

# CITY PLANNING COMMISSION

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

**APPLICANT** Conrad A. Newby, 1610 Fulton Avenue, Sacramento, CA 95825  
**OWNER** Frank Erickson, P.O. Box 15167, Sacramento, CA 95815  
**PLANS BY** Newby and Associates, 1610 Fulton Avenue, Sacramento, CA 95825  
**FILING DATE** 12/5/86 **ENVIR. DET.** Negative Declaration **REPORT BY** KMB:ec  
**ASSESSOR'S-PCL. NO.** 277-241-34

**APPLICATION:**

- A. Negative Declaration
- B. Special Permit to allow a three story, 7,000 sq. ft. building with ground floor parking on 0.13 vacant acres in the Light Industrial (M-1) Zone.

**LOCATION:** 2420 Fee Drive

**PROPOSAL:** The applicant is requesting the necessary entitlements to construct an office building exceeding 25 percent office in the Light Industrial zone.

PROJECT INFORMATION:

1974 General Plan Designation:  
 1984 North Sacramento Community Plan Designation: Labor Intensive (office, commercial, light industrial)

Existing Zoning of Site: M-1

Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Southern Pacific Railroad (M-1)	Front:	0	varied
South: State Highway 160 (40), M-1	Side (Int):	0	0
East: Industrial Park, M-1	Side (St):	0	0
West: Southern Pacific Railroad (M-1)	Rear:	0	0

Parking Required: 13 spaces

Parking Provided: 13 spaces

Property Dimensions: Irregular

Property Area: 0.13+ acres

Square Footage of Building: 7,000 sq. ft.      Rentable Space: 5,200+ sq. ft.

Height of Building: 36 ft., 3-story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Exterior Building Materials: Concrete Block and Stucco

Roof Material: Built-up Roof - Asphalt

PROJECT EVALUATION:

A. LAND USE AND ZONING:

The subject site consists of a vacant 0.13 acre lot which is zoned Light Industrial (M-1) and designated "Commercial and Offices" by the General Plan and "Labor Intensive" (office, commercial, light industrial) by the 1984 North Sacramento Community Plan. Surrounding land uses include Erickson Industrial Park to the

northeast, the Southern Pacific Railroad right-of-way to the northwest, U.S. Highway 160 to the south, and the terminous of Fee Drive to the east.

B. PROJECT DESCRIPTION:

The applicant proposes to construct a 7,000 square foot, three story office building with ground floor parking on 0.13 acres. Because the project is 100 percent office and located in the M-1 Zone, a special permit is required.

C. PARKING:

Eleven of the thirteen required parking spaces are to be provided on the ground floor of the building. The two other spaces are located on the northerly portion of the site. It appears that adequate stall dimensions and maneuvering distance is provided by the parking layout. However, if the building department plan check process finds any inadequacy, this could result in a loss of parking and thus necessitate a reduction in the size of the building.

D. SIGNAGE:

The applicant indicates that signage is to be placed on the upper band of the building, but, at this point, is uncertain about type, number and location of future signs. The Planning Division prefers individual letters placed on the building. In any event, the sign program for this building must be consistent with the Sign Ordinance and be reviewed by the Planning Staff. Attached signs have a maximum height of 20 feet while detached signs have a maximum height of 12 feet.

E. AGENCY REVIEW:

This project was reviewed by Traffic Engineering, Engineering, Police and Sacramento Regional Transit, and the following comments were received:

TRAFFIC ENGINEERING

1. Provide acceptable parking stall dimensions and adequate maneuvering distance.

ENGINEERING

1. Standard improvements required at time of building permit.
2. Coordinate with County Sanitation District.

ENVIRONMENTAL DETERMINATION:

The Environmental Coordinator has determined that the project will not have a significant adverse impact on the environment and has filed a negative declaration.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission take the following actions:

- A. Ratify the negative declaration.

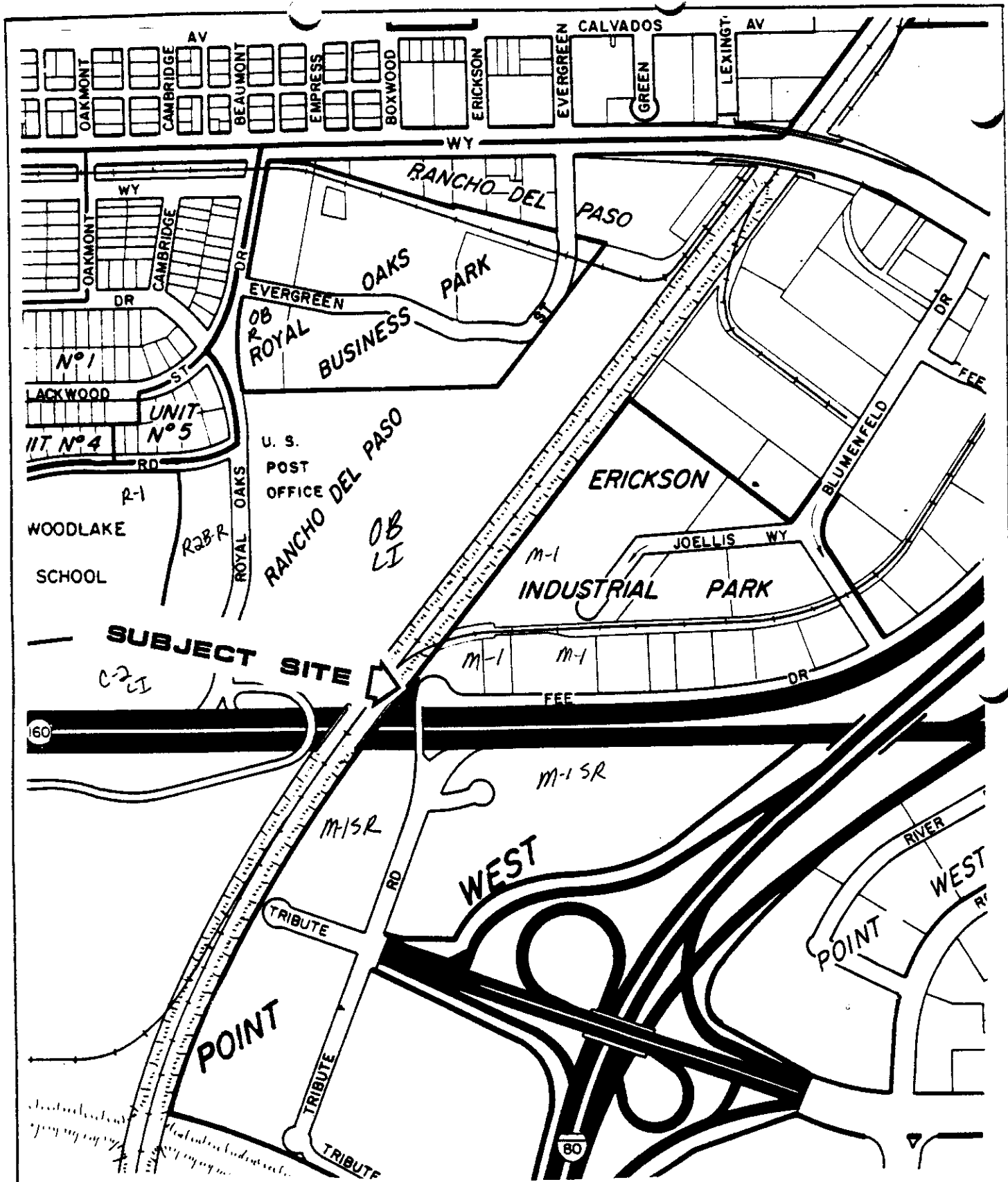
- B. Approve the Special Permit subject to conditions and based on the Findings of Fact which follow:

SPECIAL PERMIT - CONDITIONS:

1. A signage program consistent with the Sign Ordinance shall be submitted to the Planning Director for review and approval prior to issuance of any sign permit. Attached signage shall be individual letters and designed to complement the structure.
2. A landscape plan shall be submitted to the Planning Director for review and approval prior to issuance of building permit.

SPECIAL PERMIT - FINDINGS OF FACT:

1. The project, as conditioned, is based upon sound principles of land use in that:
  - a) Office uses exceeding 25 percent of the building square footage are allowed in industrial zones with a Special Permit.
  - b) The project is located in an area designated "Labor Intensive", and the office project achieves this objective.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare in that:
  - a) Adequate on-site parking will be provided.
  - b) The design of the building is aesthetically pleasing.
  - c) Landscaping will enhance the site.
3. The proposed project is consistent with the City's Discretionary Land Use Policy in that the site is designated for labor-intensive use by the 1984 North Sacramento Community Plan and the proposed office building is consistent with the plan designation.

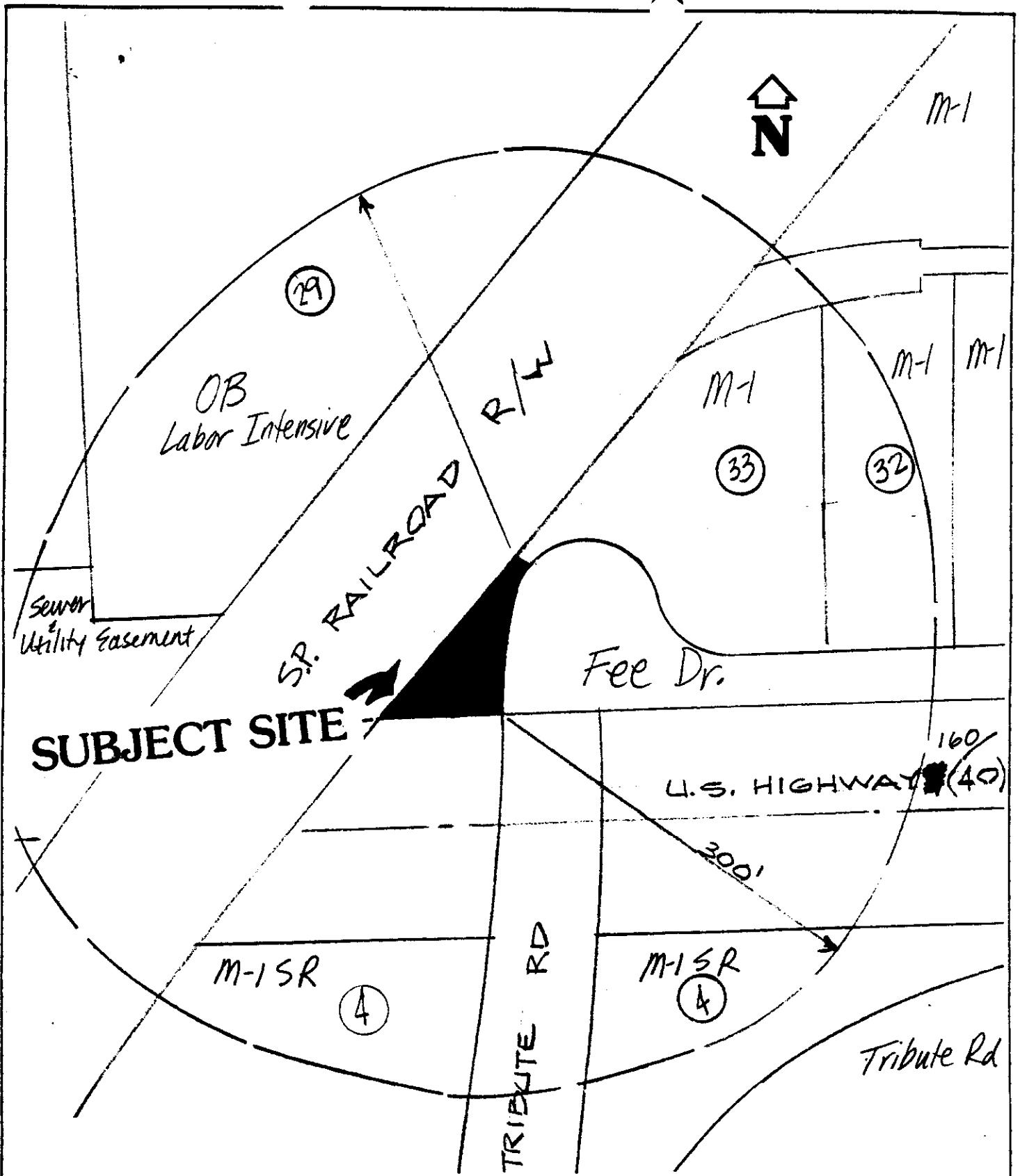


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**VICINITY MAP**

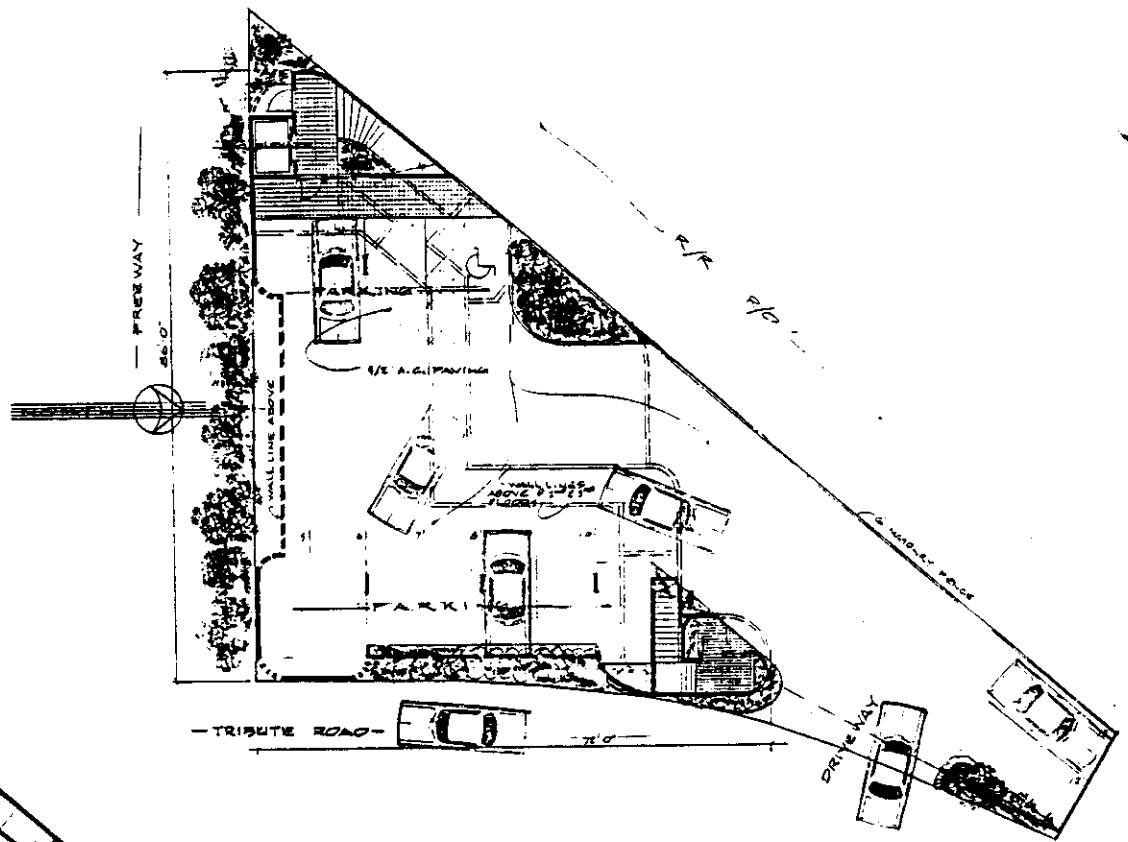


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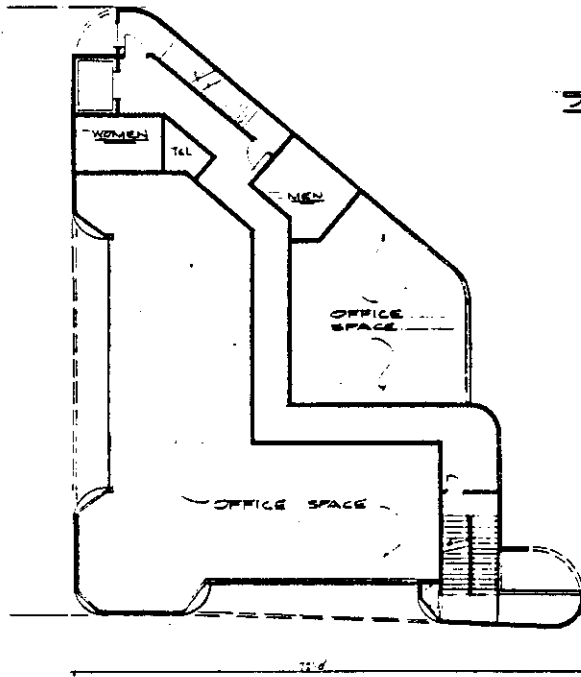
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# LAND USE & ZONING MAP



SITE & 1<sup>ST</sup> FLOOR PLAN

# SITE PLAN



2<sup>ND</sup> & 3<sup>RD</sup> FLOOR PLAN

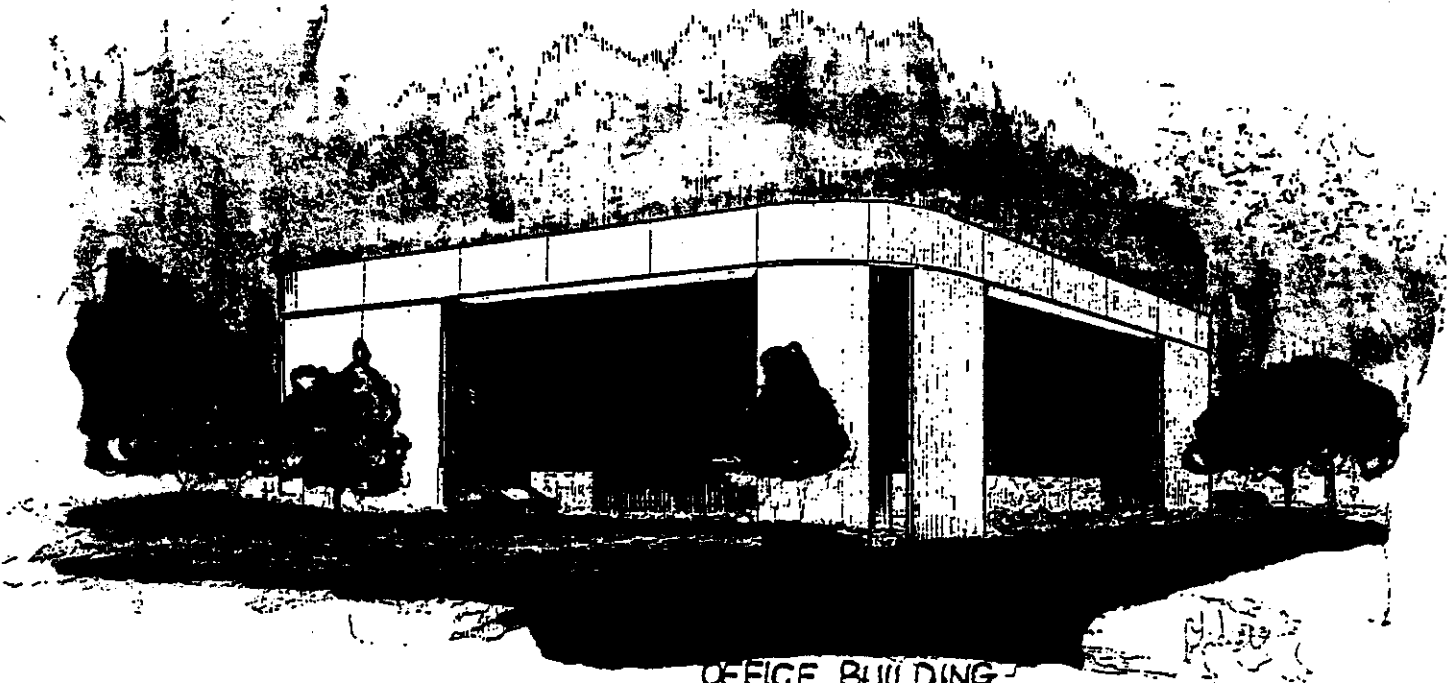
BUILDING AREA  
 TOTAL GROSS BUILDING AREA - 1000 SQ FT  
 TOTAL NET BUILDING AREA - 400 SQ FT  
 PARKING REQUIRED - 11 SPACES  
 PARKING SHOWN - 11 SPACES

# FLOOR PLANS

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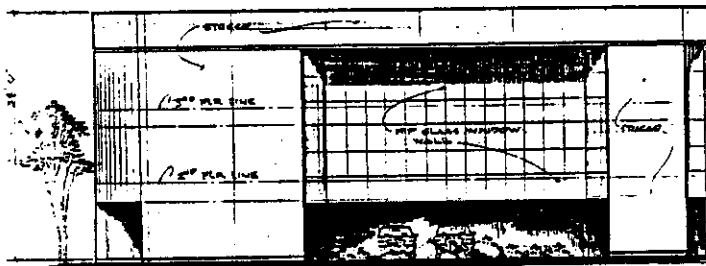
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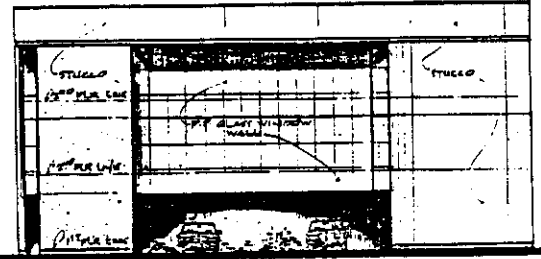
**OFFICE BUILDING**

PROPOSED TO-BE-BUILT AND READY FOR OCCUPANCY IN EARLY 1987 ON THE HIGH LEVEL LAND SITE AT THE INTERSECTION OF TRIBUTE ROAD OVERPASS AND FEE DRIVE. SITUATED ON LOT LINE OVERLOOKING STATE FREEWAY 160.

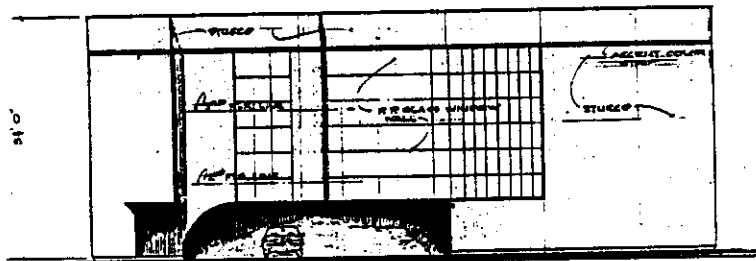
A FREE-STANDING, THREE STORY OFFICE BUILDING. TOTAL OF 5200 SQ.FT. RENTABLE SPACE ON THE TWO UPPER FLOORS WITH COVERED PARKING GROUND FLOOR. EXTENSIVE USE OF GLASS FOR BUILDING EXTERIOR THREE WALLS. FLOORS CONNECTED BY ELEVATOR AND DUAL STAIRWAYS. BUILDING WILL STAND ABOUT 36 FEET ABOVE GROUND LEVEL AT ROOF LINE AND AFFORD CLEAR VIEW IDENTIFICATION TO EAST AND WEST BOUND TRAFFIC ON FREEWAY 160, I S 80 AND EXPOSITION BLVD. WHICH CONNECT WITH TRIBUTE ROAD.



SOUTH ELEV. 1/8



EAST ELEV. 1/8



NORTH ELEV. 1/8

**ELEVATIONS**

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