

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, May 8, 2003, the Zoning Administrator approved with conditions a parcel merger, a plan review major modification to construct a 3,800 square foot warehouse building and pave 78,763 square feet, add a special permit to exceed the maximum 25% office space for a trucking terminal in the Light Industrial (M-1S-R) zone for the project known as (File Z02-172). Findings of Fact and conditions of approval for the project are listed on pages 3-7.

Project Information

- Request:**
1. **Zoning Administrator Lot Line Adjustment** to relocate the common property line between two lots totaling 3.68± acres in the Light Industrial (M-1S-R) zone.
 2. **Zoning Administrator Plan Review Major Modification** to convert a residential structure into a truck terminal / office, construct a 3,800 square foot storage building, and pave approximately 78,763 square feet on 3.68± acres in the Light Industrial (M-1S-R) zone.
 3. **Zoning Administrator Special Permit** to exceed the maximum of twenty-five percent of office space for a trucking terminal on 3.68± acres in the Light Industrial (M-1S-R) zone.

Location: 1704 and 1710 Main Avenue (D2, Area 4)

Assessor's Parcel Number: 238-0011-011 and 012

Applicant: Mohan Chohan
7232 Lesterford Court
Sacramento, CA 95842

Property Owner: MMC Transportation Services, Inc.
P.O. Box 38905
Sacramento, CA 95838

Project Planner: Lindsey Alagozian

General Plan Designation: Heavy Commercial or Warehouse
North Sacramento
Community Plan Designation: Industrial
Existing Land Use of Site: Residential
Existing Zoning of Site: Light Industrial Zone (M-1S-R)

Surrounding Land Use and Zoning:
North: M-1S-R; Commercial, Offices
South: M-1S-R; Commercial, Offices

Z02-172

May 8, 2003

Item 6

East: M-1S-R; Commercial, Offices
 West: M-1S-R; Commercial, Residence

Property Dimensions: 250 feet x 620 feet
 Property Area: 3.68+ acres
 Square Footage of Existing Building: 1,406 sq. ft.
 Square Footage of Proposed Building: 3,800 sq. ft.
 Height of Building: One Story, 18 feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Lot Line Adjustment: Exhibit A
 Legal Description: Exhibit B
 Project Plans: Exhibit C, D, and E

Previous Files: None

Additional Information The applicant is requesting to relocate the common property line such that the residential use is separated from the industrial uses of the remaining property in the Heavy Industrial, Plan Review zone. Currently the site contains two existing residential structures located at the front of the property. The project involves converting the residence located at 1710 Main Avenue into an office building for the trucking company. The residence located at 1704 Main Avenue will remain a residential structure. The project will provide the required masonry wall between the residential property and the remaining portion of the parcel to be developed for an industrial and office use.

The applicant is also proposing to construct a 3,800 square foot storage building approximately 110 feet from the front property line. This building will be 18 feet in height and located 57 feet from the residential structure. The project will also pave approximately 78,763 square feet for truck storage purposes. Any development in the Plan Review zone requires planning review by the Zoning Administrator. Furthermore, the proposed office use exceeds the required 25% for the site. A Zoning Administrator Special Permit for the office space is required.

According to the Zoning Ordinance, the proposed office building and warehouse building requires a total of 8 parking spaces with the new addition to the site. The parking area must meet all Zoning Ordinance requirements for shading and parking lots. The site is located within the (S) zone in which all development requires the 25 foot landscaped setback. The 1710 Main Avenue site already contains the required 25-foot landscaped setback planter area, but is not automatically irrigated or landscaped.

Staff is in support of the proposed modification to the site, in that the modifications proposed for the building will enhance the structure. In addition, the project meets the intent of the Zoning Ordinance for all development in the M-1-SR zone. The project was noticed and staff did not receive any phone calls or comments about the project. The site is located within the Robla Community Association. Staff sent plans to the association and received no comments.

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 15332, In-fill Development Projects.

Conditions of Approval:

General

1. The applicant shall obtain all necessary building permits prior to commencing construction.
2. The project shall be constructed in compliance with submitted plans. Any other changes or additions to the site shall require additional Planning review and approval.
3. Automatic irrigation and landscaping shall be provided in the 25-foot front yard setback area.
4. Additional landscaping (including trees, shrubs, and lawn) and automatic irrigation shall be installed along the east property line beginning at the front property line and extending to 25 feet toward the south.
5. A total of eight (8) parking spaces are required per the Zoning Ordinance.
6. One bicycle space shall be provided and shall be a Class 1 Facility.
7. A trash enclosure shall be shown on the site plan and comply with the requirements of the Zoning Ordinance.
8. The proposed warehouse building may include additional siding material on the exterior such as CMU along the bottom portions of the building.
9. Metal awnings shall be provided above all man-doors.
10. A solid masonry wall of at least six feet in height shall be constructed between the residential structure and the proposed warehouse building as shown on the site plan.
11. Solid fencing shall be installed along all property lines of the project as indicated on the site plan.
12. The electrical gate shall be kept unlocked during business hours.
13. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, all parking and newly paved areas must comply with the 50% shading requirement of the Zoning Ordinance.
14. No mechanical equipment shall be placed on the roof of the building.
15. Any proposed lighting on the exterior of the building shall be directed downward to shield the light from the residential properties.
16. Any proposed signage shall meet the requirements of the Zoning Ordinance.

Building

17. Plans shall be submitted to the Building Division for the new uses and change of occupancy.
18. Handicap accessibility shall be provided.

Public Works

19. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Department of Public Works.

20. All new driveways shall be constructed to city Standards to the satisfaction of the Department of Public works. More specifically the new site driveway is labeled as entrance only therefore the maximum width is 25'. The driveway shown is 35' wide.
21. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
22. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.
23. The applicant shall file an application for a Certificate of Compliance with the Department of Public Works. The applicant must submit all documents required by the submittal requirements checklist and pay the necessary fees.
24. The applicant must file for a Waiver of Parcel Map.
25. The applicant shall pay off or segregate existing assessments.

Utilities

26. Only one domestic water service per parcel is allowed. Any excess domestic water services must be abandoned to the satisfaction of the Department of Utilities. The applicant should be advised that the tap record research and verification of tap locations by the field crews involved prior to sign-off of this condition may take a considerable amount of time, therefore, all requests should be submitted in a timely manner.

Water:

27. Multiple fire services are allowed per parcel and may be required.

Drainage:

28. 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 standard for private storm drainage systems (per Section 11, 12 of the Design and Procedures Manual). On-site detention may be required to mitigate runoff from the site. Prior to design, contact the Department of Utilities for detention requirements.

Grading and Water Quality:

29. 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.

30. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance will require 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.
31. Revise the location and design of the water quality feature (300' x 8' v-ditch) as it conflicts with proposed truck parking spaces and the ditch does not meet current water quality standards. See condition 32 below.
32. 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. Since the project is not served by a regional water quality control facility and is greater than 1 acre, both source controls and on-site treatment control measures are required. Specific source controls are required for (1) commercial/industrial material storage, (2) commercial/industrial outdoor loading/unloading of materials, (3) commercial/industrial vehicle and equipment fueling, (4) commercial/industrial vehicle and equipment maintenance, repair and washing, (5) commercial/industrial outdoor process equipment operations and maintenance and (6) commercial/industrial waste handling. Storm drain message is required at all drain inlets. On-site treatment control measures are also required and may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include the source controls and on-site treatment control measures selected for the site. Refer to the "Guidance Manual for On-Site Stormwater Quality Control Measures", dated January 2000, for appropriate source control measures and recommended on-site control measures.
33. This project will disturb greater than 1 acre of property, therefore the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) certification by property owner or authorized representative.
34. 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.

Advisory Notes:

35. 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 systems.

36. The proposed project is located in the Flood zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.

Findings of Fact (Lot Line Adjustment):

1. The lot line adjustment is consistent with the General Plan and the North Sacramento Community Plan which designates the site Heavy Commercial or Warehouse and Industrial, respectively.
2. All existing streets and/or utility easements of record are reserved. The lot line will not result in the abandonment of any street or utility easement of record.
3. The lot line adjustment will not eliminate or reduce in size of the access way to any resulting parcel or the application is accompanied by new easements to provide access which meet all the City requirements regarding access to parcels in the location and of the size as those proposed to be created.
4. The resulting parcel conforms to the requirements of this Subdivision Ordinance, Title 16 of the City Code, the City's General Plan, the City's Comprehensive Zoning Ordinance, and the City's Building Code.

Findings of Fact (Special Permit):

1. Granting the Special Permit is based upon sound principles of land use in that:
 - a. the proposed project will not impose negative impacts upon the surrounding commercial and residential properties; and
 - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood; and
2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the use will not generate significant impacts to the nearby commercial residential properties.
 - b. the project will provide adequate office space for an industrial use.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site Heavy Commercial or Warehouse and Industrial, respectively.

Findings of Fact (Plan Review):

4. Granting the Plan Review Modification would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. the project will not substantially alter the characteristics of the site or the surrounding neighborhood; and

- b. the project will comply with the requirements of the Zoning Ordinance.
- 5. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Heavy Commercial or Warehouse and Industrial, respectively.
- 6. 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 this title.
- 7. Facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with city standards, and the proposed improvements along Raley Boulevard and Main Street are consistent with existing and proposed streets and highways.

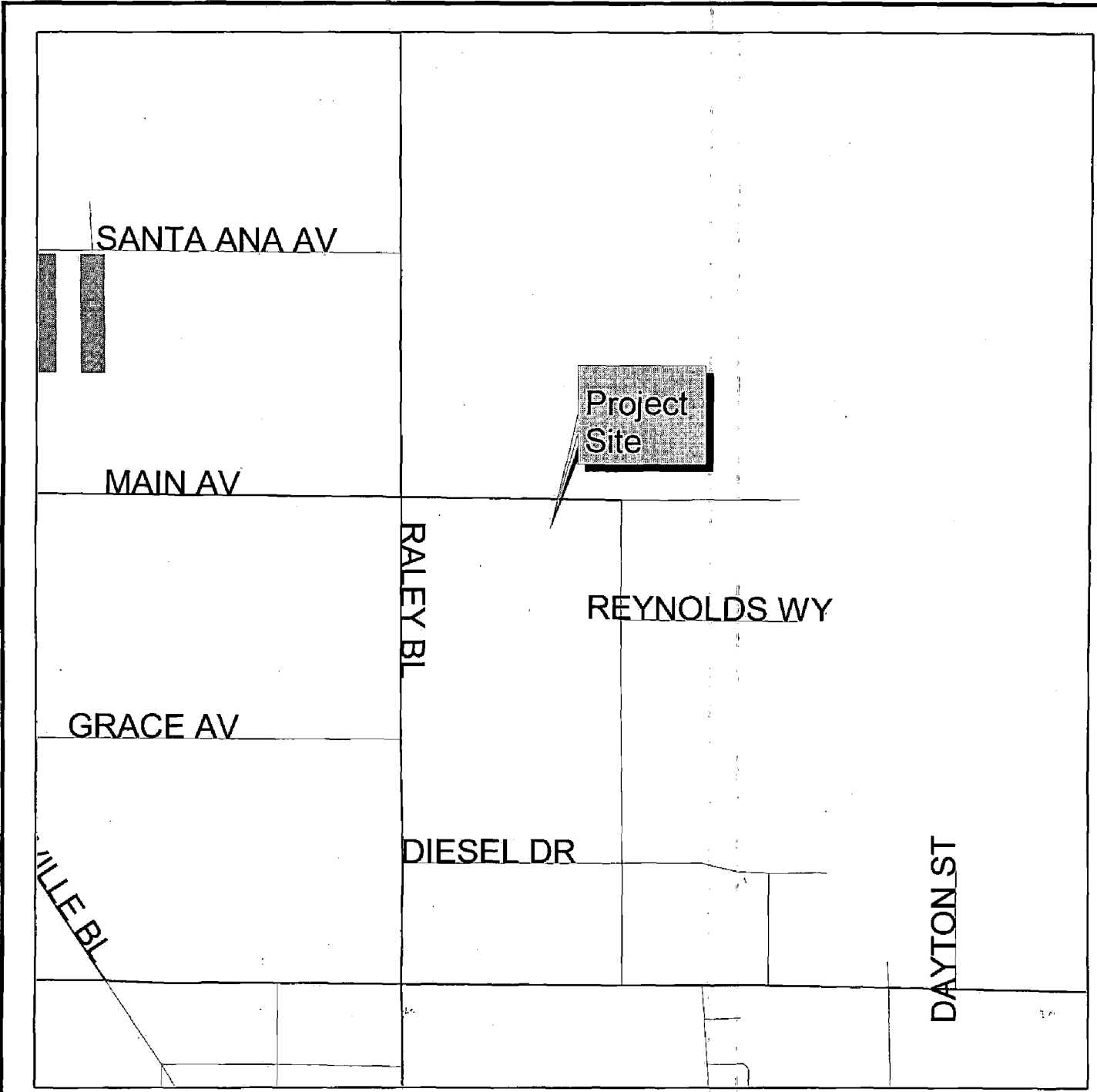


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit and Plan Review Major Modification is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit and Plan Review Major Modification shall be deemed to have expired and shall be null and void. A Special Permit and Plan Review Major Modification 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 (original)
ZA Log Book
Applicant
Eva Bravo (PW)

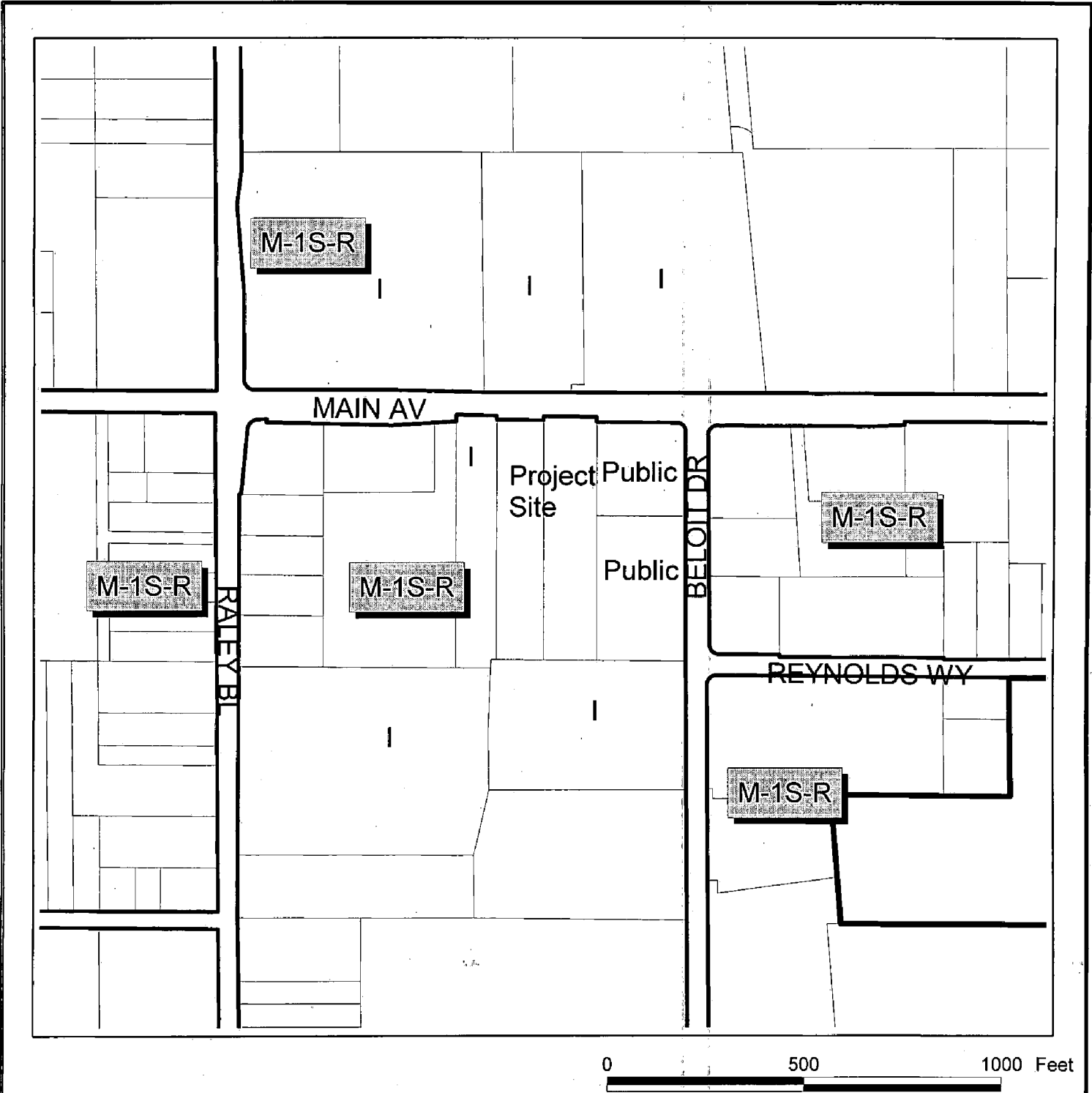


Planning & Building
Department

Geographic
Information
Systems

Vicinity Map





Planning & Building
Department

Geographic
Information
Systems

Land Use & Zoning

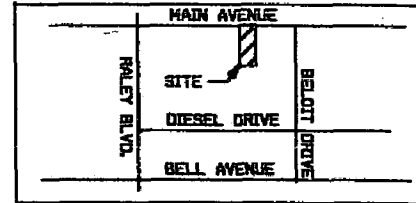


LOT LINE ADJUSTMENT EXHIBIT
EXHIBIT A

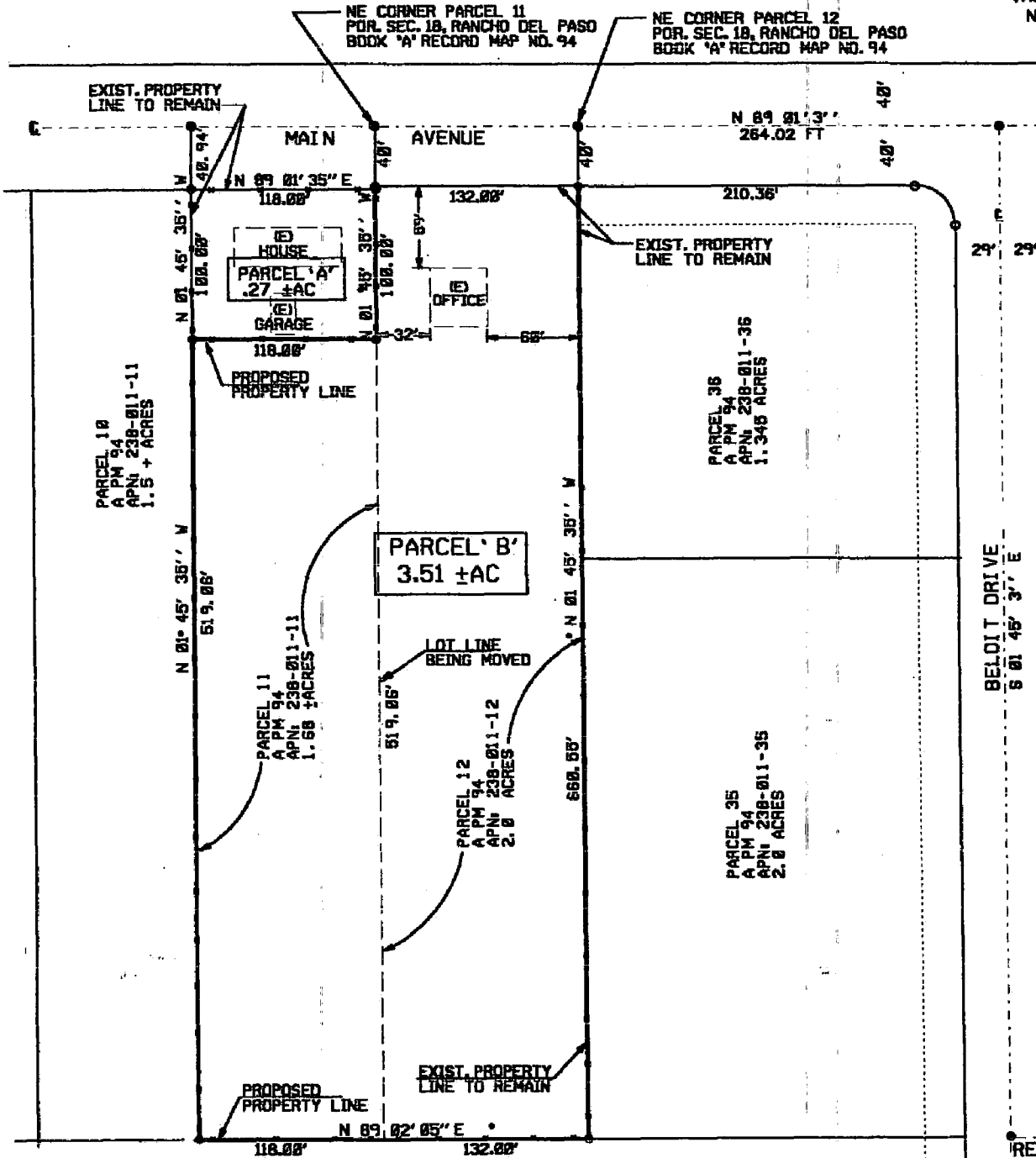
SCALE 1" = 80'

FOR

1704 & 1710 MAIN AVENUE
APN:238-0011-011 AND 012



VACINITY MAP
NO SCALE



OWNER:
APN: 238-011-12
MMC TRANSPORTATION INC.
1710 MAIN AVE
SACRAMENTO, CA, 95838

APN: 238-011-11
MMC TRANSPORTATION INC.
SACRAMENTO, CA, 95838

APPLICANT:
MOHAN CHOHAN
1710 MAIN AVE
SACRAMENTO, CA, 95838
PH: 916 848-7430
FAX: 916 848-7438

ZONING:
LIGHT COMMERCIAL

LAND USE:
APN: 238-011-12
LIGHT COMMERCIAL

APN:
APN: 238-011-11
RESIDENTIAL

* OF PARCELS:
EXISTING: 2
PROPOSED: 2

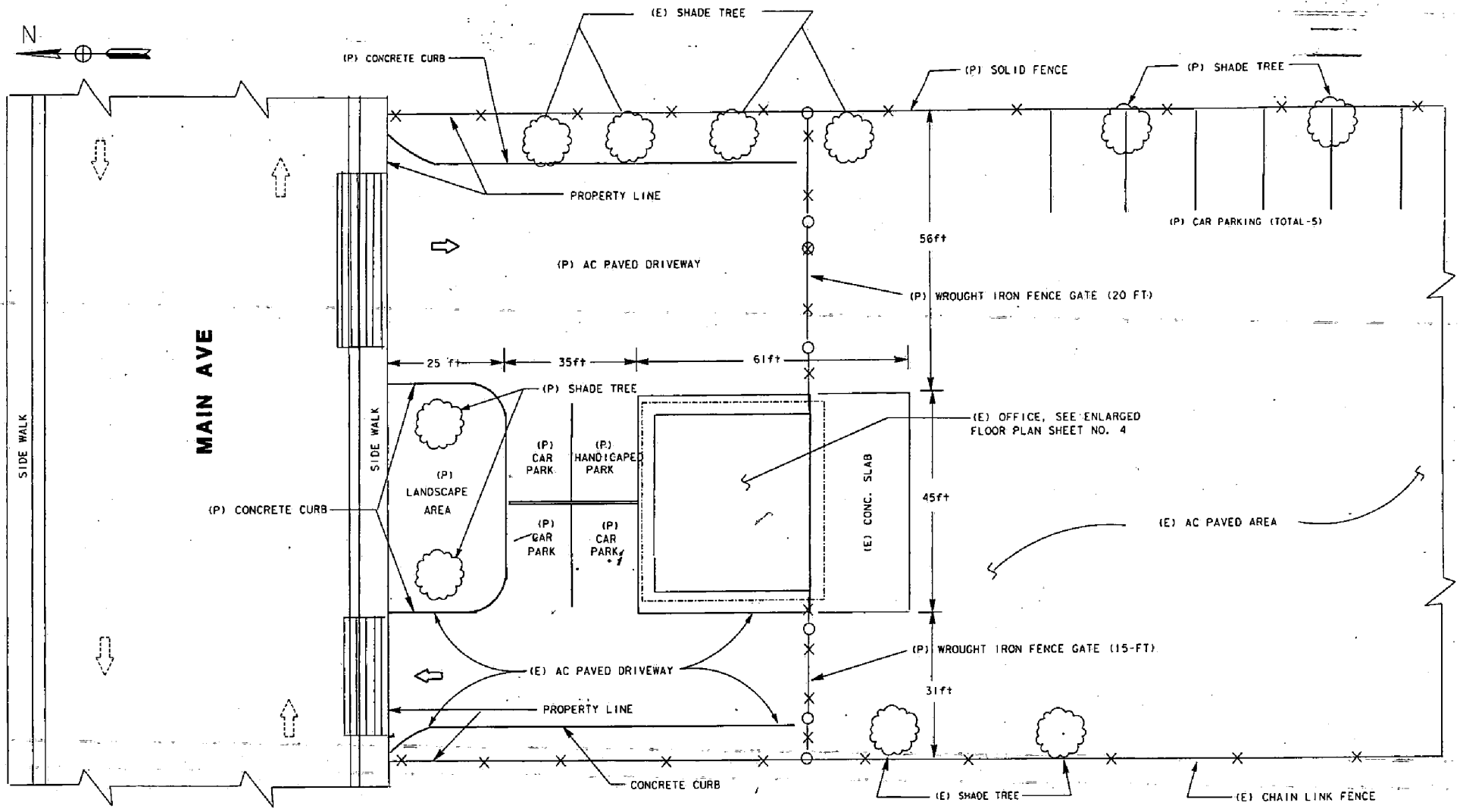
REQUEST:
TO ADJUST THE
PROPERTY LINE
BETWEEN 2 PARCELS

AREA:

PARCEL	EXIST.	PROPOSED
PARCEL A	1.68 AC	.27 AC
PARCEL B	2.00 AC	3.51 AC
TOTAL	3.68 AC	3.68 AC

NOTE:
THIS SKETCH IS PREPARED FROM RECORD
DATA. IT IS NOT BASED ON A SURVEY

DRAWN BY: MOHAN CHOCHAN
DATE: 04-26-2004



**ENLARGED AREA
PARTIAL SITE PLAN**

SCALE 1" = 20'

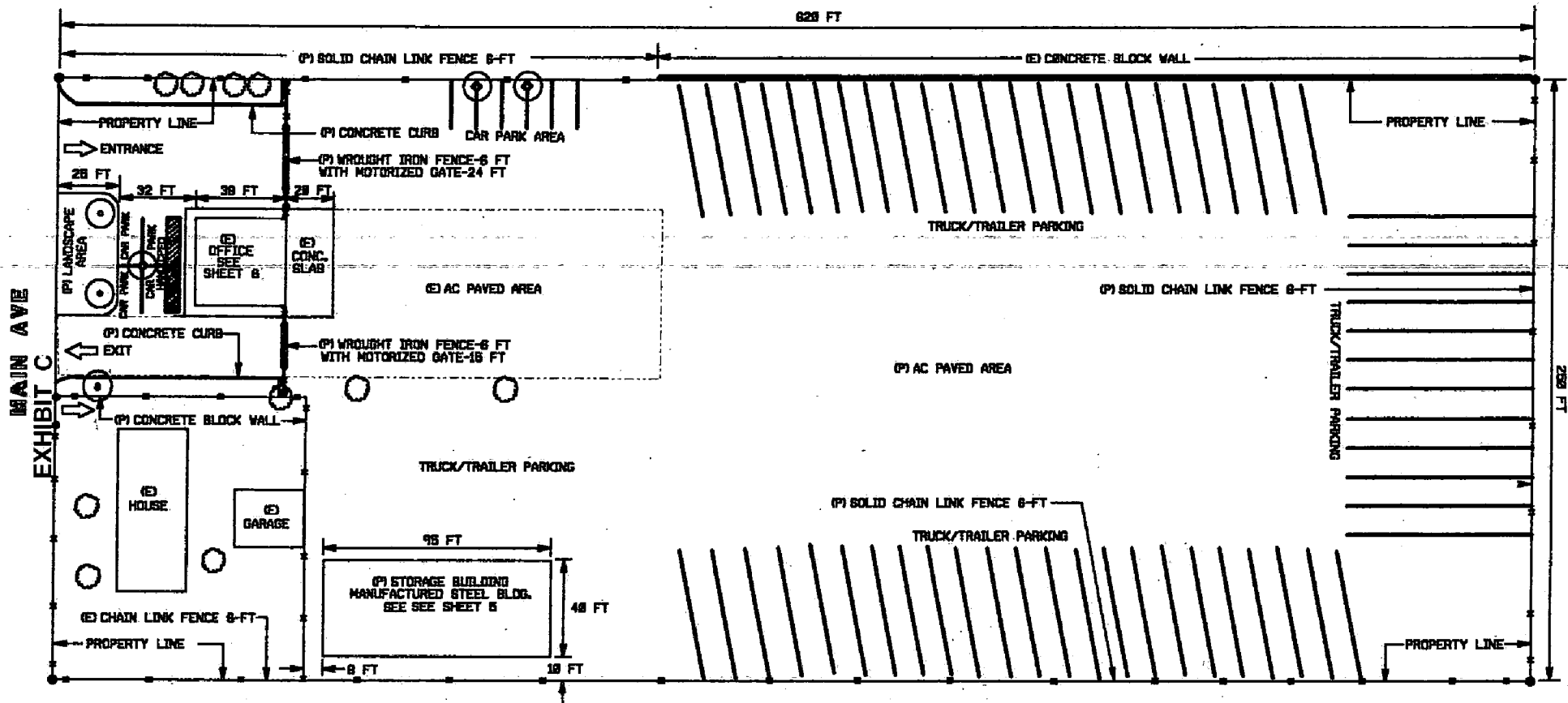
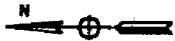
REVISED

REC'D JAN 24 2003
202-172

**PROPOSED IMPROVEMENTS
MC-TRANSPORTATION INC.**

1710 MAIN AVE

SHEET NO. 5



- LEGEND
- (E)- EXISTING
 - (P)- PROPOSED
 - CONC. CONCRETE
 - (E) SHADE TREE
 - (P) WASHINGTONIA ROBUSTA SHADE TREE

PARKING PLAN
SCALE 1" = 20'

Z02-172
Revised
REC'D 4/16/03

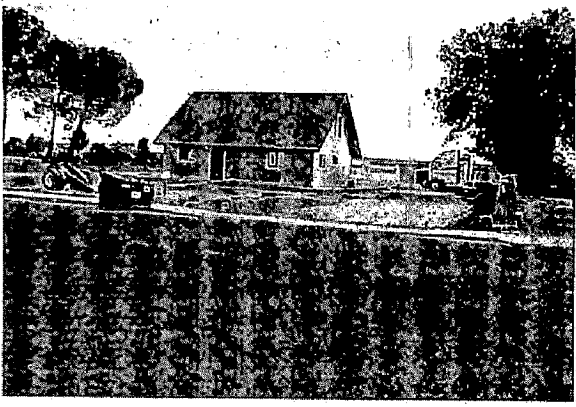
PROPOSED IMPROVEMENTS
MC-TRANSPORTATION INC.
1710 MAIN AVE
DATE: 04-06-2004
DRAWN BY: MOHAN CHOHAN 2 OF 6

Item 6
May 9, 2003
LJ 082
Z02-172



Z02-172

REC'D 8/19/02



Z02-172

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