

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

ACTION OF THE ZONING ADMINISTRATOR

On January 18, 1995 application number Z94-128 was withdrawn by the applicant. The plan review modification request did not meet the criteria for a Zoning Administrator review and required Planning Commission review. On January 24, 1995 the applicant applied for a Planning Commission Plan Review Modification (P95-008).

Project Information

Request: **Zoning Administrator Minor Deviation to Plan Review** to add a paved storage area to an existing paint warehouse use located on 6.5± acres in the Light Industrial-Review (M-1S-R) zone

Location: 5101 Raley Blvd.

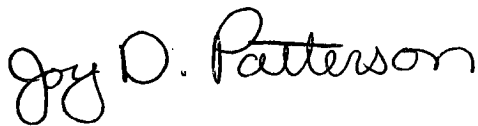
Assessor's Parcel Number: 215-0260-073

| | | |
|---|--------------------|--|
| Applicant: Kent Baker & Assoc. 7932 Sunset Ave. Fair Oaks, CA 95628 | Property Owner: | Kelly-Moore Paint Co. 987 Commercial Street San Carlos, CA 94070 |
|---|--------------------|--|

Related Files: P95-008
P90-045 (Original Plan Review for construction of building)

Plans: Exhibit A

Related Correspondence: Exhibits B - D

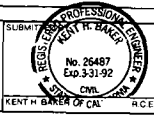
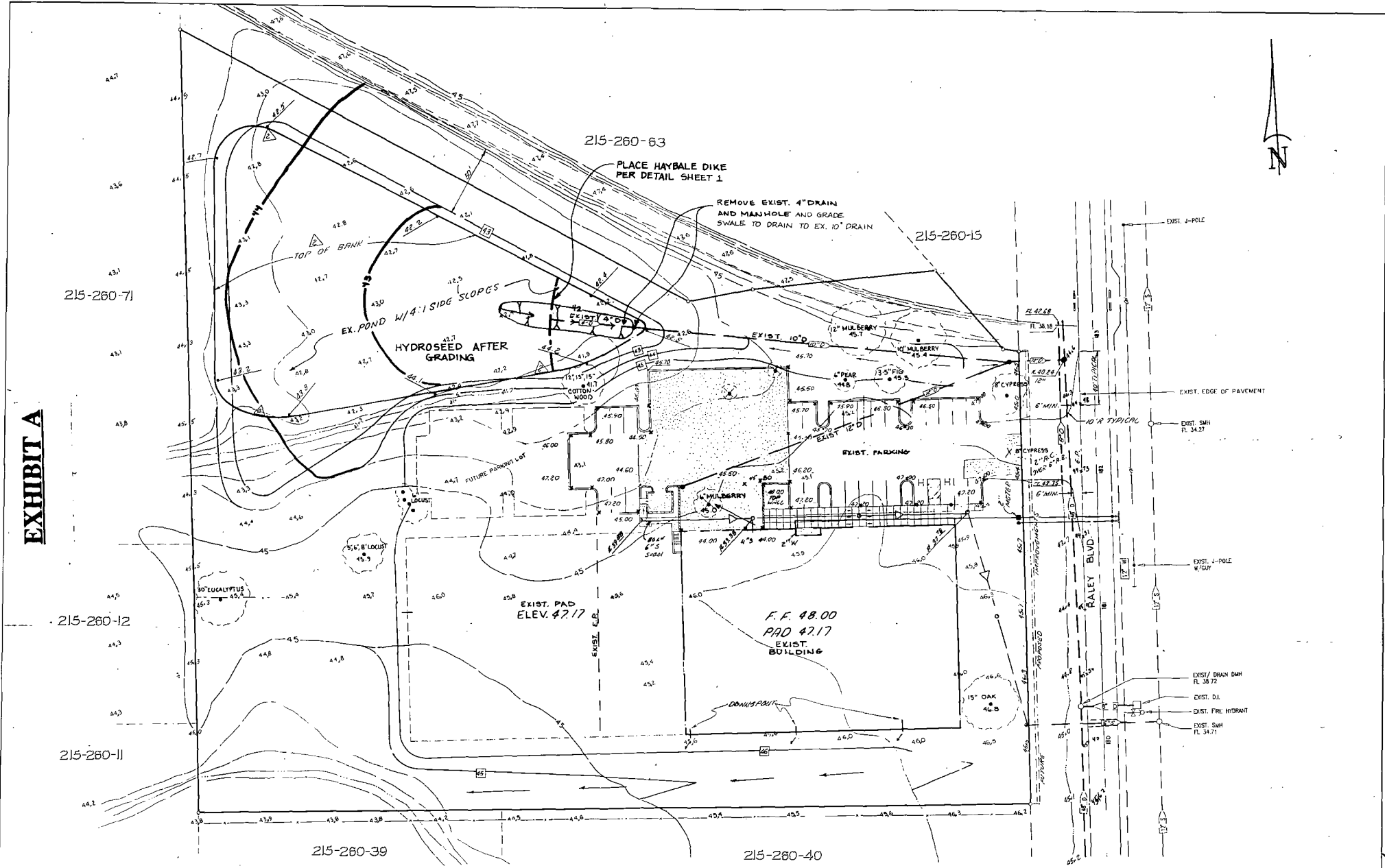


Joy D. Patterson
Zoning Administrator

cc: File
ZA Log Book

Z94-128

EXHIBIT A



| | | | |
|-------------|--|---------|----------------|
| BENCH MARK | | DRAWN | SCALE |
| SEE SHEET 1 | | LMC | HORZ. 1" = 30' |
| | | CHECKED | VERT. 1" = N/A |
| | | FIELD | DATE |
| | | BOOK | APRIL 1990 |

KB
KENT BAKER & ASSOCIATES
 ENGINEERING SURVEYING PLANNING
 7932 Sunset Avenue, Suite B
 Fair Oaks, California 95628 (916) 867-7053

IMPROVEMENT PLAN FOR:
501 RALEY BOULEVARD
 GRADING PLAN & EROSION SEDIMENT CONTROL
 COUNTY OF SACRAMENTO CALIFORNIA

| NO. | DESCRIPTION | DATE | SHEET |
|---------------|-------------|------|--------|
| 2 | | | 2 OF 2 |
| JOB NO. 90004 | | | |

821-128
29H-128

EXHIBIT B

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING
916-264-5604
FAX 916-264-7046

December 28, 1994

Ms. Lisa Mattos
Kent Baker & Associates
7932 Sunset Avenue,
Fair Oaks, CA 95628

Re: Z94-128, Zoning Administrator Plan Review Modification Application
5101 Raley Boulevard

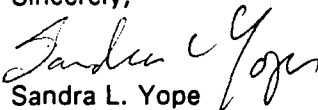
Dear Ms. Lisa Mattos:

The City's Planning Division received your incomplete application on December 7, 1994. The application requested a Zoning Administrator Plan Review Modification Application to fill in and grade a large hole on the site. The area to be graded does not require Plan Review; however, a review of the site and previous plan review approval indicates there has been additional paving added to the west side of the building that has no Plan Review approval or building permits. This area, currently being used for storage and loading of vehicles, does not meet Zoning Ordinance requirements and also needs the Plan Review modification. Additionally, the plans submitted to Planning staff, the Building Division, and Public Works indicate an additional pad to be added to the west of the existing illegal pad. This addition would require the entire project have a Planning Commission Plan Review Modification. Please submit revised plans indicating the actual work to be covered by the Plan Review (at the very least, the illegally added pad). The project cannot be processed (i.e. no work on the project) until I receive the additional information. The following additional information is required to be submitted:

1. 1 (10 for Planning Commission) - full size site plan indicating what is existing and what is to be added; and
2. 1 - reduced site plan- a legible copy (8.5 X 11 in.)
3. Additional fees of \$2,960 (for Planning Commission Review only)

If an application is not submitted for the improved area done without permits, the matter will be referred to Neighborhood Services for code enforcement action. Upon receipt of all required information, your project will be processed. Please feel free to contact me at (916) 264-7158 if you have any questions.

Sincerely,


Sandra L. Yope
Associate Planner

294-128

EXHIBIT C



ENGINEERING
SURVEYING
PLANNING

KENT BAKER & ASSOCIATES

7932 Sunset Avenue, Suite B (916) 967-7053
Fair Oaks, California 95628 FAX: (916) 967-4260

MS. SANDRA YOPE
CITY OF SACRAMENTO
PLANNING DEPARTMENT
1231 I STREET, ROOM 200
SACRAMENTO, CA 95814-2998

DECEMBER 30, 1994
JOB NO. 90004

CITY OF SACRAMENTO
PERMIT ASSISTANCE

JAN 03 1995

RECEIVED

RE: Z94-128 ZONING ADMINISTRATOR PLAN REVIEW
MODIFICATION APPLICATION FOR 5101 RALEY BLVD.

DEAR MS. YOPE:

THIS LETTER IS IN RESPONSE TO YOURS DATED DECEMBER 28, 1994,
AND HOPEFULLY IT WILL CLARIFY WHAT KELLY MOORE PAINT IS APPLYING
FOR.

ON NOVEMBER 14, 1994 WE SUBMITTED PLANS THROUGH THE BUILDING
DEPARTMENT SHOWING PROPOSED GRADING AND PAVING ON THE SITE. THE
GRADING WAS TO FILL IN AN EXISTING HOLE WHICH IS AN EYESORE.
CURRENTLY, A 60-FOOT WIDE STRIP OF PAVEMENT EXISTS ON THE WEST SIDE
OF THE BUILDING. INITIALLY, THE OWNER HAD WANTED TO INCREASE THIS
PAVEMENT TO COVER THE ENTIRE EXISTING PAD. THEY LATER DECIDED NOT
TO PAVE THIS AREA, SO WE REMOVED IT FROM OUR PLAN. THE PLANS
SUBMITTED ON DECEMBER 7, 1994 SHOW THE PROPOSED GRADING, BUT NO NEW
PAVING. THE EXISTING PAVEMENT IS DESIGNATED AS A DASHED LINE NOTED
WITH EXISTING E.P. ON THE PLAN.

WE ARE NOW REQUESTING PLAN REVIEW MODIFICATION FOR THE
EXISTING 60-FOOT WIDE STRIP OF PAVEMENT ON THE WEST SIDE OF THE
BUILDING. KELLY MOORE PAINT DID NOT KNOW THEY NEEDED A PERMIT TO
DO THIS PAVING, AND THEY WANT TO CORRECT ANY PROBLEM THIS HAS
CAUSED. THE EXISTING PAD TO THE WEST OF THE BUILDING IS NOT
ILLEGAL. IT WAS APPROVED ON THE USE PERMIT AND SHOWN TO BE GRADED
ON THE IMPROVEMENT PLANS, AND WAS COMPLETED ON 5-20-91.

I AM ENCLOSING:

- 1) A PLAN SHOWING EXISTING AND PROPOSED IMPROVEMENTS
- 2) AN 8-1/2" X 11" REDUCTION OF THIS PLAN
- 3) A COPY OF THE PREVIOUSLY APPROVED PLAN

PLEASE CALL IF YOU NEED ANY ADDITIONAL INFORMATION. THANK YOU
FOR YOUR TIME.

SINCERELY,
KENT BAKER & ASSOCIATES

LISA B. MATTOS
ENC.

Z94-128

EXHIBIT D



ENGINEERING
SURVEYING
PLANNING

KENT BAKER & ASSOCIATES

7932 Sunset Avenue, Suite B (916) 967-7053
Fair Oaks, California 95628 FAX: (916) 967-4260

JANUARY 18, 1995
JOB NO. 90004

MS. SANDRA YOPE
CITY OF SACRAMENTO
PLANNING DEPARTMENT
1231 I STREET, ROOM 200
SACRAMENTO, CA 95814-2998

RE: Z94-128 ZONING ADMINISTRATION PLAN REVIEW
MODIFICATION APPLICATION FOR 5101 RALEY BLVD.

DEAR MS. YOPE:

PLEASE DISREGARD MY LETTER AND SUBMITTAL DATED DECEMBER 30, 1994. KELLY-MOORE PAINT DECIDED THAT THEY WOULD LIKE TO REVISE THE PLAN AGAIN TO INCLUDE THE ADDITIONAL PAVEMENT AREA WEST OF THE BUILDING. WE ARE NOW APPLYING FOR A PLANNING COMMISSION PLAN REVIEW MODIFICATION AS WELL AS THE ZONING ADMINISTRATOR REVIEW. ENCLOSED PLEASE FIND:

- 1) 10 COPIES OF THE SITE PLAN
- 2) 8-1/2" X 11" PMT
- 3) A CHECK FOR \$2,960.00

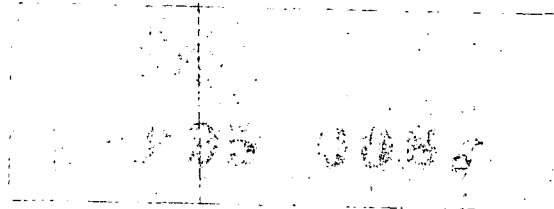
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

SINCERELY,
KENT BAKER & ASSOCIATES

Lisa B. Mattos

LISA B. MATTOS

LBM:dmc
ENC.



294-128