

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, June 9, 1999, the Zoning Administrator approved with conditions a Plan Review Modification (File Z99-033). Findings of Fact and Conditions of Approval for the project are listed on pages 3-6.

Project Information

Request: **Zoning Administrator Plan Review** to construct a 4,500 square foot industrial building on 0.85± vacant acres in the Light Industrial-Review (M-1S-R) zone.

Location: Northeast corner of Reynolds Way and Beloit Drive(D2, Area 4)

Assessor's Parcel Number: 238-0012-020

Applicant: MWM Architects, Inc. (Steve Lyle)
2646 Marconi Ave
Sacramento, CA 95821

Property Owners: Clarkson California Properties
405 W. Pine Street
Lodi, CA 95240

Project Planner: Donna Decker

General Plan Designation: Heavy Commercial and Warehouse
North Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Vacant

Existing Zoning of Site: M-1S-R

Surrounding Land Use and Zoning	Setbacks	Required	Proposed
North M-1S-R; Existing Clark Pest Control	Front(S):	25'	25'
South M-1S-R; Vacant	Side(E):	NR	108'
East: M-1S-R; Vacant	Side(W):	25'	25'
West: M-1S-R; Citizen's Utility	Rear(N):	NR	70'

Property Dimensions: 178 ft x 207 ft

Property Area: 0.85± acres

Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: Exhibit A-C

Previous Files: None

Additional Information The applicant proposes to construct a 4,500 square foot industrial building for Clark Pest Control. The building will be used for storing equipment, records, and to provide a indoor shop area to do minor maintenance on the company service vehicles. The remainder of the parcel will be improved to provide parking for the service vehicles in a secured paved yard area. The site is currently vacant. The site has an "R" suffix in the zoning which means all new development requires review and approval. The total building coverage is less than 10,000 square feet so the project can be reviewed and approved by the Zoning Administrator.

The structure was originally proposed to be single story with a stucco finish, standing seam metal roof with pre-fab skylites, and circular metal gable end vents. The main Clark Building has, however, a tile roof. The applicant agreed to revise the roof material to concrete tile to be compatible with the existing building. The new building will be painted white to match the existing building.

The proposed site plan indicates the site has adequate access, maneuvering, and parking. The proposed project meets all setback requirements. The trash enclosure will be located in the southwest corner of the parcel. The trash enclosure must provide adequate space for 2 cubic yards of volume (1 cubic yard/3000 square feet) and conform to the requirements of the Zoning Ordinance.

The Ordinance requires 9 parking spaces for industrial uses. The site plan provides 49 parking spaces which exceeds the requirement. This number includes two handicap accessible spaces and provides for at least one van parking. The purpose of this project is to provide a secure paved area for the company's service fleet. The parking spaces are 16 feet in length; the additional 2 feet are a part of the vehicle overhang space included in the 6 foot landscaped area. All of the parking spaces have been provided with the minimum 8 foot stall width requirement. The project is required to provide two bicycle parking spaces; one Class I, the second may be Class I, II, or III.

The site plan appears to provide enough area to provide the fifty percent shading requirement in fifteen years. No landscape plan has been provided for this initial review. Depending on the choices made, the site should be able to provide the required shading per the Zoning Ordinance.

The project was noticed and staff received a couple of calls from neighbors requesting additional information only. The questions were answered and no other comments were received.

Agency Comments

The proposed project has been reviewed by the City Building and Fire Divisions, Utilities, and Public Works. The comments received pertaining to this project have been included as conditions.

Environmental Determination

This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303(c).

Conditions of Approval:

General

1. The applicant shall meet the requirements of the Zoning Ordinance and the Water Conservation Ordinance for the landscaping. Additionally, the paved area must meet the 50 percent shading as required by the Zoning Ordinance. A landscape and irrigation plan shall be submitted to Planning for review and approval prior to issuance of building permit.
2. All landscaping within the 25 foot landscape buffer area along the project frontage shall be maintained at a height of 30 inches for shrub species. Trees shall be maintained at a minimum distance of six feet from lowest branch to the ground.
3. Decorative planting shall be maintained as not to obstruct or diminish lighting level throughout project.
4. Exterior light standards shall be no higher than 20 feet. Lighting design shall provide a minimum of one footcandle per square foot of paved area. Lighting shall be set with photocells.
5. The trash enclosure shall be 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. The masonry walls shall be six feet in height, constructed of split face block, color to complement the proposed building. Gates shall be constructed of decorative solid heavy gauge metal and be designed with cane bolts to secure the gates when in the open and closed positions. A minimum of 10 feet wide and 20 feet long concrete apron shall be provided in front of the enclosure. If the container will be crane lifted, the minimum width shall be 15 feet.
6. Two bicycle parking spaces shall be provided on site and at least one shall be a Class 1 facility. The location of the bicycle parking spaces shall be provided on a revised site plan at the time plans are submitted for permit.

7. All signage shall have a sign permit and meet the requirements of the Sign Ordinance.
8. The roofing material shall be revised to reflect a concrete tile roof, color to match the existing building. (It is noted that the new roof will not match the existing tile roof exactly, but will be a product very similar to the existing roof.)

Building/Fire Department

9. The design of the proposed building shall conform to the plans as shown on the attached exhibits and shall reflect the size and location as shown. If plans are revised, then a copy shall be given to the Planning Staff prior to the issuance of building permits.
10. The applicant shall obtain all necessary building permits prior to commencement of construction.
11. The building design shall conform to the requirements of the 1998 California Building Code.
12. All mechanical equipment, if any, shall be screened.
13. Obtain fire flow information from the Department of Utilities and confirm adequate supply.
14. Locate and show on the plans the closest fire hydrant.
15. Provide the Material Safety Data Sheets for all chemicals and the quantities of each at the time plans are submitted for permit.

Utilities Department

16. Any new domestic water services shall be metered. Only one domestic water service will be allowed per parcel.
17. Multiple fire services are allowed per parcel and may be required.
18. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy.
19. 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. At a minimum, one foot off-site contours within 100' (400') of the project boundary are required (per Plate 2, page 3-7 of the City Design and Procedures Manual). No grading shall occur until the grading plan has been reviewed and approved by the Department of Utilities.

20. 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).
21. A drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. This study and shed map shall be approved by the Department of Utilities. The on-site storm drain system shall be designed for 0.50 cfs/acre with the hydraulic grade line at or below the crown of the pipe. The finished floor elevation shall be a minimum of 1.50 feet above the 100-year HGL and approved by the Department of Utilities.
22. 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. Only source control measures are required. This will not affect site design. 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.
23. The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity". Applicant shall submit determination to the Department of Utilities for approval.
24. 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.

Utility Advisory Notes:

- A. Prior to design of the subject project, the Department of Utilities recommends that the applicant request a water supply test to determine the available pressure and flow in the public water distribution system. This information can then be used to assist the engineers in the design of the on-site domestic, irrigation and fire suppression systems.
- B. Per the July 6, 1998 FIRM (Flood Insurance Rate Map), these parcels are located in an Zone X area, defined as areas outside of the 500-year flood.

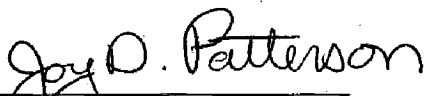
Public Works

25. Provide standard subdivision improvements pursuant to Section 40.12.1211 of the City Code.
26. Repair or replace existing deteriorated curb, gutter, and sidewalk to the satisfaction of the Department of Public Works.

27. The applicant shall meet ADA requirements in all respects. (e.g. appropriate handicap ramps at the intersection, etc.)
28. Driveways shall be constructed to City Standards to the satisfaction of the Department of Public Works.
29. The proposed 14' driveway off of Beloit shall be a one-way entrance driveway, and it shall be signed and striped as such to the satisfaction of the Department of Public Works. The entrance door to the subject building which is served by the 14' driveway off of Beloit shall be operated via remote control.

Findings of Fact:

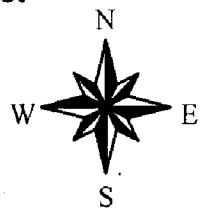
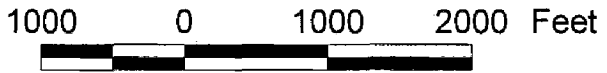
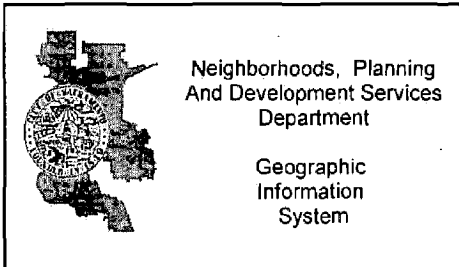
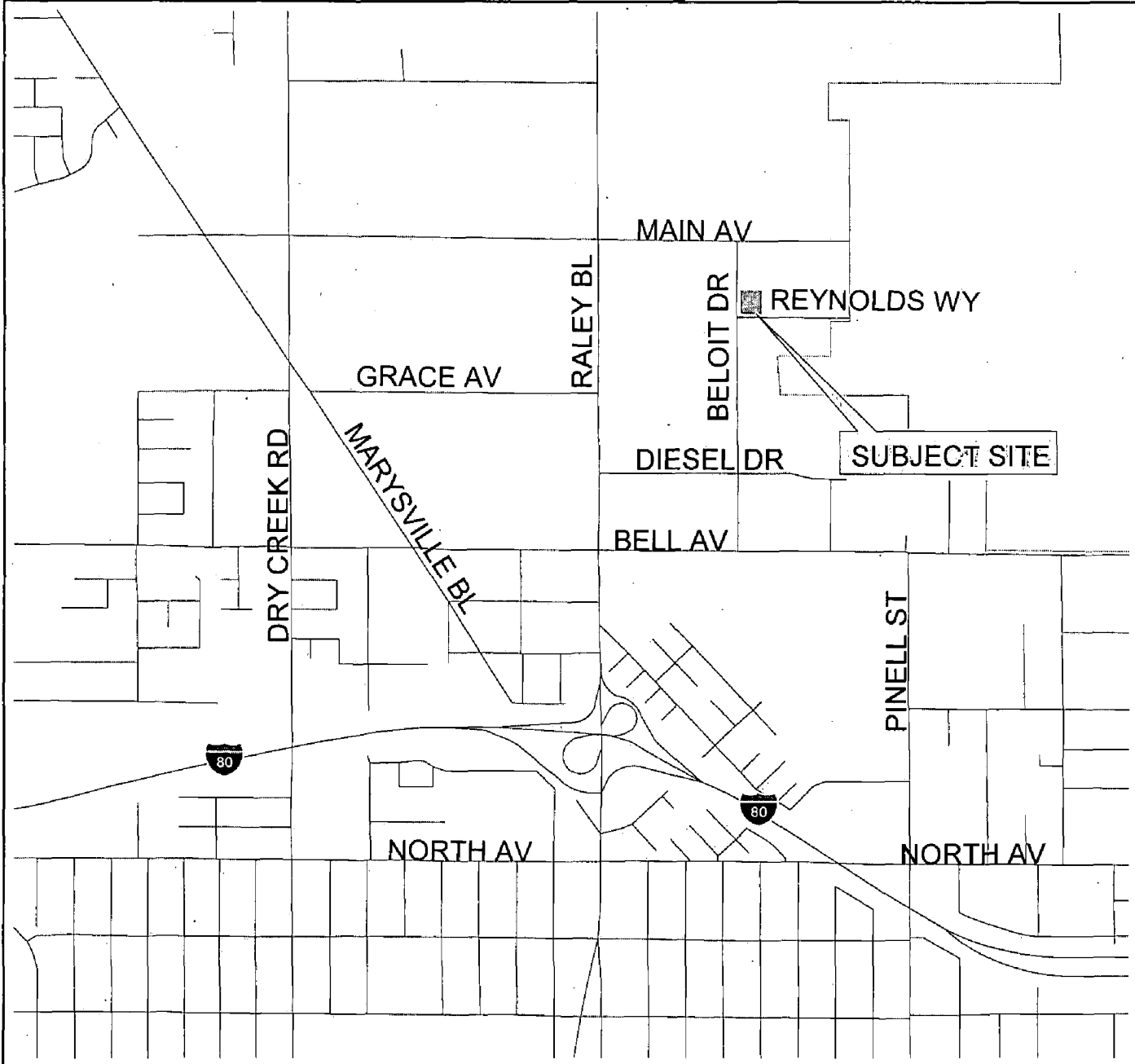
1. The project, as conditioned, is based upon sound principles of land use in that the proposed commercial building is compatible with the surrounding commercial uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking, maneuvering, and setbacks will be provided;
 - b. a vacant site will be developed and landscaping will be added; and
 - c. the proposed building is of adequate shape and size for the proposed use and will be compatible with the existing commercial building in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Heavy Commercial and Warehouse and Industrial, respectively.



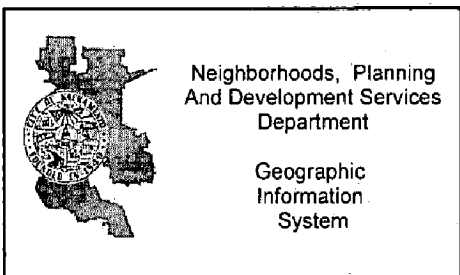
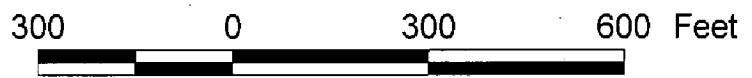
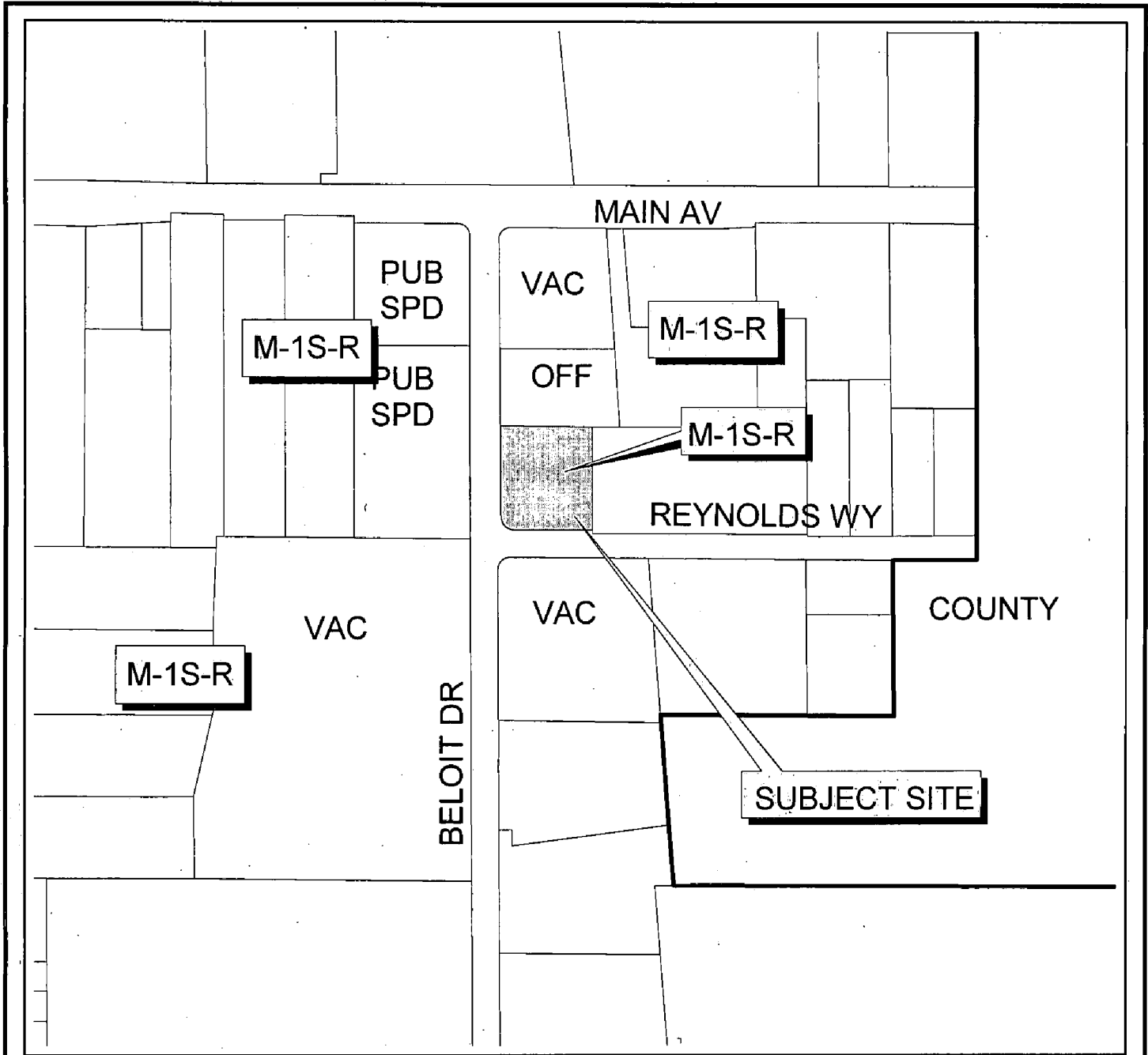
Joy D. Patterson
Zoning Administrator

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.

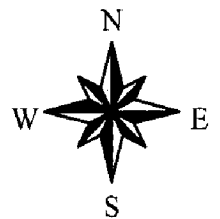
cc: File (original)
ZA Log Book
Applicant
Owner



VICINITY MAP

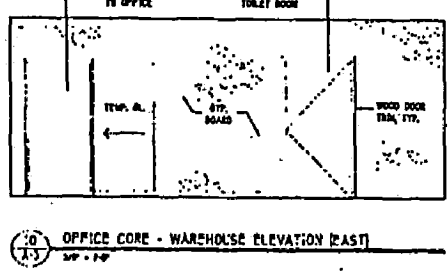
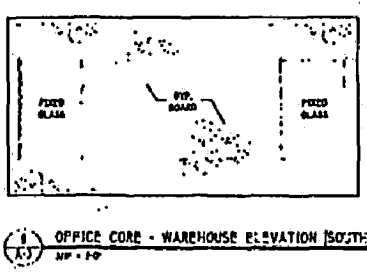
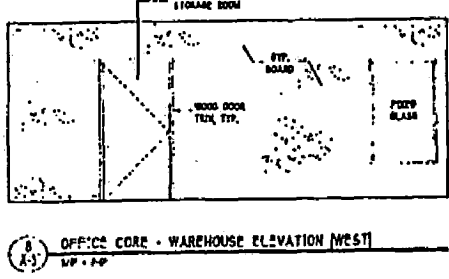
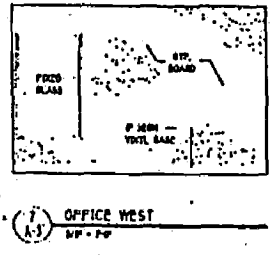
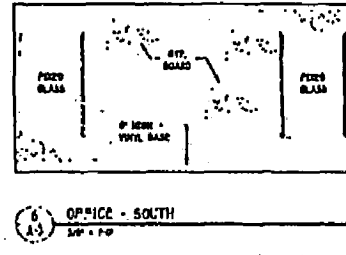
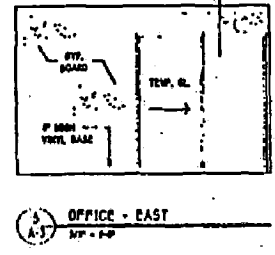
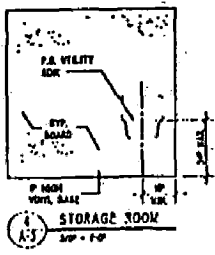
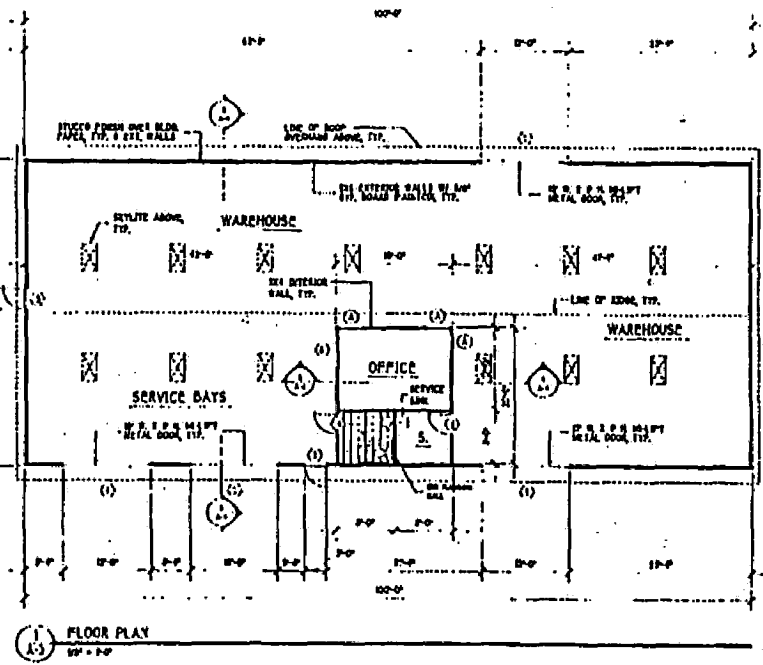
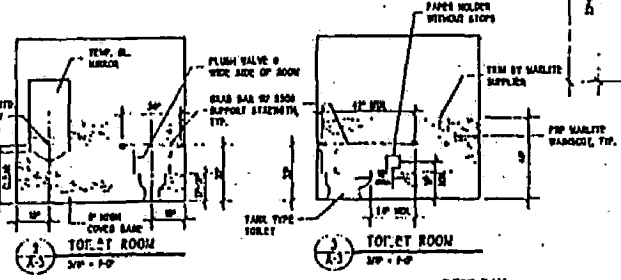
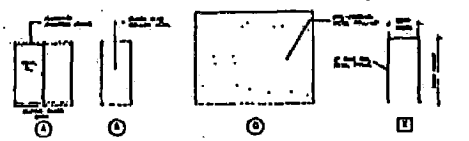


LAND USE AND ZONING



DOOR SCHEDULE					
DOOR	TYPE	FINISH	REMARKS	DETAIL	REMARKS
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WINDOW SCHEDULE



MWM
 MWM ARCHITECTS, Inc.
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 288 Myers, Sacramento, California 95811 USA
 Tel: (916) 484-1666 / FAX: (916) 484-1668

Date: 22 FEBRUARY, 1999
 Job No. 2-303180
 Drawn: BAL
 Checked:
 Approved by: The Owner
 Approved by: The Architect
 Consultant:

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 No. Revision Date

EXHIBIT B

CLARK PEST CONTROL
 MAINTENANCE BUILDING
 SACRAMENTO, CALIFORNIA

FLOOR PLAN
 INTERIOR ELEVATIONS
 DETAILS

A-3

