

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, October 31, 2002, the Zoning Administrator approved with conditions a tentative map to create two new parcels (File Z02-171). Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels totaling 10.2+ developed acres in the Heavy Industrial-North, Special Planning District (M-2N)(SPD) zone.

Location: 1050 and 1100 Richards Boulevard (D1, Area 1)

Assessor's Parcel Number: 001-0090-001, 002

Applicant: Morton and Pitalo Inc. (Michael Chiara)
1788 Tribute Road #200
Sacramento, CA 95815

Property Owner: Dos Rios Venture
8615 Elder Creek Rd
Sacramento, CA 95828

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse
Central City

Community Plan Designation: Industrial-Residential

Existing Land Use of Site: Warehouse/Office and Retail

Existing Zoning of Site: Heavy Industrial-North (M-2N)(SPD)

Surrounding Land Use and Zoning:

North: M-2N (SPD); Industrial

South: C-4 (SPD) Vacant and Industrial

East: RMX (SPD); School

West: M-2 Central (SPD); Industrial

Property Dimensions: Irregular

Property Area: 10.2+ acres

Property Area: 10.2+ acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: Exhibit A

Previous Files: Z99-098 (Variances for building on West Parcel)

Additional Information The applicant proposes to subdivide one parcel into two parcels to legalize previously developed parcels according to designated assessor parcel pages. The entire site is developed with industrial and retail development. The parcel is located at the southeast corner of 10th Street and Richards Boulevard. The development on the west side of the parcel meets current Zoning Code requirements for the existing development once the parcel is created. The development on the east parcel does not meet current standards and will not meet the current standards for parking after the lot is developed; however, the existing conditions are not being changed or worsened by the proposed parcel map. The proposed subdivision meets all lot size requirements of the Subdivision Ordinance.

The project is located within the Capitol Station District association area. The plans were sent to the neighborhood association and staff received no comments. The project was noticed and staff did not receive any calls.

Subdivision Review Committee The proposed map was heard at the Subdivision Review Committee on October 16, 2002. During the hearing, the proposed conditions of approval specific to the map were accepted by the applicant and approved by the Committee. The conditions are listed under Conditions of Approval.

Agency Comments The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions, Parks, SMUD, and other utilities. The comments received pertaining to the tentative map have been included as conditions.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315.

Conditions of Approval:

The following conditions shall be satisfied prior to filing the Final Map unless a different time for compliance is specifically stated in these conditions:

GENERAL:

1. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. This shall include removing and replacing any existing deteriorated curb, gutter, curb ramp and/or sidewalk.

2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessment.
3. Show all continuing and proposed/required easements on the Parcel Map.
4. Remove existing vee gutter adjacent to Dos Rios Street property frontage and replace with vertical curb, gutter, and sidewalk per City standards and to the satisfaction of Public Works. Construct the improvements to match the existing curb, gutter and sidewalk located at the southwest corner of Richards Blvd and Dos Rios Street.
5. Apply for all necessary driveway variances and permits along Dos Rios Street and construct driveways to the satisfaction of Public Works.
6. Exterior wall and opening protection shall comply with UBC Table 5-A.

PUBLIC/PRIVATE UTILITIES

7. Dedicate a standard 12.5 foot Public Utility Easement for underground facilities and appurtenances adjacent to all public ways, private driveways and/or an Irrevocable Offer of Dedication except where existing structures including foundations prohibit.
8. Any existing underground water, sewer, electrical, fire sprinkler lines, & fire hydrant lines that cross the property line can be moved, or provide an easement.

Findings of Fact:

1. The Tentative Subdivision Map is consistent with the General Plan and the Central City Sacramento Community Plan which designate the subject site as Heavy Commercial or Warehouse and Industrial-Residential respectively.
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size of the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.



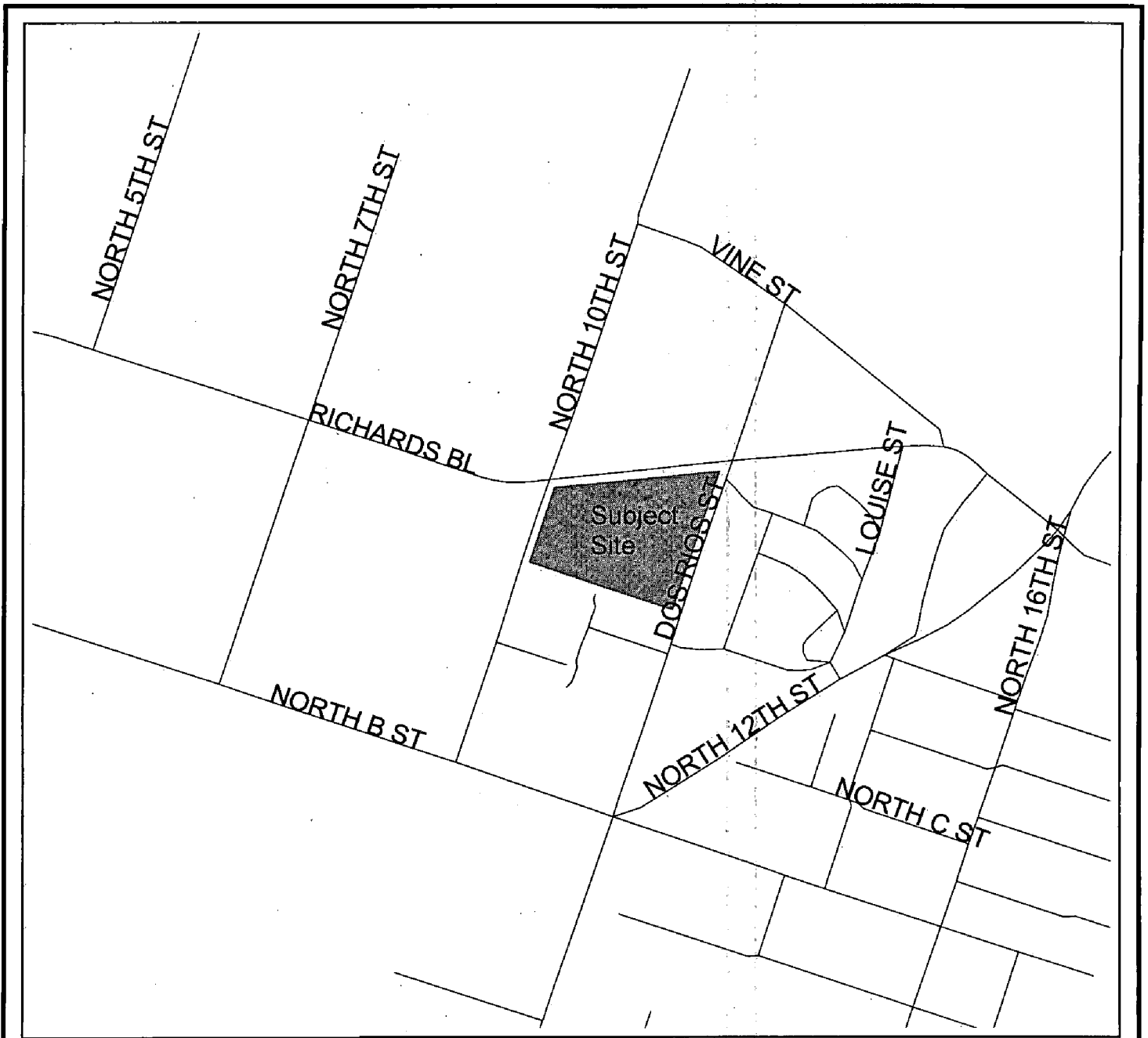
Joy D. Patterson
Zoning Administrator

The Tentative Map that is granted must be finalized within two years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning

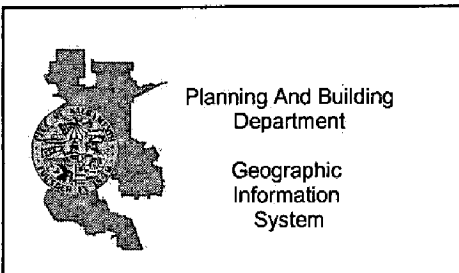
Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

Note: The applicant will need to contact the Public Works Department (Jerry Lavoto, 264-7918) after the appeal period is over to submit for a Final Map.

cc: File (original) ZA Log Book Applicant Public Works (Eva Bravo)

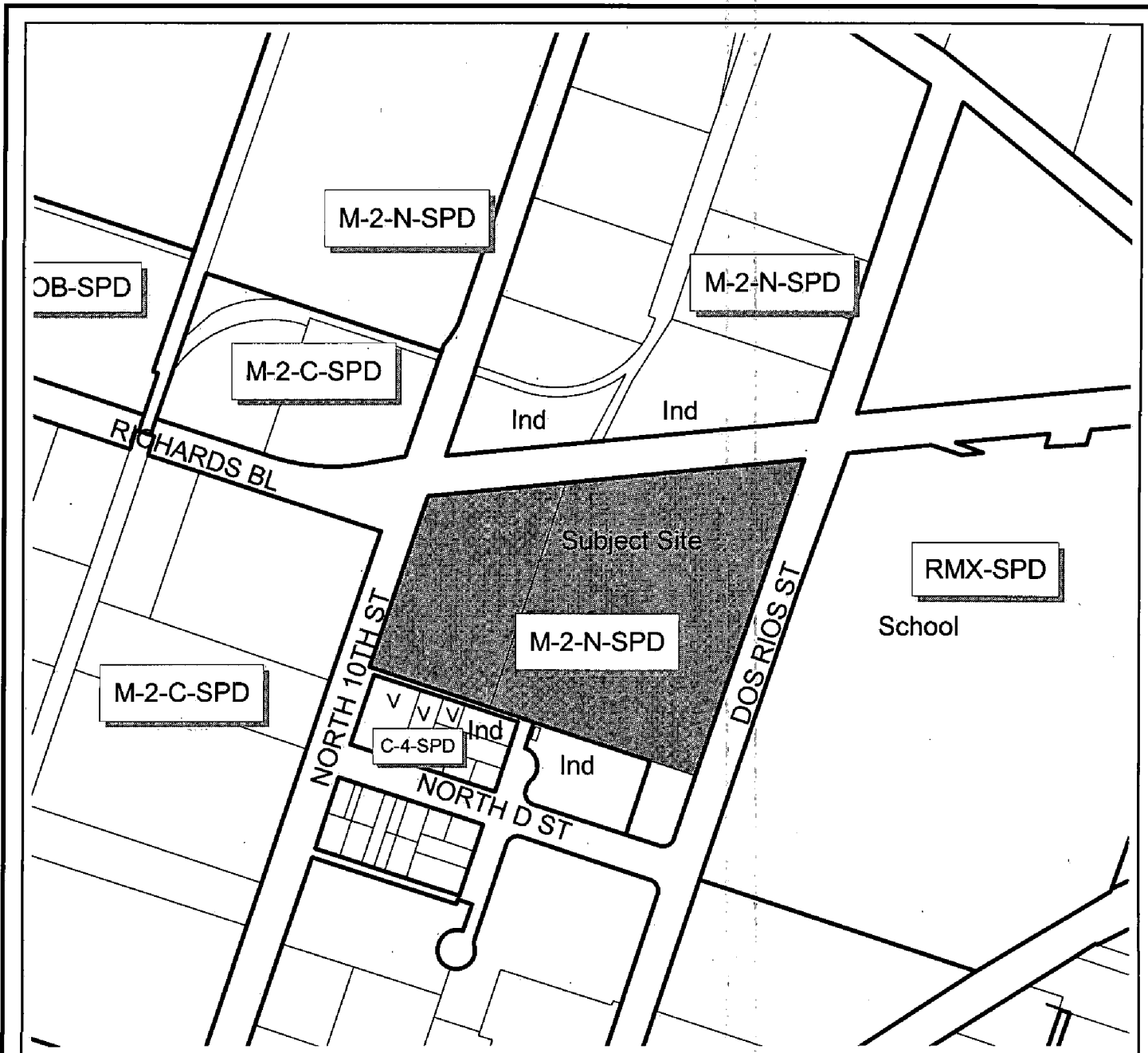


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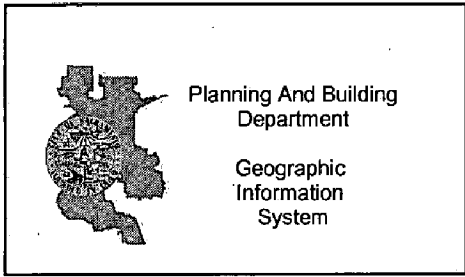


VICINITY MAP



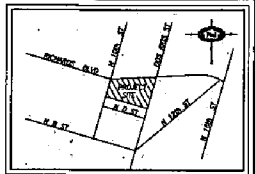
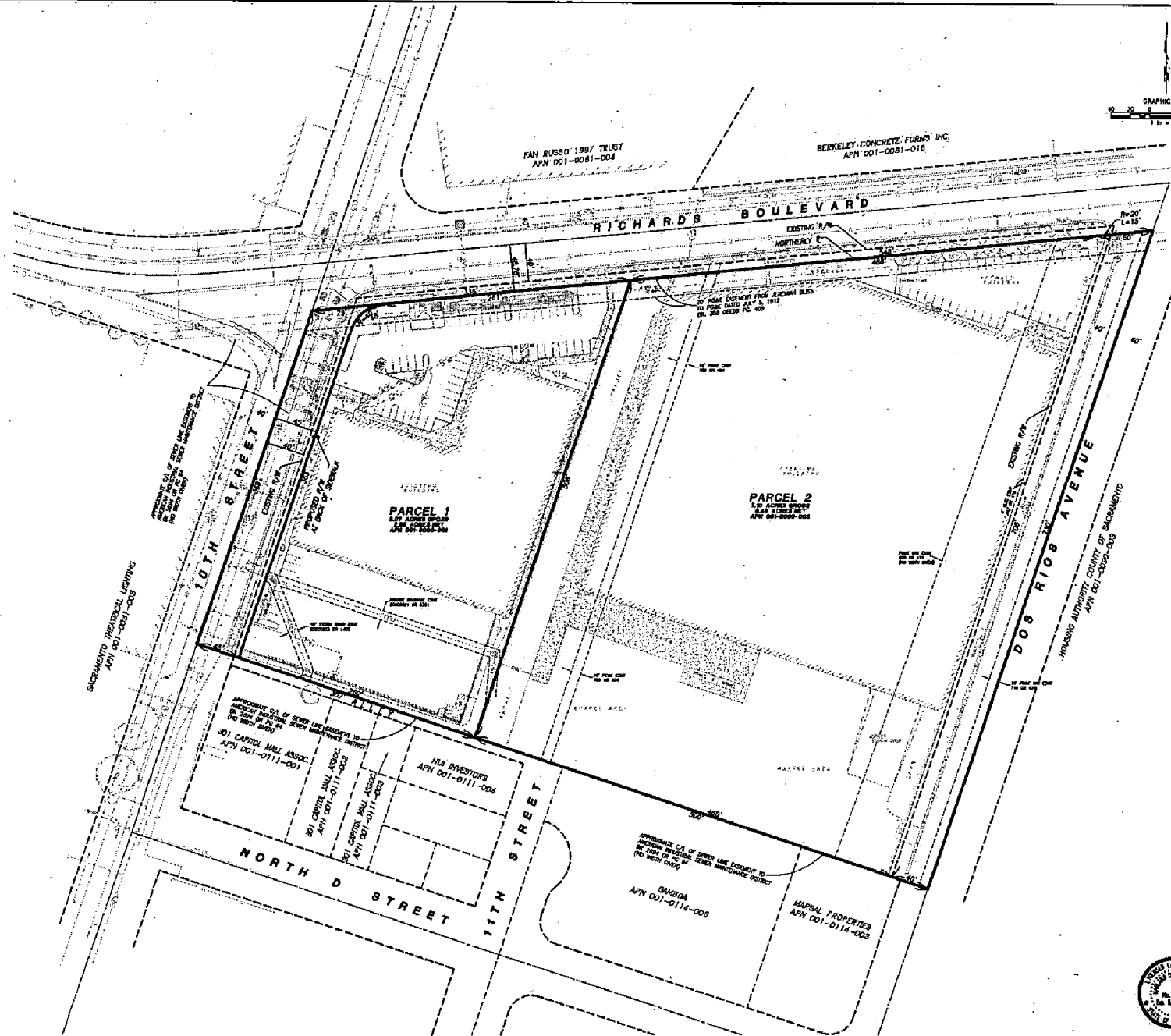


400 0 400 800 Feet



LAND USE AND ZONING





OWNER/DEVELOPER/APPLICANT

BUZZ OATES REAL ESTATE
8515 ELDER CREEK ROAD
SACRAMENTO, CA 95828
C/O JIM AXELGARD

ENGINEER

MORTON & PITALO, INC.
1788 TRIBUTE ROAD, SUITE 200
SACRAMENTO, CA 95815

APN

001-0090-001, 001-0090-002

ZONING

M-2-N-SPD

WATER

CITY OF SACRAMENTO

SANITARY SEWER

CITY OF SACRAMENTO

STORM DRAINAGE

CITY OF SACRAMENTO

FIRE

CITY OF SACRAMENTO

POLICE

CITY OF SACRAMENTO

GAS

PG&E

ELECTRICITY

SACRAMENTO MUNICIPAL UTILITY DISTRICT

TELEPHONE

PACIFIC BELL

SCHOOLS

CITY OF SACRAMENTO UNIFIED SCHOOL DISTRICT

PARKS AND RECREATION

CITY OF SACRAMENTO

NUMBER OF PARCELS

2

AREA

10.2± ACRES GROSS
9.1± ACRES NET

PRESENT USE

INDUSTRIAL

PROPOSED USE

INDUSTRIAL



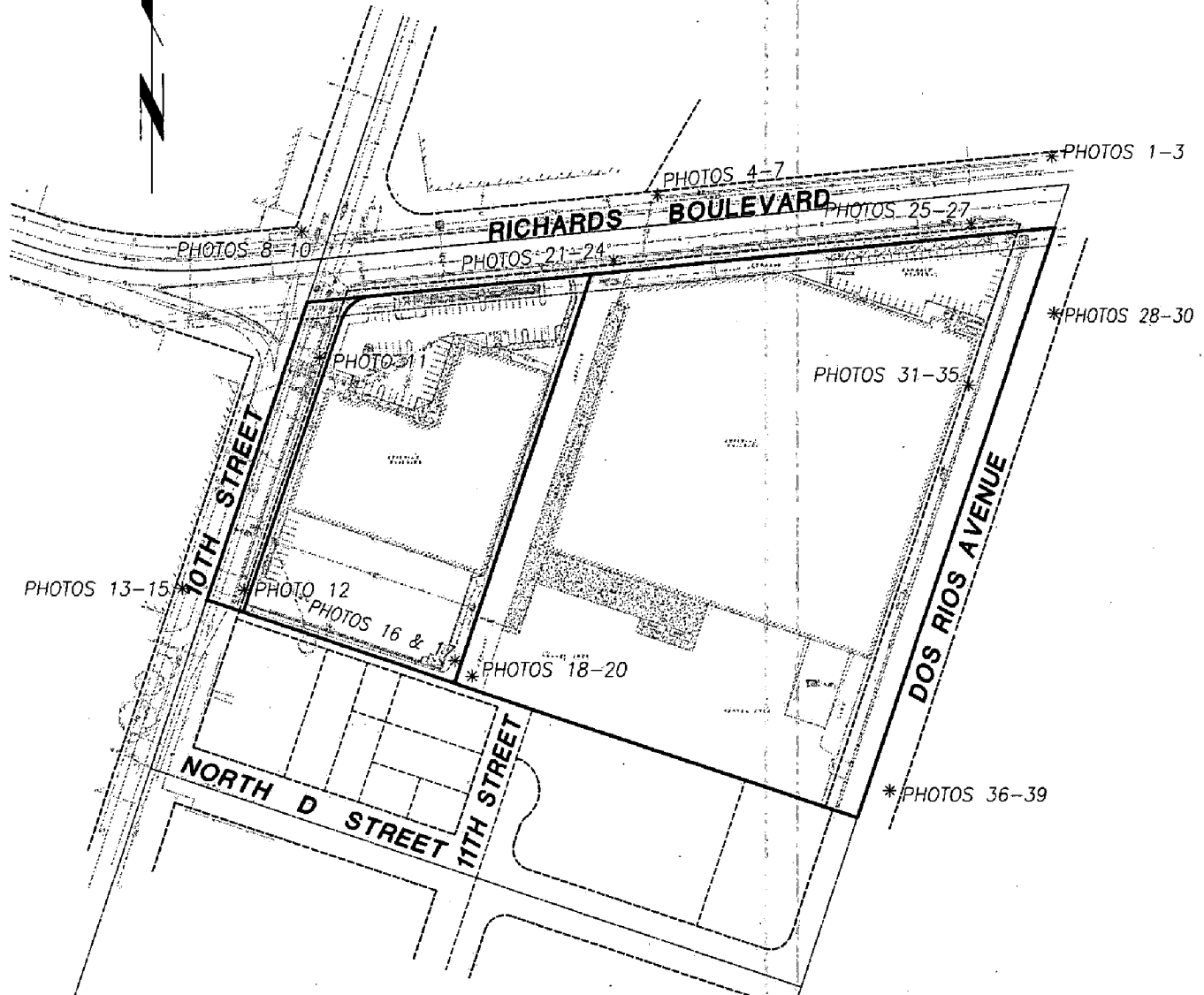
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HORIZ. 1" = 40'			DRAWN:	BAC
VERT. 1" = N/A			CHECKED:	MOJ

mmp MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
PHONE: 916/937-1400 • FAX: 916/937-0120
E-MAIL: ENGR@MORTONPITALO.COM

THE NORTH 1/2 OF BLOCKS 44 & 45 AND
A PORTION OF BLOCKS 64 AND 65 AS SHOWN ON
THE "MAP OF PART OF SACRAMENTO CITY", 1 BM 8
SACRAMENTO, CALIFORNIA

DATE: JULY 2002
SHEET: 1
OF: 1

* APPROXIMATE LOCATION FROM WHICH ATTACHED PHOTOS WERE TAKEN



X:\2002\020078\DWG\PLANNING\02078EX1.DWG 07-17-02 1:52 pm - mchiara

Z02-171
8-15-02

mnp **MORTON & PITALO, INC.**
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
PHONE: 916/927-2400 • FAX: 916/567-0120

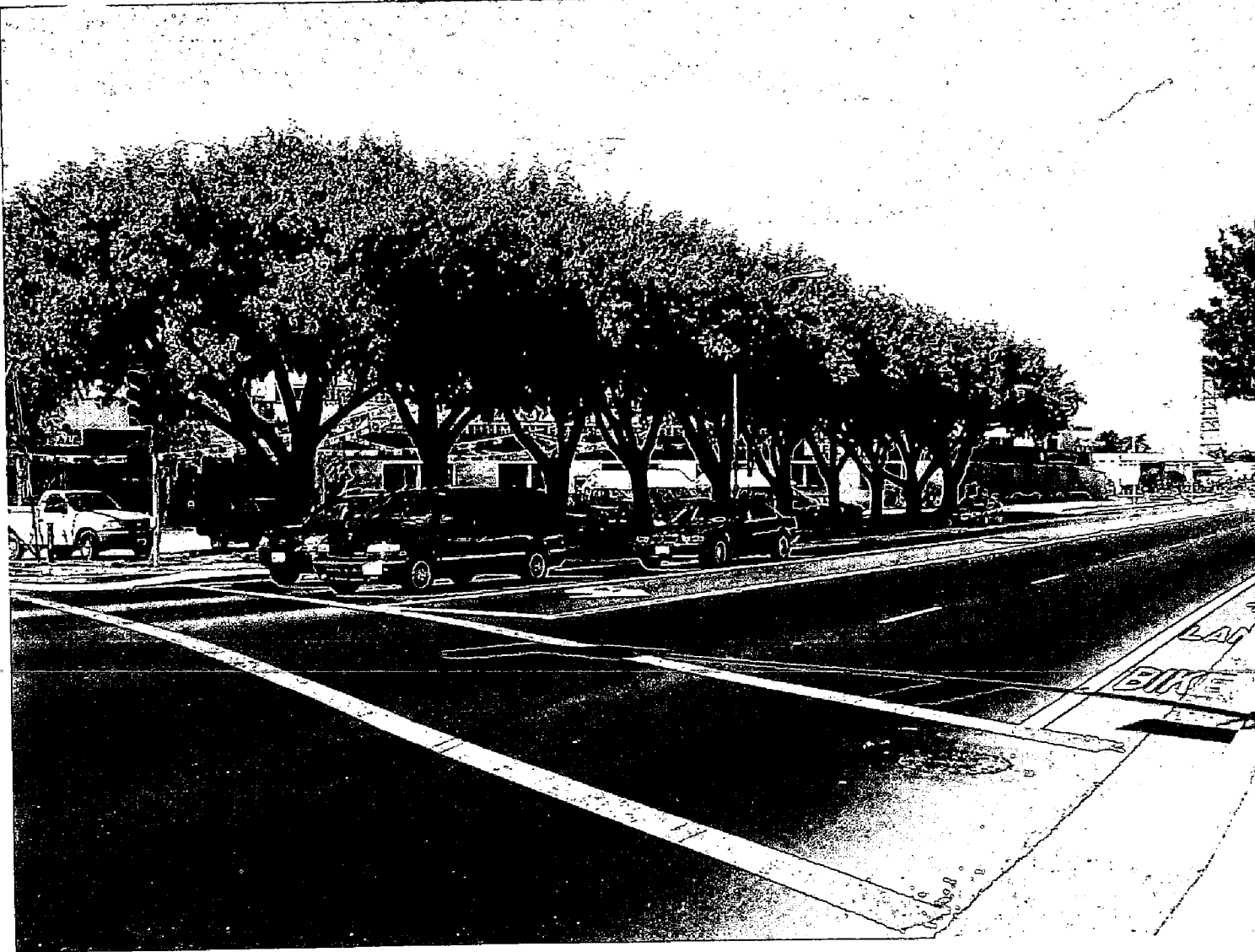
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CHECKED:	MJC	DATE:	JULY 2002
SCALE:	1"=200'	SHEET:	1 of 1

1050 & 1100 RICHARDS BLVD
PHOTO EXHIBIT
TO ACCOMPANY
TENTATIVE MAP APPLICATION
SACRAMENTO, CALIFORNIA



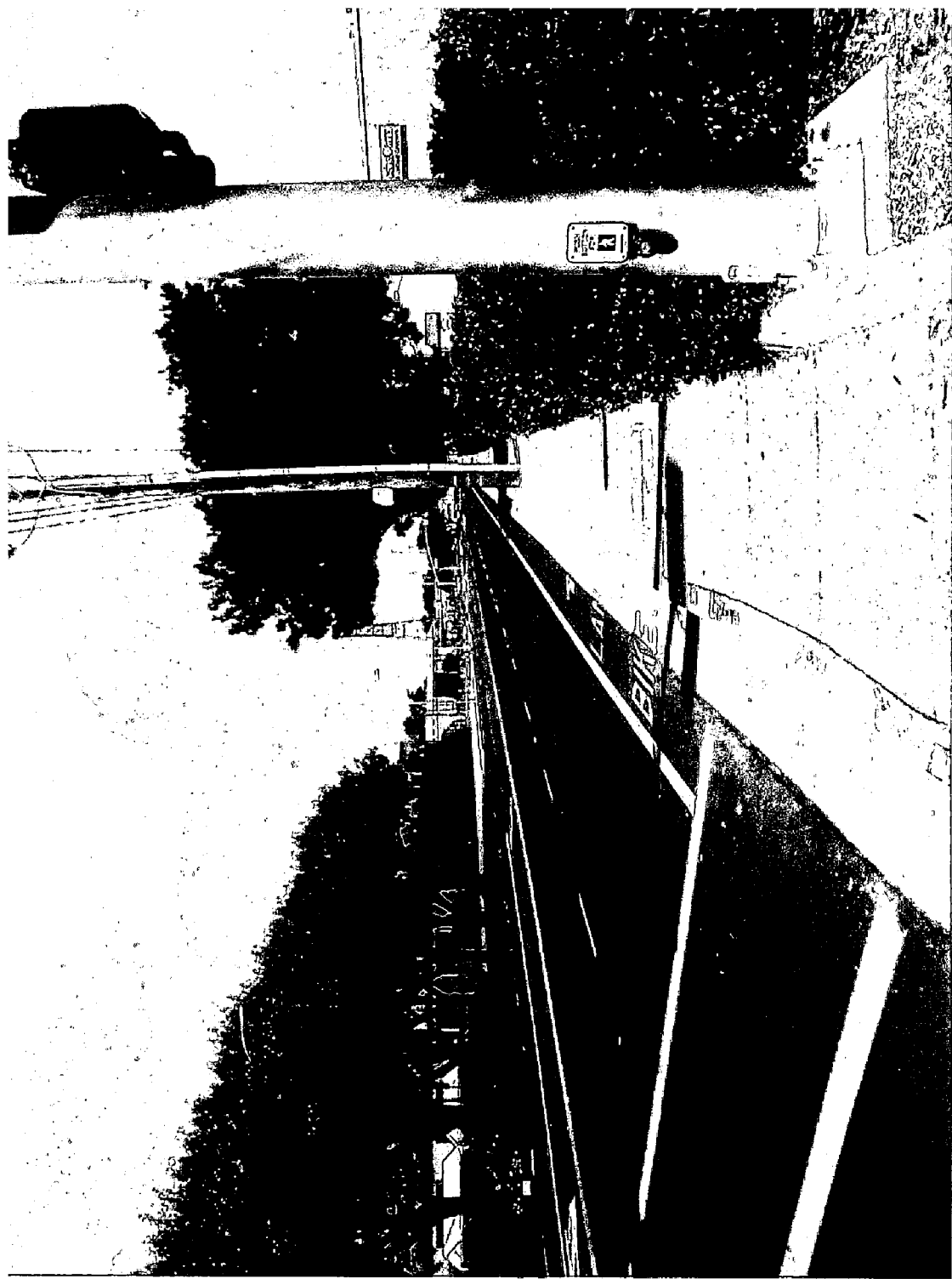
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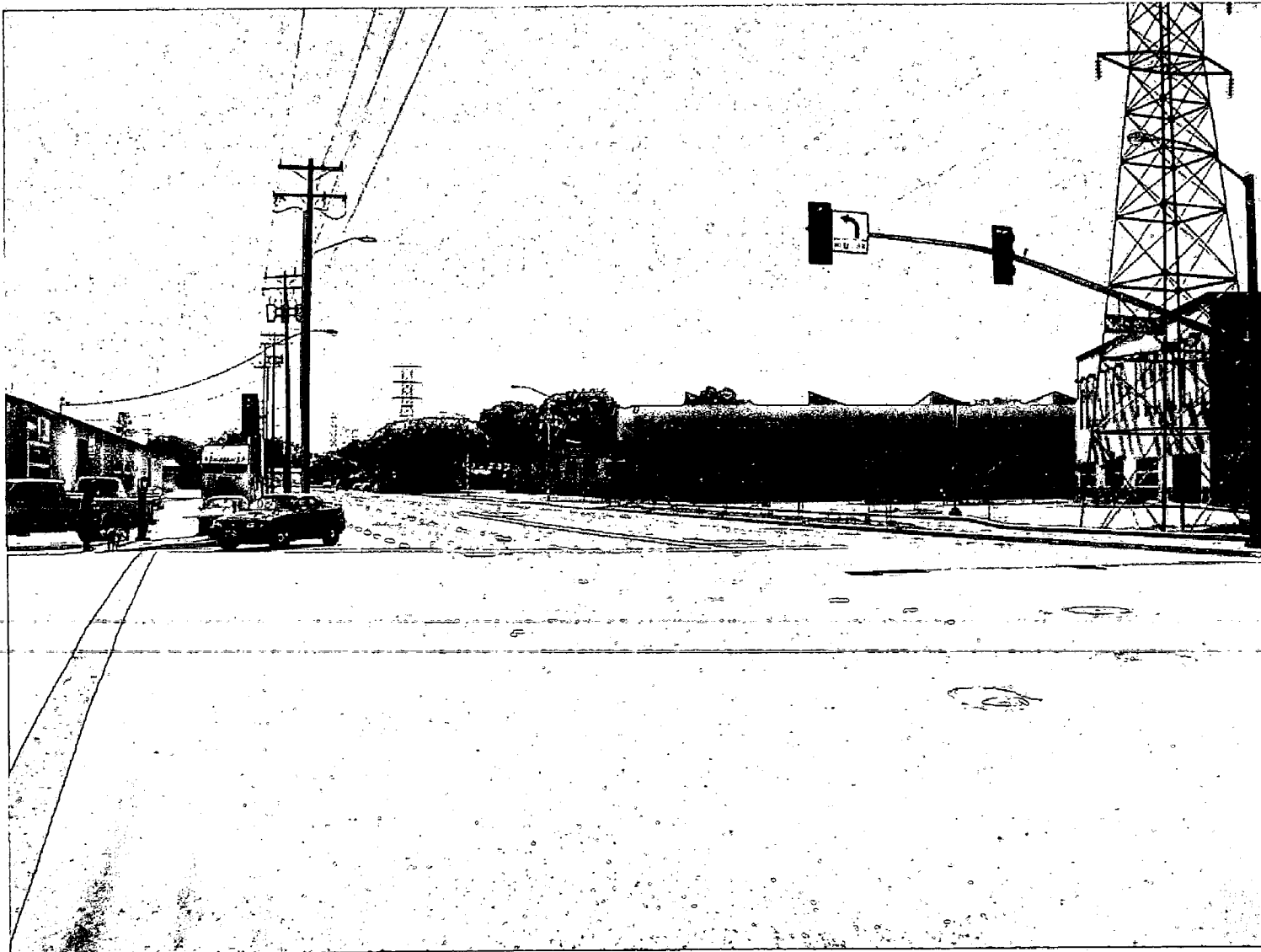
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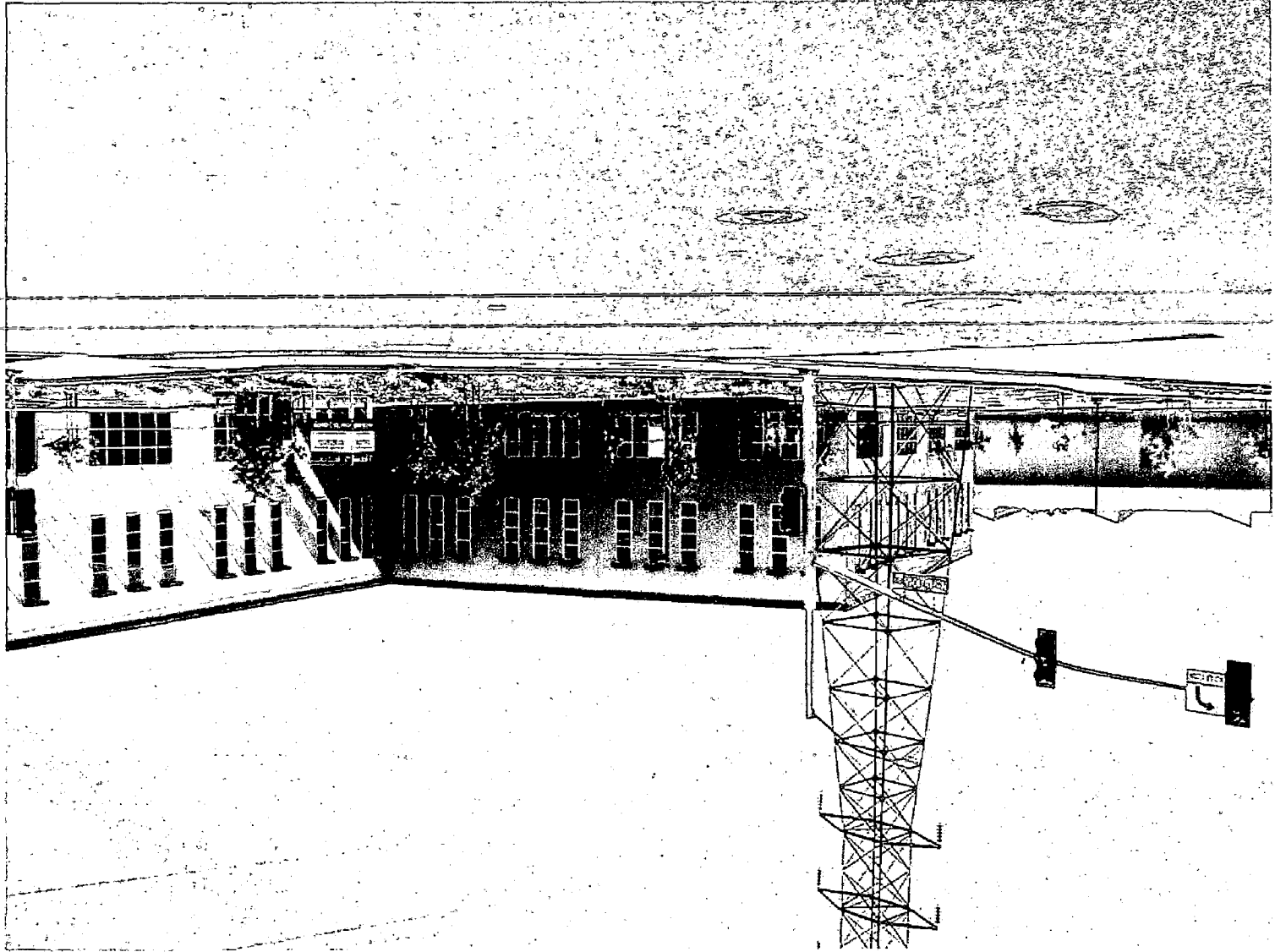
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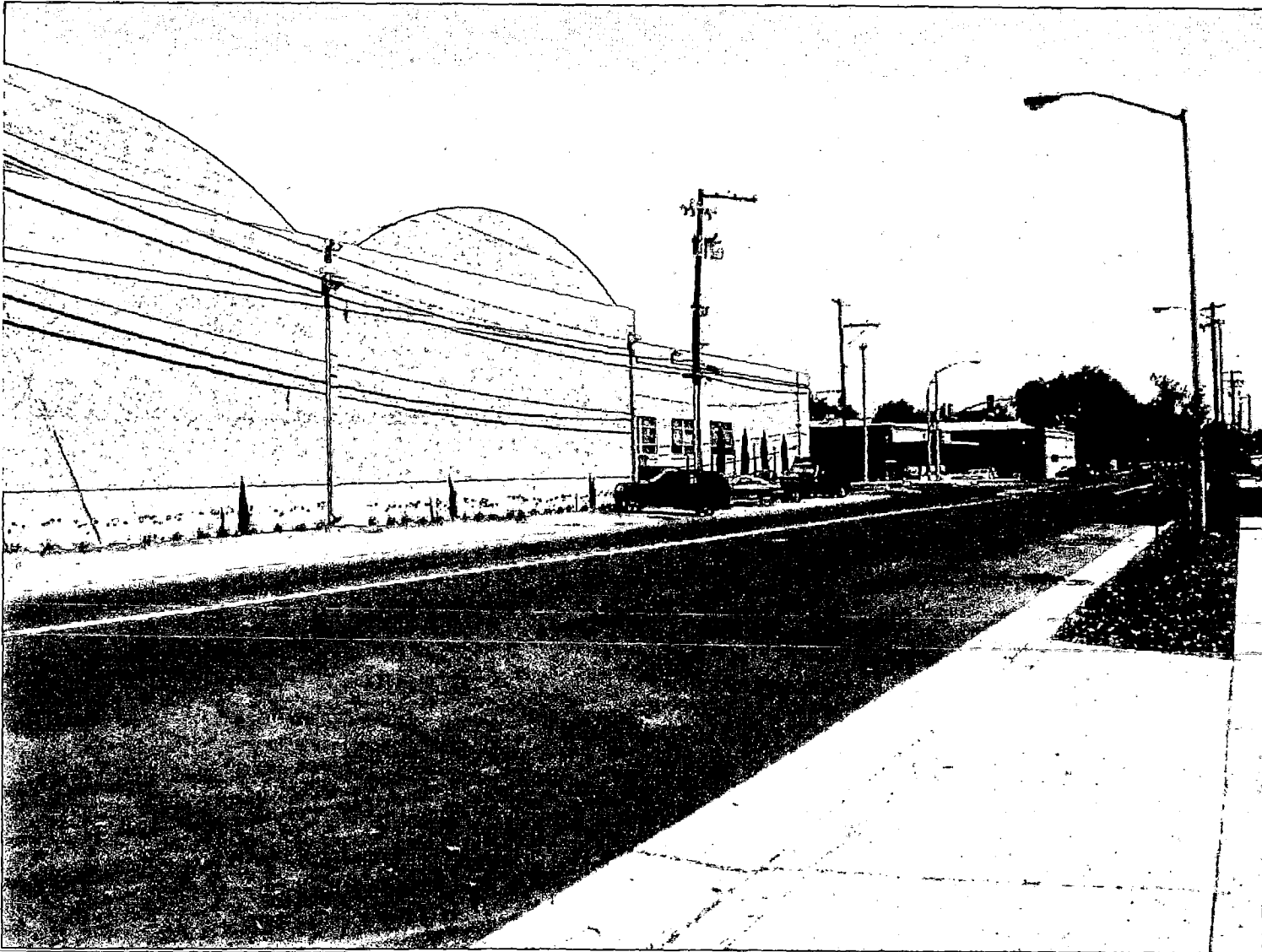
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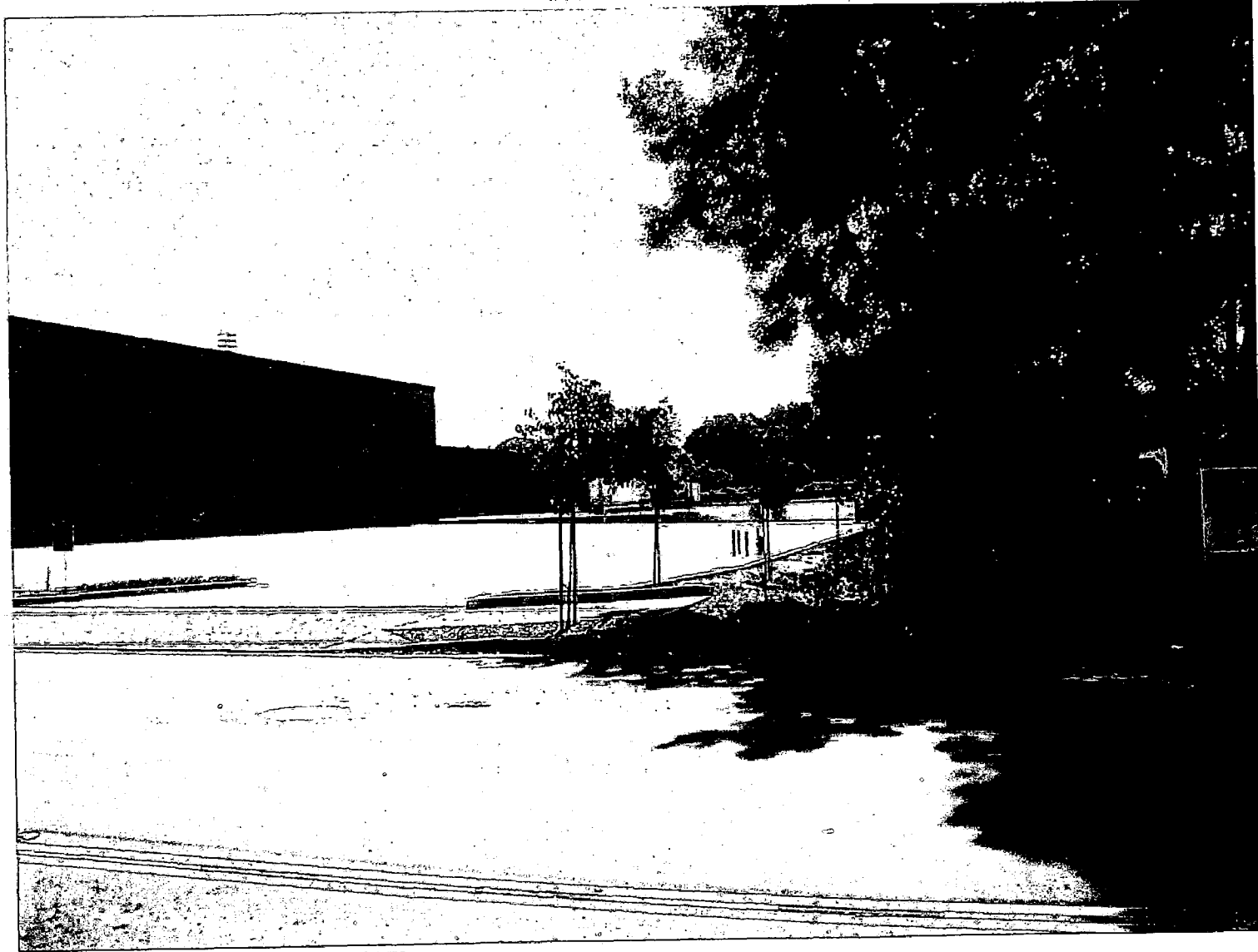
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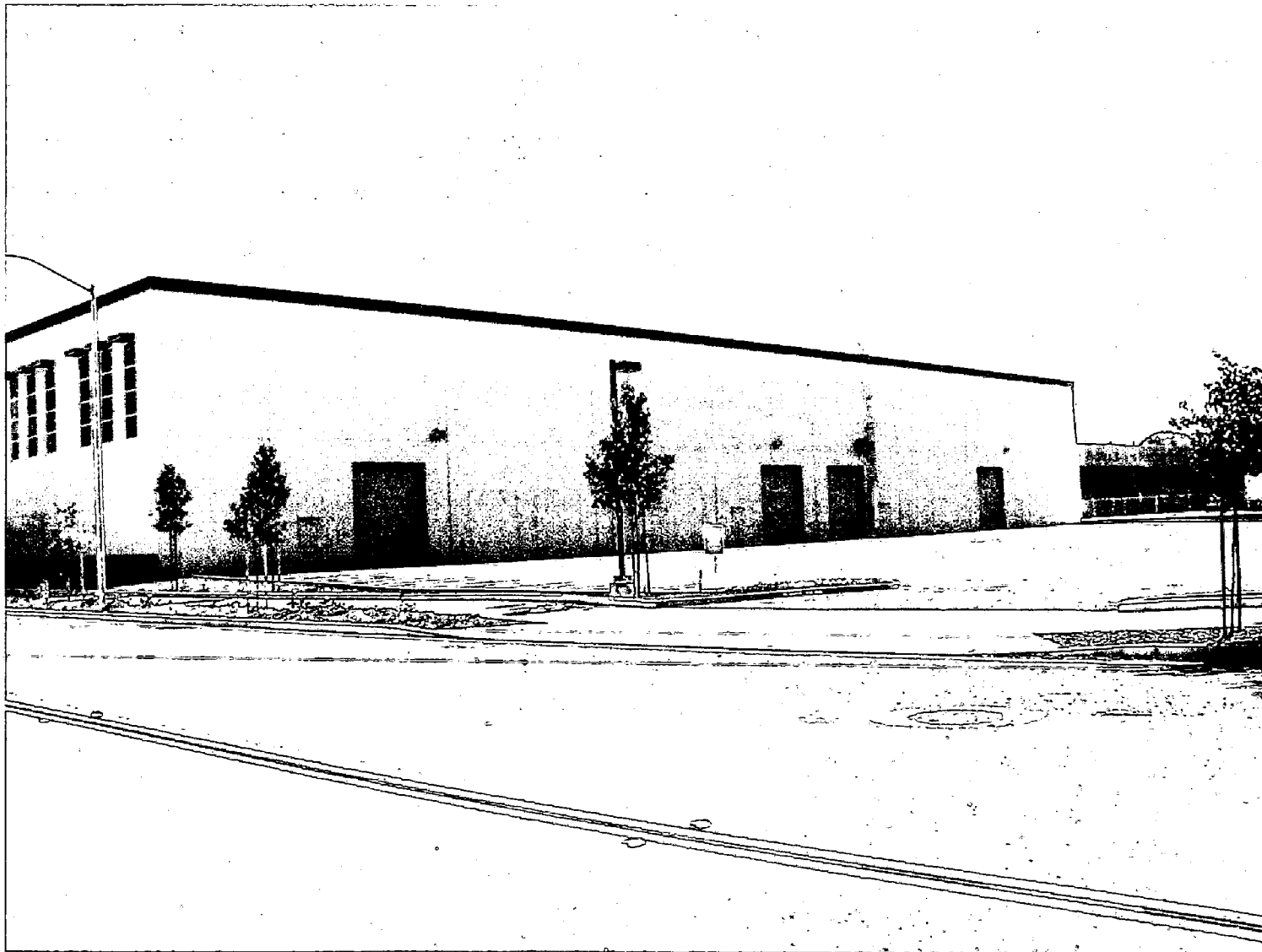
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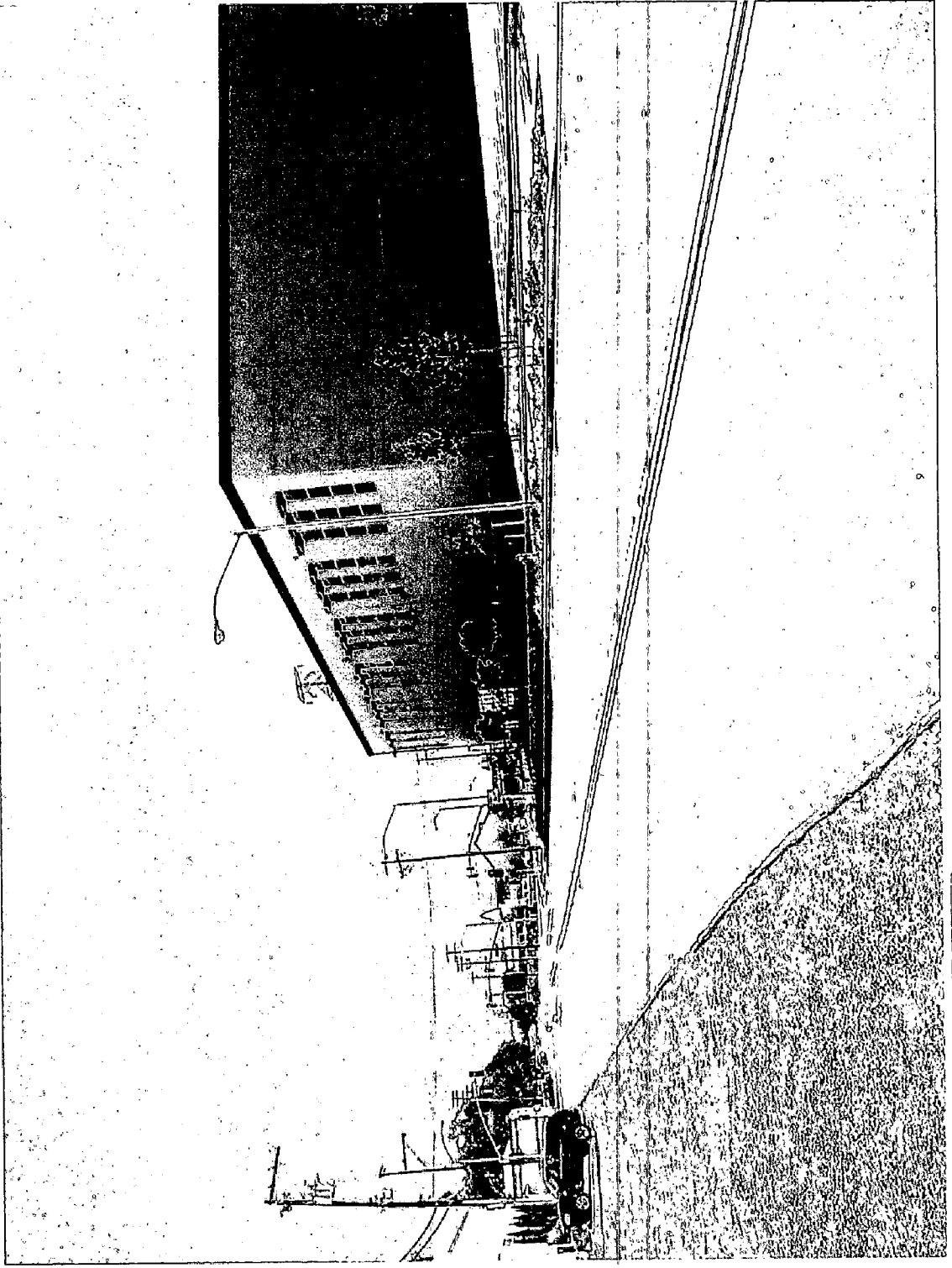
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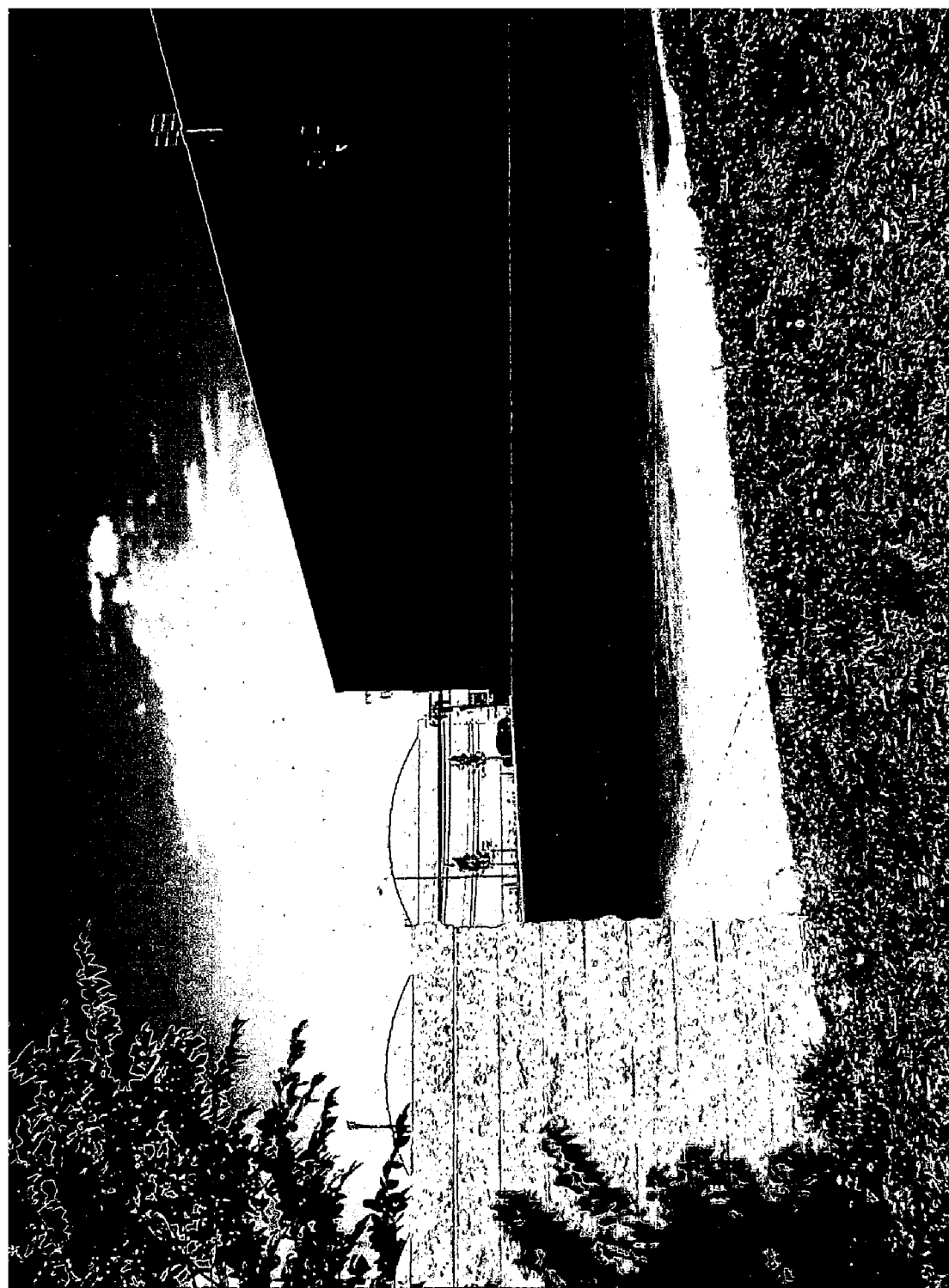
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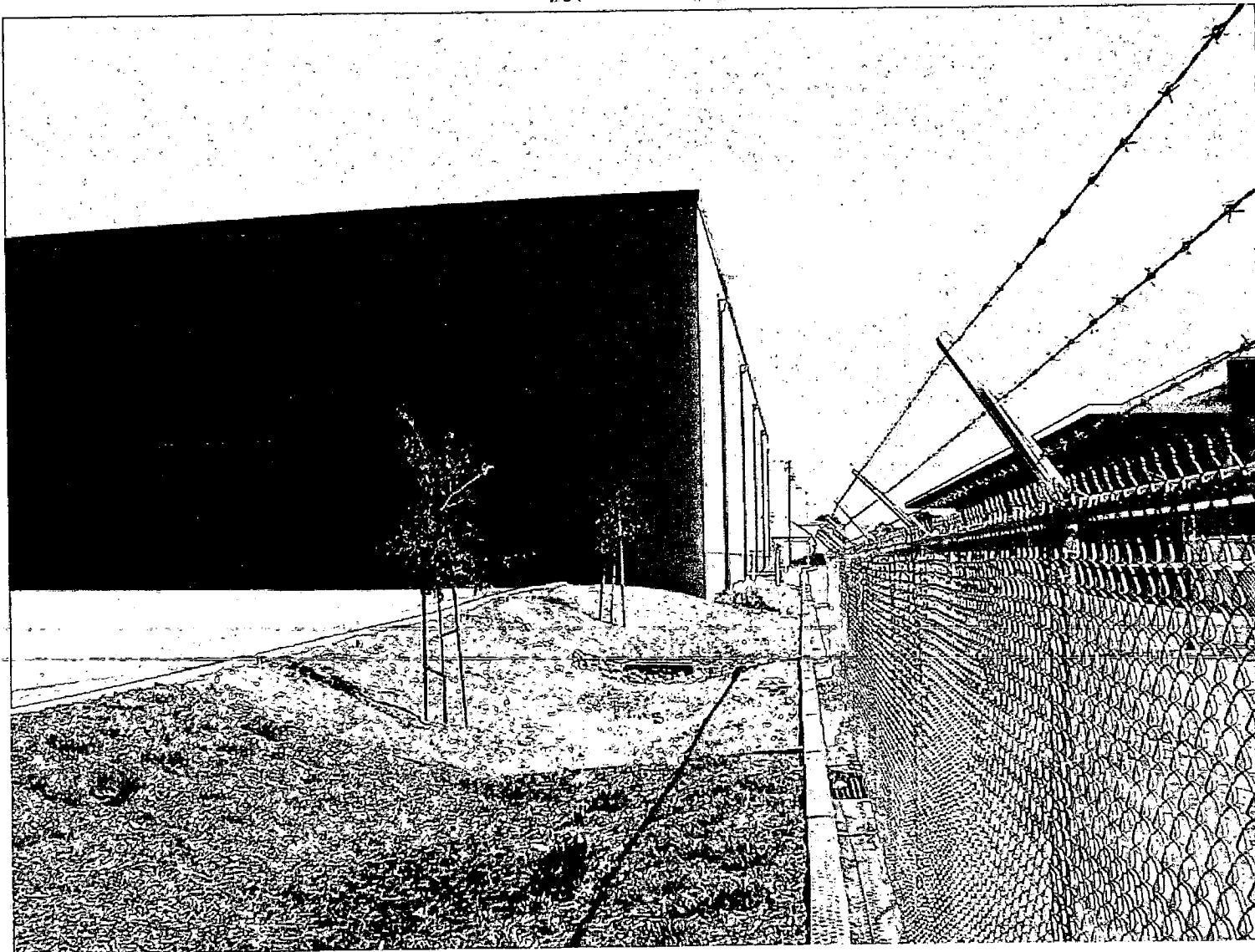
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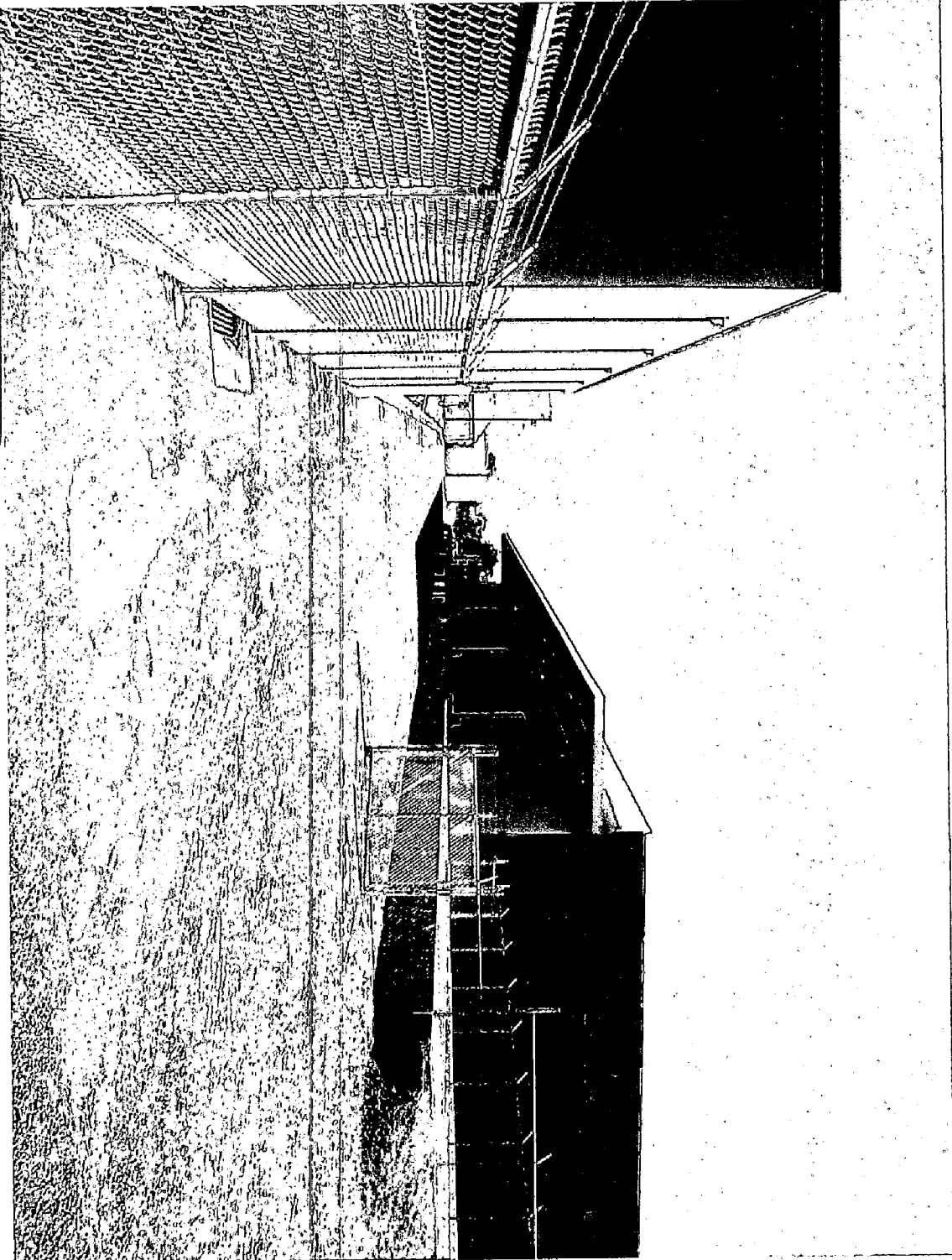
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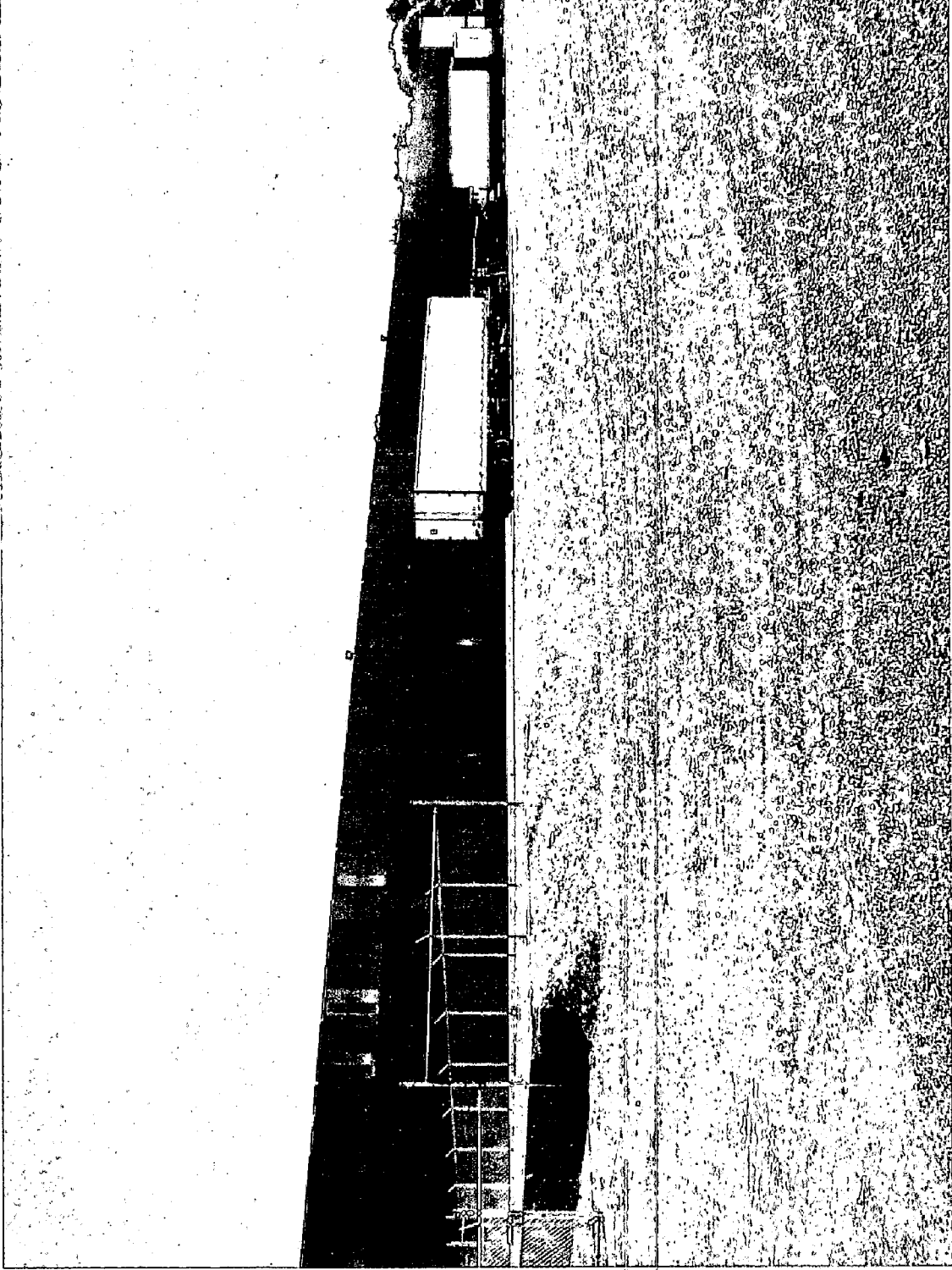
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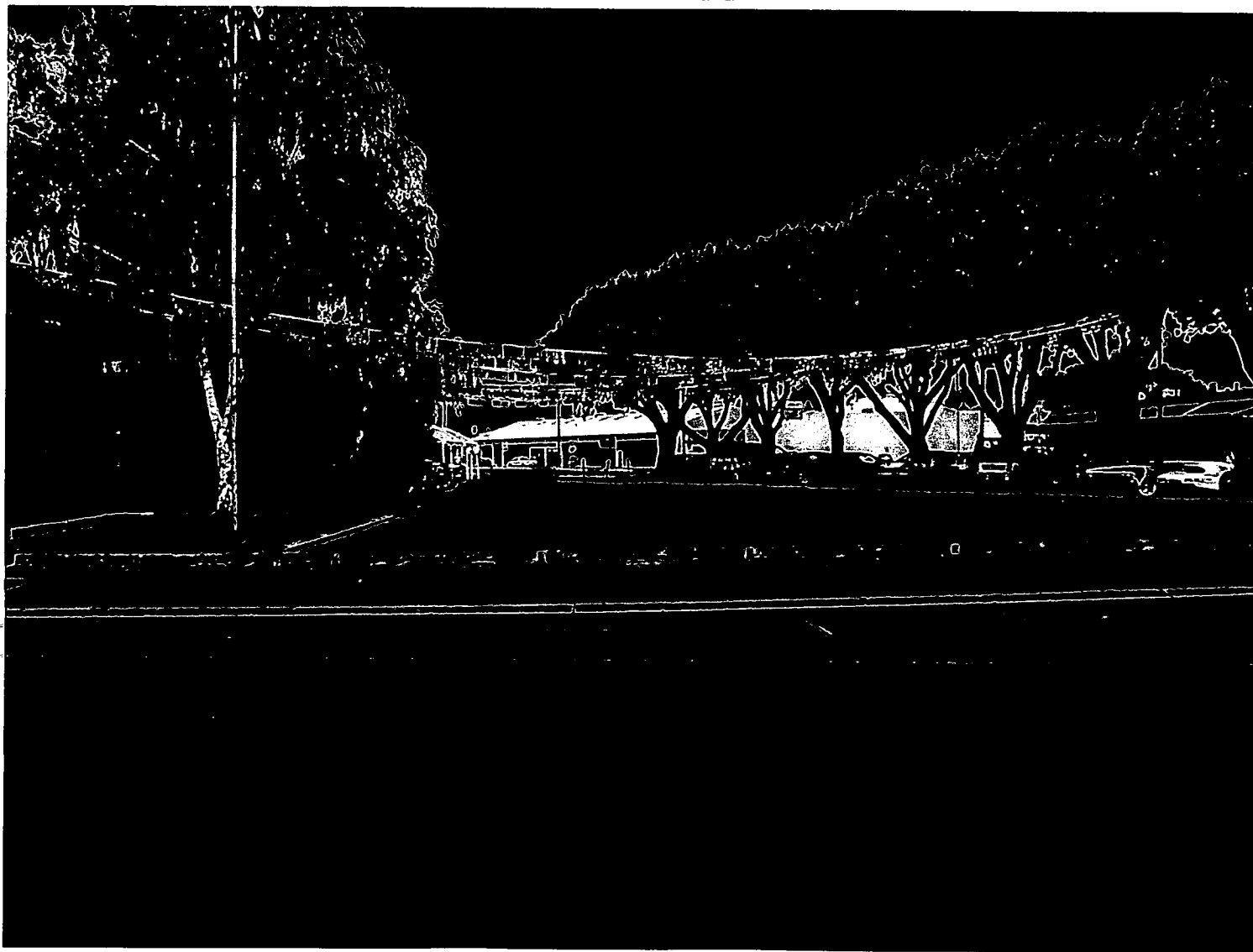
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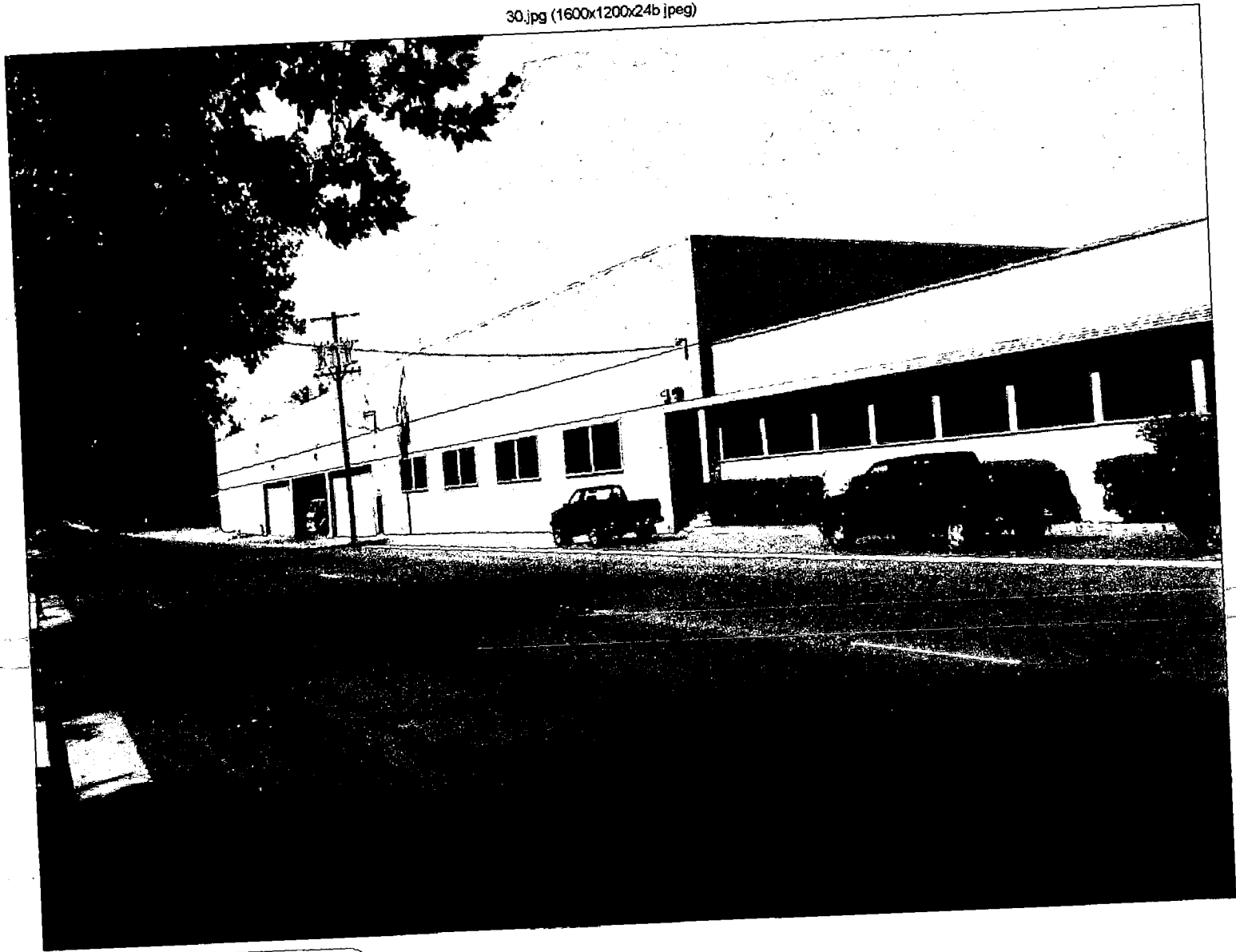
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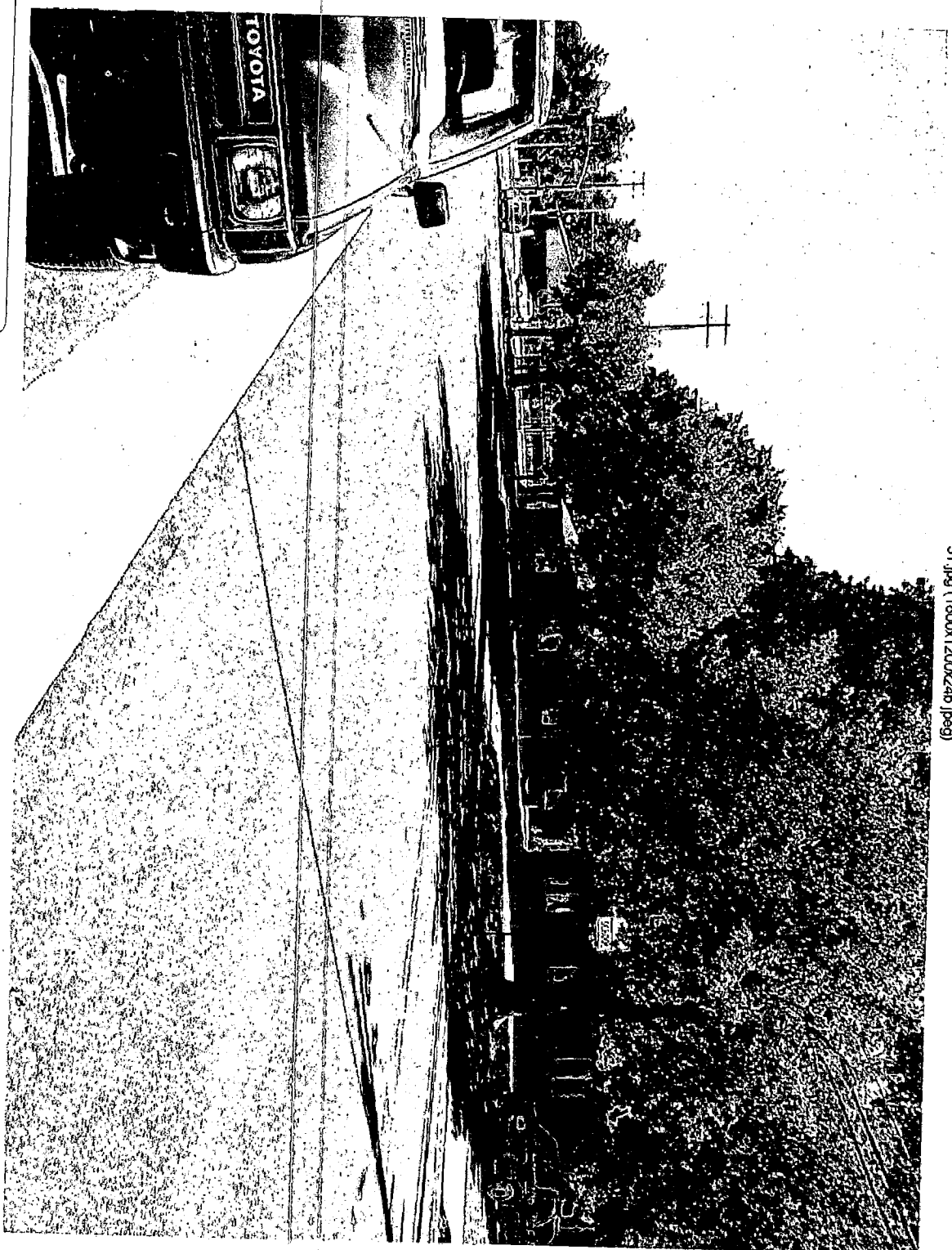
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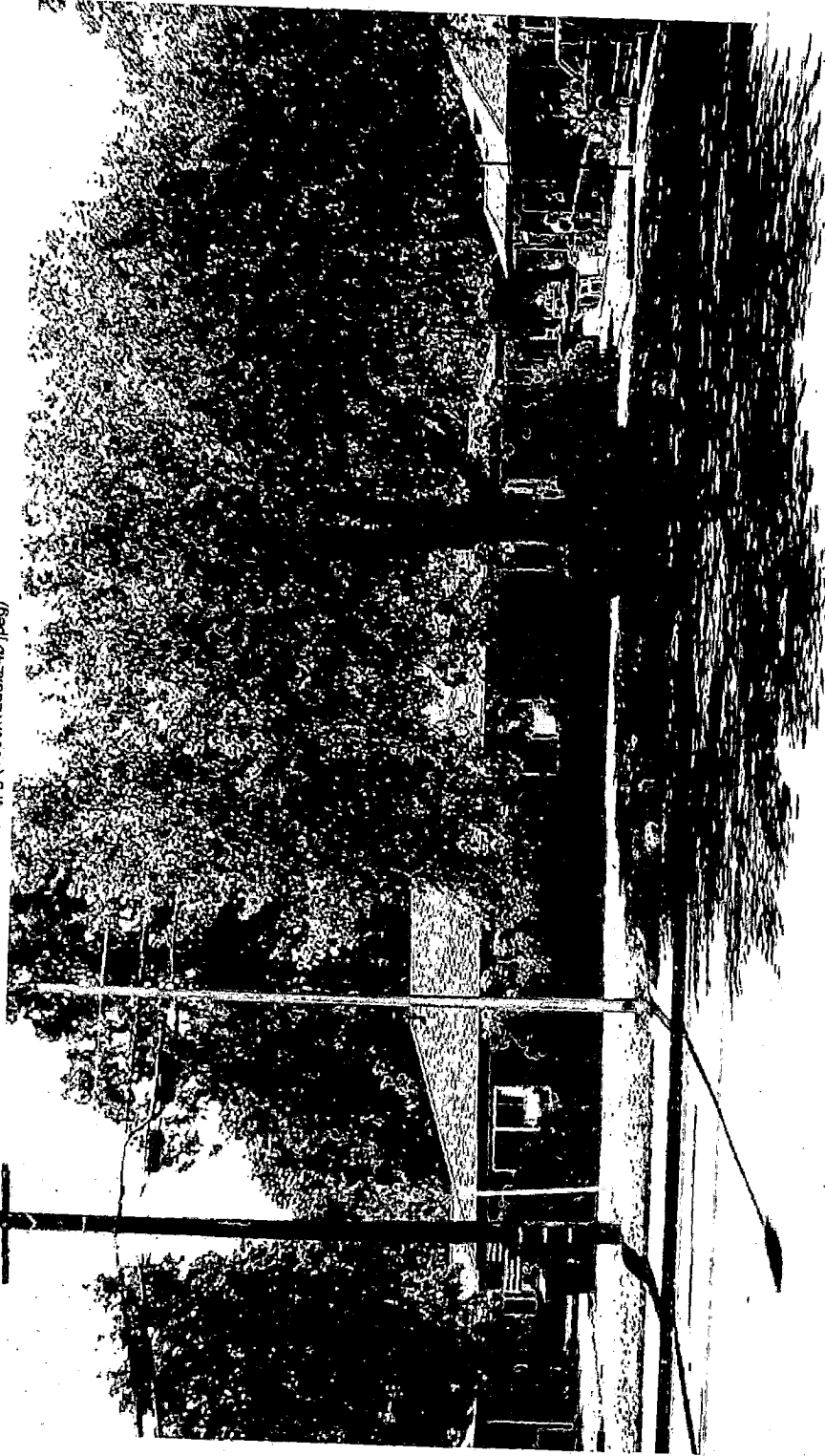
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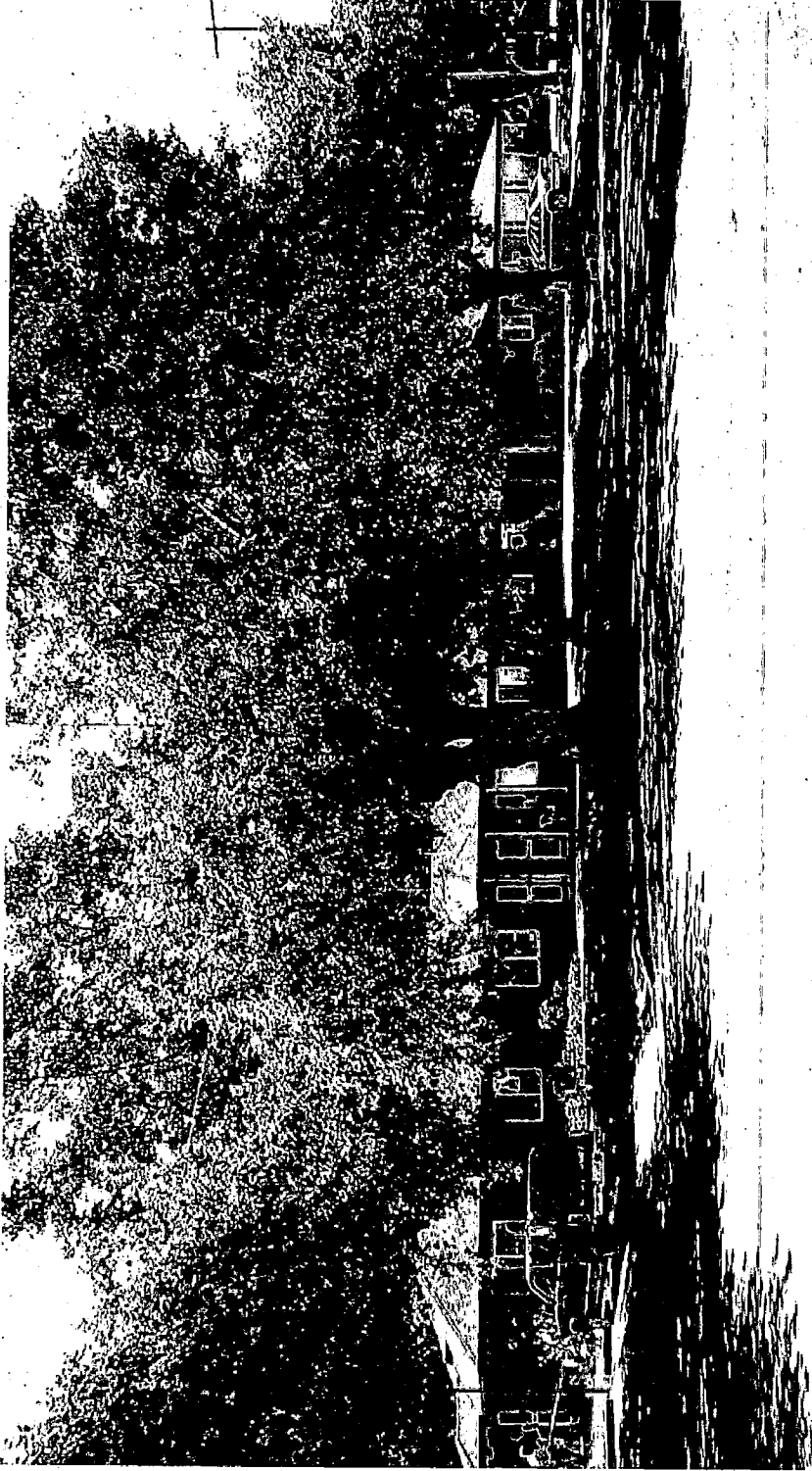
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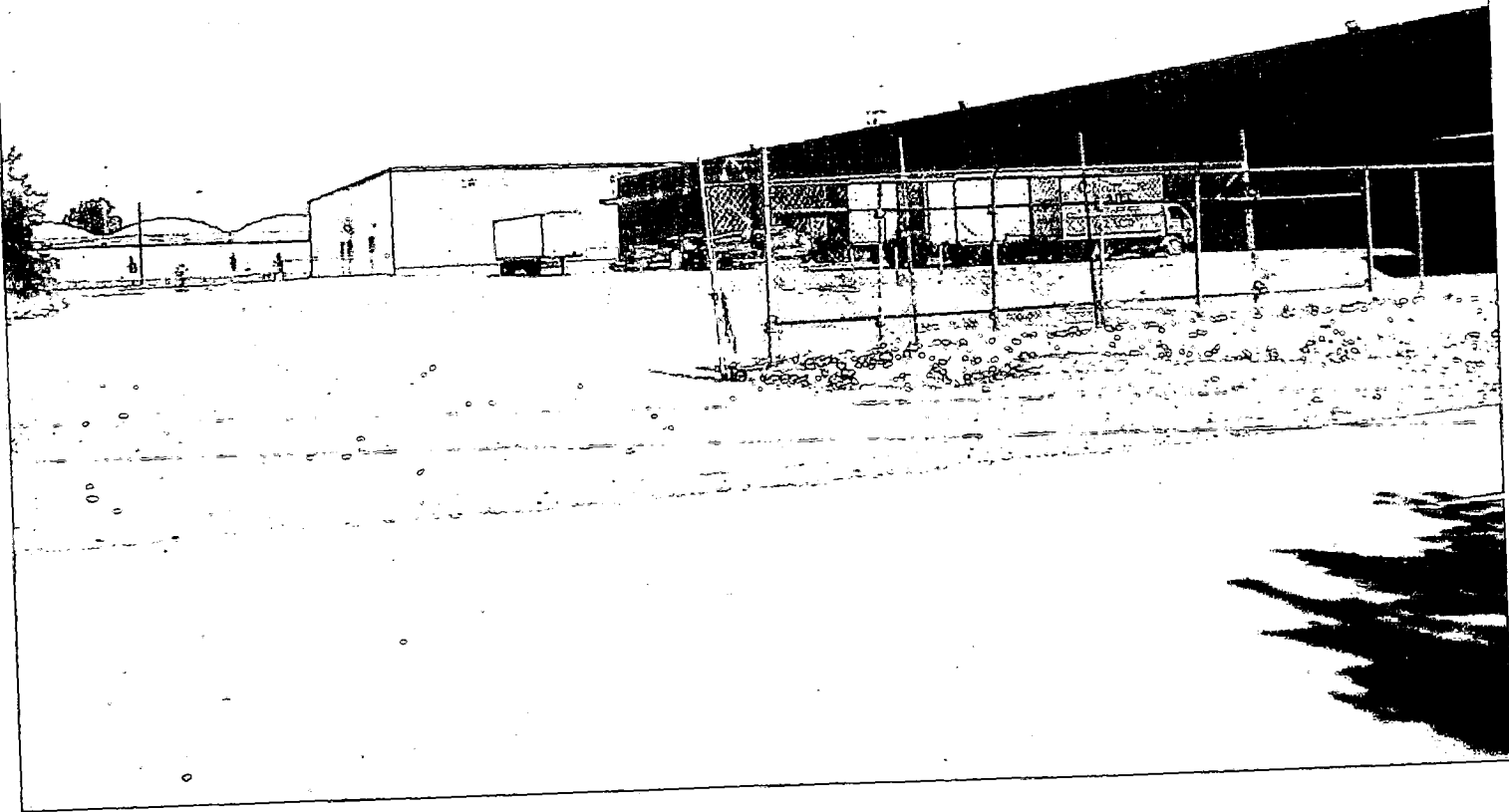
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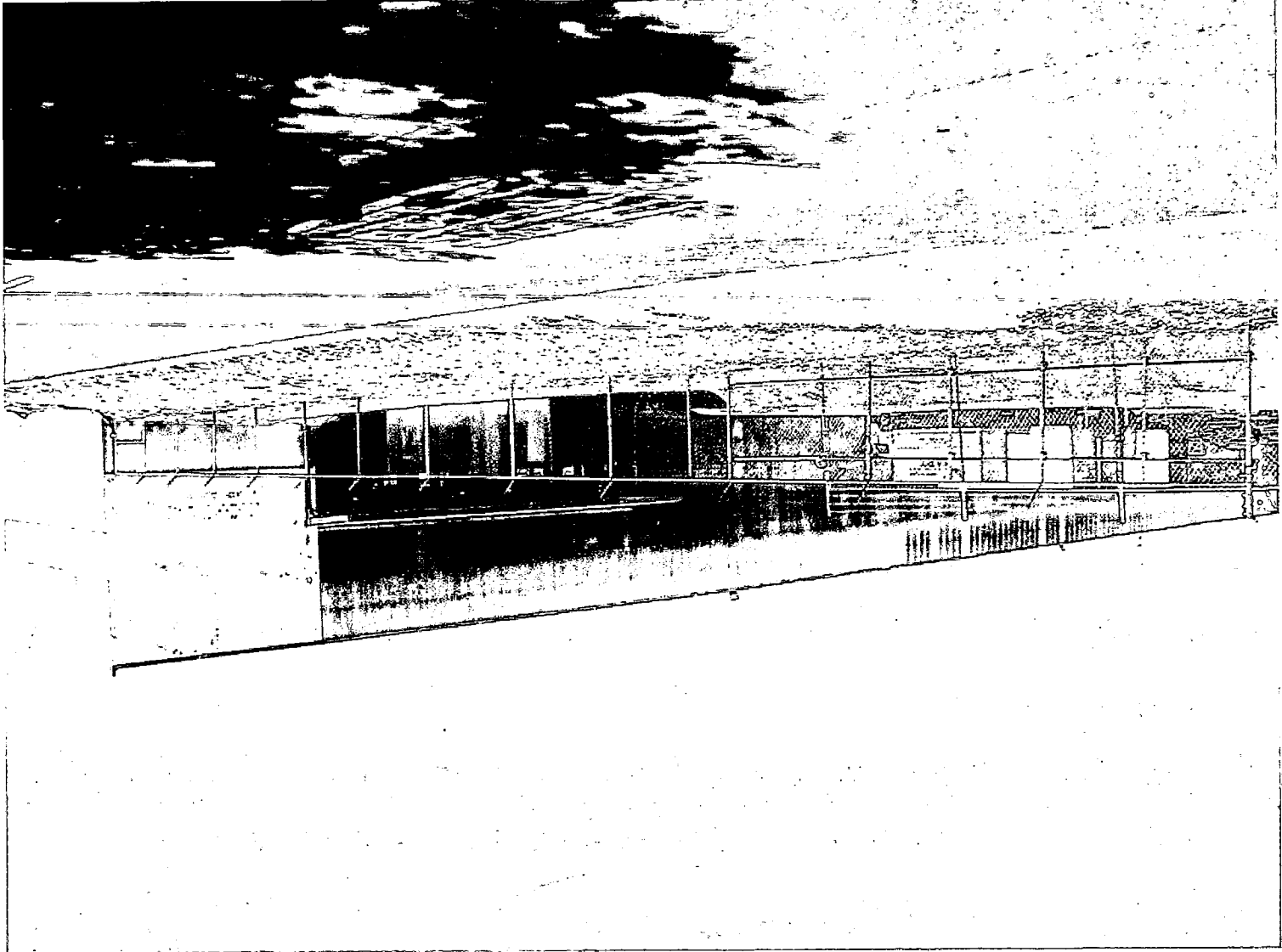
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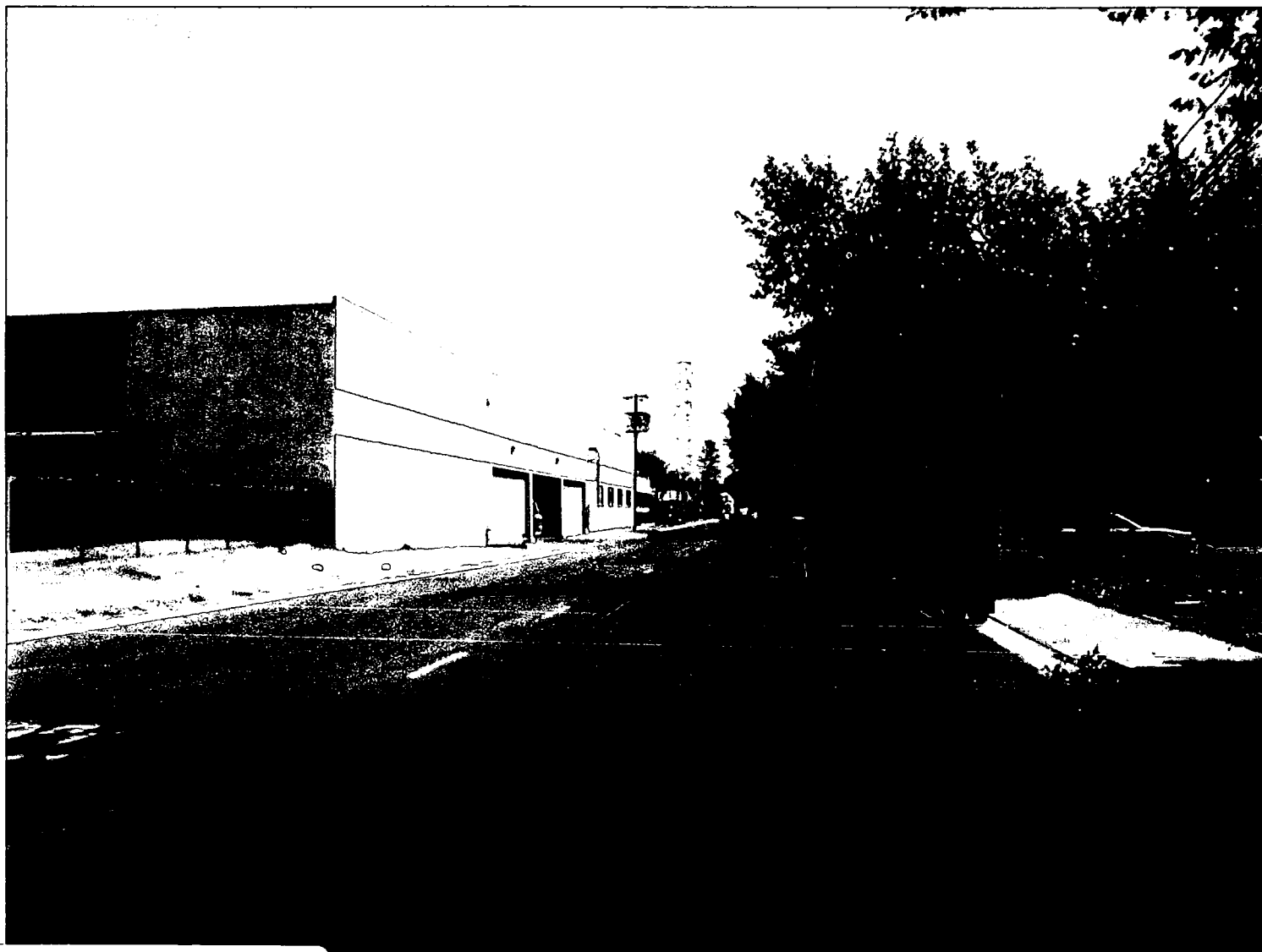
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CITY OF SACRAMENTO
DEPARTMENT OF PLANNING AND BUILDING

RECEIPT NUMBER: R0211020	APD #: Z020171	SITE ADDRESS: 1100 RICHARDS BL SAC
	PARCEL: 001-0090-002	
TRANSACTION DATE: 08/15/2002	TYPE: Plng Zoning Administratr	
TRANSACTION AMOUNT: 2,495.00	SUB-TYPE: WAR	
NOTATION: Dos Rios Venture	STATUS: IN PROG	

TRANSACTION LIST

Type	Method	Description	Pymt Amount
Payment	Check	242	2,495.00

PAID
CITY OF SACRAMENTO

AUG 15 2002

**NEIGHBORHOODS, PLANNING
AND DEVELOPMENT SERVICES**

RECEIPT ACCOUNT ITEM LIST

Class #	Description	Item #	Total Fee	Prev Pymt	Current Pymt
231	Plng Entitlement/Env Fee	31	1,545.00	.00	1,545.00
232	Plng Entitlement-Utility	32	250.00	.00	250.00
269	Plng Entitlement-PW 269	69	700.00	.00	700.00

PLANNING ENTITLEMENTS

TM	PM		\$1,450.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
Environmental Review:	\$95.00	Hearing Fees:	\$0.00
Utilities:	\$250.00	Notices:	\$0.00
Water Test:	\$0.00	Appeal Fees:	\$0.00
Public Works:	\$700.00	TOTAL:	\$2,495.00

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the Zoning Ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

Received From: Michael Chiara (Print) Signature:  (Sign)

(Not valid unless stamped)