

CITY PLANNING COMMISSION

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

APPLICANT	Tim Raney, 8372 Carbide Court, Suite 2, Sacramento, CA 95828
OWNER	Watt Industrial Park/Rick Massie, 8372 Carbide Ct., Suite 2, Sac, CA 95828
PLANS BY	Earth Art, 4191 Power Inn Road, Suite B, Sacramento, CA 95826
FILING DATE	4/28/89
ENVIR. DET.	Negative Declaration
REPORT BY	BW:kjr
ASSESSOR'S PCL. NO.	062-0060-086

APPLICATION: A. Negative Declaration
B. Plan Review for the construction of a 51,000 square foot office/warehouse building on 8.96+ vacant acres in the Heavy Industrial Review (M-2(S)R) zone.

LOCATION: Northeast corner of Wayne Court and Elk Grove-Florin Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a new 51,000 square foot concrete shell building to be used as an office/warehouse at a later date.

PROJECT INFORMATION:

General Plan Designation: Industrial
Existing Zoning of Site: M-2(S)R
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant/Single Family; County	Front:	25'	20'
South: Industrial/Warehouse; M-2(S)R	Side(Int):	0'	550'
East: Vacant; County	Side(St):	25'	25'
West: Vacant; M-2(S)	Rear:	0'	27'4"

Parking Required: 70 Spaces (1:1000 warehouse 1:400 office)
Parking Provided: 72 Spaces
Property Dimensions: Irregular
Property Area: 8.96+ acres
Square Footage of Building: 51,000 sq. ft. (38,250 sq. ft. warehouse/12,750 sq. ft. office)
Height of Building: 22' (one-story)
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Precast concrete panels
Roof Material: Plywood built-up roof

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one vacant parcel on 8.9+ acres in the Heavy Industrial Review (M-2(S)R) zone. The project is part of the Fruitridge Industrial Park. Surrounding land uses and zoning include: A vacant lot and Single Family to the

north, located in the County; Industrial Distribution and warehouse to the south, zoned M-2(S)R; a vacant lot to the east, located in the County; and a vacant lot zoned M-2(S) to the west. The General Plan designates the site for Industrial.

An industrial use is a permitted use in the Heavy Industrial Review zone and the City's only entitlement for this use is a "Plan Review." The Plan Review designation allows the City Staff to review the project's development design prior to issuance of a building permit.

B. Applicant's Proposal

The applicant proposes to construct a 51,000 square foot office/warehouse shell building. A total of 38,250 square feet of space will be allotted for warehouse and the remaining square footage (12,750 sq. ft.) will be for office use. The proposed project will be developed on a portion of the lot and is the first phase of development. The building and parking encompasses approximately 2.9+ acres on the lot. The applicant is requesting a plan review to construct the new building in the Heavy Industrial Review zone. The remaining lot will be built with additional office and warehouses in the future.

C. Site Plan

The submitted site plan indicates two driveway entrances off of Wayne Court and one off of Elk Grove-Florin Road. The parking lot fronts on Elk Grove-Florin Road. A 25 foot landscape setback between the parking lot and the street side yard property line is indicated along Elk Grove-Florin Road. The site plan indicates a 20 foot landscape front yard setback on Wayne Court. The zoning ordinance requires a 25 foot front yard and 25 foot street side yard setback with landscaping on Heavy Industrial zoned lots. The applicant, therefore, shall provide a 25 foot landscape setback along Wayne Court. A revised site plan shall be submitted for staff review prior to issuance of a building permit. One trash enclosure is indicated on the site plan at the rear entrance off of Wayne Court. The applicant proposes to pave the east side yard area for the proposed loading areas and future development.

The site plan indicates a 26 foot wide future access easement on the north portion of the lot. This access easement was dedicated to the City of Sacramento for canal maintenance. The applicant has indicated to staff that the owner proposes to utilize this access for entrance onto the site.

D. Landscape Plan

A landscape plan was submitted. The plan indicates 15 gallon trees along the north, west, and south property lines. Three and four foot high shrubs are identified on the plan to screen the parking. Staff recommends that the applicant provide 3 1/2 foot high undulating berms along Wayne Court and Elk Grove-Florin Road. The landscape setback shall consist of lawn material in the 25 foot setback along both Wayne Court and Elk Grove-Florin Road. One and five gallon shrubs and ground cover are proposed along the perimeter of the building on the west and south sides.

E. Parking and Circulation

As previously noted, there are two driveway entrances off of Wayne Court and one off of Elk Grove-Florin Road. Presently, the County of Sacramento prohibits access off of Elk Grove-Florin Road for all future development. Staff recommends that the proposed access off of Elk Grove-Florin Road be approved by the County of Sacramento prior to issuance of building permits. The applicant shall receive approval in written form from the County and submit the letter to City staff.

Based on the Zoning Ordinance, a total of 70 spaces are required for the warehouse/office building. The submitted site plan indicates 72 spaces. The parking spaces front on Elk Grove-Florin Road.

F. Building Design

The proposed building materials are precast concrete panels with brick veneer. Roof material is a plywood built-up roof. The building is a 22 foot high, one-story structure. Staff has no objection to the proposed building material. The brick veneer and recessed glass front compliments the overall appearance of the structure.

No signage has been indicated on the proposed site plan or elevations. Any signage proposed on the structure or site shall be subject to review and approval by the Planning Director prior to issuance of a sign permit.

G. Agency Comments

The proposal was submitted to the City's Traffic Engineer, Engineering, Building Inspections, Water and Sewer Division, and the City Real Estate. Staff also routed the proposal to the South Sacramento Area Chamber of Commerce and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

Traffic Engineering

The applicant must receive approval from the County of Sacramento to allow access off of Elk Grove-Florin Road.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment and has filed a negative declaration.

RECOMMENDATION: Staff recommends the Commission take the following actions:

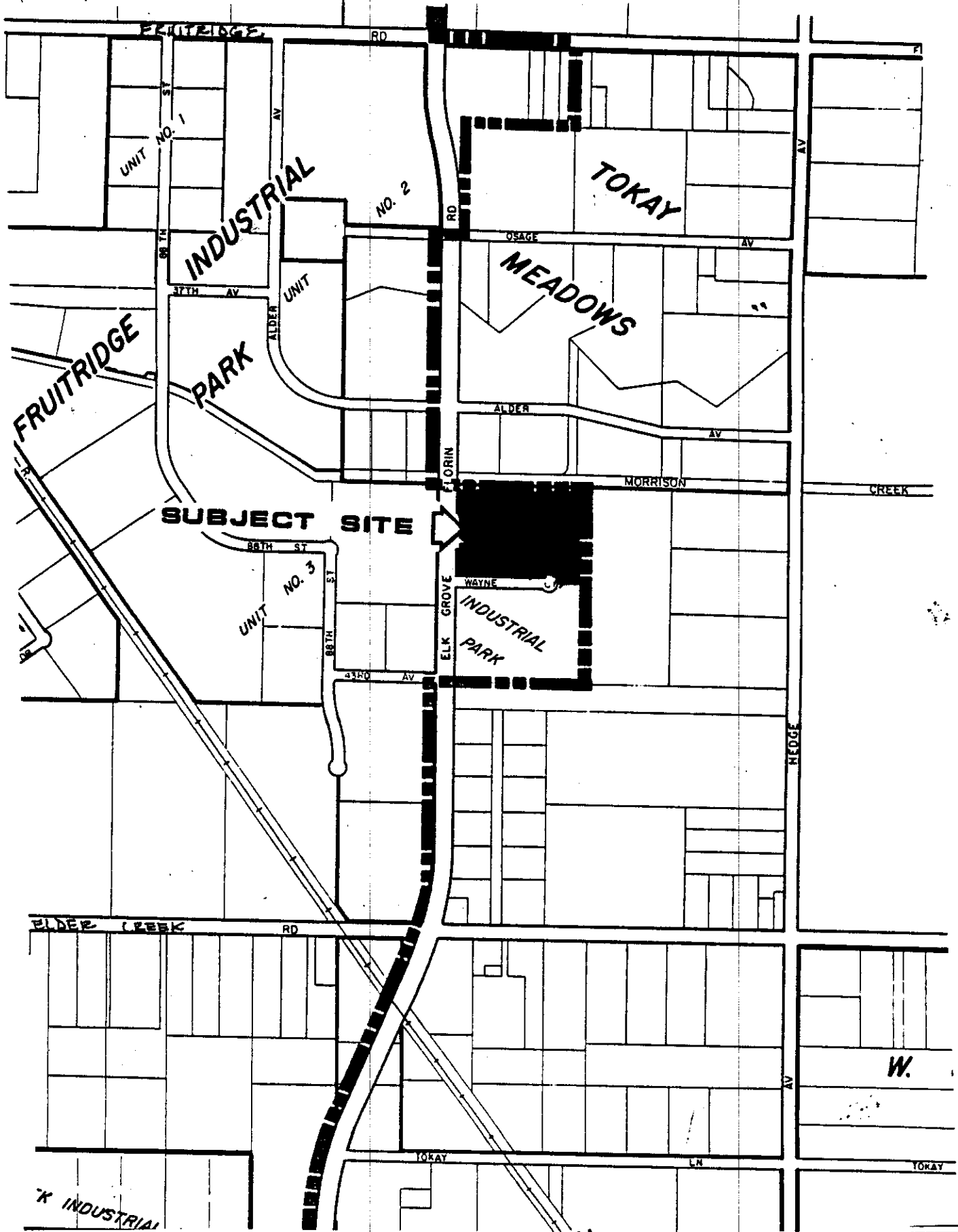
- A. Ratify the Negative Declaration
- B. Approve the Plan Review for a 51,000 square foot warehouse/office building subject to conditions and based upon findings of fact which follow:

Conditions

1. The applicant shall redesign the site plan to the satisfaction of the Planning Director prior to issuance of building permits. The revision shall include increasing the landscape setback along Wayne Court to 25 feet.
2. The 25 foot landscape setbacks along Wayne Court and Elk Grove-Florin Road shall consist of lawn material and trees.
3. The applicant shall submit a letter of approval from the County of Sacramento approving access off of Elk Grove-Florin Road prior to issuance of building permits.
4. All signage proposed on the structure or site shall be subject to review and approval by the Planning Director prior to issuance of a sign permit.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the proposed warehouse/office development is compatible with surrounding warehouse/office uses in the area.
2. The project, as conditioned, will not be detrimental to the public health, safety, or welfare, nor result in the creation of a nuisance in that adequate parking, setbacks, and landscaping will be provided.
3. The project is consistent with the General Plan in that the site is designated industrial.



VICINITY MAP

P89-200

6-8-89

JEM 22

TH HNT
 PRELIMINARY LANDSCAPE PLAN
 SHEET TITLE



PROJECT: **WAYNE COURT**
 SACRAMENTO, CALIFORNIA

EXHIBIT B

SCALE: 1" = 30'-0"

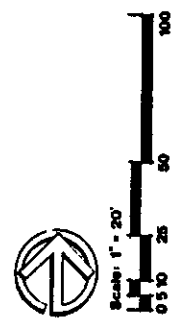
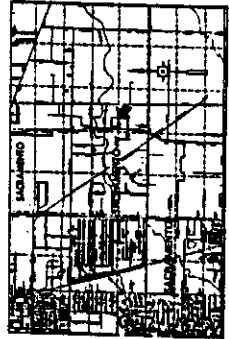
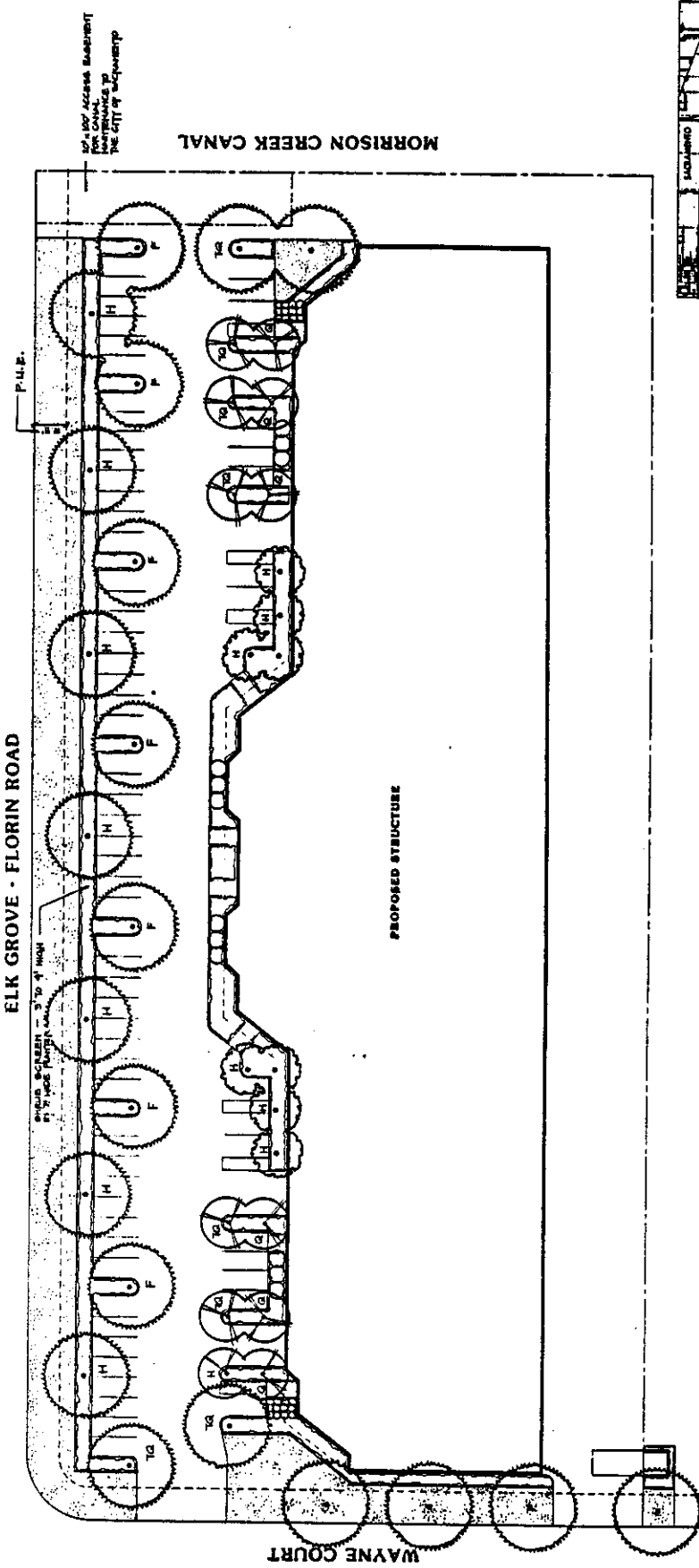
JOB NO. 89044

DATE: 6/8/89

REVISIONS

DATE:

MR. POWER INN ROAD, SUITE B, SACRAMENTO, CA 95826 • (916) 452-9900



SHADE STUDY CALCULATIONS

PAVED AREA	24,574 sq. ft.
SHADE REQUIRED	14,302 sq. ft. - 50%
SHADE PROVIDED	19,000 sq. ft. - 81.44%
Trees 30' dia	F ... 7 x 662 = 4,634
	G ... 5 x 725 = 3,625
	H ... 7 x 191 = 1,337
Trees 20' dia	I ... 5 x 356 = 1,780
	J ... 7 x 187 = 1,309
	K ... 5 x 74 = 370
TOTAL	19,000 sq. ft.

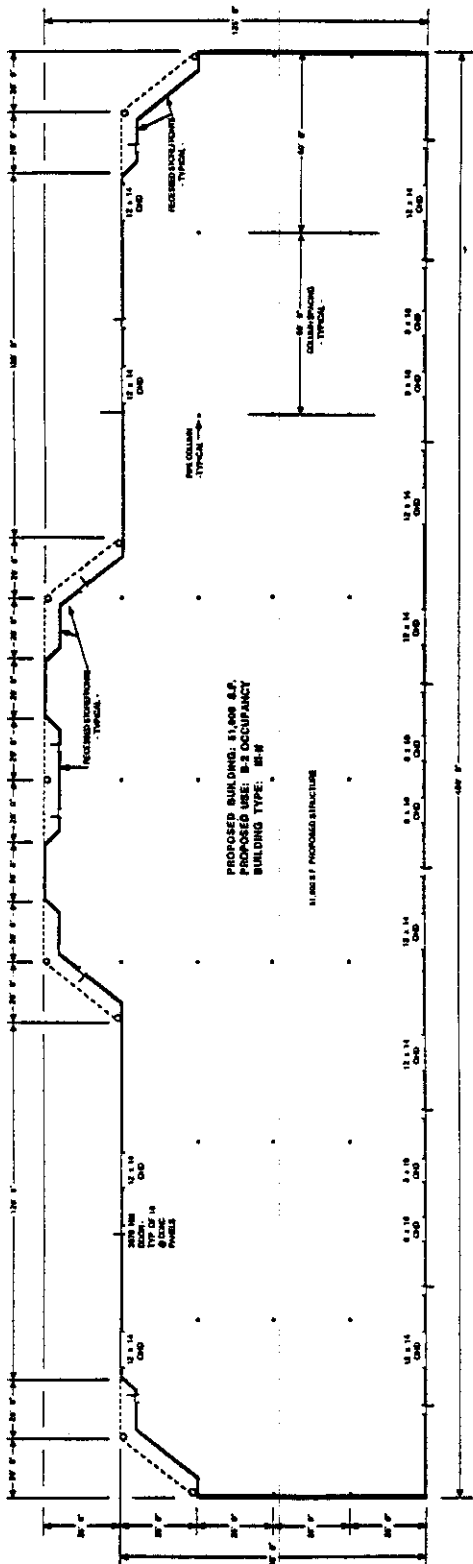
NOTE: All hatched areas to be irrigated w/ automatic irrigation system.

PLANT LIST AND LEGEND

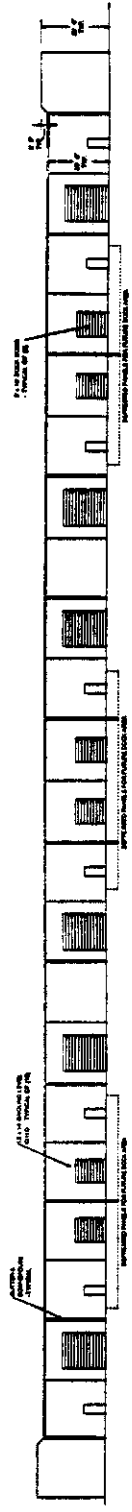
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	Trees		
	PRUNUS LAURI	PIRACANTHA ACH	15' dia
	PRUNUS CERCIFOLIA 'THURBERGII'	THURBERGIAN POMEGRANATE PLUM	15' dia
	LAMBERTIANA NOLA	CRAPPE MYRTLE	15' dia
	shrubs and groundcover		5' dia x 1' dia
	lawn	TURY TYPE TALL FESCUE / HYPOCHOERID	

ELEVATIONS		FLOOR PLAN
NO.	REVISIONS	

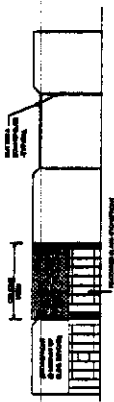
EXHIBIT C ELEVATIONS



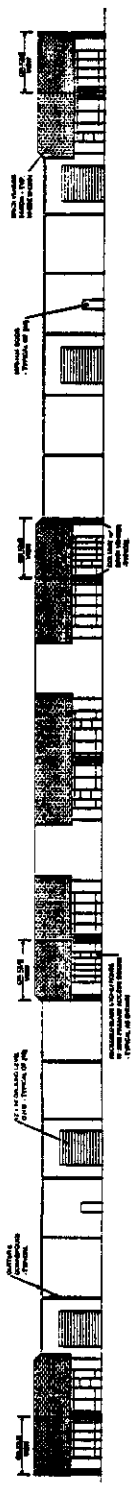
FLOOR PLAN
FIRST PHASE
SCALE: 1" = 20'



EAST ELEVATION
FIRST PHASE
SCALE: 1" = 20'



NORTH ELEVATION
FIRST PHASE
SCALE: 1" = 20'



SOUTH ELEVATION
FIRST PHASE
SCALE: 1" = 20'



