

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Comstock Johnson Architects, Inc., 10304 Placer Lane-A, Sacramento, CA 95827		
OWNER	Jackson Properties, Inc., 5665 Power Inn Road, #140, Sacramento, CA 95824		
PLANS BY	Comstock Johnson Architects, Inc., 10304 Placer Lane-A, Sacramento, CA 95827		
FILING DATE	12-21-89	ENVIR.DET	Negative Declaration
		REPORT BY	MW:ei
ASSESSOR'S PCL. NO.	015-0312-005		

APPLICATION: Planning Director's Special Permit to increase the office percent allowed from the maximum 25% to 41% on 1.26± developed acres in the Light Industrial (M-1) zone. (P90-053)

LOCATION: 3630 Business Drive.

PROPOSAL: The applicant is requesting the necessary entitlements to allow 41% office in a 24,260 square foot building.

PROJECT INFORMATION:

General Plan Designation:	Heavy Commercial or Warehouse
Existing Zoning of Site:	M-1
Existing Land Use of Site:	Industrial warehouse

Surrounding Land Use and Zoning:

North:	Industrial, M-1
South:	Vacant, M-1
East:	Industrial, M-1
West:	Residential, R-1

Parking Required:	39 spaces; office 1:400, 25 spaces; warehouse 1:1000, 14 spaces
Parking Provided:	50 spaces
Property Dimensions:	140' x 389'
Property Area:	1.26± acres
Square Footage of Building:	24,260 square feet
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

BACKGROUND INFORMATION: On February 10, 1987, the City Council approved a Tentative Map (P87-010) which divided 25 acres into 15 lots for the future Jackson Business Park. This project is located in the Jackson Business Park.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 1.26± developed acres in the Light Industrial (M-1) zone. The General Plan designates the subject site as Heavy Commercial or Warehouse. The surrounding land use and zoning for the subject site is industrial, M-1 to the north and east, vacant, zoned M-1 to the south, and residential, zoned R-1 to the west.

B. Applicant's Proposal

The applicant is proposing to utilize 41%, or 9,947 square feet of a 24,260 square foot building for office uses. In the M-1 zone, the Zoning Ordinance allows a maximum of 25% of the gross floor area of a building be used as office. The Planning Director has the authority to issue a special permit to exceed this 25% as long as the total office area does not exceed 10,000 square feet. The applicant is proposing 9,947 square feet, 41% of the 24,260 square foot building.

C. Staff Analysis

Staff has no objection to this request. Adequate parking is provided on the site to accommodate this increased office use. The adjacent property owners have been notified of the proposed project by certified mail. No objections have been received as of the writing of this staff report.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project, as proposed, will not have a significant impact on the environment and has filed a negative declaration with no mitigation measures.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit based upon the findings of fact which follow.

Findings of Fact:

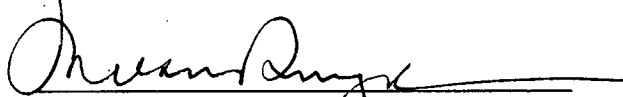
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. adequate parking is provided on site, and
 - b. the proposed use is compatible with the surrounding industrial and future industrial uses, and
 - c. the proposed project will not have an increased negative impact on the residential uses to the west.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate on-site parking and landscaping is provided.
3. The project is consistent with the General Plan which designates the site as Heavy Commercial or Warehouse and the office/warehouse use conforms to this designation.

Report Prepared By:


M. J. Williams, Assistant Planner

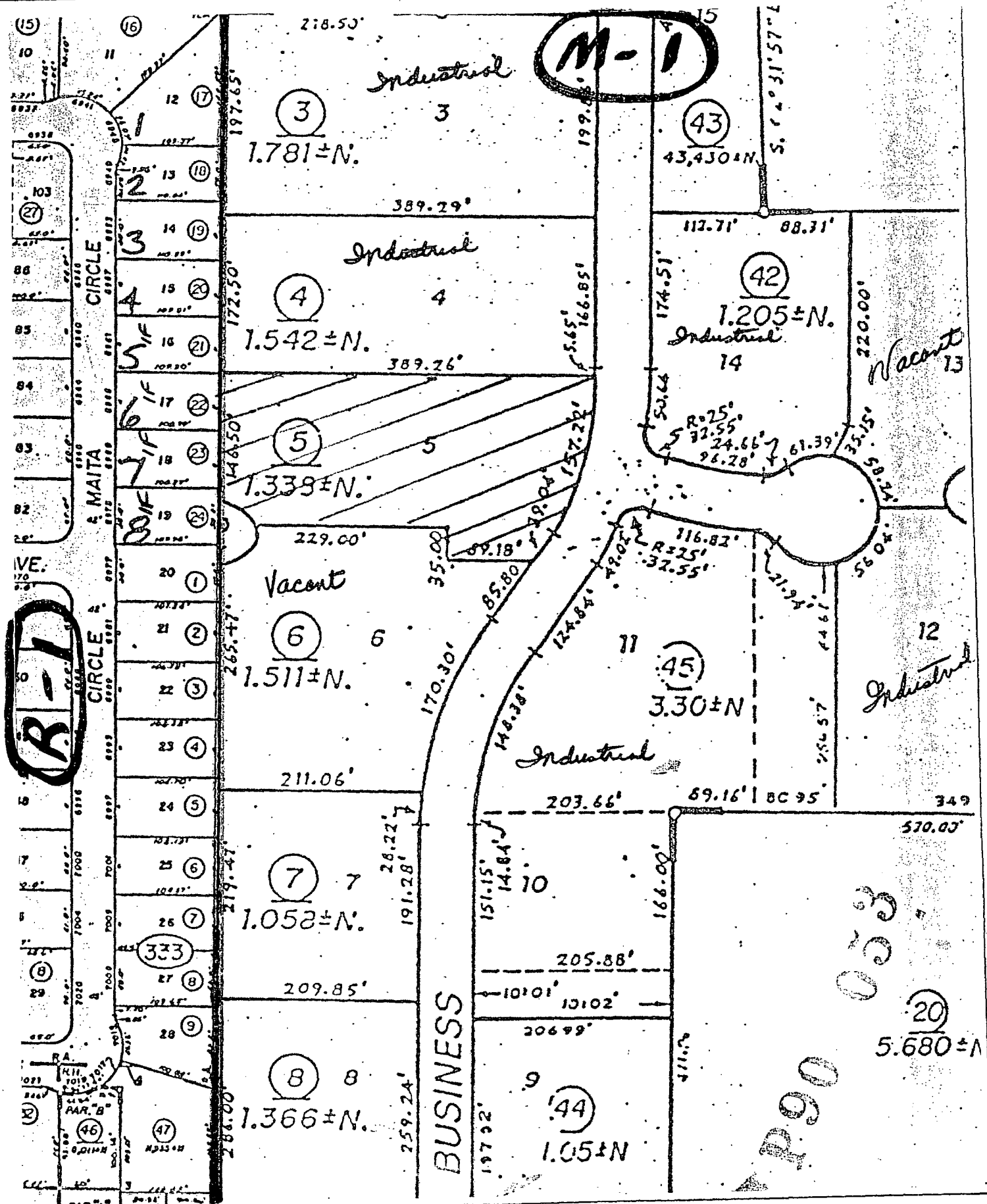
February 8, 1990
Date

Recommendation Approved By:


Marty Van Duyn, Planning Director

2/15/90
Date

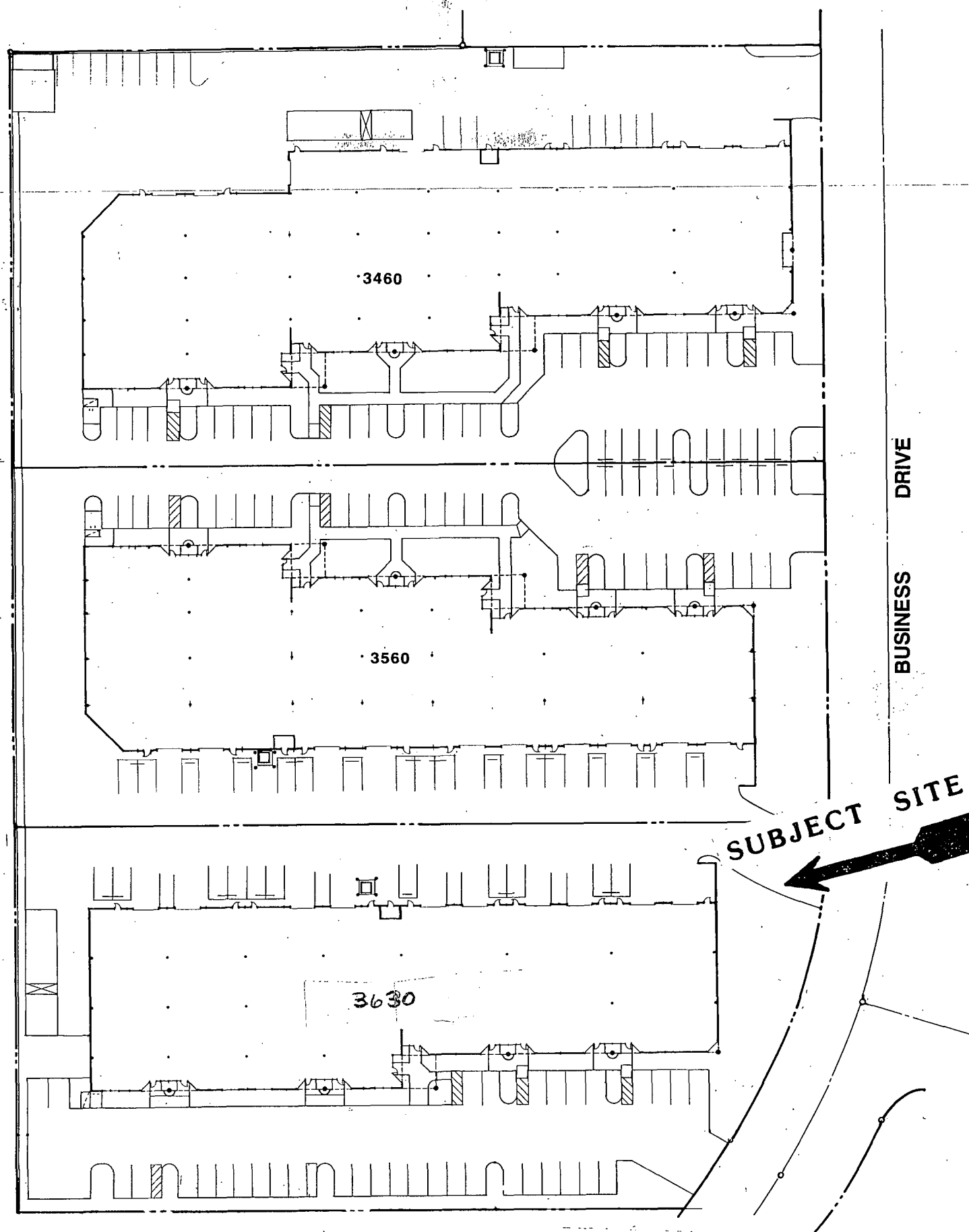
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LAND USE & ZONING MAP

P90 053

001037



001039

EXHIBIT A

SITE PLAN

0 20 50 100

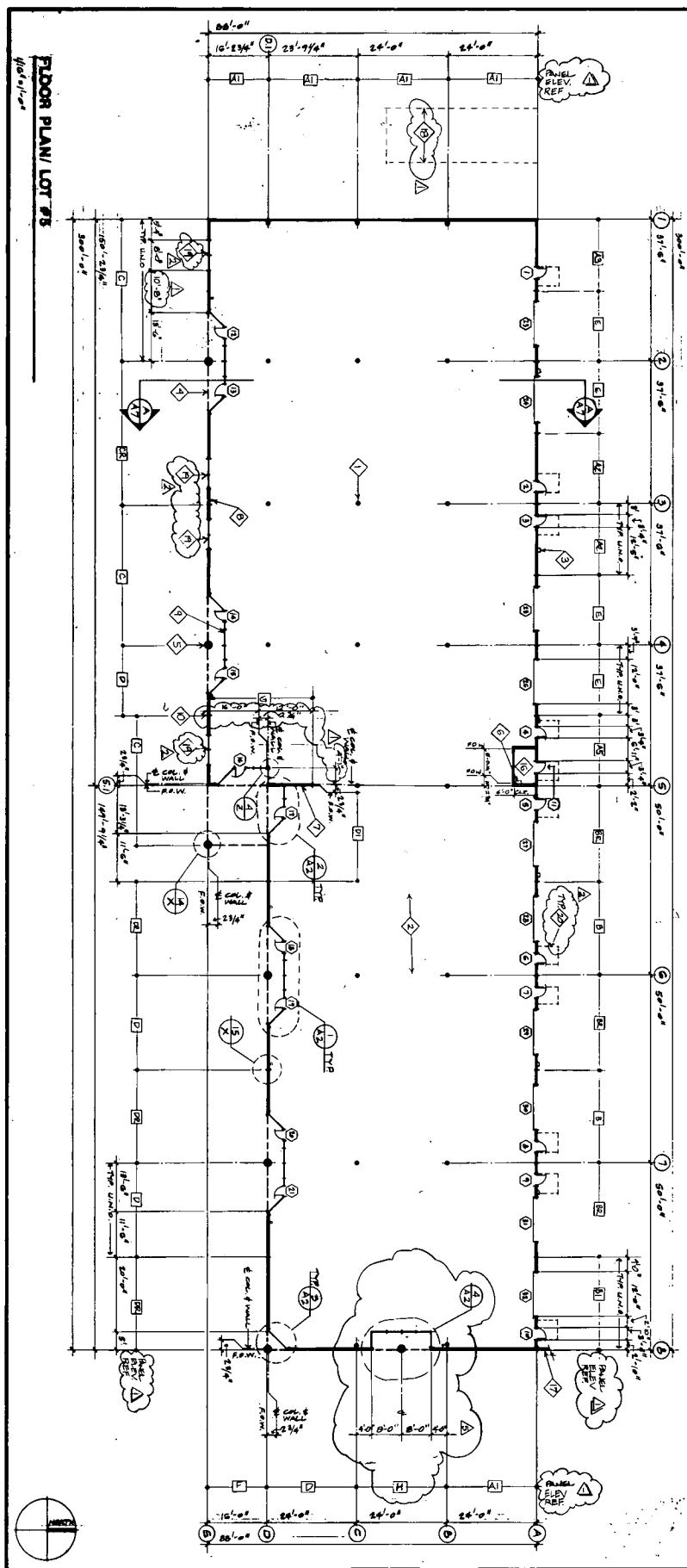
Jackson Business Park

CITY OF SACRAMENTO, CALIFORNIA

P90 053

COMSTOCK
JOHNSON
architects inc.





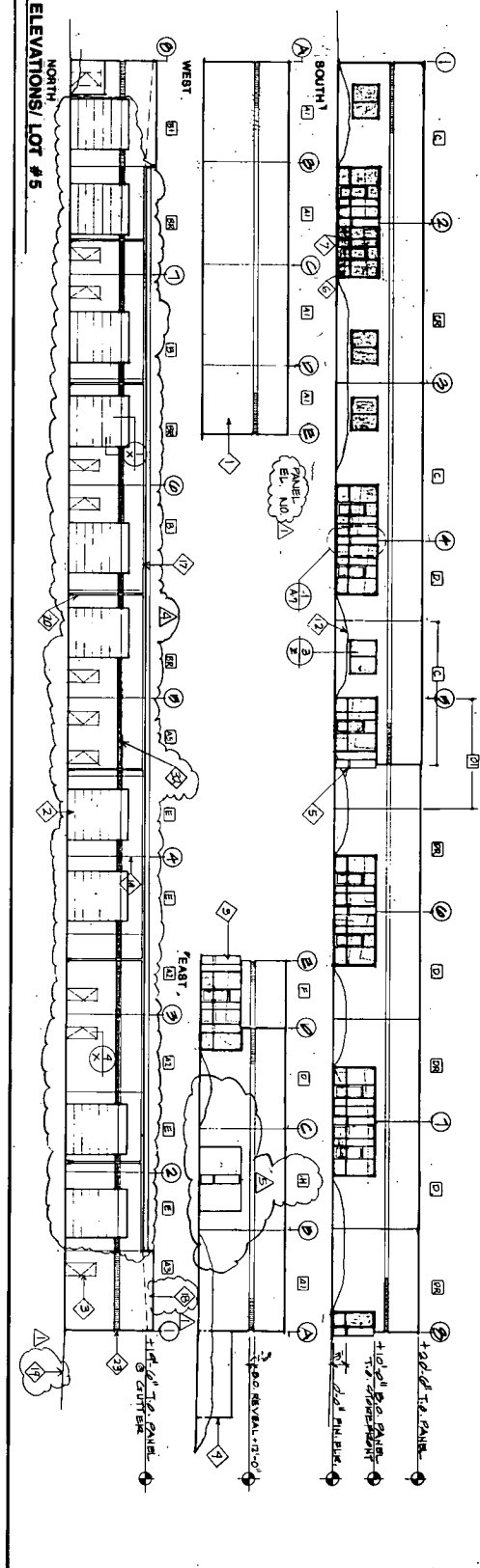
JACKSON BUSINESS PARK

CITY OF SACRAMENTO, CALIFORNIA

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JOHNSON**
architects inc.

3212 Ramos Circle, Sacramento, California, 95827, (916) 3626303

EXTERIOR ELEVATIONS/ LOT #5



JACKSON BUSINESS PARK
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001041

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