



PLANNING AND BUILDING  
DEPARTMENT

ZONING DIVISION

**CITY OF SACRAMENTO**  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

PLANNING  
916-264-2659  
FAX 916-264-5543

**ZONING ADMINISTRATOR'S REVIEW**

**MINOR MODIFICATION TO PREVIOUSLY APPROVED SPECIAL PERMIT**

**FILE:** Z03-249

**PREVIOUS FILE NUMBERS:** P03-017

**PROJECT ADDRESS:** 1900 Del Paso Road, North Natomas, CA (D1, Area 4)

**APN:** 225-1620-001, 225-1620-002

**APPLICANT'S NAME & ADDRESS:** East Commerce Investment LLC (Perry Thomas)  
4012 Corte Bells, Modesto, CA 95356

**COMMENTS:**

The Planning Commission approved the project known as Gold's Gym Plaza (P03-017) on July 10, 2003 for the construction of a 42,000±square foot fitness club and three retail buildings totaling 21,500±square foot on 5.8± net acre Employment Center-50 Planned Unit Development (EC-50PUD) zone within the Goldenland Planned Unit Development. The project also included a special permit to waive ninety-four parking spaces for the fitness center and allow reciprocal parking.

The fitness club and the parking lot will be constructed as phase one of the development and the three retail buildings totaling 21,500±square foot will be constructed as phase two of the development. Phase one of the project is currently under building department plan checking process.

The applicant is requesting a modification to the special permit to add a temporary mobile office on the adjacent parcel located to the west of the Gold's Gym site. The purpose of the office is to allow the gym to sign up members while the fitness club is under construction. The applicant is requesting that the office be permitted to be located at the site for a maximum period of six months, or until the fitness center opens, whichever occurs first. Eight parking spaces and two handicapped parking spaces (total of 10

parking spaces) will also be provided on the site. Access to the site would be through a 24 foot wide temporary driveway. When the office trailer is removed all paving associated with the temporary project will also be removed.

The proposal has been reviewed by the Public Works, Utilities, and Building departments and the North Area Planning Team.

Staff supports the minor modification to the special permit for the following reasons:

- Staff supports the Special Permit Modification because the addition is minor and short term. The temporary trailer will not alter the site, material and building design for the original project (Gold's Gym Plaza P03-017) and will not alter the surrounding areas.
- The special permit, as conditioned, will not be detrimental to the public welfare and result in the creation of a public nuisance in that the site design will be compatible in the area and adequate landscaping and parking will be provided.

#### **ACTION:**

The Zoning Administrator approves the requested minor modification to the project subject to the following conditions:

#### Conditions of Approval:

1. The applicant shall comply with the originally approved conditions of approval for the original project (P03-017). This special permit modification will not override the conditions set for project P03-017.
2. The size and location of the proposed trailer shall conform to the plans submitted.
3. No parking on unimproved surface. Unimproved surface must be inaccessible to vehicle parking as shown on Exhibit A1.
4. The wooden fences/posts shown on Exhibit A1 shall extend around the parking area in order to fence off the unpaved area outside the project.
5. Skirting shall be provided for the sale trailer in order to screen the wheels of the mobile office.
6. A sign program has been submitted with the site plan. The maximum total signage area shall be 100 square feet.

7. All signage shall be attached to the trailer, no detached sign is allowed.
8. The street frontage building setback for the trailer shall maintain a minimum of 25 feet from the back of the curb.
9. Provide at least seven (7) potted trees in the landscaping area around the north (street side), east and west side of the sales trailer.
10. Roll on turf/sod shall be provided in the 25 feet building setback area and shall be appropriately watered by sprinkler system and maintained by the property owner.
11. The electrical generator (GEN) shall be screened with either wooden fence or landscaping at owner choice.
12. The applicant shall obtain all necessary building permits prior to commencing construction.
13. Any other changes or additions shall require Planning review and approval.
14. The temporary sales office/trailer permit will expire six months from the August 27, 2003.
15. Upon expiration of this permit, or upon the completion of the use of the temporary sales trailer, whichever happens first, the sales trailer, wheel chair ramp, any signage, the parking lot and the paving shall be removed within 15 days.

**APPROVED ON:** August 27, 2003

**PREPARED BY:**

  
Kenny Wan  
Assistant Planner

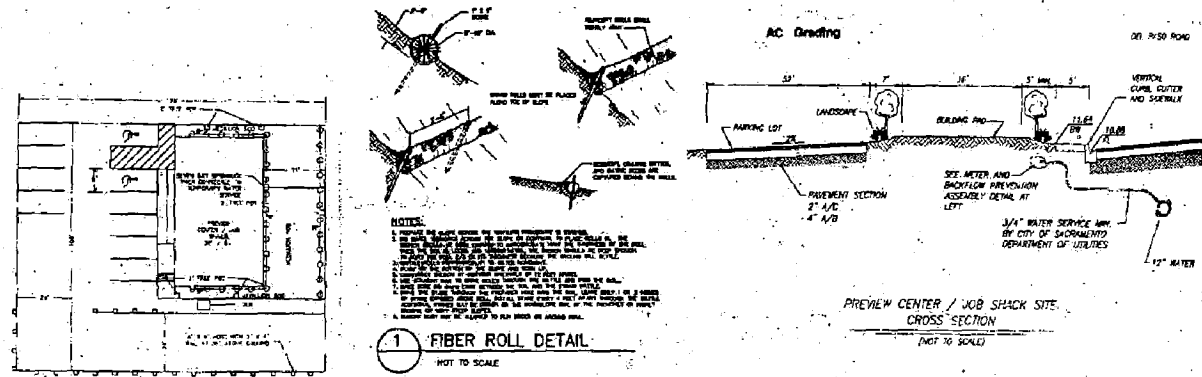
**APPROVED BY:**

  
Joy Patterson  
Zoning Administrator

**Attachments:** Exhibit A: Overall Site Plan  
Exhibit A1: Special Permit Site Plan

**Exhibit B: Landscaping Plan**  
**Exhibit C: Building Elevations**  
**Exhibit D: Signage Concept**

**cc: File (Original)**  
**Applicant**  
**Z Log Book**



#### EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRASS AND SOIL COVERING THE ENTIRE SITE DURING CONSTRUCTION AND RESTORE IT TO ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRASS AND SOIL COVERING THE ENTIRE SITE DURING CONSTRUCTION AND RESTORE IT TO ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE.
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17. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
18. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.
19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRASS AND SOIL COVERING THE ENTIRE SITE DURING CONSTRUCTION AND RESTORE IT TO ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE.
20. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT AREAS.

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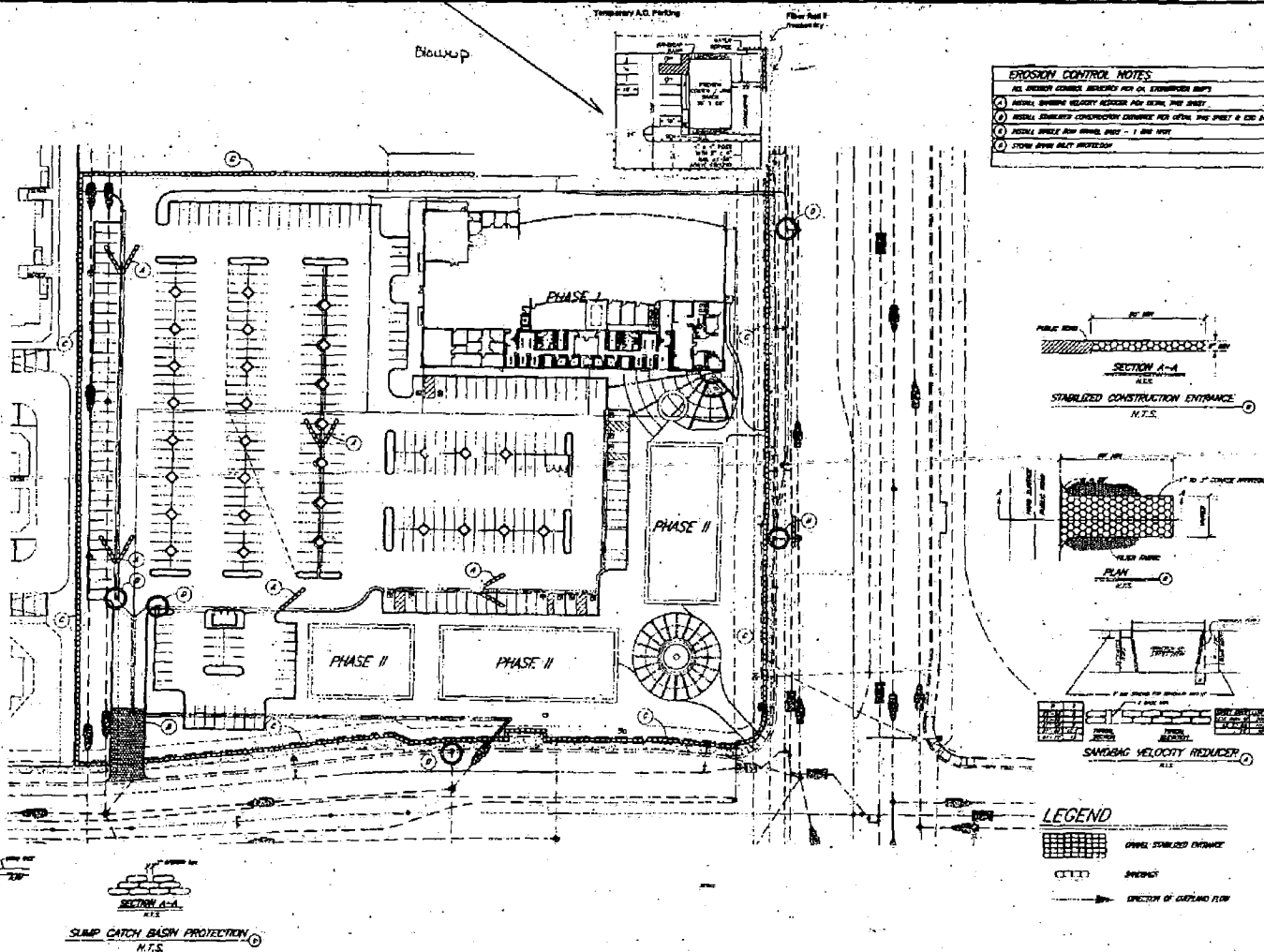


Exhibit A:  
Overall site Plan

REVISIONS	DATE	BY	DESCRIPTION	BENCH MARK	ELEV.	FIELD BOOK
1				10.00	10.00	
2				10.00	10.00	
3				10.00	10.00	
4				10.00	10.00	
5				10.00	10.00	
6				10.00	10.00	
7				10.00	10.00	
8				10.00	10.00	
9				10.00	10.00	
10				10.00	10.00	

Preview Center

1

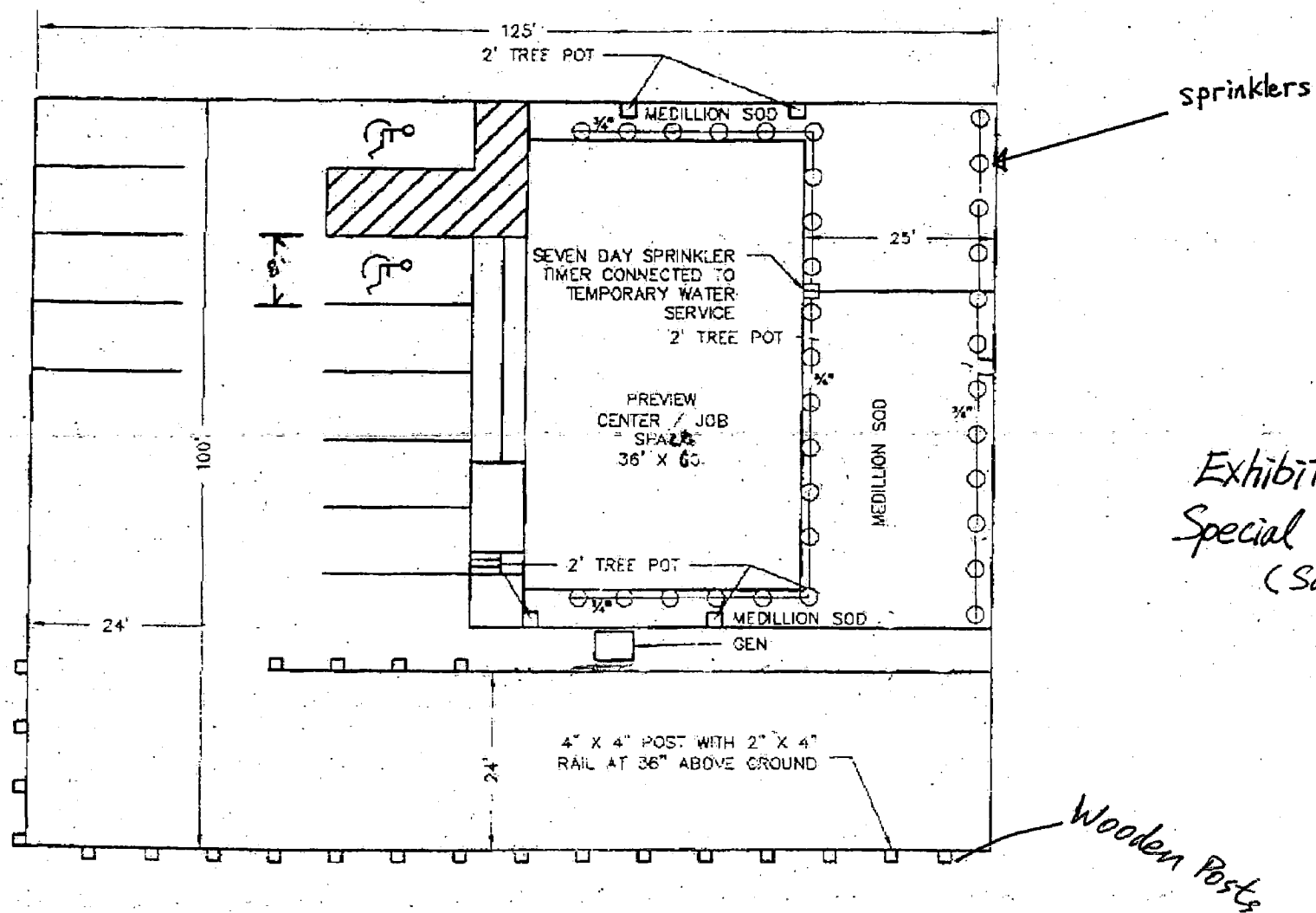
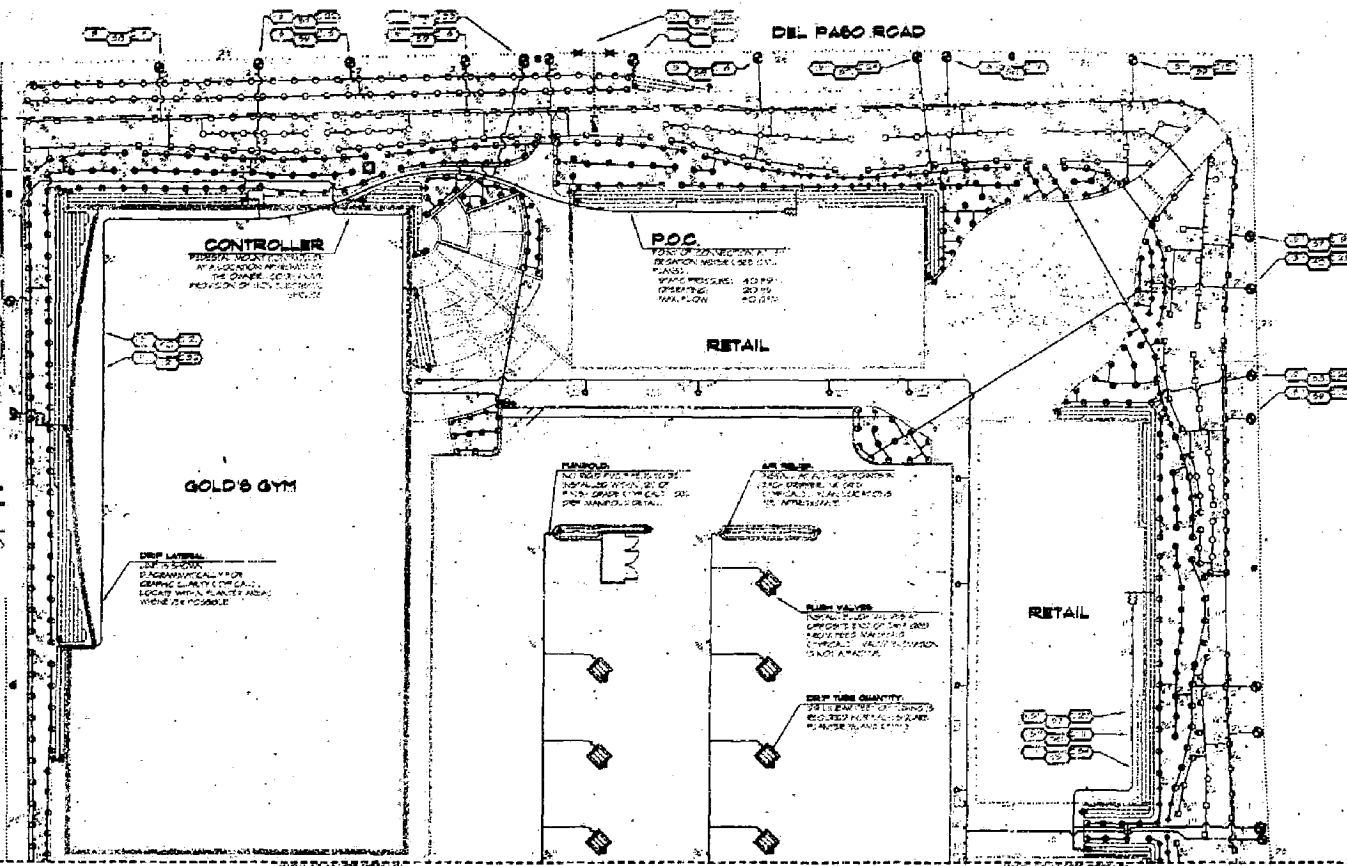
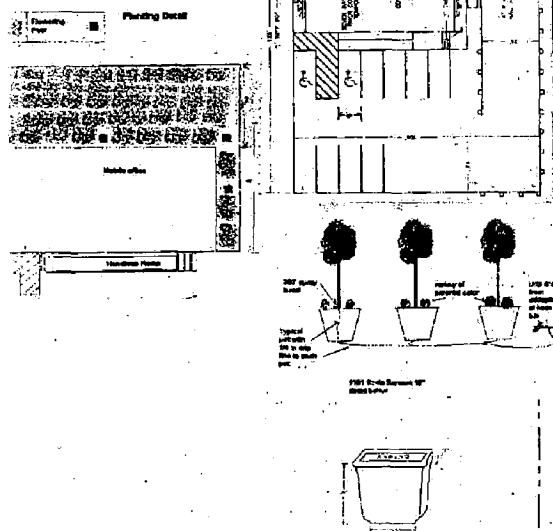


Exhibit A1:  
Special Permit Site Plan  
(Sale Trailer)

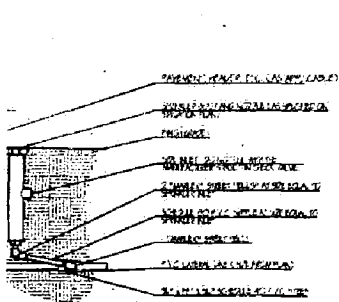
# Temporary Preview Center



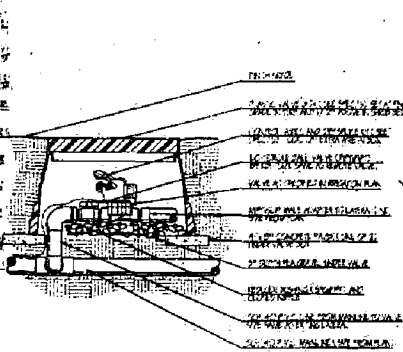
Temporary Preview Center  
Landscape & Irrigation  
1800 Del Paso Road, Sacramento, Ca.

## Exhibit B: Landscaping Plan

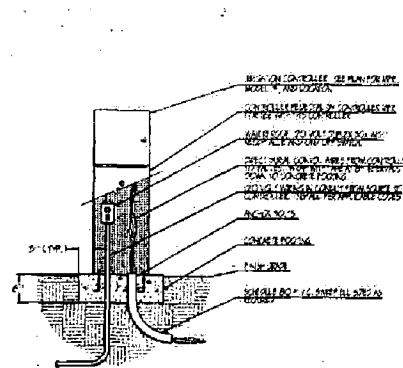
### NORTH IRRIGATION PLAN



POP-UP SPRINKLER  
Detail A



REMOTE CONTROL VALVE  
Detail B



CONTROLLER ON PEEDESTAL  
Detail C

### IRRIGATION LEGEND

HEAD SYMBOL	DESCRIPTION	MANUFACTURER	RADIUS	SPACING	WATER	TYPE	DETAIL
1	1" POP-UP SPRINKLER	1" POP-UP SPRINKLER	12"	12"	12"	12"	12"
2	2" POP-UP SPRINKLER	2" POP-UP SPRINKLER	24"	24"	24"	24"	24"
3	3" POP-UP SPRINKLER	3" POP-UP SPRINKLER	36"	36"	36"	36"	36"
4	4" POP-UP SPRINKLER	4" POP-UP SPRINKLER	48"	48"	48"	48"	48"
5	5" POP-UP SPRINKLER	5" POP-UP SPRINKLER	60"	60"	60"	60"	60"
6	6" POP-UP SPRINKLER	6" POP-UP SPRINKLER	72"	72"	72"	72"	72"
7	7" POP-UP SPRINKLER	7" POP-UP SPRINKLER	84"	84"	84"	84"	84"
8	8" POP-UP SPRINKLER	8" POP-UP SPRINKLER	96"	96"	96"	96"	96"
9	9" POP-UP SPRINKLER	9" POP-UP SPRINKLER	108"	108"	108"	108"	108"
10	10" POP-UP SPRINKLER	10" POP-UP SPRINKLER	120"	120"	120"	120"	120"
11	11" POP-UP SPRINKLER	11" POP-UP SPRINKLER	132"	132"	132"	132"	132"
12	12" POP-UP SPRINKLER	12" POP-UP SPRINKLER	144"	144"	144"	144"	144"
13	13" POP-UP SPRINKLER	13" POP-UP SPRINKLER	156"	156"	156"	156"	156"
14	14" POP-UP SPRINKLER	14" POP-UP SPRINKLER	168"	168"	168"	168"	168"
15	15" POP-UP SPRINKLER	15" POP-UP SPRINKLER	180"	180"	180"	180"	180"
16	16" POP-UP SPRINKLER	16" POP-UP SPRINKLER	192"	192"	192"	192"	192"
17	17" POP-UP SPRINKLER	17" POP-UP SPRINKLER	204"	204"	204"	204"	204"
18	18" POP-UP SPRINKLER	18" POP-UP SPRINKLER	216"	216"	216"	216"	216"
19	19" POP-UP SPRINKLER	19" POP-UP SPRINKLER	228"	228"	228"	228"	228"
20	20" POP-UP SPRINKLER	20" POP-UP SPRINKLER	240"	240"	240"	240"	240"
21	21" POP-UP SPRINKLER	21" POP-UP SPRINKLER	252"	252"	252"	252"	252"
22	22" POP-UP SPRINKLER	22" POP-UP SPRINKLER	264"	264"	264"	264"	264"
23	23" POP-UP SPRINKLER	23" POP-UP SPRINKLER	276"	276"	276"	276"	276"
24	24" POP-UP SPRINKLER	24" POP-UP SPRINKLER	288"	288"	288"	288"	288"
25	25" POP-UP SPRINKLER	25" POP-UP SPRINKLER	300"	300"	300"	300"	300"
26	26" POP-UP SPRINKLER	26" POP-UP SPRINKLER	312"	312"	312"	312"	312"
27	27" POP-UP SPRINKLER	27" POP-UP SPRINKLER	324"	324"	324"	324"	324"
28	28" POP-UP SPRINKLER	28" POP-UP SPRINKLER	336"	336"	336"	336"	336"
29	29" POP-UP SPRINKLER	29" POP-UP SPRINKLER	348"	348"	348"	348"	348"
30	30" POP-UP SPRINKLER	30" POP-UP SPRINKLER	360"	360"	360"	360"	360"
31	31" POP-UP SPRINKLER	31" POP-UP SPRINKLER	372"	372"	372"	372"	372"
32	32" POP-UP SPRINKLER	32" POP-UP SPRINKLER	384"	384"	384"	384"	384"
33	33" POP-UP SPRINKLER	33" POP-UP SPRINKLER	396"	396"	396"	396"	396"
34	34" POP-UP SPRINKLER	34" POP-UP SPRINKLER	408"	408"	408"	408"	408"
35	35" POP-UP SPRINKLER	35" POP-UP SPRINKLER	420"	420"	420"	420"	420"
36	36" POP-UP SPRINKLER	36" POP-UP SPRINKLER	432"	432"	432"	432"	432"
37	37" POP-UP SPRINKLER	37" POP-UP SPRINKLER	444"	444"	444"	444"	444"
38	38" POP-UP SPRINKLER	38" POP-UP SPRINKLER	456"	456"	456"	456"	456"
39	39" POP-UP SPRINKLER	39" POP-UP SPRINKLER	468"	468"	468"	468"	468"
40	40" POP-UP SPRINKLER	40" POP-UP SPRINKLER	480"	480"	480"	480"	480"
41	41" POP-UP SPRINKLER	41" POP-UP SPRINKLER	492"	492"	492"	492"	492"
42	42" POP-UP SPRINKLER	42" POP-UP SPRINKLER	504"	504"	504"	504"	504"
43	43" POP-UP SPRINKLER	43" POP-UP SPRINKLER	516"	516"	516"	516"	516"
44	44" POP-UP SPRINKLER	44" POP-UP SPRINKLER	528"	528"	528"	528"	528"
45	45" POP-UP SPRINKLER	45" POP-UP SPRINKLER	540"	540"	540"	540"	540"
46	46" POP-UP SPRINKLER	46" POP-UP SPRINKLER	552"	552"	552"	552"	552"
47	47" POP-UP SPRINKLER	47" POP-UP SPRINKLER	564"	564"	564"	564"	564"
48	48" POP-UP SPRINKLER	48" POP-UP SPRINKLER	576"	576"	576"	576"	576"
49	49" POP-UP SPRINKLER	49" POP-UP SPRINKLER	588"	588"	588"	588"	588"
50	50" POP-UP SPRINKLER	50" POP-UP SPRINKLER	600"	600"	600"	600"	600"
51	51" POP-UP SPRINKLER	51" POP-UP SPRINKLER	612"	612"	612"	612"	612"
52	52" POP-UP SPRINKLER	52" POP-UP SPRINKLER	624"	624"	624"	624"	624"
53	53" POP-UP SPRINKLER	53" POP-UP SPRINKLER	636"	636"	636"	636"	636"
54	54" POP-UP SPRINKLER	54" POP-UP SPRINKLER	648"	648"	648"	648"	648"
55	55" POP-UP SPRINKLER	55" POP-UP SPRINKLER	660"	660"	660"	660"	660"
56	56" POP-UP SPRINKLER	56" POP-UP SPRINKLER	672"	672"	672"	672"	672"
57	57" POP-UP SPRINKLER	57" POP-UP SPRINKLER	684"	684"	684"	684"	684"
58	58" POP-UP SPRINKLER	58" POP-UP SPRINKLER	696"	696"	696"	696"	696"
59	59" POP-UP SPRINKLER	59" POP-UP SPRINKLER	708"	708"	708"	708"	708"
60	60" POP-UP SPRINKLER	60" POP-UP SPRINKLER	720"	720"	720"	720"	720"
61	61" POP-UP SPRINKLER	61" POP-UP SPRINKLER	732"	732"	732"	732"	732"
62	62" POP-UP SPRINKLER	62" POP-UP SPRINKLER	744"	744"	744"	744"	744"
63	63" POP-UP SPRINKLER	63" POP-UP SPRINKLER	756"	756"	756"	756"	756"
64	64" POP-UP SPRINKLER	64" POP-UP SPRINKLER	768"	768"	768"	768"	768"
65	65" POP-UP SPRINKLER	65" POP-UP SPRINKLER	780"	780"	780"	780"	780"
66	66" POP-UP SPRINKLER	66" POP-UP SPRINKLER	792"	792"	792"	792"	792"
67	67" POP-UP SPRINKLER	67" POP-UP SPRINKLER	804"	804"	804"	804"	804"
68	68" POP-UP SPRINKLER	68" POP-UP SPRINKLER	816"	816"	816"	816"	816"
69	69" POP-UP SPRINKLER	69" POP-UP SPRINKLER	828"	828"	828"	828"	828"
70	70" POP-UP SPRINKLER	70" POP-UP SPRINKLER	840"	840"	840"	840"	840"
71	71" POP-UP SPRINKLER	71" POP-UP SPRINKLER	852"	852"	852"	852"	852"
72	72" POP-UP SPRINKLER	72" POP-UP SPRINKLER	864"	864"	864"	864"	864"
73	73" POP-UP SPRINKLER	73" POP-UP SPRINKLER	876"	876"	876"	876"	876"
74	74" POP-UP SPRINKLER	74" POP-UP SPRINKLER	888"	888"	888"	888"	888"
75	75" POP-UP SPRINKLER	75" POP-UP SPRINKLER	900"	900"	900"	900"	900"
76	76" POP-UP SPRINKLER	76" POP-UP SPRINKLER	912"	912"	912"	912"	912"
77	77" POP-UP SPRINKLER	77" POP-UP SPRINKLER	924"	924"	924"	924"	924"
78	78" POP-UP SPRINKLER	78" POP-UP SPRINKLER	936"	936"	936"	936"	936"
79	79" POP-UP SPRINKLER	79" POP-UP SPRINKLER	948"	948"	948"	948"	948"
80	80" POP-UP SPRINKLER	80" POP-UP SPRINKLER	960"	960"	960"	960"	960"
81	81" POP-UP SPRINKLER	81" POP-UP SPRINKLER	972"	972"	972"	972"	972"
82	82" POP-UP SPRINKLER	82" POP-UP SPRINKLER	984"	984"	984"	984"	984"
83	83" POP-UP SPRINKLER	83" POP-UP SPRINKLER	996"	996"	996"	996"	996"
84	84" POP-UP SPRINKLER	84" POP-UP SPRINKLER	1008"	1008"	1008"	1008"	1008"
85	85" POP-UP SPRINKLER	85" POP-UP SPRINKLER	1020"	1020"	1020"	1020"	1020"
86	86" POP-UP SPRINKLER	86" POP-UP SPRINKLER	1032"	1032"	1032"	1032"	1032"
87	87" POP-UP SPRINKLER	87" POP-UP SPRINKLER	1044"	1044"	1044"	1044"	1044"
88	88" POP-UP SPRINKLER	88" POP-UP SPRINKLER	1056"	1056"	1056"	1056"	1056"
89	89" POP-UP SPRINKLER	89" POP-UP SPRINKLER	1068"	1068"	1068"	1068"	1068"
90	90" POP-UP SPRINKLER	90" POP-UP SPRINKLER	1080"	1080"	1080"	1080"	1080"
91	91" POP-UP SPRINKLER	91" POP-UP SPRINKLER	1092"	1092"	1092"	1092"	1092"
92	92" POP-UP SPRINKLER	92" POP-UP SPRINKLER	1104"	1104"	1104"	1104"	1104"
93	93" POP-UP SPRINKLER	93" POP-UP SPRINKLER	1116"	1116"	1116"	1116"	1116"
94	94" POP-UP SPRINKLER	94" POP-UP SPRINKLER	1128"	1128"	1128"	1128"	1128"
95	95" POP-UP SPRINKLER	95" POP-UP SPRINKLER	1140"	1140"	1140"	1140"	1140"
96	96" POP-UP SPRINKLER	96" POP-UP SPRINKLER	1152"	1152"	1152"	1152"	1152"
97	97" POP-UP SPRINKLER	97" POP-UP SPRINKLER	1164"	1164"	1164"	1164"	1164"
98	98" POP-UP SPRINKLER	98" POP-UP SPRINKLER	1176"	1176"	1176"	1176"	1176"
99	99" POP-UP SPRINKLER	99" POP-UP SPRINKLER	1188"	1188"	1188"	1188"	1188"
100	100" POP-UP SPRINKLER	100" POP-UP SPRINKLER	1200"	1200"	1200"	1200"	1200"

NORTH IRRIGATION PLAN

## Option #2

## Advantages

- ~will provide a private office with a view window to the common area
- ~will separate the doors that enter into the build
- ~will provide a little more privacy

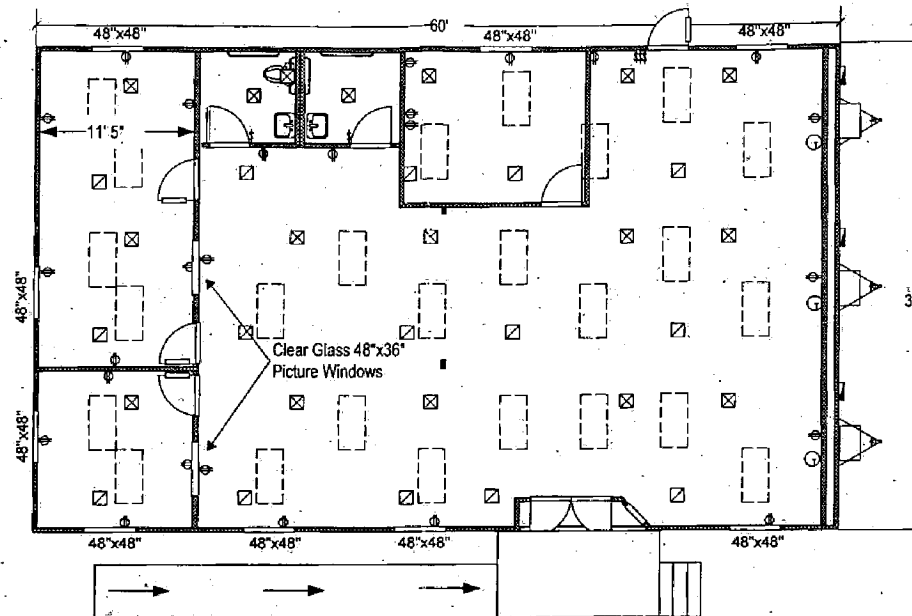
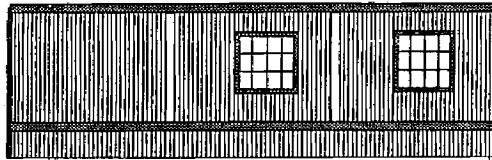
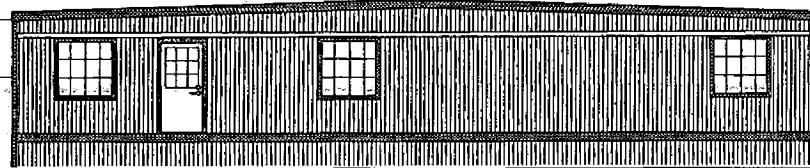
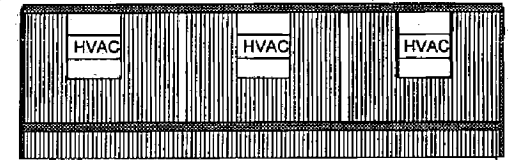


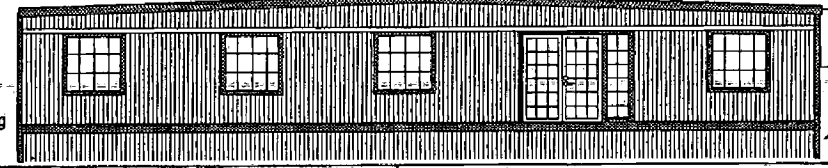
Exhibit C.  
Building Elevations



12' x 6'6" Landing  
with 30' run



Matching skirting  
Not Included



Matching skirting  
Not Included

PACIFIC MOBILE  
STRUCTURES, INC.  
800/441-8603

## STANDARD FEATURES

- ~ 30 gauge, galvanized standing seam roof
- ~ 9' Nominal Suspended T-grid ceiling w/recessed 2'x4' lights
- ~ T1-11 wood ext. siding
- ~ Endwall HVAC w/ t-stat controls

- ~ Horizontal sliding ext. windows w/grids
- ~ Vinyl wrapped gypsum int. walls
- ~ 20 Oz. carpet / 1/8" Tile(R/R)
- ~ 36" x 80" 9-Lite ext. back door
- ~ 72" x 80" french front door w/sidelite w/deadbolt, passage, latchguard
- ~ Siding color - Malibu Beige
- ~ Trim color - Teton Blue

## LEGEND

- ⊕ Thermostat
- △ Data J-box
- 2' x 4' (4-tube) light fixture

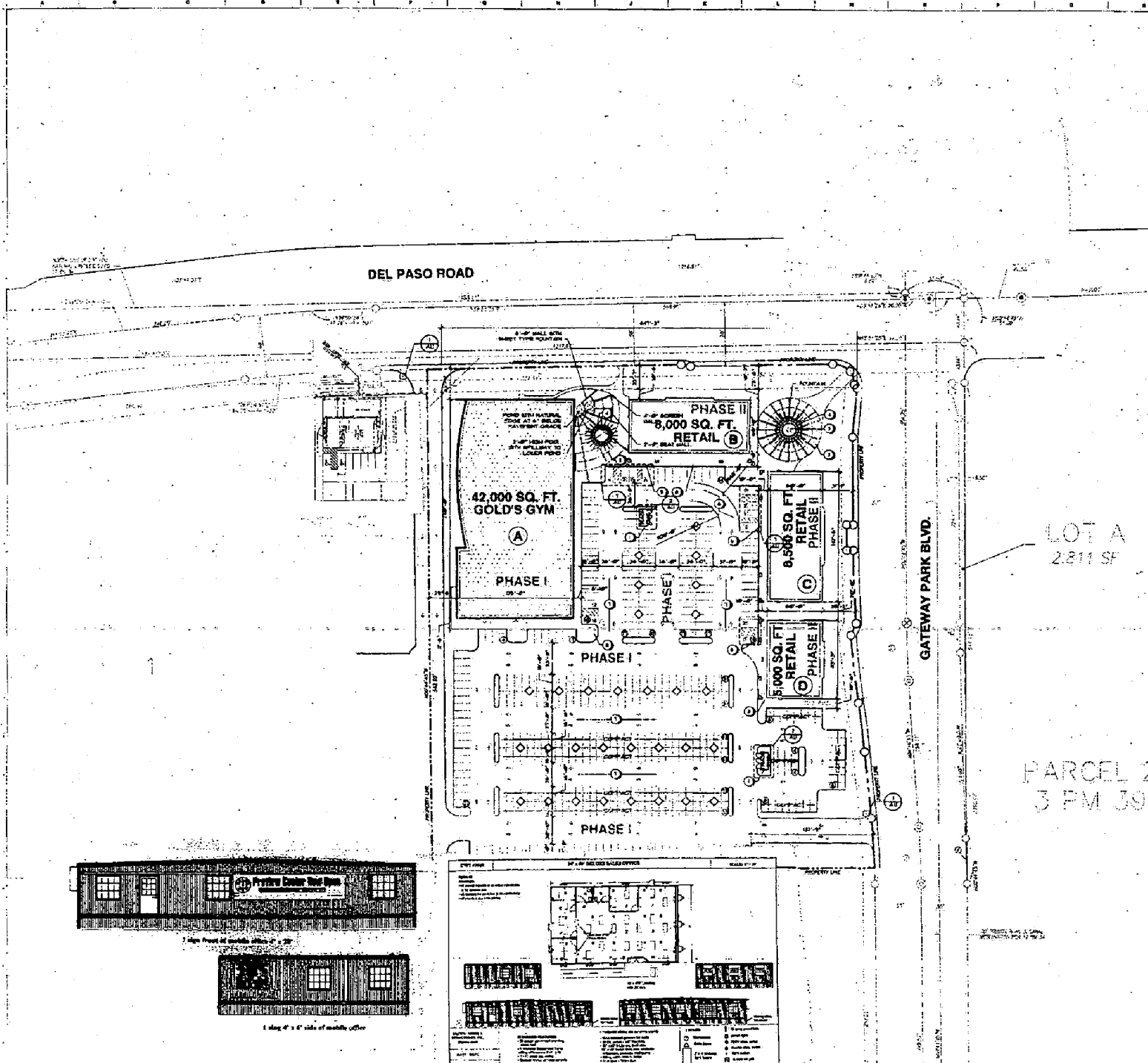
- ⊞ 125 amp panel box
- ⊙ porch light
- ⊕ 220V elec. outlet
- ⊕ duplex elec. outlet
- ⊕ light switch
- ⊕ supply air grill
- ⊕ return air grill

DATE: 8/5/03

DRAWN BY: Deann

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**Project Data:**

Item #	Item Description	Quantity	Unit
1	FOUNDATION	1	SQ. FT.
2	RETAIL	1	SQ. FT.
3	RETAIL	1	SQ. FT.
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100	RETAIL	1	SQ. FT.

**Setbacks:**

Setback Type	Setback Distance
Front Setback	10 Feet
Side Setback	5 Feet
Rear Setback	5 Feet

**Parking Data:**

Parking Type	Number of Spaces
Surface Parking	100 Spaces
Garage Parking	100 Spaces

**Key Notes:**

1. PHASE I ENCLOSURE
2. DECORATIVE CONCRETE PAVING
3. WATER PLANTATION
4. RETAIL WALLS SEE DETAIL 10-1 IN SET
5. AC PAVING NON SEE DETAIL 10-1 IN SET
6. TRUCK DRIV ACCESS
7. AC PAVING SEE CIVIL PLAN AND SOILS REPORT
8. 4" FIBER CONCRETE MODULAR RETAIL TO CIVIL PLAN FOR DETAIL

**Legal Description:**

THE LAND REFERRED TO IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF SACRAMENTO AND DESCRIBED AS FOLLOWS:

LOT 2 AS SHOWN ON THE PLAT OF ADDITIONAL IMPROVEMENTS RECORDED IN BOOK 106 OF PLATS, PAGE 10, A, RECORD OF SACRAMENTO COUNTY.

PLAT 106-10-A-100

**BERGMAN Architects**

1800 Del Paso Road, Sacramento, CA

**Temporary Preview Center Signs**

1800 Del Paso Road, Sacramento, CA

**PROPOSED SITE PLAN**

**A1.0**

*Exhibit D:  
Signage Concept.*