

# CITY PLANNING COMMISSION

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

<b>APPLICANT</b>	RUSSEL AND SULLIVAN ARCHITECT, 1717 I Street, Sacramento, CA 95814		
<b>OWNER</b>	RICHARD BENVENUTI, 1338 North Market Boulevard, Sacramento, CA 95834		
<b>PLANS BY</b>	Russel and Sullivan, Architect, 1717 I Street, Sacramento, CA 95814		
<b>FILING DATE</b>	7/8/87	<b>ENVIR. DET.</b>	Neg. Dec/MM
<b>ASSESSOR'S-PCL. NO.</b>	250-0025-042		
<b>REPORT BY</b>	CV/vf		

- APPLICATION:**
- A. Negative Declaration
  - B. Special Permit to construct an office/warehouse building in the Light Industrial/Planned Unit Development (M-1S PUD) zone.

**LOCATION:** 175 Opportunity Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct a 23,870 sq. ft. warehouse with 2,890 sq. ft. office use.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Industrial/Labor Intensive
1984 North Sacramento Community Plan Designation:	Industrial/Labor Intensive
Existing Zoning of Site:	M-1S (PUD)
Existing Land Use of Site:	Building foundation constructed

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: I-80 Freeway; TC	Front:	25'	25'
South: Vacant; M-1S PUD	Side(Int):	-0-	55'
East : Warehouse; M-1S PUD			
West : Warehouse, M-1S PUD	Rear:	25'	85'

Parking Required:	32 spaces
Parking Provided:	33 spaces
Property Dimensions:	284+ ' x 335+ '
Property Area:	2.2+ acres
Square Footage of Building:	Warehouse: 23,810 sq. ft. Office: 2,890 sq. ft.
Height of Building:	1 Story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Tilt-up concrete panels
Colors:	Not Determined
Roof Material:	Built up roof

BACKGROUND INFORMATION: On August 11, 1983, the Planning Commission approved a Lot Line Adjustment to merge three parcels into one parcel (P83-217). On April 9, 1987, the Planning Commission approved a Lot Line Adjustment to merge three lots into two lots (P87-090).

The subject site is located in the Norwood Tech PUD and zoned Light Industrial/Planned Unit Development (M-1S (PUD)). A building foundation has been constructed on the site. Surrounding land uses include I-80 Freeway to the north, warehouse to the east and west and vacant to the south.

PROJECT EVALUATION:

- A. The applicant proposes to construct a 23,810 sq. ft. warehouse and 2,890 sq. ft. office. Elevations proposed include smooth finish concrete, painted band and vertical ribbed formliner.
- B. A loading dock area and painted steel roofing structure above the loading dock area is shown on the west building elevation. A wrought iron gate is proposed at the driveway entrance to the site and along the remainder of the south property line. The remainder of the site will be enclosed by a cyclone fence.
- C. A twenty-five foot landscape planter is proposed along Opportunity Street, an eight to ten foot wide landscape planter is proposed along the west property line and a six foot wide landscape planter is proposed along the north and east property lines. The remaining surface area of the site will consist of asphalt paving.

NORWOOD TECH PUD GUIDELINES:

1. Landscaping

The minimum landscape coverage for the project site will be 15 percent. Perimeter landscaping shall consist of one tree per 25 lineal feet along the side and rear property lines. In addition, staff recommends 24 inch box specimen evergreen trees be planted along the entire north property line at the required interval of one tree per 25 lineal feet.

Parking area landscaping - trees equal to one per each five parking spaces, or equivalent landscaping, shall be provided. Those should be deciduous so there is summer shading and winter sun. The parking lot landscaping adjacent to streets should be predominantly evergreen trees and shrubs. There should be no more than 10 parking spaces without an

intervening minimum four foot planter. The 50 percent tree shading requirement for the parking area will also apply. Project special permit approvals are subject to submittal of detailed landscape and irrigation plans for review and approval of staff prior to issuance of building permit.

2. Parking

Parking requirement for offices are calculated on the basis of one space per 300 sq. ft. of office area within the warehouse; for warehouses, two spaces for each three employees, but in no event less than one space for each 1,000 sq. ft. of gross feet area for the first 20,000 sq. ft. and one space for 2,000 sq. ft. for square footage between 20,000 and 40,000 sq. ft. The parking required for this project is 32 spaces. The applicant proposes a total of 33 spaces. Curbs, walls or decorative fences must be located along the perimeter of parking lots and storage area, except at entrances and exists.

3. Building Standards

A minimum of 25 ft. building setback from the street is required. A minimum 25 foot setback from the freeway and drainage canal is also required. Building height shall be limited to 30 feet.

The location of trash containers must be indicated on the site plan and be located in the most inconspicuous manner possible. Finish building materials shall be applied to all sides of the building which are visible to the general public, including those facing the freeway. The effect of a material used on a building shall be considered in a relationship to all other buildings in the development and shall be compatible. Colors must also be compatible with surrounding buildings. Accent colors are subject to review by the City Planning Department.

4. Building Design/Color

The Design Review Staff has reviewed the proposed elevations and has the following comments:

- the formliner shall be extended around the entire building (see elevations).
- a concrete fence with a formliner shall be constructed instead of the proposed wrought iron fence along the south property line. This concrete fence shall match the proposed building formliner. The concrete fence with formline shall be the same height as the proposed wrought iron fence (see site plan).

- the wrought iron gates, as proposed, are satisfactory.

No colors have been proposed for the proposed building. Staff recommends any proposed building colors be submitted to Staff for review and approval prior to the issuance of a building permit.

5. Signage

A sign program shall be submitted to Staff for review and approval prior to the issuance of sign permits. These signs shall comply with the Norwood Tech PUD Guidelines. No sign shall be specifically designed or oriented to be viewed from the I-80 Freeway.

6. Agency Review

This project was reviewed by Traffic Engineering, Engineering, Fire Department and Building Inspections and the following comments were received:

Engineering

- a. Grading and drainage plan is required.
- b. Maintain improvements in good condition.
- c. Driveway location acceptable as proposed.
- d. Driveway permit required.
- e. Truck docks will not be used in a manner requiring trucks to back onto or off of the property.

Fire Department

- a. Gate shall have "knox-box" locks. Contact Fire Department: 449-5480.
- b. On grading or site plan include:
  1. Existing fire hydrants (F.H.) and added ones.
  2. Show underground fire line with F.D.C. and valves.
  3. City water main and sizes.
- c. A fire hydrant is required within 50 feet of F.D.C. (double pumper - eight inch lateral).

- d. High-pile stock (greater than 12 feet) require additional building features, draft curtains, heat and smoke vents, increased fire sprinkler density, interior land lines, etc.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined the project will not have a significant impact on the environment provided the following mitigation measure is complied with.

The applicant shall comply with all the applicable mitigation measures identified in the Norwood Tech PUD EIR prior to issuance of a building permit.

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

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit subject to conditions and based on the Findings of Fact which follow:

Special Permit - Conditions

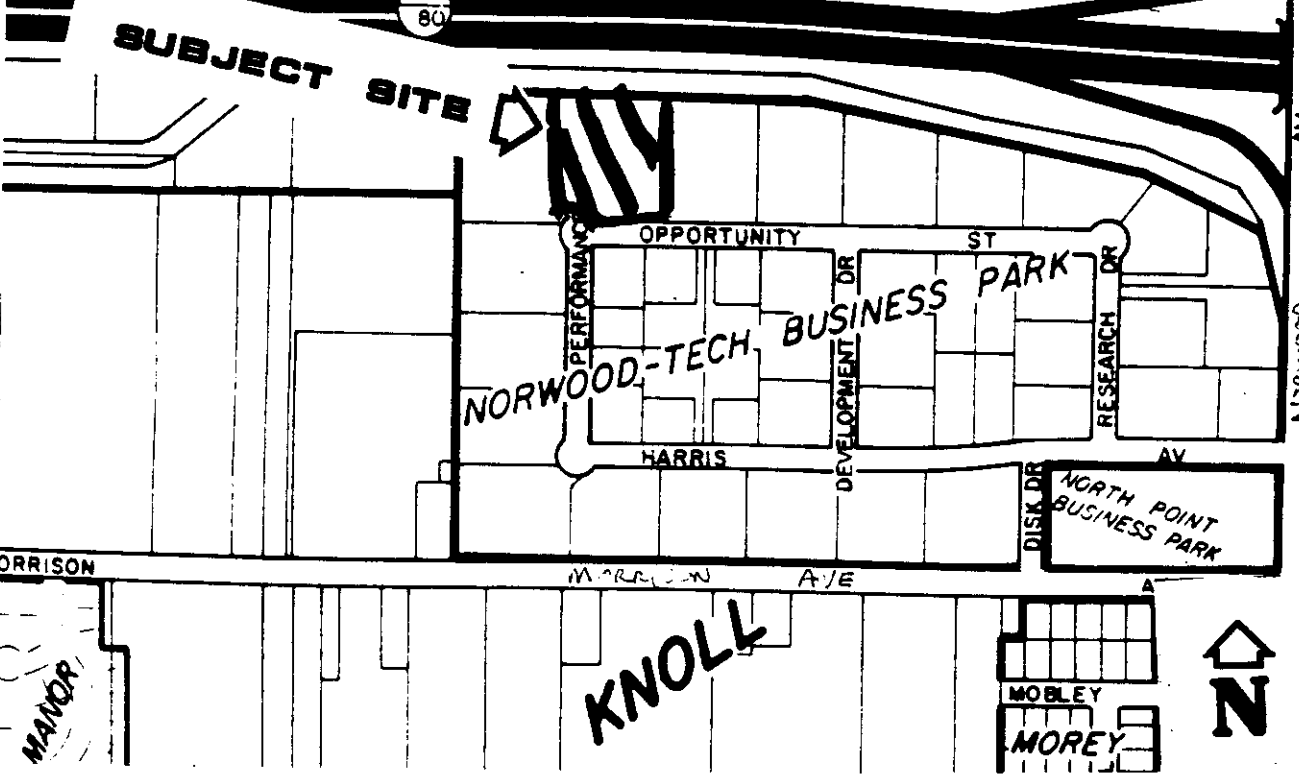
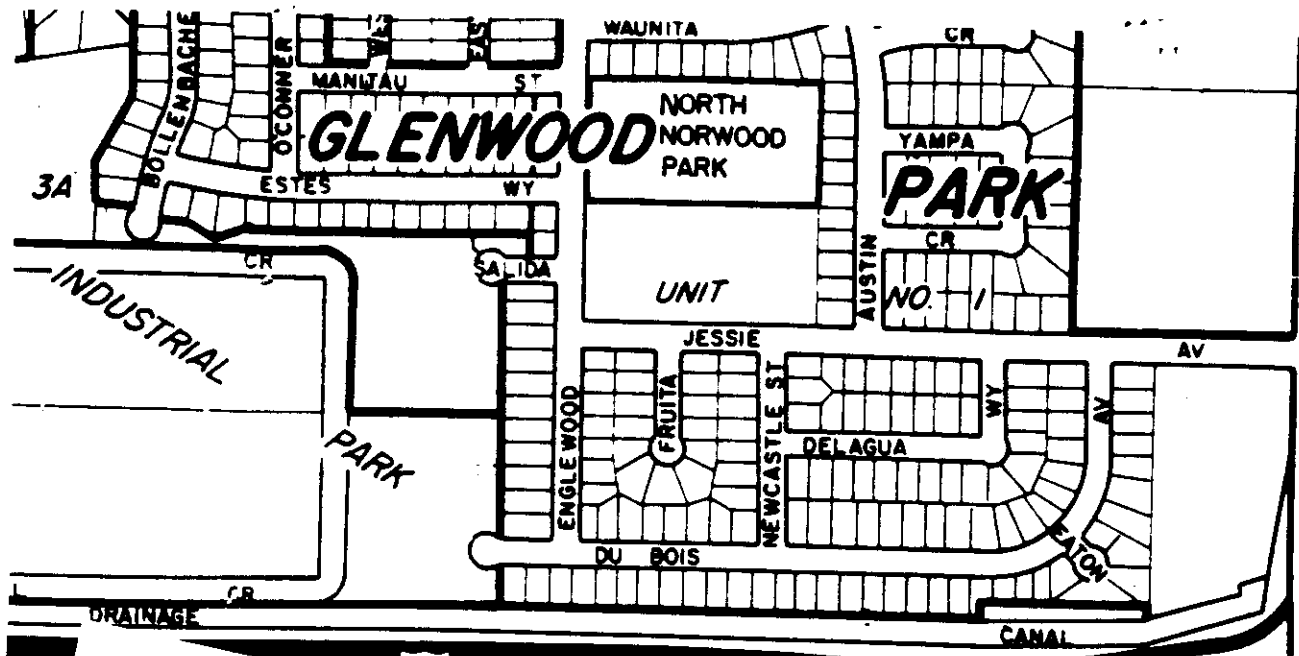
1. A minimum of 15 percent landscape coverage shall be provided and other landscaping shall comply with the Norwood Tech PUD Guidelines as shown in Section C of this Staff Report.
2. Twenty-four inch box specimen evergreen trees shall be planted along the entire north property line at an interval of one tree per 25 feet.
3. Landscape and irrigation plans shall be submitted to Planning Staff for review and approval prior to the issuance of a building permit.
4. A minimum 25 foot building setback from both the street and freeway is required.
5. Show location of trash containers on site plan. These shall be located in an inconspicuous manner.
6. Revised elevations shall be submitted to Planning Staff for review and approval prior to the issuance of a building permit. These revised elevations shall include:
  - a. The formliner shall be extended around the entire building.
  - b. A concrete fence with a formliner shall be constructed instead of the proposed wrought iron fence along the south property line. This concrete fence shall match the proposed building formliner. This concrete fence with formliner shall be the same height as the proposed wrought iron fence.

7. Building colors shall be submitted to Planning Staff for review and approval prior to the issuance of a Building Permit.
8. A sign program shall be submitted to Staff for review and approval prior to the issuance of sign permits.
9. A grading and drainage plan is required.
10. A driveway permit is required.
11. Trucking docks shall not be used in a manner requiring trucks to back onto or off of the property.
12. Gate shall have "knox-box" locks. Contact Fire Department: 449-5480
13. On grading or site plan include:
  - a. Existing fire hydrants (F.H.) and added ones.
  - b. Show underground fire line with F.D.C. and valves.
  - c. City water main and sizes.
14. A fire hydrant is required within 50 feet of F. D. C. (double pumper-eight inch lateral).
15. High-pile stock (greater than 12 feet) require additional building features, draft curtains, heat and smoke vents, increased fire sprinkler density, interior land lines, etc.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that warehouse/office uses are allowed by Special Permit in the Norwood Tech PUD. The project is compatible with the surrounding land uses, which consist of warehouses and offices.
2. The project, as conditioned, will not be detrimental to the public health, safety or welfare in that:
  - a. Landscaping will provide adequate screening of the building from freeway view.
  - b. Adequate parking is provided.
  - c. The design of the building will be compatible with adjacent buildings.

3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for Industrial/Labor Intensive Use by the 1984 North Sacramento Community Plan and the proposed warehouse/office building is consistent with the plan designation.



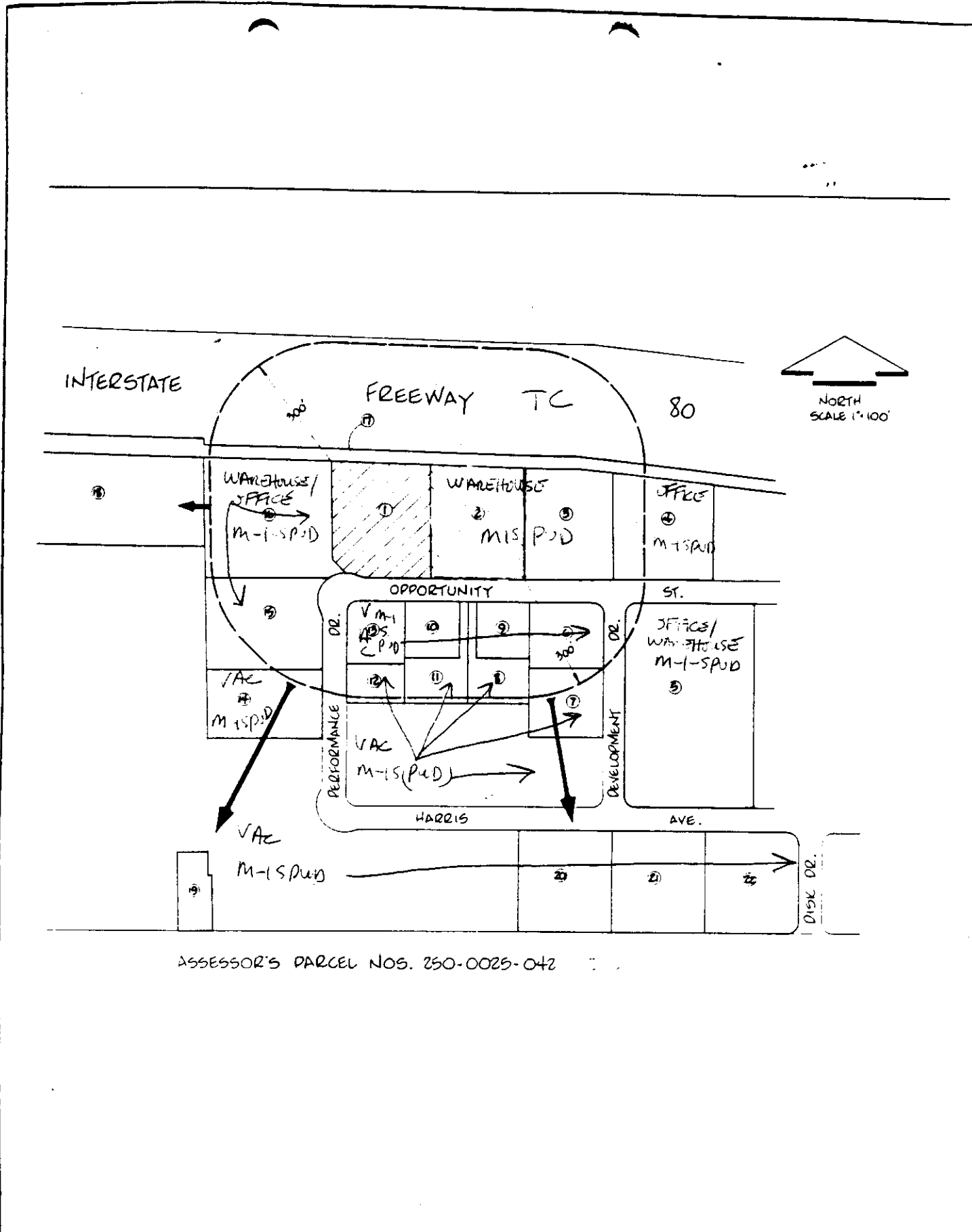
**VICINITY MAP**

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ASSESSOR'S PARCEL NOS. 250-0025-042

# LAND USE & ZONING MAP

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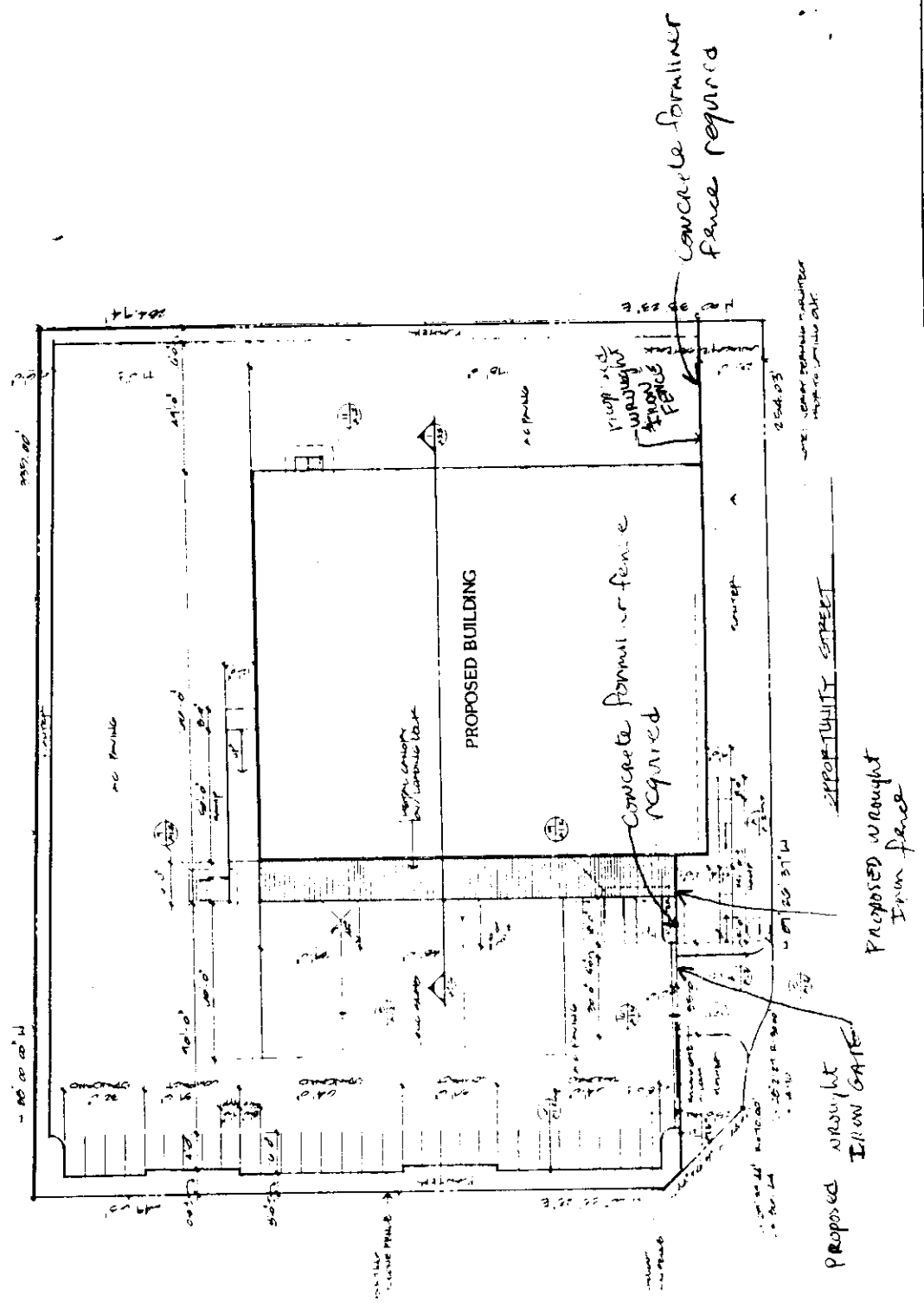
# SITE PLAN

RUSSELL & SULLIVAN  
AN ARCHITECTURAL FIRM

PROJECT: EXCEL ELECTRICAL SUPPLY CO.  
175 OPPORTUNITY STREET  
O. CAL.  
DATE: 1-28-87  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]

PROJECT: EXCEL ELECTRICAL SUPPLY CO.  
175 OPPORTUNITY STREET  
O. CAL.  
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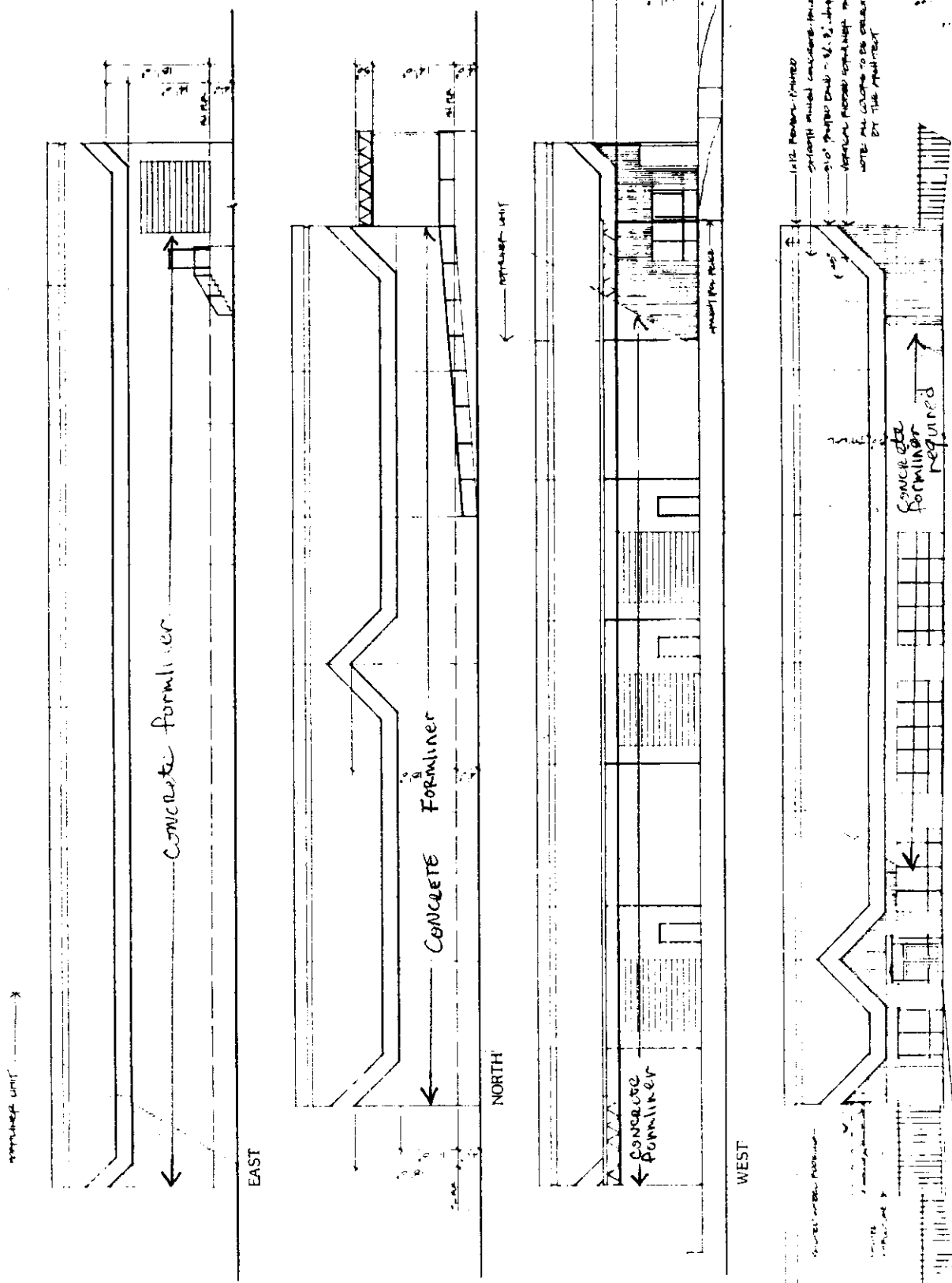
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# ELEVATIONS

SUPPLY CO  
STREET

ISSUE ONE DRAWN BY  
REVISION ONE DRAWN BY  
DATE 11/10/10



1/2" FORMER-FINISH  
SMOOTH MASON CONCRETE FINISH  
9" x 9" MESH REINFORCING - 12" x 12" SPACING  
VERTICAL REINFORCING SPACING MAINTAINED  
NOTE: ALL WORK TO BE CEMENTED BY THE CONTRACTOR

concrete formliner required

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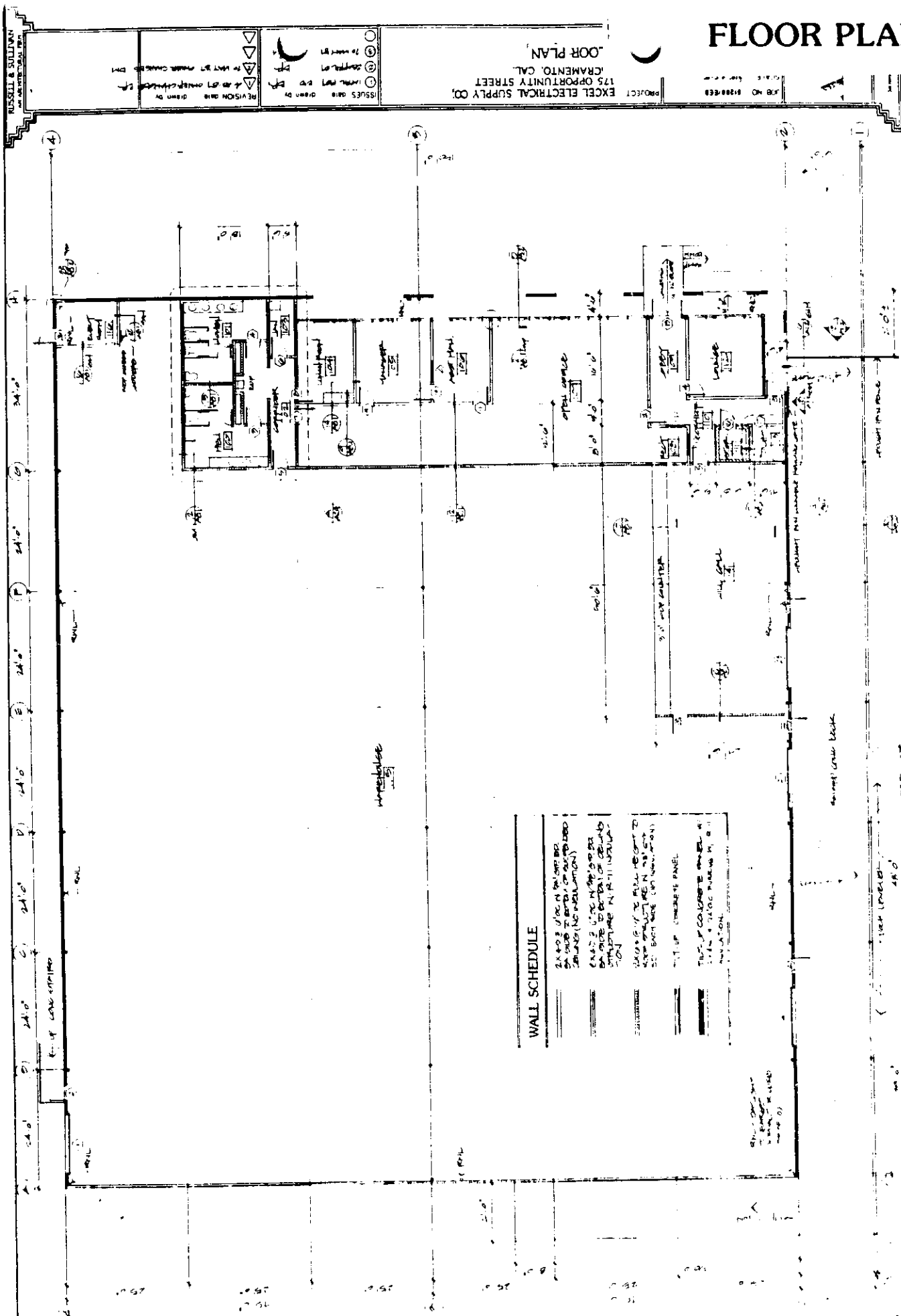
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# FLOOR PLANS

PROJECT: EXCEL ELECTRICAL SUPPLY CO.  
 175 OPPORTUNITY STREET  
 IRVINE, CALIF.

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**WALL SCHEDULE**

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