

CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT: Campbell Taggart Inc., c/o Diepenbrock, Wulff, Plant & Hannegan-Ste 800, Sacto 95814	455 Capitol Mall
OWNER: Multiple Owners (See *)	
PLANS BY: The Benham Group - 1000 Des Peres Rd. #355, St. Louis, MO & Murray Smith & Assoc.	
FILING DATE: 3/23/84	50 DAY CPC ACTION DATE: _____
NEGATIVE DEC: 4/16/84	EIR: _____
ASSESSOR'S PCL NO: 013-244-01,08,09,15,24;	REPORT BY: JP:sg:lad:sm
ASSESSOR'S PCL NO: 013-291-01,02,03,04,05	

APPLICATION:

1. Negative Declaration
2. Special Permit to locate a portion of a 104 space parking lot in the Single Family (R-1) zone (Sec. 2-C-28 and 2-E-5)
3. Variance to remodel and expand an existing non-conforming 96,000± square foot commercial bakery to 147,000± square feet in the General Commercial (C-2) zone (Sec. 2-C-41 and 2-E-9)
4. Variance to waive 25 of the required 129 parking spaces for a commercial bakery use (Withdrawn)
5. Variance to locate 102 required parking spaces off-site for a commercial bakery use (Sec. 6-D-14)
6. Lot Line Adjustment to merge five parcels into one lot to accommodate an existing commercial bakery (Subdivision Map Act (Sec. 66499.20-3/4)
7. Lot Line Adjustment to merge five parcels into one lot to accommodate a proposed off-site parking lot (Subdivision Map Act Sec. 66499.20-3/4)

LOCATION: 3226 Montgomery Way (bakery site) and NE corner of 33rd Street and 6th Avenue (parking lot site).

PROPOSAL: The applicant is requesting the necessary entitlements to expand the existing 96,000± square foot Rainbo Bread Bakery to 147,000± square feet.

PROJECT INFORMATION:

	<u>Bakery Site</u>	<u>Parking Lot Site</u>
1974 General Plan Designation:	Residential	Residential
1963 Oak Park Community Plan Designation:	Shopping or Commercial	Shopping or Commercial and Light Density Residential
1973 Oak Park Redevelopment Plan:	Manufacturing	Manufacturing and Open Space
Existing Zoning of Site:	C-2	C-2 and R-1
Existing Land Use of Site:	Commercial Bakery	Vacant, Abandoned Commercial Structure and three Single Family Residences

- *Rainbo Baking Co., 3226 Montgomery Way, Sacramento, CA
- *John C. Martz, 5 Romany Park Lane, St. Louis, MO 63132
- *Fred & June Arriba, 5095 Scarborough Way, Sacramento, CA 95823
- *Oquine & Linda Jackson, 3341-6th Avenue, Sacramento, CA 95817

Surrounding Land Use and Zoning:

North:	Multi-Family Residential; R-1, R-4-R	McClatchy Park; R-1
South:	Restaurant, Single & Multi-Family Residential; R-1, C-2	Church, Single & Multi-Family Residential; R-1, C-2
East:	McClatchy Park & Parking Lot Site; R-1, C-2	Single Family Residential; R-1
West:	Freeway 99; TC	Bakery Site; C-2
Parking Required:	129 Spaces (1:1000 ratio, excluding the 18,000± square foot route truck building)	
Parking Provided:	27	104
	(Total 131 spaces)	
Property Dimensions:	300±' x 560±'	150±' x 249±'
Property Area:	3.9± acres	0.9± acres
Topography:	Flat	
Street Improvements/Utilities:	Existing	
Square Footage of Existing Bakery Buildings:	96,000± square feet	
Square Footage of Proposed Bakery Buildings:	51,000± square feet	
Total Proposed Square Footage:	147,000± square feet	
Proposed Building Colors:	Beige, to match existing buildings	
Proposed Building Materials:	Textured metal wall panels on new construction	

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The subject site consists of 10 parcels totaling 5± acres in the Single Family (R-1) zone and General Commercial (C-2) zone. The Rainbo Bread Bakery is located on five of the parcels, on the block bounded by 32nd Street, 33rd Street, 6th Avenue and Montgomery Way. The existing buildings located on this block are the bakery plant, warehouse, truck dock, truck maintenance facility and bakery thrift store, totaling 96,000± square feet. Due to increased production and expansion costs, the applicant is proposing to modernize the existing bakery facility by constructing a 33,000± square foot addition to the bakery plant and a new 18,000± square foot route truck building. (Exhibits A-S)

Total proposed building square footage for the bakery site would be 147,000± square feet. The bakery was constructed in 1927 and is currently a non-conforming use as the current Zoning Ordinance allows a maximum of 6,400 square feet of floor area for a bakery in the General Commercial zone. The applicant, therefore, is requesting a variance to expand an existing 96,000± square foot non-conforming use to 147,000± square feet. A lot line adjustment is also requested to merge the five parcels comprising the bakery site into one parcel.

As part of the bakery expansion all but 27 of the existing 103 parking spaces on the bakery site will be eliminated. The bakery expansion will require

that 129 parking spaces be provided (ratio one space per 1,000 square feet, not including the proposed 18,000 square foot route truck building). The applicant, therefore, is requesting the necessary entitlements to construct a 104 space employee parking lot on the five parcels located at the northeast corner of 6th Avenue and 33rd Street. The two parcels adjacent to 33rd Street are vacant except for an abandoned commercial structure and are in the General Commercial zone. The three eastern parcels adjacent to 6th Avenue are in the Single Family zone and contain single family dwellings on each lot.

2. The proposal has been reviewed by the City Traffic Engineering, Real Estate, Building, Engineering, and Water and Sewer Divisions. The following comments were received:

Traffic Engineering

- a. Remove all unused and abandoned driveways;
- b. Planter at corner of 32nd Street and 6th Avenue should be increased in size;
- c. Delete back-in trash loading;
- d. Driveway off of 6th Avenue used as entrance to employee parking lot is too close to the intersection. Driveway should be relocated or deleted;
- e. Sidewalks should be a minimum of 4.5 feet. Any sidewalks on private property along the street should be dedicated to the City of Sacramento.

Real Estate

Pay off any existing assessment before recordation of lot line adjustments.

Building, Engineering, Water and Sewer

No comments.

3. The subject site is located in the Oak Park Redevelopment Area and the proposal was reviewed by the Oak Park Project Area Committee and Redevelopment Agency staff. The Oak Park PAC endorsed the project at their April 4, 1984 meeting after being assured by the applicant that the new employee parking lot would not create traffic congestion. (Exhibit T) Redevelopment Agency staff has found the proposal consistent with the Oak Park Redevelopment Plan and recommend approval of the project. Redevelopment staff, however, is concerned with the encroachment of the parking facility onto property currently occupied by residences and would prefer to see the parking provided on the bakery site. However, if this is not possible, Redevelopment staff recommends that; a.) the area between the existing residences and parking spaces be heavily landscaped with screening shrubs, b) automobiles using the parking facility should use through streets rather than residential streets, and c) the three existing residential units should be relocated. (Exhibit V)

4. Several residents in the vicinity have contacted Planning Staff regarding the proposed bakery expansion. The majority of these residents did not oppose the bakery expansion, but several did inquire whether the expansion would create more noise in the area. The applicant has stated that the increased production will not increase the overall truck traffic in and out of the bakery (Exhibit V). Furthermore, the proposed, improved loading and unloading efficiencies and added environmental sound barriers should reduce any impacts on the surrounding area. Only one resident objected to the proposed bakery expansion, stating that the parking lot site would be better used for residential purposes (Exhibit Y).
5. The applicant proposes to add additional raised landscaped planters and trees around the perimeter of the bakery site. Staff recommends that the applicant provide additional landscaping along Montgomery Way, in order to enhance the appearance of the North side of the bakery site. Revised landscape and irrigation plans shall be submitted for Staff review and approval, prior to issuance of building permits.
6. The applicant originally proposed textured metal wall panels, to be used as the building materials for the new bakery addition and route truck building (Exhibits P-R). Staff indicated to the applicant that the proposed materials would not be compatible with the existing bakery structure. The original bakery is a fine example of art deco architecture, and its features should be retained, where possible.

Subsequently, the applicant redesigned the exterior elevations of the bakery addition and route truck building, and proposes to use a lightly textured dryvit on the exterior walls of the new construction. The dryvit will match the color of the existing bakery. The revised elevations will be available for Commission review at the May 24th meeting.

Staff has no objections to the revised elevations for the proposed new construction. The revised design and materials are compatible with the existing bakery structure and surrounding residential neighborhood. The width of the reveal lines on the route truck building, however, should be widened to provide visual relief along 33rd Street and Montgomery Way. The applicant has indicated to Staff that they have no objections to increasing the width of the reveal lines on their building.

7. The submitted site plans indicate 27 parking spaces on the bakery site (Exhibit E). Staff inspection of the site revealed that, while these areas are currently used for parking, many of the parking spaces are either not striped, or not striped as shown on the site plan. The applicant should be aware that these spaces will need to be striped, as indicated on the submitted site plan, before building permits will be finalized.
8. The construction of the proposed employee parking lot in a portion of the Single Family zone will necessitate the removal of three residential structures. The City Preservation Director visually inspected these structures and determined that they are not architecturally significant. The residence located on the western parcel appears, from the exterior, to be in the best physical condition of the three units and the most feasible structure for relocation. Staff recommends that the applicant make the three residences available to interested parties for relocation if structurally and economically feasible.

9. Traffic Engineering and Planning staff have several concerns regarding the proposed site plan for the employee parking lot. Traffic has indicated that the western driveway entrance is too close to the intersection of 6th Avenue and 33rd Street and needs to be relocated. Planning staff is concerned that the eastern driveway entrance is located too close to the adjacent single family residences, and should be relocated further to the west or along 33rd Street. In addition, to reduce the impact of the parking lot on the adjacent residences, staff recommends that any lighting proposed for the parking lot is focused on the parking area only and away from the residential uses.
10. The site plan for the proposed 102 space employee parking lot indicates several unnecessary wheel stops. These stops should be removed and the parking spaces redesigned to allow for a two foot wide planter overhang for the vehicles. The planter area along the eastern property line should also be heavily landscaped in screening shrubs and trees in order to insure an adequate noise and visual buffer between the proposed parking lot and adjacent residential uses. In addition, the current site plan does not indicate the location of any trees currently existing on the site or in the City right-of-way. These trees should be indicated on the revised landscape, shading and irrigation plans for the parking lot site.

Since this proposed parking lot will be used during the evening hours, it is suggested that a lighting system be provided (low profile) to provide safety and deter crime.

11. A six foot high solid masonry wall is also required between the proposed parking facility and adjacent residential zones to the north and east. It is recommended that the applicant design a decorative wall to provide visual relief to the adjacent residential use and uses of McClatchy Park. The design of the wall shall be reviewed and approved by the Planning Director prior to issuance of building permits. The site plan also indicates that a six foot high wrought iron fence is to be located along the West and South perimeters of the parking lot site. Staff approves of the proposed wrought iron fencing material, as it enhances the appearance of the site, along with providing security.
12. Staff has no objection to the proposed Rainbo Bakery expansion. Currently, the plant employs 198 people on a 24 hour per day basis. After the bakery expansion, an increase of 15 employees is anticipated (Exhibit W). The applicant has determined that the peak employee period is between the hours of 8 AM and 2 PM when 106 employees are present (Exhibit X). The 131 parking spaces proposed will provide adequate parking for these employees plus additional parking for bakery visitors and patrons of the bakery thrift shop. As noted above, the number of truck transports in and out of the bakery site is not scheduled to increase due to the modernization of the facility, and the number of larger transport trucks entering and exiting the bakery site will decrease by eight trucks. In addition, the loading and unloading of all route trucks will take place inside the new route truck loading building. These trucks, when not in use, will be stored in this loading area and not take away from the required parking on the bakery site. Staff, therefore, recommends approval of the requested entitlements for the proposed bakery renovation and expansion.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed project will not have a significant adverse effect on the environment and has filed a negative declaration.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the negative declaration;
2. Approval of the special permit to locate a portion of a parking lot in the Single Family zone, subject to conditions and based upon findings of fact which follow;
3. Approval of the variance to remodel and expand an existing non-conforming use, subject to conditions and based upon findings of fact which follow;
4. Approval of the variance to locate 102 parking spaces off-site, subject to conditions and based upon finding of fact which follow;
5. Approval of the lot line adjustment to merge five parcels into one lot to accommodate an existing commercial bakery by adopting the attached resolution;
6. Approval of the lot line adjustment to merge five parcels into one lot to accommodate a proposed off-site parking lot by adopting the attached resolution.

Conditions

- a. Revised landscape, shading and irrigation plans for both the bakery site and the employee parking lot shall be submitted for staff review and approval prior to issuance of building permits. Revised plans for the bakery site shall indicate additional landscaping along Montgomery Way. Revised plans for the parking lot site shall indicate;
 1. the removal of all unnecessary wheel stops and widening of planter areas;
 2. the location of screening shrubs and trees along the eastern property line of the new parking lot to act as a visual and noise buffer;
 3. all existing trees on the site and in the City right-of-way.
- b. All parking areas located on the bakery site shall be striped as shown on the submitted site plan.

- c. The applicant shall, through advertising, offer the three residential structures located on the parking lot site up for relocation purposes and/or transfer the structures to an interested house mover for relocation to a holding site.
- d. A revised parking lot site plan indicating relocated driveway entrances and the design and location of lighting fixtures shall be submitted for staff review and approval prior to issuance of building permits.
- e. The applicant shall comply with the requirements of the City Traffic Engineering Division regarding the dedication of public sidewalks.
- f. The design of the required six foot high masonry wall shall be submitted for the review and approval of the Planning Director prior to issuance of building permits.
- g. A six foot high wrought iron fence shall be installed along the West and South property lines of the parking lot site, as indicated on the submitted site plan (Exhibit E).

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that;
 - 1. the bakery facility is compatible with the adjacent residential and commercial uses and other existing public and private facilities such as parks, churches and schools;
 - 2. adequate off-street parking will be provided.
- b. The project, as conditioned, is not detrimental to the public health, safety or welfare nor will result in the creation of a nuisance in that;
 - 1. the proposed building additions are compatible with the existing structures on the subject site;
 - 2. adequate landscaping for the parking lot and bakery sites will be provided;
 - 3. adequate off-street parking for bakery employees, vehicles and visitors will be provided.
- c. The variances, as conditioned, are not a special privilege extended to one individual property owner in that;
 - 1. the bakery expansion and off-site parking lot will not significantly alter the characteristics of the area;
 - 2. a variance would be granted to other property owners facing similar circumstances.

- d. The project is in conformance with the 1974 General Plan which designates the sites for residential use and the 1963 Oak Park Community Plan which designates the sites for shopping, commercial and light density residential uses. Parking facilities are allowed in residential zones with special permit approval.
- e. The project conforms to the 1973 Oak Park Redevelopment Plan which designates the bakery site for manufacturing uses and the new parking lot site for manufacturing and open space.

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS 66 THROUGH 78, INCLUSIVE, IN BLOCK C AND LOTS 80 THROUGH 93, INCLUSIVE, IN BLOCK D, AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THE "CORRECTED AMENDED PLAT OF OAK GROVE" FILED IN THE OFFICE OF THE RECORDER, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, IN BOOK 3 OF MAPS, MAP NO. 15

APN: 013-244-01,08,09,15,24 (P84-124)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located on the block bounded by 32nd Street, 33rd Street, 6th Avenue and Montgomery Way; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1963 Oak Park Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located on the block bounded by 32nd Street, 33rd Street, 6th Avenue and Montgomery Way, City of Sacramento, be approved as shown and described in Exhibits A and B attached hereto, subject to the following condition:

Pay off any existing assessments before recordation of the lot line merger.

CHAIR _____

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

EXHIBIT B

LEGAL DESCRIPTION

LOTS 66 THROUGH 78 INCLUSIVE IN BLOCK C AND LOTS 80 THROUGH 93 INCLUSIVE
IN BLOCK D AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THE "CORRECTED
AMENDED PLAT OF OAK GROVE" FILED IN THE OFFICE OF THE RECORDER COUNTY OF
SACRAMENTO, STATE OF CALIFORNIA IN BOOK 3 OF MAPS, MAP NO. 15

P84-124

RESOLUTION NO.

Adopted by the Sacramento City Planning Commission

on date of

APPROVING A LOT LINE ADJUSTMENT TO MERGE LOTS
2501, 2502, 2503, 2504, 2505 AND 2506, AS SHOWN
ON THE OFFICIAL "PLAT OF OAK TERRACE" FILED IN
THE OFFICE OF THE RECORDER OF THE COUNTY OF
SACRAMENTO, STATE OF CALIFORNIA, IN BOOK 5 OF
MAPS, MAP NO. 46
APN: 013-291-01,02,03,04,05 (P84-124)

WHEREAS, the Planning Director has submitted to the Planning Commission a report and recommendation concerning the lot line merger for property located at the north-east corner of 33rd Street and 6th Avenue; and

WHEREAS, the lot line merger is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15305(a)); and

WHEREAS, the lot line merger is consistent with the 1974 City General Plan and the 1963 Oak Park Community Plan;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sacramento:

That the lot line adjustment for property located at the northeast corner of 33rd Street and 6th Avenue, City of Sacramento, be approved as shown and described in Exhibits C and D attached hereto, subject to the following condition:

Pay off any existing assessments before recordation of the lot line merger.

CHAIR

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

Merger Exhibit for

APN 13-291-1,2,3,4,5

Lots 2501-2506, "PLAT OF OAK TERRACE" S.B.M. 48

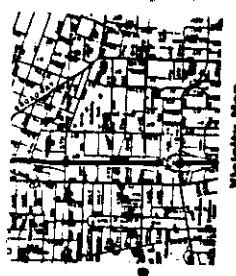
City of Sacramento

MURRAY SMITH & ASSOCIATES

March, 1984

JAMES MC CLATCHY PARK

Lot Lines To Be Removed



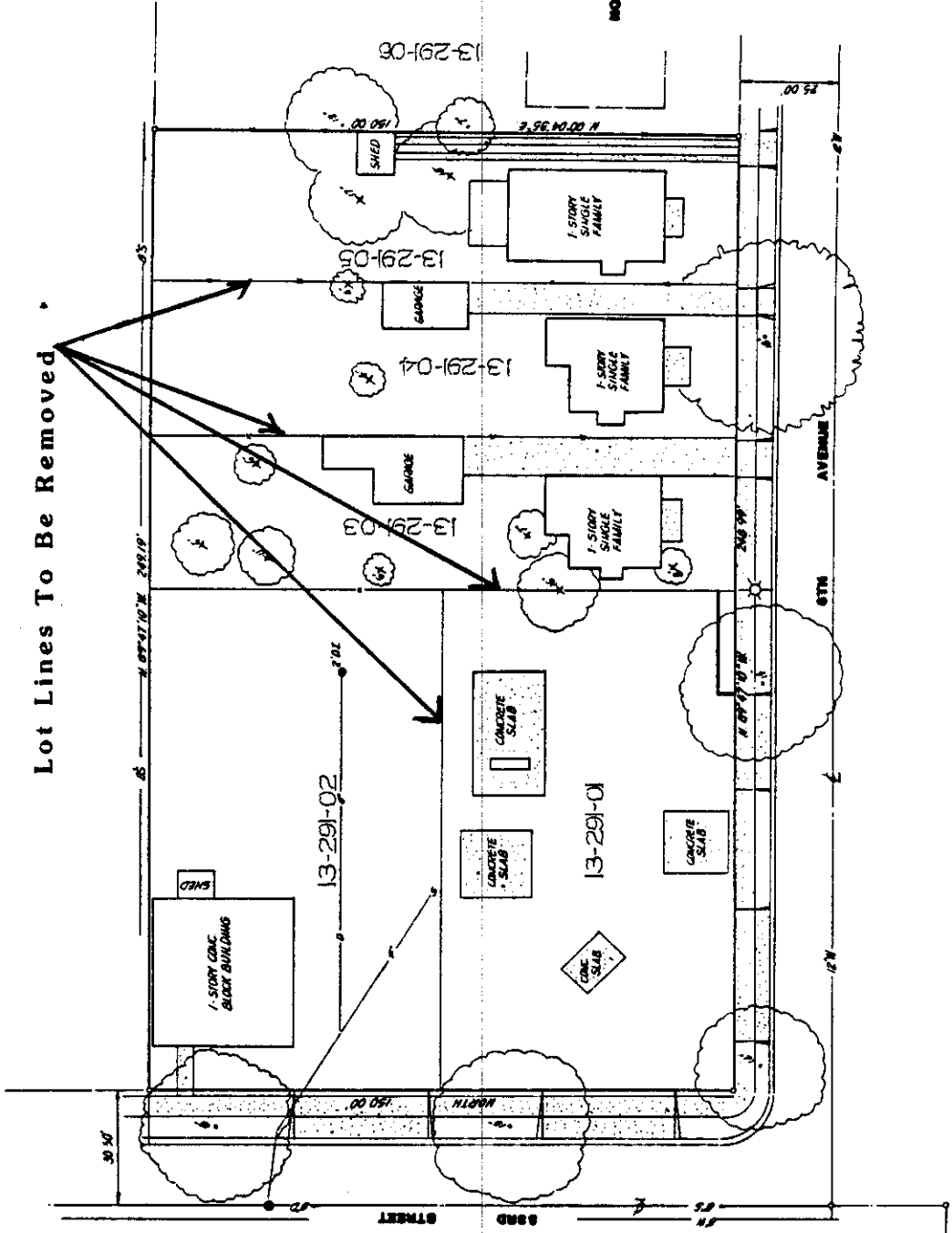
Vicinity Map



EXHIBIT C

NOTE: All structures shown herein to be removed.

X : DRINKING TREES TO BE REMOVED



884-124

5-24-84

#9

EXHIBIT D

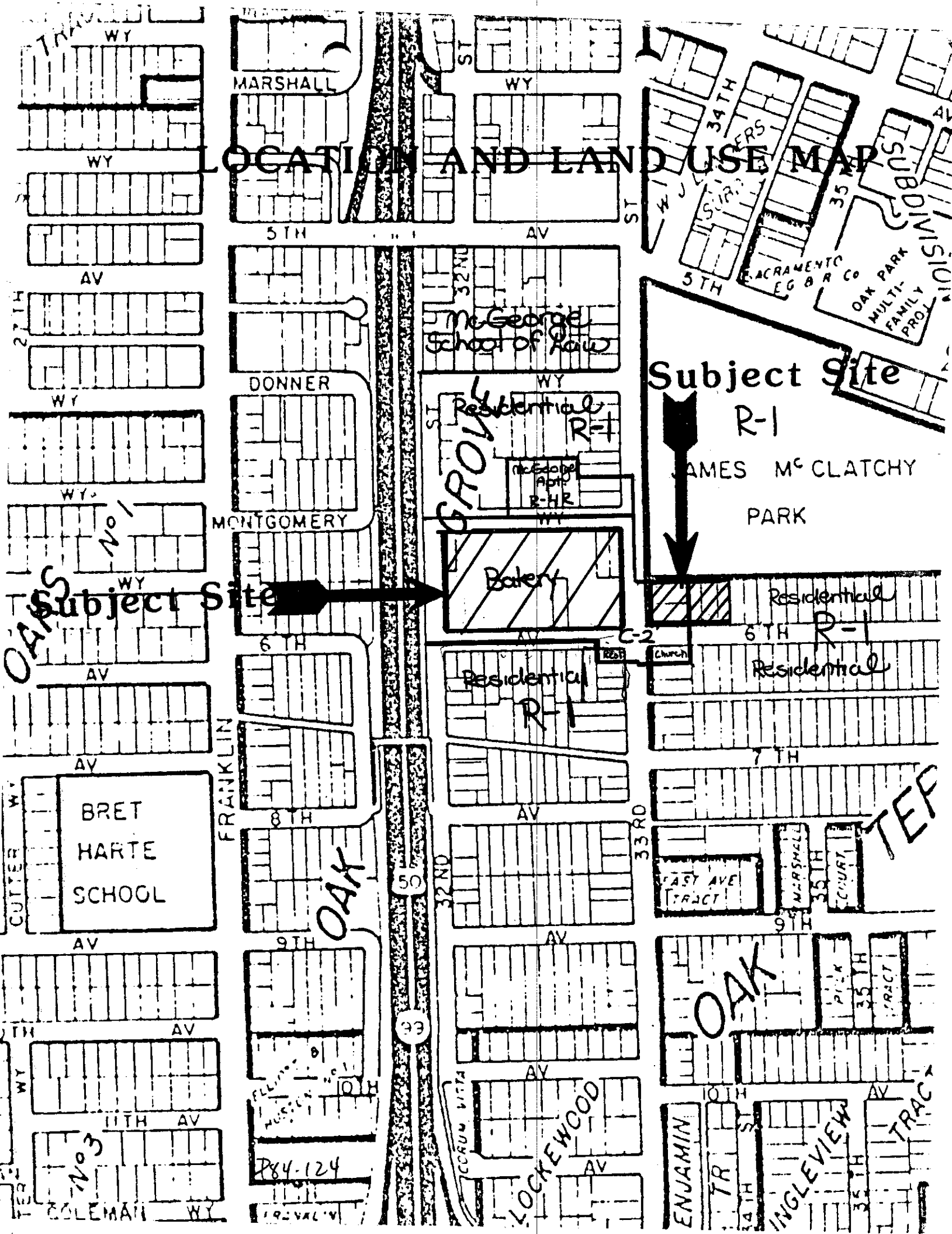
All that real property situate in the City of Sacramento, County of Sacramento, State of California described as follows:

Lots 2501, 2502, 2503, 2504, 2505 and 2506 as shown on the official "PLAT OF OAK TERRACE" filed in the office of the Recorder of said County and State in Book 5 of Maps, Map No. 46.

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The lots described hereinabove are hereby merged pursuant to Section 66499.20 1/2 of the government code.

LOCATION AND LAND USE MAP



MARSHALL
5TH
DONNER
MONTGOMERY

McGeorge School of Law
Residential R-1
McGeorge Bldg B-HR

Subject Site
R-1
JAMES MCCLATCHY PARK

FRANKLIN
6TH
8TH
9TH

GROVE
Residential R-1
Bakery
Church

Residential R-1
6TH
Residential
7TH

OAK
32ND
33RD

Residential R-1
AV
AV
AV

TEP
EAST AVE TRACT
MARGARET COURT
35TH

PELLING
MUSEUM
84-124
FRANKLIN

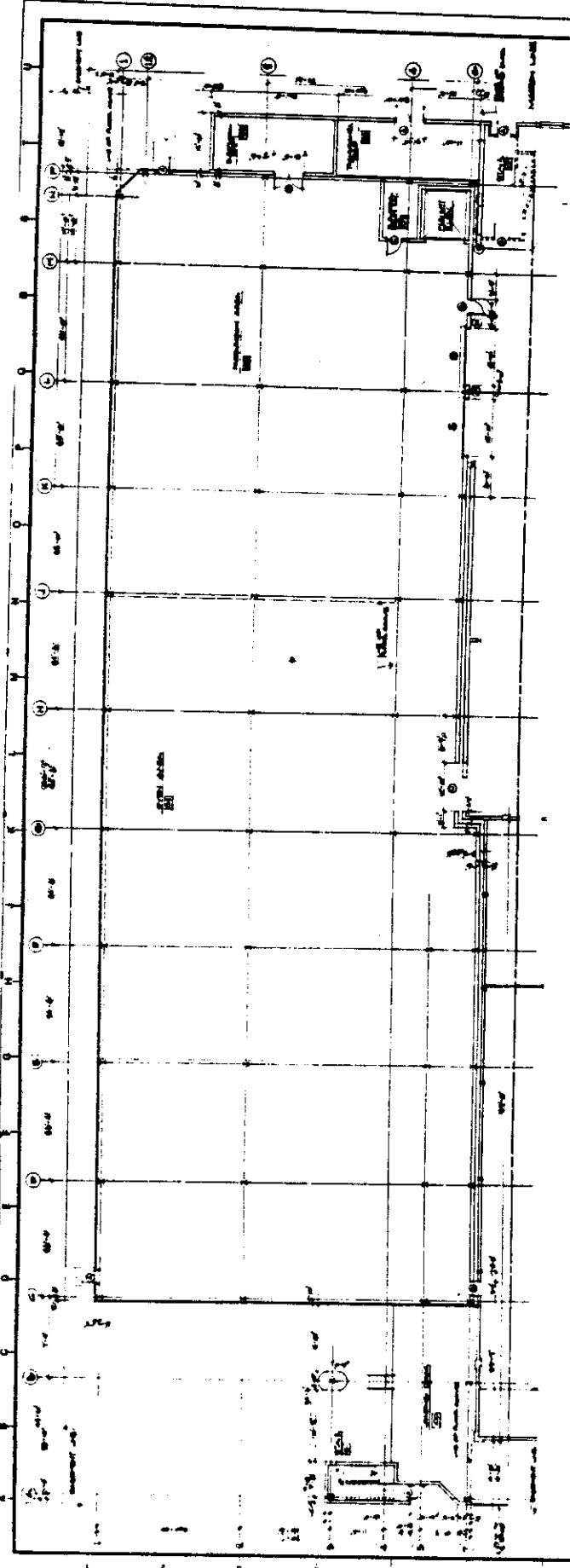
LOCKEWOOD
AV
AV
AV

OAK
ENJAMIN
TR
INGLEVIEW
TRAC

OAKS No. 1
Subject Site

No. 3
BOLEMAN WY

EXHIBIT F



FIRST FLOOR PLAN-NEW ADDITION

Campbell Taggart, Inc. 1501 15th Street, N.W. Washington, D.C. 20005 Phone: (202) 331-1100	
NEW ADDITION - FIRST FLOOR PLAN	
DATE: 10/1/84	
DRAWN BY: J.M.	
CHECKED BY: J.M.	
SCALE: AS SHOWN	
SHEET NO. 101	
PROJECT NO. 101	
DRAWING NO. 101	
CONTRACT NO. 101	
S.W. 1 A 01 101	

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5-24-84

#9

EXHIBIT G

Richie Baker Co. Expansion
Architects & Engineers
Cincinnati, Ohio

EXISTING FIRST FLOOR PLAN 1981

DATE: 5-24-84

BY: [Signature]

NO. 1 A 81 1111

FIRST FLOOR PLAN-EXISTING

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9

EXHIBIT H

NO. 1001	DATE 10/1/81
PROJECT NO. 1001	
PROJECT NAME	
CLIENT	
ARCHITECT	
ENGINEER	
DATE	
SCALE	
SHEET NO. 1001	
SHEET TOTAL	
PROJECT FLOOR PLAN	
SAC 1 A 01 1181	

FIRST FLOOR PLAN-EXISTING

#9

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5-24-81

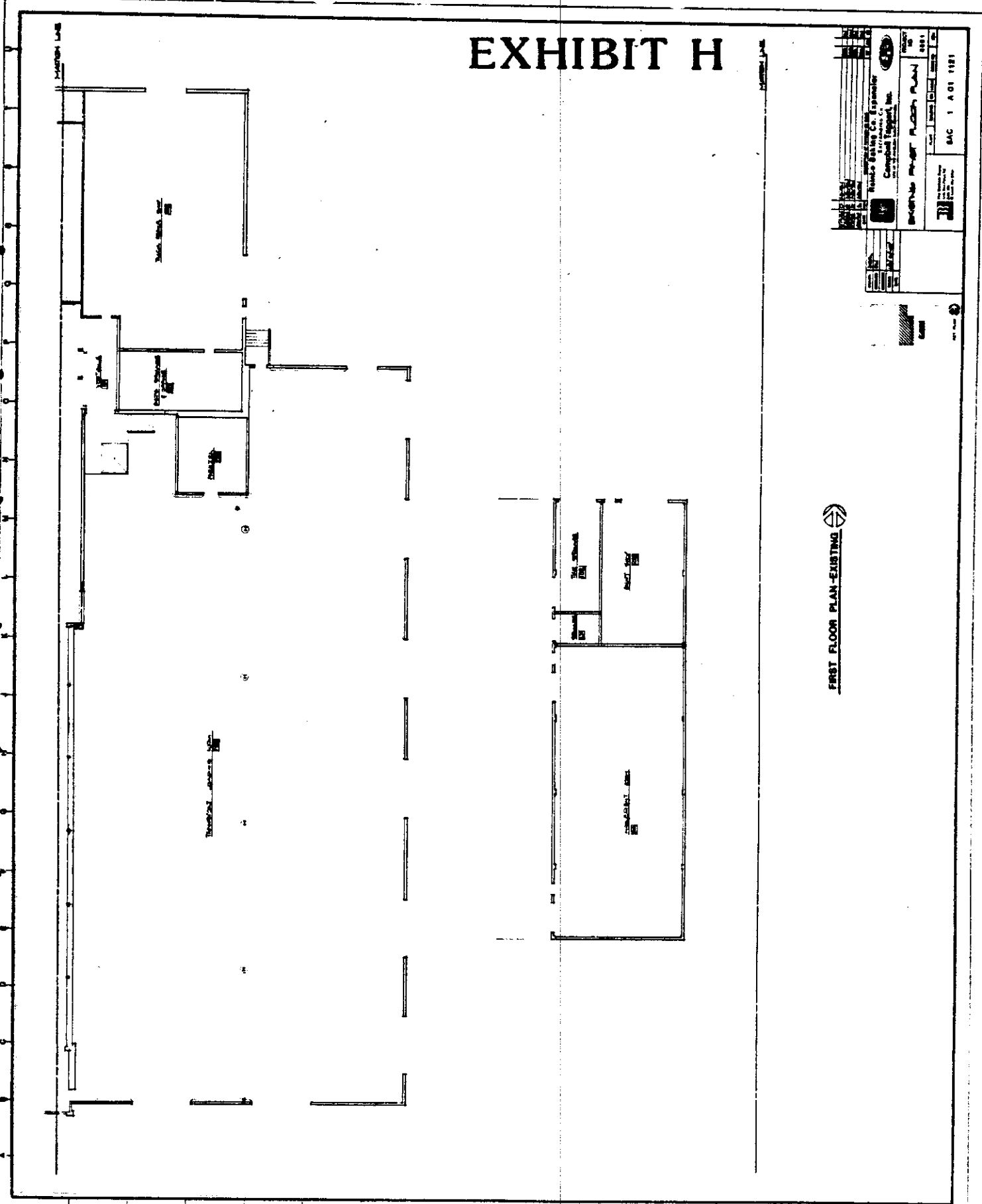
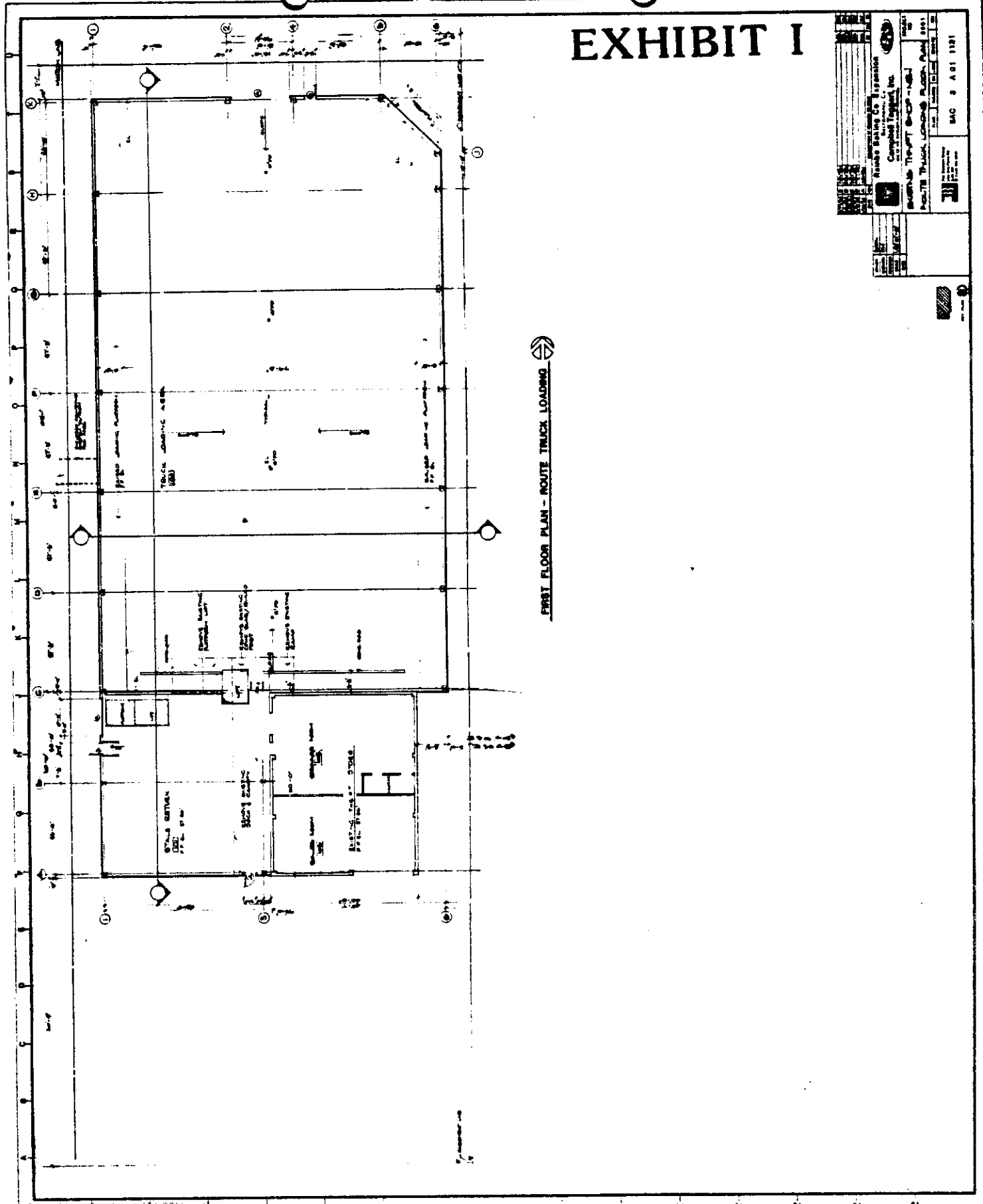


EXHIBIT I



FIRST FLOOR PLAN - ROUTE TRUCK LOADING

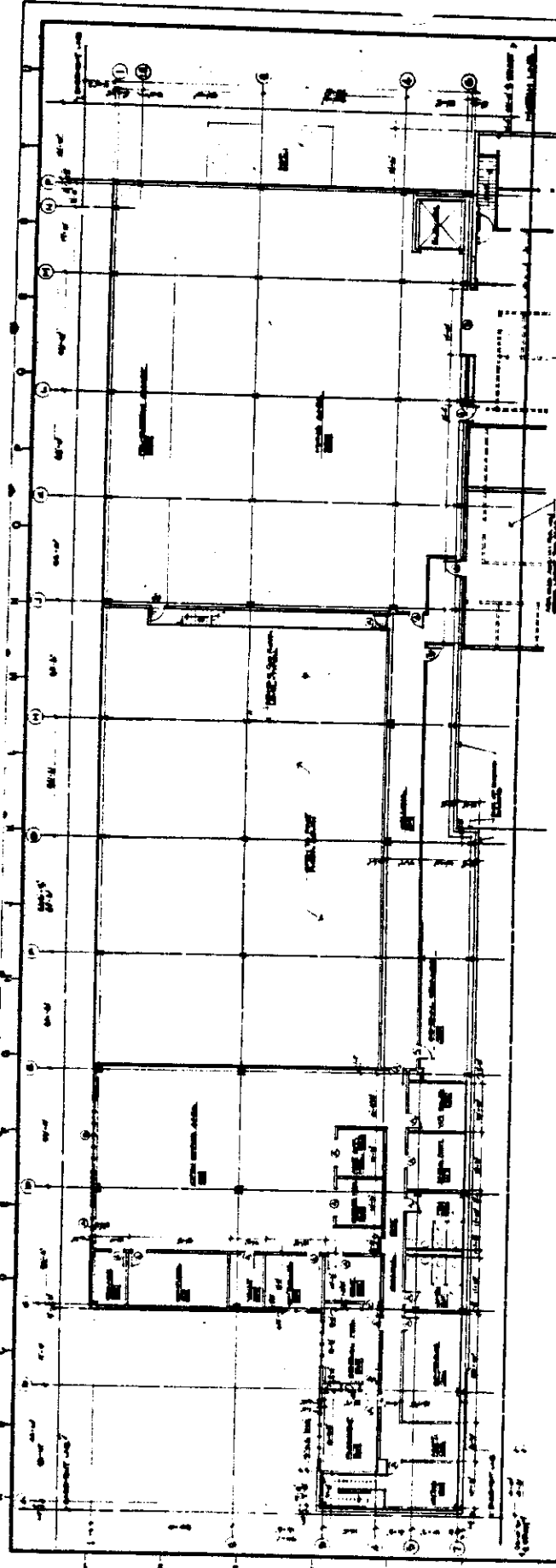
<p> <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST </p>	<p> <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST </p>	<p> <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST </p>	<p> <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST </p>	<p> <input type="checkbox"/> NORTH <input type="checkbox"/> SOUTH <input type="checkbox"/> EAST <input type="checkbox"/> WEST </p>
<p> North Building Co. Corporation 1000 North 1st Street Chicago, Illinois 60610 Contract No. 100-1001 General Contracting Co. 1000 North 1st Street Chicago, Illinois 60610 </p>				
<p> ROUTE TRUCK LOADING PLAN, PLAN 101 DATE: 10/1/58 BY: [Signature] CHECKED: [Signature] </p>				
<p> SAC 9 A 01 1001 </p>				

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EXHIBIT J



SECOND FLOOR PLAN - NEW ADDITION

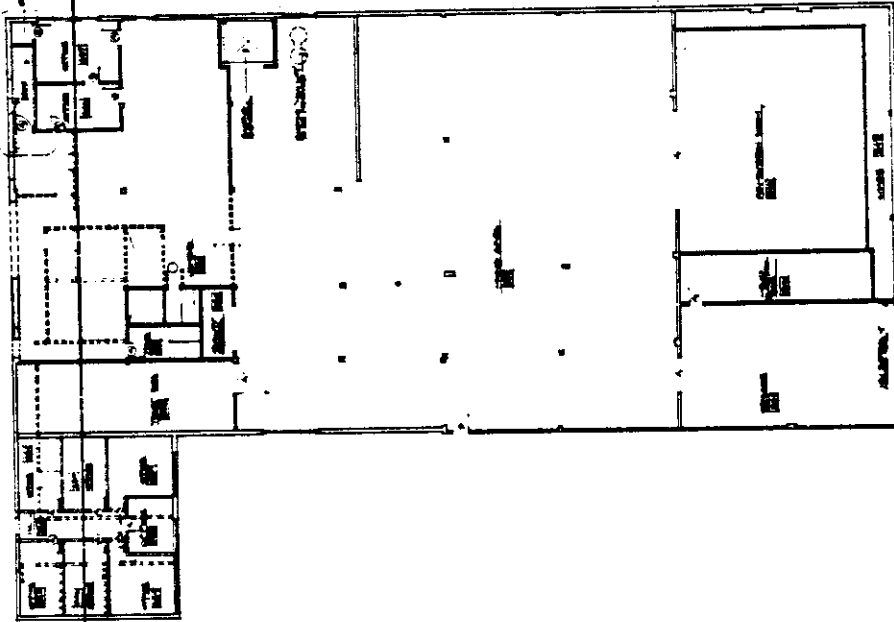
Scale	1/4" = 1'-0"
North Arrow	Pointing up
Project Name	NEW ADDITION - UNIT
Second Floor Plan	
Date	MAY 24 1984
Scale	1/4" = 1'-0"
Sheet No.	101
Project No.	84-124
Client	...
Architect	...
Engineer	...
City	...
State	...
Country	...

P84-124

5-24-84

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EXHIBIT K



SECOND FLOOR PLAN-EXISTING

Humber Building Co. Inc.	
Campbell Tappan, Inc.	
1000 ...	
SECOND FLOOR PLAN	
SAC 1 APR 1955	

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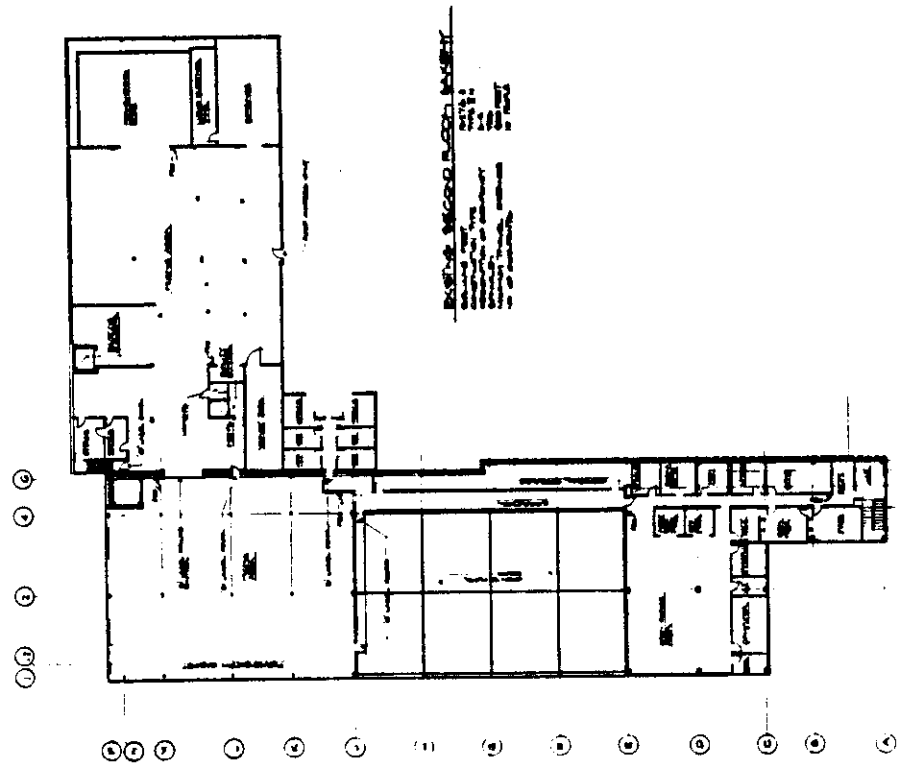
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EXHIBIT M

Title SECOND FLOOR COMPOSITE FIRE PLAN	Project BAC 600 A BE 1911
Date 11/15/84	Scale AS SHOWN
Drawn by [Signature]	Checked by [Signature]
Project Location [Address]	Project No. [Number]
Client [Company Name]	Architect [Company Name]

LEGEND

- 1. Thick solid lines - walls
- 2. Thin solid lines - doors
- 3. Dashed lines - windows
- 4. Dotted lines - fire partitions
- 5. Stippled areas - fire-rated walls
- 6. Stippled areas - fire-rated doors
- 7. Stippled areas - fire-rated windows



SECTION SECOND FLOOR ELEVATION

1. Thick solid lines - walls

2. Thin solid lines - doors

3. Dashed lines - windows

4. Dotted lines - fire partitions

5. Stippled areas - fire-rated walls

6. Stippled areas - fire-rated doors

7. Stippled areas - fire-rated windows

SECTION SECOND FLOOR ELEVATION

1. Thick solid lines - walls

2. Thin solid lines - doors

3. Dashed lines - windows

4. Dotted lines - fire partitions

5. Stippled areas - fire-rated walls

6. Stippled areas - fire-rated doors

7. Stippled areas - fire-rated windows



SECOND FLOOR COMPOSITE FIRE PLAN

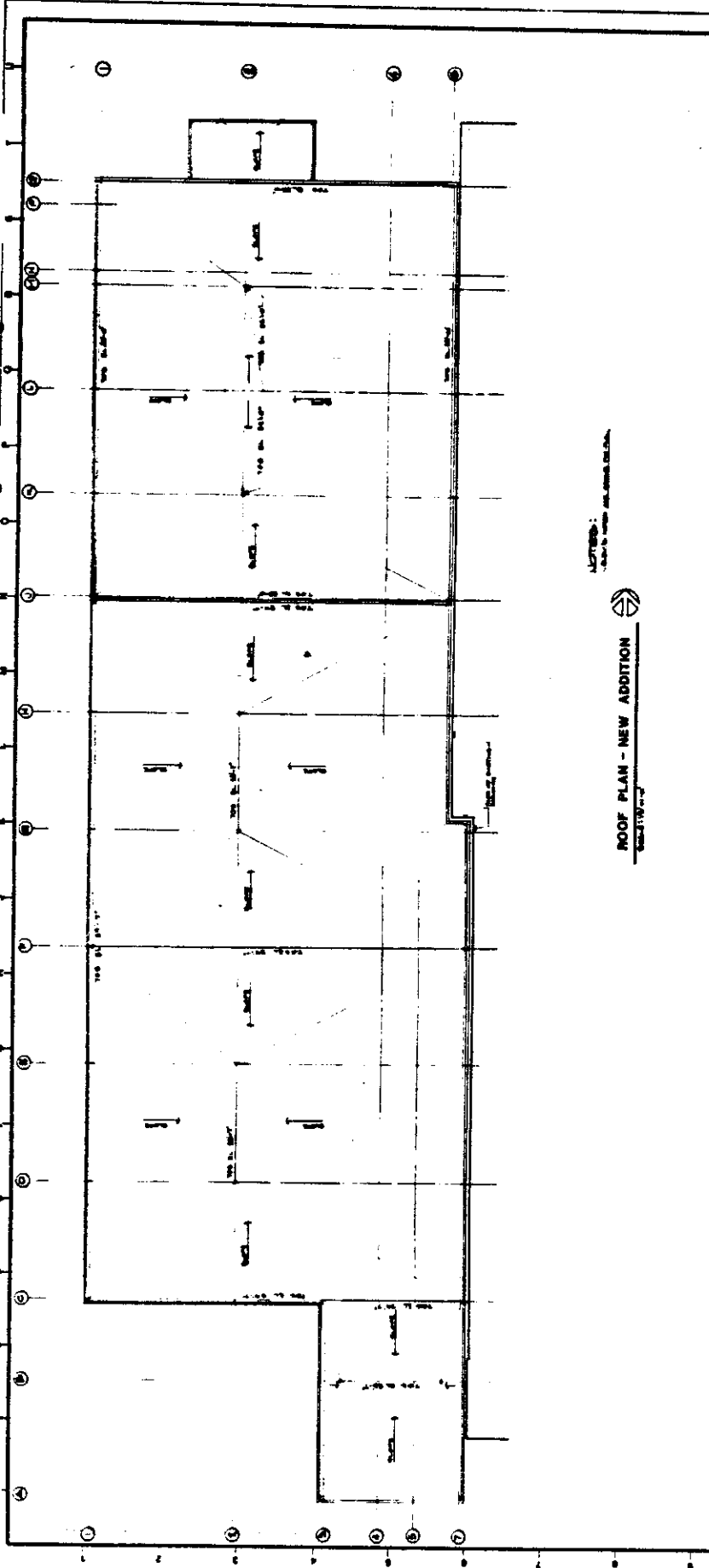
P84-124

529-84

#9

EXHIBIT N

Baking Bakery Co. Expansion 1000 W. 10th St. Grand Rapids, Mich. 1961	PRODUCTION AREA 1000 W. 10th St. GRAND RAPIDS, MICH. 49503 1961
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NOTES:
 1. SEE PLAN FOR NEW ADDITION



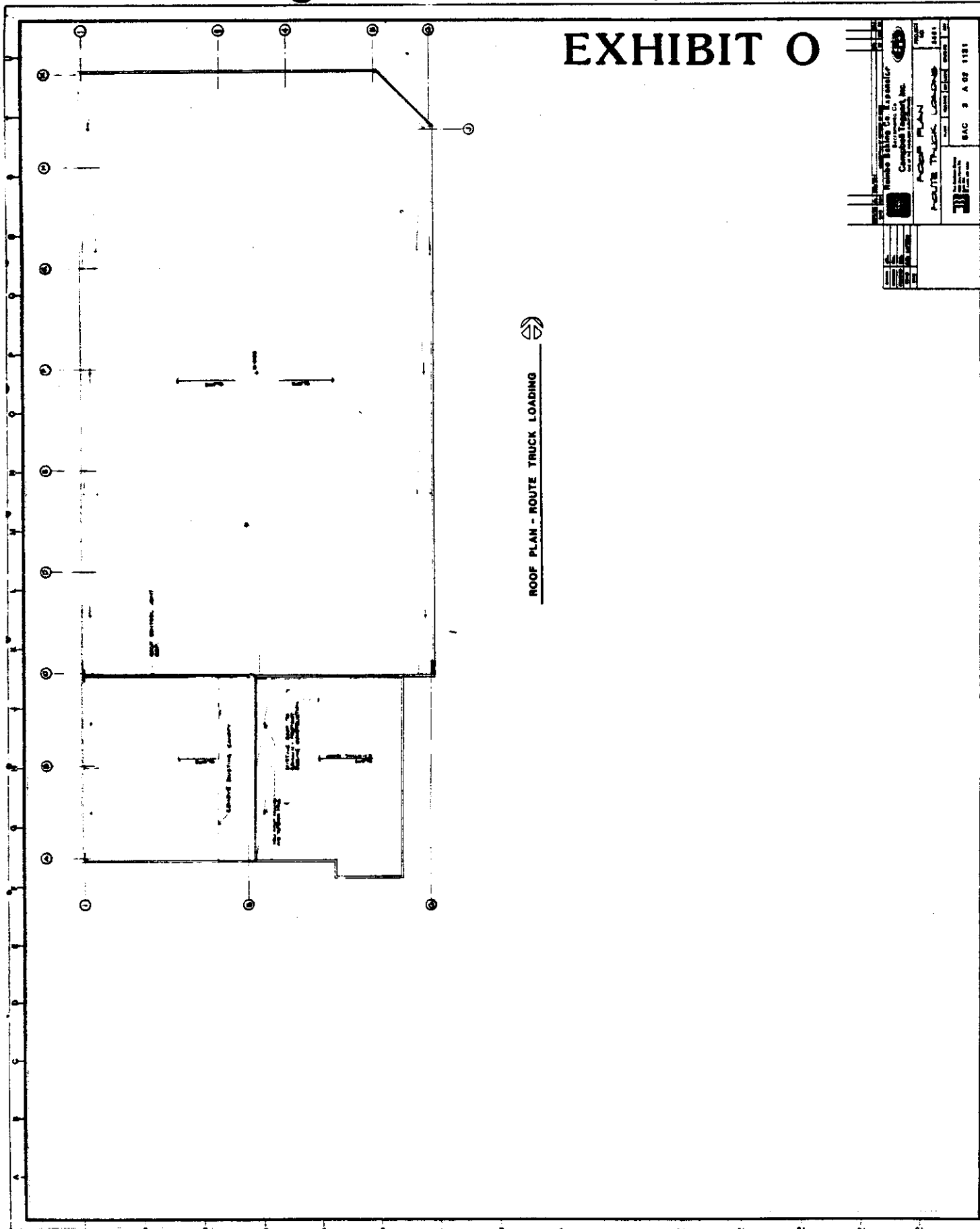
ROOF PLAN - NEW ADDITION

889-124

524-84

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EXHIBIT O



ROOF PLAN - ROUTE TRUCK LOADING

Wanda Miller Co. President	
Architects & Engineers	
1000 Broadway, N.E.	
Atlanta, Georgia 30309	
PROJECT: ROUTE TRUCK LOADING	
DATE: 1981	
SHEET: 9 OF 11	

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524-84

#9

EXHIBIT P

Architect Krebs Biting Co. Engineers and Architects 1000 Broadway New York 10, N.Y.	Client Commodity Corp. 1000 Broadway New York 10, N.Y.	Project Production Area ELEVATION	Date 1984	Scale 1/8" = 1'-0"	Sheet BAC A 0001
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WEST ELEVATION FROM 2ND ST.

SOUTH ELEVATION FROM 6th AVE.

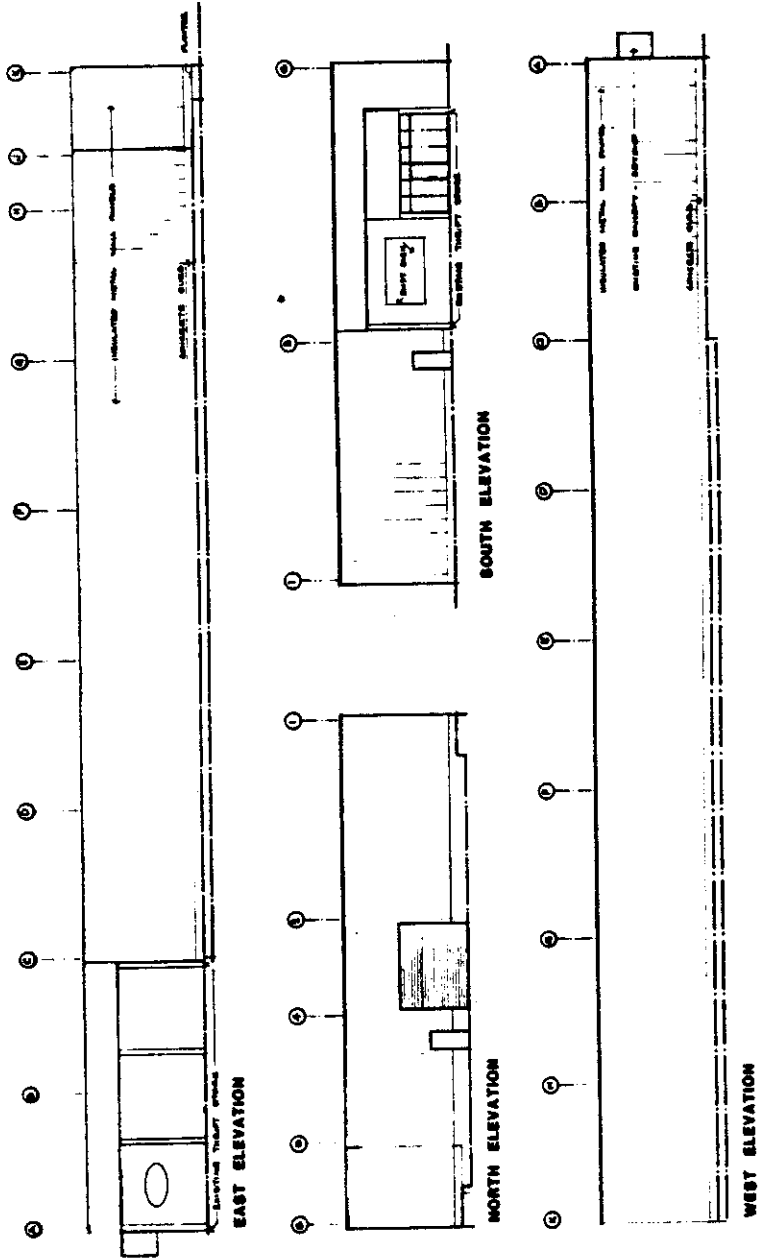
P84-124

5-24-84

#9

EXHIBIT Q

FEDERAL BUREAU OF INVESTIGATION U.S. DEPARTMENT OF JUSTICE	
FALLEN TOWER, BUREAU OF INVESTIGATION	
SAC A 8002	



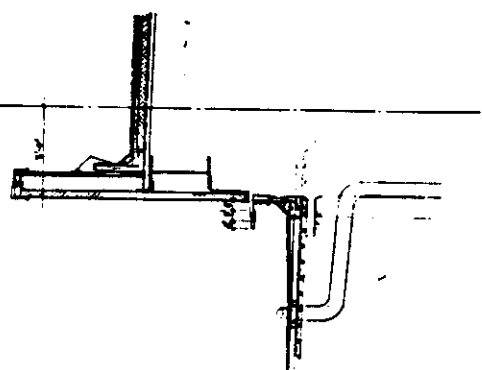
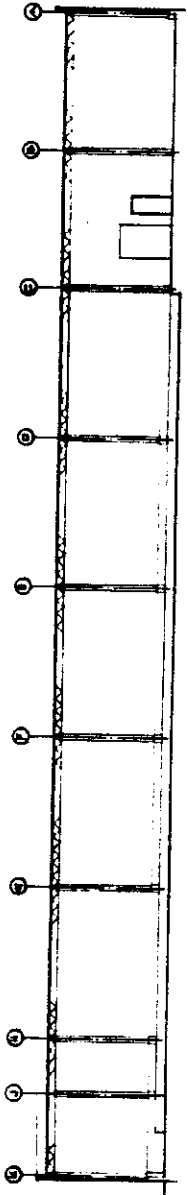
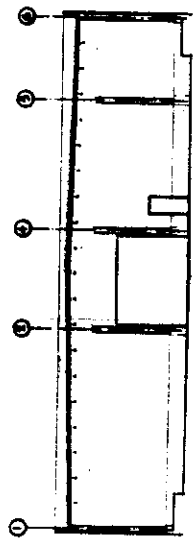
X84-124

5-24-84

#9

EXHIBIT R

1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	
MILLING SECTION										BAG A 1000										
MILLING SECTION										BAG A 1000										



P84-124

5-24-84

No. 9

EXHIBIT S

**RAINBOW BAKING CO.
SACRAMENTO
EXPANSION**



P84-124

5-24-84

No. 9

EXHIBIT T

OAK PARK PROJECT AREA COMMITTEE, INCORPORATED

3639 FOURTH AVENUE
SACRAMENTO, CA 95817
457-6525

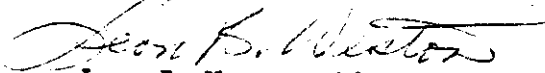
April 11, 1984

Will Wietman
City Planning
927 Tenth Street, Suite 300
Sacramento, California 95814

Dear Will:

Reference the proposed expansion of the Rainbo Bakery on 33rd Street. As you know, the Oak Park PAC has discussed this project on three occasions. The project was endorsed by the full board on April 4, 1984. We were assured that the proposed 106 vehicle parking lot would not cause undue traffic congestion.

Sincerely,



Leon B. Weston, Director
Oak Park PAC

CITY PLANNING DEPARTMENT

APR 13 1984

RECEIVED

P84-124

5-24-84

No. 9

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

MEMORANDUM

TO: Marty Van Duyn, Planning Director DATE: 4/24/84

FROM: Leslie F. Warren, Senior Planner/Redevelopment File No.

SUBJECT: Rainbo Bakery Expansion, Oak Park Redevelopment Project Area

We are in receipt of the Rainbo Bakery Expansion Proposal and your request for Agency staff to review the proposal for consistency with our Oak Park Redevelopment Plan. The proposal is for (1) a special permit to locate parking in an R-1 zone. (2) a variance to remodel and expand 96,000 square feet (plus or minus) of bakery space, to 147,000 square feet (plus or minus) of bakery space in a C-2 zone. (3) a lot line adjustment to merge five parcels at the bakery site, (4) a lot line adjustment to merge five parcels at the parking lot site.

The parking lot is the primary subject of this Memorandum. The proposed site, located at the northeast corner of 33rd Street and 6th Avenue in the Oak Park Redevelopment Project Area, consists of five parcels. The Proposal calls for the clearance of one concrete block building and concrete slab areas on the western most sites and the removal of three occupied residential units on the three parcels on the east side of the parking lot site. (AP 13-291-03, 04, 05). The Redevelopment Plan for the Oak Park Project Area was adopted in 1973. The 1973 Plan provides for manufacturing uses on the two western most parcels of the proposed parking site, and open space uses on the three residential parcels. As you know, we are in the process of updating and amending our Oak Park Redevelopment Plan. The amended Redevelopment Plan provides for residential uses on the three parcels on the east side of the parking site and manufacturing uses on the remaining parcels.

The Redevelopment staff is fully supportive of the expansion and modernization of the Rainbo Bakery. This activity is consistent with the Redevelopment Plan and is limited to an area designated for manufacturing uses in the Plan. We recognize that the provision of parking is an essential element of the bakery expansion. We have no objection to the development of parking on the two non-residential parcels on the western edge of the proposed parking site.

The provision of parking in an existing residential zone and the removal of three residences is a concern. The

EXHIBIT U

Page two - Rainbo Bakery Expansion

Redevelopment Plan provides for the conservation and improvement of existing housing stock. In order to mitigate this concern, we suggest that efforts be made to integrate the parking that would be provided on the three residential parcels onto the bakery site. If this is not feasible and if the Planning Commission approves the lot line adjustment to merge the parcels for the off-street parking, we recommend that (1) heavy screening be provided to block the parking area from adjoining residential properties, (2) that traffic analysis be made to route the estimated 106 automobiles utilizing the parking lot from residential streets and onto through streets, (3) that the developer submit a relocation plan for the three residential units to be removed as a result of the parking lot development.

While the existing land use for the three residential properties is open space in the existing Redevelopment Plan, parking use is an appropriate use in this land use category and therefore, is not inconsistent with the Plan.

Redevelopment staff recommends approval of the project subject to the conditions recommended above.


LESLIE F. WARREN
Senior Planner/Redevelopment

LFW/vm

EXHIBIT V

SACRAMENTO RENOVATION TRANSPORT ANALYSIS

In-Coming Ingredients and Packaging

	<u>Current Operation</u>	<u>After Renovation</u>	<u>Net Addition or Reduction</u>
Flour Deliveries	2 transports daily	3 transports daily	+1
Other Ingredients and Packaging	1 transport daily	2 transports daily	+1
Total Incoming Ingredients and Packaging	3 transports daily	5 transports daily	+2

Finished Product

	<u>Current Operation</u>	<u>After Renovation</u>	<u>Net Addition or Reduction</u>
Into Sacramento bakery	10 transports daily	None	-10
Out of Sacramento bakery	15 transports daily	23 transports daily	+8
Total finished product	25 transports daily	23 transports daily	-2
Overall Impact on Transport Frequency	28 transports daily	28 transports daily	0

EXHIBIT W

SACRAMENTO RENOVATION EMPLOYMENT ANALYSIS

	<u>Current Operation</u>	<u>After Renovation</u>	<u>Change</u>
<u>Direct Labor</u>			
Shift 1	28	37	+9
Shift 2	32	40	+8
Shift 3	32	None	-32
	<u>92</u>	<u>77</u>	<u>-15</u>
<u>Indirect Labor</u>			
Janitors	19	24	+5
Engineers	12	18	+6
Superintendents	3	6	+3
Garage	10	14	+4
General	2	3	+1
	<u>46</u>	<u>65</u>	<u>+19</u>
<u>Office</u>			
Managers	2	3	+1
Staff	15	20	+5
	<u>17</u>	<u>23</u>	<u>+6</u>
<u>Sales</u>			
Route Salesmen	33	33	-
Transport Drivers	10	15	+5
	<u>43</u>	<u>48</u>	<u>+5</u>
TOTAL	198	213	+15

Sacramento Renovation
Parking Requirements

EXHIBIT X

	IN		OUT	Parking Requirement
5:30 AM	Sales	33		33
6:00 AM	Engineers	6		39
	Production	16		55
	Assistant	1		56
7:30 AM	Bun Wrap	10		66
8:00 AM	Bread Wrap	11		77
	Supervision	3		80
	Office & Gen.	26		106
2:00 PM	Production	7	Sales	18
				95
2:00 PM	Engineers	6		101
2:10 PM			Production	7
				94
2:30 PM	Production	9	Engineers	6
				97
2:40 PM			Production	9
				88
3:30 PM	Bun Wrap	10	Sales	15
				83
3:40 PM	Assistant	1	Bun Wrap	10
				74
4:30 PM	Bread Wrap	11	Assistant	1
				84
4:30 PM			Office & Gen.	26
				58
4:40 PM			Bread Wrap	11
				47
5:00 PM	Assistant	1	Supts.	2
				46
	Purchase			
	Loaders	4	Assistant	1
				49
8:00 PM	Transport Drivers	15		64
	Sanitors	24		88
10:00 PM	Engineers	6	Engineers	6
				88
10:00 PM			Production	7
				81
11:30 PM			Production	9
				72
			Bun Wrap	10
				62
11:30 PM			Purchase	
			Loaders & Asst.	5
				57
1:30 AM			Bread Wrap	11
				46
1:30 AM			Assistant	1
				45
4:00 AM			Transport Drivers	15
				30
			Sanitors	24
				6
6:30 AM			Engineers	6
				0

MAY 1 - 1984

PLANNING

May 1, 1984

EXHIBIT Y

Mac L. Worthy
3701 2nd Avenue
Sacramento, Ca. 95817

City of Sacramento
Planning Department
927 - 10th Street, Suite 300
Sacramento, Ca. 95814

Toy Patterson
Project : P84-124

I, Mac L. Worthy feel that the use of this property for a parking lot is a very poor idea.

The location of this property is an ideal location for a multi-family dwelling. If anything, relocate the bakery. The large trucks that are used by the bakery are very bad safety problems in the area.

Sincerely,
Mac L. Worthy
5-24-84

