

ATTACHMENT C

RESOLUTION NO. 1936

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF NOVEMBER 16, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A PLAN REVIEW FOR PROPERTY LOCATED AT 2532 NORTH AVENUE, (@TALENT STREET, NORTH & HARRIS AVENUES), IN NORTH SACRAMENTO

(P95-067) (APN: 252-0051-012)

WHEREAS, the City Planning Commission on November 16, 1995 held a public hearing on the request for approval of a plan review for new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303(c));

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Plan Review is hereby approved based upon the following findings of fact:
 - A. The project, as conditioned, is based upon sound principles of land use in that:
 - 1) the development of the site with new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space is consistent with the M1-R zoning of the site and;
 - 2) the development of the site will meet all City standards for parking warehouse and office development requirements.
 - B. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that the light industrial use is compatible with the existing industrial use land use of the area.
 - C. The project is consistent with the General Plan which designate the site for

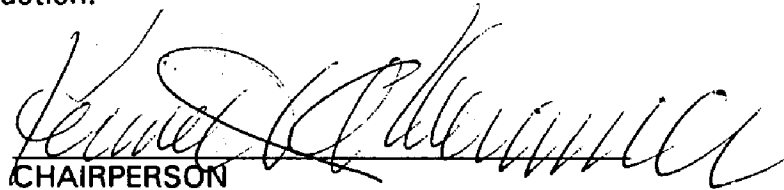
Heavy Commercial or Warehouse light industrial uses.

2. The Plan Review for the proposed new construction of a 20,000 sq.ft. warehouse - including 3000 sq.ft. of office space (Exhibit C-1) is hereby approved subject to the following conditions:
 - A. Provide standard street frontage improvements adjacent to the site (curbs, gutters, sidewalks, street lights and paving), for all street frontages (Talent Street, Harris & North Avenues).
 - B. On-site grading, paving and drainage plans shall be approved prior to the issuance of a building permit.
 - C. Provide standard driveway improvements by permit.
 - D. The parking lot directly in front of the office portion of the building shall be redesigned to eliminate difficult maneuvering area for the eastern most spaces.
 - E. A minimum of two exterior colors shall be utilized.
 - F. The applicant shall continue their practice of recycling used oil and pallets in conjunction with their delivery and warehouse operations.
 - G. The applicant shall set aside adequate space for dumpsters to recycle mixed waste paper. Subject to adequate waste paper markets, the applicant agrees to retain the services of a recycling firm (e.g., the City of Sacramento or private vendor) to collect mixed waste paper for diversion from landfilling if the cost is less than or equal to the cost of disposal.
 - H. The applicant shall have the County Environmental Health Division verify in writing that the on-site septic system is adequate for the proposed use prior to issuance of the building permit.
 - I. A drainage study described in section 11.7 of the City Design and Procedures Manual is required. This study shall be approved by the Department of Utilities prior to issuance of a building permit. The 10 year and 100-year HGL's shall be shown on the improvement plans. The starting HGL for this drainage study is available from the Dept. of Utilities upon request.
 - J. Post construction, stormwater quality measures shall be incorporated into the development to minimize the increase of urban runoff caused by development of the area. Since the project is not served by a regional water quality control facility and is greater 1 acres, both source controls and on-

site treatment control measures are required. On-site treatment control measures may affect site design and site configuration and therefore, should be considered during the early planning stages. Improvement plans must include on-site treatment control measures. 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.

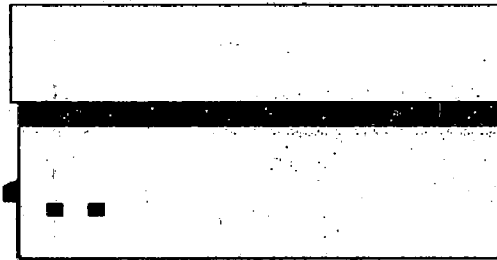
Advisory Notes:

1. An on-site surface drainage system may be required. 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).
2. Only one domestic water service will be allowed per parcel and may be required.
3. Multiple fire services are allowed per parcel and may be required.
4. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
5. Any new domestic water services shall be metered.
6. 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 to control urban runoff pollution from the project site during construction.

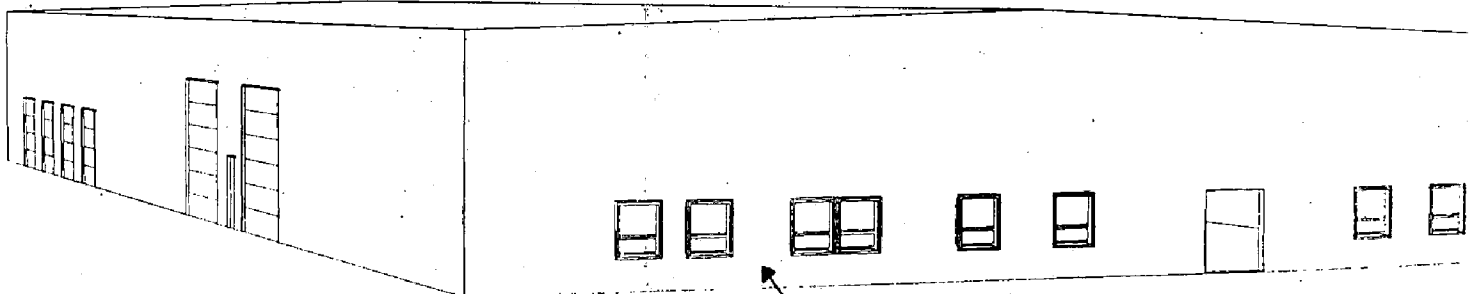

CHAIRPERSON

ATTEST:


SECRETARY TO PLANNING COMMISSION

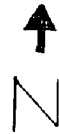
EXHIBIT C-2
ELEVATIONS

1. CUT BLOCK FACING (CINDER BLOCK) ON EACH SIDE OF THE DOORS AS WELL AS IN THE CENTER OF THE SOUTH WALL. SADDLE TAN IN COLOR.
2. LAP PANEL BEGINNING AT 15' AND CONTINUING UP TO THE EDGE OF ROOF. SADDLE TAN IN COLOR. THIS PANEL MAY BE RAISED OUT FROM THE SOUTH WALL BY 8" FOR DIMENSION.
3. TWO STRUCTURAL AWNINGS (ONE OVER EACH DOOR WAY) SADDLE TAN IN COLOR
4. APPROX 13 WINDOWS UTILIZING TINTED CLASS ACROSS THE FRONT (SOUTH WALL) AND EAST CORNER.

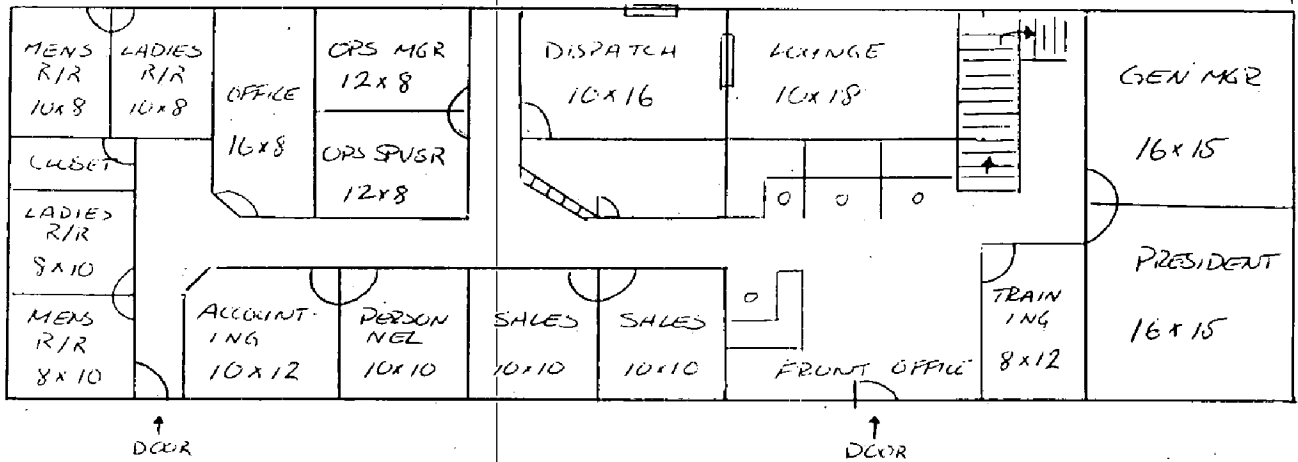


THE LINDY PLANS FOR TERMINAL
WILL PROBABLY REQUIRE A DOOR
HERE (SEE ELEVATION)

EXHIBIT C-3
FLOOR PLAN



WAREHOUSE



SCALE
1" = 12 FEET

PRELIMINARY SITE PLAN FOR TENNANT
IMPROVEMENTS.
SINGLE STORY, 3000 SQ/FT W/ ALLOW
FOR STAIRWELL TO FUTURE SECOND STO