

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday September 6, 1994, 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 Z94-077. Findings of Fact for the project are listed on pages 3 and 4.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the M-2 zone by allowing 44 percent office space (3,715 square feet) within a proposed 8,390 square foot building on 1.64± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8583 Kiefer Boulevard

Assessor's Parcel Number: 078-0190-004

Applicant: Robert S. Fisher- Architect 8925 Atascadero Avenue Atascadero, CA 93422	Property Owner: Environmental Care Inc. 8583 Kiefer Boulevard Sacramento, CA 95826
---	---

General Plan Designation:	Heavy Commercial or Warehouse
Existing Land Use of Site:	Industrial
Existing Zoning of Site:	Heavy Industrial, M-2S

Surrounding Land Use and Zoning:
North: M-2S; Light Rail Tracks
South: M-2SR; Industrial
East: M-2S; Industrial
West: M-2S; Industrial

Property Dimensions:	Irregular
Property Area:	1.64± acres
Parking Required:	17 spaces (1:500- general commercial area and 1:400- office)
Parking Provided:	20 spaces
Square Footage of Buildings:	8,390 square feet
Height of Building:	One Story, 20 feet

Z94-077

September 6, 1994

ITEM 1

Exterior Building Materials: Masonry and Metal
Roof Materials: Metal
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A, B, and C

Previous Files: None

Background Information: The site has contained a mixed use of office, vehicle storage and repair for a landscaping business since 1986. The site is presently unimproved and has two ranch style buildings that are over 40 years old that will be demolished. One of these buildings has been used for office space.

Additional Information: The applicant proposes to construct a single story 8,390 square foot two part building on the site. The building will be located on the northeast side of the site. The office area will be located in the south part of the building and will total 2,640 square feet. This portion of the building will be constructed out of masonry. The north part of the building will total 5,750 square feet and will be constructed out of metal. There will be an additional 1,075 square feet of temporary office space in this portion of the building. The northern portion of the building will include an enclosed truck wash area. The remaining site area will be paved to provide a storage area for the maintenance vehicles. The site will be enclosed by an eight foot chain link fence with redwood slats which meets the Zoning Ordinance screening requirements for the M-2S zone.

The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-2 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet. The proposed total office space in the new structure is 44 percent of the total building square footage. The office space is required for the operation of the business.

The proposed site plan indicates there will be 20 parking spaces which is more than required. The office area requires a total of nine parking spaces and the remaining commercial uses require eight parking spaces. According to the Zoning Ordinance, the project is required to provide one bicycle parking space that is a Class I facility. The site plan does not show any type of trash enclosure.

Agency Comments

The proposed project has been reviewed by the various City Departments. Their comments have been included as conditions of approval.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15302(b) and Section 15301(e[2])}

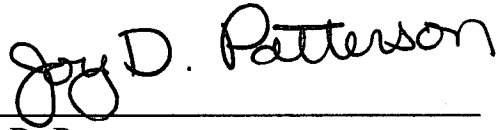
Conditions of Approval

1. The applicant shall provide one bicycle parking space that is a Class I facility. The bicycle parking facility shall be indicated on a revised site plan submitted to the Building Division prior to issuance of building permits.
2. A trash enclosure (if one is to be provided) shall be indicated on the revised site plan submitted to the Building Division prior to issuance of building permits. 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.
3. The applicant shall provide an on-site 10,000 gallon water tank for emergency use only to the satisfaction of the Fire Department. (Building- Elaine Clarke)
4. On-site grading, paving, and drainage shall be approved by Public Works prior to issuance of a building permit. (Development Services)
5. Frontage improvements to include curbs, gutters, sidewalks, driveways, paving, street lighting, and utilities shall be approved by Public Works prior to issuance of building permits. (Development Services)
6. Off-site extensions for water and drainage may be required. (Development Services)
7. The applicant shall coordinate sanitary sewers with the County Sanitation District No. 1. (Development Services)
8. The driveways and parking spaces shall be to City standards. Handicap parking space(s) must comply with ADA requirements. (Transportation Engineering)
9. Dedicate and construct Kiefer Boulevard to a 45 foot half-street {40 feet and five foot bike lane}. (Transportation Engineering)
10. Any further additions of structures for office use shall require an additional Special Permit.
11. Size and location of the addition shall conform to the plans submitted.
12. The applicant shall obtain all necessary building permits prior to commencing construction.

13. The perimeter of the property shall be screened with a minimum six foot high solid fence or wall as indicated on Exhibit A.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within a new industrial 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 and setbacks will be provided;
 - b. the entire site will be improved and new landscaping will be added; and
 - c. the proposed buildings will replace older buildings in a state of disrepair and will be compatible with the existing industrial/warehouse buildings in the area.
3. The project is consistent with the General Plan which designates the site Heavy Commercial or Warehouse.

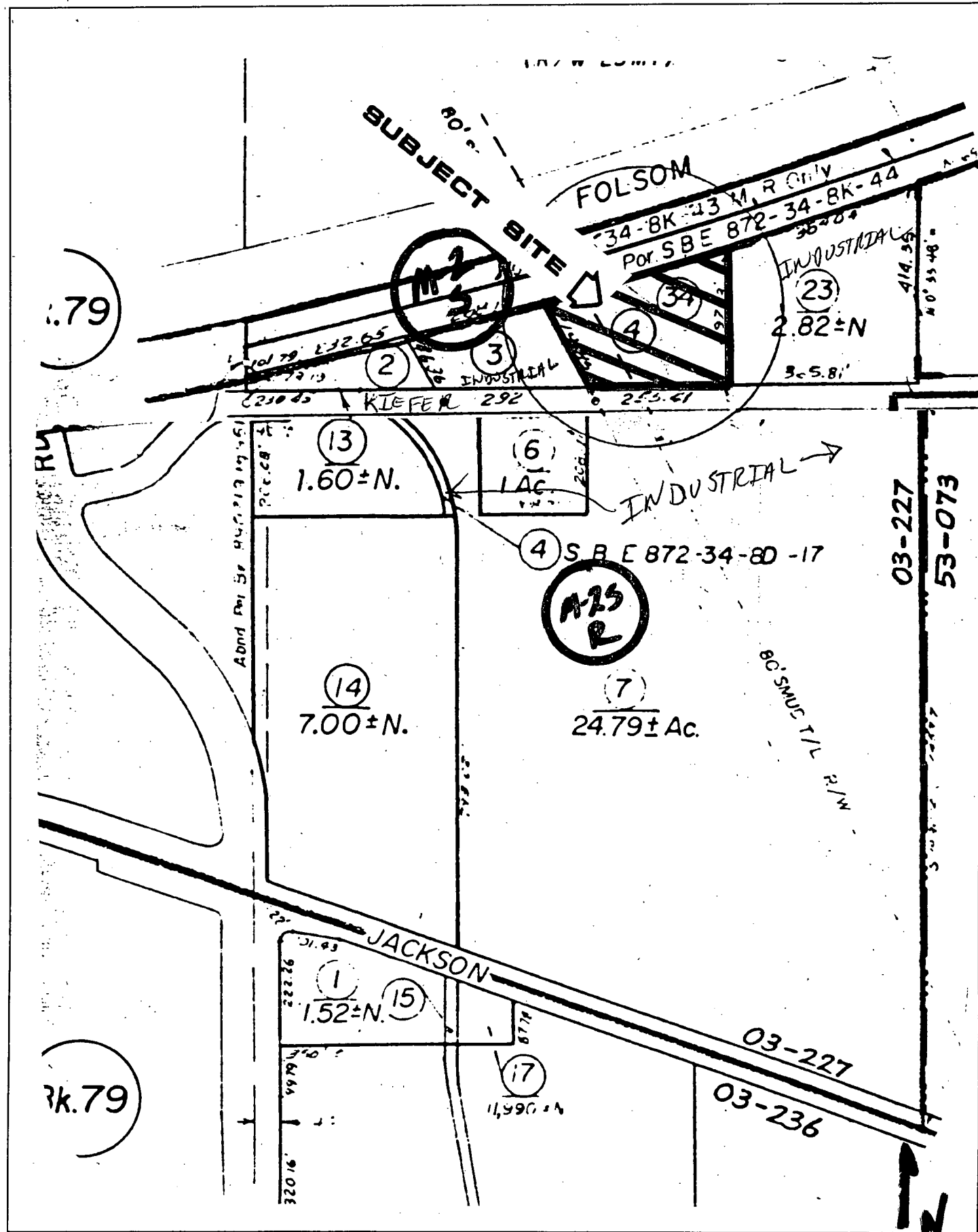


Joy D. Patterson
Zoning Administrator

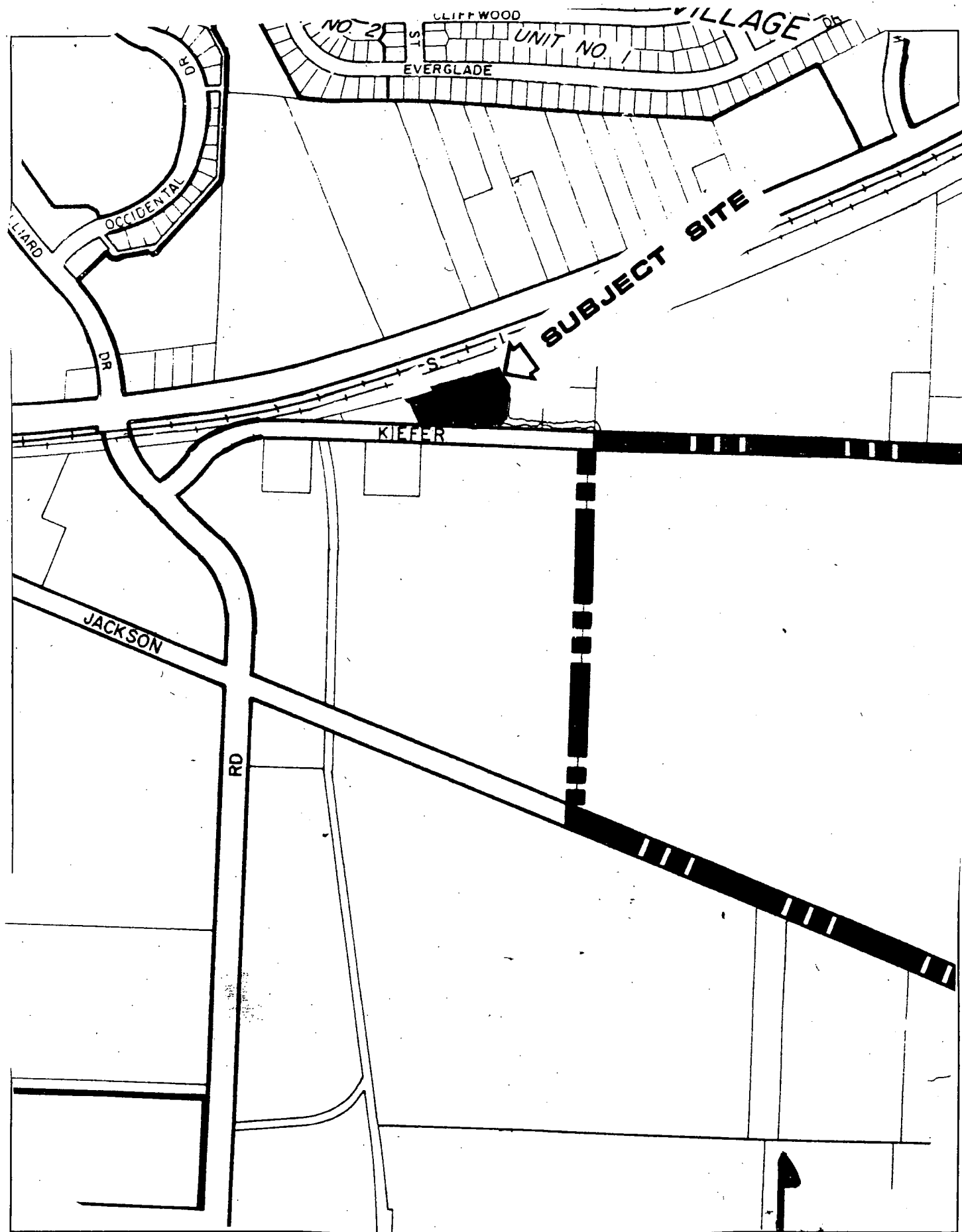
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit or Variance use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building 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



LAND USE & ZONING MAP



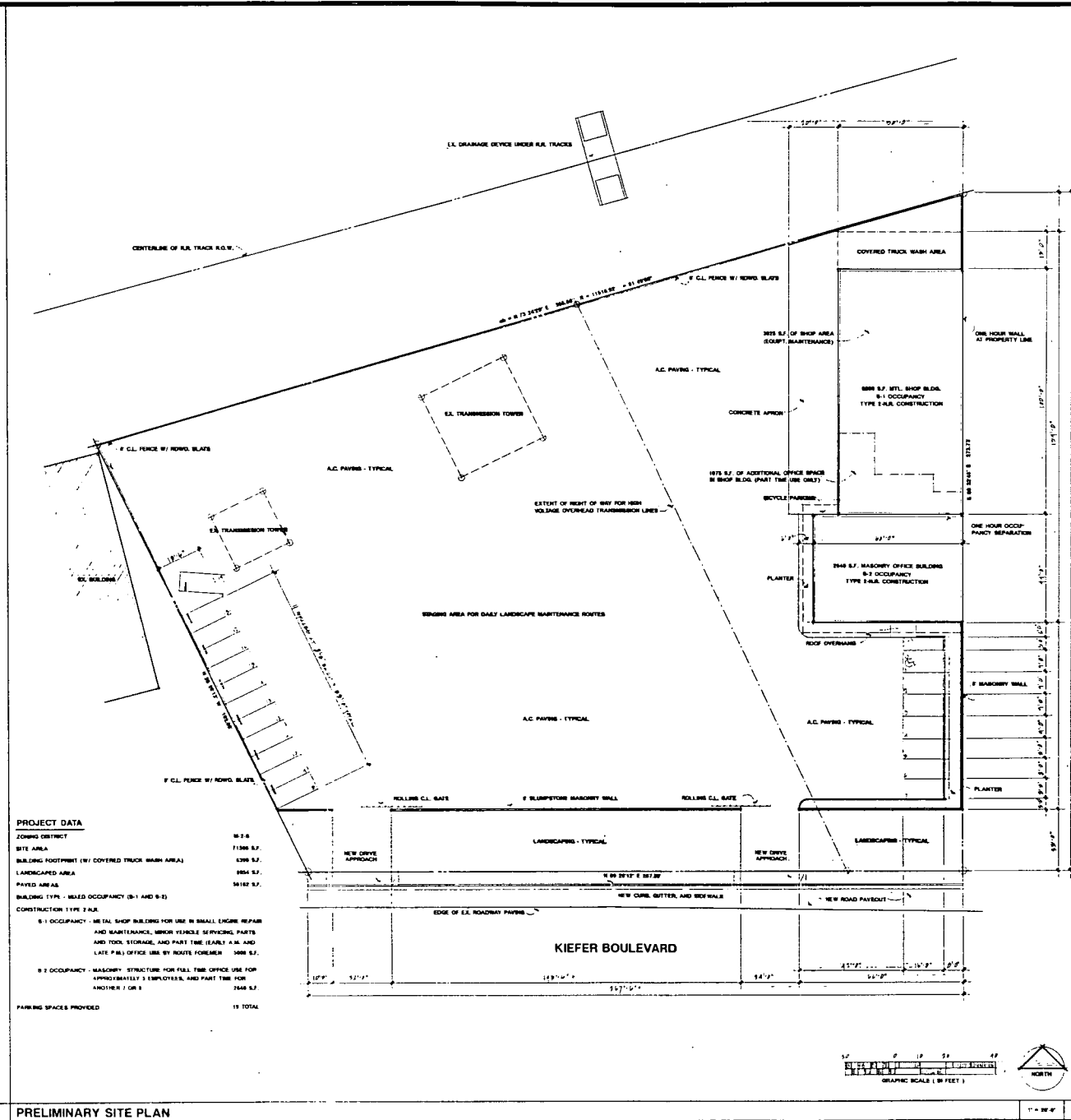
VICINITY MAP

Z94-077

SEPTEMBER 6, 1994

ITEM NO. 1

EXHIBIT - A



PROJECT DATA

zoning district	M 2.4
site area	11,000 S.F.
building footprint (w/ covered truck wash area)	1,200 S.F.
landscaped area	1,804 S.F.
paved areas	5,612 S.F.
building type - mixed occupancy (S-1 and S-2)	
construction type 2 A.R.	
S-1 occupancy - metal shop building for use in small engine repair and maintenance, minor vehicle servicing, parts and tool storage, and part time (early a.m. and late p.m.) office use by route foremen	898 S.F.
S-2 occupancy - masonry structure for full time office use for approximately 10 employees, and part time for another 7 or 8	2,948 S.F.
parking spaces provided	19 TOTAL

PRELIMINARY SITE PLAN

REVISIONS	BY

AN OFFICE AND SHOP BUILDING FOR
ENVIRONMENTAL CARE INCORPORATED
 6553 KIEFER BOULEVARD SACRAMENTO, CA.

DRAWN	
CHECKED	
DATE	11-1-88
SCALE	AS SHOWN
JOB NO.	
SHEET	
OF	SHEETS

A-1

ITEM 1

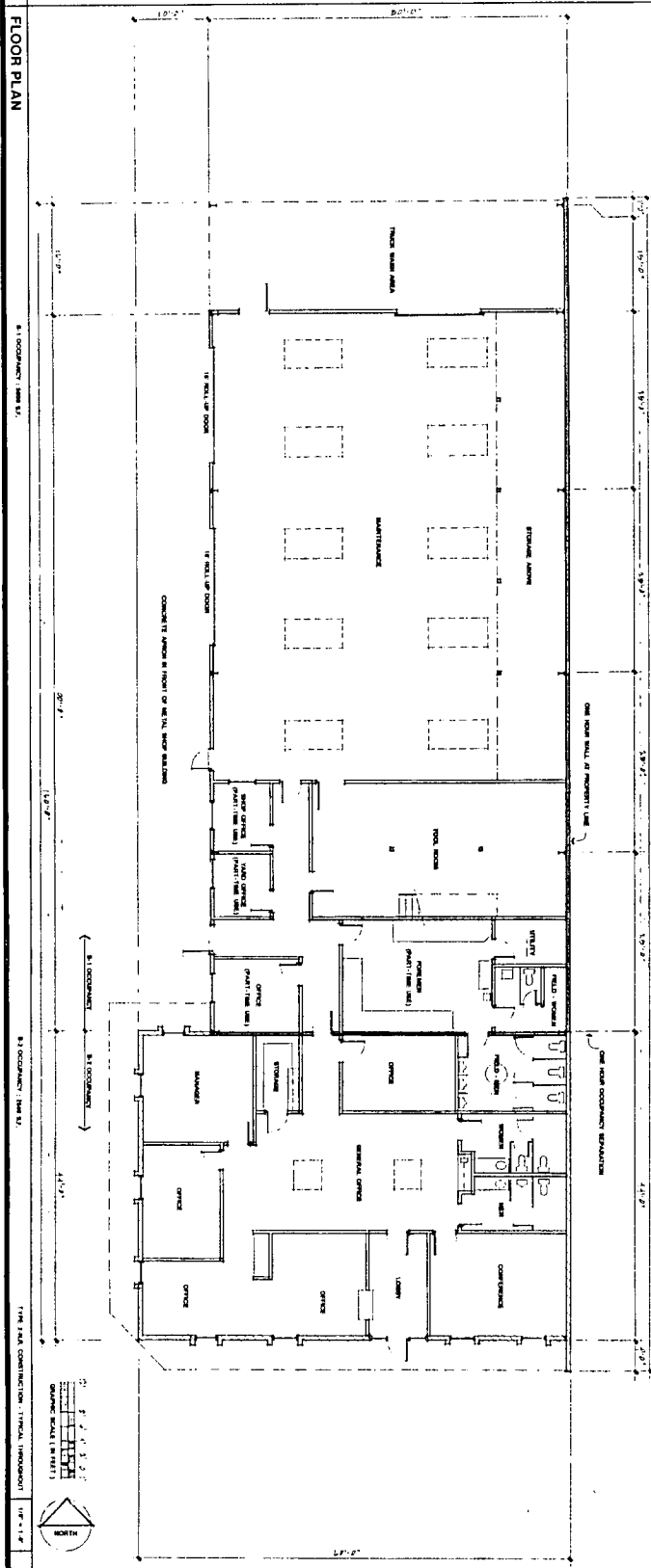
SEPTEMBER 6, 1994

294-077

294-077

EXHIBIT - B

FLOOR PLAN



7.07
and 0.77
220-077

NO.	DATE	BY	REVISION
A-2	9/6/94

AN OFFICE AND SHOP BUILDING FOR
ENVIRONMENTAL CARE INCORPORATED
 8583 KIEFER BOULEVARD SACRAMENTO, CA.



NO.	DATE	BY	REVISION

294-077

SEPTEMBER 6, 1994

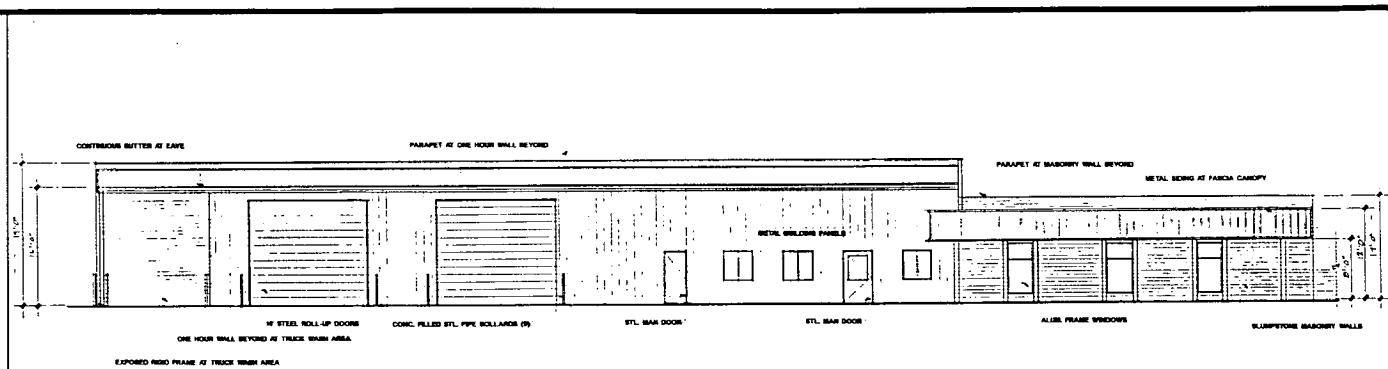
ITEM 1

294-077

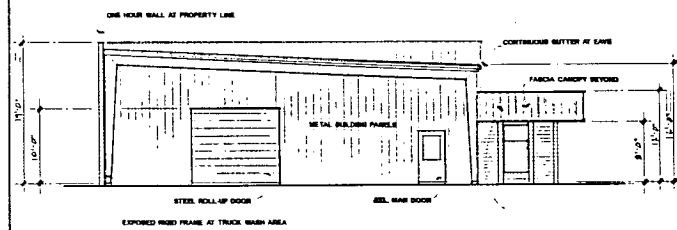
SEPTEMBER 6, 1994

ITEM 1

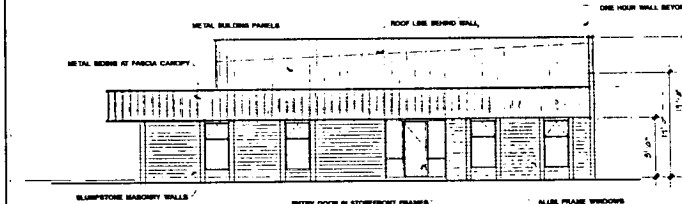
220-077



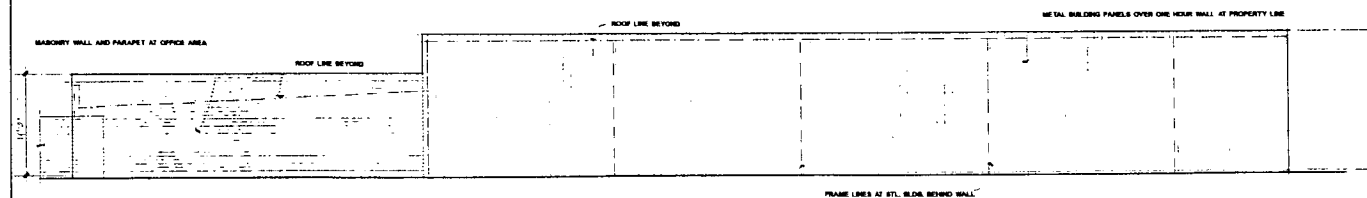
WEST ELEVATION AT DRIVE WAY AND YARD



NORTH ELEVATION



SOUTH ELEVATION AT KIEFER BOULEVARD



EAST ELEVATION AT PROPERTY LINE

REVISIONS	BY

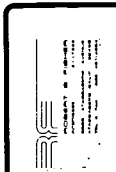


EXHIBIT - C

AN OFFICE AND SHOP FACILITIES FOR
ENVIRONMENTAL CARE INCORPORATED
 4885 KIEFER BOULEVARD SACRAMENTO, CA.

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	
A-3	
OF SHEETS	