

RESOLUTION NO. 1710

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF DECEMBER 8, 1994

**A RESOLUTION ADOPTING FINDINGS OF FACT
AND APPROVING A SPECIAL PERMIT
MODIFICATION AND A PLAN REVIEW FOR
PROPERTY LOCATED AT 4750 BELOIT DRIVE
(P94-121)(APN:238-0012-019)**

WHEREAS, the City Planning Commission on December 8, 1994, held a public hearing on the request for approval of a Special Permit Modification and Plan Review for expansion of an existing office/warehouse building from 3,830 square feet to 5,407 square feet at the property located at the above described location;

WHEREAS, the City Environmental Coordinator has determined that the proposed project is exempt from environmental determination pursuant to CEQA, Section 15301(E)(1).

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

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

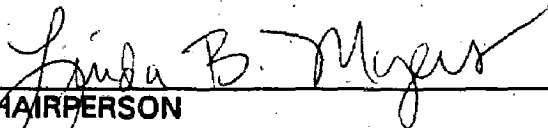
1. The Special Permit Modification and Plan Review is hereby approved based upon the following findings of fact:
 - a. Granting the Special Permit Modification and the Plan Review would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - 1) The proposed project does not exceed the maximum setback requirements;
 - 2) The existing and proposed use is compatible with the surrounding residential and industrial land uses in the area.
 - b. Granting the Special Permit Modification and the Plan Review does not constitute a special privilege extended to an individual property owner in that similar entitlements would and have been granted to other property owners facing similar circumstances.

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- c. The project is consistent with the General Plan and North Sacramento Community Plan which designate the site for residential land use.
2. The Special Permit Modification and the Plan Review for the proposed office/warehouse expansion is hereby approved subject to the following conditions:
- a. Parking spaces that are to City standards shall be provided.
 - b. Handicap parking spaces shall comply with the American Disabilities Act (ADA) requirements.
 - c. The applicant shall submit a landscape and irrigation plan that incorporates the requirements of the water conserving landscaping ordinance for Planning staff's review and approval prior to issuance of building permits. All designated parking areas shall meet the 50 percent shading requirement.
 - d. The truck wash area must be isolated from the on-site drainage system and the flows from this area must be routed to the sanitary sewer system. Disposal of concentrated wash water and sediment will have to be accomplished in accordance with County guidelines.
 - e. No underground gasoline storage facilities shall be allowed unless the Special Permit has been modified.
 - f. The applicant shall not store partially used or empty chemical containers outside the warehouse building.
 - g. The applicant shall comply with all materials handling and storage requirements imposed by the U.S.D.A., County Environmental Health Department, Regional Water Quality Control Board and County Regional Sanitation District.
 - h. All parking spaces to the east of the office/warehouse use on the project site that are intended to be used for the parking of Clark Pest Control fleet vehicles shall be posted with signage that indicates "Clark Pest Control Fleet Vehicle Parking Only".

Advisory Notes:

1. 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.

Refer to the City of Sacramento's "Administrative and Technical Procedures Manual for Grading, Erosion and Sediment Control", January 1994, for acceptable BMPs to control erosion and sediment transport, and pollution associated with construction activities. This Manual is available from the Department of Utilities by calling 433-6318.



CHAIRPERSON

ATTEST:



SECRETARY TO PLANNING COMMISSION

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