

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SPECIAL PERMIT MODIFICATION
(87-459)

APPLICATION: Modification of Special Permit to convert an existing can production plant and to construct a new building with 100 percent office in the Heavy Industrial (M-2) zone.

LOCATION: 601 North 7th Street (APN: 001-0020-016)

Background Information: On January 14, 1988 the City Planning Commission approved a special permit to allow 226,500+ square feet (100%) of office in the heavy industrial (M-2) zone (P87-459). The project included a 159,000+ square foot warehouse conversion and the construction of an additional 67,500 square foot office building.

Applicant's Proposal The applicant is requesting to modify the site plan by moving the proposed 67,500+ square foot building 12 feet to the east.

Staff's Analysis The applicant has requested to move the proposed 67,500+ square foot office building 12 feet to the east. Sacramento Housing and Redevelopment Agency (SHRA) is proposing to convert North 7th Street to a 200 foot right-of-way. This street widening plan has come about in conjunction with the planning for the Southern Pacific site. Staff has no objections to this request. The existing building is located 60 feet from the front property line, in moving the new building 12 feet to the east the new building will be 42 feet from the front property line. On the approved plans a 10 foot concrete apron around the building was indicated on the plans. On the proposed plans the concrete apron has been reduced to two feet on the east elevation.

Required parking for the site is 569 parking spaces the original plans had 910 parking spaces provided. The applicant proposes no change in parking with the relocation of the building.

Recommendation Staff recommends approval of the Special Permit Modification subject to the following conditions:

1. The applicant shall adhere to the previously approved plans, except for the location of the new building, which will be located 42+ feet from the front property line.
2. The applicant shall adhere to the conditions of the previously approved report (P87-459).

3. The applicant shall relocate the existing overhead 21 KV power line, which is located over the proposed office building, to the satisfaction of SMUD and the City Department of Planning and Development.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Junior Planner

4-29-91
Date

Recommendation Approved By:

Wilfred Weitman
for Marty Van Duyn, Planning Director

4-29-91
Date