

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, June 26, 1996, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Heavy Industrial (M-2) zone for the project known as Z96-058. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the M-2 zone by allowing 43.5 percent office space within a proposed 8,390 square foot building on 12.6± partially developed acres in the Heavy Industrial (M-2S) zone.

Location: 8870 Fruitridge Road (D6, Area 3)

Assessor's Parcel Number: 062-0080-058

Applicant:	Robert S. Fisher- Architect 8925 Atascadero Avenue Atascadero, CA 93422	Property Owner:	Environmental Care Inc. 24121 Ventura Boulevard Calabasas, CA 91302
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General Plan Designation: Heavy Commercial or Warehouse
South Sacramento

Community Plan Designation: Industrial
Existing Land Use of Site: Vacant
Existing Zoning of Site: Heavy Industrial, M-2

Surrounding Land Use and Zoning:

North: M-2S; Warehouse/Industrial
South: M-2S; Single Family, Vacant, Industrial
East: M-2S; Vacant/Commercial/Industrial
West: M-2S; Warehouse/Industrial

Property Dimensions: Irregular
Property Area: 12.6± acres
Parking Provided: 22 spaces
Parking Required: 9 spaces (1 space per 400 square feet office)

9 spaces (1 space per 500 square feet commercial)
 Total: 18 spaces
 Square Footage of Building: 8,390 square feet
 Height of Building: One Story, 16 feet
 Exterior Building Materials: Metal and Block Walls
 Roof Materials: Built Up Roof
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P96-046, P90-042, P88-268 (All are previous Tentative Maps or Lot Line Adjustments)

Background Information: The applicant has submitted a Tentative Map application to subdivide the parcel into two lots (P96-046). The application is currently being processed by the South Team for Planning Commission review and approval and the proposed new parcels will not affect the site plan of this application.

The applicant applied for the same entitlement for their existing location at 8583 Kiefer Boulevard (Z94-077). The project was approved by the Zoning Administrator on September 6, 1994. The applicant had operated a landscaping business out of the site for several years and needed to replace buildings that were in a state of disrepair. However, the site is without sewer or water access without extensive infrastructure improvements. The applicant decided to relocate to this proposed location where the infrastructure already exists.

Additional Information: The applicant proposes to construct a single story 8,390 square foot two part building on the site. The building will be located on the southwest corner of the site. The office area will be located in the west side of the building and will total 2,640 square feet. This portion of the building will be constructed out of masonry. The east part of the building will total 5,750 square feet and will be constructed out of metal. There will be an additional 1,075 square feet of temporary office space in this portion of the building for a total of 3,650 square feet of office. The east end of the building will include an enclosed truck wash area. The remaining site area will be paved to provide a storage area for the maintenance vehicles. The site will be enclosed by an eight foot chain link fence with redwood slats which meets the Zoning Ordinance screening requirements for the M-2S zone for the north, east, and west sides of the property. However, there is a single family residence adjacent to the south side of the property. A six foot solid masonry wall is required by the Zoning Ordinance along the south property line to separate the non-residential use from the residential use.

The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office

use in the M-2 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet. The proposed total office space in the new structure is 44 percent of the total building square footage. The office space is required for the operation of the business. Several of the offices will only be used for short periods in the day.

The proposed site plan indicates there will be 22 parking spaces which is more than required. The office area requires a total of nine parking spaces and the remaining commercial uses require nine parking spaces. According to the Zoning Ordinance, the project is required to provide one bicycle parking space that is a Class I facility. The site plan does not show any type of trash enclosure.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15303(c)}.

Conditions of Approval

1. The applicant shall provide one bicycle parking space that is a Class I facility. The bicycle parking facility shall be indicated on a revised site plan submitted to the Building Division prior to issuance of building permits.
2. A trash enclosure (if one is to be provided) shall be indicated on the revised site plan submitted to the Building Division prior to issuance of building permits. The trash enclosures shall be located and 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.
3. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a building permit.
4. The driveways and parking spaces shall be to City standards. Handicap parking space(s) must comply with ADA requirements. (Transportation Engineering)
5. Any further additions of structures for office use shall require an additional Special Permit.
6. Size and location of the building shall conform to the plans submitted.
7. The applicant shall obtain all necessary building permits prior to commencing construction.
8. The perimeter of the property along all sides but the most southern side shall be

screened with a minimum six foot high fence with slats, solid fence, or wall. The southernmost property line side shall have a six foot solid masonry wall.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within a new industrial building is compatible with the surrounding industrial and warehouse 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 on-site parking and setbacks will be provided;
 - b. the entire site will be improved and new landscaping will be added; and
 - c. the proposed building will be compatible with the existing industrial/warehouse buildings in the area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site Heavy Commercial or Warehouse and Industrial respectively.

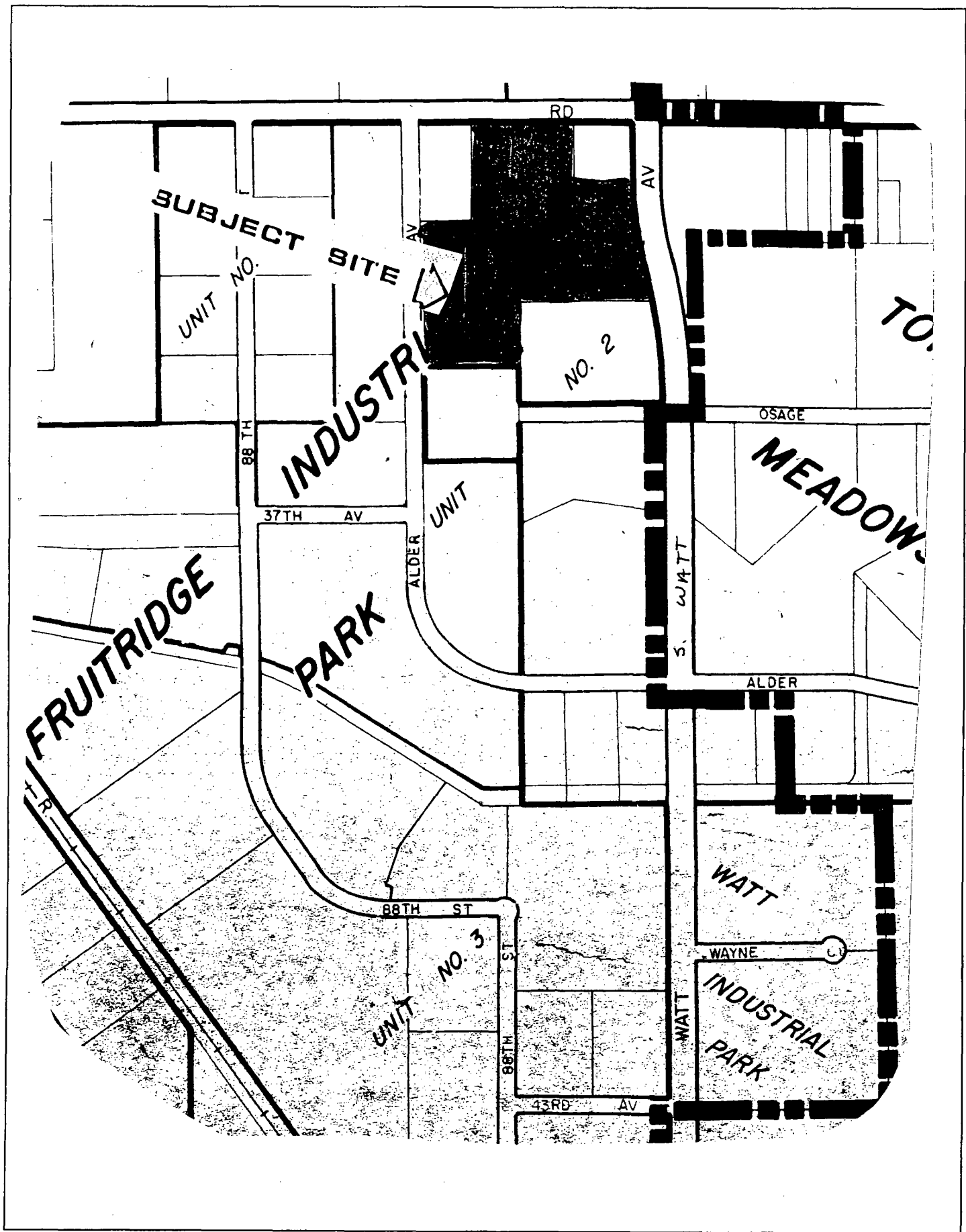


Joy D. Patterson
Zoning Administrator

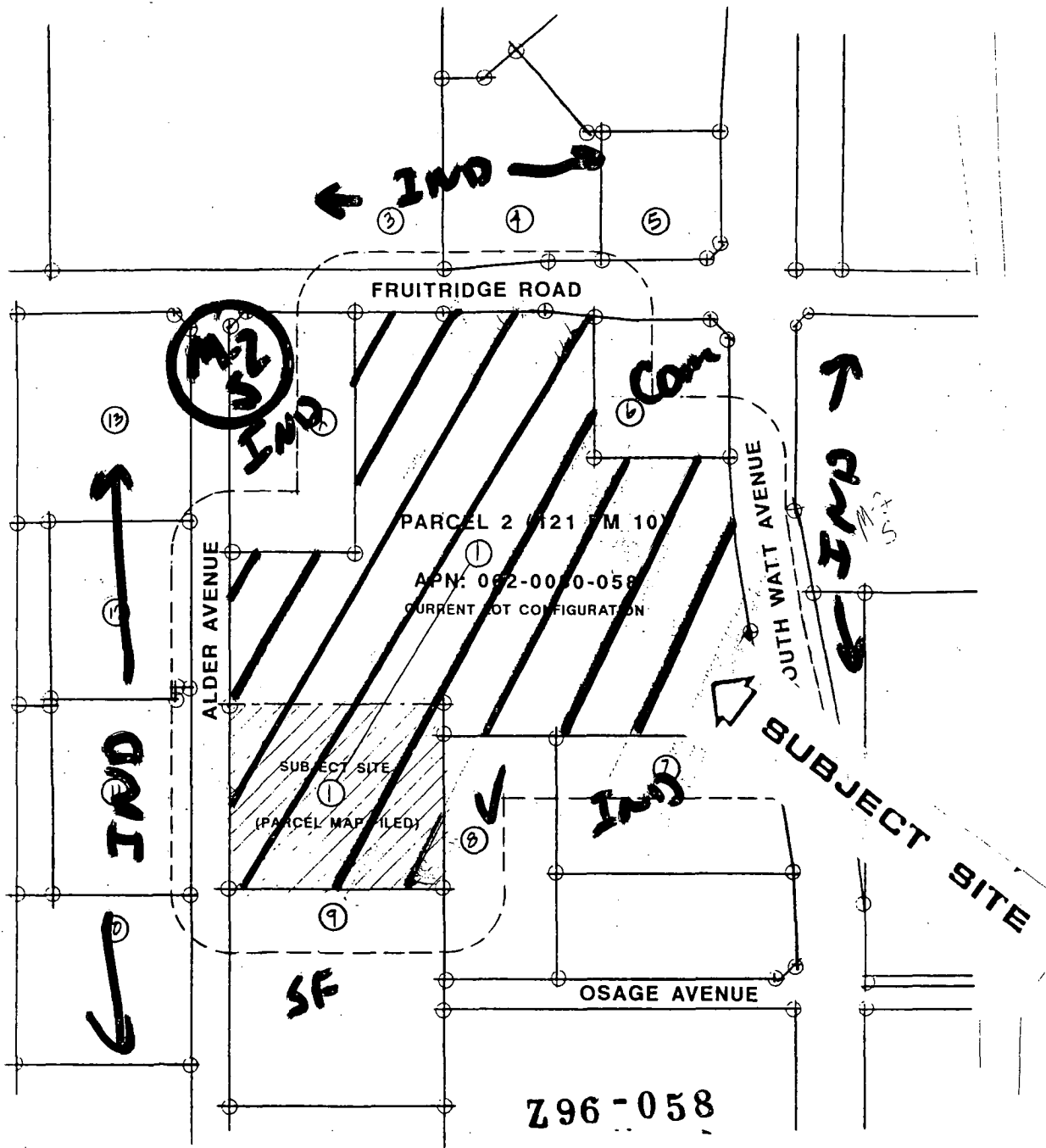
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

cc: File ✓
Applicant ✓
ZA Log Book ✓

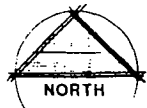


VICINITY MAP



PROPERTY OWNERSHIP MAP

SCALE : 1"=200'



LAND USE & ZONING MAP

REVISED
850 967
058

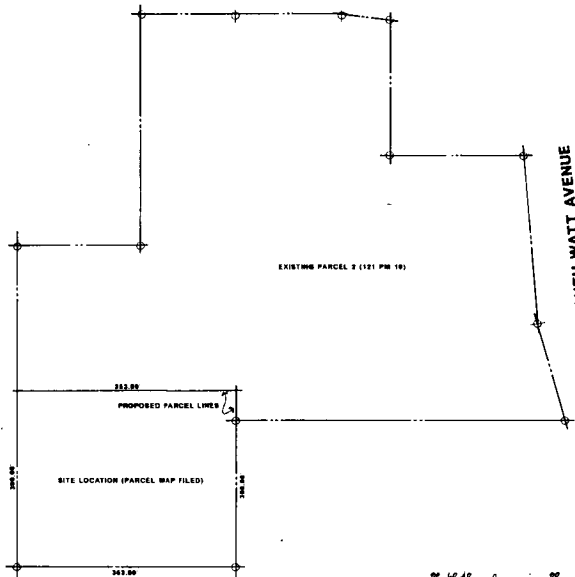
ZONING DISTRICT	M-2-B
SITE AREA	2.8 ACRES 122900 S.F.
BUILDING FOOTPRINT (W/ COVERED TRUCK WASH AREA)	8300 S.F.
LANDSCAPED AREA	9165 S.F.
PAVED AREA	36300 S.F.
GRAVEL OVER BASE AREA	35115 S.F.
PARKING SPACES PROVIDED	22 TOTAL
CONSTRUCTION TYPE	SM
BUILDING TYPE	MIXED OCCUPANCY (B AND S-3)
S-3 OCCUPANCY	METAL SHOP BUILDING FOR USE IN SMALL ENGINE REPAIR AND MAINTENANCE, MOTOR VEHICLE SERVICES PARTS AND TOOL STORAGE, AND PART TIME (EARLY A.M. AND LATE P.M.) OFFICE USE BY HOME POSSESSOR 3600 S.F.
B OCCUPANCY	MANAGERY STRUCTURE FOR FULL TIME OFFICE USE FOR APPROXIMATELY 8 EMPLOYEES, AND PART TIME FOR ANOTHER 7 OR 8 3600 S.F.

PROJECT DATA

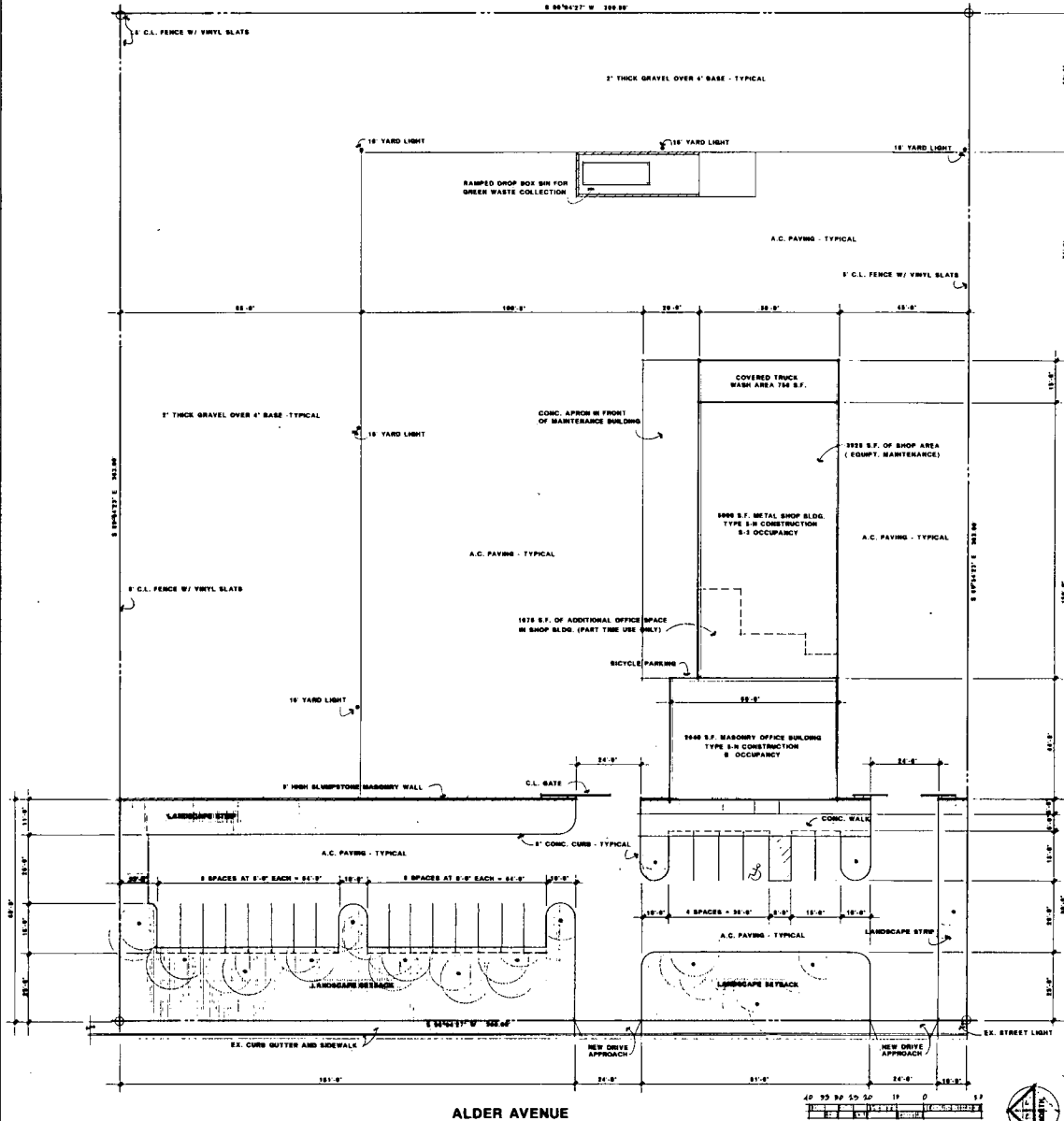
FRUITRIDGE ROAD

SOUTH WATT AVENUE

ALDER AVENUE



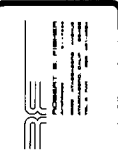
SITE LOCATION PLAN ON PARCEL 2 (121 PM 10)



ALDER AVENUE

SITE PLAN

REVISIONS	BY

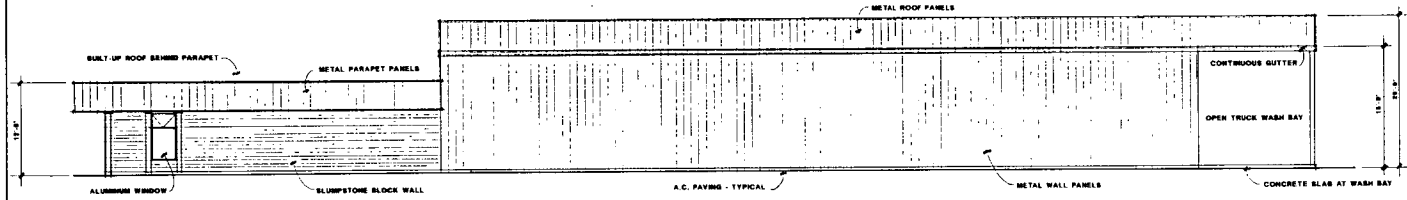


JUNE 26, 1996

AN OFFICE AND SHOP BUILDING FOR
ENVIRONMENTAL CARE INCORPORATED
A PORTION OF PARCEL 2 (121 PM 10) ALDER AVENUE

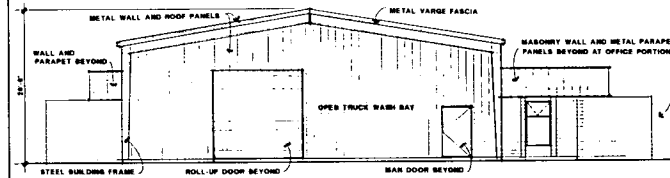
DRAWN	R.S.F.
CHECKED	R.S.F.
DATE	16 JUNE 1996
SCALE	AS NOTED
JOB NO.	
SHEET	

296-058



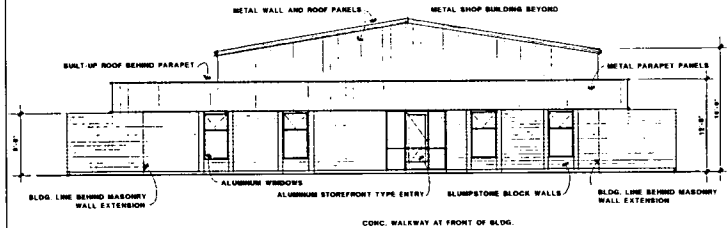
SOUTH ELEVATION

1/8"=1'-0"



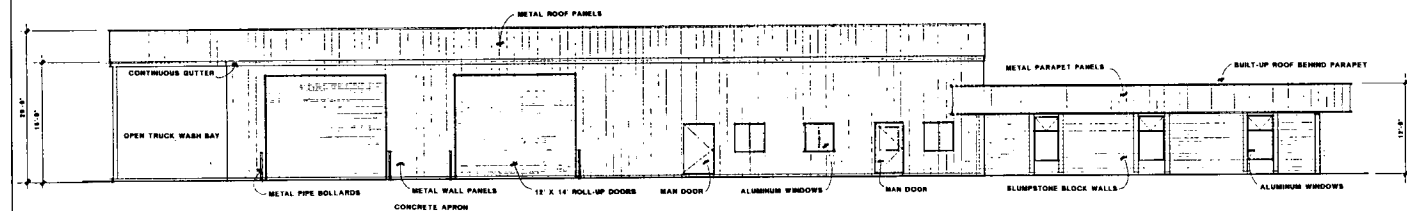
EAST ELEVATION

1/8"=1'-0"



WEST ELEVATION AT ALDER AVENUE

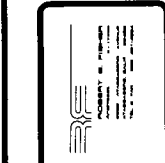
1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

REVISIONS	BY



JUN 28 1996

296-058

AN OFFICE AND SHOP BUILDING FOR
ENVIRONMENTAL CARE INCORPORATED
 A PORTION OF PARCEL 2 (12.1 PM 10) ALDER AVENUE

DRAWN	R.S.F.
CHECKED	R.S.F.
DATE	
SCALE	AS NOTED
JOB NO.	
SHEET	

DP SH8878