



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING DIRECTOR'S PLAN REVIEW MODIFICATION
(P92-276)

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

APPLICATION: Planning Director's Plan Review Modification to construct a storage area for chemical drum storage, a pad for a boiler unit, and a pad for an oxidizer tank adjacent to an existing warehouse building on 5.86± developed acres in the Light Industrial-Review (M-1S-R) zone.

LOCATION: 4910 Raley Boulevard

SUMMARY: On July 26, 1990, the Planning Commission approved a Plan Review to construct two warehouse buildings, one 71,800 square feet and the other 127,500 square feet and a Lot Line Adjustment relocating the property line between the buildings (ref P90-195).

ANALYSIS: Staff has no objection to the construction of a storage area for chemical drum storage, a pad for a boiler unit, and a pad for an oxidizer tank (see Exhibits A and B). The proposed equipment is necessary for the functions of the manufacturing process for the proposed tenants. The proposed modifications will be along the east side of the building and will not be in any setback area. The oxidizer tank is 12 feet high with a 25 foot high chimney. The concrete pad area is 22 feet by 38 feet for a total of 836 square feet. It will be located along the northeast corner of the building. Staff recommends the applicant construct an eight foot high or higher decorative masonry wall along the north side of the pad to provide a visual screening of the oxidizer unit from the street. The remaining sides may be screened with a wood fence, chain link with slats, or a masonry wall. The oxidizer area will be an open area. The oxidizer tank will be painted to match the building.

The steam boiler is proposed to be located 20 feet south of the oxidizer tank. The concrete pad will be 16.3 feet by 30.5 feet for a total of 499 square feet. The boiler is approximately seven feet high and will be enclosed with a seven foot high chain link fence with redwood slats and three strands of barbed wire. *Additional 1905 sq ft of concrete for cooler unit approved (1-14-93) Total length 849' see Exhibit*
The covered drum storage area is proposed to be 80 feet south of the boiler unit which is near the center of the eastern wall. The area will be 22 feet by 78 feet for a total of 1,716 square feet. The area will be covered with a twelve foot high steel ribbed roof

painted to match the building. The north side will have an eight foot wall and the remaining area will be enclosed with a six foot high chain link fence with redwood slats and three strands of barbed wire.

The pads for the oxidizer tank and the steam boiler will eliminate approximately 20 parking spaces and a planter from the site. There will be 203 parking spaces remaining on the site. The site requires 134 parking spaces based upon the manufacturing and limited office uses.

RECOMMENDATION: Staff recommends the Planning Director approve the Planning Director's Plan Review Modification to construct a storage area for chemical drum storage, a pad for a boiler unit, and a pad for an oxidizer adjacent to an existing warehouse building subject to conditions and based upon findings of fact which follow.

Conditions

1. The applicant shall construct an eight foot high or higher decorative masonry wall along the north side of the oxidizer tank pad. Elevations of the wall shall be submitted to Planning staff for review and approval prior to the issuance of building permits.
2. The storage drum area, the boiler pad, and oxidizer tank pad and surrounding fences shall conform to the submitted plans and have a building permit.
3. Any other improvements or structures to be located on the parcel will require an additional plan review modification.

Findings of Fact

1. The project, as conditioned, is based upon sound principles of land use in that the addition is compatible with the surrounding warehouses and industrial buildings in the area.
2. The project, as conditioned, will not be detrimental to the public welfare in that:
 - a. an eight foot masonry wall will screen the oxidizer unit from the street view;

- b. a fence with wood slats will be provided to screen the remaining sides of all the equipment areas;
 - c. adequate parking will still be provided on the site; and
 - d. the equipment will be painted to match the building.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial respectively.

Report Prepared By:

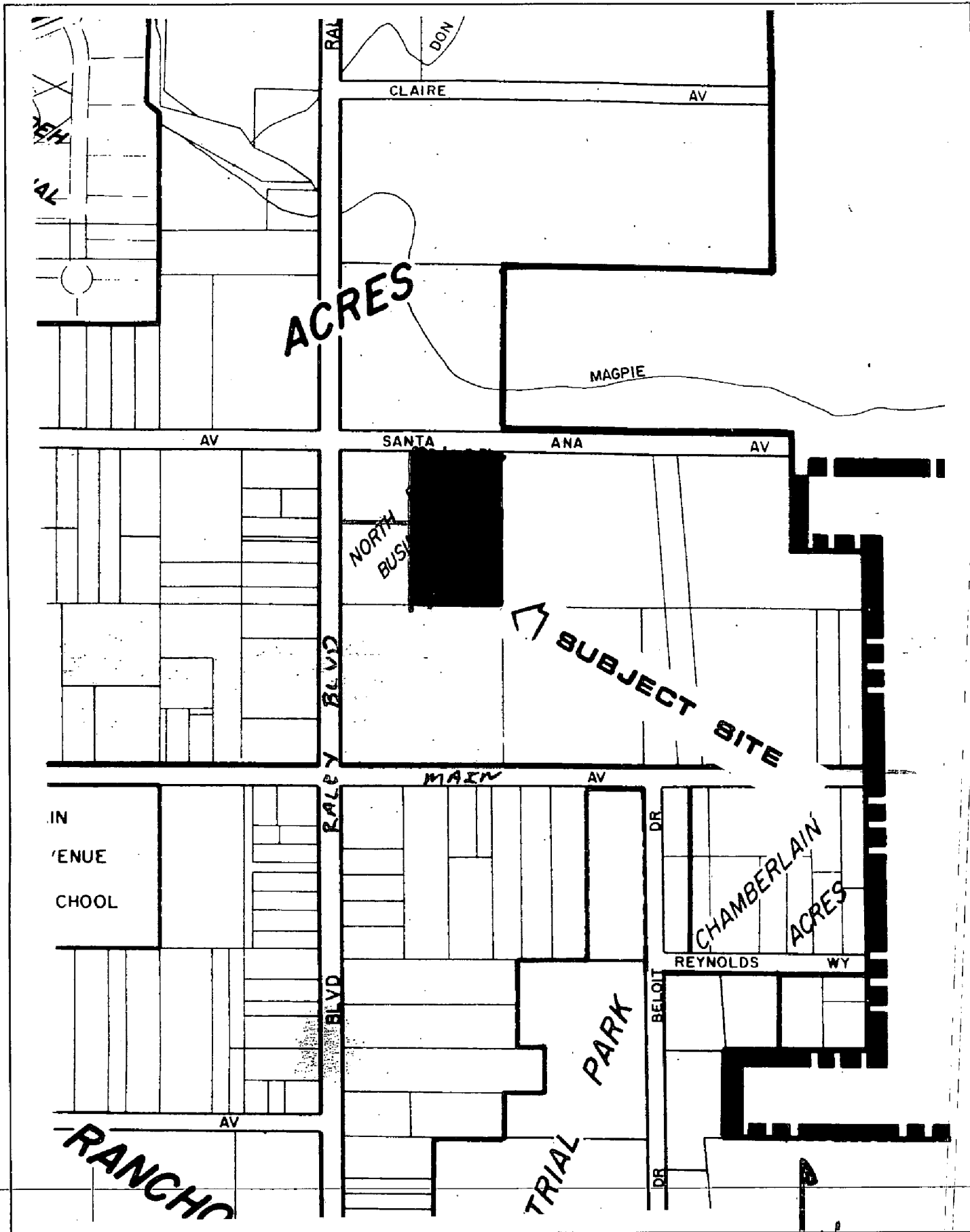
Sandra L. Yope
Sandra L. Yope
Assistant Planner

20 NOV 92
Date

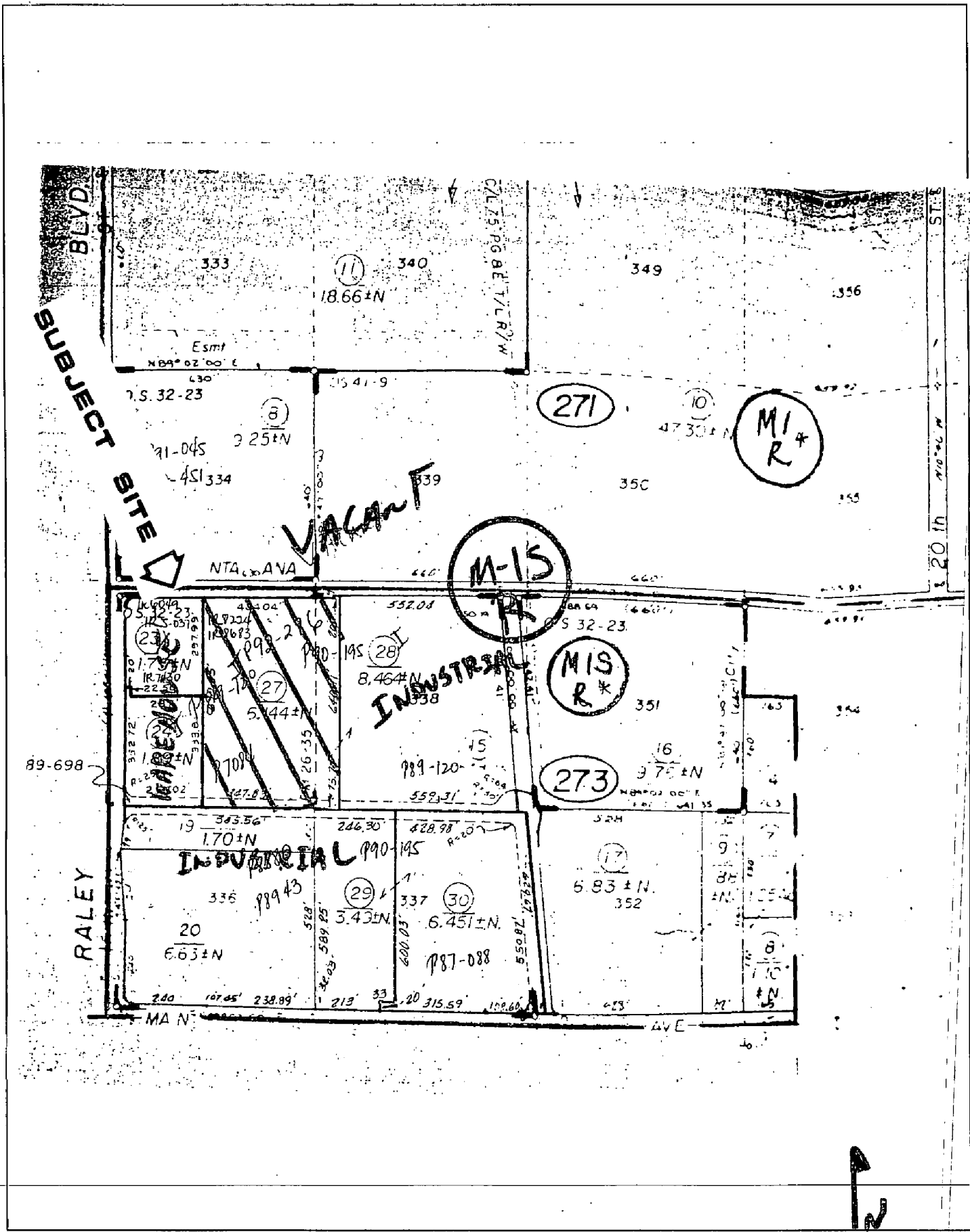
Recommendation Approved By:

Gary L Stonehouse
Gary Stonehouse
Planning Director

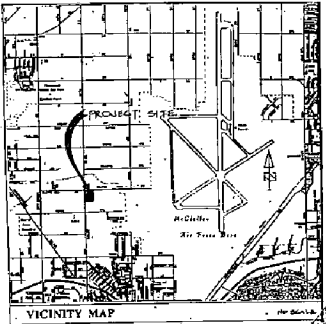
11-23-92
Date



VICINITY MAP



LAND USE & ZONING MAP

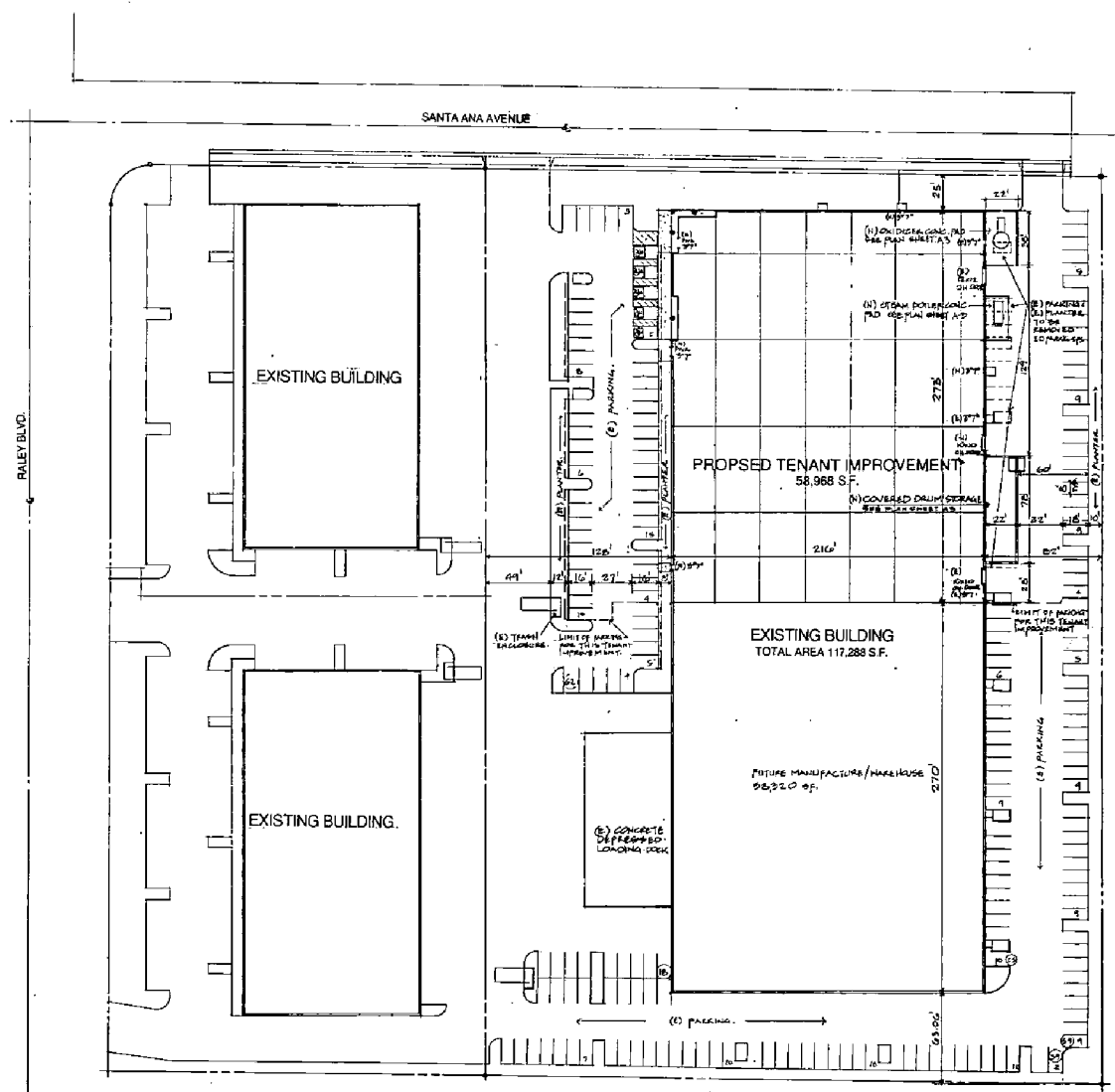


BUILDING DATA

JURISDICTION:	CITY OF SACRAMENTO
ZONE:	M-1 INDUSTRIAL
BUILDING CODE:	M.R.C. 199 EDITION
TYPE OF OCCUPANCY:	B-2 MANUFACTURER
TYPE OF CONSTRUCTION (B):	III-A (EXTERIOR CONCRETE WALL WOOD ROOF STRUCTURE) ONE STORY TYPICALLY
LOT AREA:	± 1.86 ACRES (± 255,326 S.F.)
BUILDING AREA (B):	117,288 S.F.
PROPOSED TENANT IMPROVEMENT:	58,968 S.F.
MEZZANINES:	5,311 S.F.
EXT. COVERED STORAGE:	1,710 S.F.

PARKING

TOTAL (B) PARKING:	= 221 SPACES
PARKING REMAINING:	= 20 SPACES
TOTAL PARKING REMAINING:	= 201 SPACES
PARKING REQUIRED	
OFFICE AREA	7,327 ± 400 = 18.32 SPACES
MANUFACTURING AREA	26,834 ± 1000 = 66.83 SPACES
RETAIL MANUFACTURING AREA	58,120 ± 800 = 58.25 SPACES
TOTAL PARKING REQUIRED:	= 134 SPACES
PARKING PROVIDED (REMAINING)	
STANDARD 9' X 14'	= 196 SPACES
HANDICAP 9' X 14'	= 5 SPACES



REFERENCE SITE PLAN
Scale: 1" = 40'-0"

1465

REVISIONS	BY
11/16/92	RH
11/16/92	RH

ROY HUNT ENGINEERING
200 22ND STREET - SUITE 119 - SACRAMENTO - CA 95818
(916) 751-0028 - FAX (916) 751-5068

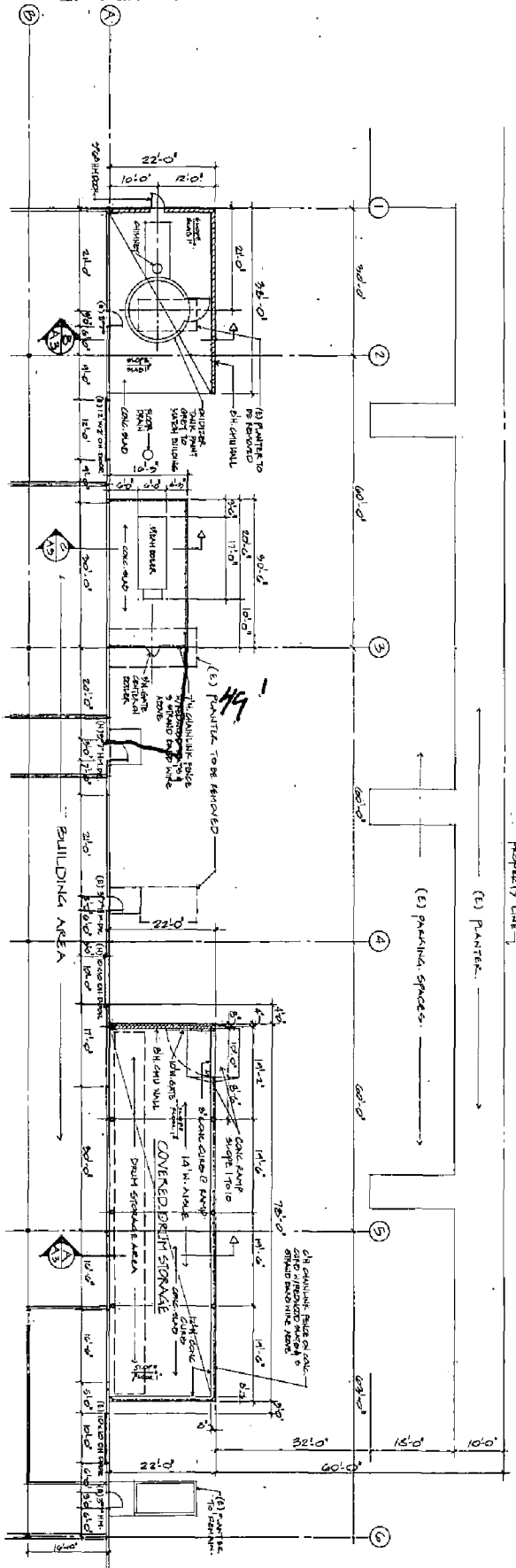
SISLER CONSTRUCTION INC.
SISLER
1000 SANDHURST DRIVE, STE. 2
MADISON, CALIFORNIA, 95742
(916) 875-4445
FAX (916) 875-4018

Tenant Improvement Drawings For:
INTERMAG FACILITY
4910 Raley Blvd.
Sacramento, CA.

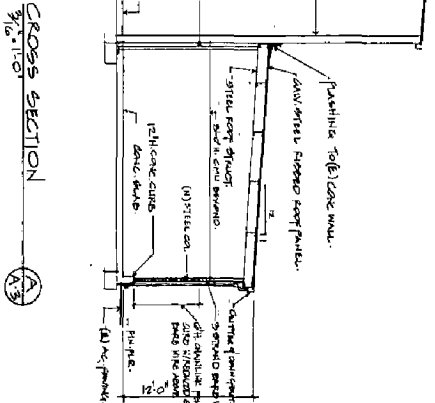
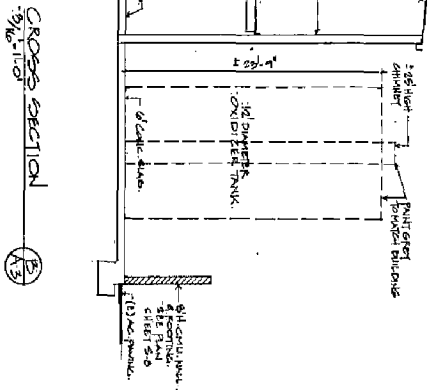
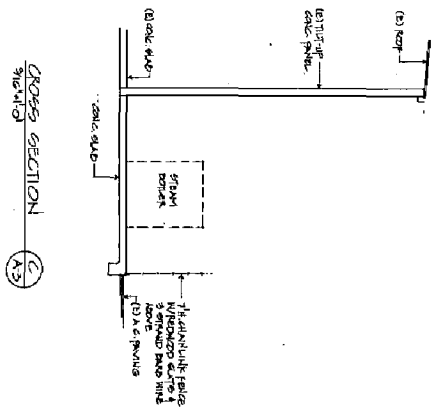
SHEET TITLE	#	DATE
INTERMAG FACILITY	1	10-16-92
SITE PLAN		
DATE	BY	CHKD BY
10-16-92	CB	CB
PROJECT NO.	42-607-5.0	
SHEET	1	
AI	SHEETS	

P92-276

EXHIBIT B



EXTERIOR EQUIPMENT & COVERED DEEM STORAGE PLAN



1466

Tenant Improvement Drawings For:
INTERMAG FACILITY
 4910 Raley Blvd.
 Sacramento, CA

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 1100 SANDERS DRIVE, STE. 9
 RANCHO CORDOVA, CA 95742
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ROY HUNT ENGINEERING
 2400 22ND STREET • SUITE 210 • SACRAMENTO • CA 95818
 (916) 737-0202 • FAX (916) 737-0205

REVISION	DATE

P92-276