

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, April 14, 1999, the Zoning Administrator approved with conditions a plan review to construct a commercial building for the project known as Z99-015. Findings of Fact and conditions of approval for the project are listed on pages 4-6.

Project Information

Request: **Zoning Administrator Plan Review** to construct a 7,000 square foot commercial building on 0.846 ± partially developed acres in the General Commercial-Review (C-2-R) zone.

Location: 2750 Florin Road (D8, Area 2)

Assessor's Parcel Number: 049-0021-042

Applicant: CSK Auto, Inc. (Roger Armstrong)
8864 Madison Avenue
Fair Oaks, CA 95628

Property Owner: James R. Silva
989 Piedmont Dr.
Sacramento, CA 95822

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento
Community Plan Designation: Industrial
Existing Land Use of Site: Vacant
Existing Zoning of Site: General Commercial-Review (C-2-R)

Surrounding Land Use and Zoning:	Setbacks	Required	Proposed
North: C-2-R; Commercial	Front(N):	50'	85'
South: C-2-R; Vacant	Side(E.):	0'	9'
East: C-2-R; Commercial	Side(W.):	0'	60'
West: C-2-R; Commercial	Rear(S):	0'	45'

Property Dimensions: 220 feet x 165 feet
Property Area: 0.846± acres
Parking Provided: 36 spaces
Parking Required: 28 spaces (1 space per 250 square feet retail)

Square Footage of Building: 7,000 square feet
 Height of Building: One Story, 20 feet
 Exterior Building Materials: Stucco
 Roof Materials: Built-up
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Additional Information: The applicant proposes to construct a 7,000 square foot commercial building for a future auto parts store. The site is currently vacant. The proposed structure will be a single story building with a stucco finish and a built-up roof. The exterior will be light gray with a dark grey trim band at the base of the building. The accents and trim will be red. 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 proposed project meets all setback requirements. The trash enclosure will be located in the southwest corner of the parcel. The plans indicate a monument sign adjacent to the driveway; however, the sign elevations indicate a pylon sign instead of a monument sign. The proposed attached signs meet the Sign Ordinance requirements.

The Ordinance requires 28 parking spaces for the retail sales use and the site plan indicates 36 parking spaces which exceeds the requirement. However, a cursory review of the landscape plan suggests that the required 50 percent shading of all paved areas within 15 years will not be met with the current landscape design. In addition, the project is required to provide one Class I bicycle parking space according to the Zoning Ordinance.

The elevations indicate that a satellite dish will be located on the roof. The dish will be exempt from planning entitlements if the dish receives only, but does not transmit. According to the Zoning Ordinance, if the satellite dish transmits and receives then a Zoning Administrator Special Permit will be required to locate the satellite dish on the roof.

The site is located within the District 63 Neighborhood Association and the Florin Road Partnership neighborhood association areas. Staff sent the plans to the associations and they called indicating no opposition to the project. 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 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, Section 15303(c).

Conditions of Approval

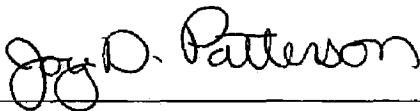
1. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaped setback. Additionally, the paved area must meet the 50 percent shading as required by the Zoning Ordinance. A revised landscape and site plan shall be submitted to Planning for review and approval prior to issuance of building permit.
2. The trash enclosure shall be 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.
3. One bicycle parking space shall be provided on site and shall be a Class 1 facility. The location of the bicycle locker shall be indicated on the revised site plan.
4. A pole sign is prohibited. One on-site monument sign as defined by Section 3.250 of the City Sign Ordinance shall be allowed. The proposed monument sign shall be located at least 10 feet from the property line and 10 feet from the driveway. One directional sign, 4 square feet or less in area is allowed. All signage shall have a sign permit and meet the requirements of the Sign Ordinance.
5. The light standards shall be no higher than 20 feet. Lighting levels shall be as follows: 1.5 foot-candles of minimum maintained illumination per square foot of parking space between the hours of dusk and one hour after sunrise. A minimum of .25 foot-candles of illumination shall be provided at the surface of any walkway, alcove, or passageway related to the project during the same hours.
6. All landscaping shall be maintained as at a minimum plant and/or shrub height of 30 inches and trees maintained at a minimum distance of six feet from lowest branch to the ground.
7. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
8. The applicant shall provide an additional 10 feet of vehicle stacking at the entrance driveway.
9. The applicant shall repair or replace existing deteriorated curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.
10. If the current owner sells this parcel then an easement for access to the south parcel must be granted and recorded. An easement must be granted at the time of sale of either parcel.

11. The proposed development is not contiguous to an existing public water main. The applicant shall construct, to City standard, a water main which shall connect the existing mains to the east and west of the site. Improvement plans shall be approved by the Department of Utilities.
12. Only one domestic water service per parcel is allowed. Any new domestic water services shall be metered.
13. 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. All on-site systems shall be designed to the street drainage system by means of a storm drain service tap. All on-site system shall be designed to the standard for private storm drainage system (per Section 11.12 of the Design and Procedures Manual).
14. A grading plan showing existing and proposed elevation 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.
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. Only source control measures are required. This will not affect site design. Refer to the draft "Manual of Standards for Design of New Development On-site Stormwater Quality Control Measures", dated January 23, 1995, for appropriate source control measures and recommended on-site control measures.
16. A sanitary sewer tap shall be purchased from the City of Sacramento.
17. The driveways and parking spaces shall be to City standards. Handicap parking space(s) must comply with ADA requirements.
18. All mechanical equipment shall be completely screened. The satellite dish on the roof shall be a receive only dish.
19. Size and location of the building shall conform to the plans submitted.
20. The applicant shall obtain all necessary building permits prior to commencing construction.
21. 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 commercial building is compatible with the surrounding commercial uses.

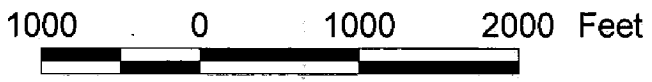
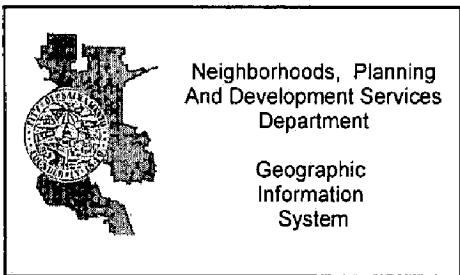
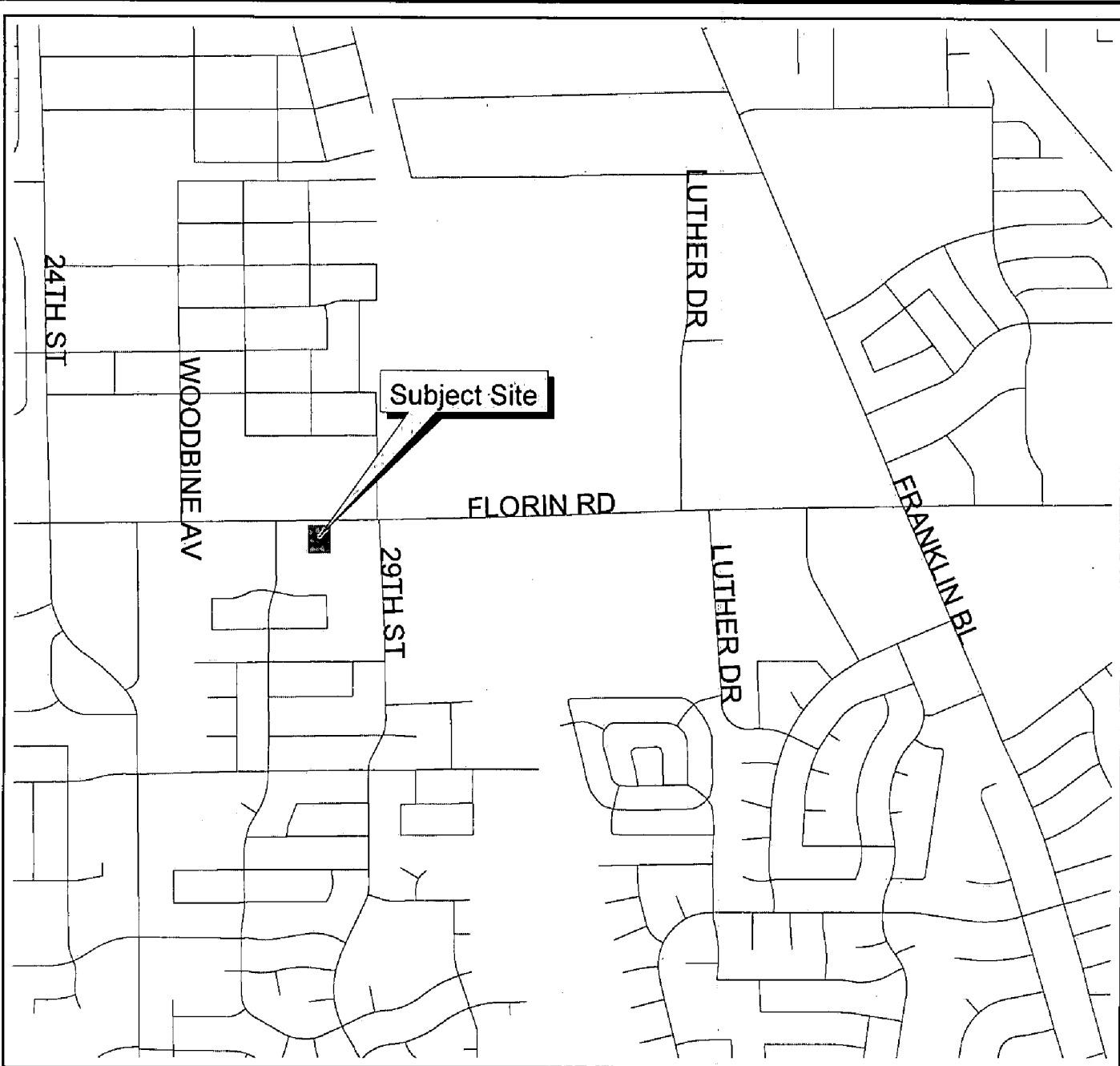
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking, maneuvering, and setbacks will be provided;
 - b. a vacant site will be developed and landscaping will be added; and
 - c. the proposed building are of adequate shape and size for the proposed use and will be compatible with the existing commercial building 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 Airport Meadowview Community Plan which designate the site as Community/Neighborhood Commercial & Offices and Commercial respectively.



Joy D. Patterson
Zoning Administrator

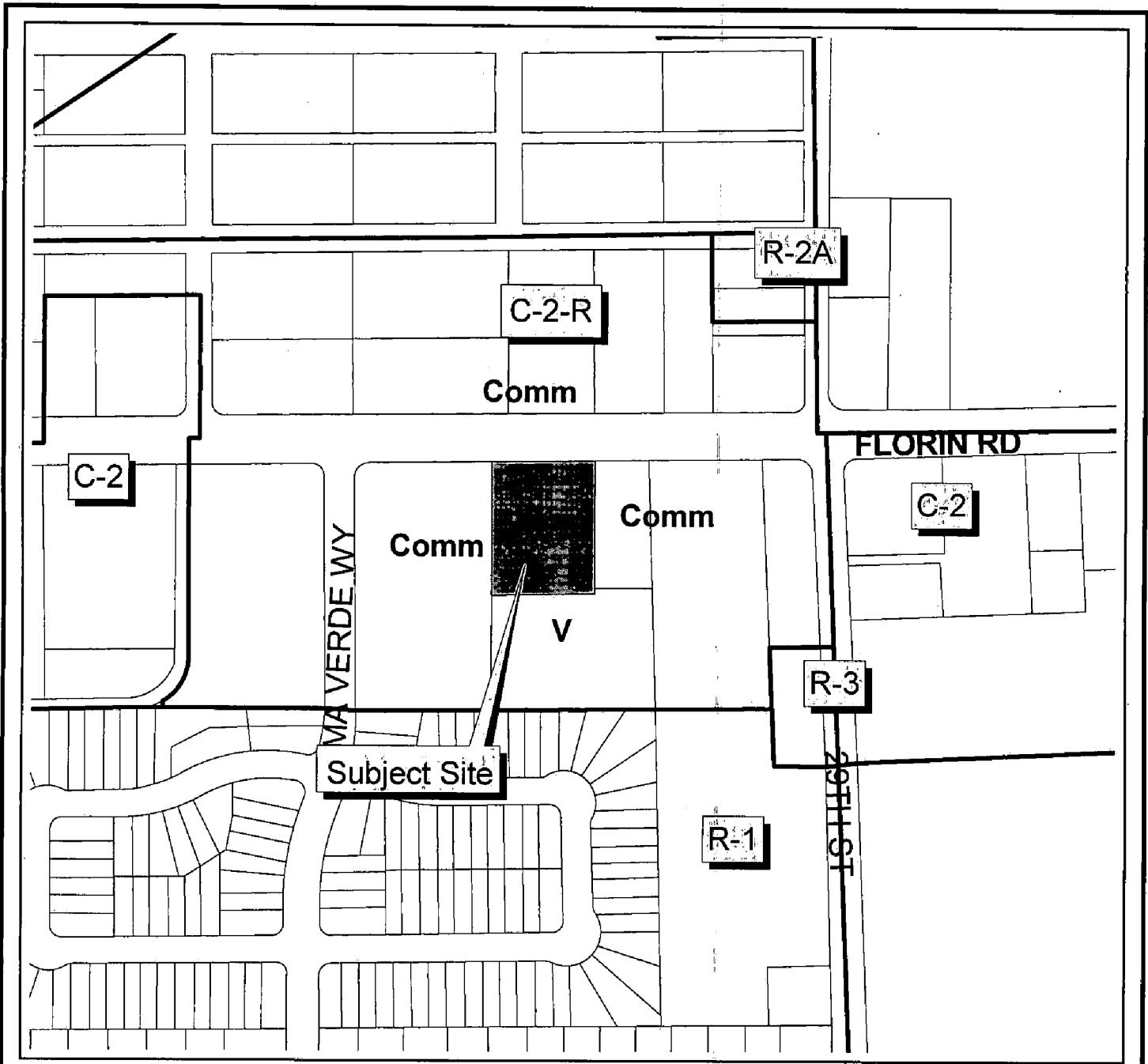
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File
Applicant
ZA Log Book



VICINITY MAP





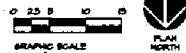
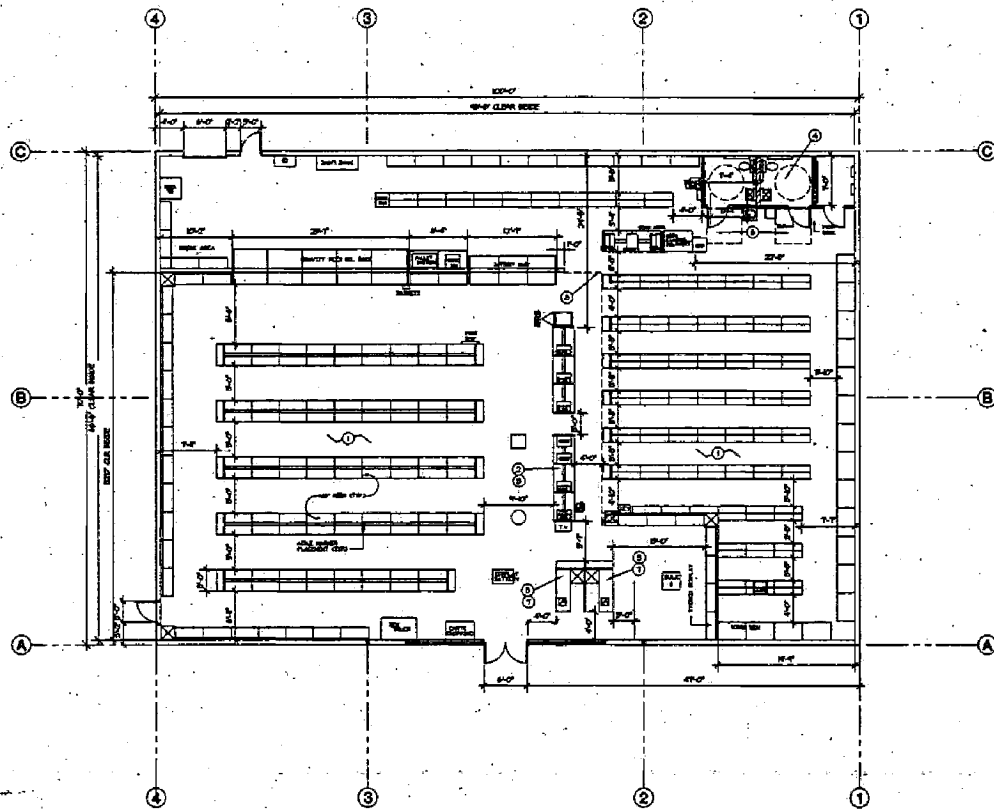
300 0 300 600 Feet

LAND USE AND ZONING



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



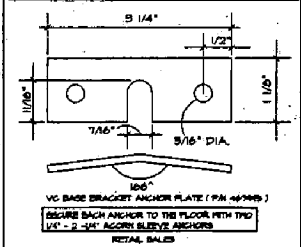
SCALE: 1/8" = 1'-0"

- 1. MATERIAL LOCATIONS IN THE BUILDING BEHIND THE COUNTER:**
- INTERNAL AUTOMOTIVE PARTS:
 - 1. PISTONS
 - 2. RINGS
 - 3. VALVES
 - 4. GASKETS
 - 5. OTHER MISC. ENGINE PARTS
 - 6. MISC. SUPPLEMENT PARTS
 - 7. MISC. ELECTRICAL PARTS
 - 8. MISC. FUEL SYSTEM PARTS
 - 9. MISC. MECHANICAL PARTS
 - HEIGHT: 7'-0"
- OUT IN THE RETAIL AREA:**
- 1. MISC. AUTOMOBILE ACCESSORIES
 - 2. FILTERS
 - 3. OILS
 - 4. SEAT COVERS
 - 5. MISC. AUTOMOBILE CLEANING SUPPLIES
 - 6. AUTOMOBILE LITERATURE
 - HEIGHT: 4'-6" TO 7'-0"
- 2. EXTEND VET TO ALUM BY FRONT OF FIXTURES**
- 3. CABINETS ASSEMBLY AND INSTALLATION TO BE PROVIDED BY OWNER, NOT PART OF THIS CONTRACT DELIV.**
- 4. CONTACT GMC AUTO, INC. FIXTURE DEPT. FOR EXACT LATEST FIXTURE LAYOUT PRIOR TO ORDERING WORK RELATED TO THE PLAN.**

(8) GEN. FIXTURE NOTES

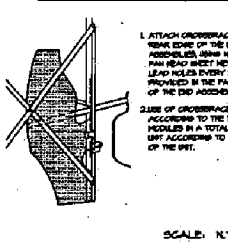
1. STORE FIXTURES, CABINETS & SHELVING AS SHOWN ARE TO BE OWNER PURCHASED & INSTALLED. CONTACT OWNER'S FIXTURE DEPARTMENT AT (925) 881-7564 FOR CURRENT FIXTURE LAYOUT PRIOR TO COMMENCING ANY WORK RELATED TO THE FIXTURES PLAN.
2. A SECTION OF 36" LONG HORIZONTAL X 24" HIGH MAX SHALL BE PROVIDED AT PARTS COUNTER FOR DISABLED ACCESS.
3. MINIMUM ONE CHECKOUT ANGLE SHALL BE HANDICAPPED ACCESSIBLE BY INT. MAIN COUNTER.
4. 8'-0" DIA. TRADING RACKS.
5. ACCESSIBLE PARTS COUNTER.
6. 8'-0" X 8'-0" CLEAR HANDICAPPED AREA.
7. INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON BLUE BACKGROUND AND SHALL STATE "THIS COUNTER/STAND TO BE OPEN AT ALL TIMES FOR CUSTOMERS WITH DISABILITIES."
8. V.E.T. TILE LITE.

TYPICAL FOR PERIMETER FIXTURES ONLY IN RETAIL SALES AREA



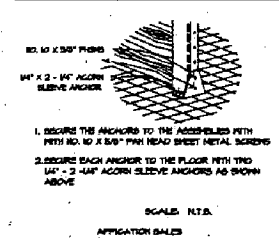
3 ANCHOR TO FLOOR

TYPICAL FOR ALL FIXTURES WITH AN 1/2" X 1/2"



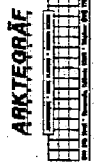
4 CROSS BRACE DTL.

TYPICAL FOR ALL FIXTURES IN APPLICATION SALES AREA FREE STANDING AND AGAINST THE WALLS



5 FREE STANDING

6 KEY NOTES



ARKTEGRAE
Kragen Auto Parts
2760 FLORIN ROAD
SACRAMENTO, CA
ADDENDA 8



DATE	10/01/01
DESIGNED BY	JL
CHECKED BY	DO
DATE	02/22/04
DESIGNED BY	JL
CHECKED BY	DO
DATE	02/22/04
DESIGNED BY	JL
CHECKED BY	DO
DATE	02/22/04
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DATE	02/22/04

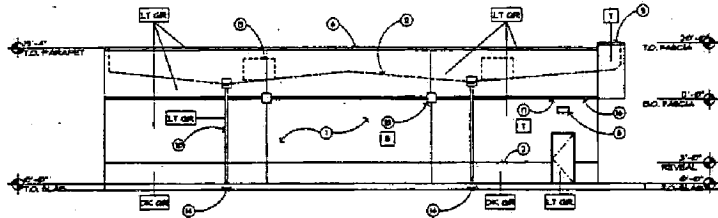
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DATE	02/22/04

DATE	10/01/01
DESIGNED BY	JL
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DATE	02/22/04

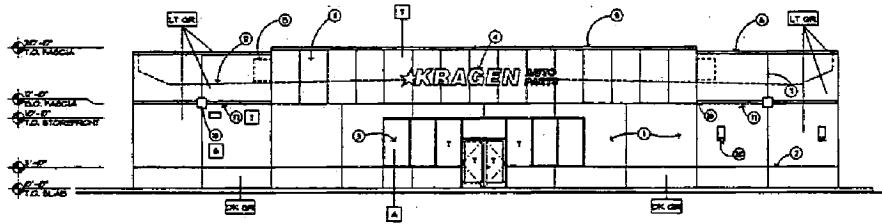
PD3
OF 40

EXHIBIT B



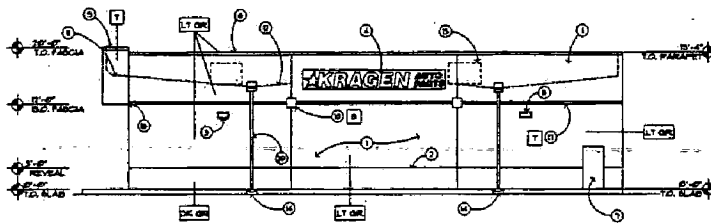
EAST ELEVATION

SCALE: 1/8" = 1'-0"



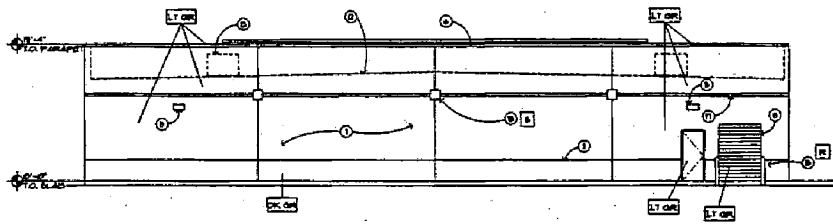
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1. ALL ROOF SCREEDING SHALL BE DONE BY THE PARAPET.
2. THE SATTELITE ON THE ROOF IS NOT REQUIRED TO BE SCREENED PER SECTION 2304 OF THE FEDERAL COMMUNICATIONS COMMISSION ACT OF 1934, THE THE SATTELITE IS LESS THAN 2 FEET IN DIAMETER.
3. ALL SIGNAGE UNDER SEPARATE PERMIT.
4. CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL EXTERIOR SIGNAGE WITH SIGNAGE VENDOR. SIGNS ARE TO BE LOCATED AS REQUIRED.
5. T - INDICATES TEMPERED GLASS.

GENERAL NOTES

BUILDING MATERIALS / COLORS				
EXTERIOR / INTERIOR FINISH COLOR SCHEDULE				
COLOR CODE	LOCATION	COLOR	TO MATCH (MERCH-SCHEDULE)	REMARKS
LT GR	EXTERIOR WALLS KIT DOORS & DOORSPOLTS	REFLECTION	TST 80 221	APPLIES ALSO TO TRASH ENCLOSURE & GATES
DK GR	EXTERIOR WALLS KIT DOORS & DOORSPOLTS	PORCELAZ ALUMIN	TST 80 221	CONTINUE 3'-0" ABOVE ON TRASH ENCLOSURE
R	ACCENT COLOR	SAFETY RED	405R	BOLLARDS
A	ALUMINUM STOREFRONT	NATURAL ANODIZED	N/A	
T	OPALGATE PANEL % SYSTEM	BRIGHT RED	N/A	CANOPY / BAND
B	OPALGATE PANEL % SYSTEM	BLUE	N/A	PEDALKING

NOTE: PROVIDE SAMPLES FOR O&M CONSTRUCTION MANAGER APPROVAL PRIOR TO INSTALLATION.

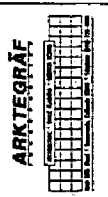
FINISH NOTES

1. CEILING PLASTER OVER BLDG. PAPER AND WIRE NETTING OVER PLYED. CEILINGING
2. NO REVEAL TO START FROM THE TOP OF G-IRMS FILLING.
3. PRE-FINISHED ALUMINUM STOREFRONT WITH SINGLE 1/4" GLASS, SEE FINISH SCHEDULE.
4. 2" x 1/4" BUSH WITH 2" - 36 4/8" CIRCLES FOR BUILDING SIGNAGE, SEE ELECTRICAL PLANS - TO BE MOUNTED BELOW ROOF LINE.
5. METAL WALLS SHALL PACK LIGHT, FINISH AT 48"-0" AFF.
6. SEE ELECTRICAL PLANS.
7. 2" GALVANIZED METAL CAP FLASHING, PAINTED.
8. SERVICE SIGNAGE SECTION, SEE ELECTRICAL SCHEDULE.
9. METAL ROLL-UP DOOR.
10. PRE-FINISHED KIT FLASHING FROM "QUALITY".
11. GALVANIZED METAL ROOF SCREED AND DOORSPOLTS, PAINT TO MATCH EXTERIOR BRICK - LT GR.
12. 4" x 2" OPALGATE PANEL, NO. 4 SYSTEM OF PLYED. SUBSTRATE.
13. LINE OF ROOF EXTEND.
14. MECHANICAL EQUIPMENT EXTEND.
15. PRE-CAST CONCRETE SPLASH BLOCK.
16. 2" DIA. PIPE BOLLARDS, ONE ON EACH SIDE OF ROLL-UP DOOR WITH BOLLARD COVERS.
17. ALIGN BOTTOM OF BAND TO BOTTOM OF ROOF AT 48"-0" AFF.
18. OREGA LITE BAND, SEE SV 4-4.
19. OREGA LITE PEDALKING, SEE SV 4-1.
20. 2" DIA. PIPE BOLLARDS AT STOREFRONT WITH BOLLARD COVERS.
21. ACCESSIBLE PARKING STALL SHALL BE AT STOREFRONT, SEE SV 4-5.



SCALE: 1/8" = 1'-0"

KEY NOTES



KRAGEN AUTO PARTS
2750 FLORIN ROAD
SACRAMENTO, CA
ADDRESS 8



NO. IN BOOK	
NO. IN SET	
NO. IN VOL.	
NO. IN SET	

NO. IN BOOK	
NO. IN SET	
NO. IN VOL.	
NO. IN SET	

NO. IN BOOK
EXTERIOR
ELEVATIONS

NO. IN BOOK
NO. IN SET

NO. IN BOOK
NO. IN SET

NO. IN BOOK
NO. IN SET

NO. IN BOOK