

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, September 9, 1998, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Light Industrial (M-1) zone for the project known as Z98-091. Findings of Fact and conditions of approval for the project are listed on page 3.

**Project Information**

**Request:**     Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the industrial M-1 zone for a 8,398 square foot warehouse/office building consisting of 5,652 square feet of warehouse space (67%) and 2,746 square feet of office space (33%) located on 1.14± developed acres in the Light Industrial (M-1) zone. (Note: A 7,018 square foot building is located on the site. As part of this request an additional 1,380 square feet of warehouse space will be added to the building.)

**Location:**     4300 Astoria Street (D2, Area 4)

**Assessor's Parcel Number:** 238-0140-036

**Applicant:**    Vasko Electric (Darryl Vasko)  
                  4300 Astoria Street  
                  Sacramento, CA 95838-3004

**Property Owner:**   Vasko Family Trust  
                          1423 Everett Way  
                          Roseville, CA 95747

**Project Planner:**    Sandra Yope

**General Plan Designation:**                    Heavy Commercial or Warehouse  
North Sacramento

**Community Plan Designation:**    Industrial  
**Existing Land Use of Site:**                    Industrial/Warehouse  
**Existing Zoning of Site:**                     Light Industrial, M-1S

**Surrounding Land Use and Zoning:**

North: M-1; Single Family  
South: M-1; Duplex  
East: M-1; Single Family  
West: M-2S; Warehouse

Property Dimensions: 150 feet x 330 feet  
 Property Area: 1.14± acres  
 Parking Provided: 13 spaces  
 Parking Required: 7 spaces (1 space per 400 square feet office)  
 6 spaces (1 space per 1,000 square feet warehouse)  
 Total: 13 spaces  
 Square Footage of Building: Warehouse: 5,652 square feet  
 Office: 2,746 square feet  
 Total: 8,398 square feet  
 Height of Building: One Story, 19 feet  
 Exterior Building Materials: Metal  
 Roof Materials: Metal  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None

Additional Information: The applicant proposes to expand an existing warehouse building that contains 2,746 square feet of office which exceeds the allowed 25 percent office in a M-1 zone. The office area was originally constructed without the proper special permit. The applicant applied to expand the warehouse section and was notified that a special permit was required for the office percentage. The existing warehouse plus the addition is 5,652 square feet or 67 percent of the entire building. The office portion will be 33 percent of the 8,398 square foot building after the addition is constructed. The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-1 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet.

The proposed site plan indicates there will be 13 parking spaces which meets the Zoning Ordinance requirement for total parking spaces. The project has been noticed and staff has not received any calls.

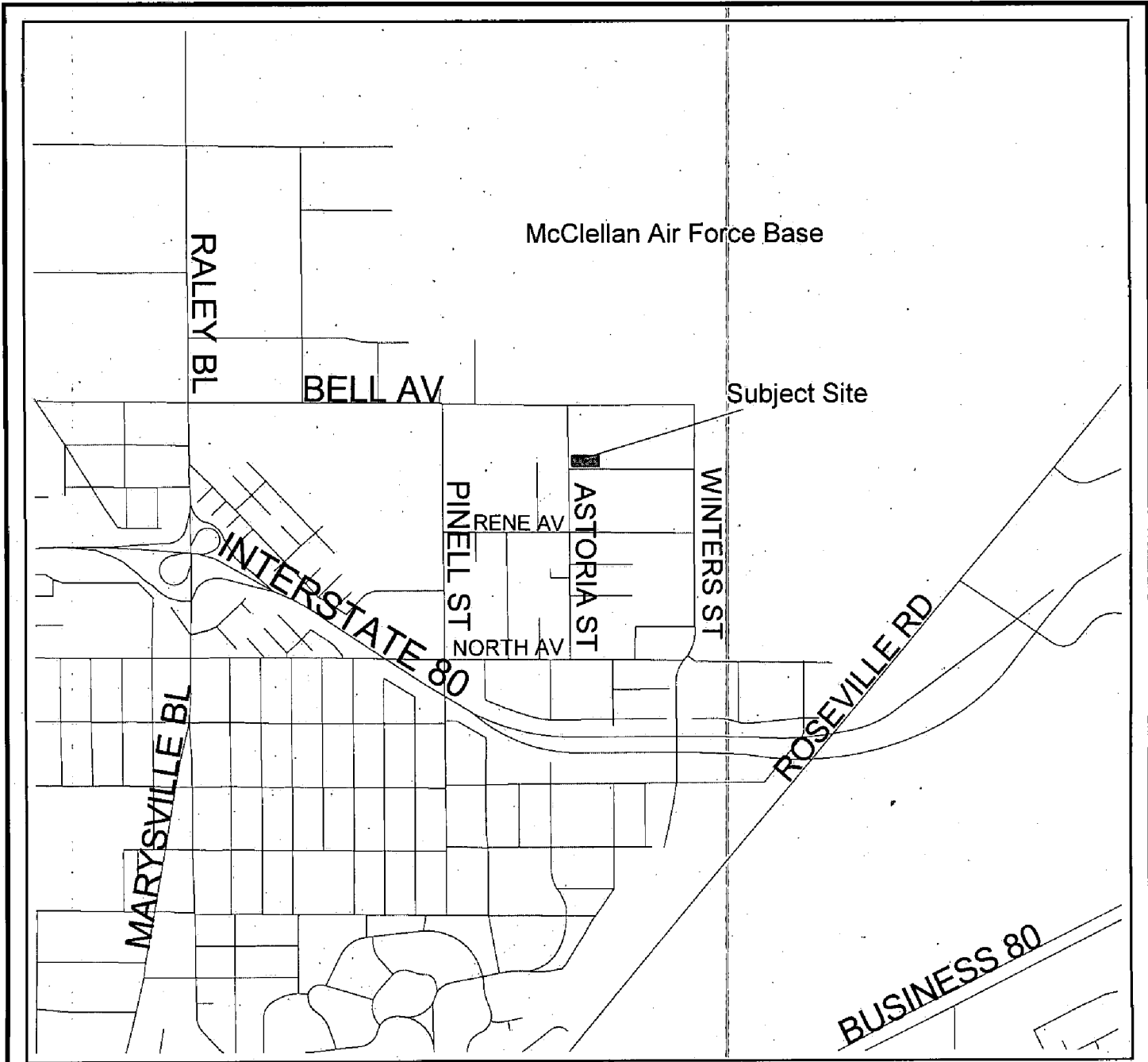
#### Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(a)}.

#### Conditions of Approval

1. Although a trash enclosure is not indicated, should one be provided, then the trash enclosures shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.





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# VICINITY MAP



McClellan Air Force Base

BELL AV

ASTORIA ST

BARBARA ST

DOWNAR WY

Distribution & Warehouse

Vacant

SF

SF

M-1

Subject Site

Duplex

SF

R-1

300

0

300

600 Feet



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# LAND USE AND ZONING



