

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Don and Diana Moore, 1416 Gannon Drive, Sacramento, CA 95825				
OWNER	Don and Diana Moore, 1416 Gannon Drive, Sacramento, CA 95825				
PLANS BY	Loren Moore Construction Management, 1387 Garden Highway, Sac., CA 95833				
FILING DATE	11/13/87	ENVIR. DET.	15301(p1)	REPORT BY	PW/vf
ASSESSOR'S-PCL. NO.	019-0111-009				

APPLICATION: Planning Director's Special Permit to exceed 25 percent office use on .29+ developed acres in the Light Industrial (M-1) zone.

LOCATION: 4799 24th Street

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 401 sq. ft. office addition to an existing 1,936 sq. ft. building.

PROJECT INFORMATION:

1974 General Plan Designation:	Industrial
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Commercial/Light Industrial

Surrounding Land Use and Zoning:

North: Industrial; M-1
South: Industrial; M-1
East : Industrial; M-1
West : Residential; R-1

Parking Required:	4 spaces
Parking Provided:	5 spaces
Property Dimensions:	142' x 70'
Property Area:	.29+
Square Footage of Building:	401 sq. ft. addition 1,936 sq. ft. total for building.
Height of Building:	14 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Used brick and stucco
Roof Material:	Hot mopped
Exterior Building Colors:	Tan and Brown

PROJECT EVALUATION: Staff has made the following evaluation:

1. The subject site is a 142' x 70' lot located in the Light Industrial (M-1) zone. A 1,717 building housing a burglar alarm company is located on the site. Surrounding land uses are industrial to the north, south and east and residential to the west across 24th Street.

P87-476

002308

2. The applicant is proposing to remove a 182 sq. ft. semi-attached building and replace it with the construction of a 401 sq. ft. permanent office addition. The result will be a 1,936 sq. ft. building with 592 sq. ft. or 31 percent of office use. The Zoning Ordinance requires a special permit for office uses exceeding 25 percent of the gross floor area of a building in the M-1 zone. The Planning Director has the authority to issue a special permit for new construction not exceeding 10,000 sq. ft. and having up to 100 percent office use and additions of office space not exceeding 10,000 sq. ft. This proposal meets the above criteria. Therefore, the applicant is requesting a Planning Director's Special Permit to construct the office addition.
3. Staff has no objections to this request. Submitted elevations indicate that the addition will match the existing building of used brick and stucco. A new 4' mansard roof is proposed for the north and west sides of the building. Ample parking is provided with planters along each side of the entrance. The building is surrounded on three sides by industrial uses, so no land use compatibility problems exist.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301 p (17)).

RECOMMENDATION: Staff recommends approval of the Special Permit, subject to the following condition, and based upon Findings of fact which follow:

Condition

The proposed addition shall be constructed per the submitted plans.

Findings of Fact

1. The proposed project is based upon sound principles of land use in that:
 - a. adequate parking has been provided;
 - b. adequate landscaping has been provided; and
 - c. the proposed addition is compatible with the existing structure.
2. The project is not detrimental to the public welfare and safety or surrounding properties in that:
 - a. light industrial uses are adjacent to the site on three sides; and

P87-476

002209

- b. 24th Street separates the residential uses to the west from the project;
- 3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy in that the site is designated for industrial use by the 1974 General Plan and the proposed office use conforms with the plan designation.

Report Prepared By:

Price Walker
Price Walker, Assistant Planner

12/14/87
DATE

RECOMMENDATION APPROVED:

Marty Van Duyn
Marty Van Duyn, Planning Director

12/14/87
DATE

PW:MVD:vf
P87-476

002210

