



REPORT TO PLANNING COMMISSION City of Sacramento

9

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
August 11, 2011

Members of the Planning Commission

Subject: Gearhead Garage (P11-030)

A request to allow an auto restoration business operate within an existing 24,650 square foot industrial building, on approximately 1.69 acres in the Light Industrial (M-1-PUD) zone and located within the Norwood/I-80 Planned Unit Development.

- A. Environmental Determination:** Exempt per CEQA Guidelines Section 15301.
- B. PUD Guidelines Amendment** to the Norwood/I-80 PUD to eliminate the Special Permit requirement for all uses.
- C. Plan Review** to allow the operation of an auto restoration business within the Light Industrial (M-1-PUD) zone of the Norwood/I-80 Planned Unit Development.

Location/Council District:

555 Display Way, Sacramento, CA 95838

Assessor's Parcel Numbers: 250-0040-048, -052

Council District 2

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A, B, and C above, and its decision may be appealed to City Council.

Contact: Heather Forest, Associate Planner, (916) 808-5008 and Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Linda Budge, AICP, GeoMetra Planning, 10824 Olson Drive, Suite C345, Rancho Cordova, CA 95670, (916) 853-7431

Owner: Amy Unger, Principal, Alpine Companies, 145 Town Center Drive, Suite 660, Corte Madera, CA 94925, (415) 927-2029



**P11-030
Vicinity Map
Gearhead Garage**

Summary: The applicant is requesting the approval of entitlements to allow the operation of an auto restoration business within an existing building in the Light Industrial (M-1-PUD) zone of the Norwood/I-80 Planned Unit Development. At the time of writing the report, **there are no outstanding issues associated with the project.**

Table 1 Project Information
General Plan designation: Employment Center Low Rise
PUD designation: Industrial
Existing zoning of site: Light Industrial (M-1-PUD)
Existing use of site: Vacant Office Building
Property area: 1.69± acres

Background Information:

On June 11, 1985 the City Council approved a Rezone, Tentative Map, PUD Designation, and Guidelines for the Norwood/I-80 Planned Unit Development (PUD). , On May 22, 1986 the Planning Commission approved a Special Permit in order to construct a 24,650 square foot office/warehouse building on the project site. The office/warehouse was formerly used by Pride Industries, which vacated the site a few years ago. The office/warehouse has been vacant since that time. The current request includes entitlements to allow the operation of an auto restoration business within the vacant building.

Public/Neighborhood Outreach and Comments:

The project was routed to the North Sacramento Chamber of Commerce, the North Sacramento Redevelopment Area Committee (RAC). In addition, the site was posted and all property owners within a 500-foot radius of the project site were notified of the public hearing. City staff has not received any comments regarding the project.

Environmental Considerations:

The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that this is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15301, Existing Facilities. The project consists of the location and minor interior alteration of an existing private structure, involving no expansion of use beyond that existing.

Policy Considerations:

2030 General Plan

The 2030 General Plan Update was adopted by City Council on March 3, 2009. The 2030 General Plan's goals, policies, and implementation programs define a roadmap to

achieving Sacramento's vision to be the most livable city in America. The 2030 General Plan Update designation of the subject site is Employment Center Low Rise, which is described as:

“Employment Center Low Rise (business parks) plays an important role in the city by supporting businesses and providing employment. It is not anticipated that there will be any significant change in the form and character of areas designated Employment Center Low Rise in the foreseeable future. Changes are likely to be more subtle, including improvements in accessibility to pedestrians, bicyclists, and transit and the integration of additional support uses. (p. 2-100)”

The allowed uses within the Employment Center Low Rise designation as described in the 2030 General Plan include industrial or manufacturing that occurs entirely within an enclosed building or an enclosed outdoor area with appropriately landscaped setbacks, such as the proposed project. Additionally, the reuse of an existing office/warehouse ensures that the following General Plan policy is supported:

- *Industrial Conversion:* The City shall promote, when appropriate, the conversion of existing industrial, warehousing, and distribution facilities to flex space and business incubators (i.e, light industrial and research and development uses) that provide new jobs and comparable employment opportunities with the environmental impacts of traditional industrial uses. (Policy LU 7.2.4)

The 2030 General Plan Floor Area Ratio (FAR) standard for Employment Center Low Rise uses is a minimum of 0.25 and a maximum of 1.00. The existing building (24,650 square feet) and site (73,815 square feet) result in a FAR of approximately 0.33, which meets the General Plan standard.

The proposed project meets the intent of the 2030 General Plan land use designation of Employment Center Low Rise as the site is already developed as a warehouse within a traditional business park and a new tenant within the vacant building will provide new employment opportunities.

PUD Guidelines Amendment

When adopted in 1985, the Norwood/I-80 Planned Unit Development Guidelines stipulated that:

“Development of parcels in the PUD are subject to Special Permit approval by the City Planning Commission.”

And specific to the Light Industrial zone, the PUD Guidelines also stipulated that:

“All uses in the PUD require a Special permit.”

The City Zoning Code however, stipulates that development of parcels within a Planned Unit Development are subject to a Plan Review under Chapter 17.220 (Plan Review). As the need for dual discretionary permits is unnecessary, the applicant is requesting to

amend the PUD Guidelines so that the Special Permit requirement is deleted, and future development within the PUD, within the Light Industrial zone or not, requires only the approval of a Plan Review in accordance with Chapter 17.220 of the Zoning Code, or other entitlement as would otherwise be required by the Zoning Code. The PUD Guidelines Amendment is a Planning Commission level entitlement and the formal text change script is shown in Exhibit A, PUD Guidelines Amendment Text.

City staff supports the requested PUD Guidelines Amendment as the Special Permit requirements are onerous and all development within the PUD is otherwise required to be approved via a Plan Review per City Zoning Code Chapter 17.220.

Project Design:

Land Use:

Plan Review

The applicant is requesting a Plan Review in order to operate within an existing 24,650 square foot office/warehouse within the Light Industrial (M-1-PUD) zone of the Norwood/I-80 Planned Unit Development. The proposed business, Gearhead Garage, restores high-quality classic cars. The proposed hours of operation are Monday through Friday 8:30 am to 5:30 pm and Saturday from 10:00 am to 3:00 pm. The project is required to meet the following findings for development within a PUD:

1. The proposed development, including but not limited to the density of a proposed residential development, is consistent with the general plan and any applicable community or specific plan.

The proposed reuse of the existing office/warehouse for an auto restoration business is a use that is consistent with the Employment Center Low Rise General Plan land use designation and applicable policies related to employment/business park and industrial developments.

2. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements are properly related to existing and proposed streets and highways.

The site is already developed to city standards and the new use will comply with all applicable city policies related to facilities and infrastructure.

3. The property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of this title.

The site is already developed and the new use will comply with applicable setback, lot coverage, density, height and parking regulations.

4. Approval of the plan review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The reuse of the building will adhere to all applicable zoning and building code requirements and will complement adjacent developments; therefore, the

proposal will not pose a threat to the public health nor be injurious to the surrounding area.

Access, Circulation and Parking:

Access and Circulation: The project has an ingress/egress driveway at the front of the building along the northern side of Display Way. The driveway and parking lot for the existing building extends along the western side of the building to the rear of the building along the northern property line. The Department of Transportation has reviewed the site plan and has no objections to site access. Off-site pedestrian access is provided to the site via an attached sidewalk along the southern border of the parcel along Display Way.

Parking: The project generates a parking requirement of 35 parking spaces. The required 35 parking spaces is based upon the 24,650± square feet of the building, at a ratio of one parking space per 1,000 square feet for the 18,260 square feet of warehouse/storage use and one parking space per 400 square feet for the 6,390 square feet of office use. Fifty-six (56) parking spaces are provided on site as part of the previously approved Special Permit, which is consistent with the parking regulations of the zoning code. However, some of the originally constructed/parking spaces may no longer exist and the project is conditioned so that all of the required parking spaces are provided (painted) on site.

Table 2			
Parking			
Use	Required Parking	Existing Parking	Difference
Warehouse/Storage	1 space per 1,000 sq. ft. or 19 parking spaces	56 parking spaces	+21 parking spaces
Office	1 space per 400 sq. ft. or 16 parking spaces		

Bicycle Parking: The project is required to provide bicycle parking based on the number of required parking spaces. The Sacramento City Code, Section 17.64.050, requires one (1) bicycle parking space for every twenty (20) required vehicle parking spaces. This project is required to provide a minimum of 2 bicycle parking spaces (one Class I bicycle parking space and one Class I, II or III bicycle parking spaces). The project is conditioned to provide bicycle parking spaces, if the existing bicycle parking spaces no longer exist or are in disrepair.

Setbacks, height and bulk:

The existing building was approved and constructed to meet the setback, height, and bulk requirements of the Norwood/I-80 PUD.

Table 3			
Height and area standards			
Standard	Required	Proposed	Deviation?
Height	35'	23'	no
Front setback (south)	12.5'	20'	no
Interior side setback (west)	0'	60'+	no
Interior side setback (east)	0'	0'+	no
Rear setback (north)	25'	25'	no

There are no proposed changes to the existing building and as indicated above, the project meets or exceeds all applicable height and area requirements.

Building design, signage and landscaping:

The existing warehouse/industrial building is constructed of concrete tilt-up panels, gray glazed windows, and exterior roll-up doors, and the design of which was reviewed under the previously approved Special Permit. The applicant has not submitted sign plans for the proposed tenant. Any new signs must comply with the Norwood/I-80 Planned Unit Development Guidelines, prior to the issuance of any building permits. The project site has extensive landscaping which includes grass, river rocks, shrubs, and mature trees, which was also reviewed under the previously approved Special Permit. The site does not contain a trash and recycling enclosure. The project has been conditioned by the City's Solid Waste Division to ensure that all solid waste and recycling requirements are met.

Conclusion:

Staff finds that the proposed project is consistent with the General Plan Designation of the site as Employment Center Low Rise and the Norwood/I-80 Planned Unit Development Guidelines for Industrial land uses. The existing developed site is

consistent with applicable City standards in relation to utilities, access roads, sanitation and drainage; the property involved is of adequate size and shape to accommodate the proposed use and the project will meet applicable building coverage, setback and parking requirements; and the development not be detrimental to the public welfare nor result in the creation of a public nuisance in that: 1) The project use is compatible with the uses in the vicinity of the project site; 2) Adequate landscaping, vehicle circulation, maneuvering, and parking is provided; and 3) The architectural design of the existing building is consistent with the PUD Guidelines. Therefore, staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by: 
HEATHER FOREST
Associate Planner

Approved by: 
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:


GREGORY BITTER, AICP
Principal Planner

Table of Contents:

Pg 1	Staff Report
Pg 9	Attachment 1 – Proposed Findings and Conditions
Pg 12	Exhibit A – PUD Guidelines Amendment Text
Pg 13	Exhibit B – Site Plan
Pg 14	Exhibit C – Floor Plan
Pg 15	Exhibit D – Applicant’s Statement of Intent
Pg 16	Exhibit E – Photographs of the Existing Building
Pg 17	Exhibit F – Photographs of the Existing Building
Pg 18	Exhibit G – Photographs of the Existing Building
Pg 19	Exhibit H – Photographs of the Existing Building
Pg 20	Attachment 2 – Land Use & Zoning Map

Attachment 1 – Proposed Findings and Conditions

Findings of Fact

A. Environmental Determination: Exemption-Existing Facilities

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines as follows: The project consists of the location and minor interior alteration of an existing private structure, involving no expansion of use beyond that existing

B. The PUD Guidelines Amendment to the Norwood/I-80 PUD to eliminate the Special Permit requirement for all uses is **approved** subject to the following Findings of Fact:

1. The PUD amendment conforms to the General Plan goals and policies related to Employment Center Low Rise land uses;
2. The PUD amendment does not change the type or intensity of land use on the subject property;
3. The PUD amendment meets the purposes and criteria stated in the City Zoning Ordinance to promote an integrated and well-designed development; and
4. The PUD amendment will not be injurious to the public welfare, nor to other property in the vicinity of the development in that the project will be subject to all applicable development standards within the Zoning and Building codes.

C. Plan Review to allow the operation of an auto restoration business within the Light Industrial (M-1-PUD) zone of the Norwood/I-80 Planned Unit Development is **approved** based upon the following findings or fact and Conditions of Approval:

1. The proposed reuse of the existing office/warehouse for an auto restoration business is a use that is consistent with the Employment Center Low Rise General Plan land use designation and applicable policies related to employment/business park and industrial developments;
2. The site is already developed to current city standards and the new use will comply with all applicable city policies related to facilities and infrastructure;
3. The site is already developed and the new use will comply with applicable setback, lot coverage, density, height and parking regulations;
4. The reuse of the building will adhere to all applicable zoning and building code requirements and will complement adjacent developments; therefore, the

proposal will not pose a threat to the public health nor be injurious to the surrounding area.

Conditions of Approval:

C. Plan Review to allow the operation of an auto restoration business within the Light Industrial (M-1-PUD) zone of the Norwood/I-80 Planned Unit Development is subject to the following conditions:

PLANNING:

C1. Development of this site shall be in compliance with the attached exhibits (Exhibits A and B), except as conditioned. Any modification to the project shall be subject to review by Current Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.

C2. Obtain all necessary building permits prior to construction.

C3. The proposal is required to meet the Sacramento City Code regulations regarding bicycle parking (Section 17.64.050). Bicycle parking shall be located in a secure area located in close proximity to public view.

C4. Sign permits shall be required for all new signage.

C5. The applicant shall ensure that the required thirty-five (35) parking spaces are constructed/painted on site.

DEPARTMENT OF TRANSPORTATION:

C6. Construct standard improvements as noted in these conditions pursuant to chapter 18 of the City Code. Improvements shall be designed and constructed to City standards in place at the time that the Building Permit is issued. **This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Transportation;**

C7. All new and existing driveways shall be designed and constructed to City Standards and shall be ADA compliant to the satisfaction of the Department of Transportation;

C8. All gates must be a minimum of 20-feet behind the right of way per City Code, or shall remain open during business hours;

C9. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance);

C10. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section

12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Transportation.

FIRE:

C11. Existing vehicle gates shall be provided with approved Knox.

ADVISORY NOTES – SOLID WASTE:

C12. Project must meet the requirements outlined in Sacramento City Code Chapter 17.72 relating to recycling and solid waste disposal.

C13. Solid waste trucks must be able to safely move about the property, with minimum backing, and be able to empty the bins and cans safely.

C14. Properties must accommodate trucks, as well as cans or bins, that are roughly the dimensions outlined in the attached file, "Truck, Bin, Can Dimensions".

C15. All commercial properties in this project (i.e, all businesses and all apartment units) must have solid waste services, but are not required to use City of Sacramento Solid Waste Services. This means the property manager may have the building served by a franchised hauler, or the City of Sacramento.

C16. Solid waste driver must not have to move front-loader bins more than 15 ft. for collection. The plans appear to meet this requirement with the trash rooms and dedicated trash collection areas at street level.

C17. The property must have enough weekly capacity of both trash and recycling to meet the requirements are outlined in 17.72.030, which for this project is 7 cubic yards for trash, and another 7 cubic yards for recycling. This could be done with multiple collections, such as a 4 cubic yard bin collected twice a week, or a smaller bin could be collected daily, as outlined in the recycling plan.

C18. Statement of Recycling must be completed, including a description of trash and recycling operations after the building is built and occupied. (The applicant has already completed this.)

ADVISORY NOTES – BUILDINGS:

C19. It appears that the building for the proposed project was constructed upon four different parcels. A lot merger would be required.

C20. Depending upon the proximity to property lines, fire resistance ratings for exterior wall and/or openings may be required.

Exhibit A – PUD Guidelines Amendment Text

The Norwood/I-80 Planned Unit Development Guidelines shall be amended as follows:

Section II: Procedures For Approval: shall have the “Development of parcels in the PUD are subject to Special Permit approval by the City Planning Commission” requirement eliminated/deleted from the text.

Section II: Procedures For Approval: shall read: “Development of parcels in the PUD are subject to Plan Review approval in accordance with Chapter 17.220 of the Zoning Code.”

Section IV: Permitted Uses in the Light Industrial Zone: shall have the “A. All uses in the PUD require a Special Permit.” deleted from the text.

Exhibit D – Applicant’s Statement of Intent

P11-030

05/10/2011

GEOMETRA Planning and Permitting

3451 Corvina Drive • Rancho Cordova, CA 95670 • 916.853.7431

Linda Budge, AICP

19 May 2011

MEMO TO: Greg Bitter
City of Sacramento Planning Department

RE: PROPERTY DEVELOPMENT SERVICES FOR: Gearhead Garage;
555 Display Way; Sacramento, CA. Special Permit and Amendment to the PUD Guidelines.
APN: 250-0040-052 & 048.

Statement of Intent

For many years, Pride Industries was the tenant in this building. A couple of years ago, they consolidated all of their operations to their Roseville location. The property owner has secured a new tenant, Gearhead Garage, a company that customizes and restores vehicles. This is a perfect location for such a tenant, in this existing industrial area at the Norwood Avenue exit on Highway 80. However, this industrial area is zoned M-1 (S). It is a Planned Unit Development and all projects within the PUD require a Special Permit.

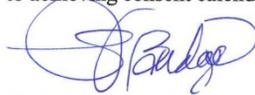
Working with the Planning Department, we have decided to also apply for an amendment to the “Norwood/I-80 Business Park” PUD Guidelines. The existing guidelines mandate review by the Planning Commission, when, in reality, there is no need to have the additional layer of review over what is specified in the City of Sacramento Zoning Code. And, in reality, the additional time and expense of going to the Planning Commission is not justified in today’s economy.

The building is divided into three different use areas: office at the front, technical/production work space in the middle section, and open, unconditioned warehouse at the rear. With the three areas, it provides the tenant with space for offices and customer service to meet with prospective clients, stock and storage of vehicle parts, and then the large warehouse area in which to complete the work on their customer’s vehicles.

There will be no modification to the building exterior or to the site. The tenant’s sign contractor will be responsible for getting permits for the name change from Pride Industries to Gearhead Garage.

The tenant will be getting a larger and higher quality space that has freeway access and is centrally located. This relocation will bring a thriving business into the City limits from its existing location on Roseville Road in the unincorporated county. And, of course, the property owner is thrilled to have found a substantial high quality tenant to backfill this vacant building.

As an infill project in an existing building, we would hope to be exempt from environmental review, but if you have any questions, or need any additional information, please don’t hesitate to ask. We look forward to achieving consent calendar status at the Planning Commission.



Linda Budge, AICP
Planning Facilitator

cc: Amy Unger
Council Member Sandy Sheedy

Exhibit E – Photographs of the Existing Building



Exhibit F – Photographs of the Existing Building Continued

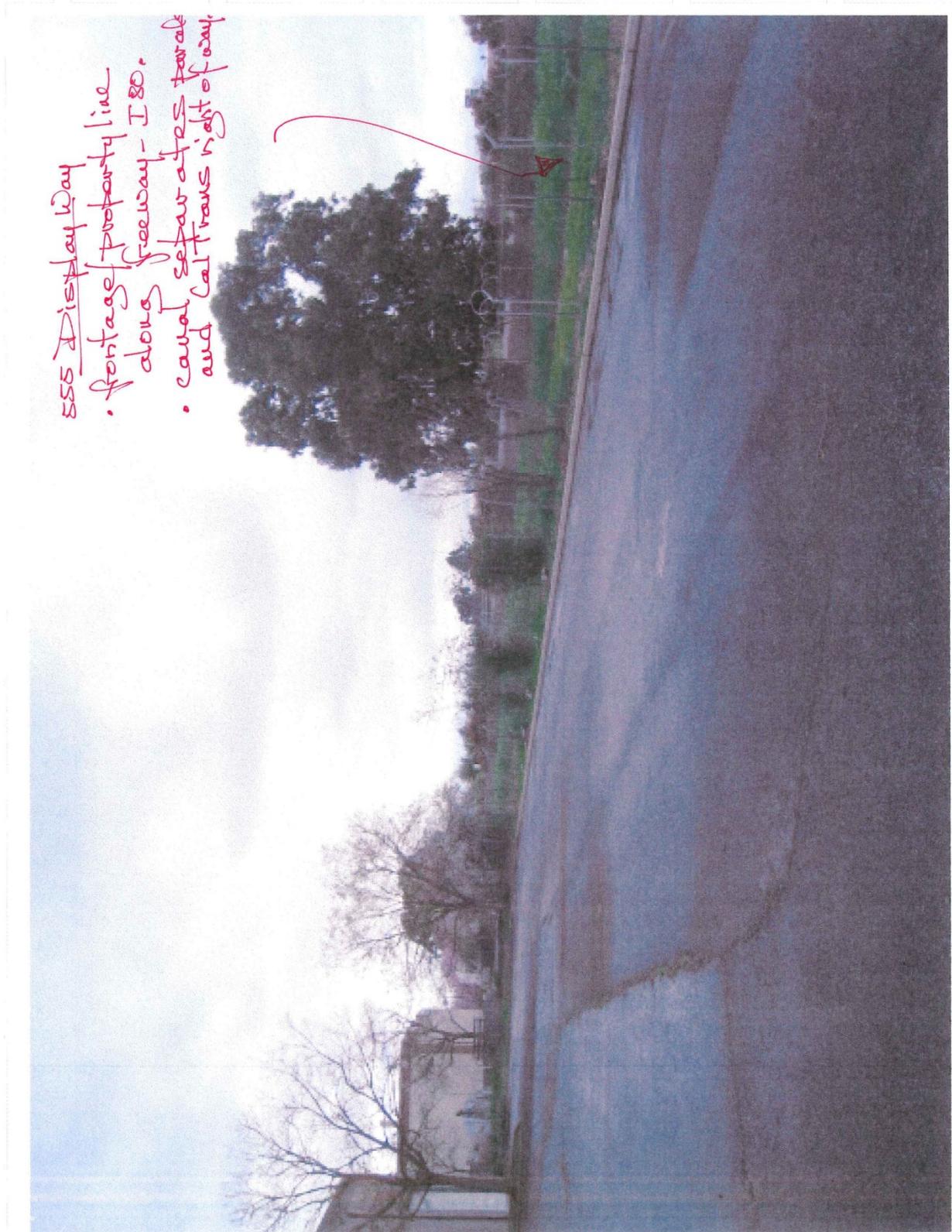
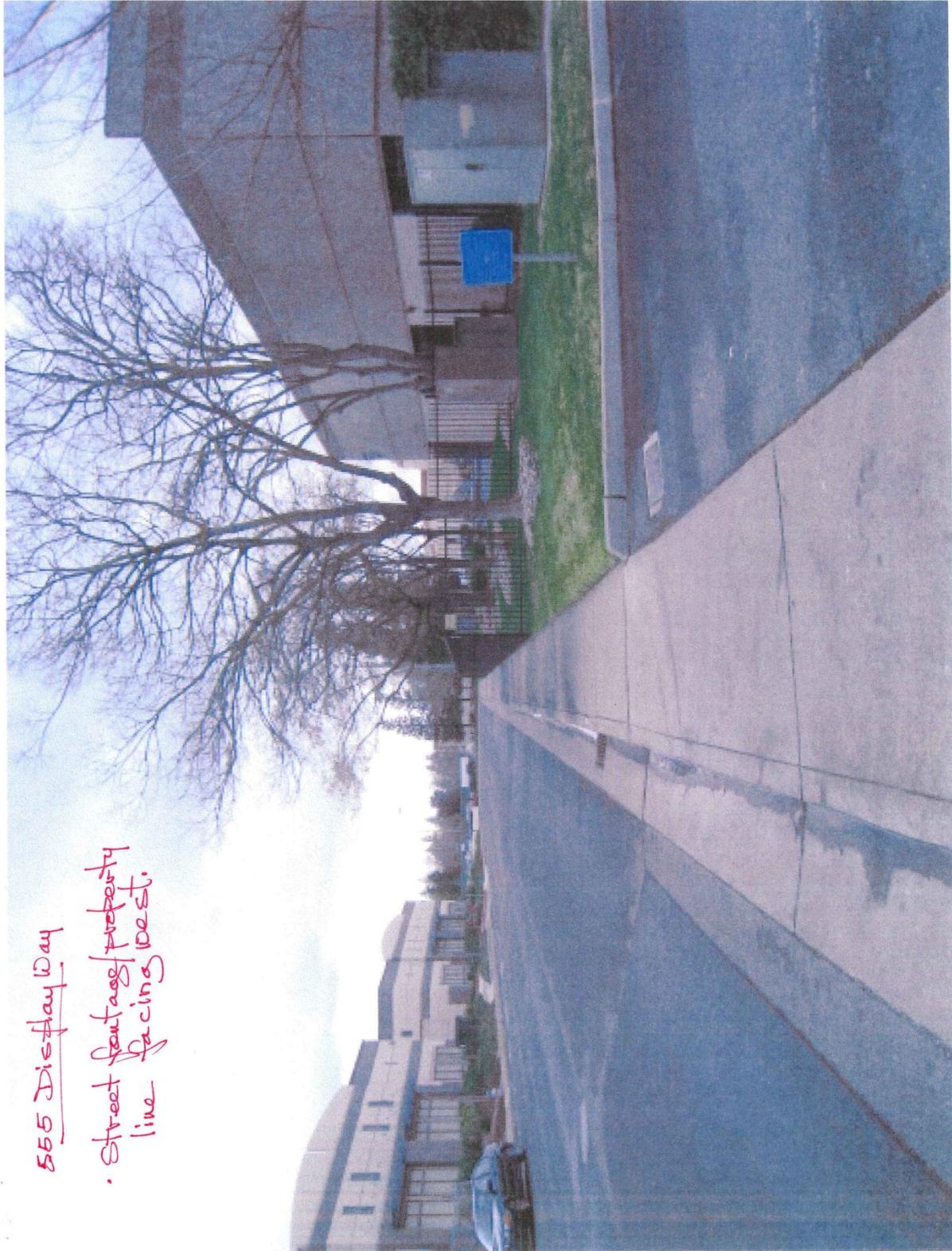
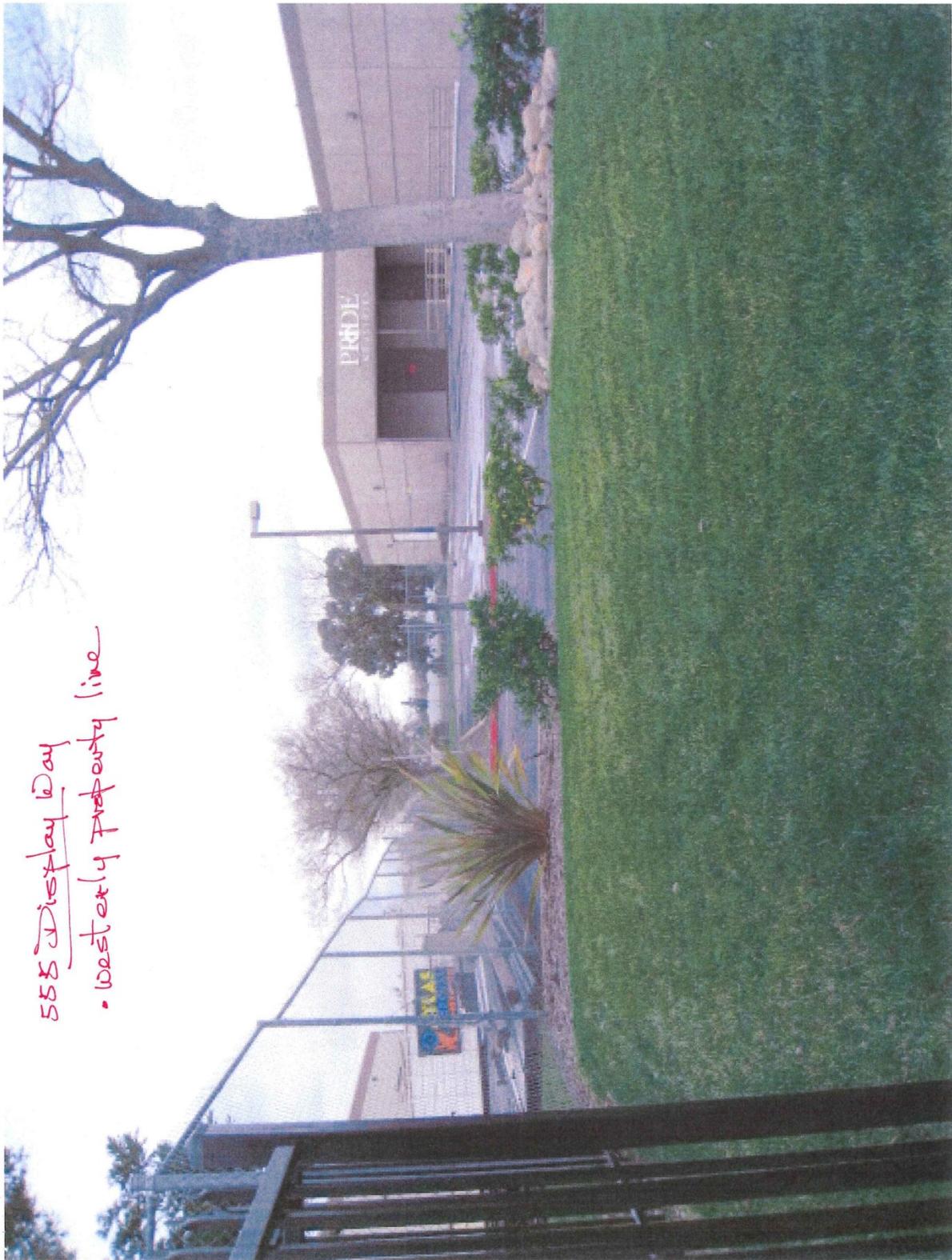


Exhibit G – Photographs of the Existing Building Continued



555 Display Way
• Street frontage property
line facing West.

Exhibit H – Photographs of the Existing Building Continued



Attachment 2 – Land Use & Zoning Map

