

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, March 3, 2004, the Zoning Administrator approved with conditions a Plan Review Major Modification Time Extension for three years to expand an existing truck terminal facility in the Light Industrial (M-1S-R) zone for the project known as Z04-014. Findings of Fact for the project are the same as previously approved for file Z01-217 and are listed in the Zoning Administrator Action at the end of the original report (see attached). Conditions of approval which include the new expiration date, are listed below.

**Project Information**

Request: **Zoning Administrator Special Permit Major Modification Time Extension** to expand an existing truck terminal warehouse building by adding 8,800 square feet on 10± undeveloped acres in the Light Industrial (M-1S-R) zone.

Location: 1621 Main Avenue (D2, Area 4)

Assessor's Parcel Number: 215-0273-031

Applicant: Morton and Pitalo, Inc. {Contact: Bill Louie}  
1788 Tribute Road, Suite 200  
Sacramento, CA 95826

Property Owner: Southwest Premier Properties, Inc.  
C/O BREMCO Construction  
2430 Armstrong Avenue  
Livermore, CA 94550

Project Planner: Lindsey Alagozian

Project Plans: Exhibits A, B, C, and D

Additional Information: The proposed application is a request for a three-year time extension for a previously approved plan review major modification permitting the construction of a 8,880 square foot addition to the existing building. The addition will be 60 feet by 148 feet in size and composed of metal and concrete building to be consistent with the existing structure. On February 7, 2002, the Zoning Administrator granted a Plan Review Major Modification to allow construction of the project. The applicant is now requesting to extend that approval for an additional three years and does not propose any changes to the previously approved plans.

The plans, findings of fact, and conditions of approval are listed in the attached original notice of decision. The new expiration date is listed below.

The site has been posted and the project has been noticed to property owners within 100 feet of the subject site. Staff did not receive any calls from the adjacent neighbors.

Environmental Determination: Time Extension requests have been determined not to require environmental review.

Conditions of Approval-New (Original conditions are listed in Zoning Administrator Action and Findings of Fact, of the original report.)

1. The new expiration date for the special permit is February 7, 2007.
2. The applicant shall comply with all previous conditions of approval (Z01-217; see attached).

#### Public Works

3. The applicant shall dedicate by separate instrument, any additional right-of-way on Raley Boulevard, to provide 55' on centerline for future widening of said street, (if not already existing).
4. Construct an A.D.A. compliant curb ramp at the intersection of Raley Boulevard and Main Avenue, adjacent to the project site.
5. Repair or replace/reconstruct any deteriorated curb, gutter, and sidewalk per City standards and to the satisfaction of the Department of Public Works.

#### Utilities

6. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharge Associated with Industrial Activity." Applicant shall submit the determination to the Department of Utilities for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.

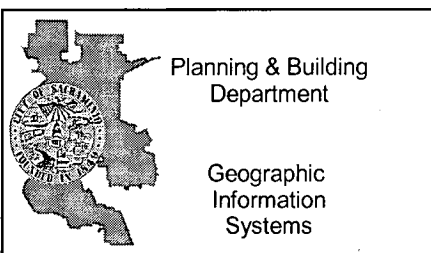
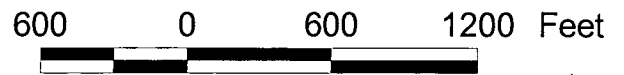
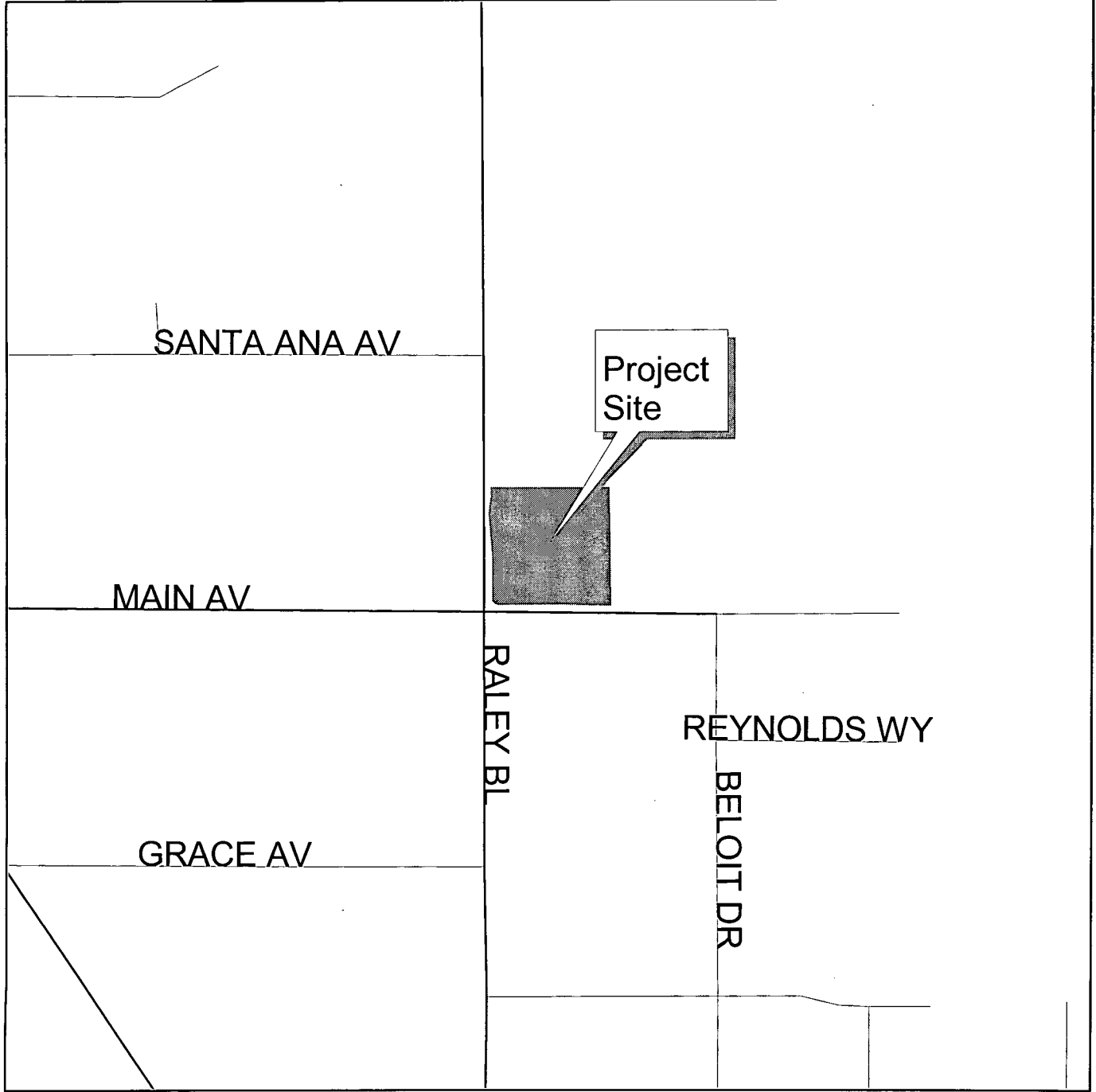
#### Advisory Note

7. Prior to the 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 on-site domestic, irrigation and fire suppression systems.

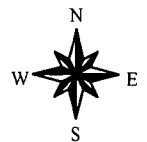
  
Joy D. Patterson  
Zoning Administrator

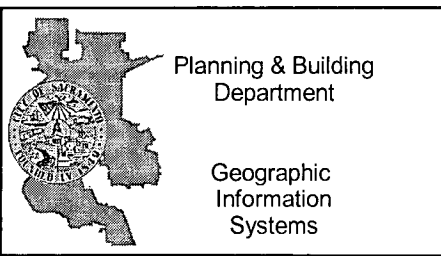
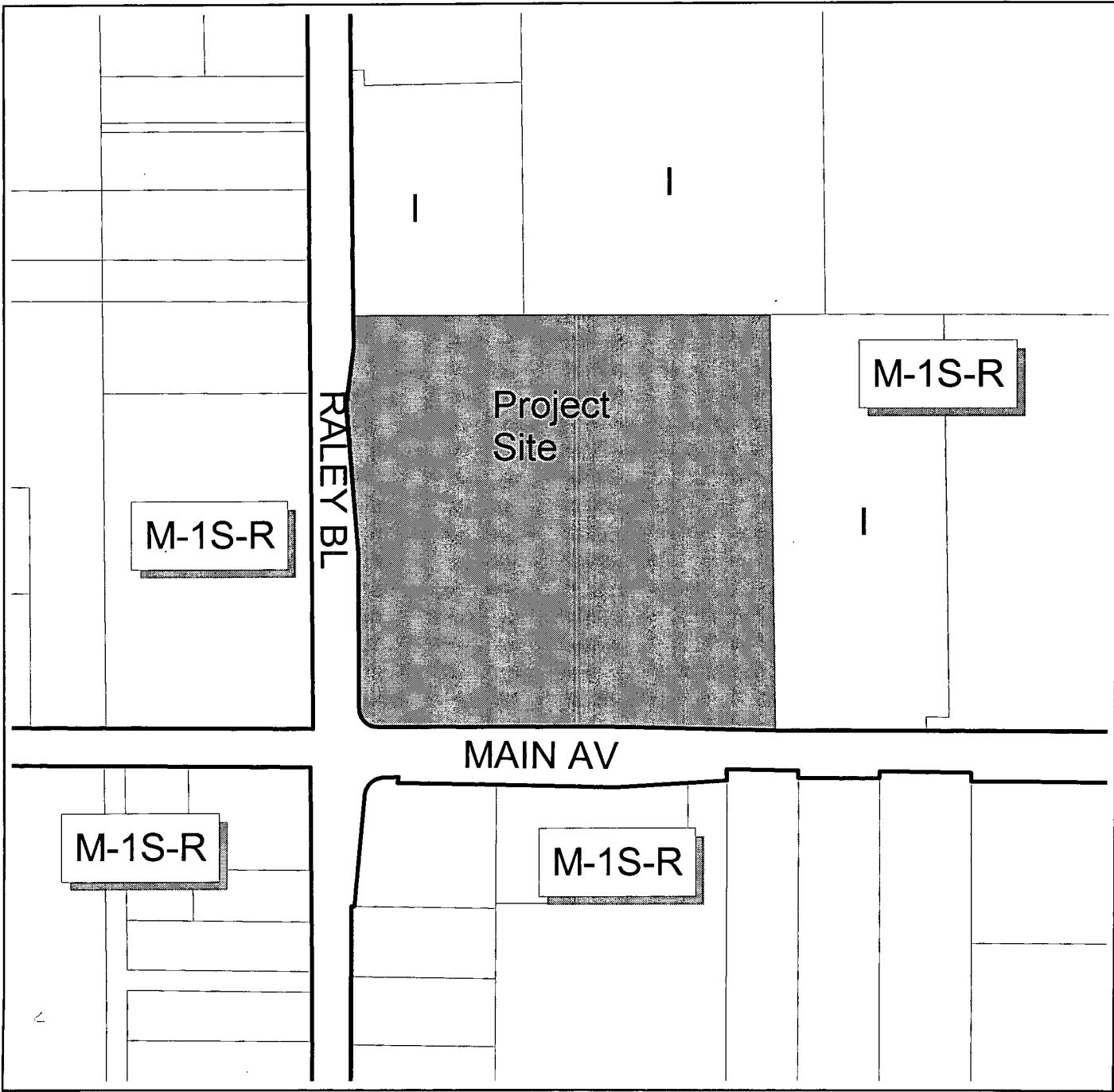
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)  
ZA Log Book  
Applicant



# Vicinity Map





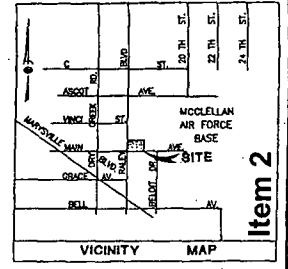
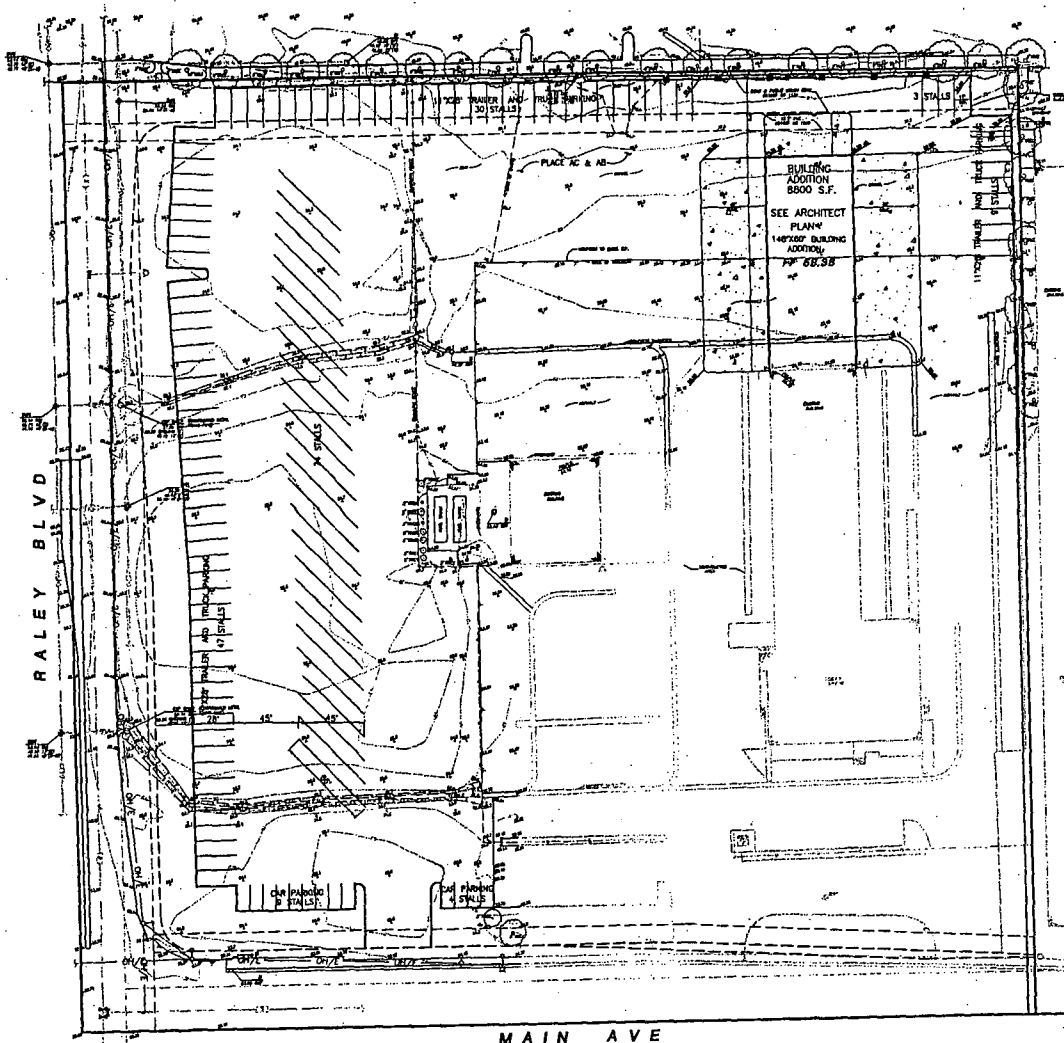
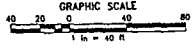
Planning & Building  
Department

Geographic  
Information  
Systems

# Land Use & Zoning



**EXHIBIT A**



Item 2

Z04-014  
March 17, 2004  
REC

EXIST. ZONING  
M-1S-R

A.P.N.  
215-0273-019&020

NO.	DESCRIPTION	APPD.	DATE

SCALE:  
HORIZ. T= 40'  
VERT. T= N/A

BENCH MARK

COMPUTED  
DESIGNED B.L.  
DRAWN B.L.  
PROJ. ENGR. JEP



**MORTON & PITALO, INC.**  
CIVIL ENGINEERING • PLANNING • SURVEYING  
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95818  
PHONE: 916/472-2400 • FAX: 916/567-0120  
EMAIL: [eng@mpinc.com](mailto:eng@mpinc.com)

DATE: September 2001  
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OF: 1

DATE: September 2001  
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CITY OF SACRAMENTO, California  
JOB NO. 01012

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, February 7, 2002, the Zoning Administrator approved with conditions a major modification to a previously approved plan review to expand an existing truck terminal warehouse building in the Light Industrial (M-1S-R) zone for the project known as (File Z01-217). Findings of Fact and conditions of approval for the project are listed on pages 3-6.

**Project Information**

Request: **Zoning Administrator Plan Review Major Modification** to expand an existing 14,097 truck terminal warehouse building by adding 8,880 square feet on 10± acres in the Light Industrial (M-1S-R) zone.

Location: Northeast Corner of Raley and Main (D2, Area 4)

Assessor's Parcel Number: 215-0273-031

Applicant: Morton & Pitalo, Inc. {Contact: John Pitalo}  
1788 Tribute Road, Suite 200  
Sacramento, CA 95815

Property Owner: Southwest Premier Properties, Inc.  
Bremco Construction  
2430 Armstrong Avenue  
Livermore, CA 94550

Project Planner: Lindsey Alagozian

General Plan Designation: Heavy Commercial or Warehouse  
North Sacramento

Community Plan Designation: Industrial  
Existing Land Use of Site: Industrial, Warehouse  
Existing Zoning of Site: Light Industrial (M-1S-R)

**Surrounding Land Use and Zoning:**

North: M-1S-R; Industrial  
South: M-1S-R; Industrial  
East: M-1S-R; Industrial  
West: M-1S-R; Industrial

Property Dimensions: 660 feet x 660 feet  
Property Area: 10± acres  
Square Footage of Building: 8,880 square feet (proposed addition), 14,097 square feet (existing)  
Height of Building: Single Story  
Topography: Flat

Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibits A, B, and C

Previous Files: P8943, P8880

Background Information On January 10, 1980 the Planning Commission recommended denial to rezone approximately seven vacant acres from Agriculture (A) zone to Light Industrial (M-1) zone to develop a truck terminal. The decision was appealed to the City Council and on May 19, 1981 the City Council granted the appeal to allow the rezoning of the site to Light Industrial (M-1) subject to conditions of approval. The decision also permitted the development of a truck terminal facility, including an approximately 14,000 square foot trucking facility and approximately 5,000 square feet of office space.

#### Additional Information

The applicant is proposing to expand an existing 14,097 square foot warehouse building by adding approximately 8,880 square feet of floor area to the rear of the building on approximately 10 acres. The new addition is intended to serve as a truck terminal for a trucking company. The proposed addition represents an approximately 60 percent increase to the previous plan review approval. Therefore, a Major Modification to the previously approved Plan Review is required.

The original parcel consisted of approximately 7 acres, however, the project plans indicate development on approximately 10 acres of land. Staff requested the applicant submit either an application for a lot merger or the legal documents indicating the merger of the two parcels (215-0273-019 and 020). The applicant provided a grant deed and a legal description of the property indicating the two parcels had been merged into one parcel of ten acres in size. These documents have been reviewed and confirmed by the Public Works Department to indicate a legal parcel merger prior to 1976. The new parcel number is 215-0273-031. Therefore, the applicant was not required to submit an application for a parcel merger.

The project involves constructing a 60 by 148 foot metal and concrete building addition to the rear of the existing warehouse. The design is consistent with the existing building, which includes roll-up doors along all sides of the new addition. The proposed slope of the roof is designed to match the existing roof-line and consists of metal roof panels. All materials are designed to match the existing building. The existing building contains 5,230 square feet of office space and 14,097 square feet of warehouse space.

According to the Zoning Ordinance, the project is required to provide parking based upon the following ratios: 1 space per 400 gross square feet of office space, and 1 space per 1,000 gross square feet of industrial space. The project includes 5,230 square feet of office space and a total of 27,977 square feet of industrial space. Therefore, the project requires 41 parking spaces, whereby 13 spaces are required for the office and 28 spaces are required for the warehouse building. The project plans include new pavement and parking spaces for larger truck vehicles west of the warehouse building. The Zoning Ordinance requires that the parking lot provide at least 50% shade. The proposed truck parking areas west of the building are designed to store trucks and trailers, therefore are not required to be shaded.

Any development in the M-1S zone requires that all street frontages provide a minimum of a 25-foot setback which is to be developed and maintained as open landscaped area. The landscaped strip must include a combination of trees, mounded turf or shrubs and a fully automated irrigation system. The project plans indicate a landscaped setback must be provided along Raley Boulevard and Main Avenue and shall not include curbs or sidewalks, unless necessary for handicap access.

Staff is in support of the proposed addition, in that the building will not encroach into any required setback area and is consistent with the existing warehouse building design. In addition, the project meets the intent of the Zoning Ordinance for all development in the M-1S-R zone. The project was noticed and staff did not receive any calls or concerns regarding the proposal.

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 15301, Existing Facilities.

Conditions of Approval:

**General**

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project plans shall be revised to reflect the elimination of the proposed entrance off Main Avenue. Any other changes or additions to the site shall require additional Planning review and approval.
3. Two bicycle parking spaces are required, one of which shall be a Class 1 Facility.
4. The project is required to provide 41 parking spaces per the Zoning Ordinance.
5. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, all parking and newly paved areas must comply with the 50% shading requirement of the Zoning Ordinance.
6. Parking areas designated as trailer and truck parking are not required to meet the 50% percent shade requirement; however all landscaping along these areas shall be consistent with the preliminary landscape plan date stamped December 28, 2001.
7. A revised landscape plan shall be submitted to Planning for review and approval prior to the issuance of building permits. The revised landscape plan shall be in substantial conformance to the preliminary landscape plan.
8. The frontage along Raley Boulevard and Main Avenue shall include a minimum 25-foot landscaped setback area. The 25-foot landscaped setback shall not include any sidewalks unless required for handicap access. When vehicles overhang and no wheel stops are provided, the landscaped area shall be increased to 27 feet.

**Building**

9. Fire sprinklers will be required for the addition and the existing building if it does not have fire sprinklers.
10. Fire hydrants or additional hydrants might be required by the Fire Department.
11. Two handicap parking spaces shall be provided.

**Public Works**

12. No new driveways shall be constructed on the site due to access control along Main Avenue and Raley Boulevard.
13. Raley Boulevard shall be constructed with full frontage improvements which include separated sidewalks that may be built by one of the following options:
  - a. Construct an 8-foot planter between the face-of-curb and the right-of-way; dedicate a 5-foot pedestrian easement on-site and contiguous to the right-of-way; then construct a 5-foot sidewalk in the pedestrian easement; or,
  - b. Narrow the #1 lane to 11' (subject to approval by the City Traffic Engineer), construct the 5-foot wide sidewalk adjacent to back-of-right-of-way, and separate the sidewalk from the back-of-curb with a 5-foot wide planter.

**Utilities**

Water

14. Only one domestic water service per parcel will be allowed. Any new domestic water services shall be metered.
15. Multiple fire services area allowed per parcel and may be required.
16. Prior to the 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 on-site domestic irrigation and fire suppression system.

Drainage

17. 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).

Grading and Water Quality

18. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
19. 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.
20. 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 (e.g. water quality pond, vegetated swale, media filtration) are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of material, (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 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. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures" dated January 2000 for appropriate source control measures and recommended on-site control measures.
21. This project is greater than 5 acres (10±acres), 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 the Department of Utilities by calling 264-1400.

**Advisory Note:**

1. The proposed project is designated as a 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.

Fire

22. The applicant shall provide engineered sprinkled plans.

Findings of Fact:

1. Granting the Plan Review Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the project will not substantially alter the characteristics of the site or the surrounding neighborhood; and
  - b. the project will comply with the requirements of the Zoning Ordinance.
2. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Heavy Commercial or Warehouse and Industrial, respectively.
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. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements along Raley Boulevard and Main Street are consistent with existing and proposed streets and highways.

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Joy D. Patterson  
Zoning Administrator

A use for which a Plan Review Modification is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review Modification shall be deemed to have expired and shall be null and void. A Plan Review Modification use which 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.

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ZA Log Book  
Applicant