



Agenda City of Sacramento City Planning Commission

COMMISSION MEMBERS:

Joseph Contreras
Joseph Yee, AIA, Chair
Michael Notestine

Darrel Woo, Vice Chair
Jodi Samuels
D.E. "Red" Banes

John Boyd
Barry Wasserman
Chris Givens

CITY STAFF:

David Kwong, Planning Manager
Sabina Gilbert, Senior Deputy City Attorney
Andrea Gladden, Customer Service Trainee

New City Hall
915 I Street, 1st Floor – Council Chamber

October 25, 2007 – 5:30 P.M.

The City Planning Commission was created by the City Council. Its powers and duties include: to develop and maintain the General Plan; to make recommendations to the City Council on amendments to the General Plan and the City's zoning code and on zoning changes; to act upon applications for tentative subdivision maps, special permits and variances; and to make environmental determinations associated with these actions.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Commission you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in the lobby of the hearing room and should be completed and submitted to the Commission Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of agenda items is for reference; agenda items may be taken in any order deemed appropriate by the Commission. The agenda provides a general description and staff recommendations; however, the Commission may take action other than what is recommended. The agenda is available for public review on the Friday prior to the meeting. Hard copies of the agenda, synopsis, and staff reports are available from the Development Services Department at 915 I Street, New City Hall, 3rd Floor (.25 cents per page), during regular business hours or can be downloaded at www.cityofsacramento.org/dsd.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Development Services Department at (916) 808-8733 at least 48 hours prior to the meeting.



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(916) 808-5656

AGENDA

October 25, 2007

*New City Hall
915 I Street – First Floor, Council Chamber*

All items listed are heard and acted upon by the Planning Commission unless otherwise noted.
Call to Order – 5:30 p.m.

Roll Call

Consent Calendar

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

1. Approval of Minutes for October 11, 2007

Location: (Citywide)

Recommendation: Approve Commission Minutes from October 11, 2007

Contact: David Kwong, Planning Manager, (916) 808-2691

Public Hearings

Public hearings may be reordered by the Chair at the discretion of the Commission. If you challenge the decision of this Commission you may be limited to raising only those issues that are raised in this hearing or in written correspondence received by the Commission prior to the hearing.

2. P06-046 Chumber Warehouse (Noticed on 09/28/07) (Continued from 10/11/07)

Location: 1521 Main Avenue, District 2

Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Plan Review to construct three warehouse buildings totaling approximately 32,640 square feet on an approximately 2.9 acres parcel in the Light Industrial Review (M-1S-R) zone.

Contact: David Hung, Associate Planner, (916) 808-5530; Stacia Cosgrove, Senior Planner, (916) 808-7110

3. P04-215 Mercy General Hospital and Sacred Heart Parish School (Noticed on 10/15/07)

Location: 4001 J Street, District 3

Recommendation: Approve – Item A: Environmental Impact Report (EIR); Item B: Mitigation Monitoring Plan; Item C: Rezone the hospital campus from H and RO to H; Item D: Rezone the new school site from R-1 and R-3 to R-1A; Item E: Rezone the multifamily site from RO and H to R-3; Item F: Tentative Map to merge and resubdivide 16.51± acres into 3 lots for the Mercy Medical Campus (13.25± acres), Multifamily Development (.7± acres), and the Sacred Heart Parish Campus (2.56± acres); Item G: Special Permit to allow a private school and parish ministries in the R-1A zone; Item H: Special Permit to allow the new heart center to exceed the 45 foot height requirement and construct a structure with 62 feet to the plate line and 77.5 feet to the top of the building; Item I: Special Permit to allow offsite parking for the school on the Mercy site; Item J: Special Permit to allow offsite parking for Mercy McMahon Terrace on the Mercy Hospital site; Item K: Special Permit to allow 4 offsite parking spaces for the multifamily

units on the Mercy Hospital campus; Item L: Special Permit to allow attendant parking; Item M: Special Permit to allow vehicular gates for a multifamily development; Item N: Plan Review for the development of 20 residential units in the proposed R-3 zone; Item O: Special Permit Major Modification to demolish the existing East Wing and replace with a 47 space surface parking lot; Item P: Special Permit Major Modification to demolish a chapel and replace with a 29 space surface parking lot; Item Q: Special Permit Major Modification to demolish the Sacred Heart Parish School building and replace with a 155 space surface parking lot; Item R: Special Permit Major Modification to construct a new 123,350 square foot heart center; Item S: Special Permit Modification to renovate the South Wing which includes two new exit stair towers; Item T: Variance to allow the new multifamily units to deviate from the standard courtyard requirement in the R-3 zone; Item U: Variance to allow the new school to deviate from the required setbacks in the existing R-1 and R-3 zone and the proposed R-1A zone; Item V: Variance to waive the required masonry wall between the new private school and a single family home; Item W: Variance to waive the required masonry wall on the residential development's south and east property lines abutting the hospital site; Item X: Variance to allow parking spaces on the private school site to be developed with less than the required 50% tree shading; Item Y: Variance to allow a trash enclosure to be located in a required setback area for a new multifamily development; Item Z: Variance to allow the new Sacred Heart School 90 degree parking spaces to deviate from the required 26 feet of maneuvering room.

Contact: Evan Compton, Associate Planner, (916) 808-5260; Gregory Bitter, Principal Planner, (916) 808-7816

4. P05-205 The Metropolitan (Noticed on 10/12/07)

Location: 921 10th Street, District 1

Recommendation: Approve – Item A: Environmental Impact Report; Item B: Mitigation Monitoring Plan; Item C: Tentative Map to designate the parcel for condominium purposes; Item D: Special Permit for major project; Item E: Special Permit for 320 condominium units in the Central Business District Special Planning District (C-3-SPD) zone; Item F: Special Permit for a 190 condominium units/190 hotel rooms in the Central Business District Special Planning District (C-3-SPD) zone; Item G: Special Permit to allow tandem parking; Item H: Variance to reduce parking maneuvering area from twenty-six (26) feet to twenty-five (25) feet.

Contact: Michael York, Associate Planner, (916) 808-8239; Stacia Cosgrove, Senior Planner, (916) 808-7110

5. P07-070 Capitol City Seventh Day Adventist Church (Noticed on 10/12/07)

Location: 6701 Lemon Hill Ave, District 6

Recommendation: Approve – Item A: Exempt per CEQA Section 15332. Item B: A request for a Special Permit for a major modification to expand an existing church, which is located on approximately 2.82 acres, within the Standard Single-Family (R-1) zone. The request requires the following entitlements: Special Permits to store and distribute food, operate a meal service facility, and operate a child care center and a Variance to waive the required six foot CMU wall.

Contact: Stephanie Hockman, Junior Planner, (916) 808-7497; Mark Martin, Senior Planner, 916-808-5945

6. **P07-083 North Curtis Walk** (Noticed on 10/12/07)
Location: 2512 & 2518 27th Street, District 5
Recommendation: Approve – Item A: Environmental Exemption per CEQA Section 15332; Item B: Tentative Map to subdivide two (2) parcels totaling of 0.48± acre into eleven (11) residential lots and two (2) common lots in the Multi-Family (R-4) zone; Item C: Special Permit to construct eleven (11) alternative ownership housing units; Item D: Special Permit to allow off-site parking; Item E: Variance to reduce the 50% tree shading requirement for driveway and parking area.
Contact: Elise Gumm, Assistant Planner, (916) 808-1927; Stacia Cosgrove, Senior Planner, (916) 808-7110

Staff Reports

Staff reports include oral presentations including those recommending receive and file.

7. **P07-126 East End Gateway Sites 2 and 3** (Noticed on 10/12/07)
Location: 1416 16th Street, District 4
Recommendation: Continued and re-noticed to November 8th, 2007
Contact: Mark Kraft, Associate Planner, (916) 808-8116; Gregory Bitter, Senior Planner, (916) 808-7816

Public Comments- Matters Not on the Agenda

8. To be announced.

Questions, Ideas and Announcements of Commission Members

9. To be announced

Adjournment



REPORT TO PLANNING COMMISSION City of Sacramento

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
October 25, 2007

To: Members of the Planning Commission

Subject: Chumber Warehouse (P06-046)

A request to construct three warehouse buildings totaling approximately 32,640 square feet on an approximately 2.9 acres parcel in the Light Industrial Review (M-1S-R) zone.

- A. Environmental Determination: Exempt (CEQA Guidelines Section 15332);
- B. Plan Review to construct three warehouse buildings totaling approximately 32,640 square feet on an approximately 2.9 acres parcel in the Light Industrial Review (M-1S-R) zone.

Location/Council District:

1521 Main Avenue, Sacramento, CA 95838

Assessor's Parcel Number 215-0280-026

Council District 2

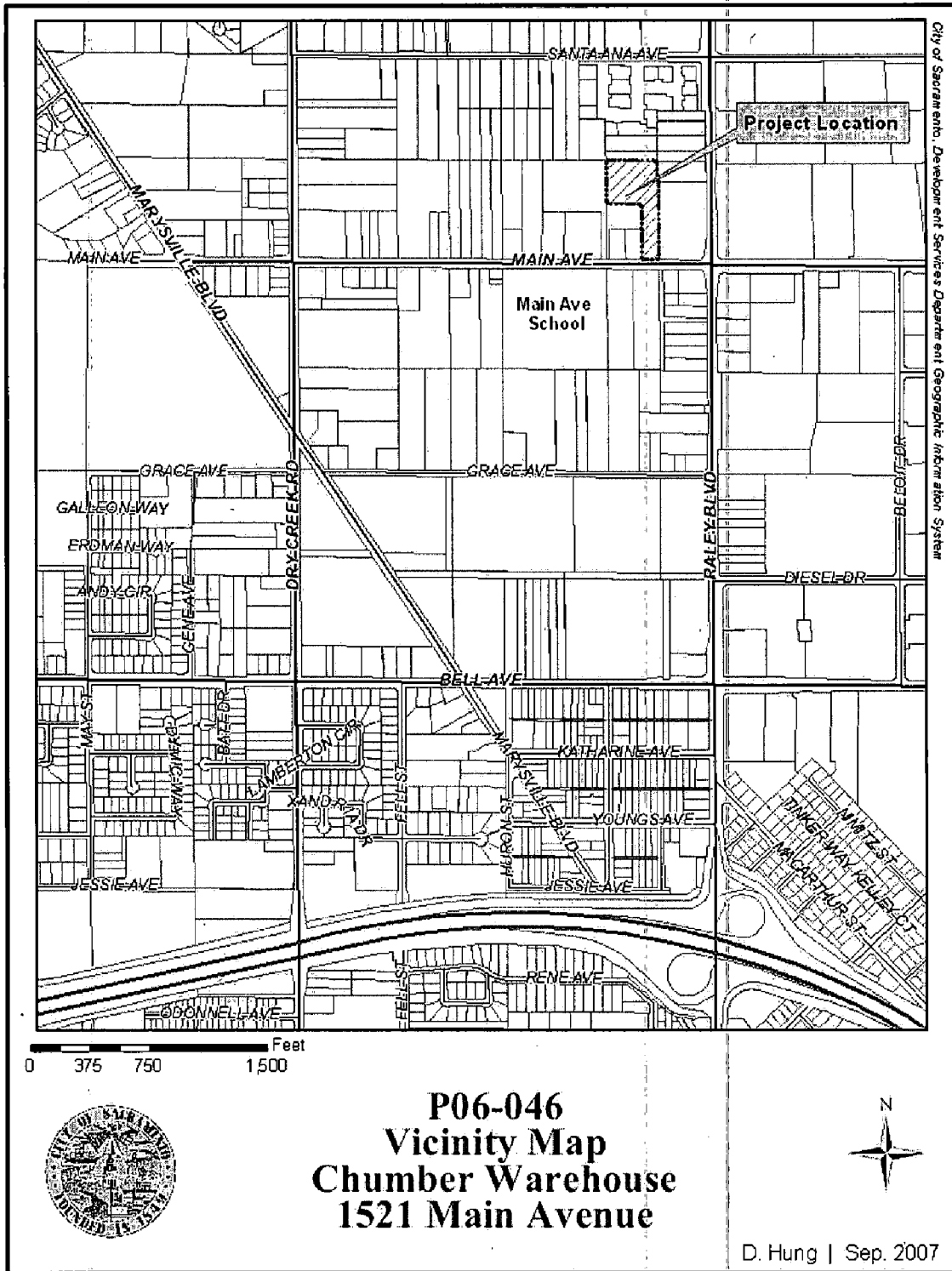
Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. **The superintendent of the Robla School District has concerns regarding the usage of the site and its impact on the Main Avenue School across the street; the site also has pending code violations that the applicant has to resolve with the Code Enforcement division. The project was originally scheduled for the October 11, 2007 Planning Commission meeting but the applicant requested that the project be continued to the October 25, 2007 meeting.** The Commission has final approval authority over items A and B above, and its decision is appealable to City Council.

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

Applicant: Hassan Pejuhesh, HP Engineering & Construction, (916) 925-1625, 629 Commons Drive, Sacramento, CA 95825

Owner: Juginder Chumber, Lotus Intermodal Inc., (916) 922-5114, 1521 Main Avenue, Sacramento, CA 95838

Vicinity Map



Summary: The applicant is proposing to construct three warehouse buildings totaling approximately 32,640 square feet on an industrial zoned parcel. The superintendent of the Robla School District has concerns regarding the usage of the site for industrial purposes and its impact on the Main Avenue School across the street; staff has met with the superintendent and devised conditions to mitigate for the impact; the nature of the conditions is discussed under the Public/Neighborhood Outreach and Comments section. The Robla Community Association also requested that the site shall be cleared of debris before any permits are issued and that the site shall be paved around proposed buildings. The project was originally scheduled for the October 11, 2007 Planning Commission meeting but the applicant requested that the project be continued to the October 25, 2007 meeting. No changes were made to the scope of the project; however, condition B3 has been modified so that applicant is required to resolve pending code violations with the Code Enforcement division in its time frames.

Table 1: Project Information
General Plan designation: Heavy Commercial or Warehouse
North Sacramento Community Plan designation: Industrial
Existing zoning of site: Light Industrial Review (M-1S-R) zone
Existing use of site: Industrial/Commercial
Property area: Approximately 2.9 acres

Background Information: The project site is currently being used for a commercial business that involves the storage of tractor-trailers on the site; the residential structure at the front of the lot is being used for an office for the business and a small detached structure to the north of the office is a pre-fabricated metal former gas-auto service station that is now inactive. The Zoning Administrator approved an application (Z03-293) for paving a portion of the site for storage of vehicles but the property was never fully improved as conditioned. There are various Code Enforcement cases pending at this site due to non-compliance with City code standards. The applicant is now proposing to construct three warehouse buildings totaling approximately 32,640 square feet on an industrial zoned parcel. The applicant is proposing to demolish the existing residential building on the site and the shed structure behind it; the Preservation Director has made the preliminary determination that both structures will not be eligible as historic resources pursuant to CEQA and their demolition would not have a significant impact on historic resources. The superintendent of the Robla School District has concerns regarding the usage of the site and its impact on the Main Avenue School across the street and to the west of this site; staff has met with the superintendent and devised conditions to mitigate for the impact. The Robla Community Association also requested that the site shall be cleared of debris before any permits are issued and that the site shall be paved around proposed buildings.

Public/Neighborhood Outreach and Comments: Staff has routed the application to several neighborhood groups within the North Sacramento area as well as the Robla Elementary School District. The Robla Community Association requested that the site

should be cleared of debris before any permits are issued and that the site shall be paved around proposed buildings; staff believes these issues should be resolved when the site is developed. The superintendent of the Robla School District has concerns regarding the usage of the site and its impact on the Main Avenue School across the street to the west; comments include: 1) there should be no truck parking in front of the property; 2) truck traffic shall use Raley Boulevard east of the site to access the site and not from the west of the site; 3) an alternative material shall be used in place of metal siding for the exterior wall of the building facing Main Avenue; 4) the large scale of the 17,600 square-foot building can be mitigated by separating the building into two smaller buildings; and 5) truck traffic to and from project site shall not coincide with school bus traffic on Main Avenue which occurs at 7:00 – 8:00 am and 3:30 – 4:00 pm weekdays. The applicant has agreed to items (1), (2) and (3) above and these will be conditioned as part of the project; in regards to item (4), the applicant has indicated a desire to have the flexibility to provide a large tenant space to attract a user who needs that and therefore as a compromise, staff has conditioned that landscape screening shall be used on the south side and west side of the building to minimize the visual impact; staff is still discussing item (5) with the applicant at the writing of this report so there is no resolution at this time.

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: The proposed project, consisting of new warehouse buildings, is consistent with the land use designations and applicable policies of the General Plan and the North Sacramento Community Plan as discussed below. The project is also consistent with the zoning of the property.

General Plan Goals and Policies:

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.

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 industrial land use goal and objective:

- Industrial Land Use Goal: Provide the opportunity to develop a large portion of the West-of-McClellan area as a regional warehousing and distribution facility area.
- Industrial Land Use Objective: Develop the full potential of the West-of-McClellan area by establishing its suitability for regional warehousing and distribution facilities.

Zoning:

The subject parcel is zoned Light Industrial Review (M-1S-R); 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, with proposed industrial warehouse use, is consistent with the underlying zone as conditioned.

Project Design:

Land Use

The applicant is proposing to construct three warehouse buildings totaling approximately 32,640 square feet in the Light Industrial Review (M-1S-R) zone. 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 use is consistent with the Industrial land use designation and applicable policies related to industrial development.

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 adequate drainage capacity and street frontage improvements.

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 design of the project complies with applicable setback, lot coverage, height and parking regulations. Conditions have been added to ensure compliance with landscaping requirements.

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.

With the addition of conditions relating to truck traffic to and from the site, the proposal will comply with safety standards and will not pose a threat to the public health nor be injurious to the surrounding area.

Access, Circulation and Parking

The proposed project includes a driveway access point along Main Avenue west of Raley Boulevard. Most of the truck traffic comes from Raley Boulevard, a main artery which provides access to the interstate 80. 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. The project, with 32,640 square feet of warehouse space, requires a minimum of 33 parking spaces; the project is providing a total of 48 parking spaces. Two bicycle parking spaces are required for the project, based on the requirement of one bicycle parking facility for every twenty off-street vehicle parking spaces required. Fifty percent of the required bicycle parking facilities shall be Class I facilities and the remaining facilities may be Class I, Class II or Class III. 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
Industrial	33	48	+15

Table 2a: Bicycle Parking			
Total parking required	Required bicycle parking	Provided bicycle parking	Difference
33	2	2 as conditioned	0

As indicated above, the project meets the parking requirements.

Height, Bulk and Setbacks

Table 3: Height and area standards			
Standard	Required	Proposed	Deviation?
Height	75'	32' (to top of pitch)	no
Front setback	25'	35'	no
Side setback	0'	12'	no
Rear setback	0'	15'	no
Lot coverage	No requirement	26%	no

As indicated above, the project meets or exceeds all applicable height and area requirements.

The plan shows a path of travel on the eastern perimeter of the site which connects the public right-of-way on Main Avenue with all the buildings on the site. Parking stalls are shown adjacent all the proposed structures on the site. The trash enclosures shown on the site plan will not be visible from the street. The deep spaces at the north end of the site will be used for truck parking. There is no maximum lot coverage requirement and the project meets setback requirements and parking standards.

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. The three buildings consist of two 7,500 square-foot buildings (Buildings B1 and B2) and one 17,600 square-foot building (Building A); the buildings are shown constructed with metal siding and metal roof. The building closest to Main Avenue (Building B2) has a front entrance which faces the street that allows direct access from the street; the façade features an aluminum storefront system with steel bar awning. The floor plan of Buildings B1 and B2 shows five units each for warehouse and shops use while the floor plan of Building A shows a large warehouse space with separate offices and conference room; additionally, each building has roll-up doors for access to warehouse space. Any roof-mounted mechanical equipment shall be screened by parapet wall or the like. One trash enclosure is supplied for each building;

each trash enclosure shall conform to the standards and regulations per the Zoning Ordinance.

As discussed earlier, the superintendent of the Robla School District has commented that the large scale of the 17,600 square-foot building can be mitigated by separating the building into two smaller buildings and that an alternative material shall be used in place of metal siding for the exterior wall of the building facing Main Avenue. The applicant in turn has indicated that it is his desire to have a larger sized building for a larger tenant and therefore staff has conditioned that full landscape screening shall be applied on the south side and west sides of the building to reduce visibility of the building from Main Avenue. Staff has also conditioned that Building B2 shall not use metal siding but an alternate material that is acceptable to staff; staff believes that metal siding is not a high-quality finish material that promotes longevity of the structure and it will not help create a visually interesting streetscape.

Landscaping: A preliminary landscape plan (Exhibit 1B) has been submitted. A minimum 25-foot landscaped setback is required at the frontage facing Main Avenue. The project is required to meet the City's Parking Lot Shading Ordinance requiring 50 percent shading within 15 years. In order to provide a buffer to any adjacent residential property, a six foot high masonry wall shall be constructed. Fencing shall be provided along the property lines adjacent to other industrial or commercial use. As the plan indicated, different types of trees will be used in the planter and parking area, including Valley Oak, Coast Redwood and Crape Myrtle. Rolling gates visible from the street shall be decorative wrought iron or tubular steel painted to complement the buildings.

Signage: Signage has not been specified on the plans. All signage shall comply with the City's Sign Ordinance (Chapter 15.148) and a sign permit be obtained for each sign. One detached sign is allowed for each street frontage. Detached signs shall be a monument measured from the sidewalk or parking lot, whichever is lower. Sign shall not exceed forty-eight (48) square feet in area. Two attached signs for each occupancy. Said signs shall not exceed a total aggregate area of three square feet of sign area for each front foot of building occupancy.

Code Violations: The site has been operating in its current commercial/industrial usage state for many years without properly improving the site per City code such as fully paving the interior truck storage area. The Zoning Administrator approved an application (Z03-293) for paving a portion of the site for storage of vehicles but the property was never fully improved as conditioned. Therefore, there are various Code Enforcement cases pending at this site due to non-compliance with City code standards. As a condition of approval of this project, the applicant is required to resolve all existing Code Violations in the time frames established by Code Enforcement and Housing and Dangerous Buildings enforcement actions. In particular, the applicant shall obtain all necessary building permits to construct the project no later than 180 days from the approval of the Plan Review (P06-046).

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
DAVID HUNG
Associate Planner

Approved by: Stacia Cosgrove
STACIA COSGROVE
Senior Planner

Recommendation Approved:

Gregory Bitter
GREGORY BITTER
Principal Planner

Attachments:

- | | |
|--------------|---|
| Attachment 1 | Recommended Findings of Fact and Conditions of Approval |
| Exhibit 1A | Site Plan |
| Exhibit 1B | Landscape Plan |
| Exhibit 1C | Elevations |
| Attachment 2 | Land Use & Zoning Map |

**Attachment 1
City Planning Commission Record of Decision
Finding of Facts and Conditions of Approval
Chumber Warehouse (P06-046)**

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 an approximately 17,600 square-foot warehouse building and two approximately 7,500 square-foot warehouse and shops buildings on approximately 2.9 acres, 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 construct three warehouse buildings totaling approximately 32,640 square feet on an approximately 2.9 acres parcel in the Light Industrial Review (M-1S-R) zone is approved subject to the following Findings of Fact and Conditions of Approval:

1. The proposed industrial development is consistent with the General Plan and the North Sacramento Community Plan designations pertaining to the site.
2. The project is conditioned to ensure adequate drainage capacity and street frontage improvements.
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.
4. Approval of the plan review as conditioned will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

Conditions of Approval

B. The Plan Review to construct three warehouse buildings totaling approximately 32,640 square feet on an approximately 2.9 acres parcel in the Light Industrial Review (M-1S-R) zone is hereby approved subject to the following conditions:

Planning

- B1. Development of this site shall be in compliance with the attached exhibits (Exhibits 1A through 1C), 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. The applicant shall resolve all existing Code Violations in the time frames established by Code Enforcement and Housing and Dangerous Buildings enforcement actions.
- B4. All driveway, parking and maneuvering areas shall be paved per City code standards.
- B5. Building B2 shall not use metal siding as an exterior wall material. Applicant shall coordinate with staff to come up with an alternative building exterior material for Building B2.
- B6. No tractor-trailer parking is allowed in front of the site on Main Avenue.
- B7. All truck traffic to and from the site shall be routed through Raley Boulevard east of the site.
- B8. Truck traffic to and from project site shall occur outside of 7:00 – 8:00 am and 3:30 – 4:00 pm weekdays as much as possible to not coincide with school bus traffic on Main Avenue.
- B9. Full landscape screening shall be provided on the south side and west side of Building A in order to reduce the visibility of the structure from Main Avenue.
- B10. 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.
- B11. 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.

- B12. A minimum of 25-foot landscape setback shall be kept adjacent to Main 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.
- B13. 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.
- B14. Any roof-mounted mechanical and communications equipment shall be completely screened from view from public streets by use of parapet walls or the like.
- B15. 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. All monument signs shall not exceed six feet in height.
- B16. All outdoor storage areas shall be screened with a minimum 6 foot high masonry wall or fencing.
- B17. A six foot high masonry wall shall be constructed on the property line to wherever adjacent to residential use. Fencing shall be provided along the property lines adjacent to other industrial or commercial use.
- B18. Fencing, including rolling gates, visible from the street shall be decorative wrought iron or tubular steel painted to complement the buildings.
- B19. The project is required to provide a minimum of 33 parking spaces based on the ratio of 1 parking space per 1000 gross square feet for industrial use.
- B20. 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. Two bicycle parking is required for the project based on industrial usage, fifty percent of which shall be Class I facilities.

Development Engineering

- B21. 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. 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 Development Engineering Division.

- B22. The applicant shall dedicate additional right-of-way and construct Main Avenue to a 63-foot (Local Industrial) street section. Construction of Main Avenue shall include half-street improvements, plus one travel lane in the eastbound direction, a shoulder and acceptable drainage. The design and construction of said improvements shall be the satisfaction of the Development Engineering Division.
- B23. 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 center lines of such streets shall be aligned.
- B24. The site driveway along Main Avenue located at the west side of the property, as shown on the site plan, shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division. The other existing driveway along Main Avenue located at the east side of the property (not shown on the site plan) shall be removed to the satisfaction of the Development Engineering Division.
- B25. The minimum throat distance for the site driveways shall be 50-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).
- B26. The site plan shall conform to A.D.A. requirements in all respects.
- B27. The site plan shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Ordinance). The applicant shall remove parking stalls # 24 and 25, and shall designate parking stalls # 21, 22 and 23 as compact vehicle parking only.
- 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. Show all existing and proposed easements on the site plan.

- B30. The proposed development is not contiguous to an existing public sewer or drainage system (public mains). The applicant/owner shall design and construct a sewer and storm-drain system along Main Avenue. Said systems shall connect to the existing public sewer and storm-drain mains at the intersection of Main Avenue and Raley Boulevard. These systems (mains) shall be designed and constructed to the satisfaction of the Department of Utilities (DOU) and per current sewer and drainage studies of this area. Prior to the submittal of any building plans the applicant/owner and his/her engineer shall meet with the DOU for the design criteria of the above requirements and/or possible alternatives to those requirements.
- B31. Prior to the submittal of any building plans, 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 drainage study to determine the direction of storm drain runoff. The drainage study shall identify all existing flows that are contributing to and from the proposed development within adjacent parcels. Any historical floodplain or floodway areas that may be impacted by this development will need to be mitigated to the satisfaction of the DOU and any other agency having jurisdiction over them. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland flow release elevation(s). Off-site private drainage easement(s) may be required. Drainage improvements shall be to the satisfaction of the DOU.
- B32. Per City Code, the Subdivider may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B33. All on-site water, storm drain, and sanitary sewer facilities shall be private systems. The private on-site surface drainage system shall be connected to the street drainage system by means of a storm drain service tap and shall be designed to the standard for private storm drainage systems (per Section 11.12 of the Design and Procedures Manual).
- B34. The parcel shall be graded so that on-site drainage does not cross property lines or private drainage easements shall be dedicated.
- B35. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.

- B36. Per Sacramento City Code, water meters shall be located at the point of service which is located at the back of curb for separated sidewalks or the back of walk for connected sidewalks.
- B37. Per City Code 13.04.070, except for separate irrigation service connections and fire service connections, the lot/parcel shall only have one (1) metered domestic water service. Requests for multiple domestic water service connections to a single commercial lot or parcel, consistent with the DOU "Commercial Tap Policy", may be approved on a case-by-case basis by the DOU. Contact the DOU at (916) 808-1400 for a copy of the tap policy. Excess services shall be abandoned to the satisfaction of the DOU.
- B38. 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. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B39. This project is greater than 1 acre in size; therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from www.swrcb.ca.gov/stormstr/construction.html. The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative.
- B40. 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.
- B41. 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. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain public

notice message is required at all drain inlets. On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the **current "Guidance Manual for On-Site Stormwater Quality Control Measures"** for appropriate source control measures and on-site treatment control measures.

Fire

- B42. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city standard hammerhead). Current TM shows adequate space.
- B43. Roads used for Fire Department access shall have an unobstructed width of not less than 20' and unobstructed vertical clearance of 13'6" or more.
- B44. Provide the required fire hydrants in accordance with CFC 903.4.2 and Appendix III-B, Section 5.
- B45. 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.
- B46. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834)
- B47. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 902.2.1) Warehouse is still not meeting the 150' requirement.
- B48. Provide appropriate Knox access for site.
- B49. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B50. Both building require fire suppression sprinkler systems. 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

- B51. A minimum of two handicap parking stalls shall be provided. They shall be located on the shortest accessible route of travel to an accessible entry. If

separate handicap parking stalls are provided both shall a van accessible parking stall.

Solid Waste Division

- B52. Recycling capacity be met or exceeded.
- B53. 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.
- B54. 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. **Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems.** 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 on-site fire suppression system.
2. Prior to issuance of any building permits within the subject area all sanitary sewer, storm drainage, water, and flood control improvements shall be in place and fully functioning unless otherwise approved by the Department of Utilities (DOU).
3. Multiple fire services are allowed and may be required.

Parks

4. As per City Code, the applicant will be responsible to meet his/her obligation 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 \$4,896. This is based on 32,640 square feet at \$0.15 per square foot for industrial space. 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

5. 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.
6. Businesses that choose private sector service should ask about the recycling opportunities that company offers. Recycling should still be cheaper than disposal.
7. 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.

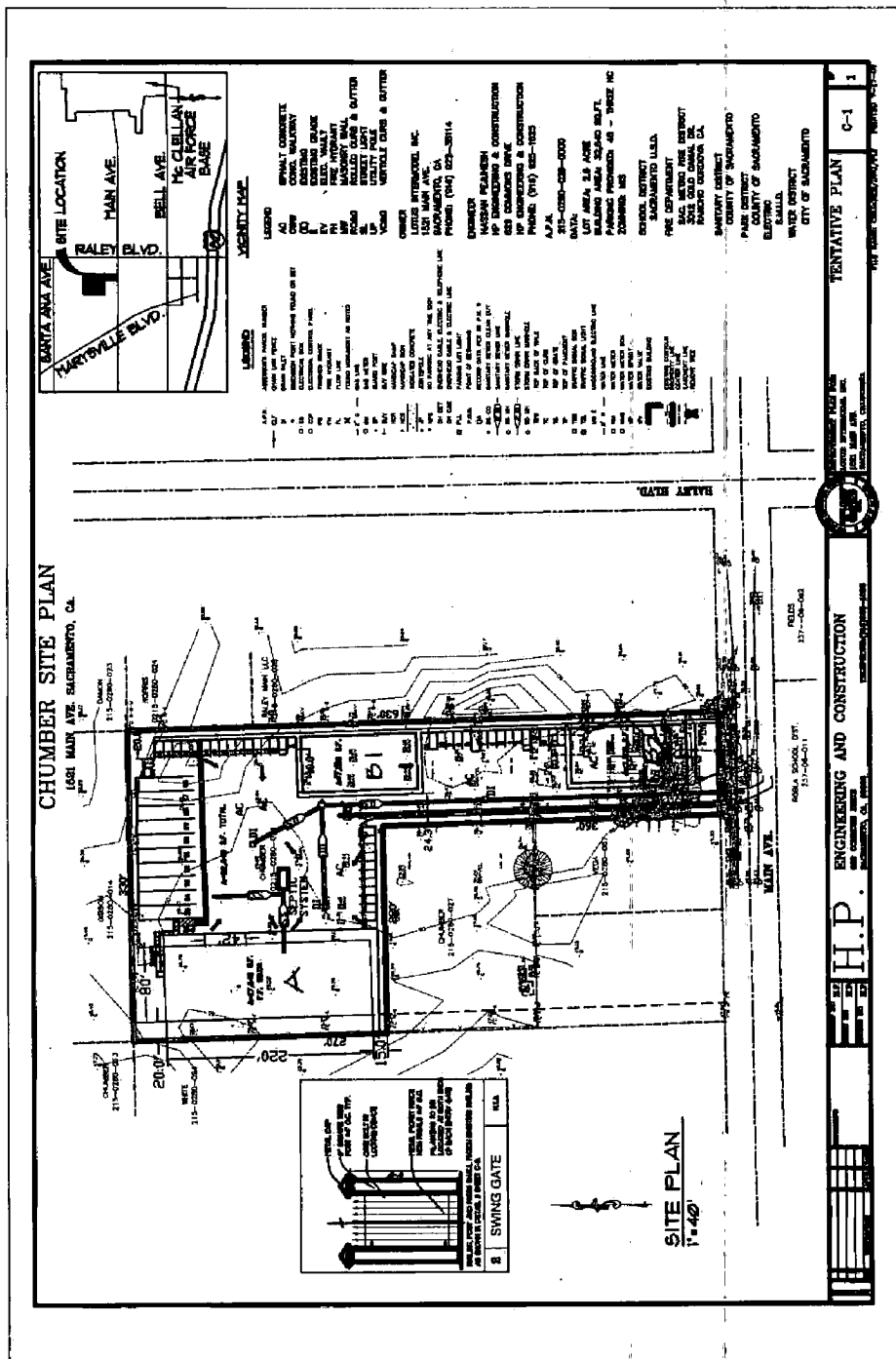
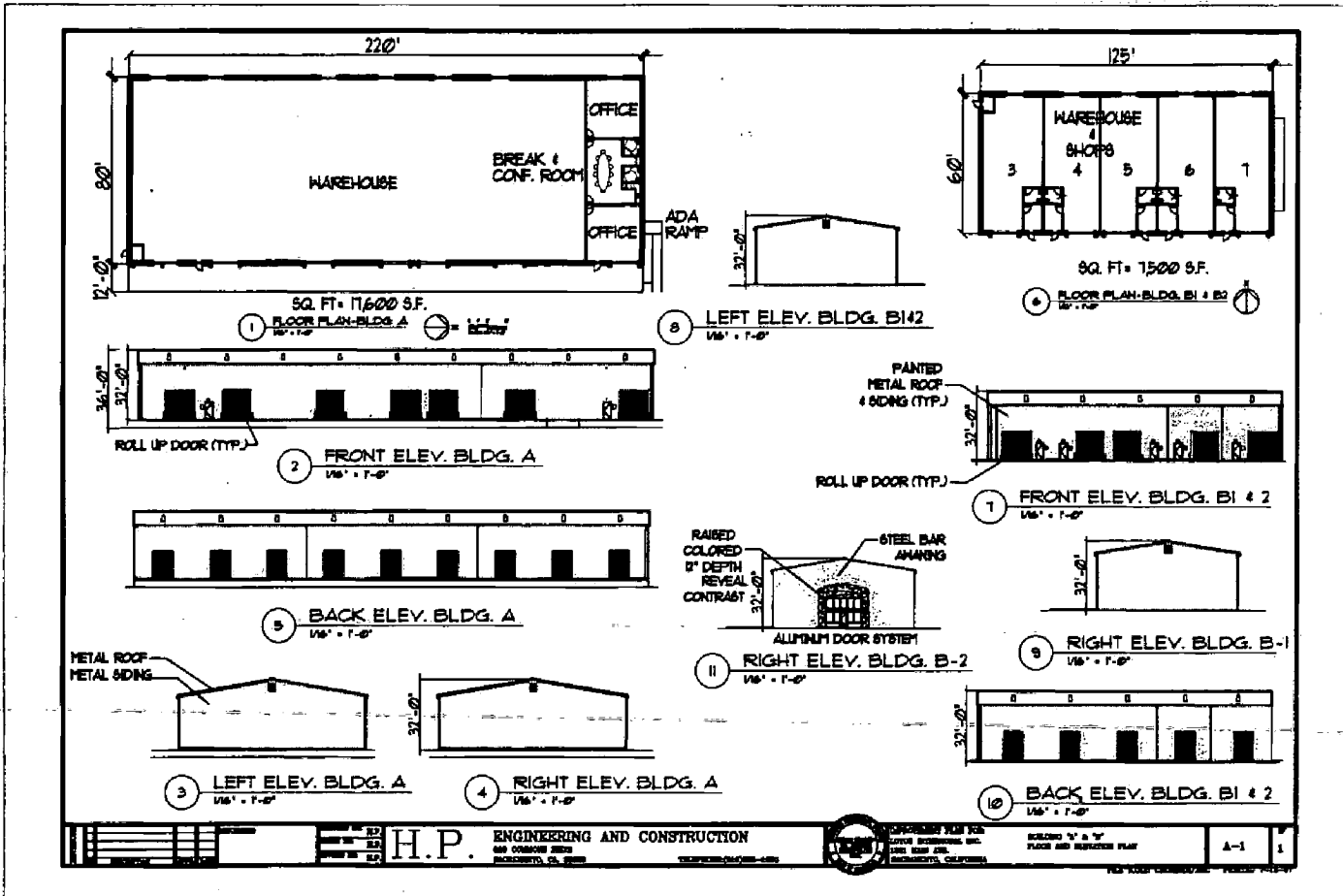


Exhibit 1C: Elevations



REVISED
POL-046
7.20.2007

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, November 25, 2003, the Zoning Administrator approved with conditions a plan review to construct a paved storage area for the project known as Z03-293. Findings of Fact and conditions of approval for the project are listed on pages 3-7.

Project Information

Request: Zoning Administrator Plan Review to pave 0.49+ acres for storage on 3.0+ partially developed acres in the Light Industrial-Review (M-1S-R) zone.

Location: 1521 Main Avenue (D2, Area 4)

Assessor's Parcel Number: 215-0280-026

Applicant: Jogingder Pal Chumber
10 Gold Stone Circle
Sacramento, CA 95834

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse

North Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Industrial and Vacant

Existing Zoning of Site: Light Industrial-Review (M-1S-R)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: M-1S-R; Vacant	Front:	25'	100'
South: M-1S-R; Industrial and Single Family	Side (E):	0'	25'
East: M-1-R; Vacant and Single Family	Side (W.):	0'	35'
West: M-1-R; Industrial and Single Family	Rear:	0'	535'

Property Dimensions: Irregular
Property Area: 3.0 + acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant proposes to pave a 21,000 square feet on an existing partially developed industrial lot. The large flagged shaped industrial lot has a building at the front portion of the lot and is vacant to the rear. The applicant was cited by Code Enforcement for storing vehicles on gravel portion of the lot. The applicant proposes to pave a 200 foot by 105 foot section of the lot in order to continue storing the vehicles. There are no plans for any additional structures at this time. The area will be fenced. The site has an "R" suffix in the zoning that means all new development requires review and approval. There is no building coverage so the project can be reviewed and approved by the Zoning Administrator. The zoning also has an "S" suffix that requires a 25 landscaped setback along all street frontages and screening of all storage areas.

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. 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;
- c. 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 the Zoning Ordinance; and
- d. 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 proposed site plan indicates the site will have adequate fire access and circulation. The proposed project meets all setback requirements as no structures are proposed and a 25 foot landscaped setback will be provided. No parking spaces or bicycle parking spaces are required for the proposed project.

The project has been noticed and staff received no calls concerning the project.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Building Division, the Fire Department, the Police Department, and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the project are listed 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 15332.

Conditions of Approval- Plan Review

1. There shall be no structures constructed or placed on the new paved storage area including storage containers (truck trailers are allowed). **All driveways must be paved to City Code standards.**
2. Any fencing along Main Avenue the (south) property line shall either include a decorative masonry wall or black wrought iron or tubular steel painted black and be no closer than 25 feet to the property line. All gates shall be set back 20 feet from the property line. Any proposed wall design shall submitted to Planning for review and approval prior to obtaining building permits.
3. The outdoor storage area shall be screened with either a solid masonry wall or a chain link fence with slats a minimum of six feet high. The screening shall be in place prior to use of the storage area.
4. If dumpsters are used, they must be stored inside a trash enclosure. The trash enclosure shall be built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
5. The entire outdoor storage area shall be paved per the requirements of the Zoning Code. Any area not paved shall be barricaded off to prevent usage by either fencing or bollards.
6. The applicant shall obtain all necessary building permits prior to commencing construction.
7. The applicant shall comply with all other Zoning Code requirements if the site is used for a towing service. No dismantling of vehicles is allowed.
8. Any signage shall meet the requirements of the Sign Code and have a sign permit.
9. The required 25 foot front landscape setback shall include the following trees: Quercus coccinea (scarlet oak) and Ulmus parvifolia (Drake) as well as shrubs. The setback shall be irrigated with automatic sprinklers.

Utilities: (Contact :Glenn Marshall at 264-1427)

10. Prior to design of the subject project, the Department of Utilities 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.

11. Only one domestic water service will be allowed per parcel. Any new domestic water services shall be metered.
12. The nearest sanitary sewer is located more than 300 feet east of the property in Raley Blvd. The site may continue to operate using the existing septic system under permit from the County Environmental Management Department.
13. Drainage from parcels located on Main Avenue will ultimately be required to drain to Magpie Creek through a piped drainage system located in Main Avenue and Dry Creek Road. The proposed project is located approximately 1700 feet south of Magpie Creek and 2000 feet east of Dry Creek Road. Presently there are no improved drainage facilities in the project area. A master drainage plan has been prepared, and identifies the ultimate drainage system for the area and also includes a cost estimate for the ultimate drainage improvements. The cost has been calculated to be \$14,800.00/ acre based upon FY 2003-2004 cost index. The applicant is encouraged to work with the Special District Section of the Public Works Department to form an assessment district, fee district, or other financing mechanism to construct the ultimate drainage system. In lieu of forming a financing district, the applicant shall construct or contribute fees for its fair share of the ultimate drainage improvements. The fee will be based upon the developed portion of the site. The undeveloped portion of the site will be subject to the drainage in lieu fee at the time it is developed.
14. Prior to occupancy, the applicant shall be required to construct permanent on-site drainage facilities to the satisfaction of the Department of Utilities.
15. Prior to occupancy, the applicant is required to construct off-site drainage facilities consistent with the approved master drainage study or alternatively, build interim drainage facilities as approved by the Department of Utilities. If the applicant builds interim drainage facilities that are not consistent with the approved drainage master study, such facilities will not be reimbursable.
16. The applicant shall be responsible for all required permits within Magpie Creek.
17. 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.
18. 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 Department of Utilities.
19. 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. If construction begins prior to July 2004, then only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.

If construction begins on or after July 2004, then the project will be required to provide on-site water quality treatment control measures per the then current Department of Utilities standards. On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the Department of Utilities for the most current regulations.

20. If site improvements exceed 1 acre, the project will be required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.

21. **Advisory Note (Utilities):** Multiple fire services are allowed per parcel and may be required

Public Works:

22. All driveways shall be in compliance with City of Sacramento Driveway Details for Unimproved Streets and to the satisfaction of the Department of Public Works.
23. All driveways shall be paved a minimum of 20' behind the right-of-way line to the satisfaction of the Department of Public Works.
24. Drainage pipes shall be continued under all site driveways and shall provide for sufficient drainage flow. Construction and placement of such pipes shall be to the satisfaction of the Departments of Public Works and Utilities.
25. Any other changes or modifications to the site will require additional Planning review and approval.

Findings of Fact- Plan Review:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed expanded storage area is compatible with the surrounding industrial uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate landscaping and screening will be provided; and
 - b. the proposed use and will be compatible with the existing industrial uses in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which

designate the site as Heavy Commercial or Warehouse and Industrial respectively.

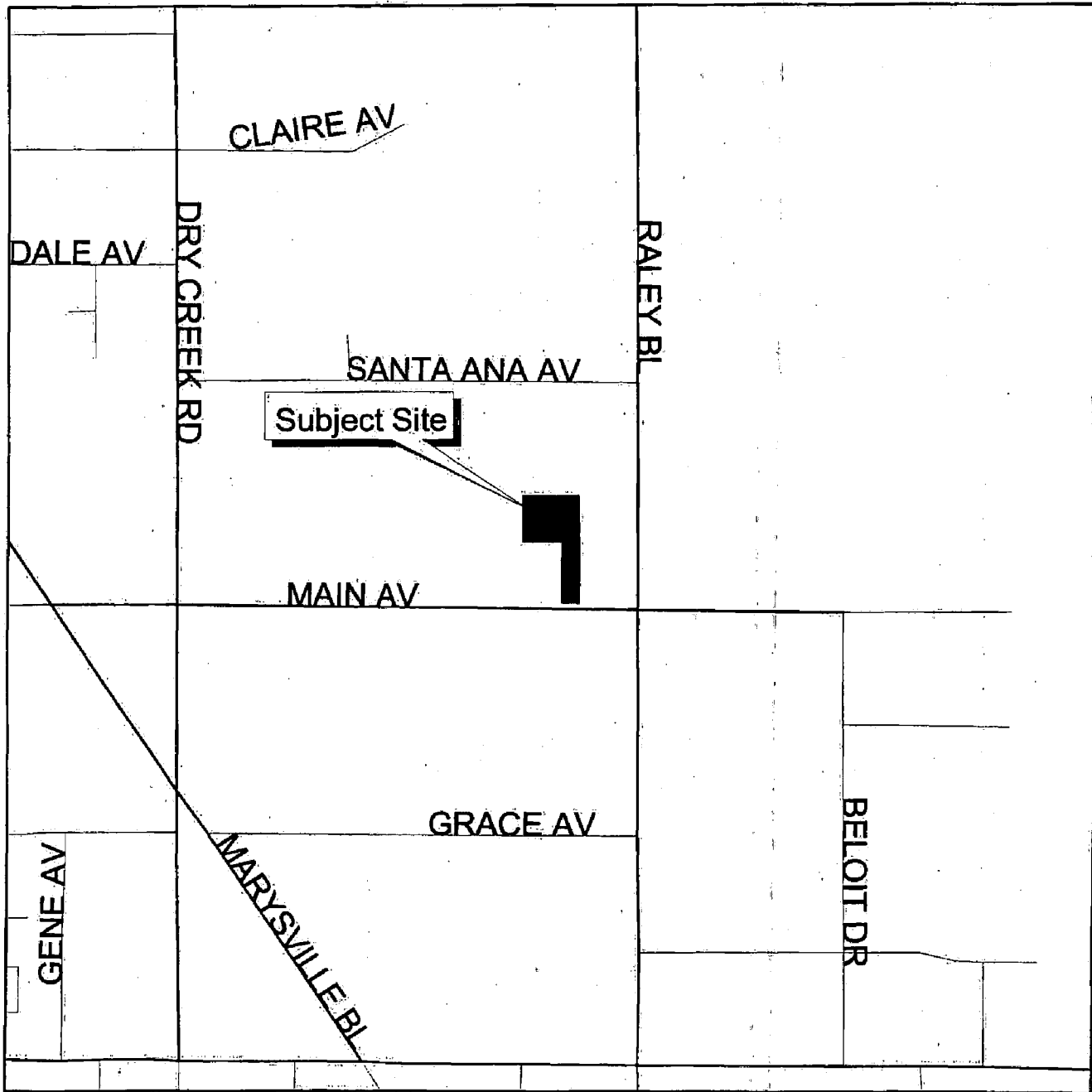


Joy D. Patterson
Zoning Administrator

A use for which a Plan Review is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review shall be deemed to have expired and shall be null and void. A Plan Review use that requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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.

cc: File
Applicant
ZA Log Book
Caroline McNorton, Code Enforcement



0 500 1000 Feet

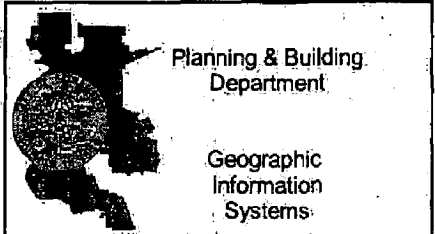
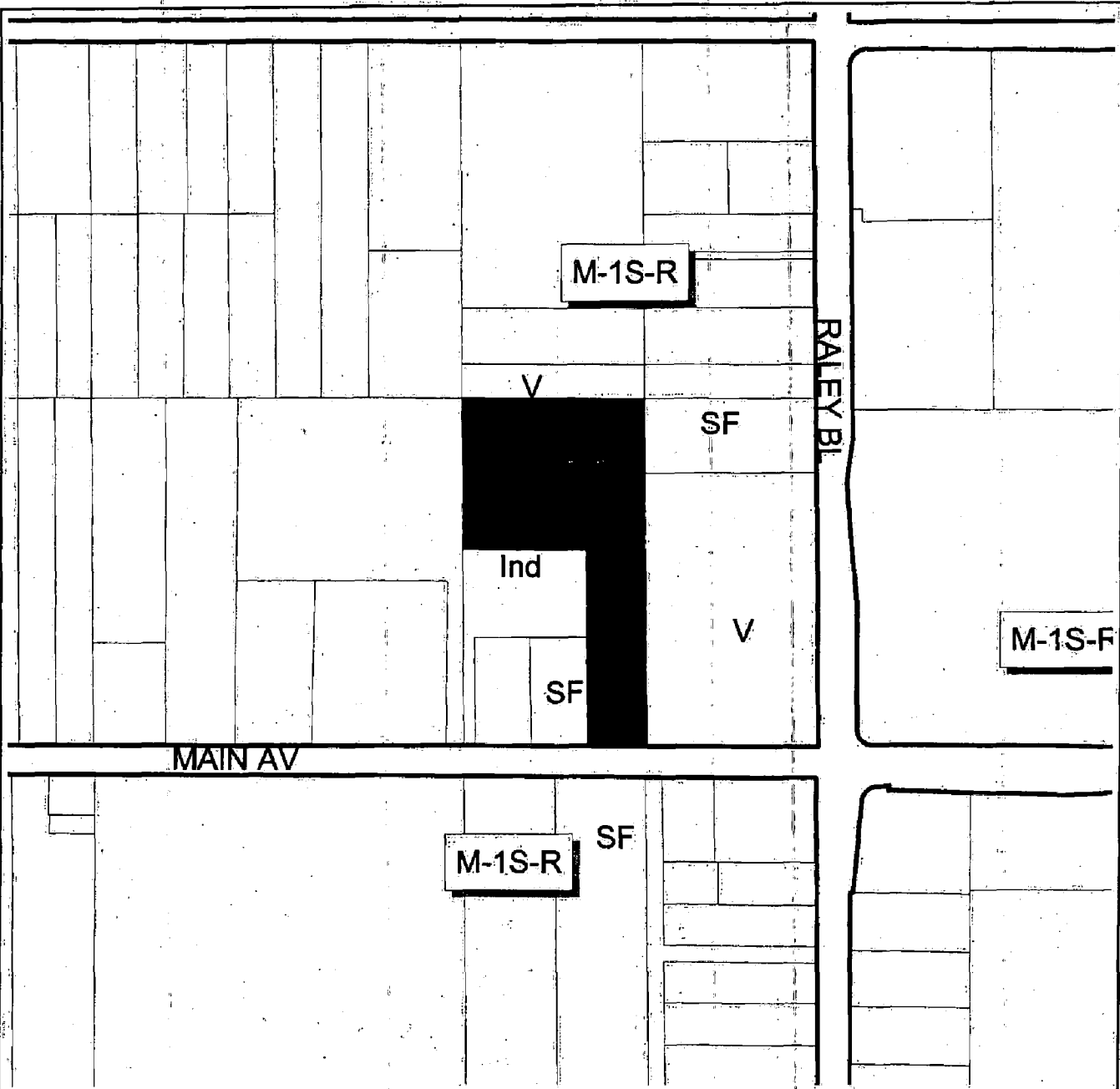


Planning & Building
Department

Geographic
Information
Systems

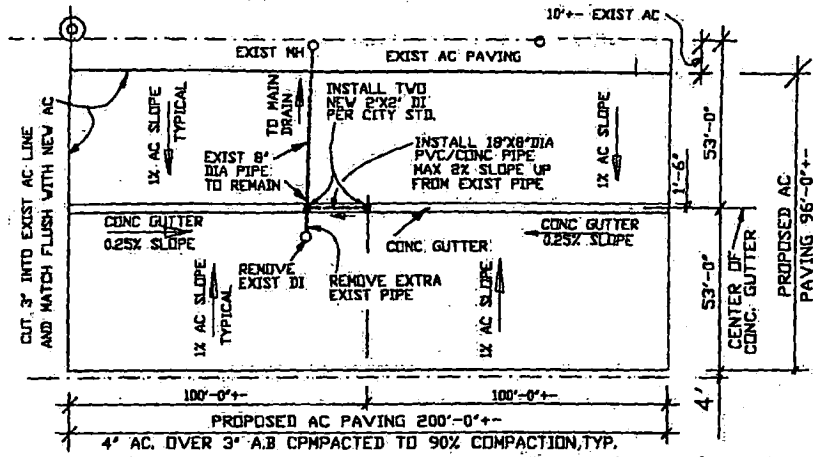
Vicinity Map





Land Use & Zoning

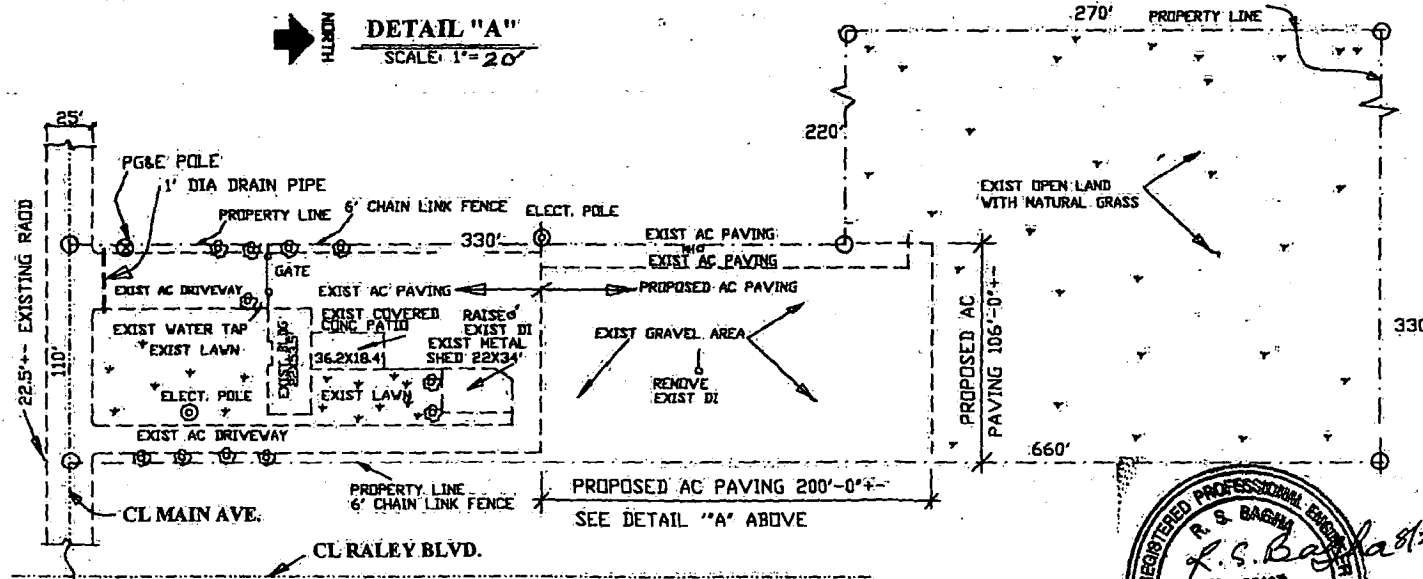




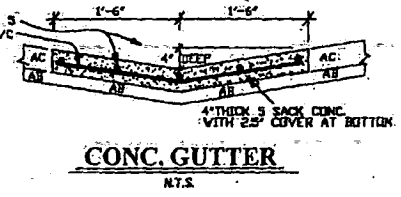
GENERAL NOTES

1. ALL CONSTRUCTION MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO LATEST STANDARD PLANS, SPECIFICATIONS AND OTHER APPLICABLE CODES AND REGULATIONS.
2. FOR ALL UTILITY INFORMATION AND LOCATION CALL OR SEE APPROPRIATE UTILITY CO. OR AGENCY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR THE PROTECTION AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICE ALERT 1-800-642-2444 AT LEAST 48 HRS BEFORE WORK IS TO BEGIN.
3. CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH, INSTALL AND MAINTAIN TEMPORARY SIGNS, BARRICADES, FLAGMAN, FLASHES AND OTHER FACILITIES TO ADEQUATELY SAFEGUARD THE GENERAL PUBLIC AND WORK, AND PROVIDE FOR THE PROPER ROUTING OF VEHICLE AND PEDESTRIAN TRAFFIC. CONSTRUCTION OPERATION SHALL COMPLY WITH THE WORK AREA TRAFFIC CONTROL HANDBOOK.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING WATER, SEWER, DRAINAGE FACILITIES TILL WORK IS FINISHED AND ACCEPTED IN ALL RESPECTS.
5. AGGREGATE SUBBASE SHALL CONFORM TO CALTRANS SPECIFICATION DATED JULY 1992 A.S.B. SECTION 25.
6. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF SACRAMENTO ADMINISTRATIVE AND TECHNICAL MANUAL FOR GRADING/EROSION AND SEDIMENT CONTROL. CONTRACTOR SHALL HAVE ALL APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1ST AND MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED TO THE DN SET OF ANY STORM.

DETAIL "A"
SCALE: 1"=20'

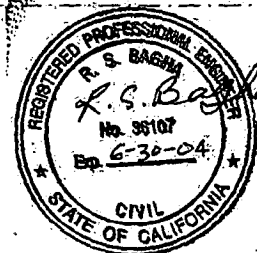


SITE PLAN
SCALE: 1"=30'

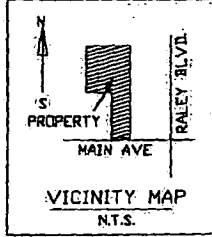


PUBLIC WORKS SACRAMENTO COUNTY
1521 MAIN AVE, LOTUS INTERMODAL INC
PARCEL NO 215-0280-026-0000

APPROVED: _____
CHECKED BY: _____
APPROVED BY: _____ DATE: _____
APPROVED BY: _____ DATE: _____



LEGEND
 CENTER LINE OF ROAD PROPOSED
 PROPERTY LINE EXISTING OR FUTURE
 LANDSCAPE OR LAWN



IMPROVEMENT PLAN REVISION BLOCK

NO.	DESCRIPTION	COUNTY APPROVAL BY	DATE
Δ			
Δ			
Δ			

APN: 215-0280-026-0000 FILE 1521 MAIN AVE AND RALEY BLVD	LOTUS INTERMODAL INC DESIGN & DRAWN BY PAUL BAGA DN 8-27-03	LOTUS INTERMODAL INC 1521 MAIN AVE SACRAMENTO	PAVING IMPROVEMENT	SHEET NO 1 OF 1
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ITEM 7

November 25, 2003

Z03-293
Received 9-5-2003

Z03-293