

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 12, 2003, the Zoning Administrator approved with conditions a Special Permit Major Modification to construct a new commercial retail building for the project known as Z03-289. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Special Permit Major Modification to construct a new 9,267 square foot retail building (after demolishing a 4,820 square foot restaurant on the site) on 3.65± developed acres in the General Commercial (C-2) zone.

Location: 1701 Ethan Way (D3, Area 4)

Assessor's Parcel Number: 277-0160-042

Applicant: Studio C Architects (Katherine Baker)
5252 Balboa Ave. #201
San Diego, CA 92117

Property Owner: Atomic Investments, Inc.
3200 B4-2 Highland Ave
National City, CA 91950

Project Planner: Sandra Yope

General Plan Designation: Regional Commercial and Office
Existing Land Use of Site: Commercial Center
Existing Zoning of Site: General Commercial (C-2)

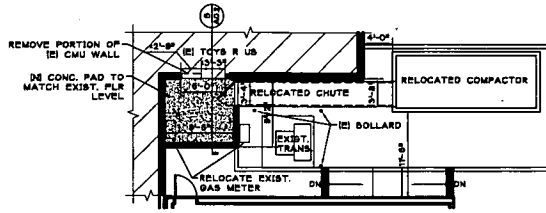
North: R-1; Single Family Residential
South: C-2; Commercial
East: County; Commercial and Residential
West: C-2; Commercial

Property Dimensions: Irregular
Property Area: 3.65± acres
Parking Proposed: 176 spaces
Parking Required: 167 spaces (based on previous 34 space waiver)
Square Footage of Buildings:
Existing Buildings: 54,405 square feet
Building to be demolished: 4,820 square feet
New Building: 9,267 square feet
Total: 63,672 square feet
Height of Buildings: Single Story, 27 and 33 feet

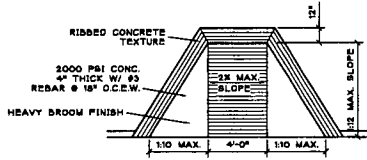
Z03-289

November 12, 2003

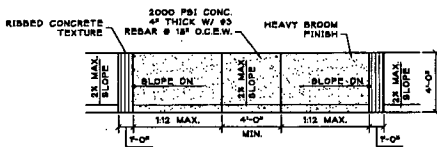
ITEM 4



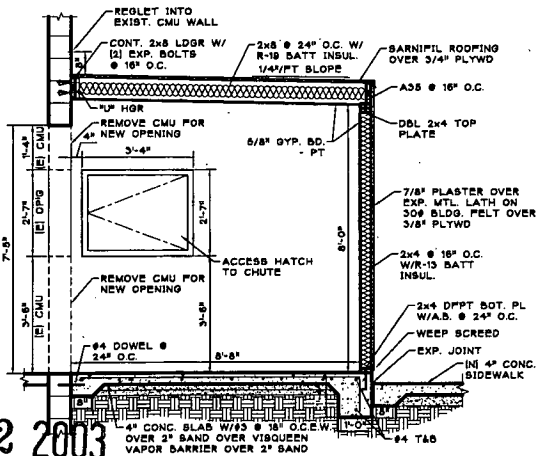
② ENLARGED COMPACTOR PLAN
1/8"=1'-0"



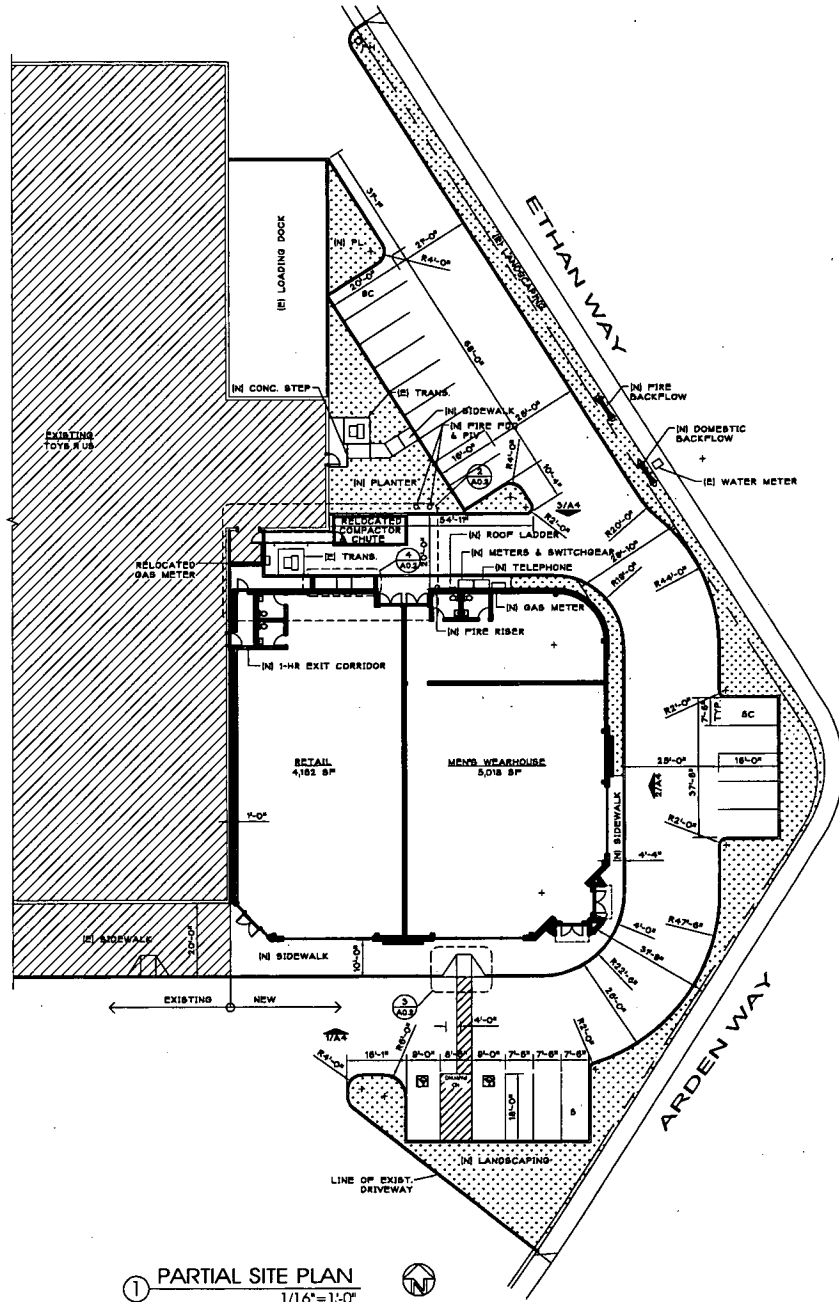
③ CURB RAMP DETAIL
1/2"=1'-0"



④ CURB RAMP DETAIL
1/2"=1'-0"



⑤ ADDITION SECTION
3/4"=1'-0"



① PARTIAL SITE PLAN
1/16"=1'-0"

REC'D NOV 12 2003

REVISED



STUDIO C
architects and planning

REVISIONS:
11/5/03
STRUCT. &

JOB NO. 23032

MEN'S WEARHOUSE
1701 ETHAN WAY
SACRAMENTO, CALIFORNIA

DATE: 8/7/03

A0.2

ROOM	FLOOR	WALLS			BASE	CEILING	NOTES
		N	S	W			
RETAIL SHELL 1	CONC	-	-	-	-	CL 01	
RETAIL SHELL 2	CONC	-	-	-	-	2x4	
MEN'S	WT	PT2	PT2	PT2	PT2	07P. 00	
WOMEN'S	WT	PT2	PT2	PT2	PT2	07P. 00	
WOMEN'S	WT	PT2	PT2	PT2	PT2	07P. 00	
WOMEN'S	WT	PT2	PT2	PT2	PT2	07P. 00	
EXIT CORRIDOR	CONC	PT1	PT1	PT1	PT1	07P. 00	TYPE 94

FINISH SPECIFICATIONS

CONC: SMOOTH CONCRETE FLOOR, READY FOR FLOOR COVERING
 VCT: ANASTOMO STRIPPER 480705 - VERIFY W/TEAM
 B: FLEXO NO. 1 BLACK 4" RUBBER - VERIFY W/TEAM
 PT1: FLEXO NO. 1 BLACK 4" RUBBER - VERIFY W/TEAM
 PT2: SHERWIN WILLIAMS WHITE SEMI-GLOSS LATEX ENAMEL - VERIFY W/TEAM
 PPR: MARIETTE PPR P-100 WHITE
 CLR: ANASTOMO 3x4" SECOND LOOK FINISHED LAY-IN CLG TILES - VERIFY W/TEAM

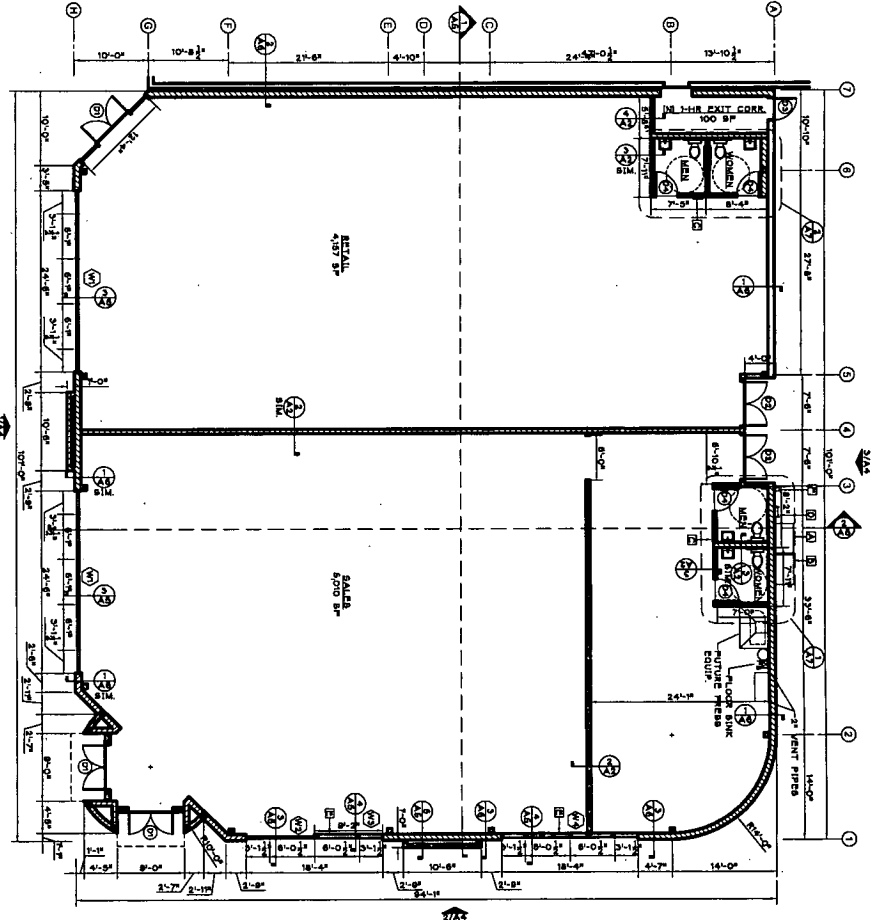
DOOR SCHEDULE

01 PAIR 3x7' ALUM/GLASS STOREFRONT DOORS W/DELIMITERS & TRANSOM LOW PROFILE CLOSER 1st MAXI FULL HOME INT. & EXT. DEADBOLT & SIGNAGE ABOVE READING THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS
 02 PAIR 3x7' ALUM/GLASS STOREFRONT DOORS W/DELIMITERS & TRANSOM LOW PROFILE CLOSER 1st MAXI FULL HOME INT. & EXT. DEADBOLT & SIGNAGE ABOVE READING THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS
 03 3x7' 1/2" VINYL FRAME, CLOSER, WEATHERSEAL, PANIC HOME INT., LEVER HOME EXT., STOREFRONT - PT
 04 3x7' 1/2" VINYL FRAME, CLOSER, KICKPLATE, LEVER HOME, PRIVACY & SIGNAGE PER 7-1 - PT
 NOTE: HARDWARE BASED ON SCHLAGE D-SERIES 9471 9688 POLISHED CHROME LEVERS.

WINDOW SCHEDULE

01 34'-0" W x 10H ALUM/GLASS STOREFRONT, KAWNEER TRIPAS 90505/45/ST, DUAL GLAZED, TEMPERED, LOW-E GLASS - REF. ELEVATIONS
 02 8'-2 1/2" W x 10H ALUM/GLASS STOREFRONT, KAWNEER TRIPAS 90505/45/ST, DUAL GLAZED, TEMPERED, LOW-E GLASS - REF. ELEVATIONS
 03 8'-2 1/2" W x 10H ALUM/GLASS STOREFRONT W/BLACK OPACQUE SPANDREL GLASS - REF. ELEVATIONS
 04 18'-4 1/2" W x 10H ALUM/GLASS STOREFRONT W/BLACK OPACQUE SPANDREL GLASS - REF. ELEVATIONS

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1 FLOOR PLAN
1/8"=1'-0"

LEGEND

---	NEW EXTERIOR WALL CONSTRUCTION - REF. SECTIONS
----	NEW INTERIOR WALL CONSTRUCTION - REF. SECTIONS
□	NEW ELECT. SWITCHES
□	NEW TELEPHONE CONNECTION
□	NEW ELECT. AIRPANEL
□	ALUM. ROOF LOADS W/PROPERTY CASE WALLS/THRU WALL & ROOF OVER
□	ALL EXTENSION ORDERS ON APPROVED EQUAL (888-483-3333)
□	FLUSH, DO NOT ATTACH PUNING TO STOREFRONT - REF. 4/A4
□	NEW FIRE RISER

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STRUCT. & MECH.

STUDIO C
architecture and planning
5232 84th Avenue, Suite 201, San Diego, California 92111 (619) 292-0575 fax (619) 292-6186



PLANT LIST

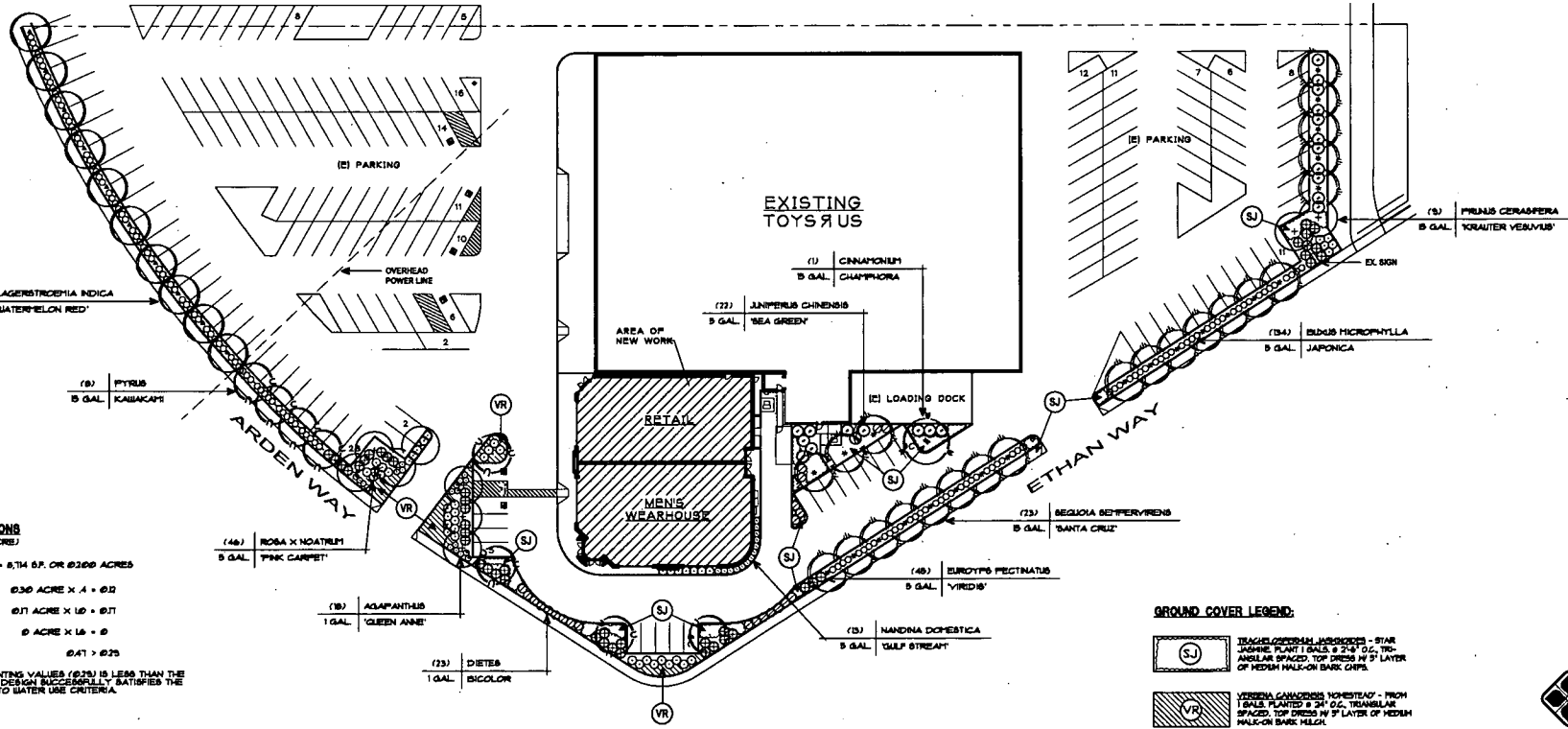
P.L.T. KEY	SCIENTIFIC NAME / COMMON NAME	SIZE	Ht/SPR	REMARKS	WATER REQ.	P.L.T. KEY	SCIENTIFIC NAME / COMMON NAME	SIZE	REMARKS	WATER REQ.
(S)	CONNORUS CANADENSIS CAMPER TREE	15 GAL.	9/2	W/TONG	MED/SH	(S)	AGAPANTHUS "GREEN ANNE" GA. LILY-OF- THE-VALLEY	1 GAL.	BLUE FLOWERS	LDV
(A)	LAGERSTROEMIA INDICA "WATERLILY RED" W.V. DOVE WITTEL	15 GAL.	7/2	STANDARD, W/TONG, HIGH BRANCH	LDV	(S)	ELAEAGNUS "JAPANESE BOXWOOD"	5 GAL.	FULL	MED/SH
(+)	PRUNUS CERAASPERA "RAUTER VERVAUIS" S.V. PURPLE-LEAF PLUM	15 GAL.	7/2	HGH BRANCHED W/TONG	MED/SH	(S)	NYCTAGINUS AFRICAN ICE (YELLOW)	1 GAL.		LDV
(C)	PYRUS KAWAKACHI EVERGREEN PEAR	15 GAL.	8/2	W/TONG	MED/SH	(S)	EURYZYUS PECTINATUS "VIRIDIS" EUROPE	5 GAL.	GREEN LEAF	LDV
(*)	SEMOIA SERRIFOLIENS "SANTA CRUZ" S.C. COAST REDWOOD	15 GAL.	7/2	1-1/4" CALYX W/TONG	LDV	(S)	JUNIPERUS CHINENSIS "SEA GREEN" SEA GREEN JAMPER	5 GAL.	FULL	LDV
						(S)	HANDINA DOMESTICA "GOLF STREAM" G.L. HEAVELY BARKED	5 GAL.	FRON HONES - 1740 229- 4444	MED/SH
						(S)	ROSA X NOATHRUM "PINK CARPET" P.E. BUSH ROSE	5 GAL.	PINK FLOWERS	MED/SH

Note: All trees to be tagged and/or approved by L. Arch

PARKING SHADE CALCULATIONS

TREE	100%	50%	25%
PRUNUS CERAASPERA PURPLE LEAF PLUM	NA	8'746" x 1250"	NA
PYRUS KAWAKACHI EVERGREEN PEAR	NA	3'746" x 136"	1'023" x 023"
SEMOIA SERRIFOLIENS COAST REDWOOD	NA	3'384" x 1062"	NA
ULMUS PARVIFOLIA EVERGREEN ELM	NA	NA	1'240" x 240"
		3,050'	363'
			3,393 SF.

REQUIRED TOTAL
 * AREA OF PAVING (AP) = 4,000 SF.
 * AREA REQUIRED TO BE SHADED: 4,000 SF. x 80% = 3,200 SF.
 AS A RESULT: 3,393 SF. > 3,200 SF.



WATER USE CALCULATIONS
(WATER USE CALCS. PER ACRE)

TOTAL AREA OF PLANTING = 8,174 SF. OR 0.260 ACRES

0.25% LOW USE 0.360 ACRE x 4 = 0.2

0.50% MEDIUM USE 0.71 ACRE x 10 = 0.71

0% HIGH USE 0 ACRE x 16 = 0

0.47 > 0.25

SINCE THE SUM OF THE PLANTING VALUES (0.47) IS LESS THAN THE PLANTING AREA (0.26), THE DESIGN SUCCESSFULLY SATISFIED THE THE COUNTY OF SACRAMENTO WATER USE CRITERIA.

GROUND COVER LEGEND:

(S) TRACHELOSTEMA HISSIDIOSUM - STAR JASMINE PLANT 1 GAL. @ 2' x 2' OC, TRI-ANGULAR SPACED, TOP DRESS W/ 1" LAYER OF MEDIUM HALF-ON BARK CHIP.

(VR) VERBENA CANADENSIS 'WINESTEAD' - FROM 1 GAL. PLANTED @ 24" OC, TRIANGULAR SPACED, TOP DRESS W/ 1" LAYER OF MEDIUM HALF-ON BARK CHIP.

LANDSCAPE PLANTING PLAN



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STUDIO C
 architecture and planning
 1022 Madison Avenue, Suite 207, San Diego, California 92103 (619) 592-2188

REVISIONS:

EXHIBIT E

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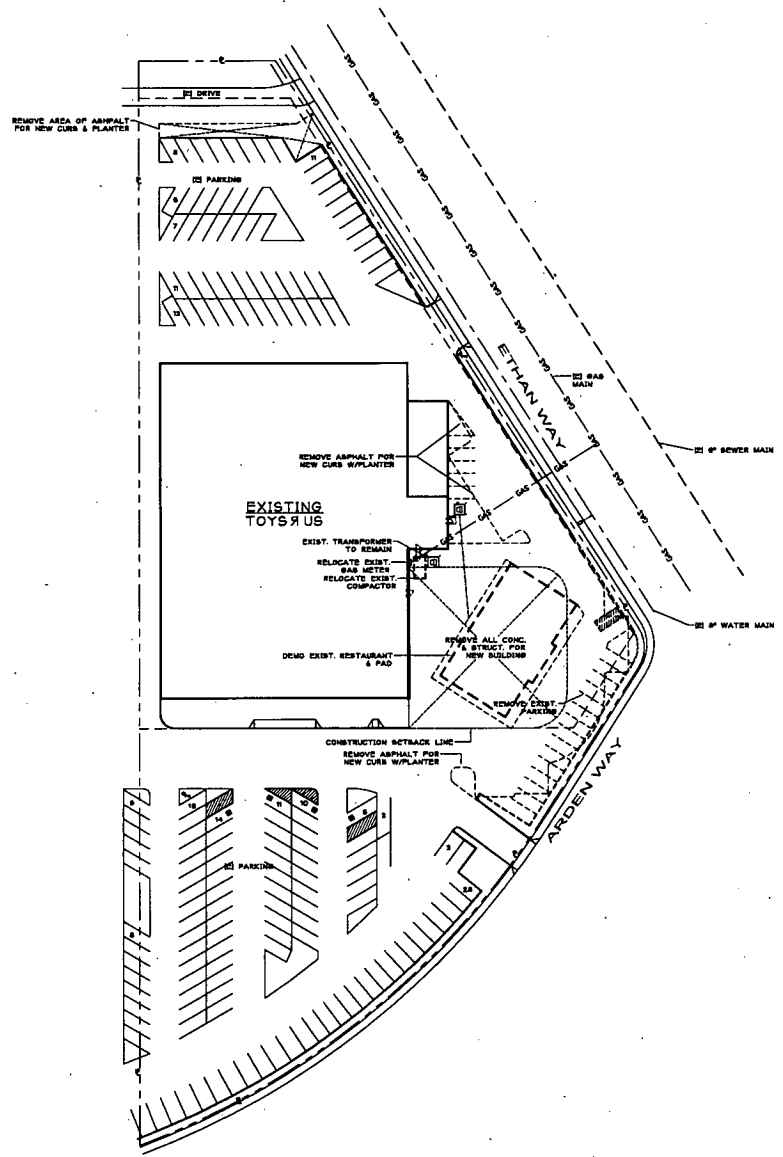
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DATE: 8/15/03

TOM SMITH ASSOCIATES
 Landscape Architects
 Urban Design & Landscape Collaborative
 Site Planning
 1022 Madison Ave., Suite 207
 San Diego, CA 92103
 Tel: (619) 592-2188

L-1

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① SITE DEMO PLAN
1"=40' 



STUDIO C
architects and planning
1022 Broadway Avenue, Suite 201, San Diego, California 92117 (619) 292-0775 for (619) 292-5198

REVISIONS:
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