

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 8, 1999, 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-2S) zone for the project known as Z99-097. Findings of Fact and conditions of approval for the project are listed on pages 2-5.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the industrial M-2 zone for 6,717 square feet of office within a proposed 10,000 square foot building (67 percent) located on 2.06± developed acres in the Heavy Industrial (M-2S) zone.

Location: 5725 Alder Avenue (D6, Area 3)

Assessor's Parcel Number: 062-0080-067

Applicant: Jones Asset Management LLC (Wyatt Jones)
5720 Alder Avenue
Sacramento, CA 95828

Property Owner: Same as Applicant

General Plan Designation: Heavy Commercial or Warehouse
South Sacramento

Community Plan Designation: Industrial
Existing Land Use of Site: Vacant
Existing Zoning of Site: Heavy Industrial, M-2S

Surrounding Land Use and Zoning:

North: M-2S; Industrial
South: M-2S; Industrial
East: M-2S; Vacant
West: M-2S; Industrial

Property Dimensions: 247 feet x 363 feet
Property Area: 2.06± acres
Parking Provided: 56 spaces (includes 15 fleet vehicle parking spaces)

Parking Required:

17 spaces (1 space: 400 sq. ft. office-minimum requirement)

22 spaces (1 space: 275 sq. ft. office-maximum allowed)

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 designate 15 parking stalls as "Fleet Parking". The applicant shall submit a revised site plan prior to submission for building permits indicating the fleet parking.
2. The area on the east side of the parcel shall be paved for any storage of material or vehicles otherwise the area must be fenced off or bollards installed to prevent access and usage. Additionally, the area shall not be used for any parking for the proposed office/warehouse use.
3. 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.
4. Any further additions of structures for office use shall require an additional Special Permit.
5. Size and location of the office area shall conform to the plans submitted.
6. The applicant shall obtain all necessary building permits prior to commencing construction.
7. 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.
8. 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).
9. 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.
10. 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. **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.

11. The proposed development is located within Sacramento County Sanitation District No.1. Contact the Regional Sanitation District for sanitary sewer conditions.
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.
13. Advisory Notes :
 - a. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
 - b. Multiple fire services are allowed per parcel and may be required.
14. Repair or replace any existing deteriorated curb, gutter and sidewalk to the satisfaction of the Department of Public Works.
15. The applicant shall conform to ADA requirements in all respects.
16. All new driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
17. Chapter 38 of the City Code requires a driveway to be at least 10 feet from a property line. The southernmost driveway of this site must either be relocated or the applicant must apply for a driveway variance from the Department of Public Works.

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 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.


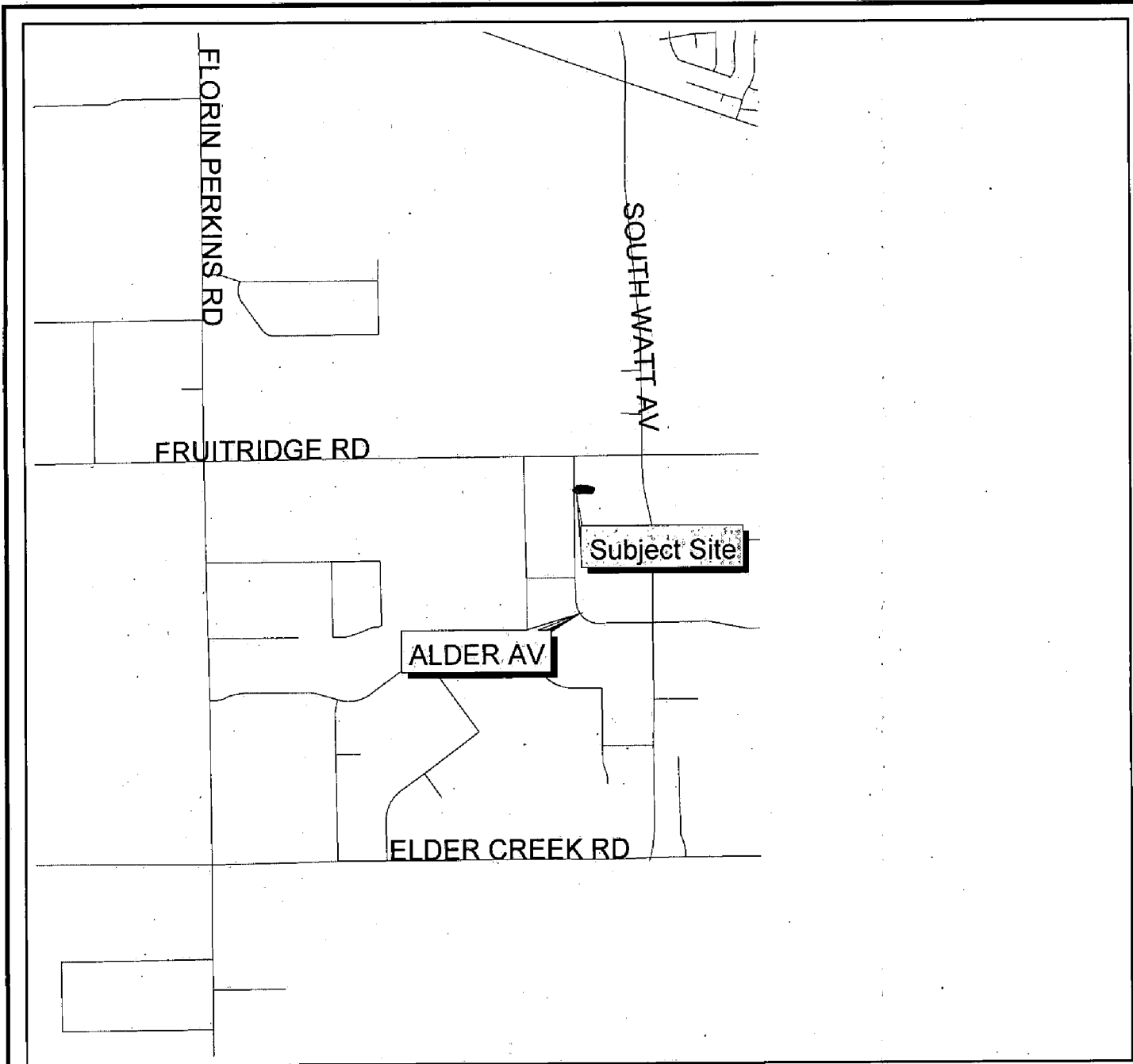
Joy D. Patterson

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.

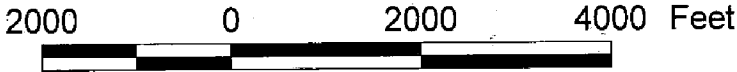
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File Applicant ZA Log Book



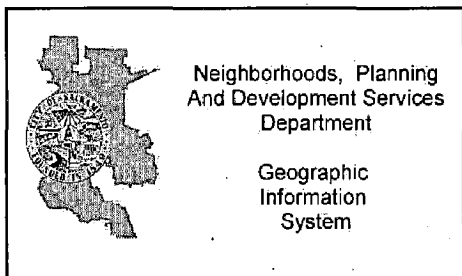
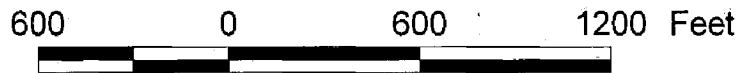
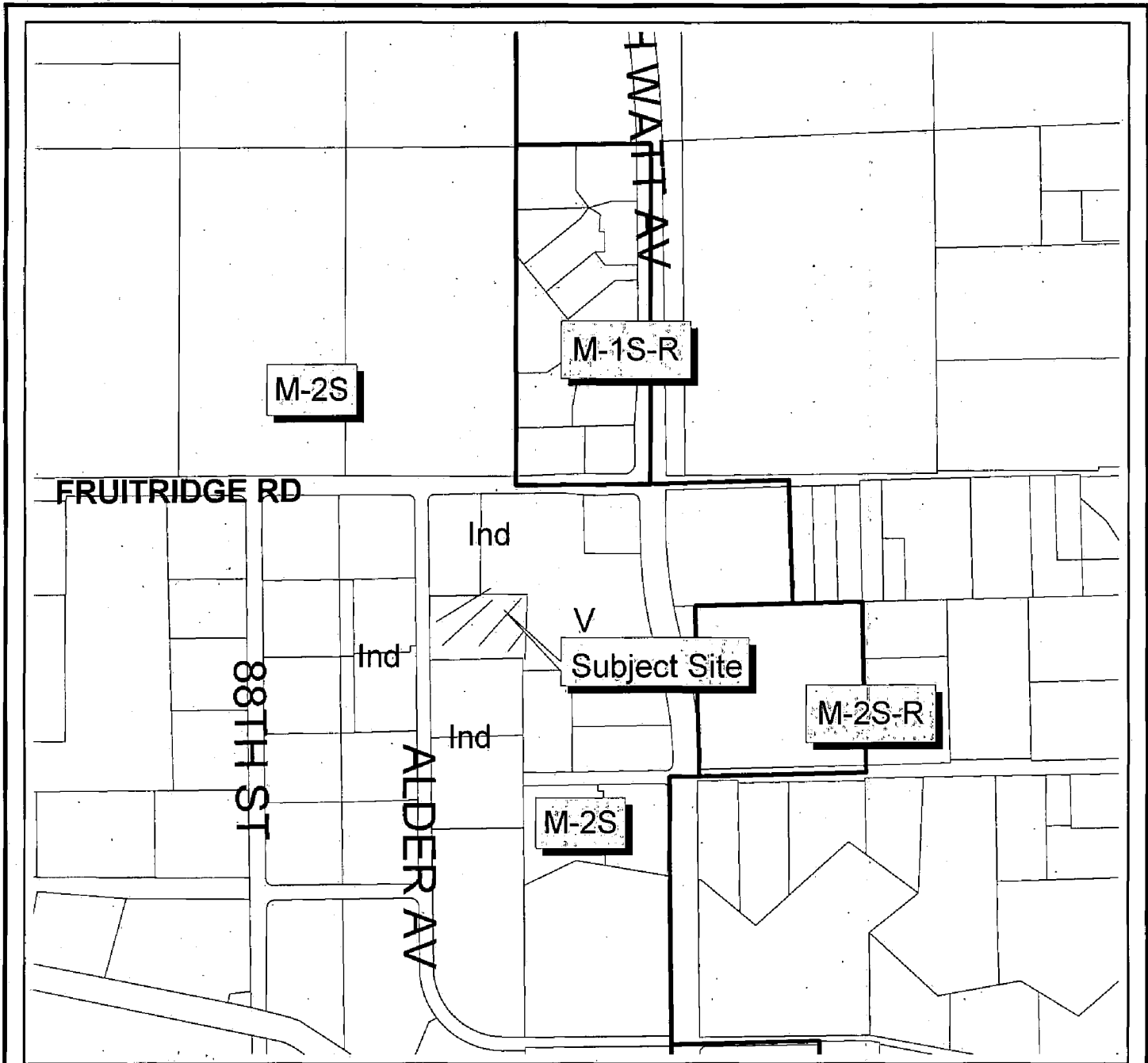
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





LAND USE AND ZONING

