

**RESOLUTION NO. 1751**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION  
ON DATE OF MARCH 30, 1995

A RESOLUTION ADOPTING FINDINGS OF FACT AND  
APPROVING A SPECIAL PERMIT FOR PROPERTY LOCATED  
AT 8589 THYS COURT (APN: 062-0071-011) (P95-014)

WHEREAS, the City Planning Commission on March 30, 1995, held a public hearing pertaining to the request for approval of a Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91% on 2.12± acres in the Heavy Industrial (M-2S) zone.

WHEREAS, the proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15305).

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for:

- A. The Special Permit to exceed the 25% maximum allowable office space requirement from approximately 86% to 91%.
  1. Granting the Special Permit is based on sound principles of land use in that the additional office square footage to the construction company complex is compatible with existing industrial and warehouse uses in the area.
  2. Granting the project would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
    - a. the property is zoned for Industrial uses, and
    - b. the required parking, building and landscape setbacks will be met.
  3. The project is consistent with the General Plan and South Sacramento Community Plan which designate the site Industrial.

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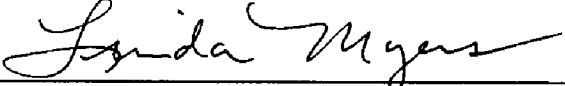
NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved subject to the following conditions:
  - a) Phasing of project. The project may be constructed in phases as identified on Exhibit D (Phase I) and Exhibit E (Phase II). Phase I building permits must be secured and construction commenced by March 30, 1997 (two years). The construction of Phase I will activate Phase II in that building permits do not need to be secured within two years; however, building permits must be secured and construction commenced on Phase II by March 30, 2010 (15 years). If the applicant decides not to construct the Phase I modular unit and instead only adds on to the existing structure (Phase II), this is permitted provided:
    - I. building permits are secured and construction commenced within two years of date of approval (March 30, 1997);
    - II. office square footage on the site does not exceed 15,549 square feet; and
    - III. conditions c through e below shall apply to submitted Phase II plans.
  - b) A revised site plan, floor plan and building elevations shall be submitted for Planning staff review and approval prior to issuance of building permits for Phase II. The Phase II building addition will be compatible in design and materials with the existing office complex located on the site. Total office square footage on the site with the addition of Phase II shall not exceed 15,549 square feet.
  - c) The existing chip-sealed area on the east side of the driveway shall be removed or improved for a storage area per city standards and the approved site plan. All driveways, storage and parking areas shall meet the surfacing standards of the City of Sacramento prior to the issuance of any building permit(s). All storage areas shall be screened with a solid fence or wall. These improvements shall be clearly indicated on the plans submitted to the Building Division as part of Phase I (see Exhibit D).
  - d) Landscaping and irrigation plans shall be provided for the 25 foot landscape setback area and submitted as part of the Phase I building permit application (see Exhibits C & D). The landscape area shall include: a

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combination of trees, mounded turf and/or live ground cover and shrubs. A fully automatic irrigation system shall be provided. Applicant shall comply with the City Water Conservation Ordinance requirements. These improvements shall be installed as part of the Phase I building permit.

- e) Parking shall be provided at the ratio required by the Zoning Ordinance for all phases. All parking areas shall meet the provisions of the Tree Shading Ordinance prior to issuance of any final building permit.

  
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CHAIRPERSON

ATTEST:

  
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SECRETARY TO PLANNING COMMISSION

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