



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING DIRECTOR'S
SPECIAL PERMIT MODIFICATION
(P92-259)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

Date: October 7, 1992

Applicant: Foothill Ambulance Service, P.O. Box 177,
Citrus Heights, CA 95611

Owner: R & B Reality Group, 1787 Tribute Road, Ste.
#L, Sacramento, CA 95815

Application: Planning Director's Special Permit Modification
to allow the addition of a fenced in storage area
to store emergency equipment for a proposed
ambulance service.

Location: 1808 Tribute Rd, #C, APN #277-0282-005-0000

Background: On October 26, 1971, the City Planning Commission approved a special permit to allow the construction of nine structures totaling 148,920 square feet in area. The applicant's intent was to develop a single story industrial and business project in the Point West Planned Unit Development.

Staff Evaluation: The project site is approximately 10± developed acres which is zoned Light Industrial Park Review-Planned Unit Development (M-1SR {PUD}). The subject site is located between the Interstate 80 freeway, Freeway 160 and Tribute Road. The applicant is proposing to locate an ambulance service company within the existing industrial/business park located off of Tribute Road. As proposed the ambulance company will occupy approximately 2,000 square feet of the total 148,920 square feet located within the industrial/business park.

In order to provide uninterrupted service the ambulance company is requesting to locate an emergency generator outside of their leased space. As shown on the attached plans the applicant is proposing to pour an 8 foot wide by 12 foot long concrete platform which will be used to store the emergency generator. As the subject site is located within an

P92-259

0818

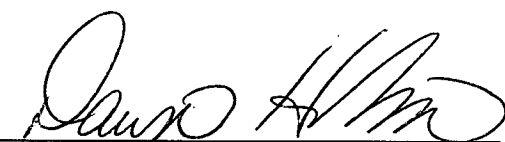
industrial park and within the Point West PUD, the applicant is proposing to enclose the generator storage area with a five foot high chain link fence with a six foot wide gate. As proposed the applicant is requesting to utilize wood slats in the chain link fence and wood slats in the proposed chain link gates. In order to provide a quality enclosure that will provide a visual screen Planning staff recommends that the applicant utilize vinyl slats instead of redwood slats in the chain link fence and instead of chain link gates the applicant should utilize a decorative solid heavy gauge metal gate. The gates to the enclosure should be designed with cane bolts that can secure the gates when in the open or closed position. Planning staff has discussed these changes with the applicant and the applicant has agreed to these changes.

Recommendation: Staff recommends that the Planning Director approve the requested Special Permit Modification subject to the conditions which follow:

Conditions:-

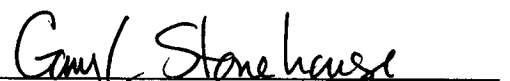
1. The five foot high chain link fence shall have vinyl slats installed in order to provide a visual screen;
2. The proposed gates for the storage enclosure shall be a decorative solid heavy gauge metal gate with cane bolts that can be secured in the open or closed position; and
3. The applicant shall obtain all necessary building permits prior to construction of the proposed storage area.

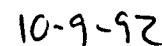
REPORT PREPARED BY:


Dawn Holm, Assistant Planner


Date

REPORT APPROVED BY:


Gary Stonehouse, Planning Director


Date