



CITY OF SACRAMENTO
CALIFORNIA

PLANNING AND BUILDING DEPT.
PLANNING DIVISION

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

**MEMORANDUM OF UNDERSTANDING
RELATED TO MITIGATION MEASURES, PLANNING CONDITIONS,
ZONING ORDINANCE PROVISIONS, AND/OR SIGN ORDINANCE PROVISIONS**

In order to proceed with construction/occupancy of the project located at 7411 Shasta Avenue

I agree that the following Mitigation Measures, Planning Conditions, Zoning Ordinance Provisions, and/or Sign Ordinance Provisions associated with project Z02-151 will be fully implemented to the satisfaction of the City of Sacramento by FINAL INSPECTION.

(File Number)
(Date)

LIST OF MEASURES/CONDITIONS/PROVISIONS:

1. The size and location of the attached patio cover shall be constructed in conformance with submitted plans.
2. The patio cover shall be painted to match the existing residence.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The west wall of the garage shall be one hour fire-resistive constructed per UBC Section 302.4.
5. Any other changes or additions shall require additional Planning review and approval.

The above language shall not be deemed a waiver by the City of Sacramento of any Mitigation Measure, Planning Condition, Zoning Ordinance Provision, and/or Sign Ordinance Provision applicable to the project whether or not the measure, condition, or provision is listed above.

Signature: *Corazon Mook*
 Name & Title: CORAZON MOOCK OWNER
 Address: 7411 SHASTA AV ELK GROVE 95758
 Phone Number: (916) 682-1047

 Reviewed by: Lindsey Alagozian, Assistant Planner *Lindsey Alagozian* Date: 9, September 2002



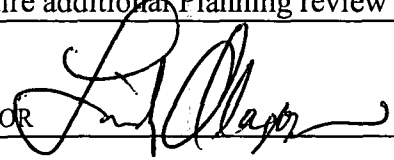
DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-808-5656
916-264-5543 FAX

MINOR MODIFICATION TO PREVIOUS APPROVAL

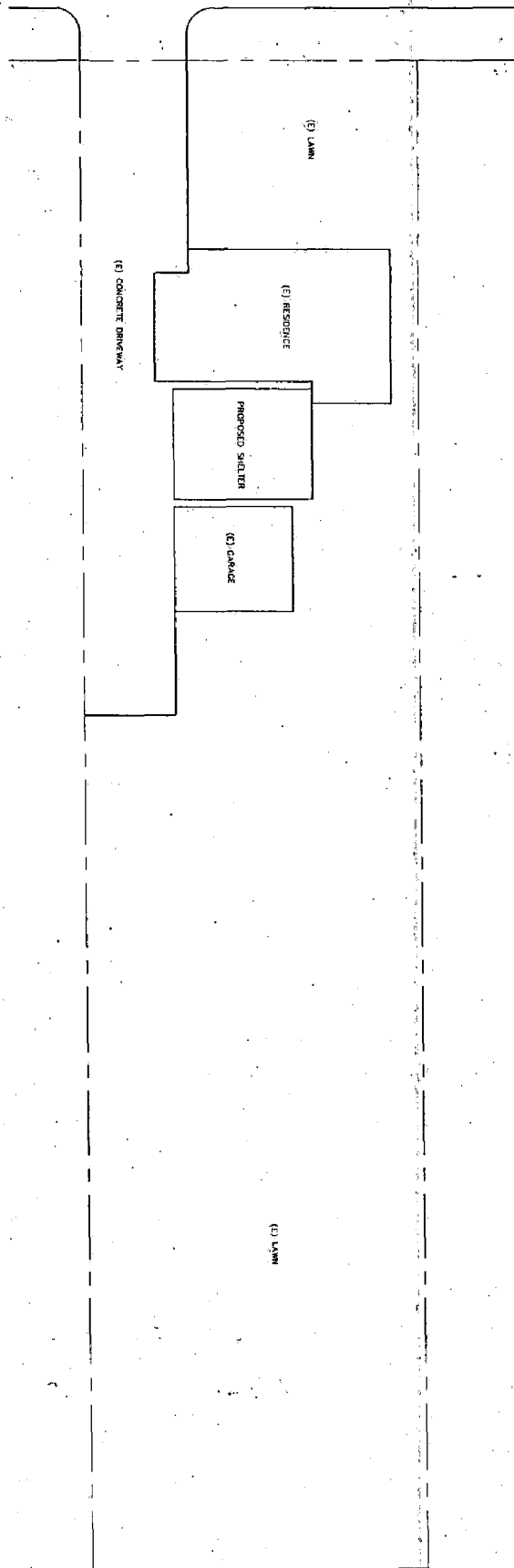
FILE NUMBER: Z02-151			
PREVIOUS FILE NUMBERS: None			
SPECIAL PERMIT _____ OR PLAN REVIEW _____ X _____			
PROJECT ADDRESS: 7411 Shasta Avenue			
APN: 117-0201-008			
APPLICANT'S NAME & ADDRESS: <table border="1"><tr><td>Bran and Corazon Mooock</td></tr><tr><td>7411 Shasta Avenue</td></tr><tr><td>Elk Grove, CA 95758</td></tr></table>	Bran and Corazon Mooock	7411 Shasta Avenue	Elk Grove, CA 95758
Bran and Corazon Mooock			
7411 Shasta Avenue			
Elk Grove, CA 95758			
PROPOSED PROJECT: The site is developed as a single family residence in the Limited Commercial (C-1-R) zone. Any modification or change to a site that is located within a zone that contains a Plan Review (R) designation, requires a modification by the Zoning Administrator. The applicant is requesting to construct a 520 square foot patio cover behind the existing residence. The patio cover is designed to match the architecture of the residence and will not be visible from the street.			
ANALYSIS & CONDITIONS: The Plan Review Minor Modification request is supported by staff because the project is consistent with the use is designed to be consistent with the existing structure. The modification is approved subject to the following conditions: <ol style="list-style-type: none">1. The size and location of the attached patio cover shall be constructed in conformance with submitted plans.2. The patio cover shall be painted to match the existing residence.3. The applicant shall obtain building permits prior to commencing construction.4. The west wall of the garage shall be one hour fire-resistive constructed per UBC Section 302.45. Any other changes or additions shall require additional Planning review and approval.			
APPROVED BY: Lindsey Alagozian			
FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR 			
DATE: September 9, 2002			

Exhibits:

1. Approved Plans

cc. File (original), Z Binder, Applicant

SHASTA AVENUE
EXHIBIT A



SITE PLAN
SCALE 1"=10'



0	5	10	20
DATE	07/25/2002	BY	W. S. S. S.
DESIGNED BY		CHECKED BY	
PROJECT NO.			
SITE PLAN			
01			

Z02-151

PROPOSED SHED

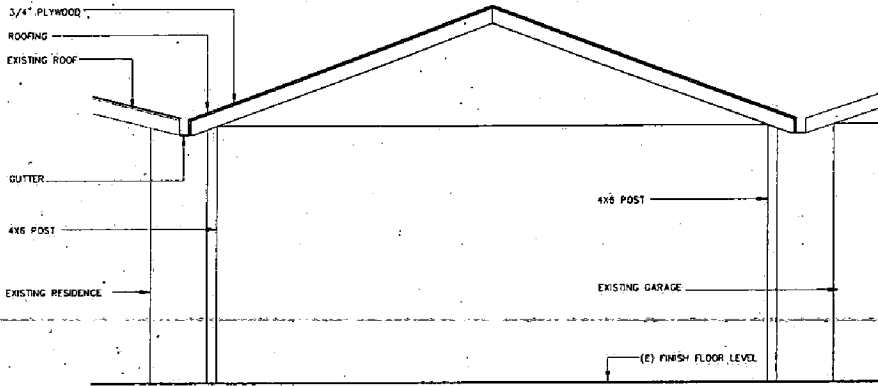
SHASTA AVENUE ELK GROVE
September 9, 2002

Owner
MCCOY FAMILY

Minor Mod

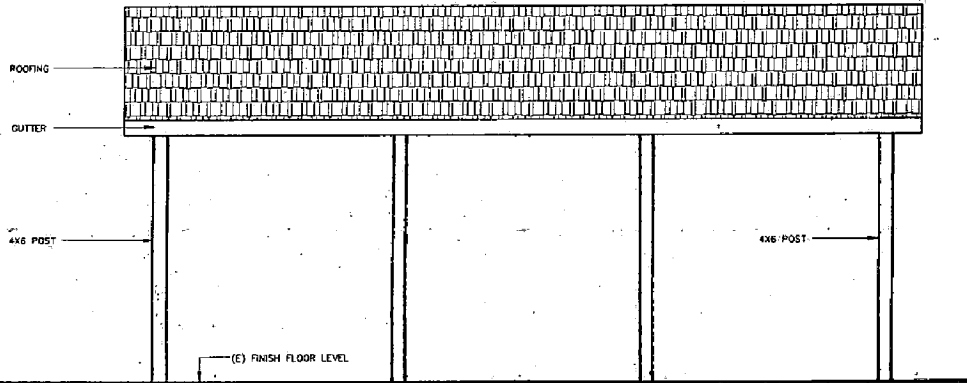
Z02-151

REC'D JUL 25 2002

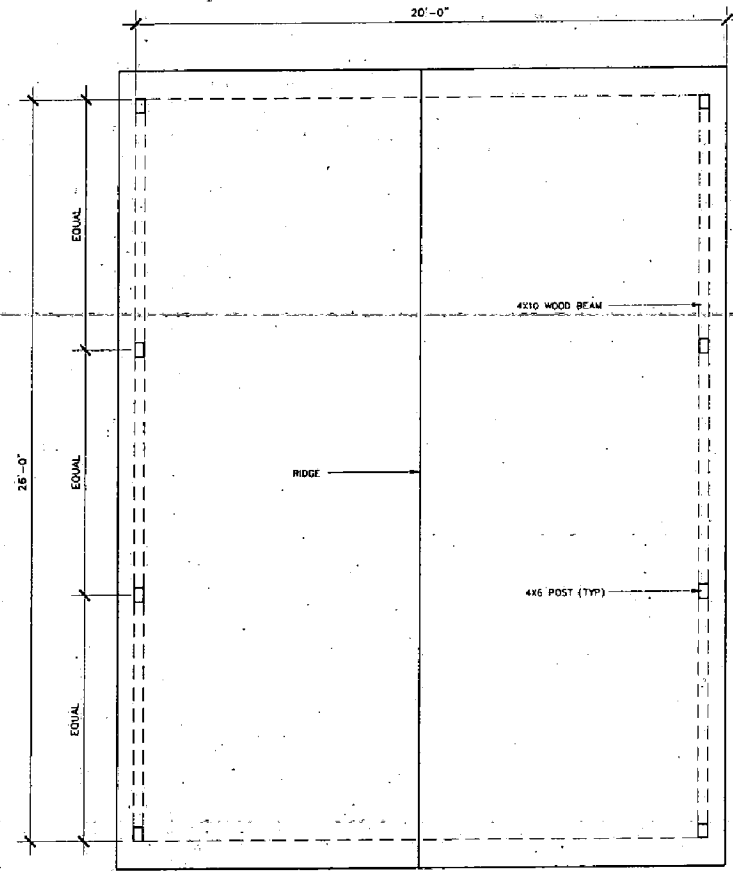


NORTH/SOUTH ELEVATION
SCALE 1/2"=1'-0"

EXHIBIT B



EAST/WEST ELEVATION
SCALE 1/2"=1'-0"



FLOOR PLAN
SCALE 1/2"=1'-0"



PROPOSED SHED
SHASTA AVENUE ELK GROVE, CA.
September 9, 2002

Owner: FAMILLY
WOOD

Project No.	
Date	
Drawn by	
Checked by	

202-151
15-JAN-02

FLOOR PLAN AND ELEVATIONS

202-151

REC'D 11-25-2002

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

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, September 12, 2002, the Zoning Administrator approved with conditions a special permit to expand the percentage of office use in an industrial zone for the project known as Z02-153. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: **Zoning Administrator Special Permit** to expand an office use in the (M-2S) by adding one modular building totaling 2,880 square feet on 17.0± developed acres in the Heavy Industrial (M-2S) zone.

Location: 5555 Florin Perkins Road

Assessor's Parcel Number: 061-0180-030

Applicant: Pacific Gas & Electric Company (Debra Canadas)
5555 Florin Perkins
Sacramento, CA 95826

Property Owner: Same as Applicant

Project Planner: Sandra Yope

General Plan Designation: Heavy Commercial or Warehouse
Existing Land Use of Site: Office and Industrial (PG & E Customer Center)
Existing Zoning of Site: Heavy Commercial, M-2S

Surrounding Land Use and Zoning:
North: M-2S; Vacant
South: M-2S; Industrial
East: M-2S; Industrial/Warehouse and Railroad tracks
West: M-2S; Vacant

Property Dimensions: Irregular
Property Area: 17.0± acres
Parking Required: 181 spaces
Parking Provided: 329 spaces
Height of Buildings: One Story, 14 feet
Square Footage of Buildings: Existing- 102,500 square feet
Proposed- 2,880 square feet

	Total-	105,380 square feet
Exterior Building Materials:	Wood Siding	
Roof Materials:	Built-up	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A and B

Previous Files: Z93-103, Z95-089

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 60.5 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 The applicant proposes to locate one modular single story office building on the northwest section of the site. The will be 2,880 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 modular office will be needed for a maximum of two years. The office will house contractors assisting with litigation resolution. The additional office area will require an additional seven parking spaces (1 space/400 square feet). The previous requirement was 174 spaces and the new total would be 181 spaces. There are 329 parking spaces provided on the site which exceeds the requirement.

The modular building will be located to the rear of a parking area. The building is constructed out of wood siding. The plans indicate siding from the floor level to the ground screening the concrete pier support system.

The project was noticed and staff received no calls.

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 15301(e[2]).

Conditions of Approval

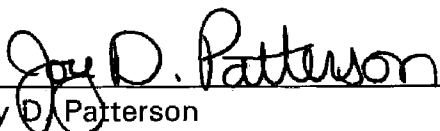
1. Wood siding painted to match the building shall be installed to screen the concrete piers around all sides.
2. The applicant is encouraged (not required) to place five large planter boxes or wells with plants, trees, or shrubs shall be located across the front of the buildings to enhance the

aesthetic appearance of the modular buildings.

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 September 12, 2004. 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.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed modular office building 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, 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 building is 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.

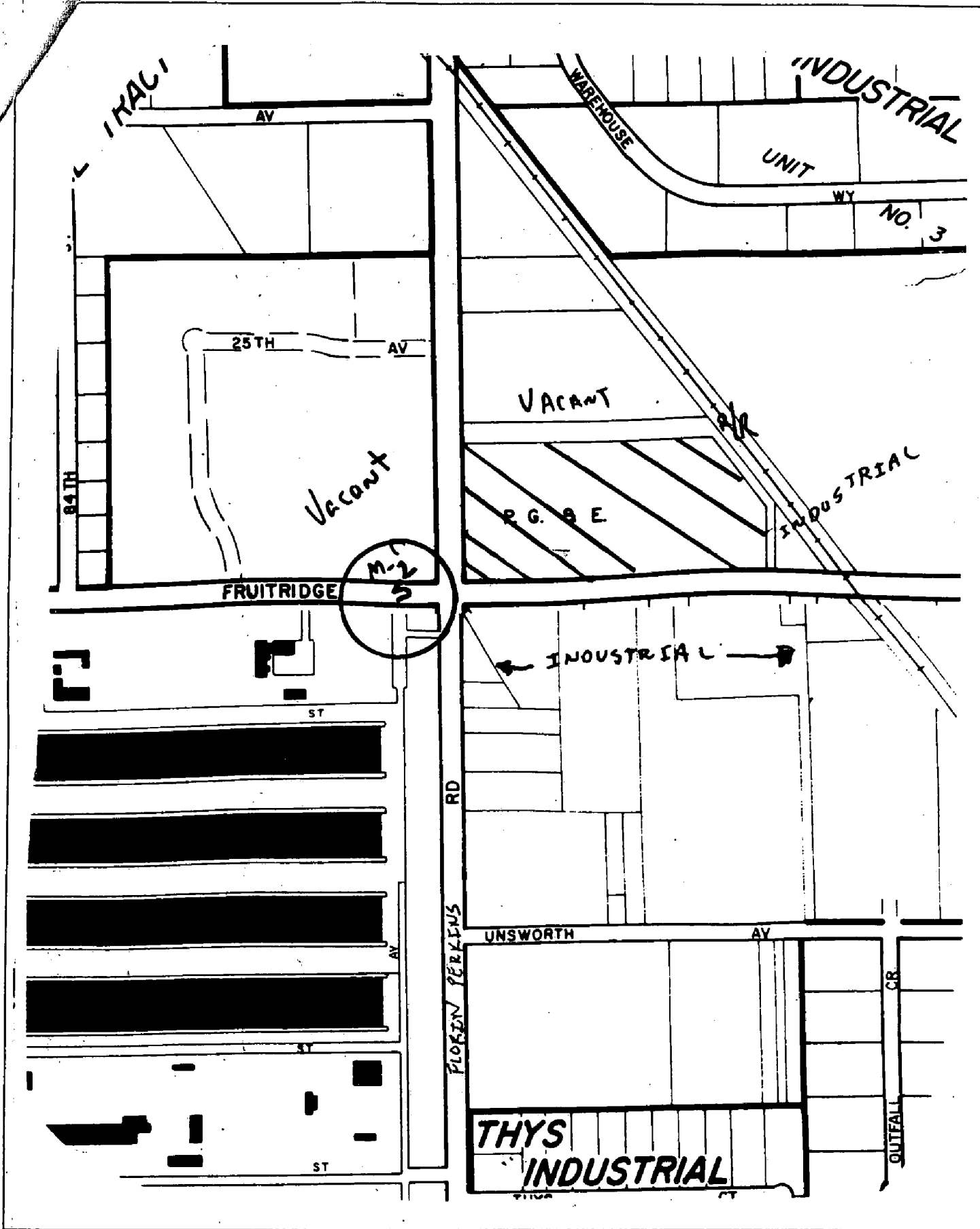


Joy D. Patterson
Zoning Administrator

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

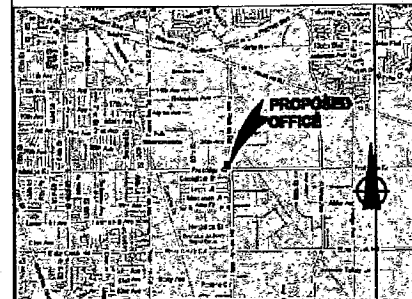


VICINITY, LAND USE & ZONING MAP

PACIFIC GAS & ELECTRIC

**5555 FLORIN PERKINS RD.
SACRAMENTO, CA 95826**

VICINITY MAP



REVISION	BY

NOONIS DESIGNS LLC
5725 MARCONI AVE, Suite D
CARMICHAEL, CA 95828
(916) 484-0203
FAX (916) 484-0218

PROJECT DATA

A.P.N. 061-0180-030
JOB ADDRESS: 5555 FLORIN PERKINS RD. SACRAMENTO, CA
BUILDING: 487807 MODULAR OFFICE 2,650 SQ. FT.
OCCUPANCY: B
TYPE OF CONSTRUCTION: TYPE V-4N, NON SPRINKLED
USE: TEMPORARY OFFICE
ZONE: M29
OWNER: PACIFIC GAS & ELECTRIC 5555 FLORIN PERKINS RD. SACRAMENTO, CA 95826
PROJECT DESIGNER: NOONIS DESIGNS LLC 5725 MARCONI AVE, Suite D CARMICHAEL, CA 95828 PHONE (916) 484-0203 FAX (916) 484-0218
SCOPE OF WORK: PROVIDE A TWO (2) YEAR TEMPORARY OFFICE

TEMP. MODULAR OFFICE COMPLEX
5555 FLORIN PERKINS RD. SACRAMENTO, CA 95826

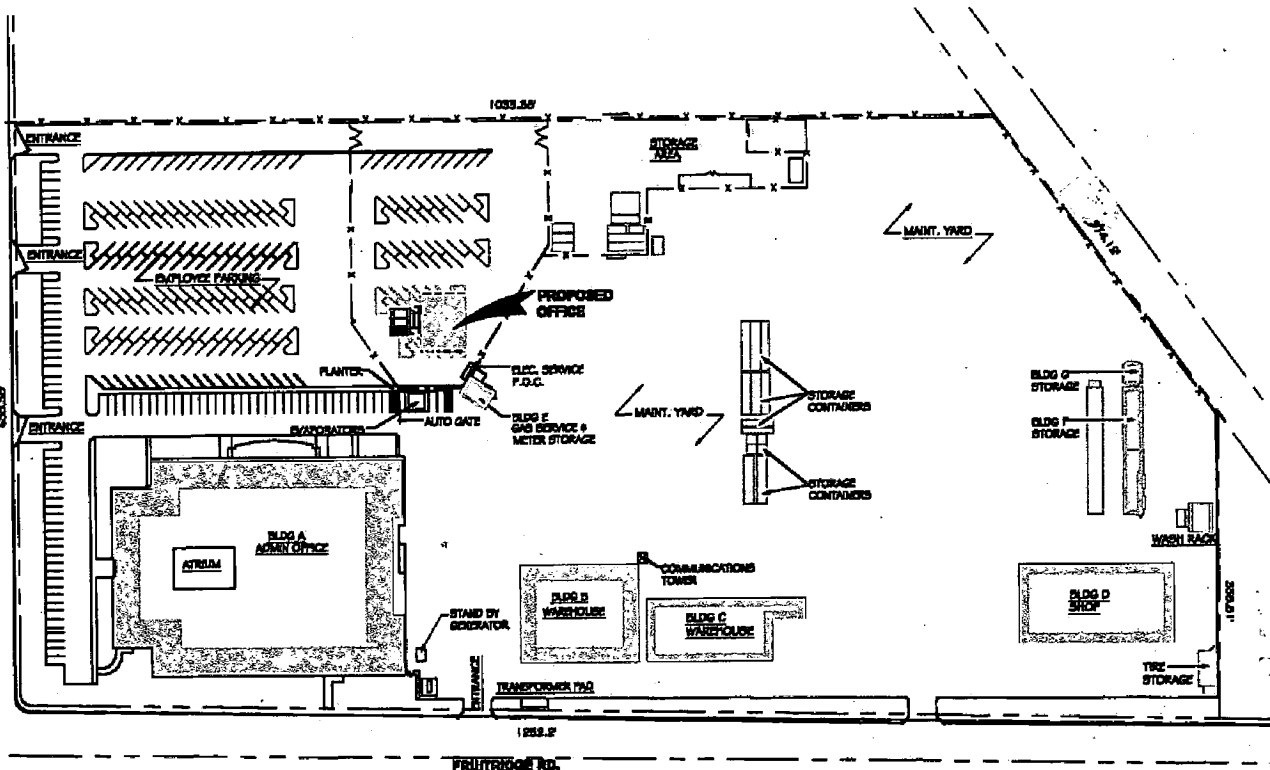
EXHIBIT A

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A7	RAMP LAYOUT

SITE PLAN

DATE	08/27/02
DRAWN BY	MB
APPROVED	
JOB NO.	1218
A1	



SITE PLAN

1"=60'-0"

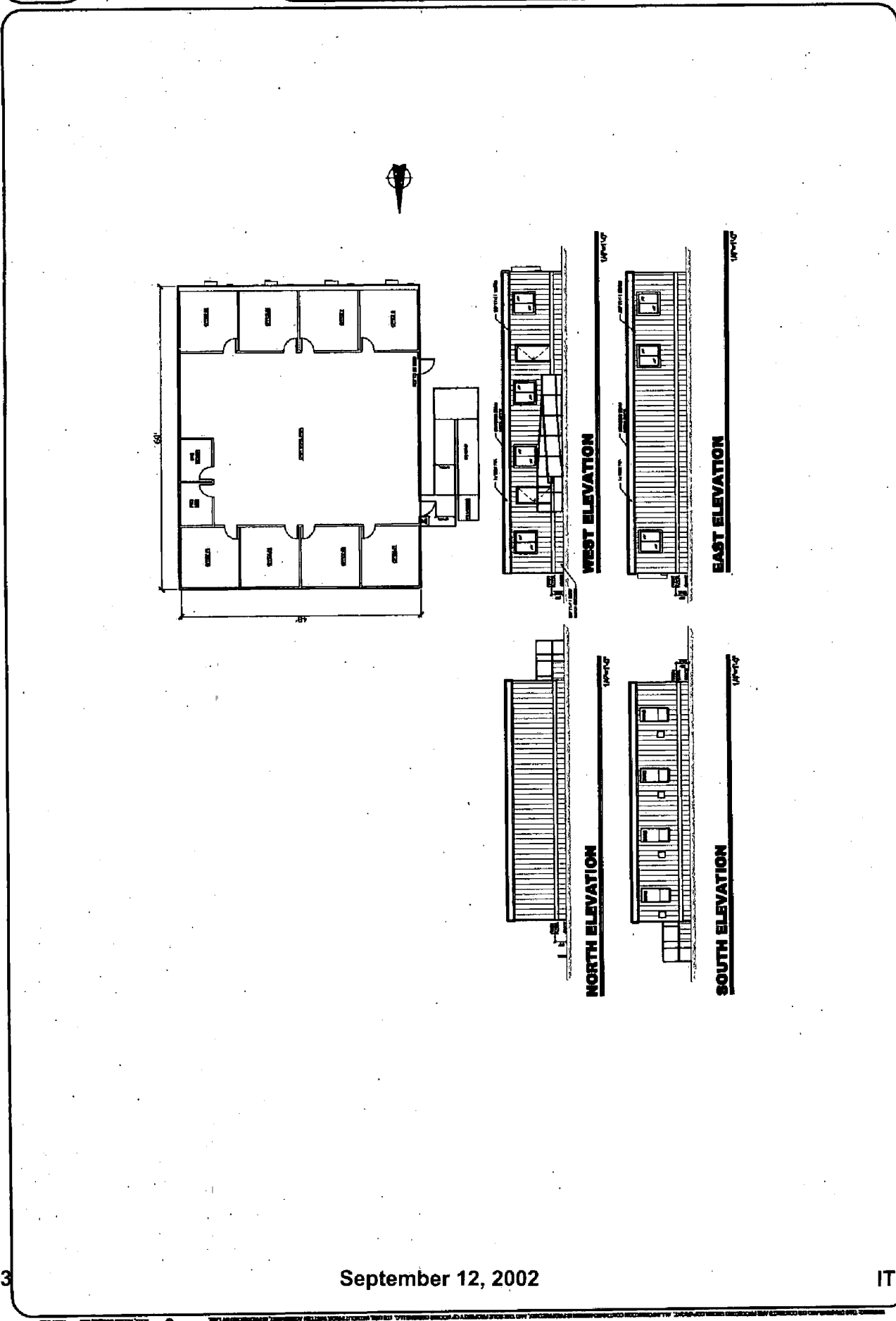


September 12, 2002

ITEM 5

EXHIBIT B

	MOON'S DESIGNS LLC 6725 MARCONI AVE, SUITE D CARMICHAEL, CA 95008 (916) 464-0203 FAX: (916) 464-0213	PEAS THER. MODULAR OFFICE COMPLEX 5555 FLORIN PERDINS SACRAMENTO, CA 95828	FLOOR PLAN / ELEVATIONS	DATE: 08/20/02 DRAWN BY: CHECKED BY: PROJECT NO: 1216 SCALE:	A3
	REVISIONS				



SITE PHOTO'S FOR PG&E - 5555 FLORIN PERKINS RD. SACRAMENTO, CA

