

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, July 22, 1998, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Heavy Industrial (M-2) zone for the project known as Z98-042. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the M-2 zone by allowing two separate buildings (out of three) on a parcel to each be 100 percent office space for a total of 9,910 square feet on 3.52± partially developed acres in the Heavy Industrial (M-2S) zone.

Location: 8180 Industrial Parkway (D6, Area 3)

Assessor's Parcel Number: 038-0280-019

Applicant: Ardor Consulting Corporation (Larry Ito)
2908 Hutley Ct
Cameron Park; 95682

Property Owner: Thunderbird Moulding Company
8180 Industrial Parkway
Sacramento, CA 95824

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Industrial

Existing Zoning of Site: Heavy Industrial, M-2S

Surrounding Land Use and Zoning:

 North: M-2S; Industrial

 South: M-2S; Industrial

 East: M-2S; Industrial

West: M-2S; Industrial

Property Dimensions:	250 feet x 680 feet
Property Area:	3.52± acres
Parking Provided:	100 spaces
Parking Required:	25 spaces (1 space per 400 square feet office) 74 spaces (1 space per 1,000 square feet warehouse) Total: 99 spaces
Square Footage of Building:	Warehouse: 73,899 square feet Office (L): 4,980 square feet Office (R): 4,930 square feet Total: 83,809 square feet
Height of Building:	Warehouse: One Story, 20.5 feet Office: One Story, 13 feet
Exterior Building Materials:	Stucco
Roof Materials:	Composition Shingle/Tar
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-D

Previous Files: P89-184

Additional Information: The applicant proposes to construct a single story 4,980 square foot building on the site to be completely used for office space. There is an existing 4,930 square foot building on the site that will also be used completely for office space. The applicant proposes to build a 73,899 square foot warehouse building behind the two office buildings. The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-2 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet. The proposed total office space in each small building is 100 percent of the total building square footage. The office area represents 13 percent of the entire site complex gross square footage. The office space is required for the expanded operation of the business.

The proposed site plan indicates there will be 100 parking spaces which is one more than required for the all the uses in the buildings. Several parking stalls are within the required 25 foot landscaped setback around the cul-de-sac. The site plan indicates a trash enclosure located behind the new office building.

The project has been noticed and staff has not received any calls.

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 15303(c)}.

Conditions of Approval

1. The trash enclosures shall be located and 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.
2. Any further additions of structures for office use shall require an additional Special Permit.
3. Size and location of the office area shall conform to the plans submitted.
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. There shall be a 25 foot landscaped setback around the east side of the cul-de-sac and there shall be no parking stalls in the setback area.
6. **NOTE:** The Building Division has indicated the proposed warehouse building will not provide adequate circulation for fire trucks and will need to be revised to meet the concerns of the Building Division (the warehouse building is not part of this review). Additionally, any easements allowed will have to be non-buildable easements.
7. The driveway shall be reduced to a maximum width of 24 feet to the satisfaction of the Public Works Department.
8. The water and storm drain services run under the proposed buildings. These services may need to be relocated prior to construction of the buildings.
9. 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 in the design of the on-site domestic, irrigation and fire suppression systems.
10. A grading plan showing the 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.

11. If there is more than 1 acre of new asphalt then the applicant shall comply with the post construction, stormwater quality control measures. Stormwater quality control measures as specified in the draft "Manual of Standards for Design of New Development On-Site Stormwater Quality Control Measures" dated January, 23, 1995, 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. **On-site treatment measures may affect site design and site configuration and therefore, should be considered during the early planning stages.** Improvement plans must include source control measures.
12. 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.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within an industrial complex is 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 and setbacks will be provided; and
 - b. the entire site will be improved and new landscaping will be added; and
 - c. the proposed building will be compatible with the existing industrial/warehouse buildings in the area.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designates the site Heavy Commercial or Warehouse and Industrial respectively.

Joy D. Patterson

Joy D. Patterson
Zoning Administrator

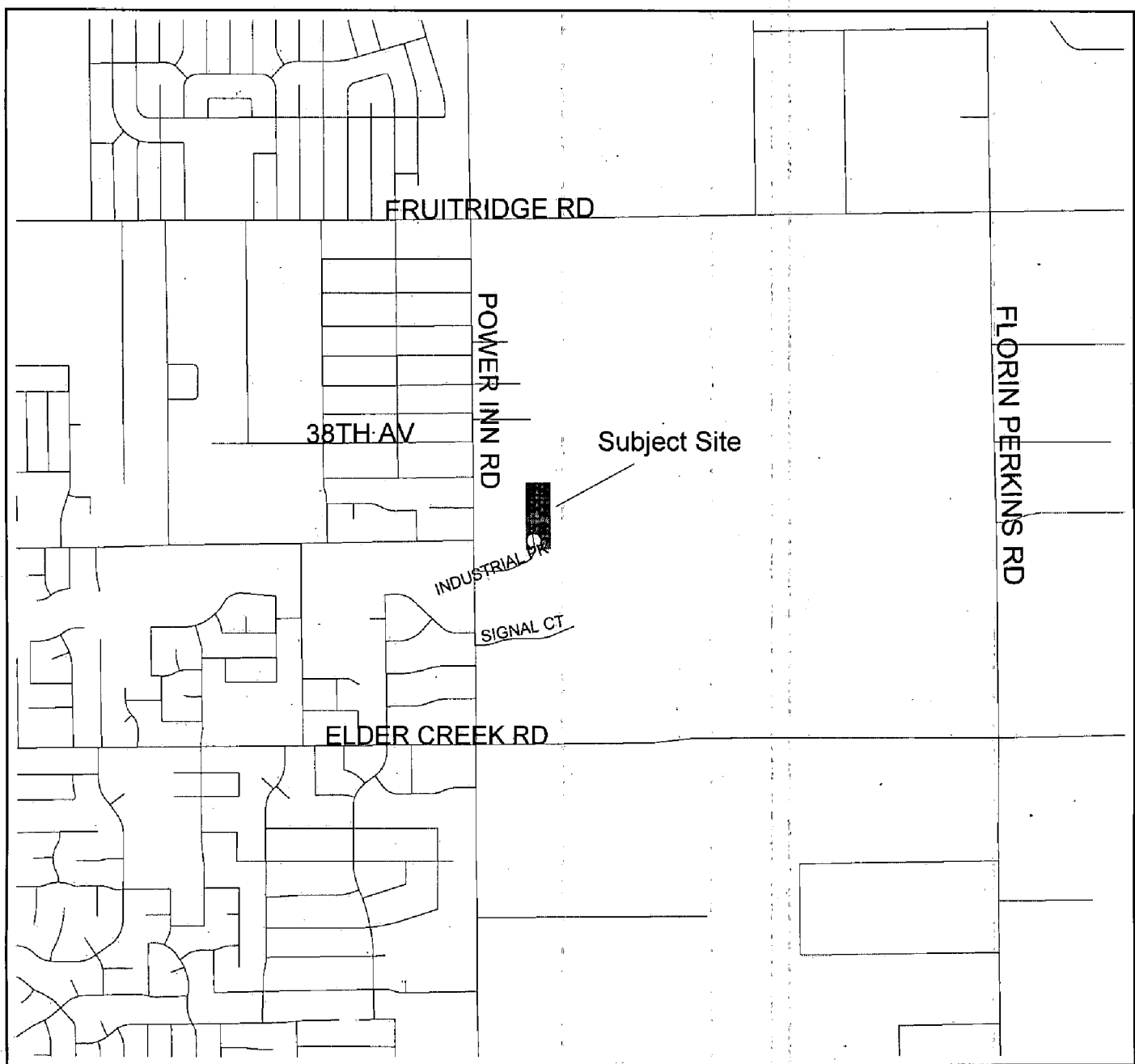
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established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

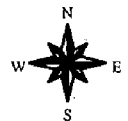
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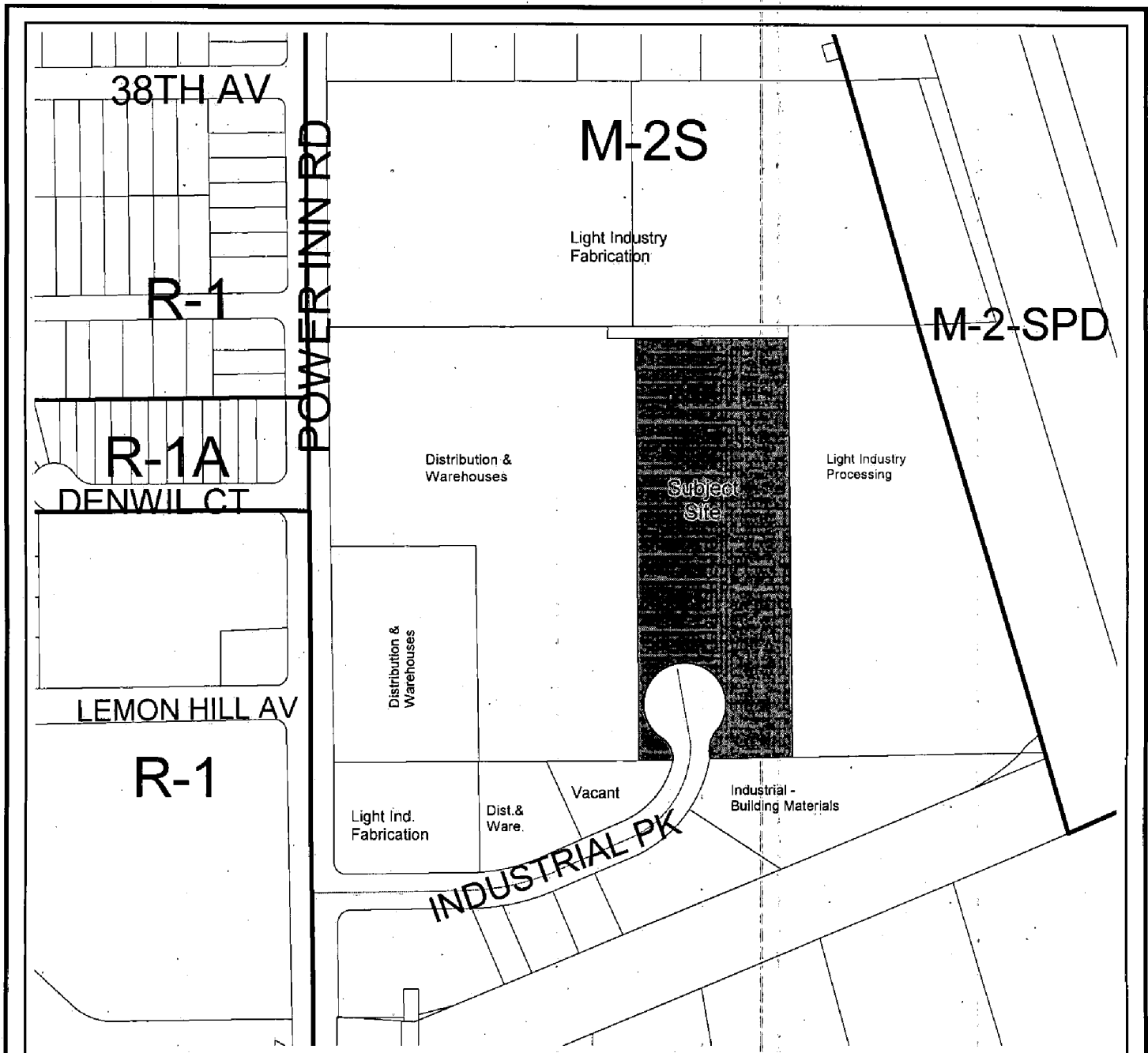


Neighborhoods, Planning
And Development Services
Department

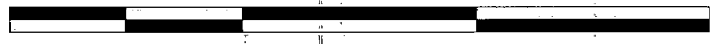
Geographic
Information
System

VICINITY MAP





300 0 300 600 Feet



Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

LAND USE AND ZONING



298-042

JULY 22, 1998

ITM 5

PARCEL 3

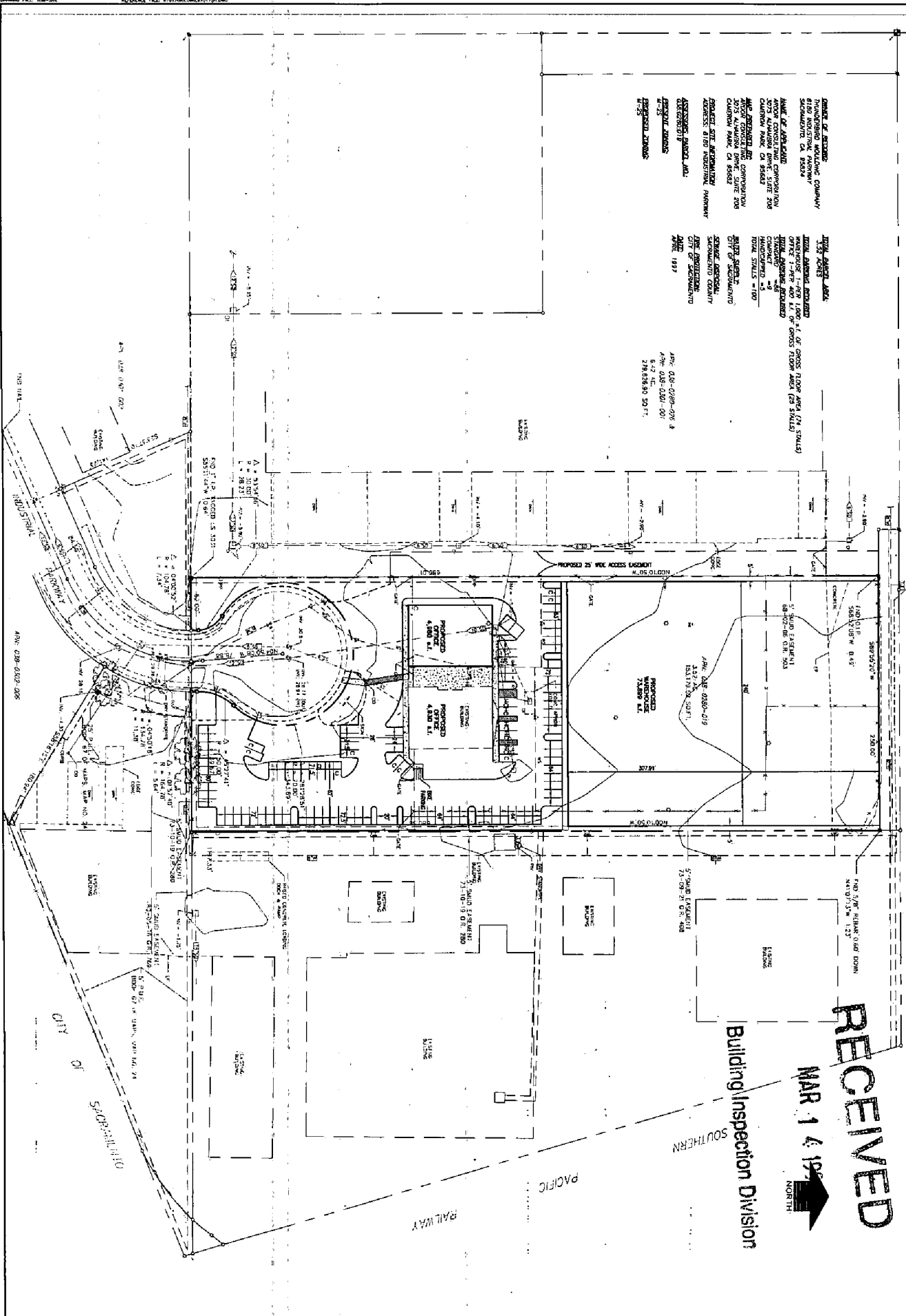
OWNER OF RECORD:
THUNDERBIRD MOULDING COMPANY
8180 INDUSTRIAL PARKWAY
SACRAMENTO, CA 95824

DATE OF APPROVAL:
APPROVED FOR CONSTRUCTION
CITY OF SACRAMENTO
CITY ENGINEER
MAY 1997

APPROVED BY:
CITY OF SACRAMENTO
CITY ENGINEER
MAY 1997

APPROVED FOR:
APPROVED FOR CONSTRUCTION
CITY OF SACRAMENTO
CITY ENGINEER
MAY 1997

APPROVED FOR:
APPROVED FOR CONSTRUCTION
CITY OF SACRAMENTO
CITY ENGINEER
MAY 1997



RECEIVED
MAR 14 1998
NORTH

Building Inspection Division
SOUTHERN PACIFIC
RAILWAY

7 98 042

<p>SITE PLAN</p> <p>DATE: 04/08/98 SCALE: N/A SHEET NO. 1 OF 1</p>	<p>PROPOSED IMPROVEMENTS FOR: THUNDERBIRD MOULDING COMPANY</p>	<p>DEVELOPER/OWNER: Thunderbird Moulding Co. 8180 Industrial Parkway Sacramento, CA 95824 (916) 381-4200</p>	<p>ARDOR CONSULTING CORPORATION Civil Engineering Consulting 3075 Alhambra Drive, Ste. 208 • Cameron Park • California • 95682 Phone: (916) 672-0630 • Fax: (916) 672-1012</p>
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EXHIBIT - A

298-862

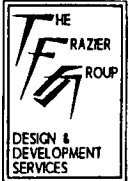
JULY 22, 1998

ITEMS

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MAR 14 1998

Building Inspection Division



5500 DORCER WAY
GRANDVILLE CALIFORNIA
95624-1700

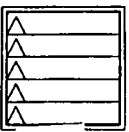
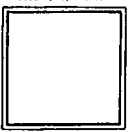


EXHIBIT - B
Temp's and From (over) Measurements

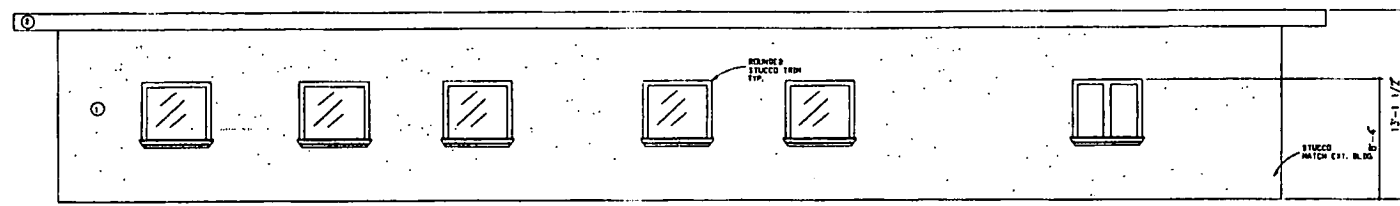
THUNDERBIRD MOLDING
8180 INDUSTRIAL PKWY
SACRAMENTO, CALIFORNIA

ELEVATIONS OFFICE

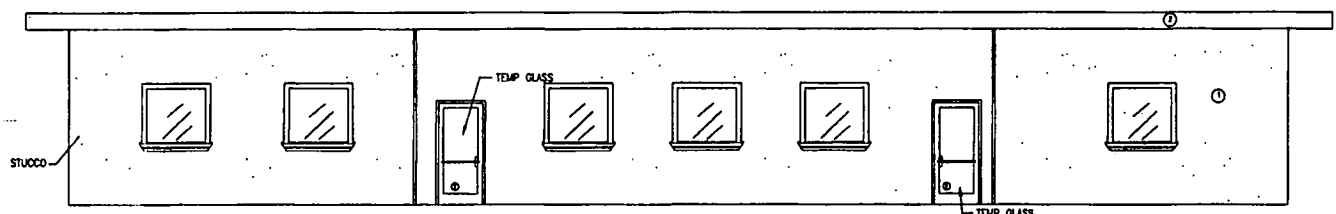
THIS DRAWING SHALL NOT BE CONSIDERED VALID OR ACCURATE UNTIL SIGNED BY THE ARCHITECT.

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KSL FROM
WORK DT: 3-12-98

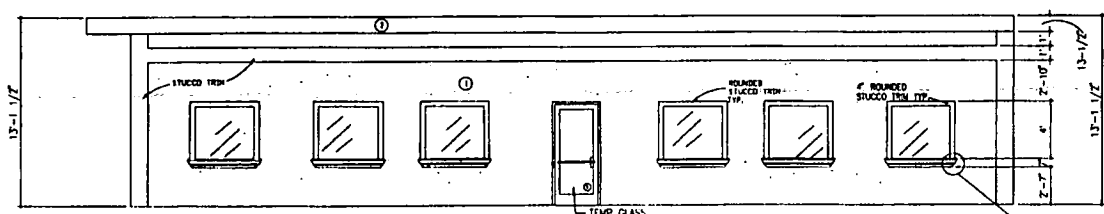
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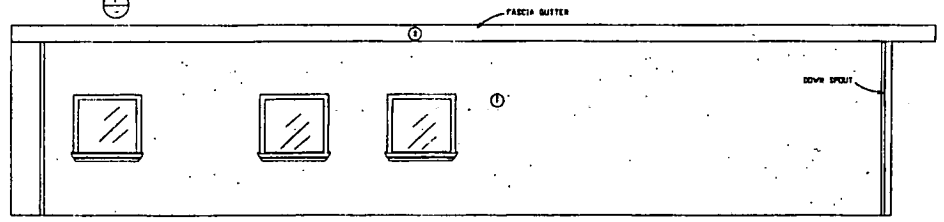
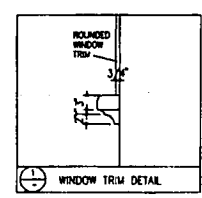
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

157 162 99 04 2

298-042

JULY 22, 1998

5

RECEIVED

MAR 14 1998

Building Inspection Division

THE RAZER GROUP
DESIGN & DEVELOPMENT SERVICES

8180 LINDSAY WAY
SACRAMENTO, CALIFORNIA
95828 (916) 484-2342



EXHIBIT - C

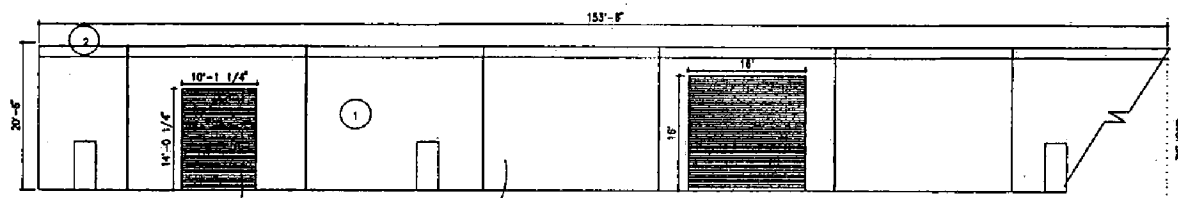
THUNDERBOLT MOLDING
8180 INDUSTRIAL PKWY
SACRAMENTO, CALIFORNIA

ELEVATIONS

THIS DRAWING SHALL NOT BE CONSIDERED VALID OR ACCURATE UNLESS SIGNED BY THE ARCHITECT

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DWN BY: CM
JOB: 1988
WORK DT: 3-10-98

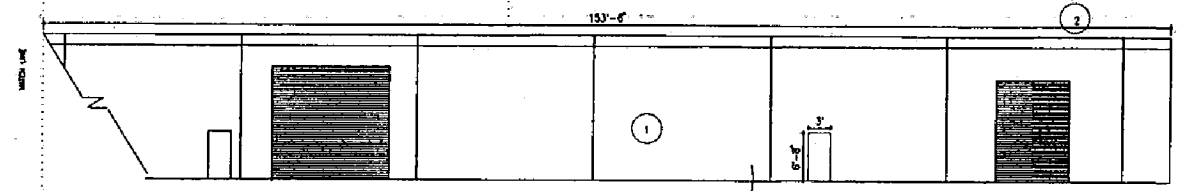
SHEET
5



MTL. ROLL UP TYP.

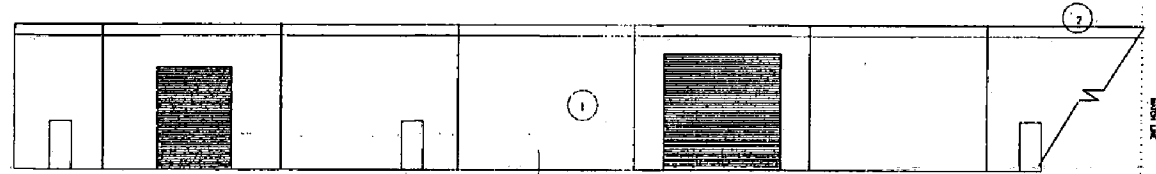
CONCRETE TILT-UP PANELS

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



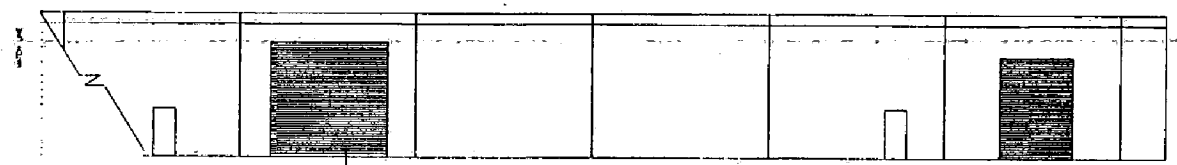
CONCRETE TILT-UP PANELS

RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



CONCRETE TILT-UP PANELS

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



MTL. ROLL UP TYP.

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

NO DOORS ON REAR ELEVATION

CONCRETE TILT-UP PANELS

CONCRETE TILT-UP PANELS

Handwritten notes: 14, 20, 042

