

Property Dimensions:	165 feet x 660 feet
Property Area:	2.5± acres
Parking Provided:	2 spaces
Parking Required:	2 spaces (1 space per residence)
Square Footage of Buildings:	West Residence: 2,640 square feet
	East Residence: 2,800 square feet
	North Garage: 475 square feet
	East Garage: 500 square feet
	Storage Hut: 5,000 square feet
	Total: 11,415 square feet
Height of Building:	One Story, 10 feet (Storage Hut)
Exterior Building Materials:	Corrugated Metal (Storage Hut)
Roof Materials:	Corrugated Metal (Storage Hut)
Topography:	Flat
Street Improvements:	Non-Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: None

Background Information: On November 4, 1996, the applicant submitted the application for the plan review. Prior to the completion of the application, the applicant began construction on the project without approved building permits or entitlements. Neighborhood Services initiated a code enforcement case against the applicant. The application was deemed complete on August 27, 1997, after the required additional fees were paid. The Negative Declaration was completed on October 27, 1997, and a Mitigation Agreement was sent to the applicant to be signed. The applicant did not return the signed agreement until May 11, 1998.

Additional Information: The applicant proposed to construct a 5,000 square foot metal building to be used for storage and to pave 28,000 square feet for outdoor storage. All the proposed storage is for private use by the property owner for his personal belongings. The applicant is requesting a development "R" review of the site changes. The metal building will be 50 feet by 100 feet similar to a Quonset hut. The building will rest on the larger (140 feet by 200 feet) paved area. There are two single family residences also on the lot. The Zoning Ordinance requires that any outdoor storage area be screened with a minimum of a six foot high masonry wall or chain link fence with slats. The site has an "R" suffix in the zoning which means all new development requires review and approval. The total building coverage is less than 10,000 square feet so the project can be reviewed and approved by the Zoning Administrator.

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 has adequate access, maneuvering, and parking. The parcel also has a "S" suffix in the zoning which requires a 25 foot landscaped setback

area along all street frontages according to the Zoning Ordinance. However, the site has existing residences in the front area. The proposed project meets all setback requirements.

The Ordinance requires two parking spaces for the residential uses and the site plan indicates two garages which meets the requirement. Should the unenclosed storage area ever be enclosed, or the storage area ever be used for commercial uses then additional parking will be required. According to the Zoning Ordinance, the project is not required to provide any bicycle parking. There is no trash enclosure indicated on the plan.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works- Transportation and Engineering Planning Divisions. The comments received pertaining to the project are listed as conditions.

Environmental Determination

The Environmental Services Manager has determined the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address drainage issues. The mitigation measures are listed in the attached Mitigation Monitoring Plan (Exhibit D).

Conditions of Approval

1. The project shall comply with the mitigation measures in the attached Mitigation Monitoring Plan (Exhibit D).
2. The minimum building pad elevation for the proposed building shall be 39.5 feet above sea level (NGVD).
3. The minimum parking pad elevation on this site shall be 37.0 feet above sea level (NGVD).
4. Due to localized flooding problems, no increase in storm drainage runoff from this site is allowed. On-site detention may be required. The applicant shall submit grading plans to the satisfaction of the Utility Department.
5. Should a dumpster be used on site then a trash enclosure shall be required. The trash enclosure shall be located and built to the standards in the Zoning Ordinance.

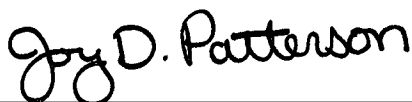
The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.

6. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a building permit.
7. The driveways shall be to City standards. Should the storage area ever be used for a commercial use then appropriate frontage improvements will be required of the owner. The applicant will also be required to provide adequate parking to include meeting tree shading requirements.
8. The outdoor storage area shall be screened by, at minimum, either a six foot solid masonry wall, wood, or a six foot high chain link fence with slats. **The applicant shall remove the metal sheets used for fencing.**
6. Size and location of the building shall conform to the revised plans submitted. Should the building be required to be removed to comply with Building Code and Utility conditions then the building shall be redesigned to a more conventional style storage building that shall be reviewed and approved by the Design Review staff.
7. The applicant shall obtain all necessary building permits for previous construction and grading **within three months of approval (September 10, 1998). Additionally, all required improvements, construction, and installation shall be completed within six months of approval (December 10, 1998).**
8. The applicant shall paint the metal building (if it is allowed to remain intact) a dull gray to the satisfaction of the Design Review staff.
9. The undeveloped area shall be blocked off by fence or bollards to prevent any storage, parking, or maneuvering on the undeveloped portion.
10. Any modifications to the approved plans will require additional Planning review and approval.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed storage building is compatible with the surrounding mixed 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 maneuvering, and setbacks will be provided;

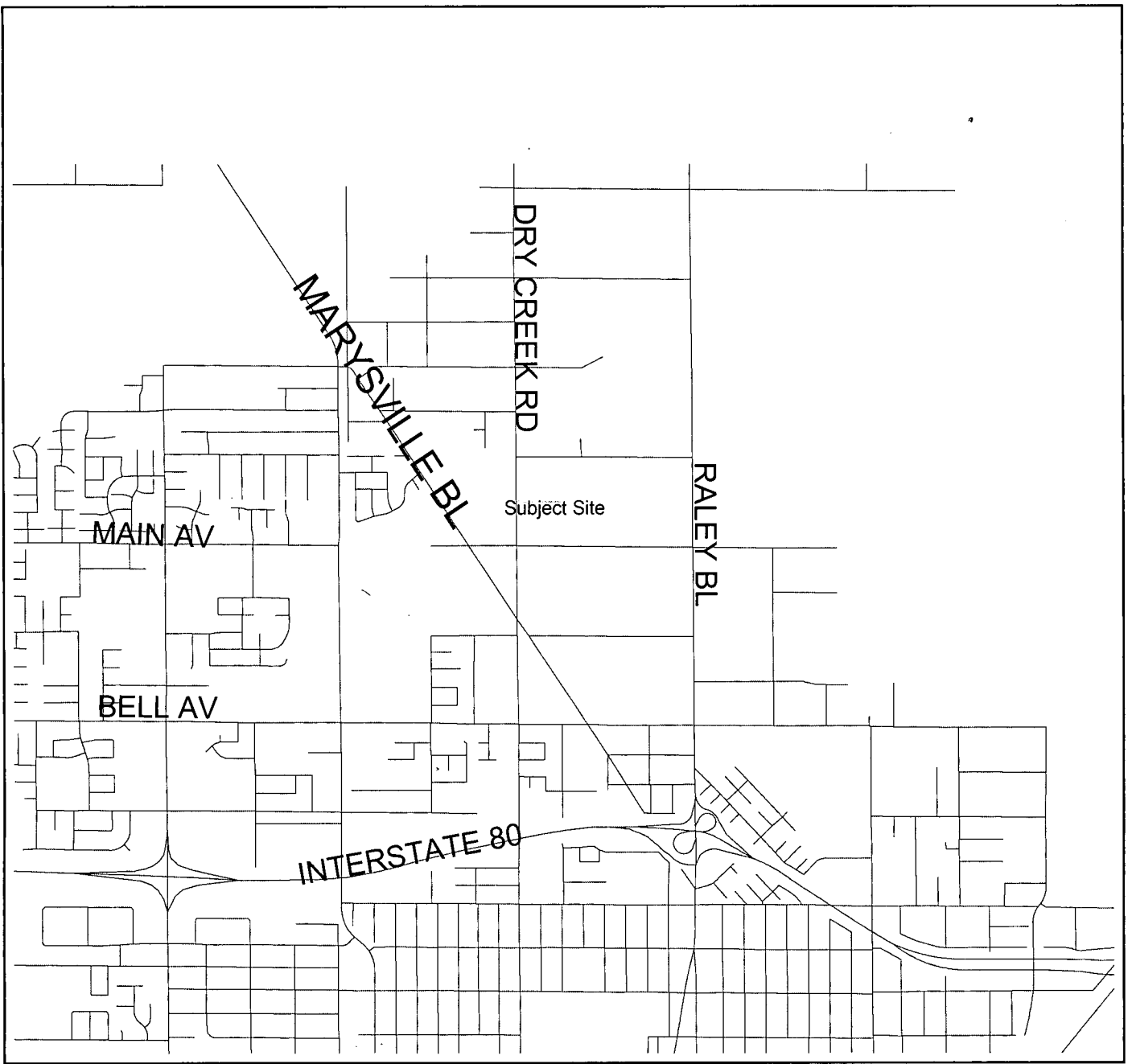
- b. a portion of the vacant site will be improved and screened; and
 - c. the proposed building will be compatible with the existing mixed use and industrial/warehouse buildings in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
 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

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
Ed Swasey, Dangerous Buildings and Substandard Structures Section



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

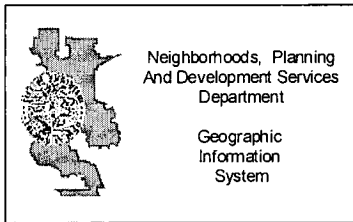
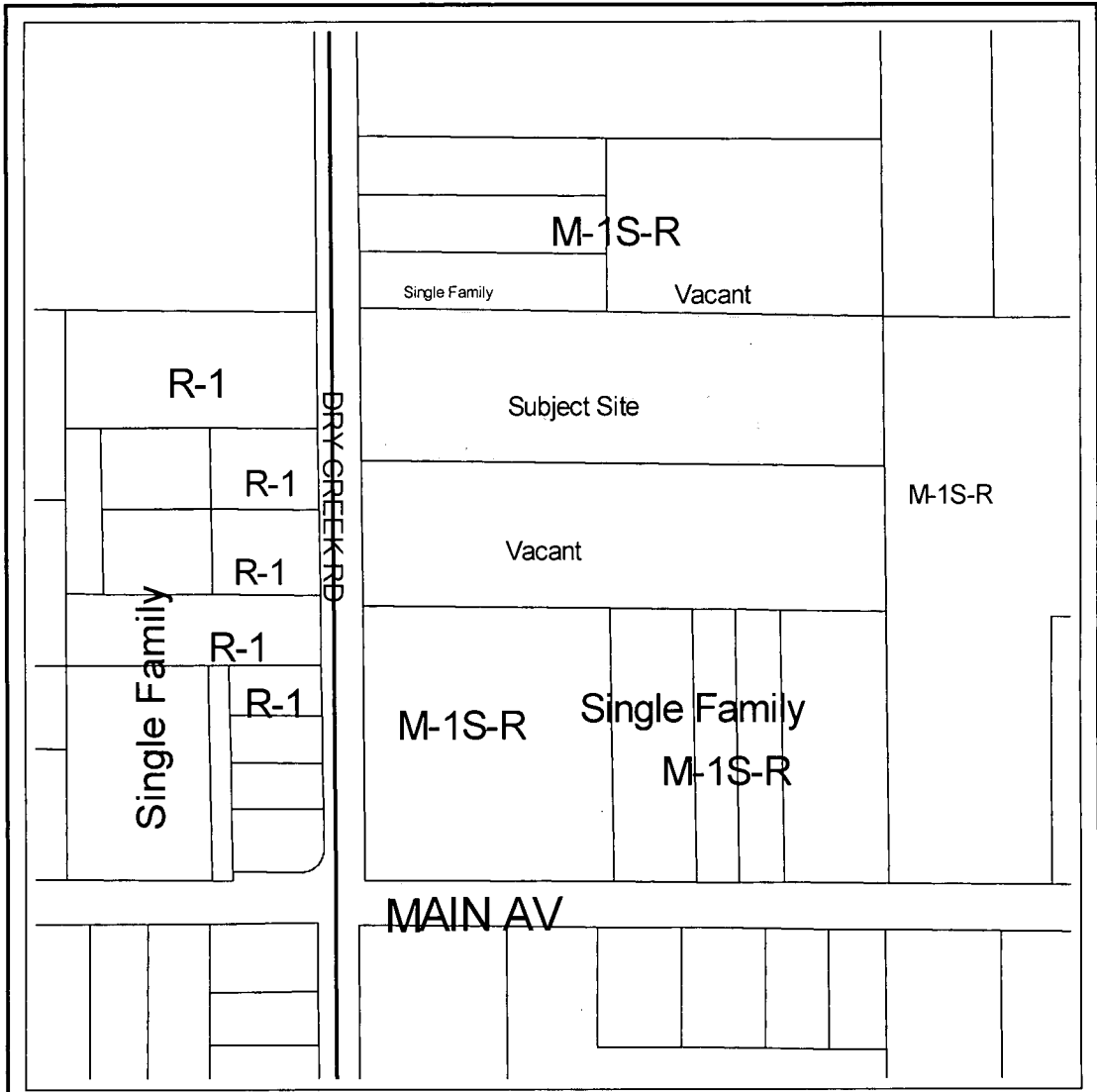
VICINITY MAP



Z96-153

June 10, 1998

Item #7



Land Use and Zoning



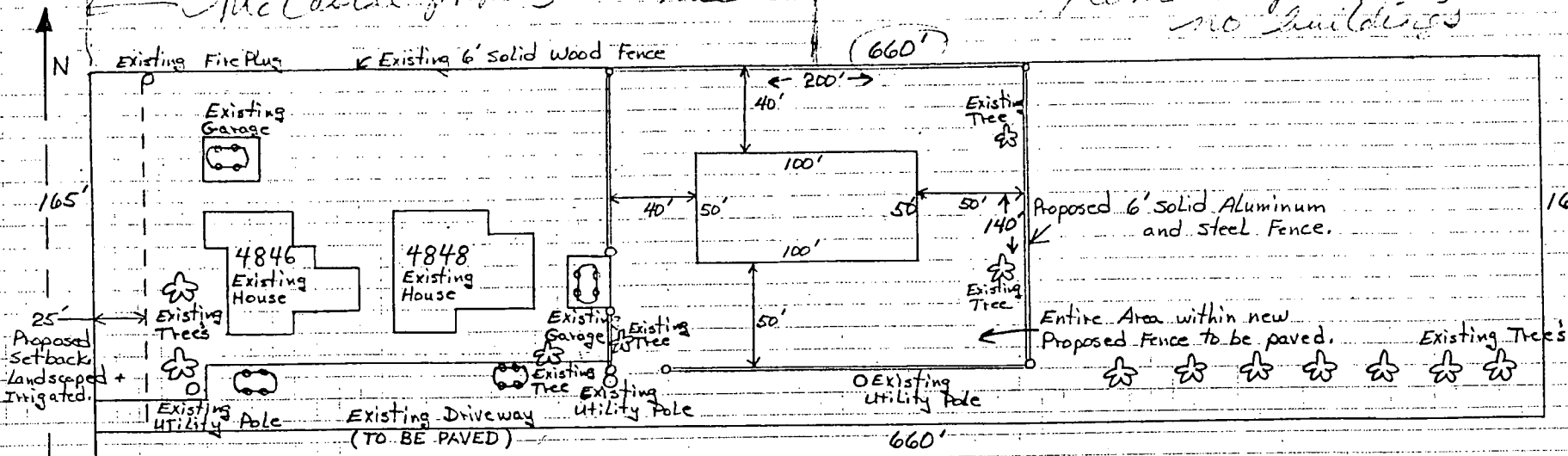
296-153

JUNE 10, 1998

ITEM 7

McCastle 330' property - Res. use - ?

Home no property no buildings



Dry Creek Rd. SCOTT'S FAMILY TRUST PARCEL # 215-0280-047

SITE/LANDSCAPE

2" = 100 foot. SCALE

to So,
Hatchinson
Family Trust
(Vernon)

296-153
received 11-4-96

EXHIBIT - A

296-153

JUNE 10, 1998

ITEM 7

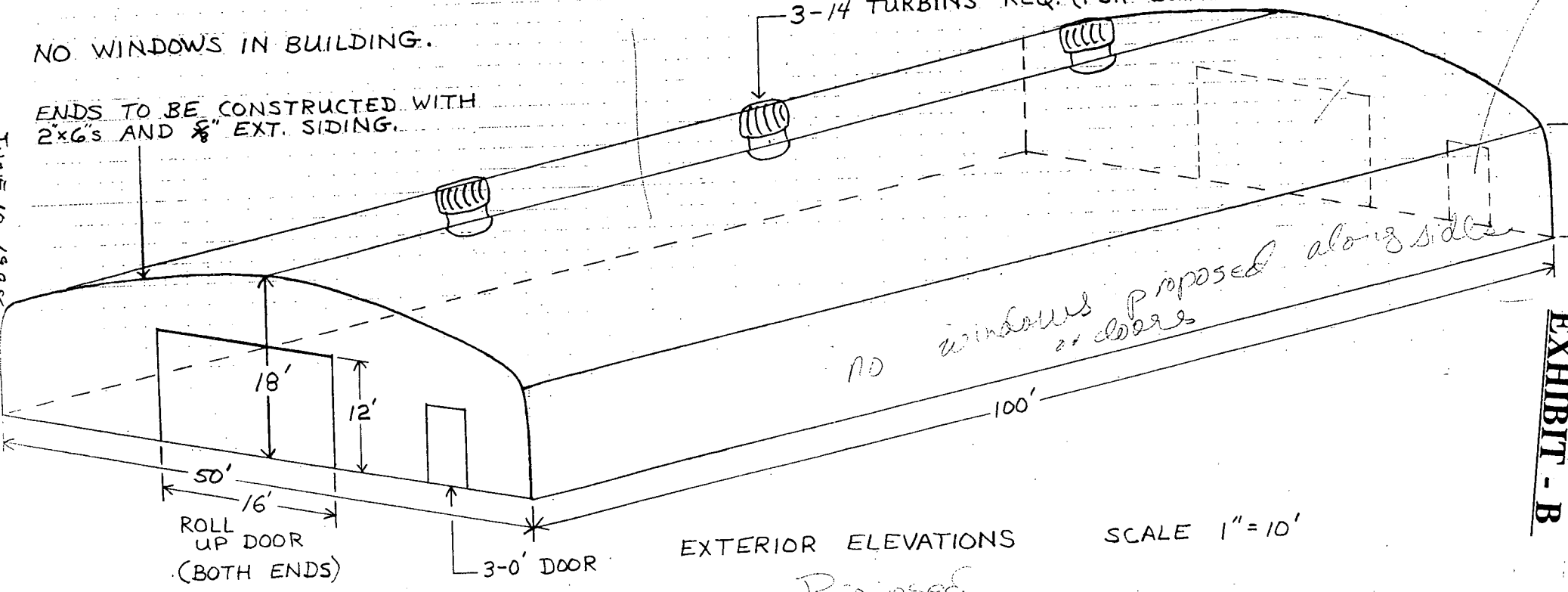
NO WINDOWS IN BUILDING.

ENDS TO BE CONSTRUCTED WITH 2x6's AND 1/2" EXT. SIDING.

NO windows or doors proposed on side

3-14" TURBINS REQ. (PER BUILDING DEPT.)

NO windows proposed along side



EXTERIOR ELEVATIONS

Proposed base

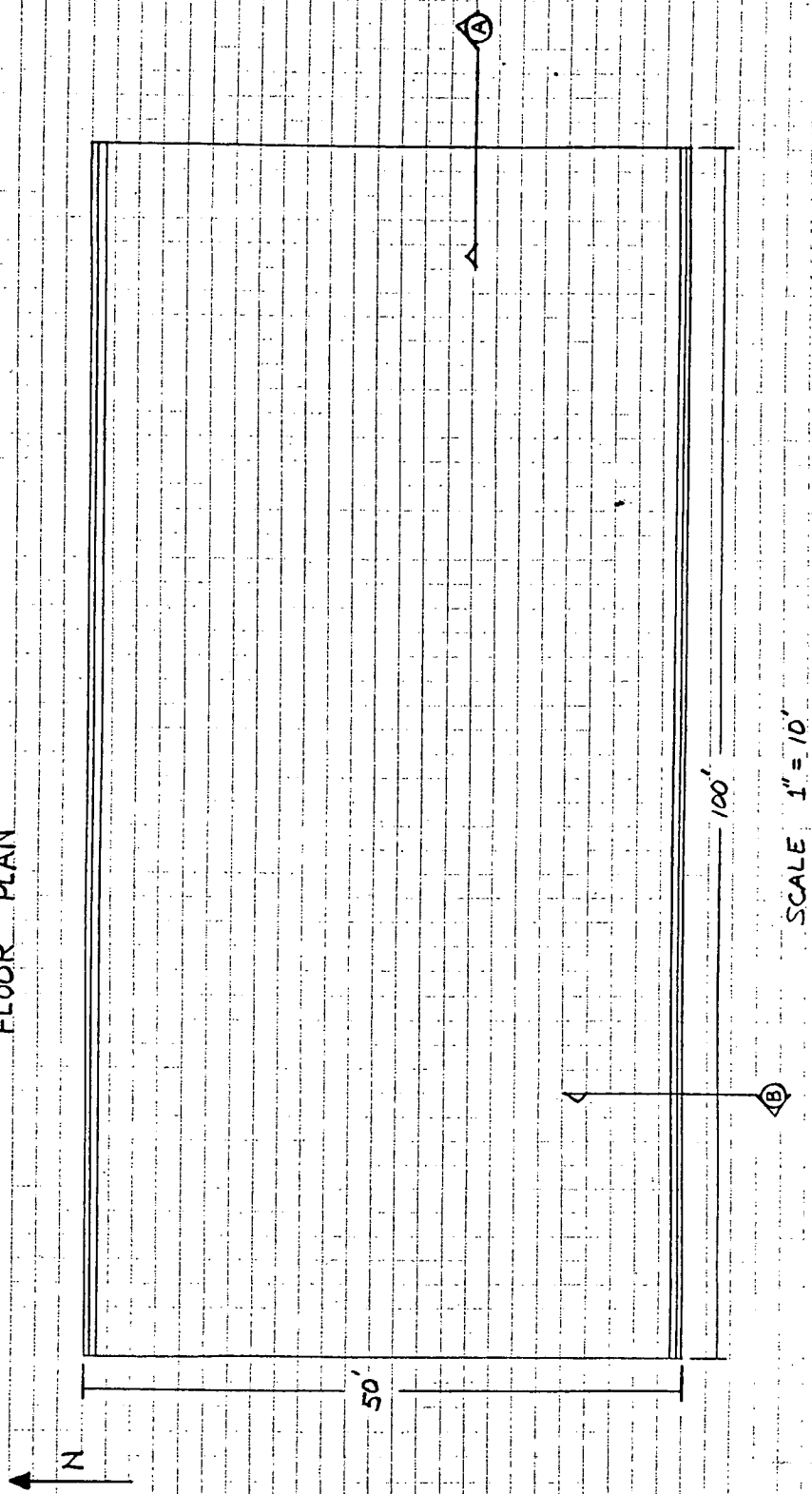
EXHIBIT - B

296-153

296

EXHIBIT - C

FLOOR PLAN



SCALE 1" = 10'

EXHIBIT - D

Recording
Not
Required

-
-
-
-
-

MITIGATION MONITORING PLAN

FOR

Dry Creek Metal Building Site Z96-153

Type of Environmental Document:
Negative Declaration

Prepared By:
**City of Sacramento Development Services Division
Sandra Yope, Associate Planner, 264-7158**

Date:
October 17, 1997

Adopted By:
City of Sacramento Zoning Administrator

Date: June 10, 1998

Joy D. Patterson

Attest:

Sandra C. Yope

CITY OF SACRAMENTO

MITIGATION MONITORING PLAN

This Mitigation Monitoring Plan has been required and prepared by the Department of Planning and Development, Environmental Services Division, 1231 I Street, Suite 301, Sacramento, CA 95814, (916) 264-7600, pursuant to CEQA Guidelines Section 21081.

SECTION 1: PROJECT IDENTIFICATION

Project Name and/or File Number: Dry Creek Metal Building Site- Z96-153
Applicant - Name: Dennis Scott
Address: 1956 El Camino Avenue,
Sacramento, CA 95815

Project Location / Legal description of Property (if recorded):

Project Location: 4846 Dry Creek Road
Assessor's Parcel Number: 215-0280-047

SECTION 2: GENERAL INFORMATION

The project as approved includes three mitigation measures. The intent of the Plan is to prescribe and enforce a means for properly and successfully implementing the mitigation measures as identified within Attachment A of the Initial Study for this project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this Plan shall be funded by the above-mentioned applicant.

SECTION 3: PLAN CONTENTS

1. WATER

Mitigation Measure #1

An adequate stormwater drainage plan that may require an on-site detention basin shall be designed to the satisfaction of the City Utilities Director prior to issuance of any building permits

Entities Responsible for Ensuring Compliance:

City of Sacramento, Utilities Department

City of Sacramento, Neighborhoods, Planning and Development Department, Development Services

Mitigation Measure #2

The minimum **building** pad elevation for the proposed building shall be 39.5 feet above sea level (NGVD). The minimum **parking** pad elevation on site shall be 37.0 feet above sea level (NGVD). These elevations shall be indicated on grading plans submitted as part of the building permit process and verified through the field inspection process.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Utilities Department

City of Sacramento, Neighborhoods, Planning and Development Department, Development Services

2. RISK OF UPSET

Mitigation Measure #3

If hazardous materials are to be used or stored on site, the user will be required to submit a Hazardous Material Survey to the City's Building Division and Fire Department per the requirements of Assembly Bill No. 3205. The applicant/user shall also present a Business Plan to the City of Sacramento's Fire Department. Per the requirements of Assembly Bills No. 2185 and 2187, Business Plans relating to the handling and release, or threatened release of hazardous materials are required. In addition to the Business Plan, Assembly Bill No. 3205 requires businesses to submit a Risk Management and Prevention Program (RMPP) to the City for those hazardous substances and associated quantities included in Table 1 of the Risk Management and Prevention Program developed by the State of California (Nov. 1989).

The applicant shall also file the appropriate documents relating to the storage of hazardous materials to the County of Sacramento, Environmental Management.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Fire Department

City of Sacramento, Neighborhoods, Planning and Development Department, Development Services

County of Sacramento, Environmental Management

3. CULTURAL RESOURCES

Mitigation Measure #4

If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells)

are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Site inspections by the Building Division and the Department of Public Works shall watch for any potential archeological resources during site visits. A City contact person shall be notified (in Permit Services) in case of an archeological discovery. The Building Division and the Department of Public Works shall attach this requirement to the approved permit plans and include this measure as a random inspection item on the Special Conditions Attachment.

Entities Responsible for Ensuring Compliance:

City of Sacramento, Planning and Development Department
City of Sacramento, Public Works Department