

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, May 12, 2004, the Zoning Administrator approved with conditions a post subdivision modification to a previously approved parcel map relating to parking easements in the Office Point West PUD (OB-R) zone for the project known as (File Z04-069). Findings of Fact and conditions of approval for the project are listed on pages 3-7.

Project Information

Request:

Post Subdivision Modification to modify a condition of approval for a previously approved tentative parcel map relating to parking easements on 3.4 partially developed acres in the Office Point West PUD (OB-R) zone.

Location: 1601 Exposition Boulevard (D3, Area 4)

Assessor's Parcel Number: 277-0273-002

Applicant: Panattoni Development Company, LLC {Contact: Mechelle Azevedo}
8401 Jackson Road
Sacramento, CA 95826

Property Owner: Nationwide Mutual Insurance Company
One Nationwide Plaza
Columbus, OH 43215-2220

Project Planner: Lindsey Alagozian

General Plan Designation: Regional Commercial & Offices
Existing Land Use of Site: Vacant
Existing Zoning of Site: Office [Point West PUD] (OB-R)

Surrounding Land Use and Zoning:

North: R-3-R-PUD; Multi Family
South: A-P-C; Cal Expo
East: OB-PUD; Office
West: R-3-R-PUD; Multi Family

Property Dimensions: Irregular
Property Area: 3.4± acres
Topography: Flat
Street Improvements: Existing
Utilities: Existing

Tentative Map: Exhibit A (Previously Approved Parcel Map)

Z04-069

May 12, 2004

Item 2

Previous Files: P7990, Z03-022

Background Information: On November 21, 1977 the Planning Commission approved entitlements to develop a 210,000 square foot, two phase office building project. The entitlements included a rezone from Agriculture to Office Building zone, a Special Permit for the two office buildings, and a request to have a cafeteria as an accessory use within the office building. On October 9, 2003 the Zoning Administrator approved a tentative parcel map splitting one parcel into two and a Special Permit Modification to construct a 70,000 square foot office building.

Additional Information The applicant is requesting to modify a condition of approval of the parcel map approved by the Zoning Administrator on October 9, 2003 (Z03-220). The condition the applicant would like to modify is Condition #2 of the Tentative Map Z03-220 which currently reads as follows:

- Private reciprocal ingress, egress, maneuvering and parking easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 1 and 2 at no cost, at the time of sale or other conveyance of either parcel.

The applicant is requesting to remove the words "parking easement" from this condition. The applicant is requesting to modify the condition to read as follows:

- Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress and maneuvering easement shall be conveyed to and reserved from Parcels 1 and 2 at no cost, at the time of sale or other conveyance of either parcel.

Staff has reviewed the parking counts for both sites and has determined that reciprocal parking is unnecessary for this project. Parcel one consists of a 133,000 square foot office building and 519 parking spaces as originally required by Planning Commission. Parcel two will consist of a 70,000 square foot office building and 280 parking spaces. The provided parking ratio for the overall site is 1/250; therefore adequate parking for both parcels is independently provided. Staff consulted with the Public Works Department about the proposed modification and did not object to the modified condition of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

Conditions of Approval – Post Subdivision Modification:

Tentative Map

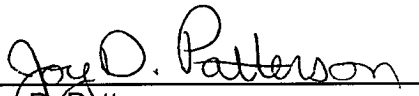
1. Condition #2 of the tentative map for project Z03-220 shall be modified to read as follows: Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and

record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress and maneuvering easement shall be conveyed to and reserved from Parcels 1 and 2 at no cost, at the time of sale or other conveyance of either parcel.

2. The applicant shall comply with all previous conditions of approval for Z03-220.

Findings of Fact – Subdivision Modification

1. The property to be divided was originally approved with a reciprocal parking easement condition placed on the parcel map; when in fact each building will have adequate parking without reciprocal parking.
2. The cost to the subdivider of strict or literal compliance with the regulations is not the sole reason for granting the modification.
3. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
4. Granting the modification is in compliance with the intent and purposes of these regulations and is consistent with the General Plan which designates the site as Regional Commercial and Offices.

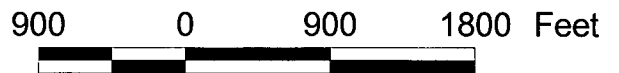
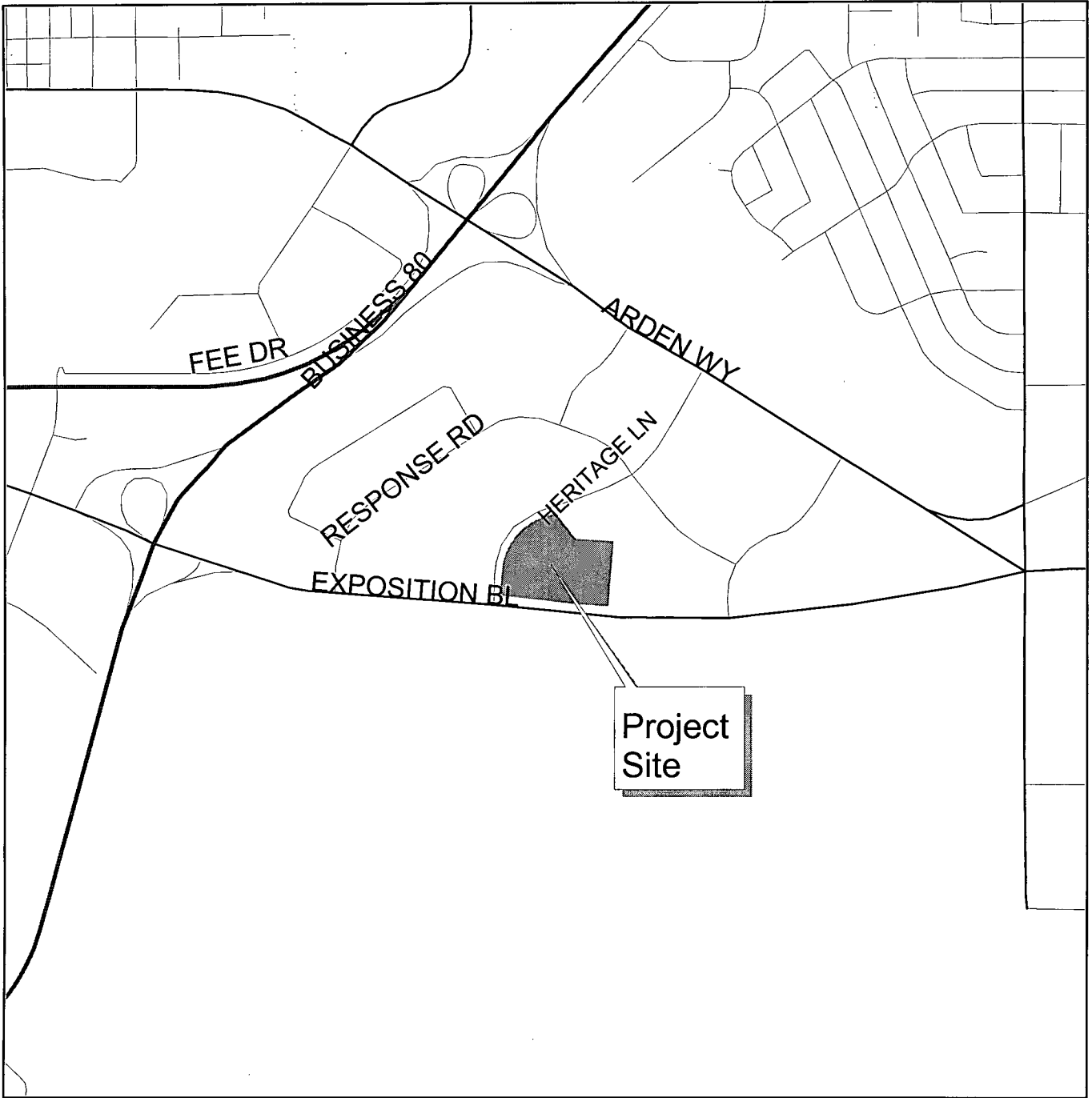


Joy D. Patterson
Zoning Administrator

A use for which a Special Permit Major Modification is granted must be established within two years after such permit is approved. If such use is not so established the Plan Review Modification shall be deemed to have expired and shall be null and void. A Special Permit Major Modification use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required the use shall be deemed established when the activity permitted has been commenced.

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File (original)
ZA Log Book
Applicant
Jerry Lovato, Public Works

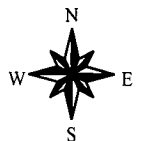


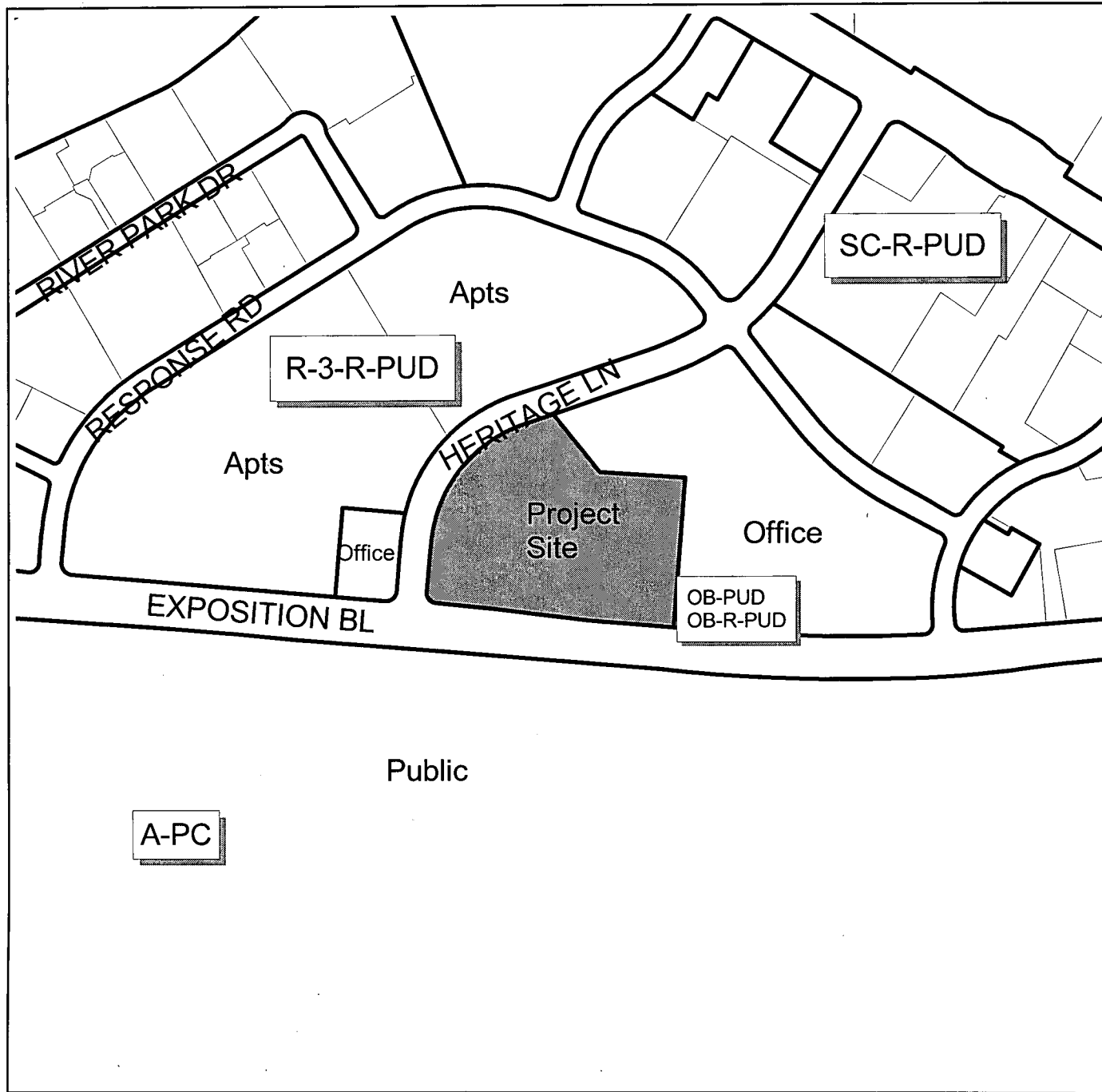
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Planning & Building
Department

Geographic
Information
Systems

Vicinity Map

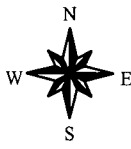




Planning & Building Department
 Geographic Information Systems

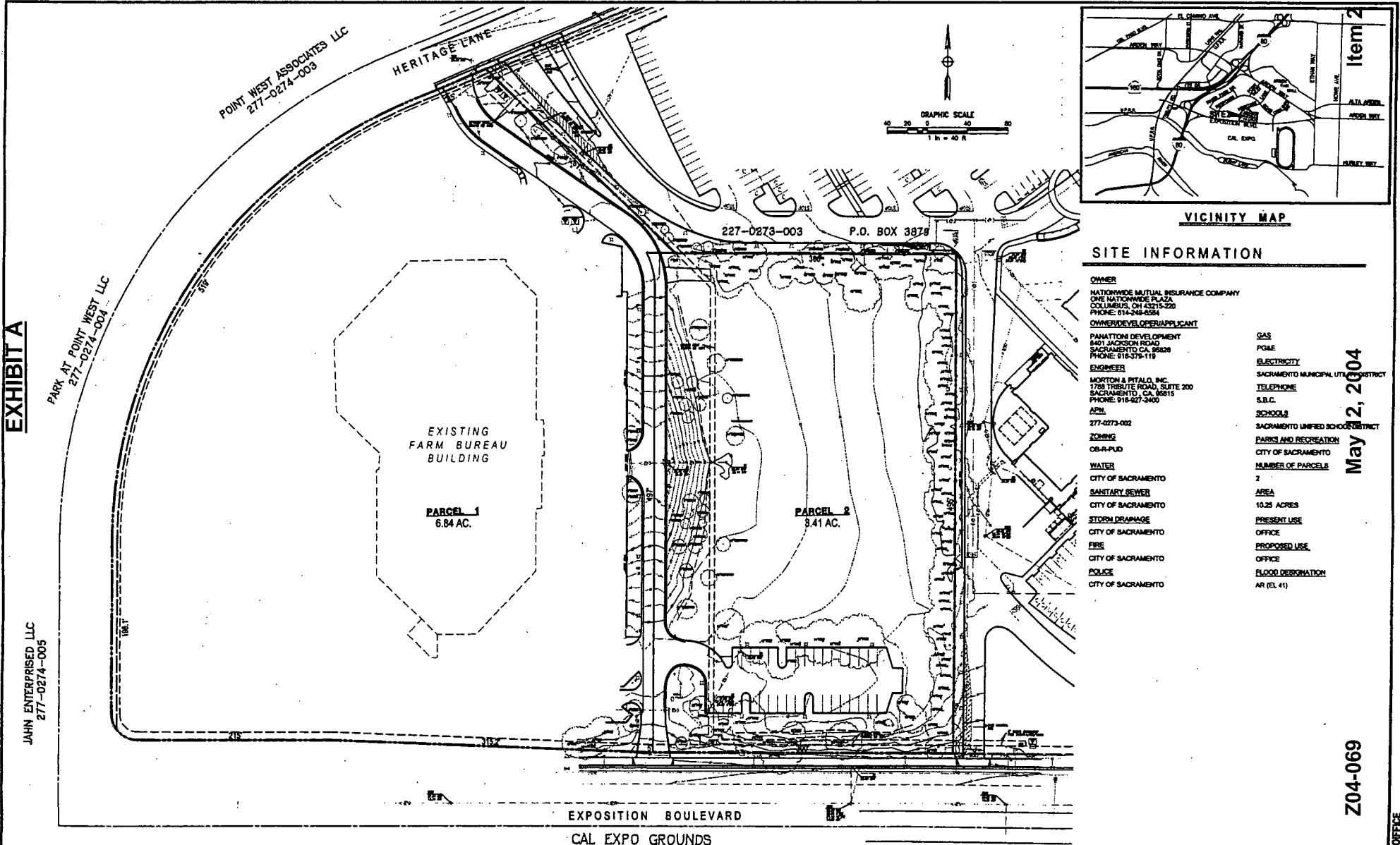
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Land Use & Zoning



Z03-220

REC'D 7/01/03



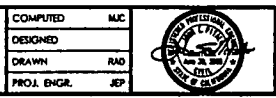
Item 2

May 2, 2004

Z04-069

NO.	DESCRIPTION	APPD.	DATE	SCALE	BENCH MARK
				HORZ. 1" = 40'	
				VERT. 1" = NA	

COMPUTED	MC
DESIGNED	
DRAWN	RAD
PROJ. ENGR.	JEP



mp **MORTON & PITALO, INC.**
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 email: erp@mpinc.com • web: www.mpinc.com

TEMPERATURE PARCEL MAP FOR
EXPOSITION BLVD. OFFICE
 CITY OF SACRAMENTO, CALIFORNIA

DATE	JUNE, 2003
SHEET	1
OF	1

EXPOSITION BLVD. OFFICE