

Square Footage of Buildings:	Existing-	92,674 square feet
	Proposed-	7,800 square feet
	Total-	100,474 square feet
Exterior Building Materials:	Wood Siding	
Roof Materials:	Built-up	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A, B, C, and D

Background Information

The site is the location of the PG&E Customer Center for the Sacramento Division. The site has contained a mixed use of office, vehicle storage, warehouse, and industrial for many years. The existing office use totals 44.6 percent which exceeds the 25 percent maximum allowed by the Zoning Ordinance for the (M-2) zone. However, the office use existed prior to 1984 when Zoning Ordinance was amended to include office percentage limitation. Therefore, the office use is an existing legal non-conforming use.

Additional Information

Two modular single story office buildings are proposed to be located on the northwest section of the site. The northern building will be 3,600 square feet and the southern building will be 4,200 square feet. The Zoning Ordinance requires a Zoning Administrator's Special Permit for an office addition that is less than 10,000 square feet when the office use percentage exceeds 25 percent of the total square footage. The offices for the PG&E service center will be needed for a maximum of two years. The offices will house 43 employees from a different office location during an office remodel (2740 Gateway Oaks Drive). When the remodel is complete, the employees will return to the other office location. The additional office area will require an additional 20 parking spaces (1 space/400 square feet). The previous requirement was 174 spaces and the new total would be 194 spaces. There are 329 parking spaces provided on the site which exceeds the requirement.

The buildings will be located to the rear of a parking area resting on piers. The two buildings will be connected by a covered walkway. The buildings are constructed out of brown wood siding. The plans indicate siding from the floor level to the ground screening the concrete pier support system. As the buildings are not placed on permanent foundations, the Building Division will inspect the structures as temporary structures and will be issuing temporary certificates of occupancy for the office use.

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 15301(e)(2)}

Conditions of Approval

1. Wood siding to match the buildings (as indicated on the elevations) shall be installed to screen the concrete piers prior to December 17, 1993.
2. The applicant shall submit a revised site plan to the Building Division for review and approval showing the parking lot restriping and relocation of the fence prior to December 17, 1993. (Contact Wes Jigour at 264-7065)
3. A total of five large planter boxes or wells with plants, trees, or shrubs shall be located across the front of the buildings to enhance the aesthetic appearance of the modular buildings. The planters shall be installed within 60 days of project approval (February 4, 1994).
3. Any further additions of structures for office use shall require an additional Special Permit.
4. This Zoning Administrator Special Permit for the temporary buildings is for two years and will expire on December 7, 1995. The modular buildings must be removed by this date. A new Special Permit will be required to keep the buildings on the site after this date. After February 4, 1994 the Building Division will issue temporary certificates of occupancy on approximately a six month basis for the two year period.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed modular office buildings are compatible with the surrounding industrial and warehouse 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, landscaping and setbacks will be provided;
 - b. the concrete piers supporting the elevated buildings will be screened by wood siding that matches the building;
 - c. the proposed buildings are temporary and will be compatible with the existing structures on the site and industrial/warehouse buildings in the area.
3. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse.

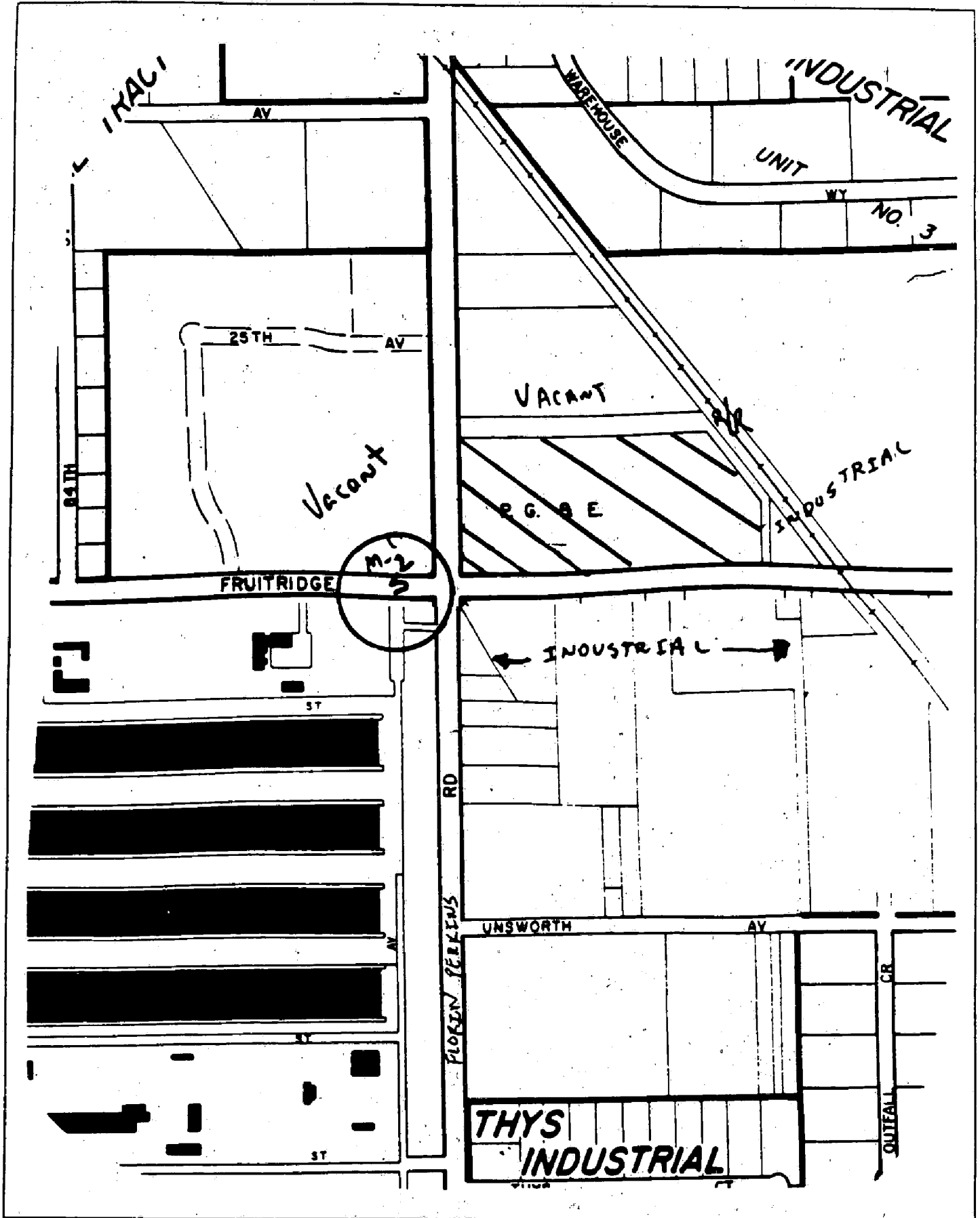
Joy D. Patterson

Joy D. Patterson
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use 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
Building Division - Andi Murphy
Site Conditions Unit - Wes Jigour

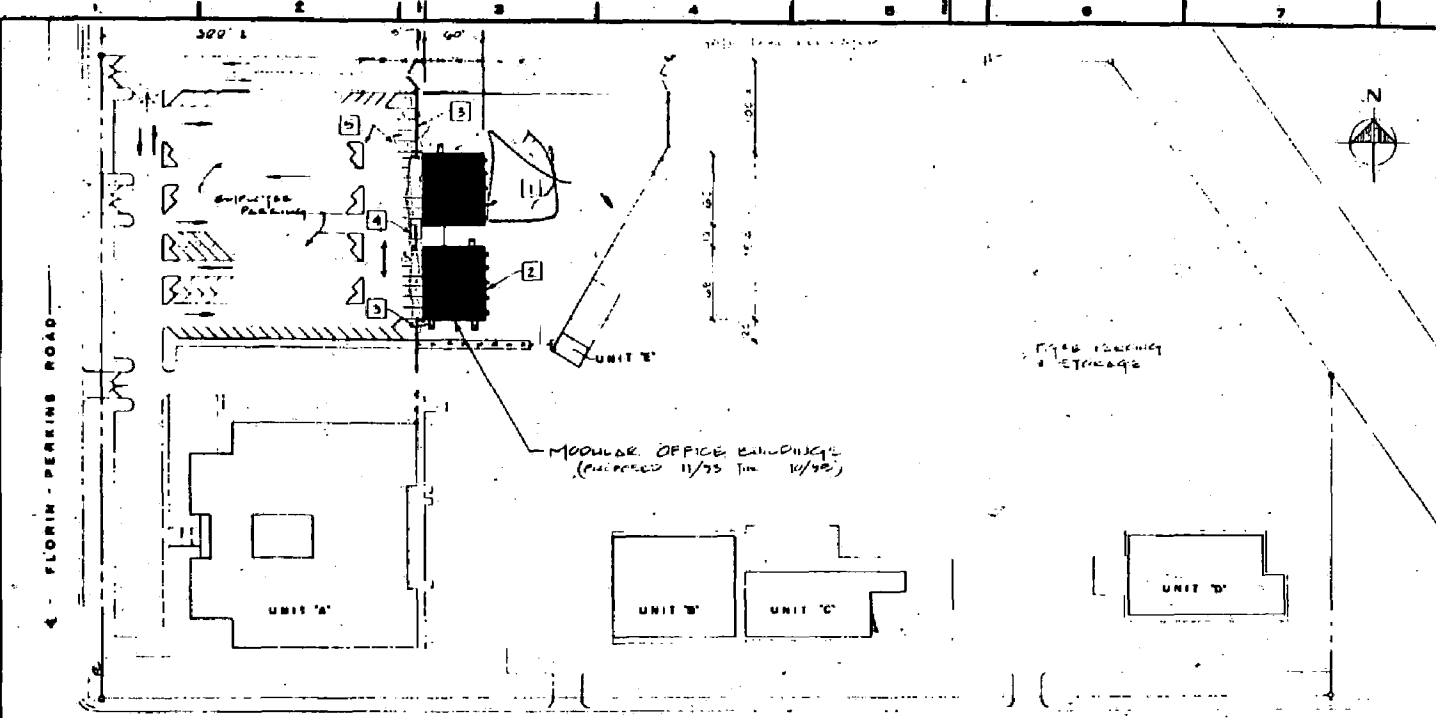


VICINITY, LAND USE & ZONING MAP

293103

DECEMBER 7, 1943

ITEM 2



SITE PLAN
SCALE: 1"=60'

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE.
- 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE.
- 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA PLUMBING CODE.
- 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA FIRE CODE.

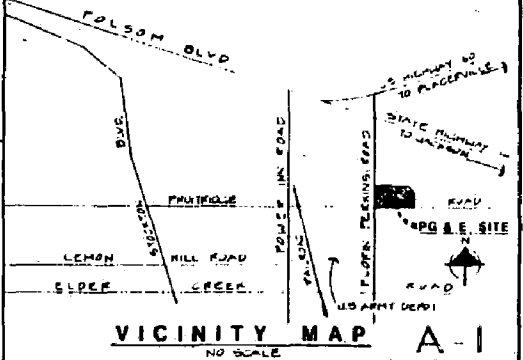
INDEX

DRAWING LIST:
 303201 A-1 SITE PLAN, UTILITIES
 303201 A-2 PLUMBING PLAN & EQUIPMENT
 303201 A-3 ELECTRICAL & LIGHTING

REFERENCE DRAWINGS:
 303102, 112-4142 A, 1148 SITE PLANS (P)
 303201 A-3 (T) DETAILS, ELECTRICAL

PROJECT SUMMARY
 MODEL CODES: UBC, '91 &
 TITLE 24, C.A.C.
 OCCUPANCY GROUP: B-2
 CONSTRUCTION TYPE: V-II
 NUMBER OF STORIES: ONE
 AREA OF PROPOSED STRUCTURES:
 Building 1 = 3,000 SF
 Building 2 = 4,200 SF
 TOTAL = 7,200 SF

PROJECT ARCHITECT:
 ALLEN P. ROBERTSON
 1 CALIFORNIA ST., ROOM 400, SAN FRANCISCO, CA 94111
 415 / 775 4249

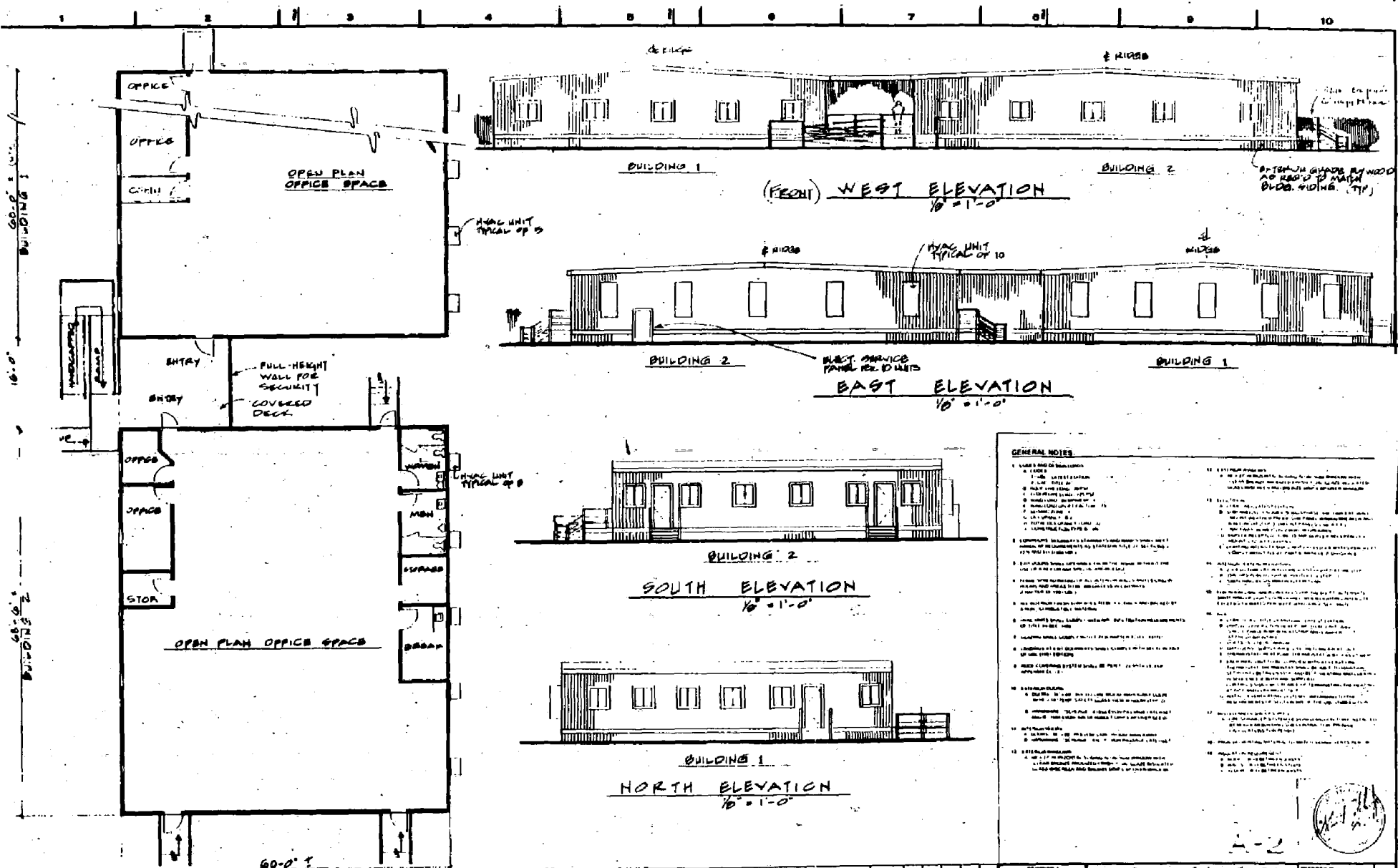


VICINITY MAP A-1
NO SCALE

REV	DATE	DESCRIPTION	NO. OF SHEETS	TOTAL SHEETS	DATE	DESCRIPTION	NO. OF SHEETS	TOTAL SHEETS

ARCHITECTURAL SITE PLAN
 PREPARED BY: ALLEN P. ROBERTSON
 CHECKED BY: ALLEN P. ROBERTSON
 PACIFIC GAS AND ELECTRIC COMPANY
 SAN FRANCISCO, CALIFORNIA

EXHIBIT - A



- GENERAL NOTES**
1. REFER TO ALL DRAWINGS FOR MATERIALS AND FINISHES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 6. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
 8. ALL WASTE MATERIALS SHALL BE REMOVED FROM THE SITE DURING CONSTRUCTION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 11. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL ADJACENT PROPERTIES.
 12. ALL MATERIALS SHALL BE STORED PROPERLY ON THE SITE.
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 15. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL ADJACENT PROPERTIES.
 16. ALL MATERIALS SHALL BE STORED PROPERLY ON THE SITE.
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 18. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 19. THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO ALL ADJACENT PROPERTIES.
 20. ALL MATERIALS SHALL BE STORED PROPERLY ON THE SITE.



EXHIBIT - B



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

REV	DATE	DESCRIPTION	DESIGN	CHECK	DATE	DESCRIPTION	DESIGN	CHECK	DATE

ARCHITECTURAL
FLOOR PLAN & ELEVATIONS
SACRAMENTO SERVICE CENTER
PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

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

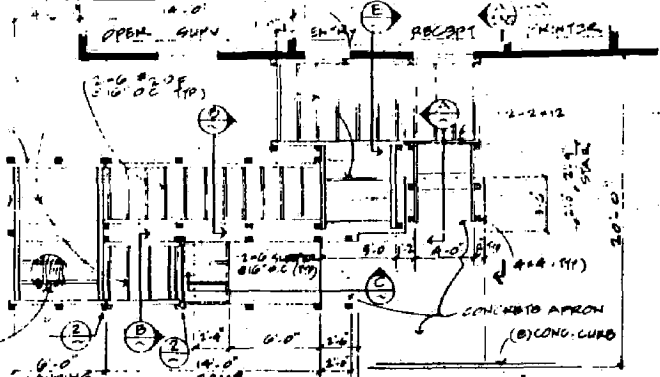
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EXHIBIT C

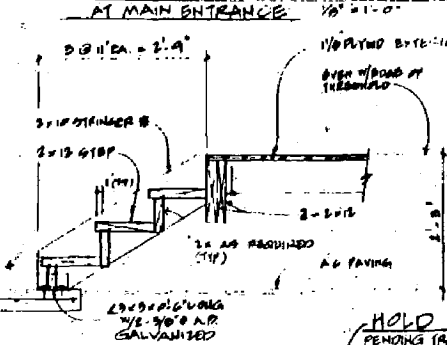
ITEM 2

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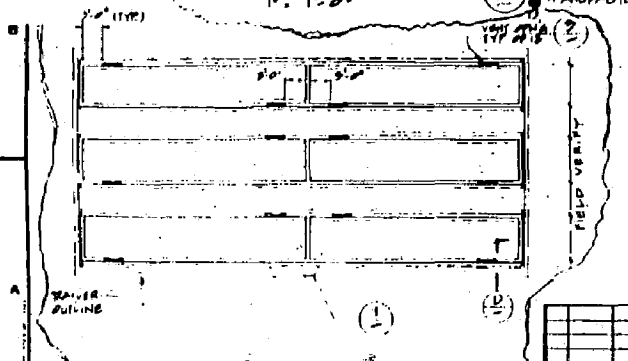
293-103



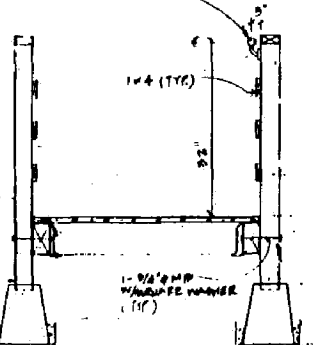
FRAMING PLAN
AT MAIN ENTRANCE



SECTION @ STEPS

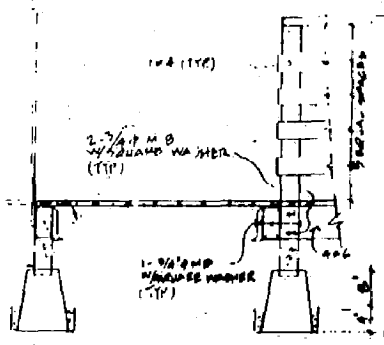


FOUNDATION PLAN

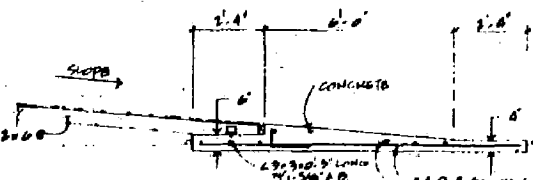


SECTION THRU RAMP

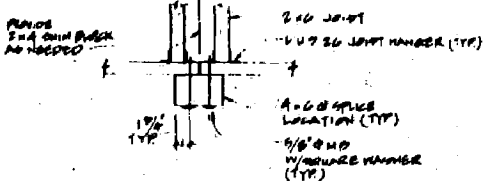
TYP. FOOTING



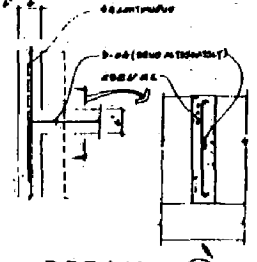
SECTION



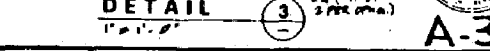
SECTION THRU LANDING



DETAIL



DETAIL



DETAIL

- STRUCTURAL NOTES**
- ALL WOOD SHALL BE OF CONFORMANCE WITH THE 1991 UBC AND ALL OTHER APPLICABLE CODES, SPECIFICATIONS AND ORDINANCES.
 - CENTRAL 2x4 SHALL BE OF THE BEST QUALITY AVAILABLE AND CONDITION SHALL BE BRUSHED UP TO THE APPLICABLE SPECIFICATIONS FOR BRUSHING. PRIOR TO PERK STAINING, WITH WOOD.
 - ALL STEEL SHALL BE COMPARTED BY A MINIMUM OF ONE RELATIVE DIMENSION.
 - ALL WOOD SHALL BE TREATED WITH PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
 - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS (113 BAGS OF 100 LBS PER YD).
 - REINFORCING STEEL SHALL BE DEFORMED REBAR AS PER ALL APPLICABLE CODES.
 - ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER.
 - ALL EXISTING CONCRETE SLABS OR AC PAVEMENT DAMAGED DUE TO THIS CONSTRUCTION SHALL BE REPAIRED TO MATCH EXISTING.

INDICATED TREATED P.F. 2

1/2\"/>

TYP PERK STAINING IN (B) & (C) OR CONCRETE (TYP) PATCH/REMOVE AC/CONC AFTER PERK IS INSTALLED

HOLD PENDING TRAILER MANUFACTURER'S SPECIFICATIONS TO BEES AND SPECIAL BUILDING PERMITS. THIS SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN FRANCISCO. TRAILER MANUFACTURER TO OBTAIN APPROVAL.

TEMPORARY BRACKETS PLACE TO BE REMOVED AFTER PERK STAINING IS COMPLETE. 1/2\"/>

TRAILER FRAME (W/O) AND TRAILER 1-1/2\"/>

ADD 1-1/2\"/>



A-3

REV	DATE	DESCRIPTION	APP'D	DATE	APP'D	DATE	APP'D	DATE	APP'D	DATE

DESIGNED BY	ARCHITECTURAL	DATE	
DRAWN BY	TYPICAL DETAILS (CHECK FOR RAMP)	DATE	
ENGR BY	RONNERI PARK MATERIAL CENTER	DATE	
	RONNERI PARK		
	PACIFIC GAS AND ELECTRIC COMPANY		
	SAN FRANCISCO, CALIFORNIA		

REFERENCE DRAWING

