

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 3, 1995, the Zoning Administrator approved with conditions a variance to reduce the landscape setback for an industrial complex and a special permit modification to change the parking lot and fencing layout for the project known as Z94-129. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: 1. Zoning Administrator's Variance to reduce the required landscaped setback from 50 to 25 feet for 21.8± developed acres in the Manufacturing-Industrial Park, Planned Unit Development (MIP)(PUD) and the Manufacturing, Research and Development, Planned Unit Development (MRD)(PUD) zones.

2. Zoning Administrator's Special Permit Modification to revise the proposed parking lot and the associated fencing for the parking lot.

Location: North of ARCO Arena; South of Stadium Boulevard; East of East Drainage Canal; West of Gateway Park Drive

Assessor's Parcel Number: 225-0160-068, 070

Applicant: LPA, Inc., (Richard Hoerner) Property Sacramento Coca-Cola Bottling Co., Inc.
1215 G Street Owner: C/O The Bohl Corporation
Sacramento, CA 95814 1330 Q Street
Sacramento, CA 95814

General Plan Designation: Mixed Use (per GP Amendment M94-011)
1994 North Natomas

Community Plan Designation: Employment Center with 30 Emp/ac

Existing Land Use of Site: Vacant

Existing Zoning of Site: Manufacturing-Industrial Park (MIP PUD) and
Manufacturing, Research and Development (MRD PUD)

Surrounding Land Use and Zoning:	Setbacks:	Required	Proposed
North: MIP(PUD); Vacant	Front:	50'	25'
South: MIP(PUD); Industrial	Street Side:	50'	25'
East: County; Vacant	Side:	15'	135'
West: F and AOS; Drainage Canal	Rear:	15'	97'

Property Dimensions: Irregular
Property Area: 21.8± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-E

Previously Approved Site Plan: See Exhibit F
Previous Files: P83-164, P86-224, P88-074, P93-179

Background Information:

On August 11, 1994, the Planning Commission approved numerous entitlements in order to construct and operate a 202,640± square foot warehouse/bottling facility (Coca-Cola Bottling Company) {P93-179}.

Additional Information:

The applicant is requesting to reduce the required building and landscape setback along Gateway Park Blvd. and Stadium Blvd. from 50 feet to 25 feet. The Zoning Ordinance requires a 50 foot setback along all street frontages for industrial properties in the Manufacturing, Research and Development zone. The applicant is requesting a Variance to this requirement.

The site is located in the Coral Business Center PUD and the North Natomas Community Plan area. The Coral Business Center PUD has no setback requirements. The North Natomas Community Plan Development Guidelines were recently amended to allow for flexible building setbacks. The Zoning Ordinance will also be amended within the next few months which will change the building and landscape setback requirement for all street frontages from 50 to 25 feet for the MRD zones. These changes were implemented in order to bring the buildings closer to the street to encourage pedestrian friendly projects and to encourage the location of parking areas in other areas other than the front and street side setback.

The applicant also proposes to slightly modify the proposed parking lot and associated fencing approved in special permit application P93-179 (see Exhibit E). The parking lot has been divided for employees and visitors. The employee lot will now be located more interior to the site with decorative fencing and a gated access. Masonry and decorative metal fencing is proposed around the employee parking lot to provide a visual buffer from Gateway Park Boulevard. The fencing will also provide security for employee parking. The purpose for the change is to provide secure access and parking for employees. The visitor lot is in close proximity to the office portion of the proposed warehouse/bottling facility. In addition to parking lot and fencing modifications, the vehicle maintenance building on the western part of the property is being relocated 100± feet to the east adjacent to the landscaped setback and is being reduced in size from 7,000 to 4490± square feet.

The Zoning Administrator approved these minor changes to the previously approved site plan for the following reasons:

- Total parking will remain at 230 spaces;
- The design of the lot and location of access has been approved by Transportation Planning staff;
- Driveway access to the facility will remain right in, right out only;
- Landscaping, setback (for parking lot) and shading requirements shall be met; and
- The proposed change is not significant and is consistent with the original schematic plan approval.

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 15305(a) and Section 15305(b)}.


Conditions of Approval

1. Size and location of the revised building locations and parking lot design shall conform to the plans submitted.
2. The applicant shall comply with all conditions of the original Special Permit (P93-179).
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Any additional changes to the project will require Planning review and approval.

Findings of Fact:

1. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
2. Granting the variance request does not constitute a use variance in that manufacturing is permitted in the Manufacturing-Industrial Park (MIP)(PUD) and the Manufacturing, Research and Development (MRD)(PUD) zones.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the North Natomas Community Plan Development guidelines were recently amended to allow for flexible building setbacks;

- b. the Zoning Ordinance will also be amended to reduce the setback requirements for all street frontages from 50 to 25 feet for the MRD zones; and
 - b. the changes will encourage more pedestrian friendly and transit oriented projects while retaining a large landscaped setback along street frontages.
4. The project is consistent with the General Plan and the North Natomas Community Plan which designate the subject site as Mixed Use and Employment Center with 30 Emp/ac Designation respectively.

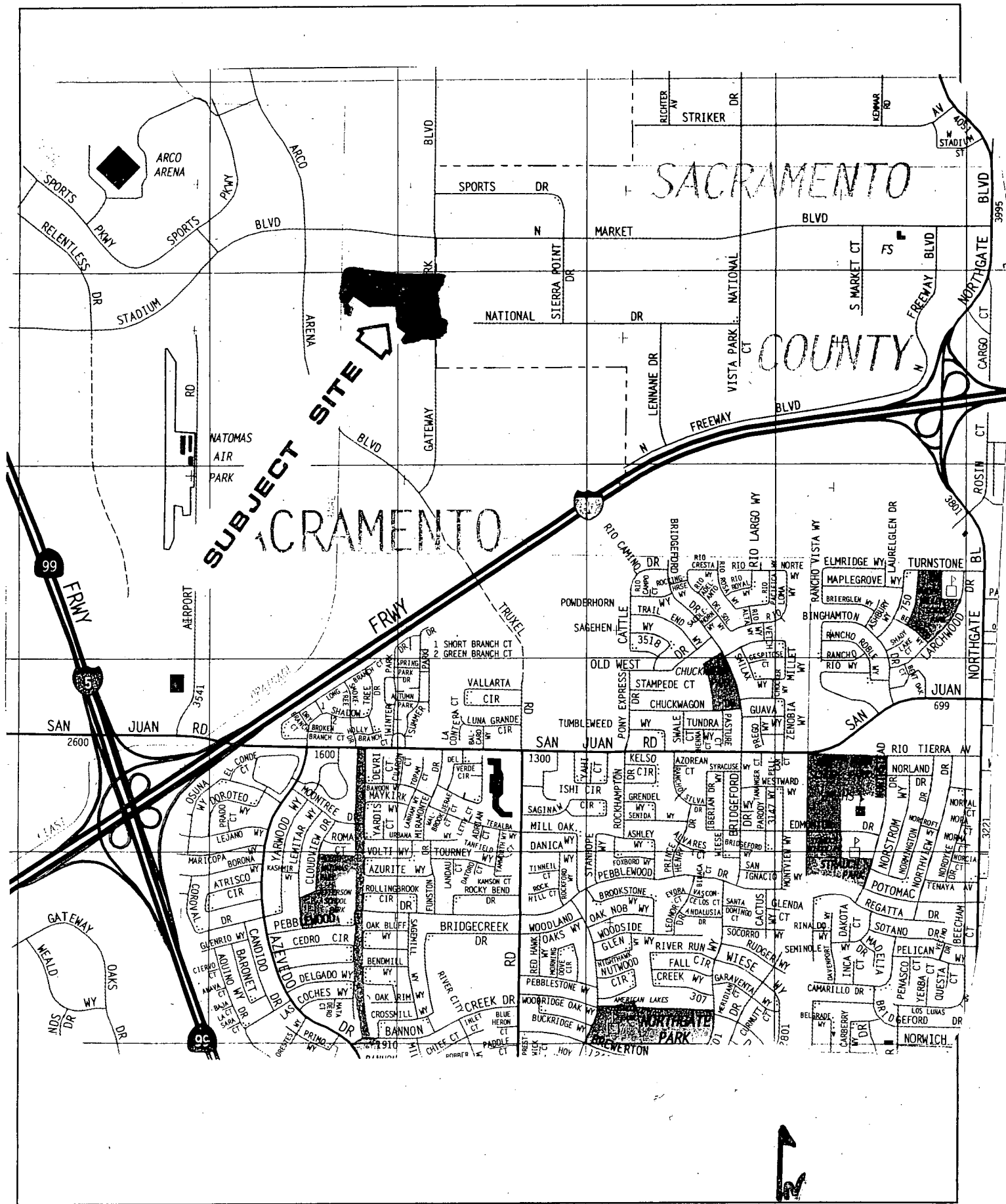


Joy D. Patterson
Zoning Administrator

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

MIP
PUD

Vacant

SUBJECT SITE

100' RADIUS
PROPERTY LINE

STADIUM BLVD.

PROJECT SITE
100' Radius Map

VACANT

County

DRAINAGE CANAL

PARCEL 1
RALEY'S
APN: 225-0160-071

Industrial

MIP
PUD

PARCEL 2
CORAL BUSINESS
CENTER
APN: 225-0160-068

GATEWAY PARK BOULEVARD

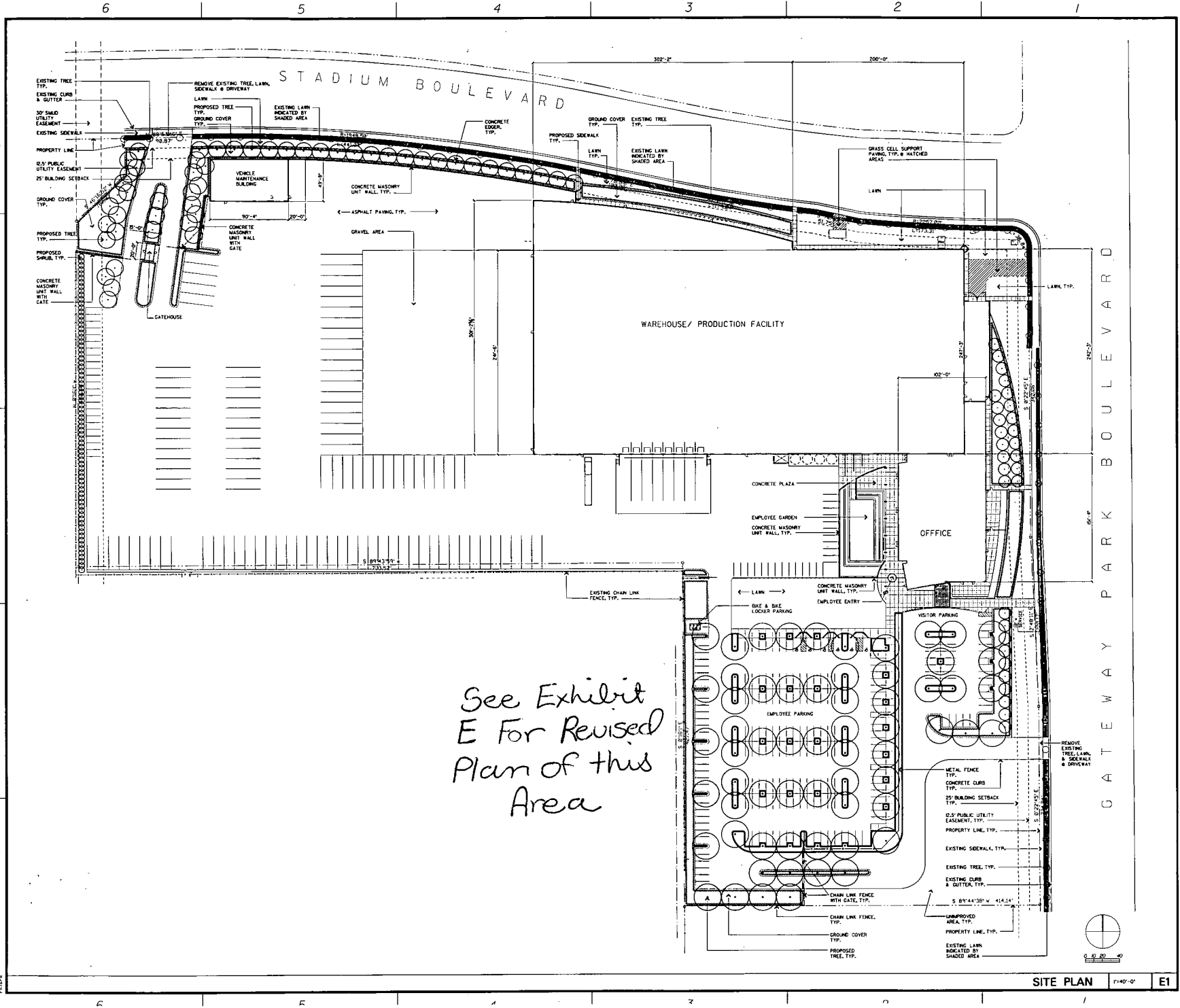


LAND USE & ZONING MAP

294-129

JANUARY 3, 1998

ITEM B



See Exhibit E For Revised Plan of this Area

Materials Key

EXHIBIT A

Revised Site Plan

No.	Date	Revisions
▲		
▲		
▲		

No. Date Revisions

Job Title **SACRAMENTO**
Coca-Cola
 BOTTLING COMPANY, INC.
 PRODUCTION / DISTRIBUTION FACILITY
 401 GATEWAY PARK BOULEVARD
 SACRAMENTO, CALIFORNIA

Architect **LPA**
 Architecture
 Planning
 Interior Design
 Landscape Architecture
 1215 G Street
 Sacramento, Ca 95814
 916.443.0335
 FAX 916.441.2823

Consultant

Drawing Title **SITE PLAN**

Job No.	87001	Sheet No.
Date:	12/6/94	
Drawn By:	c.j.	
Checked By:		of Sheets

SITE PLAN 1"=40'-0" E1

294-129

JANUARY 3, 1990S

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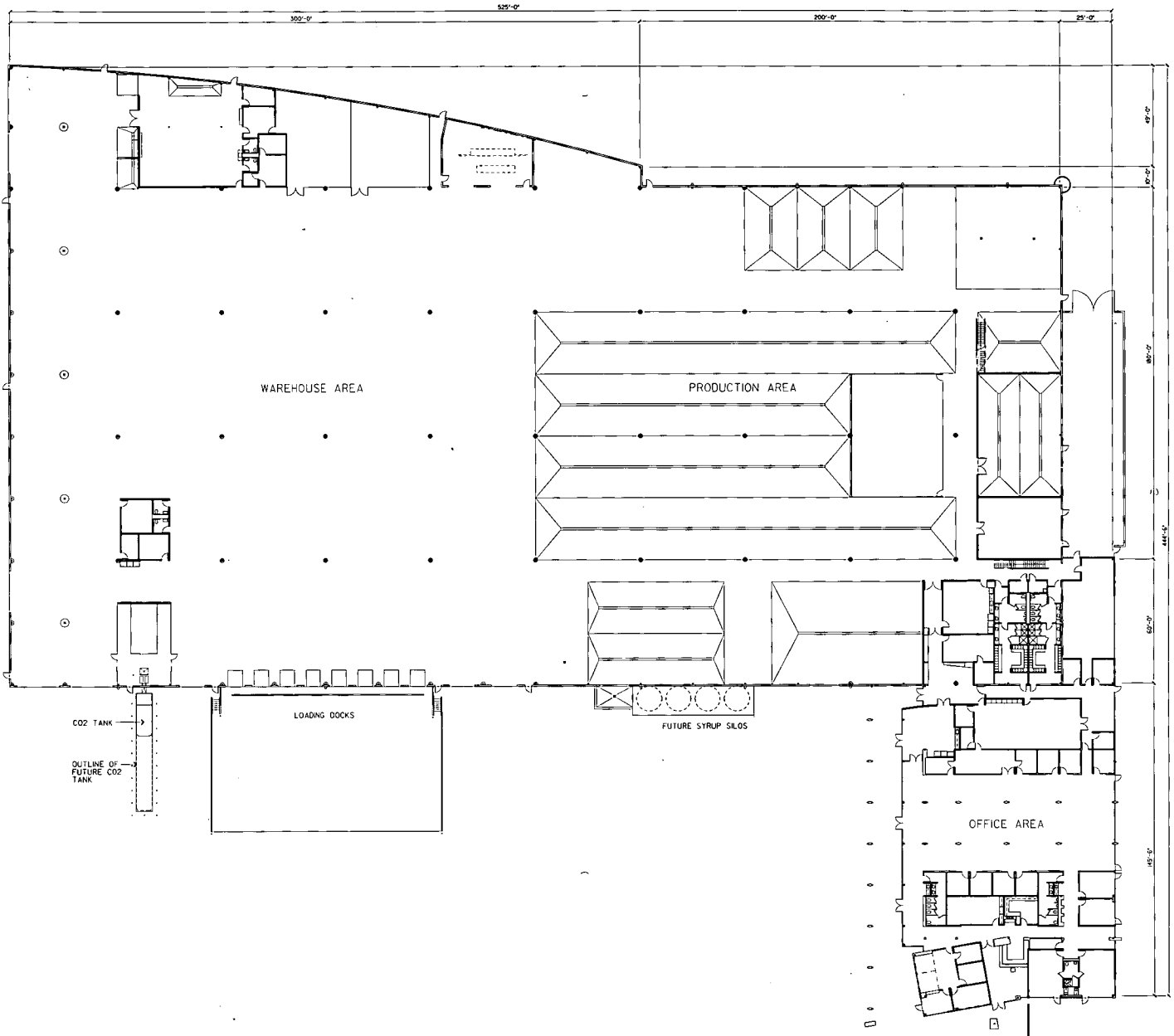
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4

3

2

1



Materials Key

EXHIBIT B

No.	Date	Revisions

No. Date Revisions

Job Title **SACRAMENTO**

Coca-Cola

BOTTLING COMPANY, INC.
 PRODUCTION / DISTRIBUTION FACILITY
 4101 GATEWAY PARK BOULEVARD
 SACRAMENTO, CALIFORNIA

Architect **LPA**

Architecture
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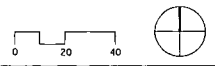
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Job No. 117001 Sheet No. _____

Date: 12/6/94

Drawn By: _____

Checked By: _____ of Streets



OVERALL FLOOR PLAN 1/20"=1'-0" E1

294-129

JANUARY 3, 1995

ITEM 1

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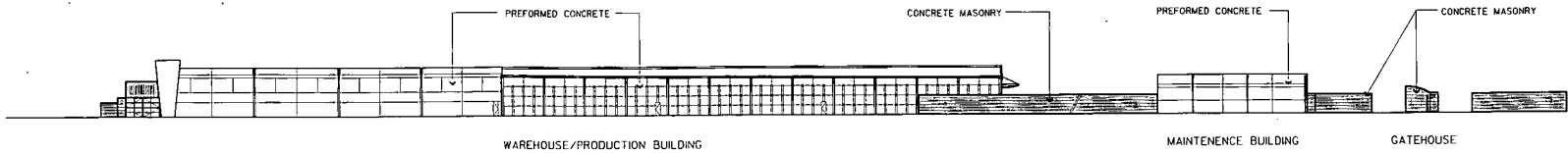
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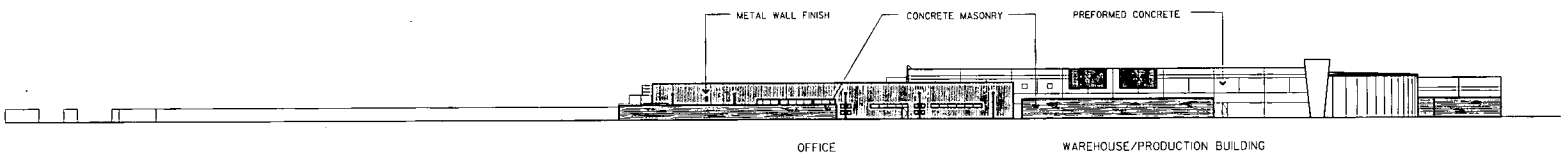
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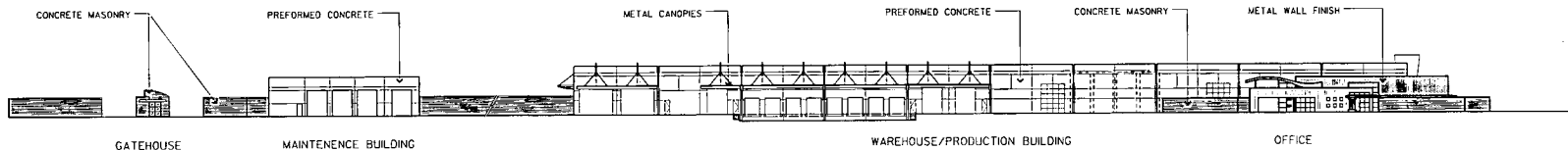
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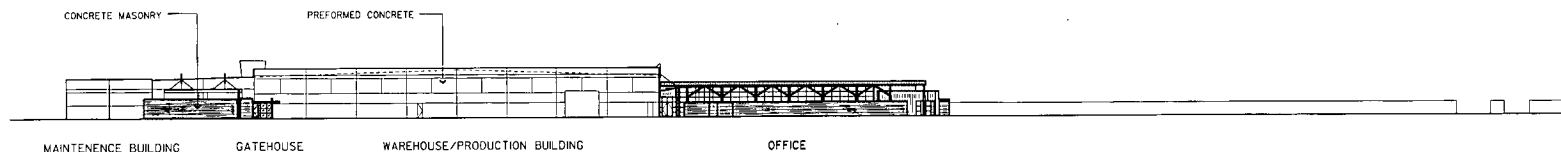
NORTH ELEVATION (STADIUM BOULEVARD)



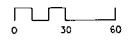
EAST ELEVATION (GATEWAY PARK BOULEVARD)



SOUTH ELEVATION



WEST ELEVATION



OVERALL ELEVATIONS 1" = 30'-0" 01

Materials Key

No.	Date	Revisions

Job Title
SACRAMENTO
Coca-Cola
BOTTLING COMPANY, INC.
PRODUCTION / DISTRIBUTION FACILITY
4TH GATEWAY PARK BOULEVARD
SACRAMENTO, CALIFORNIA

Architect
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Landscape Architecture

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Consultant

Drawing Title
OVERALL ELEVATIONS

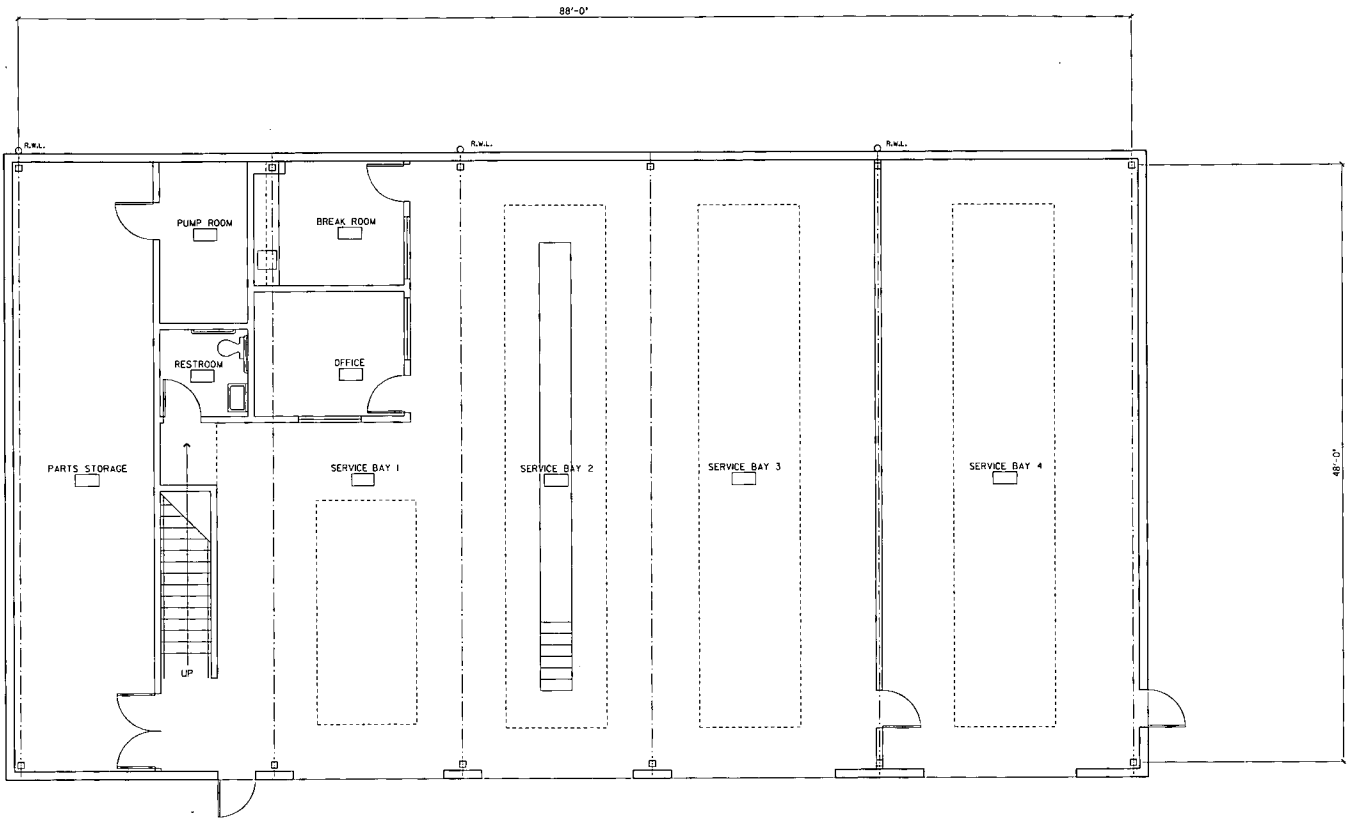
Job No. 87001	Sheet No.
Date: 12/6/94	
Drawn By:	
Checked By:	of Sheets

EXHIBIT - C

294-129

JANUARY 3, 1998

ITEM 1



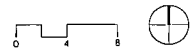
Materials Key

▲	
▲	
▲	

No.	Date	Revisions
Job Title SACRAMENTO		
Coca-Cola		
BOTTLING COMPANY, INC. PRODUCTION / DISTRIBUTION FACILITY 4102 GATEWAY PARK BOULEVARD SACRAMENTO, CALIFORNIA		

Architect	LPA Architecture Planning Interior Design Landscape Architecture
<small>1215 G Street Sacramento, Ca 95814 916.443.0335 FAX 916.441.2823</small>	
Consultant	

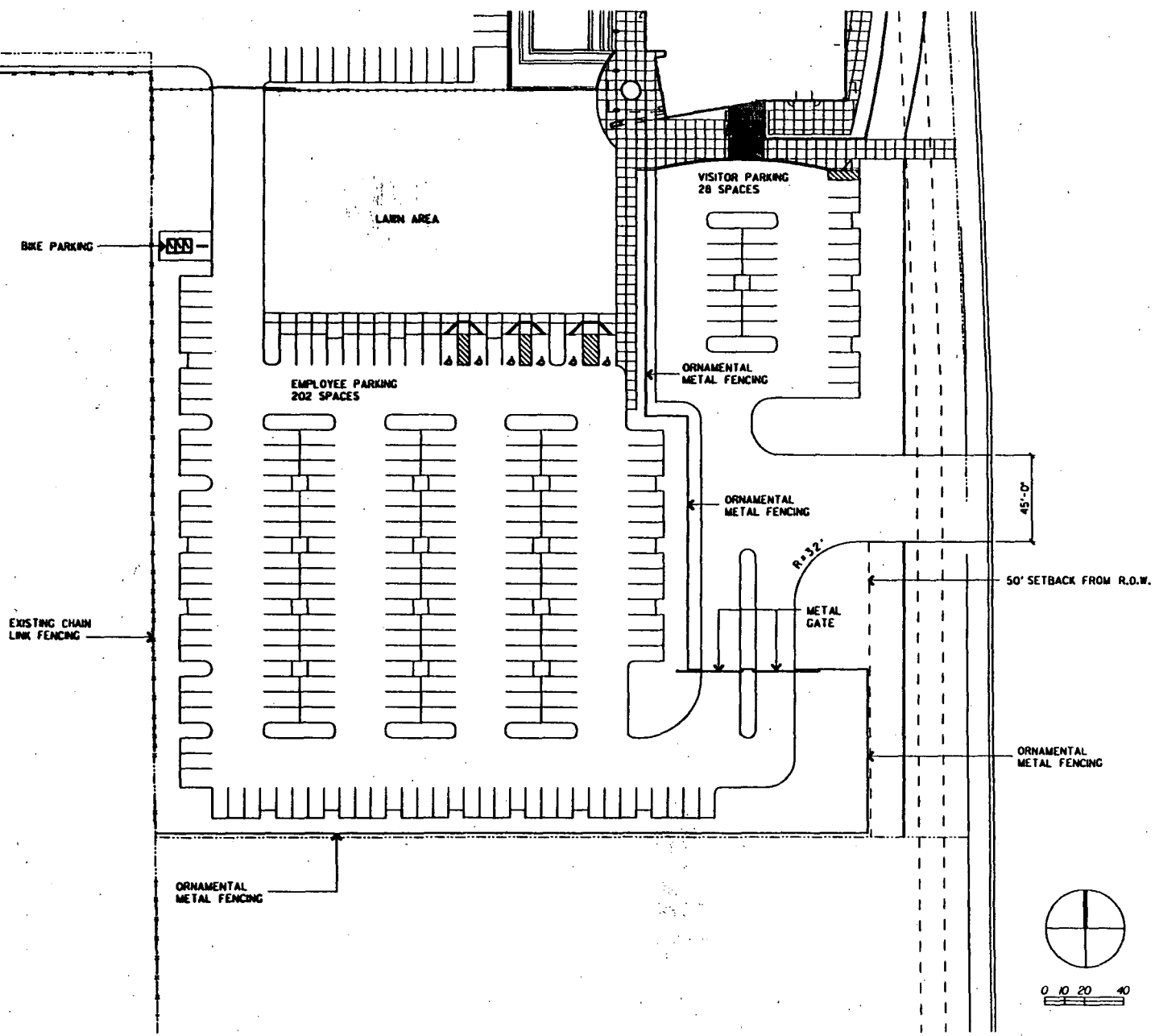
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Job No. 87001	Sheet No.
Date: 12/6/94	
Drawn By:	
Checked By:	of Sheets



MAINTENANCE BUILDING FLOOR PLAN 1/2"=1'-0" E1

EXHIBIT D

294-129
 JANUARY 3, 1998
 ITEM 1



SITE PLAN 1"=40'-0" E1

△		
△		
△		
△		

No.	Date	Revisions
Job Title		
SACRAMENTO		
Coca-Cola		
ROTTING COMPANY, INC. PRODUCTION / DISTRIBUTION FACILITY 4101 GATEWAY PARK BOULEVARD SACRAMENTO, CALIFORNIA		

Architect	LPA <i>Architecture Planning Interior Design Landscape Architecture</i>
1215 G Street Sacramento, Ca 95814 916.443.0335 FAX 916.441.2823	

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Consultant

Drawing Title
PARKING RELOCATION

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Date:	12/23/94	
Drawn By:		
Checked By:		
		of Sheets

EXHIBIT E
 Proposed Design 2/15

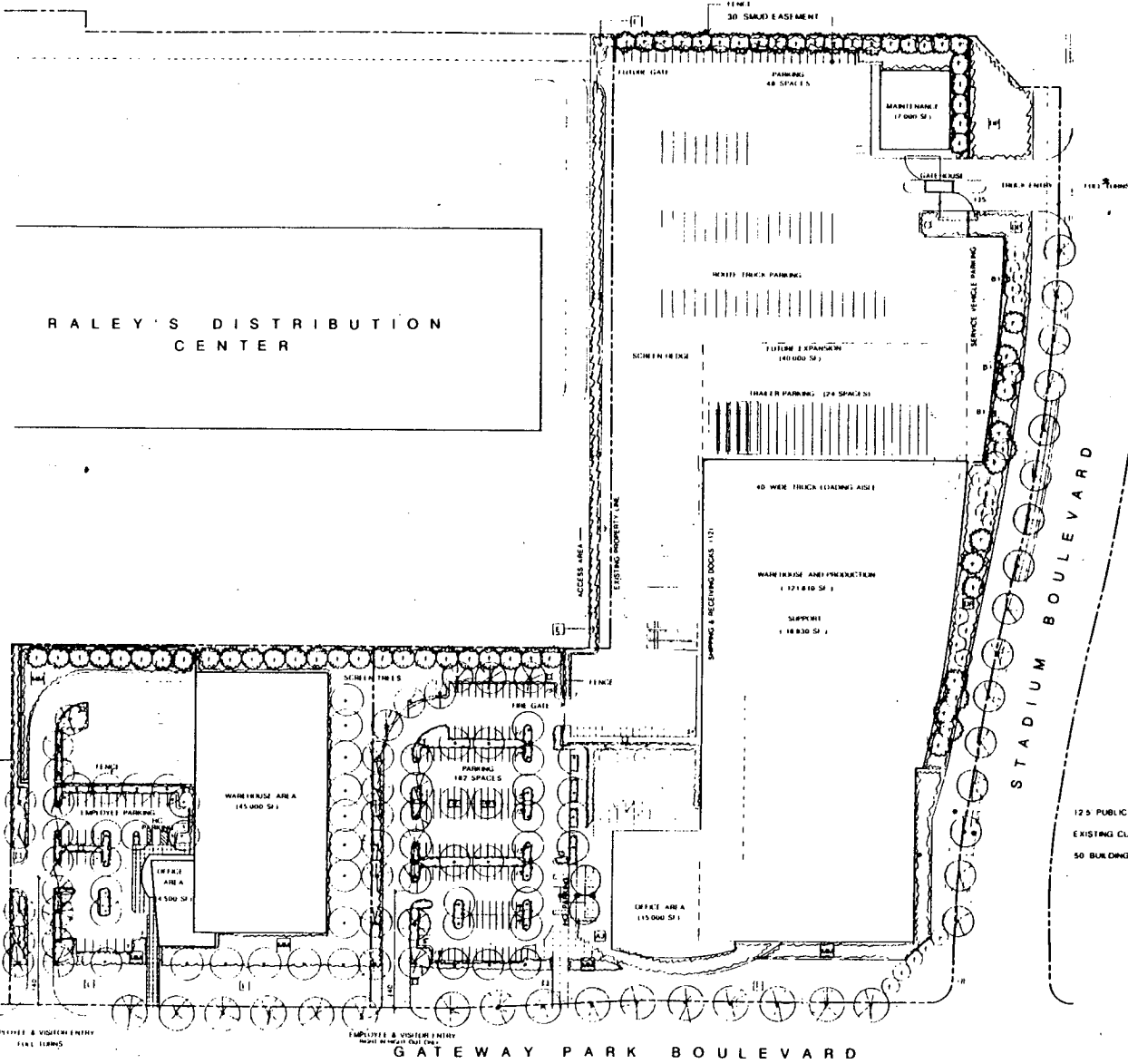
~~Exhibit E-1~~

EXHIBIT F

Previously Approved
Site Plan
P93 - 179

- LANDMARK SYMBOLS**
- Symbol: Concrete Slab
 - Symbol: Foundation
 - Symbol: Red Asphalt
 - Symbol: Hatched
 - Symbol: Gravel
 - Symbol: Eastern Wood
 - Symbol: Barbed Wire
 - Symbol: Existing Building
 - Symbol: Retention Wall
 - Symbol: Enclosed Area
 - Symbol: Open Area
 - Symbol: Boundary Markers

- NOTATION SYMBOLS**
- Symbol: Type
 - Symbol: 12.5' Public Utility Easement
 - Symbol: 50' Building Setback



SITE DATA

Category	Area	Area	Area	Area
PARKING B	Site Area	100,000	100,000	100,000
	Impervious Area	100,000	100,000	100,000
PARKING C	Site Area	100,000	100,000	100,000
	Impervious Area	100,000	100,000	100,000
PARKING D	Site Area	100,000	100,000	100,000
	Impervious Area	100,000	100,000	100,000
TOTAL	Site Area	100,000	100,000	100,000
	Impervious Area	100,000	100,000	100,000

SITE PLAN
CORAL BUSINESS CENTER

SACRAMENTO CALIFORNIA
APRIL 1994 381108 07
LPA

Item 1

January 3, 1995

294-129