



REPORT TO PLANNING COMMISSION City of Sacramento

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915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
December 13, 2007

To: Members of the Planning Commission

Subject: Rodriguez Commercial Building (P06-084)

A request to construct a three-story commercial building totaling approximately 12,091 square feet on an approximately 0.33 acre parcel in the Light Industrial Review Ascot Avenue Overlay (M-1S-R-AOL) zone in the North Sacramento Community Plan area.

- A. Environmental Determination: Exempt (CEQA Guidelines Section 15332);
- B. Plan Review to develop a three-story commercial building totaling approximately 12,091 square feet in the Light Industrial Review Ascot Avenue overlay (M-1S-R-AOL) zone;
- C. Special Permit to allow office use in the Light Industrial (M-1S) zone that exceeds 25% of gross floor area of a building;
- D. Special Permit to allow warehouse use within the Ascot Avenue (AOL) overlay zone;
- E. Variance to reduce the front yard setback within the Ascot Avenue (AOL) overlay zone.

Location/Council District:

5539 Raley Boulevard, Sacramento, CA 95838

Assessor's Parcel Number 215-0230-040

Council District 2

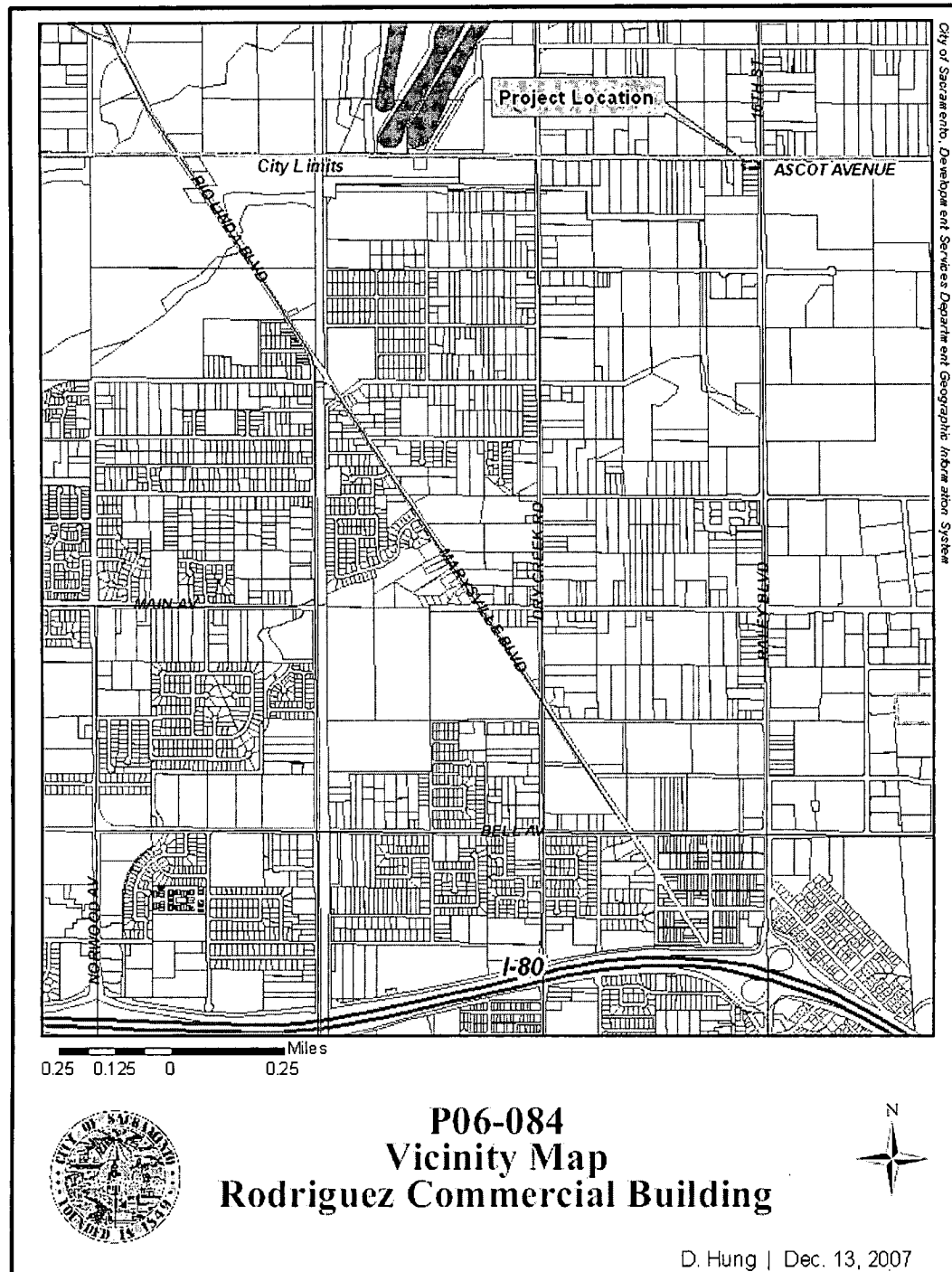
Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. **Staff has received written and verbal comments from members of the community concerned about non-residential use for the site and noise and traffic impacts the proposal may bring to the area.** The Commission has final approval authority over items A to E above, and its decision is appealable to City Council.

Contact: David Hung, Associate Planner, 808-5530 or Stacia Cosgrove, Senior Planner, 808-7110

Applicant: Ruben Rodriguez, (530) 400-2609, 940 Norton Court, Dixon, CA 95620

Owner: Same as applicant

Vicinity Map



Summary: The applicant is proposing to construct a three-story commercial building totaling approximately 12,091 square feet on an approximately 0.33 acre parcel in the Light Industrial Review Ascot Avenue Overlay (M-1S-R-AOL) zone in the North Sacramento Community Plan area. The project is proposing approximately 1,280 square feet of coffee shop use on the ground floor, approximately 4,677 square feet of warehouse/storage space use on the second floor and approximately 4,374 square feet of office use on the third floor. Some community members have concerns that the proposed commercial use will generate traffic and noise impacts; however, staff believes that the project, as conditioned, will not pose as a detriment to the neighborhood.

Table 1: Project Information
General Plan designation: Heavy Commercial or Warehouse
North Sacramento Community Plan designation: Industrial
Existing zoning of site: Light Industrial Review Ascot Avenue Overlay (M-1S-R-AOL) zone
Existing use of site: Bar
Property area: Approximately 0.33 net acre

Background Information: The site contains a structure that was previously used as a bar; it is no longer in operation and is currently in disrepair. The applicant is proposing to demolish the existing structure and to construct a three-story commercial building totaling approximately 12,091 square feet on the site; the Preservation Director has made the preliminary determination that the structure is not eligible for placement on the Sacramento register; therefore the Preservation Director cannot oppose demolition (IR06-295). In the immediate vicinity of the site is generally residential uses; however, the parcel towards the south and the parcel to the east across Raley Boulevard are currently undeveloped and are designated for industrial uses. The north side of Ascot Avenue is in the County.

Public/Neighborhood Outreach and Comments: Staff has routed the application to several neighborhood groups within the North Sacramento area including the Robla Park Community Association and Parker Homes Neighborhood Association. The Robla Park Community Association stated, "This warehouse is to be located into a residential neighborhood and does not fit into the neighborhood. We of the R.P.C.A. wish the area to be remain R-1 residential only." Staff also received phone calls from concerned neighbors citing the traffic and noise impacts the project might bring to the neighborhood. In response to the above comments, it should be noted that new residential uses are prohibited on this parcel, as it is in the Ascot Avenue overlay zone, and since many industrial and commercial uses can be found on Raley Boulevard to the south of the site, staff believes that a warehouse use on this corner parcel should not be a detriment to the surrounding neighborhood. Also, by restricting heavy industrial use on this parcel, as a condition of this project, the threat of noise impact should be alleviated. Furthermore, Development Engineering staff has studied the site and found

that due to the AM peak hour trips of 38 and the PM peak hour trips of 31, a traffic study is not required since the numbers are well below the 200 peak trips threshold; Development Engineering has conditioned the additional dedication of right-of-way on both Raley Boulevard and Ascot Avenue to improve the street frontages. Additionally, a 25-foot landscape setback will be provided at the site adjacent to the public right-of-way on both Raley Boulevard and Ascot Avenue to serve as a buffer. Overall, the project as conditioned will present an acceptable development on the site.

Environmental Considerations: The proposed project is exempt from the provisions of CEQA, per Section 15332, which allows for the exemption of projects characterized as in-fill development meeting the conditions described in this section: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare, or threatened species; and (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Policy Considerations: Following is a discussion of the consistency of the proposal with the land use designations and applicable policies of the General Plan, the North Sacramento Community Plan and the zoning of the property.

General Plan:

The General Plan designates subject parcel as Heavy Commercial or Warehouse. The project is consistent with the following General Plan goals and policies:

General Plan, Sec 1-32, Policy 4 – New Growth Areas

It is the policy of the City to approve development in the City's new growth areas that promotes efficient growth patterns and public service extensions, and is compatible with adjacent developments.

Commerce and Industry Land Use Element, Overall Goal D, Sec 4-1

Promote economic vitality and diversification of the local economy.

Heavy Commercial/Warehouse Industrial Areas, Goal A, Sec 4-18

Maintain and strengthen Sacramento's role as a major West Coast warehousing/distribution center.

While the City's General Plan is being updated, the City Council has adopted a vision for the future of the City, as well as several guiding principles to help guide the update and achieve this vision. This was done to ensure that new developments submitted during the ongoing update comply with the goals and policies that are being incorporated into the General Plan through the update. An applicable guiding principle that this proposal complies with is:

1. Promote strategic development of vacant, underutilized, and infill land, especially along transportation and commercial corridors, to improve the City's economic outlook.

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In addition to being consistent with this principle, the proposal is not contrary to any of the other approved principles of the General Plan Update Vision.

North Sacramento Community Plan:

The North Sacramento Community Plan designates subject parcel as Industrial. The proposal complies with the following land use goals:

- Commercial and Office Land Use Goal: Encourage land uses which will enhance the economic vitality of the community.
- Industrial Land Use Goals: Provide area residents, especially the unemployed, with better access to employment opportunities.

Zoning:

The subject parcel is zoned Light Industrial Review Ascot Avenue Overlay (M-1S-R-AOL); this is a zone which permits most fabricating activities, with the exception of heavy manufacturing and the processing of raw materials. In this zone, all street frontages must have a twenty-five (25) foot setback which is to be developed and maintained as open landscape area. The "R" suffix means that new developments are subject to a Plan Review. The project is in the Ascot Avenue overlay zone and is subject to development standards within the overlay zone. The purpose of the overlay zone is to help protect the health, safety and general welfare of people in the vicinity of McClellan AFB during development of nonresidential uses. The project will require a Special Permit to develop warehouse use within the Ascot Avenue overlay zone. Additionally, the project is subject to the approval of a Special Permit for office use in the M-1S zone with exceeds 25% of the gross floor area of the building.

Project Design:

Land Use

The applicant is proposing to construct a three-story commercial building totaling approximately 12,091 square feet on the subject parcel. Section 17.220.010 of the zoning code requires a **Plan Review** for development on the site. In evaluating plan review proposals of this type, the Commission is required to make the following findings:

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 uses are consistent with the General Plan designation of Heavy Commercial or Warehouse and the North Sacramento Community Plan designation of Industrial.

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.

Staff has reviewed the proposal and has included conditions to ensure that adequate utility facilities are provided and improvements to the adjacent public right-of-ways are incorporated into the project.

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 property, as conditioned, will be able to accommodate the proposed uses and meet most of the development standards of the Zoning Ordinance, with the exception of the front yard setback.

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 project, as conditioned, will comply with safety standards and will not pose a threat to the public health nor be injurious to the surrounding area.

The applicant is proposing office use in the Light Industrial (M-1S) zone that exceeds 25% of gross floor area of a building, which requires the approval of a **Special Permit**. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. A special permit shall be granted upon sound principles of land use.

The proposed office use is based on sound principles of land use in that it provides service in an area that has access to City utilities and infrastructure.

2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The proposed office use will not be detrimental to the public health, safety and welfare and does not result in the creation of a nuisance.

3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed office use is consistent with the General Plan policy to promote economic vitality and diversification of the local economy.

The applicant is proposing warehouse use within the Ascot Avenue (AOL) overlay zone. Section 17.152.030 (B) of the Zoning Ordinance requires the approval of a **Special Permit** for a warehouse use. In evaluating special permit proposals of this type, the Commission is required to make the following findings:

1. A special permit shall be granted upon sound principles of land use.

The proposed warehouse use is based on sound principles of land use in that it provides service in an area that has access to City utilities and infrastructure.

2. A special permit shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance.

The proposed warehouse use will not create the nuisance of noise and odor to the surrounding neighborhood and therefore will not be detrimental to the public health, safety and welfare.

3. A special permit use must comply with the objectives of the general or specific plan for the area in which it is to be located.

The proposed warehouse use is consistent with the General Plan policy to promote economic vitality and diversification of the local economy.

Office Use in the M-1S zone

The project is proposing approximately 4,374 square feet of office use on the third floor of the 12,091 square-foot structure and exceeds the allowable 25% of the gross floor area of the building. The office space occupies an entire floor of the building and will house the office for the warehouse user on the second floor as well as the coffee shop user on the ground floor; the office space is not intended to be an exclusive use apart from the rest of the uses in the building. The office use can provide employment opportunities and promotes efficient use on this infill parcel. Staff believes the proposed office use is compatible with the other uses in the building and will not negatively impact the surrounding neighborhood.

Warehouse Use in the AOL zone

The project is proposing approximately 4,677 square feet of warehouse/storage space use on the second floor of the structure. The warehouse/storage space use is housed within a commercial style mixed-use structure and is not geared towards heavy industrial use that might create noise and odor impacts to the surrounding neighborhood. The project has been conditioned that no heavy manufacturing or processing of raw materials are allowed within the warehouse space. Since new residential uses are prohibited in this overlay zone and many industrial and commercial uses can be found on Raley Boulevard to the south of the site, staff believes that a warehouse/storage space use on this corner parcel should not be a detriment to the surrounding neighborhood. Staff therefore believes the proposed warehouse/storage space use is compatible with the purpose and intent of the Ascot Avenue overlay zone in that it allows for sensible growth that will not severely impact the nearby existing residential use.

Access, Circulation and Parking

The proposed project provides separate ingress and egress driveways off Ascot Avenue; a portion of the parking lot is covered while the remaining portion is open. It is anticipated that most of the traffic to and from the site will utilize Raley Boulevard to the east. The applicant is required to dedicate additional right-of-ways at both Raley Boulevard and Ascot Avenue. Per the Zoning Ordinance, for industrial warehouse use, off-street vehicle parking shall not be less than one space per 1,000 gross square feet and not more than one space per 500 gross square feet; for office use, off street parking shall not be less than one space per 400 gross square feet and not more than one

space per 275 gross square feet; for coffee shop/restaurant use, the parking shall be based on one space per three seats. The project needs to provide a minimum of 5 parking spaces for 4,677 net square feet of warehouse use and a minimum of 11 parking spaces for 4,374 net square feet of office use; with a total of 18 spaces being proposed, the site can only provide two parking spaces for the coffee shop, therefore the coffee shop is limited to only six seats. One bicycle parking space is required for the project, based on the requirement of one bicycle parking facility for every twenty off-street vehicle parking spaces required. The bicycle parking space shall be Class I facility located in close proximity to the building. Following is a summary of the vehicular and bicycle parking requirements and a summary of the height, bulk and setbacks requirements:

Use	Required Parking	Proposed Parking	Difference
1 st Floor Coffee Shop	2 (1 space per 3 seats)	2 (based on 6 seats)	0
2 nd Floor Warehouse	5 (1 space per 1,000 square feet)	5 (based on approx. 4,677 square feet)	0
3 rd Floor Office	11 (1 space per 400 square feet)	11 (based on approx. 4,374 square feet)	0
Total	18	18	0

Total parking required	Required bicycle parking	Provided bicycle parking	Difference
19	1	1 as conditioned	0

As indicated above, the project will meet the parking requirements for both autos and bicycles as conditioned.

Height, Bulk and Setbacks

Standard	Required	Proposed	Deviation?
Height	75'	36'	no
Front setback (Raley Boulevard)	70' (per Ascot Avenue overlay zone)	28'	Yes (see Variance section)

Street side setback (Ascot Avenue)	25'	25'	no
Side setback	0' (abutting non-residential use)	0'	no
Rear setback	0'	43'	no
Lot coverage	No requirement	39%	no

The plan shows an internal sidewalk running along the north and east sides of the building; applicant shall also provide walkway connections to Raley Boulevard and Ascot Avenue to facilitate pedestrian movement. Nine parking stalls are covered on the ground floor of the building while nine more parking stalls are located in the open area to the west of the building. The trash enclosure is on the ground floor at the northwest corner of the building, adjacent to the aisles. There is no maximum lot coverage requirement and the project meets all height and setback requirements with the exception of the front setback that is below the requirement (see Variance section).

Building design, signage and landscaping

Building design: The project is within the Expanded North Area Design Review District; however, commercial and industrial buildings are not subject to a Design Review application. Staff is reviewing the design aspects of the project as part of the Plan Review entitlement; consultation with Design Review staff occurred during the Plan Review process. The proposed three-story building has a total of approximately 12,091 square feet, including an approximately 1,280 square feet coffee shop on the ground floor, an approximately 4,677 square feet warehouse space on the second floor and an approximately 4,374 square feet of office space on the third floor. The second and third floor plans are open floor plans that allow future tenant improvements; an elevator and two stairwells serve all floors. The third floor contains an outdoor balcony on the east side of the building overlooking Raley Boulevard. The exterior wall finish of the building will mainly be stucco with expansion joints/score lines; aluminum windows and doors and metal awnings will also be used. Any roof-mounted mechanical equipment shall be screened by parapet wall or the like. A trash enclosure is shown on the ground floor at the northwest corner of the building; each trash enclosure shall conform to the standards and regulations per the Zoning Ordinance.

Landscaping: A preliminary landscape plan (Exhibit 1F) has been submitted. A minimum 25-foot landscaped setback is required at all street frontages per the M-1S zoning. The project will meet the City's Parking Lot Shading Ordinance requiring 50 percent shading within 15 years. A minimum six foot high solid wall of masonry will be constructed along the southern and western property lines; the wall will not extend into any required front yard or street side yard setback area, or beyond the required setbacks of the abutting residential zone or residence. As the plan indicated, Crape Myrtle and California Bay trees, along with various types of plants, are proposed at the landscape setback area and the parking area.

Signage: Proposed signage has not been specified on the plan. All signage shall comply with the Sign Ordinance for detached and attached signage in the M-1S zone and a sign permit shall be obtained for each sign. Only monument signs shall be used for detached signage. The monument sign shall be no higher than eight feet and no longer than one square foot for each lineal front foot of street frontage. The monument sign shall be at least ten feet from the property line and driveway. In order to ensure compliance with the Sign Ordinance, the applicant shall submit a sign program to Current Planning staff for review prior to issuance of any building permits.

Variance (Front Yard Setback)

The proposed project provides a 28-foot front yard setback at Raley Boulevard. Per Section 17.152.040(A)1 of the Zoning Ordinance, front yard setback within the Ascot Avenue overlay zone shall be a minimum of 70 feet. As a result, a variance is required to reduce the front yard setback. The following findings must be made in order to grant a variance:

- A. A variance cannot be a special privilege extended to one individual property owner. The circumstances must be such that the same variance would be appropriate for any property owner facing similar circumstances.

The project required right-of-way dedications to widen surrounding streets which resulted in a smaller parcel size for development, and it will be difficult to develop a feasible project without the variance.

- B. The consideration of "use variances" is specifically prohibited. These are variances which request approval to locate a use in a zone from which it is prohibited by ordinance.

No use variance is requested; the proposed use is permitted subject to the granting of a special permit.

- C. A variance must not be injurious to public welfare, nor to property in the vicinity of the applicant.

The project will provide adequate front yard setback per the underlying Light Industrial (M-1S) zone which will be landscaped and irrigated; as such, the project will not be injurious to public welfare not to property in the vicinity of the applicant.

- D. A variance must be in harmony with the general purpose and intent of the zoning code. It must not adversely affect the general plan or specific plans of the city, or the open space zoning regulations.

The proposed development is otherwise consistent with the zoning regulations in that the building meets all other development standards in the zoning code. The proposal does not violate any applicable General Plan policies.

The reduced front yard setback will allow the building to be closer to Raley Boulevard and will be able to attract users to the services within the building. Because of the

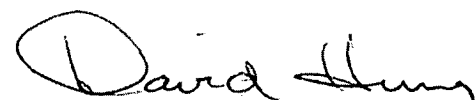
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constraints to develop on the site based on the required setback and due to the lack of harm to public welfare, staff has no objection to the variance for reduced front setback.

Conclusion: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1.

Respectfully submitted by:



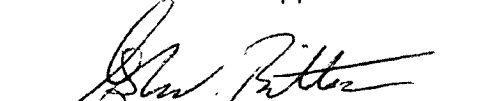
DAVID HUNG
Associate Planner

Approved by:



STACIA COSGROVE
Senior Planner

Recommendation Approved:



GREGORY BITTER
Principal Planner

Attachments:

Attachment 1	Recommended Findings of Fact and Conditions of Approval
Exhibit 1A	Plot Plan
Exhibit 1B	First Floor Plan overlaid on Plot Plan
Exhibit 1C	Second and Third Floor Plans
Exhibit 1D	East and North Elevations
Exhibit 1E	West and South Elevations
Exhibit 1F	Landscape Plan
Attachment 2	Land Use & Zoning Map

**Attachment 1
City Planning Commission Record of Decision
Finding of Facts and Conditions of Approval
Rodriguez Commercial Building (P06-084)**

Findings of Fact

A. Environmental Determination: Exemption

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 15332 – Infill Development of the California Environmental Quality Act Guidelines as follows:

The project consists of the development of a three-story commercial building totaling approximately 12,091 square feet on approximately 0.33 acre, surrounded by urban uses within city limits, and is consistent with all applicable general plan policies, zoning designation and regulations. The project site can be adequately served by all required utilities and public services. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

B. The Plan Review to develop a three-story commercial building totaling approximately 12,091 square feet in the Light Industrial Review Ascot Avenue overlay (M-1S-R-AOL) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed uses are consistent with the General Plan designation of Heavy Commercial or Warehouse and the North Sacramento Community Plan designation of Industrial.
2. Staff has reviewed the proposal and has included conditions to ensure that adequate utility facilities are provided and improvements to the adjacent public right-of-ways are incorporated into the project.
3. The property, as conditioned, will be able to accommodate the proposed uses and meet most of the development standards of the Zoning Ordinance, with the exception of the front yard setback.
4. The project, as conditioned, will comply with safety standards and will not pose a threat to the public health nor be injurious to the surrounding area.

C. The Special Permit to allow office use in the Light Industrial (M-1S) zone that exceeds 25% of gross floor area of a building is approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed office use is based on sound principles of land use in that it provides service in an area that has access to City utilities and infrastructure.
2. The proposed office use will not be detrimental to the public health, safety and welfare and does not result in the creation of a nuisance.
3. The proposed office use is consistent with the General Plan policy to promote economic vitality and diversification of the local economy.

D. The Special Permit Special Permit to allow warehouse use within the Ascot Avenue (AOL) overlay zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project is based on sound principles of land use in that it provides service in an area that has access to City utilities and infrastructure.
2. The project will not be detrimental to the public health, safety and welfare nor result in the creation of a public nuisance in that adequate parking and building setbacks are provided and frontage improvements are built.
3. The proposed warehouse use is consistent with the General Plan policy to promote economic vitality and diversification of the local economy.

E. The Variance to reduce the front yard setback within the Ascot Avenue (AOL) overlay zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The project required right-of-way dedications to widen surrounding streets which resulted in a smaller parcel size for development, and it will be difficult to develop a feasible project without the variance.
2. No use variance is requested; the proposed use is permitted subject to the granting of a special permit.
3. The project will provide adequate front yard setback per the underlying Light Industrial (M-1S) zone which will be landscaped and irrigated; as such, the project will not be injurious to public welfare not to property in the vicinity of the applicant.
4. The proposed development is otherwise consistent with the zoning regulations in that the building meets all other development standards

in the zoning code. The proposal does not violate any applicable General Plan policies.

Conditions of Approval

- B. The Plan Review to develop a three-story commercial building totaling approximately 12,091 square feet in the Light Industrial Review Ascot Avenue overlay (M-1S-R-AOL) zone is hereby approved subject to the following conditions (**Note: entitlements C through E shall also adhere to the following conditions**):

Planning

- B1. Development of this site shall be in compliance with the attached exhibits (Exhibits 1A through 1F), except as conditioned. Any modification to the project shall be subject to review by Planning staff prior to the issuance of building permits. Any significant modifications to the project may require subsequent entitlements.
- B2. The applicant shall obtain all necessary building permits prior to construction.
- B3. All driveway, parking and maneuvering areas shall be paved per City code standards.
- B4. All proposed lighting fixtures shall be subject to review and approval by Current Planning staff. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists, adjacent properties, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas and complies with City's lighting level requirements. All exterior lighting shall be directed away from adjacent residential uses.
- B5. Landscaping plans shall be submitted to the Building Division - Site Conditions Unit for review and approval by the Site Conditions Unit and the Landscape Architecture Section. The scope of the review shall include plant species selection, landscape materials, irrigation system, and calculation to ensure that the 50% shading requirement is met.
- B6. A minimum of 25-foot landscape setback shall be kept adjacent to Raley Boulevard and Ascot Avenue. The landscaped area shall include a combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided.
- B7. The trash enclosure shall meet all requirements of the Sacramento City Code, Chapter 17.72 (Recycling and Solid Waste Disposal Regulations), including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, signs and setbacks.

- B8. Any roof-mounted mechanical and communications equipment shall be completely screened from view from public streets by use of parapet walls or the like.
- B9. Applicant shall submit a sign program to Current Planning staff for review prior to issuance of any building permits. All proposed signage shall comply with the Sign Ordinance for detached and attached signage in the M-1S zone and a sign permit shall be obtained for each sign. Only monument signs shall be used for detached signage. The monument sign shall be no higher than eight feet and no longer than one square foot for each lineal front foot of street frontage. The monument sign shall be at least ten feet from the property line and driveway.
- B10. Construct a minimum six foot high solid wall of masonry, brick or similar material, along all property lines which abut a residential zone or residence. Said wall, however, shall not extend into any required front yard or street side yard setback area, or beyond the required setbacks of the abutting residential zone or residence.
- B11. The project is required to provide a minimum of 18 parking spaces; the coffee shop is limited to 6 seats. Any modifications to the uses within the building or to the square footage for each use shall be subject to review by Current Planning.
- B12. 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 public view. One bicycle parking is required for the project based on industrial usage, fifty percent of which shall be Class I facilities.
- B13. The hours of operation for all uses shall be limited to seven a.m. to eight p.m.
- B14. All uses shall not create dust, odor or other nuisance producing activities. In addition, noise levels shall not exceed those standards specified in the city's noise ordinance.
- B15. Applicant shall provide walkway connections from the building to the sidewalk at Raley Boulevard and Ascot Avenue.
- B16. No heavy manufacturing and processing of raw materials is allowed in the warehouse space.
- B17. No alcohol/beer and wine sale is permitted per this application (P06-084). Alcohol sale for off-site consumption shall require Special Permit approval.

Development Engineering

- B18. Construct standard improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. Improvements shall be designed and

constructed to City standards in place at the time that the Building Permit is issued. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards.

- B19. The applicant shall dedicate an additional 25-ft of right-of-way and construct Raley Blvd adjacent to the subject property to meet the City approved street cross-section for Raley Boulevard. Construction of Raley Boulevard shall consist of a 5-ft sidewalk, standard curb and gutter, a 5-ft bike lane, 3 travel lanes (south bound), a 14-ft median and another travel lane (north bound). Construction within 29-ft east and 29-ft west of the street centerline (excluding the AB shoulder and the temporary drainage on the other side of the street) shall be subject to reimbursement by the City upon receipt of the Notice of Completion, subject to the availability of funds.
- B20. Dedicate an additional 1.5-ft. of right-of-way along Ascot Avenue and construct Ascot Avenue adjacent to the subject property to a modified 63-ft street cross-section with bike lanes (instead of parking), adding any extra right-of-way to the planter. The design and construction of Ascot Avenue shall be to the satisfaction of the Development Engineering Division.
- B21. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Development Engineering Division. The centerlines of such streets shall be aligned.
- B22. The applicant shall construct a City standard one-way pair driveway along Ascot Avenue to the satisfaction of the Development Engineering Division. No driveway shall be allowed along Raley Boulevard.
- B23. The minimum throat distance for the site driveway shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc).
- B24. The site plan shall conform to A.D.A. requirements in all respects. This shall include the construction of an ADA compliant ramp at the intersection of Raley Boulevard and Ascot Avenue adjacent to the subject site to the satisfaction of the Development Engineering Division.
- B25. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance).
- B26. Prior to the issuance of a Building Permit, the applicant shall apply for and obtain a demolition permit for the existing structure within the site.
- B27. The applicant shall satisfy the conditions of approval for the demolition permit.

B28. 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 Development Engineering Division.

Utilities

B29. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered. Note: There is an 8-inch water main in Ascot Avenue and Raley Boulevard.

B30. Provide sanitary sewer service to the parcel to the satisfaction of the Department of Utilities (DOU). Note: There is a 6-inch sanitary sewer main located in Raley Boulevard.

B31. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the DOU. Sufficient off-site and on-site spot elevations shall be provided in the study to determine the direction of stormwater runoff. The study shall include an overland flow release map for the proposed project. The applicant will be required to extend the existing storm drain main along Raley Boulevard to the satisfaction of the DOU.

B32. An on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual). On site detention may be required.

B33. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

B34. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. This will not affect site design. Refer to the "Stormwater Quality Design Manual" dated May 2007 for appropriate source control measures.

B35. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.

Fire

B36. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.

B37. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

B38. A Water Supply Test must be requested by the project applicant for all projects involving the construction of new commercial buildings, additions to commercial buildings, or four or more residential units. Please contact the Utilities Department at 808-7065.

B39. Provide appropriate Knox access for site.

B40. Locate and identify Fire Department Connections (FDCs) on address side of building no further than 40 feet and no closer than 5 feet from a fire hydrant.

Building

B41. The one of handicap accessible parking stall shown shall be revised to a handicap accessible van parking stall and accessible loading and unloading aisle shall be on the passenger side of the vehicle.

B42. The exit enclosures that is exiting into the parking area shall revised to show and that is will exit directly to that exterior of the building.

B43. Floor plan shall be revised since the elevator is not allowed in an exit enclosure.

Police

Alarms

B44. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit.

Building and Room Security Requirements

B45. Doors

- Employee / pedestrian, unit entry, storage, linen, laundry, mechanical, electrical, maintenance, and roof access doors shall be of solid core wood or

hollow sheet metal with a minimum thickness of 1 ¾ inches and shall be secured by a deadbolt lock with a minimum throw of one inch.

- Entrance doors into individual retail units shall be secured with a single cylinder deadbolt lock with a minimum throw of one inch, in addition to door latches with a one-half inch minimum throw. The locks should be so constructed that both deadbolt and dead latch can be retracted by a single action of the inside door knob.
- A viewing device (peephole) shall be installed in each individual unit entrance door and shall allow for 180 degree vision.
- A 180 degree viewing device (or peephole) shall be installed in office, administration, and delivery area entry doors to screen persons before allowing entry.
- Outside hinges on all exterior doors shall be provided with non-removable pins when pintype hinges are used or shall be provided with hinge studs, to prevent removal of the door.
- Exterior doors into hallways and doors leading into stairwells shall have self locking (dead latch) devices allowing egress to the exterior of the building or stairwell but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.
- Exterior doors into the building and doors leading into stairwells shall be equipped with self-closing devices.

B46. Windows

- Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
- The sliding portion of a sliding glass window shall be on the inside track.
- Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.
- Secondary locking devices are required on ground floor windows and any windows accessible from outside connecting balconies.

B47. Numbering

- The address number of every commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than six inches in height and of a color contrasting with the background.
- Each individual unit within the building shall display a prominent identification number not less than three to four inches in height, which is easily visible to pedestrian traffic on site.

B48. Interior Lighting

- Stairwell, hallway, and elevator lighting shall be equipped with vandal-resistant lenses and shall remain on at all times.

Commercial Retail

B49. An effort should be made to cluster businesses according to operating hours.

- B50. Landscaped areas should be planned for maximum growth while at the same time provide unobstructed observation of parking lots, buildings, and pathways; day and night.
- B51. Parking areas should be laid out to allow a high degree of observation. Close in employee parking for people working late should be provided adjacent to the employee entrances.
- B52. Entrances should be clearly visible to patrol and the public and held to a minimum number.
- B53. Security lighting provided for courtyards and entryways.
- B54. Intrusion detection for stairwell doors in the building, as well as a capability to electronically open stairwell doors in case of emergency.
- B55. External lighting requirements should consider general lighting level of one foot-candle minimum maintained at ground level for medium use facilities, utilizing High Pressure Sodium with vandal-resistant covers.

Special Security Measures

- B56. Commercial establishments having one hundred dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C". The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.
- B57. The cash register area shall be covered by a CCTV system with a recorder.

Units

- B58. A lighting level of .25 to .50 foot-candles shall be provided and maintained on all open parking areas, roadways, and pedestrian travel areas.
- B59. All required lighting shall be high-pressure sodium with vandal resistant covers/lenses.
- B60. Tire stops shall be installed in all parking spaces that do not overhang a 6-foot wide landscape or sidewalk area.
- B61. The entrance to the outside parking areas and other highly visible locations on-site shall be posted with appropriate signs per 22658 (a) CVC to assist in removing vehicles at the property owner/manager's request.
- B62. Elevators shall be equipped with a convex mirror to allow surveillance of the interior prior to entry into the car.

B63. The developer/applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours. A security person shall be provided to patrol the project after normal working hours during all phases of construction, and adequate security lighting shall be provided to illuminate vulnerable equipment and materials.

B64. Doors:

- Exterior doors and doors leading into stairwells shall have self-locking (dead latch) devices allowing egress to the exterior of the building or into the garage area, or stairwell, but requiring a key to be used to gain access to the interior of the building from the outside or into the hallway from the stairwell.
- Exterior doors and doors leading into stairwells shall be equipped with self-closing devices.
- Exterior doors swinging out shall have nonremovable hinge pins or hinge studs to prevent removal of door.

B65. Sliding Glass Doors:

- Single sliding glass doors shall have the movable section of the door adjusted in such a manner that the up and down play is taken up to prevent lifting with a pry tool to defeat the locking mechanism.
- Secondary dead locks shall be installed on all single sliding glass doors accessible from ground level or adjacent balconies. Lock bolts shall be of hardened material or shall have hardened steel inserts.
- Vision panels in exterior doors (if used) or within reach of the inside activating device, shall be of burglary resistant glazing or equivalent.

B66. Windows:

- Windows shall be constructed so that when the window is locked it cannot be lifted from the frame. The vertical play shall be taken up to prevent lifting of the movable section to defeat the locking mechanism.
- The sliding portion of a sliding glass window shall be on the inside track.
- Window locking devices shall be capable of withstanding a force of 300 pounds in any direction.

B67. Interior Security Lighting:

- Security and parking area lights shall be controlled by photocell and shall remain on during hours of diminished lighting.

Entire Project Conditions:

B68. The applicant shall post the property "No Trespassing" and sign an agreement with the Police Department to prosecute all violators. This agreement shall be kept on file on the premises and at the Police Department.

B69. No public telephone shall be installed or maintained on the exterior of the premises.

- B70. Signs shall be posted prohibiting consumption of alcoholic beverages in the business or in the parking areas. Signs shall read: "It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent public sidewalk with and open alcoholic beverage container. P.C. 647e (a)" plus any appropriate local ordinances. Lettering to be block style and a minimum of 2 ½" in height. Signs will be clearly visible to the patrons of the business parking lot and to persons on the public sidewalk.
- B71. Business rules shall be posted in the business interior in a conspicuous place.
- B72. Windows shall be left unobstructed by either signage and/or display racks, shelving, or merchandise in order to allow viewing of the interior of the business by patrolling police.
- B73. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
- B74. All dumpsters must be kept locked.
- B75. The applicant shall agree to a "good neighbor policy." The "good neighbor policy" shall require that if any significant problems arise and the city receives complaints about the use, the City will commence with Special Permit revocation hearings at the cost of the property owner. The revocation hearing shall be at the discretion and direction of the Planning Commission.

Solid Waste Division

- B76. Recycling capacity be met or exceeded.
- B77. A recycling program shall be established. The developer shall send the name of the service provider, the frequency of service, and the processing facility to the Solid Waste Division to verify that service has been established.
- B78. This project shall divert demolition and construction waste. The project proponent shall plan to target cardboard, wood waste, scrap metal, brick, concrete, asphalt, and dry wall for recovery. The developer shall submit the following information to the Solid Waste Division:
- Method of recovery
 - Hauler information
 - Disposal facility
 - Diversion percentage
 - Weigh tickets documenting disposal and diversion

Advisory Notes:

Utilities

1. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
2. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression systems.

Parks

3. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$3,705. This is based on 1,782 sq. ft at the retail rate of \$0.34 per sq. ft.; 5,006 sq. ft. at the office rate of \$0.46 per sq. ft; and, 5,309 sq. ft. at the warehouse rate of \$0.15 per sq. ft. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

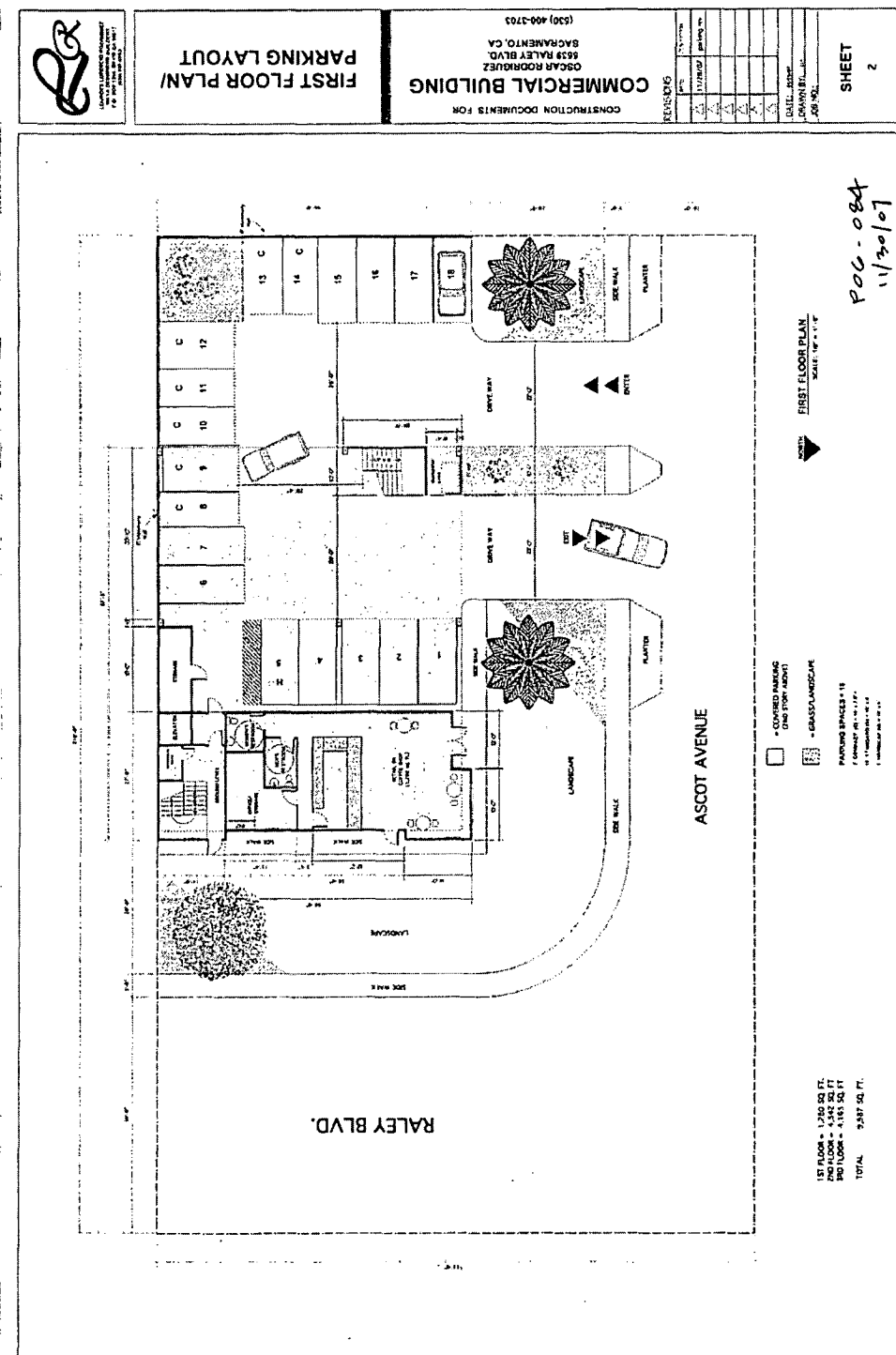
Solid Waste Division

4. The Solid Waste Division provides free waste audits to interested businesses. City staff will then recommend a method of waste management to the businesses to increase waste diversion at the greatest cost avoidance.
5. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
6. Businesses that subscribe to City solid waste collection and disposal services are also provided recycling services as a package. The Solid Waste Division provides a variety of commercial services. They include commercial solid waste collection and disposal, commercial recycling, in-office recycling, and debris box services.

Subject: Rodriguez Commercial Building (P06-084)

December 13, 2007


Exhibit B: First Floor Plan overlaid on Plot Plan



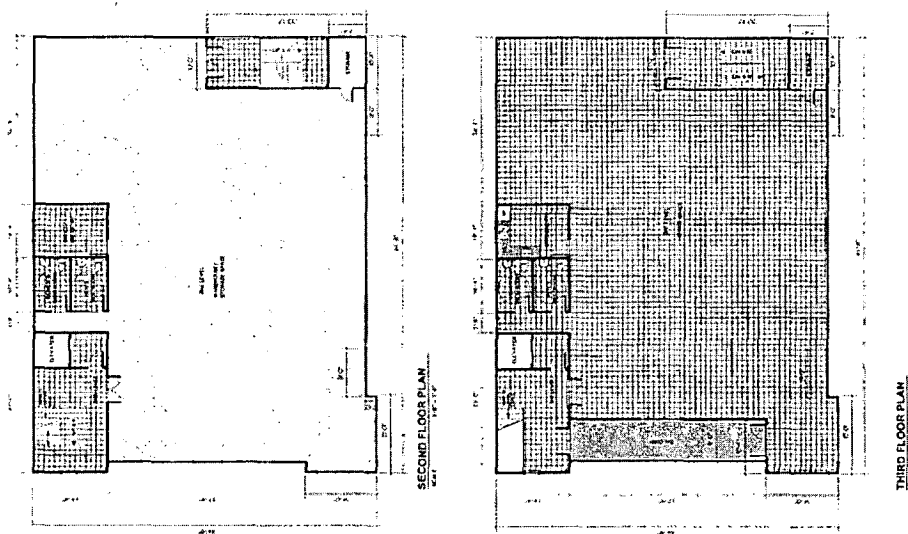
Subject: Rodriguez Commercial Building (P06-084)

December 13, 2007

Exhibit 1C: Second and Third Floor Plans

 OSCAR RODRIGUEZ CONSTRUCTION DOCUMENTS 1539 J ST. SUITE 200 SACRAMENTO, CA 95811 (916) 444-3703	COMMERCIAL BUILDING OSCAR RODRIGUEZ 6539 RALEIGH BLVD. SACRAMENTO, CA (916) 444-3703	REVISIONS	DATE	BY	DESCRIPTION
SECOND/THIRD FLOOR PLAN		DATE: 12/13/07	BY: [Signature]	DESCRIPTION: [Blank]	
CONSTRUCTION DOCUMENTS FOR		JOB NO.:		SHEET 2	

REVISED
P06-084
REC'D 9/25/07



Subject: Rodriguez Commercial Building (P06-084)

December 13, 2007

Exhibit 1D: East and North Elevations



OSCAR RODRIGUEZ ARCHITECT
1001 K STREET, SUITE 100
SACRAMENTO, CA 95811
(916) 442-3700

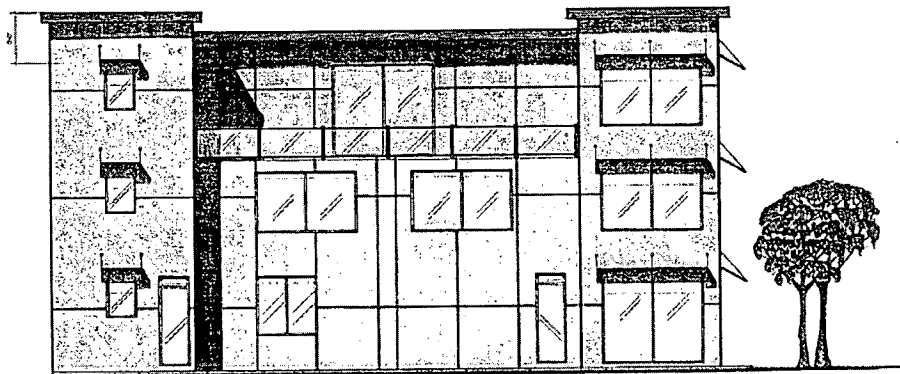
FRONT / EAST
ELEVATION

CONSTRUCTION DOCUMENTS FOR
COMMERCIAL BUILDING
OSCAR RODRIGUEZ
553 RALEY BLVD.
SACRAMENTO, CA
(916) 442-3700

NO.	DESCRIPTION	DATE
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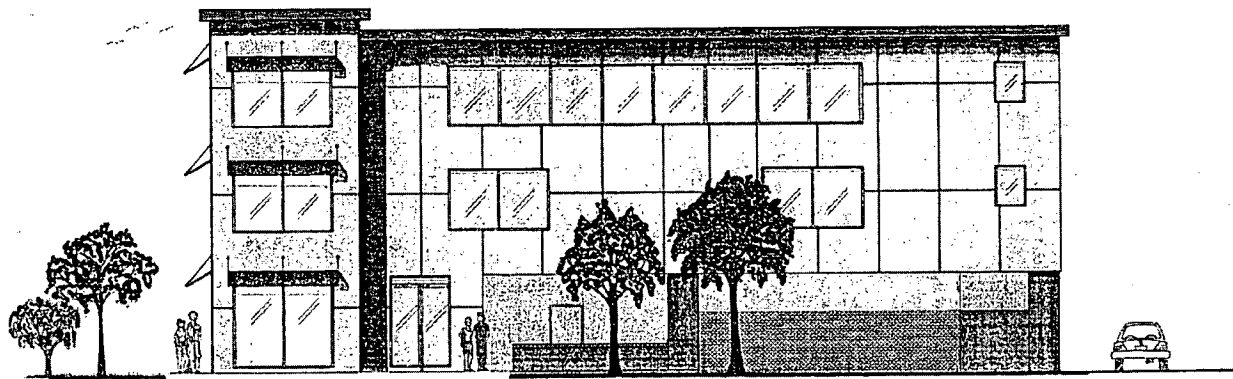
SHEET

3



EAST ELEVATION / RALEY BLVD

SCALE 1/4" = 1'-0"



NORTH ELEVATION / ASCOT

SCALE 1/4" = 1'-0"

P06-084
11/30/07

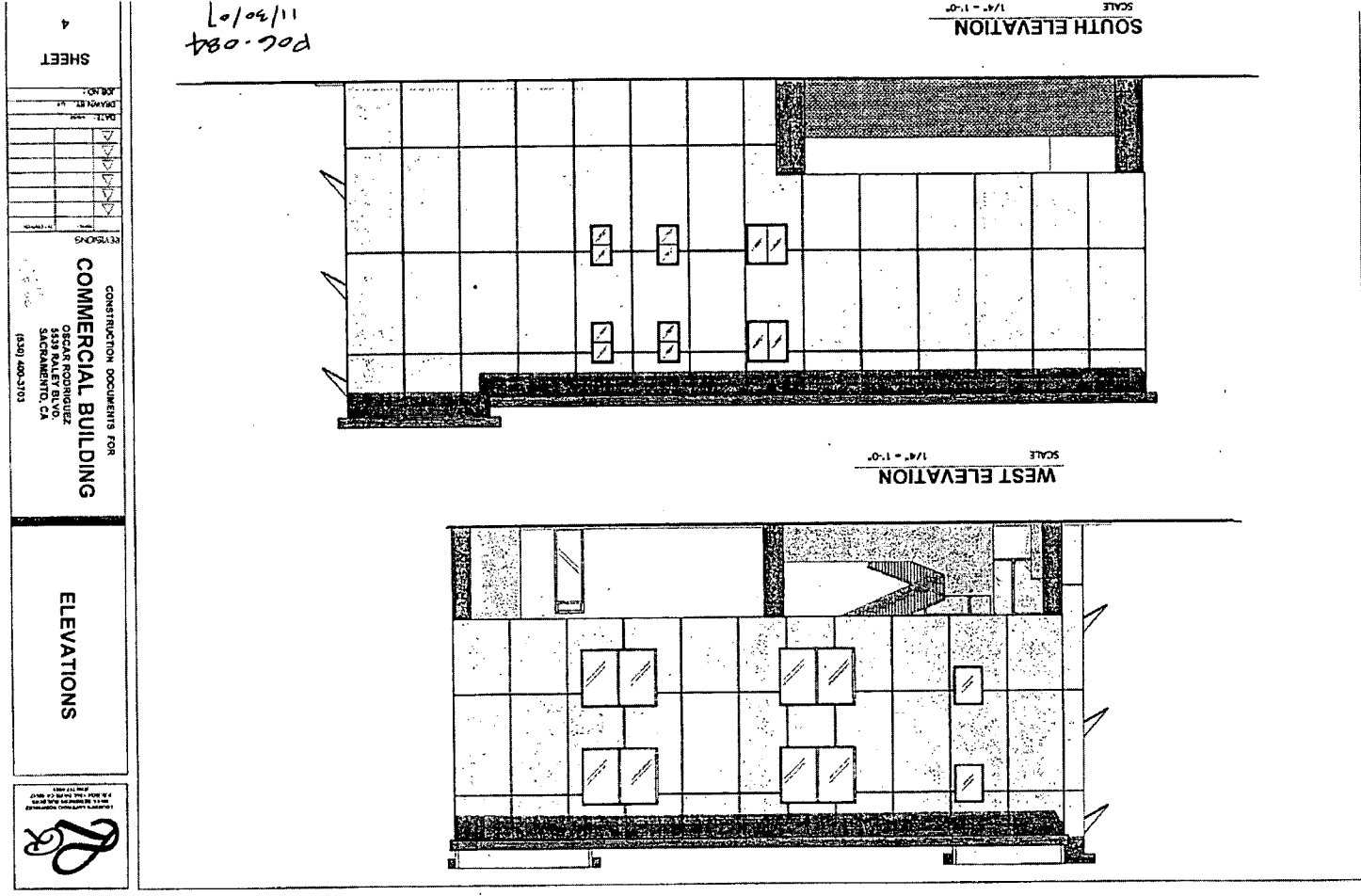
Item #4

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Exhibit 1E: West and South Elevations



Land Use & Zoning Map

