

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 28, 2004, the Zoning Administrator approved with conditions a special permit major modification to construct a new commercial building for the project known as Z03-378. Findings of Fact and conditions of approval for the project are listed on pages 3-7.

Project Information

Request: **Zoning Administrator Special Permit Major Modification** to expand an existing auto service business (smog inspections) by constructing a 7,055 square foot commercial building addition on 0.86± vacant acres in the General Commercial-Review (C-2-R) zone.

Location: 2811 Florin Road (D5, Area 3)

Assessor's Parcel Number: 041-0086-024, 032

Applicant: Rasikendra Prasad
2811 Florin Road
Sacramento, CA 95822

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial & Offices
Airport Meadowview

Community Plan Designation: Residential (11-21 du/na)

Existing Land Use of Site: Commercial and Vacant

Existing Zoning of Site: General Commercial-Review (C-2-R)

Surrounding Land Use and Zoning:	Setbacks	Required	Existing	Proposed
North: R-1; Vacant	Front:	5'	52.5'	52.5'
South: C-2-R; Commercial	Side (E):	0'	59'	59'
East: C-2-R; Commercial	Side (W):	0'	29'	26.5'
West: C-2-R; Vacant	Rear:	0'	174'	20'

Property Dimensions: 142' x 266'

Parking Provided: 35 spaces

Parking Required: 28 spaces Retail: 3 spaces (1space: 250 sq ft)
Commercial: 11 spaces (1space: 500 sq ft)
Office: 4 spaces (1space: 400 sq ft)

Square Footage of Building: Existing Retail: 2,509 square feet

	Proposed Commercial:	7,055 square feet
	Total-	9,564 square feet
Height of Building:	One Story, 14 feet	
Exterior Building Materials:	Stucco	
Roof Materials:	Metal	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibit A-C

Previous Files: Z03-288, Z00-052, Z01-012, P00-055

Background Information: The site is developed with a 2,400 square foot retail building on 0.46 ± acres in the General Commercial Plan Review (C-2R) zone. The site was previously approved for development of a 6,137 square foot mixed use building consisting of 3,147 square feet for office use and 2,990 square feet for commercial use; an auto tune-up and lubrication shop (Z00-052). However, the conditions of approval required the applicant to merge the two parcels and to redesign the site such that fire access can be achieved around the building. The parcel merger has been completed; however, the original plan review approval and modification expired prior to the applicant obtaining building permits for the project. The applicant received approval of the new plan review on November 12, 2003 (Z03-288). On November 13, 2003, the City Council adopted a new emergency ordinance that requires a special permit for all auto related uses in the C-2 zone. Since the existing smog business is being expanded, the business is considered to have a deemed special permit.

Additional Information: The applicant proposes to construct a new 7,055 square foot commercial building. There is an existing 2,400 square foot building at the front of the site and the new building will be located to the rear (north) of the existing building. The proposed building will have 1,476 square feet of office and 5,579 square feet of commercial space for an auto tune up/lube shop. The building is proposed to be a concrete tilt-up with a stucco finish on the exterior with metal awnings and roof. The applicant is requesting a modification to the deemed special permit for the addition.

The Zoning Administrator must also be able to make the following findings for the auto related use project:

- a. the proposed project is compatible with the goals, policies, and recommendations contained in all applicable land use plans, urban design plans, and other documents that address development in the commercial area in which the project is located; and
- b. the proposed project complies with the development standards in the Zoning Code pertaining to outdoor storage and operating standards.

The proposed project is compatible with the land use designations and will meet the other Zoning Code requirements pertaining to outdoor storage and operating hours. The proposed site plan indicates the site will have adequate fire access and circulation. The proposed project meets all setback and parking space requirements. The existing retail use requires one parking space for every 200 gross square feet of retail space or 13 spaces and the new building requires a total of 15 spaces. Eleven spaces are required for the servicing area based on one space for every 500 gross square feet and four spaces are required for the office area based on one space for every 400 gross square feet. There are all 19 existing spaces and 16 proposed spaces for a total of 35 spaces. The existing spaces do not meet the current tree shading

requirements per the Zoning Code and will be required to meet current standards because the new structure will result in over 50 percent of the site being newly paved. Several spaces maybe lost to meet the shading requirements. The project is also required to provide one bicycle parking space.

The proposed project is located within the Woodbine Neighborhood Association area. The project plans were sent to the association and staff received no comments. The project has been noticed and staff received no calls concerning the project.

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

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 15303(c) and 15332.

Conditions of Approval

1. The applicant shall meet the shading requirements for the parking and paved areas (this includes the existing parking area also per the Zoning Code).
2. One bicycle parking space shall be provided on site and shall be a Class 1 facility.
3. If dumpsters are used, they must be stored inside a trash enclosure. The trash enclosure shall be built to the standards in the Zoning Code. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Code.
4. The trash enclosure shall be built to the standards of the Zoning Code. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Code. The masonry walls shall be six feet in height, constructed of split face block, color to complement the proposed building. Gates shall be constructed of decorative solid heavy gauge metal and be designed with cane bolts to secure the gates when in the open and closed positions. A minimum of 10 feet wide and 20 feet long concrete apron shall be provided in front of the enclosure. If the container will be crane lifted, the minimum width shall be 15 feet.
5. The applicant shall obtain all necessary building permits prior to commencing construction. The building shall be constructed per submitted plans.
6. Perimeter fencing shall be solid decorative block wall, wrought iron, a combination of concrete wall and wrought iron, vinyl clad chain link fencing or a combination of concrete wall and vinyl clad chain link fencing.
7. Any other changes or modifications to the site will require additional Planning review and approval.
8. Any new signage shall conform to the Sign Code and have a sign permit.

Utilities:

9. Per City Code 13.04.070 and the Department of Utilities current Tap Policy, commercial lots may have more than 1 domestic tap. Any new domestic water services shall be metered.

10. The proposed development is located within County Sanitation District No. 1 (CSD1). Satisfy all CSD1 requirements.
11. The proposed project is located in a FEMA designated A-99 Zone. The site is also within the Morrison Creek 100-year flood plain with a base flood elevation of 15.1 feet and will be required to be constructed with the lowest floor, including basement, at or above elevation 15.1 feet, or 3 feet above the highest adjacent grade, whichever is lower. However, commercial projects will have the option of flood proofing in lieu of the elevation requirement. Please contact the Department of Utilities at (916) 264-1400 prior to building design for an up-to-date status of the flood zone.
12. 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 to the satisfaction of the Department of Utilities. 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).
13. 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.
14. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to prepare erosion and sediment control plans for both during and after construction of the proposed project, prepare preliminary and final grading plans, and prepare plans to control urban runoff pollution from the project site during construction.
15. 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. If construction begins prior to July 2004, then only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.

If construction begins on or after July 2004, then the project will be required to provide on-site water quality treatment control measures per the then current Department of Utilities standards.

On-site treatment control measures may affect site design and site configuration and therefore should be considered during the early planning stages. Refer to the Department of Utilities for the most current regulations.

16. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges 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.
17. **Advisory Note (Utilities):** Prior to 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.

18. **Advisory Note (Utilities):** Multiple fire services are allowed per parcel and may be required

Public Works:

19. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting Florin Road per City standards to the satisfaction of the Department of Public Works.
20. The subject site shall conform to A.D.A. requirements in all respects.
21. The subject site shall conform to the parking requirements set forth in chapter 17 of City Code (Zoning Code).
22. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The eastern most driveway shall be reduce to the maximum 35-foot width, per City of Sacramento code.

Fire:

23. The applicant shall locate a Fire Department Connection (FDC) on the street within 40 feet of a fire hydrant.
24. Knox access shall be required on all gates.
25. **Advisory Note: Fire apparatus access.** Plans for fire department access roads shall be submitted to the fire department for review and shall be approved prior to the start of construction. CFC 901.2.2.1.
26. **Advisory Note: Timing and Installation.** When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 901.3.
27. **Advisory Note: Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. CFC 902.2.2.1.
28. **Advisory Note: Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25 year storm and a surface consisting of a minimum of a single layer of asphalt. CFC 902.2.2.2.
29. **Advisory Note: Turning radius.** All turning radius for fire access shall be designed as 35' inside and 55' outside. Cul-de-sac shall be 45' radius or city standard hammerhead. CFC 902.2.2.3.
30. **Advisory Note: Key Boxes.** When access to or within a structure or an area is unduly difficult because of secured openings or where immediate access is necessary for life saving or firefighting purposes, or where the building is served by a fire alarm system which is monitored by a central station, the chief is authorized to require approved key switches, key boxes or padlocks to be installed in approved accessible locations or areas in order to permit immediate fire department access. CFC 902.4.

31. **Advisory Note: Gates and barriers.** Plans shall be submitted for review and approval prior to the installation of gates, barriers, and access control devices which are to be constructed on or within fire department apparatus access roadways. CFC 902.2.4.3.
32. **Advisory Note: Fire service.** The fire sprinkler system in each building shall be supplied by its own main. CFC 903.1.1.
33. **Advisory Note: Required Water Supply for Fire Protection.** An approved water supply capable of supplying the required fire flow for the protection shall be provided to all premises upon which facilities, buildings or portion of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief. CFC 903.2 **Note: contact utilities for flow test 264-5371.**
34. **Advisory Note: Required installations.** The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public street or the site of the premises or both to be protected as required and approve by the chief. CFC 903.4.2 See also Appendix III-B, Section 5, Distribution of Fire Hydrants.
35. **Advisory Note: Gated system.** Shall be reviewed by fire single gate 20' clear width, dual gate 16' each side.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed expanded commercial area 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 landscaping, parking and setbacks will be provided;
 - b. the proposed use and will be compatible with the commercial uses in the area; and
 - c. the proposed project will meet the development standards of the Zoning Code pertaining to outdoor storage and operating standards..
3. The project is consistent with the General Plan and the Airport Meadowview Community Plan which designate the site as Community/Neighborhood Commercial & Offices and Residential (11-21 du/na) respectively.

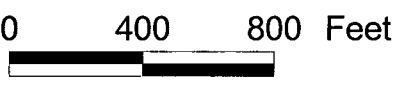
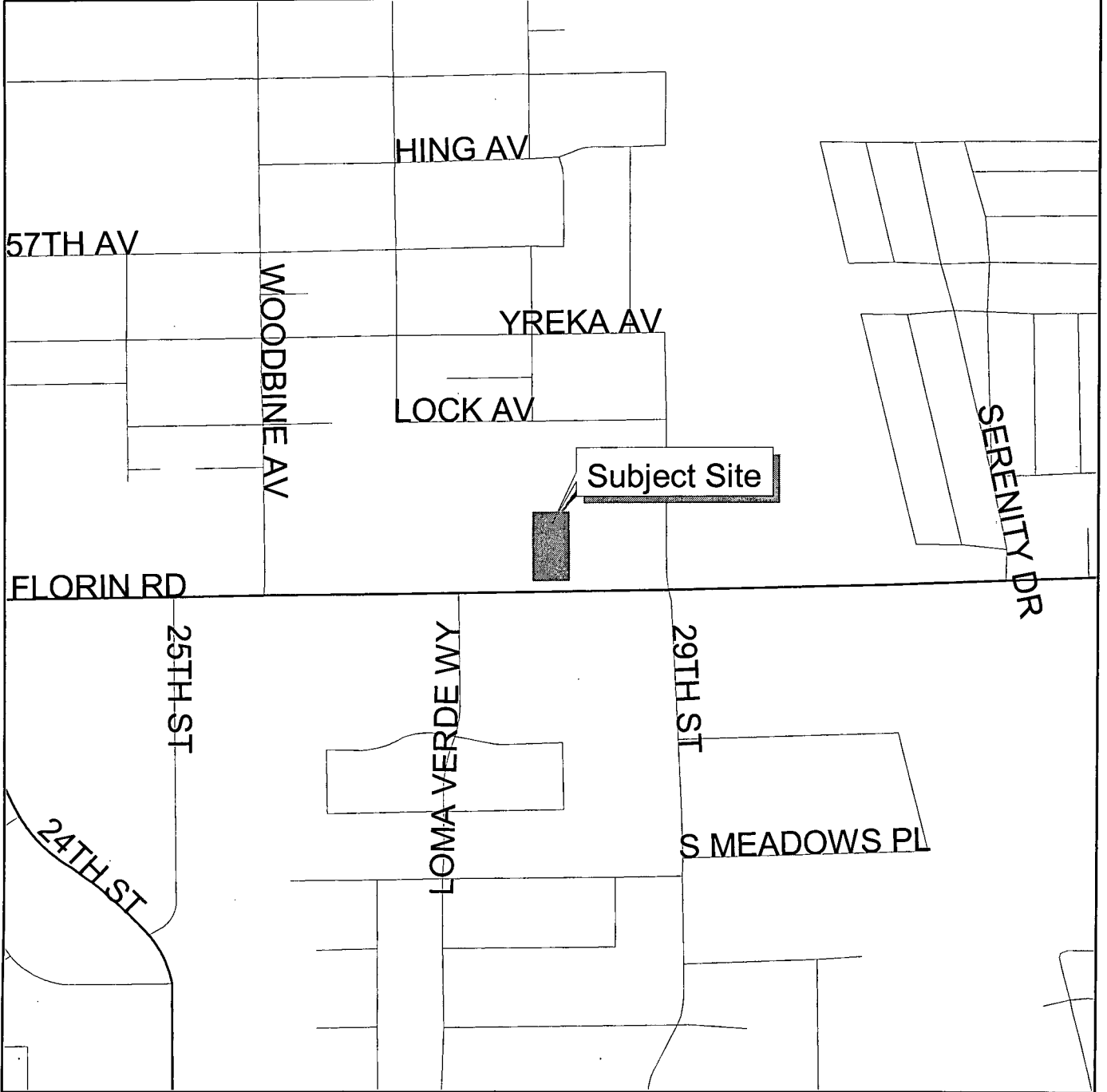


Joy D. Patterson
Zoning Administrator

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

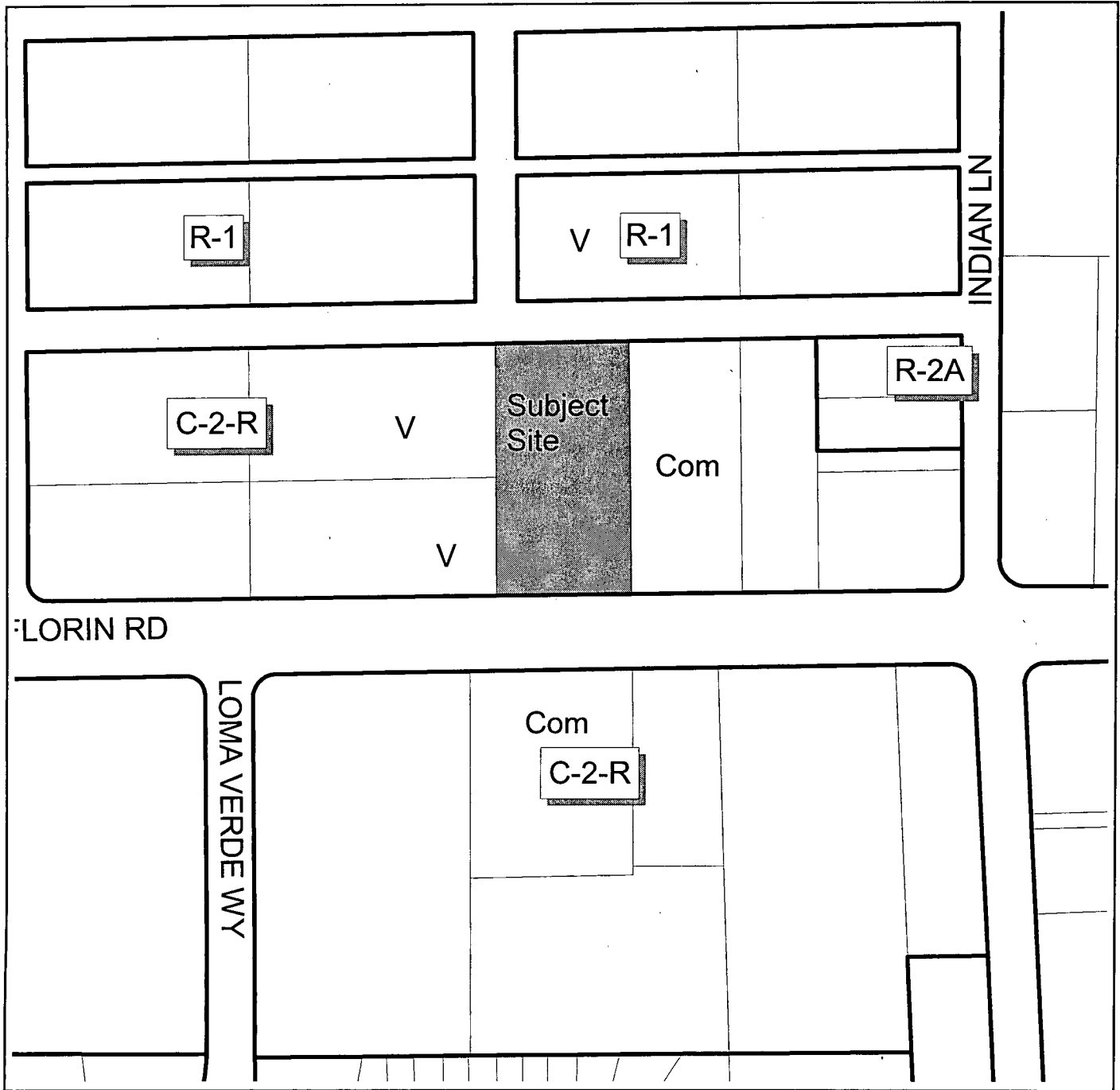


Planning & Building
Department

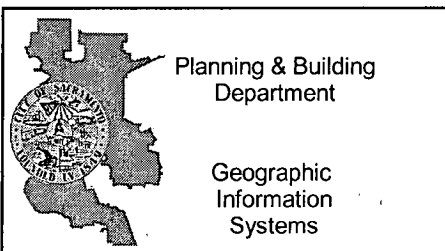
Geographic
Information
Systems

Vicinity Map



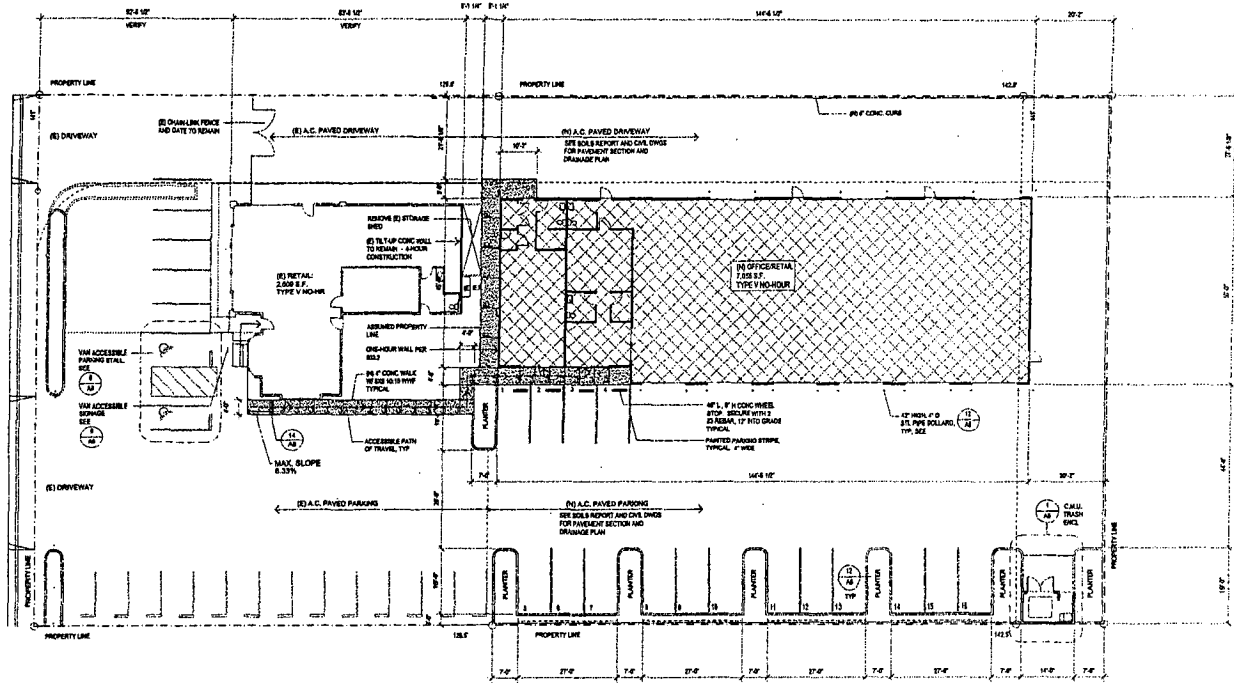


0 400 Feet



Land Use & Zoning





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

GRABER - RASMUSSEN
Architects
1726 J Street
Sacramento, CA 95811
916.444.0822 F
916.444.7902 P

ITEM 2

OFFICES AND AUTO DETAIL SHOP
2811 FLORIN ROAD
SACRAMENTO, CA
JANUARY 28, 2004
November 12, 2003

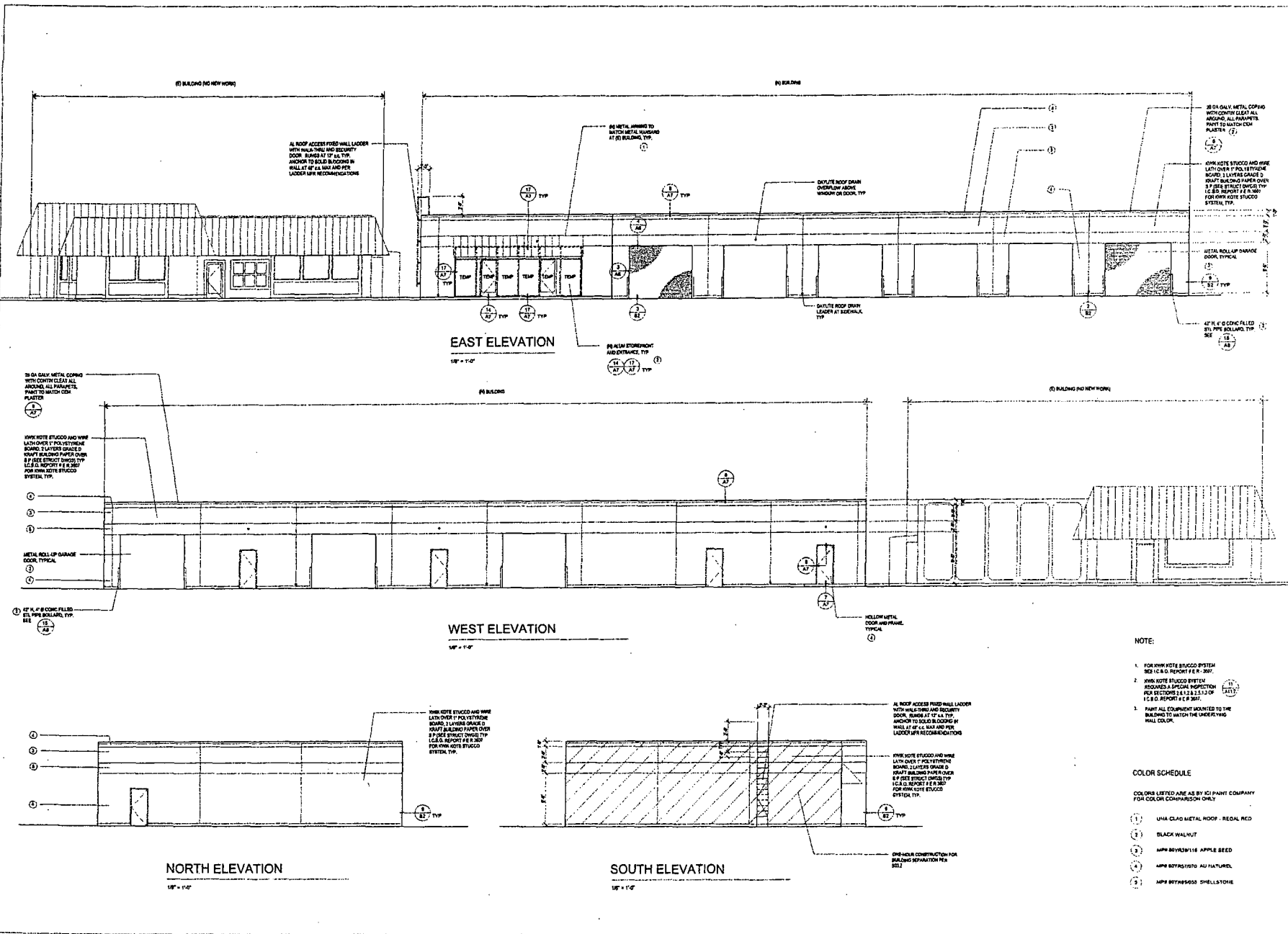
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DRAWING DATE AUGUST 15, 2003
REVISION
△
△
DATE OF ISSUE

A1

Z03-288
Received 9/2/03

376
Z03-288



NOTE:

1. FOR JMW NOTE BRUCCO SYSTEM SEE I.C.B.O. REPORT # E.C. # 2001
2. JMW NOTE BRUCCO SYSTEM REQUIRED A SPECIAL INSPECTION PER SECTION 1.6.1.3.2.1.2 OF I.C.B.O. REPORT # E.C. # 2001.
3. PAINT ALL EQUIPMENT MOUNTED TO THE BUILDING TO MATCH THE UNDERLYING WALL COLOR.

COLOR SCHEDULE

COLORS LISTED ARE AS BY KCI PAINT COMPANY FOR COLOR COMPARISON ONLY.

- 1 UNIA CLAG METAL ROOF - REGAL RED
- 2 BLACK WALNUT
- 3 AMP BRYNSW116 APPLE BEEB
- 4 AMP BRYNSW100 AU NATURAL
- 5 AMP BRYNSW003 SHELLSTONE

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