

CITY OF SACRAMENTO

Permit No: 9802343

1231 I Street, Sacramento, CA 95814

Insp Area: 3

Site Address: 8465 SPECIALTY CR SAC

Sub-Type: NCOM

Parcel No: 0640120009

Housing (Y/N): N

CONTRACTOR

JACKSON CONSTRUCTION
5665 POWER INN RD #140
SACRAMENTO CA

95824

OWNER

RICHARDSON JANNIE H
8465 SPECIALTY CR
SACRAMENTO CA

95828

ARCHITECT

Nature of Work: NEW SHELL

CONSTRUCTION LENDING AGENCY : I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C).

Lender's Name UNION BANK OF CA Lender's Address 700 L ST SAC CA

LICENSED CONTRACTORS DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

License Class B License Number 315137 Date 28 JUL 98 Contractor Signature [Signature]

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code; any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00);

I, as a owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professional Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his/her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he/she did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

I am exempt under Sec. B & PC for this reason:

Date Owner Signature

IN ISSUING THIS BUILDING PERMIT, the applicant represents, and the city relies on the representation of the applicant, that the applicant verified all measurements and locations shown on the application or accompanying drawings and that the improvement to be constructed does not violate any law or private agreement relating to permissible or prohibited locations for such improvements. This building permit does not authorize any illegal location of any improvement or the violation of any private agreement relating to location of improvements.

I certify that I have read this application and state that all information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representative(s) of this city to enter upon the abovementioned property for inspection purposes.

Date 28 JULY 98 Applicant/Agent Signature [Signature]

WORKER'S COMPENSATION DECLARATION: I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor Code, for the performance of work for which the permit is issued.

X I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier CALIFORNIA COMPENSATION Policy Number W97C113055 12-20-98

(This section need not be completed if the permit is for \$100 or less) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 28 JULY 98 Applicant Signature [Signature]

WARNING: FAILURE TO SECURE WORKER'S COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000) IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST AND ATTORNEY'S FEE.

THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK IS NOT COMMENCED WITHIN 180 DAYS.

**CITY OF SACRAMENTO
APPLICATION FOR BUILDING PERMIT
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION DIVISION
1231 I Street, Room 200
Sacramento, CA 95814
(916) 264-7619 FAX 264-7046**

P.C. # **4269**
SUITE # _____
AREA # _____

ADDRESS 1215 S. 4th St. Sacramento, CA
 PARCEL # 250-700-055

CONTACT

LICENSED CONTRACTOR

NAME _____
ADDRESS Same →
ZIP _____
PHONE _____

NAME P.S. Rudolph & Skiffman
ADDRESS 1750 Creekside Dr #150
Sacto. ZIP 95833
PHONE 568-5667

ARCH./ENG.

OWNER/TENANT

NAME _____
ADDRESS 1215 S. 4th St. Sacramento, CA
ZIP _____
PHONE _____

NAME FBMS
ADDRESS 660 Barrett Dr
Sacto. ZIP 95814
PHONE 440-8863

WILL THE PERMITEE HAVE ANY EMPLOYEE'S ON THE JOBSITE? YES NO

NATURE OF WORK IN DETAIL: ALTERATION

D.B.A. _____ VALUATION \$ 25,000

FLOOD STATUS Cont x S.C.A.T. CRP

JOB DESCR. BLDG SHEL APT TI() REM() SW FIRE ADD OTH

INSP. DISCIPLINES BLDG MECH PLUMB ELEC SITE FIRE

# OF STORIES	AREA 1ST FL.	TOTAL AREA	USE ZONE	OCCUP. GROUP	CONST. TYPE	FIRE SPRINK.	FED CODE	VIO FILE
			<u>CIR</u>				<u>14</u>	<u>OK</u>
<u>B</u>	<u>L</u>	<u>P</u>	<u>M</u>	<u>E</u>	<u>F</u>	<u>S</u>	<u>D</u>	<u>R</u>
		<u>None</u>	<u>13</u>	<u>DV</u>	<u>EC</u>	<u>GRS</u>	<u>10BZ</u>	

COMMENTS: OR 13 DPs

Plans on microfilm

[Handwritten initials]

ADDRESS 2335 American River Dr.

P.C.# 4269 PREPARED BY B.L. DATE 3/15/96

	APPROVED/ RECEIVED	ATTACHED	PREVIOUSLY ATTACHED	NO ATTACHMENT REQUIRED	NOT REQUIRED	UNKNOWN AT THIS TIME
Owner/builder forms are required to be signed by the owner or tenant if the permit will be pulled by the owner or tenant.					✓	
Current Certificate of Worker's Compensation must be on file with Building Dept. (Certificate holder's name and address must read City of Sacramento, Dept. of Planning & Development, Building Inspection Division, 1231 I St. Room 200, Sacto. CA 95814) This form is required for contractors who are not exempt from workers' compensation requirements and for owners who will be using their own employees to perform work.				✓		
Letter of authorization from contractor on company letterhead for employees of contractor to sign for permit. Exhibit 1 must be signed by owner if employees or agents will be signing for permit.						✓
School Impact Fee form must be taken to applicable School District and fees paid. Receipt must be returned to Building Department.					✓	
A Driveway permit must be obtained from Department of Public Works. Contact Danny Lee at 264-7915.					✓	
A Regional Sanitation Permit must be obtained from the County. The receipt must be returned to the Building Department. Contact Howard Richmond at 855-8079					✓	
Special Inspection forms must be completed and signed by owner.					✓	
Hazardous Materials form must be completed and signed by owner.		✓				✓
This project is in an A-99 flood zone. A flood waiver form for substantial improvements new construction is required to be signed and returned to the Building Department prior to permit issuance.					✓	
This project is in an AO, AE, or AH flood zone. An elevation certificate signed by a California licensed Civil Engineer is required prior to permit issuance. The engineer will also be required to certify the building pad elevation.					✓	
This project is in the Natomas flood moratorium area. Commercial projects will be required to meet the requirements of City Ordinance. Residential projects may not be built without a waiver					✓	
Sewer connection waiver form req'd. to be signed by owner.					✓	
Other _____						

355 Pine Drive

Per Applicant

Planning Division Preliminary Information Request

Address ~~355 Pine Drive~~ # 150 A.P.N. 715-2330-015

Project Use Home Mounted Antenna

Project Description

- New Building Shell _____ Sq. Ft. DAY CARE/CARE FACILITY
- Addition _____ Sq. Ft. Restaurant/Med. Office
- Exterior Modifications CHURCHES
- Change of Use From _____ to _____ Site Work(Grading, Paving, U.G Utilities, Landscaping, etc.)
- Other _____ Residential

Info. Requested by _____ Date _____

Zone C-1-R

Does This Zone and/or Stated Use Require Planning Entitlements Or Review? Yes No

Does The Stated Use Require Planning Entitlements Or Design Review When Located In The Zone Listed Above? Yes No

Has There Been Any Entitlement Action On The Parcel(s) Listed Above? Yes No
P# 96-104 D.R.# DR 96-244 P.B.# DR 96-104

Is This Project Located In A Design Review District Or Preservation Area? Yes No
If So Which One(s) Common

Is A Lot Line Adjustment Required Based On Information Shown On The Plan? Yes No

Does The Applicant Indicate That This Project Is Next To A Residential Use? Yes No

Comments See 76-104 + DR 96-104 re
was proposed appl'd in
DR 96-104

Info. Provided By [Signature] Date 3-15-96

Applicant Name [Signature] Date Of Explanation _____ Init. _____

Have Above Requirements Been Explained To The Applicant? Yes No

CITY OF SACRAMENTO
BUILDING INSPECTION DIVISION
APPLICATION FOR BUILDING PERMIT - HAZARDOUS MATERIAL SURVEY

As Required by Assembly Bill #3205 - A Building Permit Cannot be Approved Without This Completed Form

1 Business Name: Pacific Bell Mobile Services Phone: 440-8819
 Site Address: 2335 American River DR Suite: _____
(Street) (Zip)
 Business Owner/Representative: Vance Shannon Phone: 440-8803
 Nature of Business: phone antennas
 Property Owner: PBMS Phone: 440-8803
 Address: 660 Bercut DR Suite: _____
SAC (City) CA (State) 95814 (Zip)

2 Are you developing an undetermined tenant space? Yes ___ No X Is this permit for a shell building? Yes ___ No X

Notify lessee of the responsibility to coordinate with the Fire Department regarding the use and handling of hazardous materials.

3. Does/Will your business generate hazardous waste? Yes ___ No X
 4. Does/Will your business handle, store or transport any solid, liquid, or gaseous chemicals? Yes ___ No X

CONSULT THE EPA CHEMICAL LIST LOCATED AT THE BUILDING DIVISION COUNTER FOR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS TO COMPLETE THE FOLLOWING QUESTIONS.

If you answered "YES" to questions #3 and/or #4 above, continue on to questions 5 - 8.

5. Do you handle, store, or transport 55 gallons, 500 pounds, or 200 cubic feet (at Standard Temperature or Pressure) of a product or formulation containing hazardous materials at any one time? Yes ___ No ___
 6. Do you handle, store or transport any amount of acutely hazardous materials? Yes ___ No ___
 7. Is/Will your business be located within 1,000 feet of a school? Yes ___ No ___

If you answered "yes" to questions #6 and/or #7, complete the RMPP Informational sheet.

8. Is/Will your business be located within 1,000 feet of a hospital, and/or long-term healthcare facility? Yes ___ No ___

IF YOU ANSWERED "YES" TO QUESTION #3 AND/OR #4, PLEASE CONTACT THE CITY OF SACRAMENTO FIRE DEPARTMENT LOCATED AT 1231 I STREET, SUITE 401, SACRAMENTO, CA OR CALL 449-5416.

Prior to issuance of a certificate of occupancy, each business owner(s) shall contact the City of Sacramento Fire Department and comply with the Health and Safety Code regarding the use and handling of hazardous materials.

PENALTY: Any business that violates Section 25531-25541 of the Health and Safety Code shall be civilly liable to the administering agency in an amount of not more than two thousand dollars (\$2,000) for each day in which the violation occurs. If the violation results in, or significantly contributes to, an emergency, including a fire, the business shall also be assessed the full cost of the city emergency response, as well as the cost of cleaning up and disposing of the hazardous materials. Additional liability and punishment may be assessed for knowing a violation after reasonable notice of the violation.

Applicant's Name: Bruce Beavers
Bruce Beavers (Print) 7-19-96
(Signature) (Date)

BID Use Only: Plan Ck# <u>4269 cl</u> Permit # _____ OK to issue prmt? <u>YBT-7/19/96</u> F.D. Appr Req'd? Yes <u>NO</u> <small>init date</small>	
Hold on Certificate of Occupancy? Yes <u>NO</u>	
Fire Dept. Use Only: OK to issue permit? ini' _____ date _____ OK to issue Certificate of Occupancy? init _____ date _____	

TEL:



Post-It* Fax Note	7671	Date	7/29/96	# of pages	1
To	VANCE SHANNON	From	KATHERINE DePAUW		
Co./Dept	PAC BELL MOBILE	Co.	SMUD		
Phone #		Phone #	349-3674		
Fax #	440-8820	Fax #			

11
11A

July 29, 1996

Vance Shannon
Pacific Bell Mobile Services
660 Bercut Dr, Suite A
Sacramento CA 95814

RE: PACIFIC BELL MOBILE SERVICES, 2335 AMERICAN RIVER DR.
SMUD JOB NO. W.A. 46852

Because of the unusual configuration of the meter room at 2335 American River Dr., SMUD did approve a meter spot outside of the meter room. After a discussion with Gary McDowell, Chief Electrical Inspector of the City of Sacramento, it was decided that the meter panel could remain outside of the meter room as long the main was relocated and installed inside the meter room. Also, the meter panel was to be labeled noting that the main was inside and the main labeled that the meter panel was outside of the meter room.

Katherine DePauw
Electrical Estimator

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Pierce Cooley, 455 University Ave. #100 Sacramento, CA 95825
OWNER Laderman & Graham, 455 University Ave. #100 Sacramento, CA 95825
PLANS BY Leo McGlade & Associates Inc, 3417 Arden Way, Ste A, Sacramento, CA 95825
FILING DATE 12-29-89 **ENVIR. DET.** Exempt 15303a **REPORT BY** CL:df
ASSESSOR'S PCL. NO. 064-0120-009,010,011,014,015,016,017

APPLICANT: Variance for off-site parking and maneuvering area on 7 lots with proposed warehouse buildings totaling 55,752+ square feet on 5.9+ vacant acres in the Heavy Industrial (M-2S) zone.

LOCATION: 8456 - 8481 Specialty Circle

PROPOSAL: The applicant is requesting the necessary entitlements to develop seven industrial buildings with parking and maneuvering area off-site.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial or Warehouse
1986 South Sacramento
Community Plan Designation: Industrial
Existing Zoning of Site: M-2S
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & Industrial; M-2S	Front:	25'	30'
South: Lumber Yard; County	Side(Int):	0'	1.76'
East: Vacant; M-2S	Side(St):	25'	30'
West: Vacant; M-2S	Rear:	0'	98'

Parking Required: 64 spaces
Parking Provided: 81 spaces
Property Dimensions: Irregular
Property Area: 5.9+ acres
Square Footage of Buildings: 55,752 sq. ft.
Height of Buildings: 20 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Concrete
Roof Material: Panelized

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of seven parcels totaling 5.9+ vacant acres in the Heavy Industrial (M-2S) zone. The General Plan designates the site Heavy Commercial or Warehouse. The 1986 South Sacramento Community Plan designates the site Industrial. The surrounding land use and zoning includes vacant and industrial, zoned M-2S, to the north; lumber yard, in the County, to the south; and vacant, zoned M-2S, to the east and west.

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B. Applicant's Proposal

The applicant is proposing to construct seven industrial buildings on seven parcels. Building A contains 11,520 square feet; Building B, 6,408 square feet; Building C, 6,880 square feet; Building D, 6,752 square feet; Building E, 8,352 square feet; Building F, 8,496 square feet; and Building G, 7,344 square feet. The total square footage for all buildings is 55,752 square feet. The applicant is requesting a variance to locate a portion of the parking spaces and maneuvering area off-site.

C. Staff Analysis

Staff has no objection to the proposed variance request. Each building has adequate parking on site. Only a portion of the parking stalls and the required maneuvering area is located off site. Reciprocal ingress and egress easements must be recorded and maintained. The office area located within the industrial buildings is approximately 10 percent which does not exceed the 25 percent allowed by the Zoning Ordinance. The Zoning Ordinance also requires that in an M-2S zone there be 25 feet of landscaping along all street frontages and all outdoor storage be screened.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Police, Water and Sewer Division, South Sacramento Area Chamber of Commerce, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

Traffic Engineering

1. Driveways shall be a minimum 10 feet from any property line.
2. The way the property lines are drawn a variance for off-site parking is also required.

Engineering Development Services

1. Reciprocal easements for parking and maneuvering and ingress and egress is required between property owners.
2. Reciprocal drainage easements may be required.
3. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of building permits.
4. Proposed fences on Parcels 16, 9, and 10 could present a maneuvering problem for trucks.

5. Driveways shall be perpendicular to the street and 10 feet from the property lines.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303a).

RECOMMENDATION: Staff recommends the Planning Commission approve the variance to allow off site parking and maneuvering subject to conditions and based upon the findings of fact which follow.

Conditions

1. Reciprocal ingress and egress easements shall be recorded and maintained.
2. The total office area shall not exceed 25 percent of the gross floor area of each buildings.
3. There shall be 25 feet of landscaping along all street frontages.
4. All outdoor storage areas must be screened.

Findings of Fact

1. The variance does not constitute a use variance in that industrial uses and parking is allowed in the M-2S zone.
2. The variance does not constitute a special privilege to an individual property owner in that other property owners facing similar circumstances would be granted a variance.
3. Granting the variance would not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that adequate off street parking is provided and reciprocal ingress and egress easements will be recorded.
4. The project is consistent with the General Plan and 1986 South Sacramento Community Plan which designate the site Heavy Commercial or Warehouse and Industrial, respectively.

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