

CITY PLANNING COMMISSION

1231 I STREET, ROOM 200, SACRAMENTO, CALIFORNIA 95814

APPLICANT	John L. Sweda & Kristan Lucas, 6656 Stratton Ave., Citrus Heights, CA 95621		
OWNER	John L. Sweda & Kristan Lucas, 6656 Stratton Ave., Citrus Heights, CA 95621		
PLANS BY	Arthur C. Jones, 3020 Duluth, Unit A, West Sacramento, CA 95691		
FILING DATE	8-8-85	50 DAY CPC ACTION DATE	REPORT BY: CV:bw
NEGATIVE DEC	Ex. 15301(ei) ETR	ASSESSOR'S PCL NO	238-0011-010

APPLICATION: Plan Review to develop an office/showroom addition to an existing warehouse

LOCATION: 1700 Main Avenue

PROPOSAL: The applicant is requesting the necessary entitlement to add a 1,200 square foot office/showroom to an existing 4,000 square foot warehouse.

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:	Developed with a 4,000 square foot warehouse

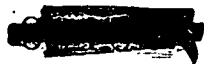
Surrounding Land Uae and Zoning:

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

Setbacks:	Required	Provided
Front:	25 ft.	25 ft.
Side(Int):	NR	
Rear:	NR	

Parking Required:	3 spaces
Parking Provided:	5 spaces
Property Dimensions:	100'+ x 660'+
Property Area:	1.5+ acres
Square Footage of Building:	Existing: 4,000; Proposed: 1,200
Height of Building:	10'+; 1 story
Topography:	Flat
Street Improvements/Utilities:	Existing
Exterior Building Materials:	Brick and bronze metal
Roof Material:	Metal

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PROJECT EVALUATION: Staff has the following comments:

- A. Land Use: The subject site is a developed 1.5 acre site located in the Light Industrial Review (M-1(S)-R) zone. Surrounding land uses include vacant to the north and south, single family residential to the east and west. The General Plan and North Sacramento Community Plan designate this site for industrial uses.
- B. Site and Building Design: The applicant proposes to construct a 1,200 square foot office/showroom addition to an existing 4,000 square foot warehouse for a small construction company. The office would face Main Avenue and the exterior building materials would include brick and bronze metal. The 25-foot front setback area would be landscaped and two landscaped planter areas would be provided for the parking areas to be located directly in front of the proposed office building. A wrought iron fence with rolling gates is proposed along the front property line.

The applicant is proposing five parking spaces, two more than are required. The Tree Shading Ordinance requires that 50% of the parking area shall be shaded. Detailed landscaping plans need to be submitted in order to determine compliance with the Tree Shading Ordinance.

- C. M-1(S) Zone: The Zoning Ordinance has several requirements relative to the M-1(S) zone that are applicable to the project proposal:
1. No materials or supplies shall be stored in the front setback area.
 2. No building, structure, fence, wall or hedge shall extend into the front setback area.
 3. The area between the required 25-foot front setback line and the property line shall be developed and maintained as an open landscaped and green area.
- D. North Sacramento-Community Plan: The North Sacramento Community Plan indicates that water, sewer, drainage, police and fire services must be available to the site at the time the project is reviewed by the Planning Commission. The project was reviewed by the City Departments of Traffic Engineering, Engineering, Police, Fire and Water/Sewers and the following comments were received:

Water and Sewers: If no water meter exists, one will be required.

Police: Project located in a higher than average crime area and police do not routinely patrol area. The Police Department would like to review wiring plans for any alarm systems proposed for this project.

Engineering: Standard improvements required.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(e1)).

RECOMMENDATION: Staff recommends the following:

Approval of R-Review, based upon the conditions and Findings of Fact which follow.

Conditions

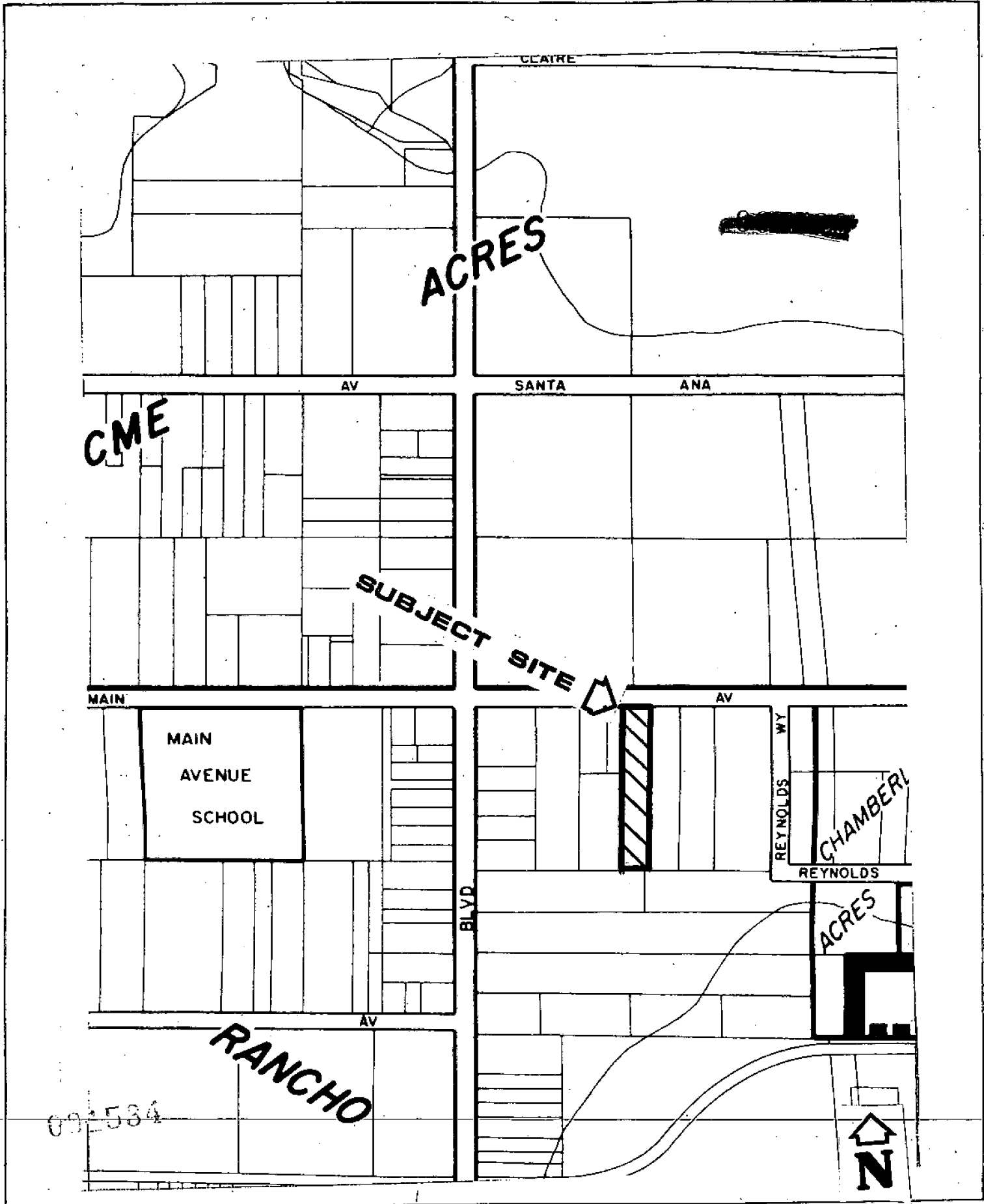
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2. No building, structure, fence, wall or hedge shall extend into the front setback area.
3. The area between the required 25-foot front setback line and the property line shall be developed and maintained as an open landscaped and green area. Landscaping plans shall be submitted for review and approval by the Planning Director.
4. The parking lot shall meet the requirements of the Tree Shading Ordinance.

Findings of Fact - R-Review

1. The project, as conditioned, is based upon sound principles of land use, in that:
 - a. existing development on-site will be upgraded by the addition of landscaping and an office/showroom;
 - b. the surrounding area will benefit as a result of the proposed project;
 - c. adequate parking is provided on site.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare nor result in the creation of a nuisance, in that the site provides an adequate area for a warehouse and no materials will be stored in the front setback area.
3. The project is consistent with the 1974 General Plan and 1984 North Sacramento Community Plan which designate the site for industrial uses.



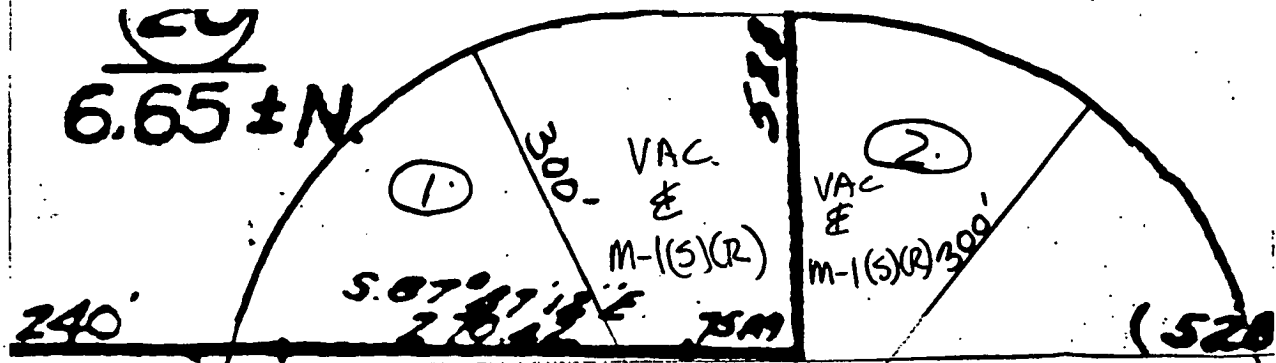
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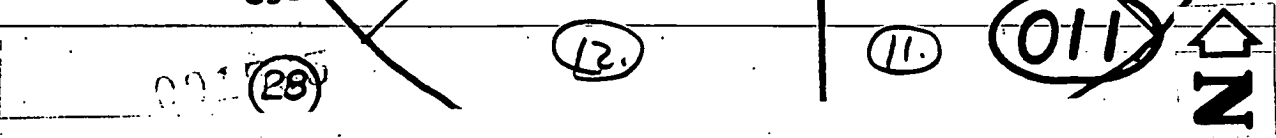
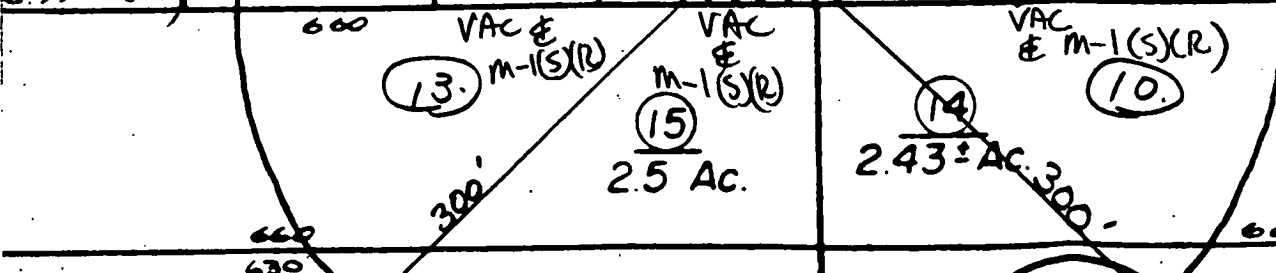
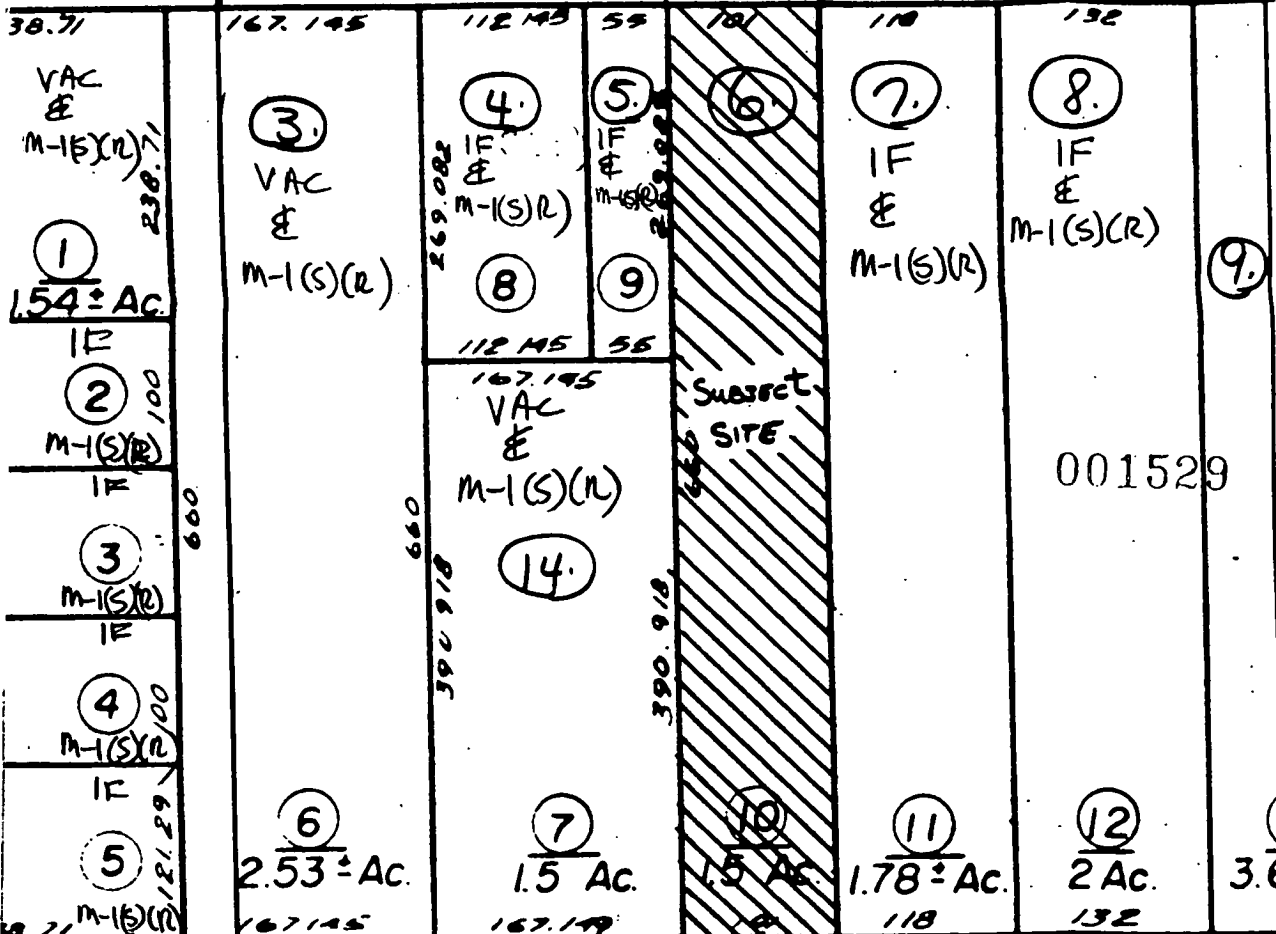
VICINITY MAP

SCALE: 1" = 500'

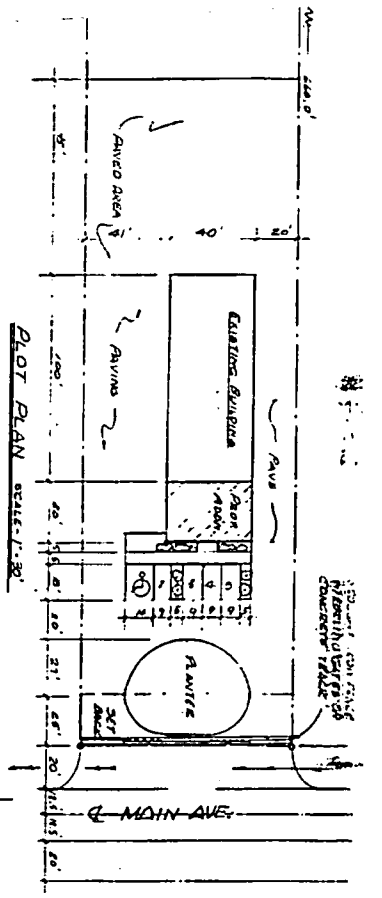
6.65 ± N



MAIN 1630 1644 1700 1704



LAND USE & ZONING MAP

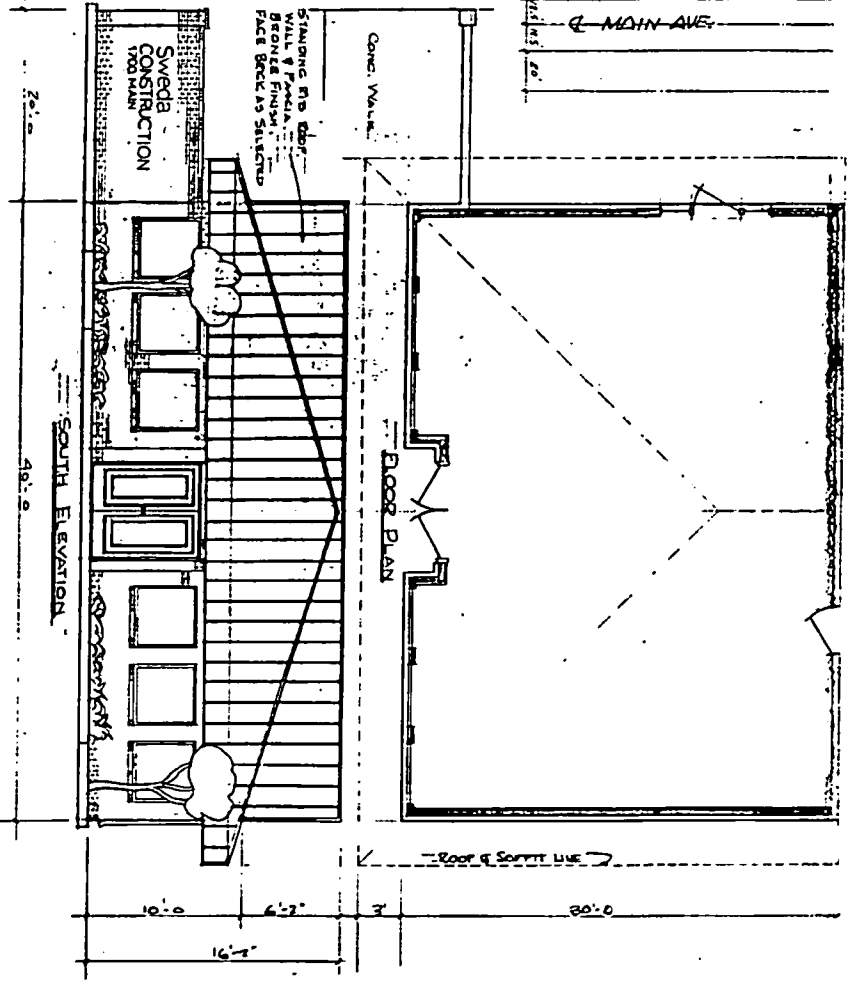


PLOT PLAN SCALE: 1/8" = 1'-0"

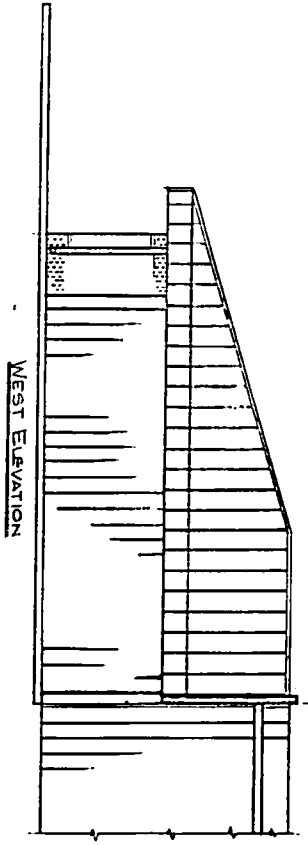
SWEDA CONSTRUCTION
 1700 MAIN
 SACRAMENTO, CALIF.
 ASSOCIATES, INC. No. 258-011-10

Total Building Area 9200 SQ. FT.
SHOW ROOM & OFFICE 1200 SQ. FT.

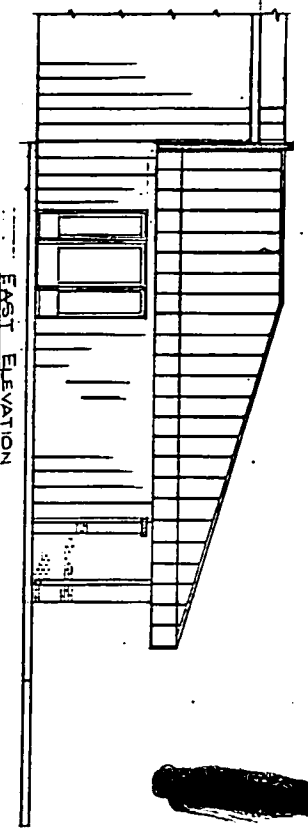
PROPERTY AREA 66,660 SQ. FT.
DEVELOPMENT AREA 52,825 SQ. FT.
PLANT AREA 16 1/2 %
PAVING AREA 7 1/2 %
OFFICE AREA 80 %



FLOOR PLAN



WEST ELEVATION



EAST ELEVATION

SOUTH ELEVATION

001536

BUILDING ADDITION FOR SWEDA CONSTRUCTION SACRAMENTO, CALIF.				ARTHUR C. JONES General Contractor 808 DeSoto, Unit "A" San Francisco, CA 94101	
Sheet No.	1	Date	9-12-85	Project No.	No. 16
Scale		Drawn By		Checked By	
Approved		Contract No.	P85-328	Permit No.	