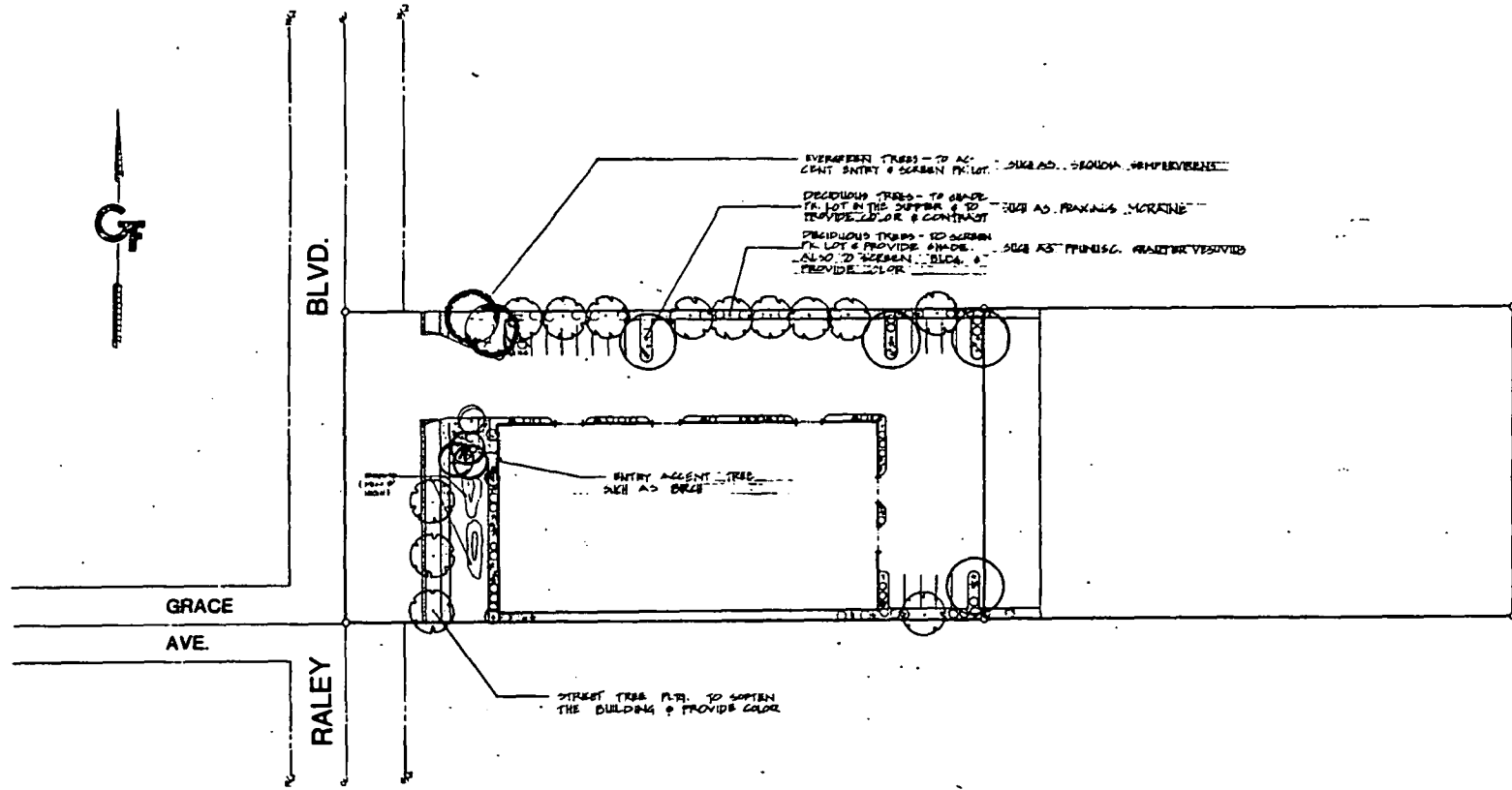
CLASSIC CABINETS

SHEET  
 L2 OF  
 PLAN NO.  
 85-87

000364

P84-308

2-13-86



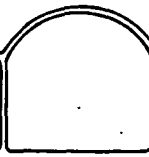
PRINTED  
JAN 9 1986  
HARRIS & ASSOCIATES  
PRELIMINARY ONLY

DRAWN BY - MARK F. ALLIAMS

REVISIONS	DESCRIPTION	DATE	BY

BENCHMARK	ELEV. NO.

HORIZ SCALE	1" = 20'	DRAFTED BY	
VERT SCALE	1" = 2'	DESIGNED BY	
SURVEYED BY		CHECKED BY	
FIELD BOOK NO.		DATE	12-17-85
A.P. NO.	290-211-10 & 11	FILE	85-97



LANDSCAPING PLAN

CLASSIC CABINETS

SHEET  
L1 OF 1  
PLAN NO.  
85-97

John 24

000365

