

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

APPLICANT	Jackson Properties, 5665 Power Inn Rd., Sacramento, CA 95824				
OWNER	Jackson Properties, 5665 Power Inn Rd., Sacramento, CA 95824				
PLANS BY	Comstock Johnson Arch., 10304 Placer Lane, Sacramento, CA 95827				
FILING DATE	April 17, 1992	ENVIR. DET.	Negative Declaration	REPORT BY	Don Smith
ASSESSOR'S PCL. NO.	015-0311-048				

APPLICATION: A. Negative Declaration; and,
 B. Planning Director's Special Permit to exceed the maximum
 25% office on 3.3± developed acres in the Light Industrial
 (M-1) zone.

LOCATION: 3741 Business Drive

PROPOSAL: The applicant is requesting the necessary entitlements to allow the
 office space within the structure to increase to 100 percent.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North: Industrial/ Office; M-1
South: Vacant; M-1
East: Industrial; M-1
West: Vacant; M-1

Property Dimensions: Irregular
Property Area: 3.3± acres
Required Parking: 14 spaces
Proposed Parking: 15 spaces
Square Footage of Building: 6396 sq.ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing

BACKGROUND INFORMATION: The subdivision of the property was approved by the City Council in 1987 (P87-010). Over the last several years, a number of applications have been requested to exceed the permitted office space within the Jackson Business Park. Five applications were received in 1989 to exceed the 25 percent office limitation at

3651, 3671, 3701, 3721 and 3741 Business Drive (P89-262, P89-261, P89-260, P89-259 and P89-258 respectively). These permits have now expired. Additional Special Permits to exceed the 25 percent office limitation were approved in 1990 for 3560, 3630 and 3460 Business Drive (P90-052, P90-053 and P90-054 respectively). Other Special Permits were approved in 1990 to exceed the 25 percent office space requirement at 3670, 3700 and 3800 Business Drive (P90-427, P90-428 and P90-429 respectively). In addition, a lot line adjustment was approved in 1990 to relocate the common property lines between three parcels in the park (P90-300).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 3.3± acre parcel with a total of five buildings in the Light Industrial (M-1) zone. The buildings total 42,588 square feet in area. The buildings are leased to a variety of users including a company that specializes in the sale of motorized wheel chairs, a medical supply distributor, a distributor of prison garments and a warehouse. Portions of some of the buildings are vacant. One vacant building (Building E) is 6,396± sq.ft. in area and is the subject of this entitlement. The General Plan designates the subject site Heavy Commercial or Warehouse. The surrounding land uses are industrial to the north and east and vacant to the south and west. The surrounding zoning and zoning of the site is Industrial (M-1).

B. Applicant's Proposal

The applicant is proposing to exceed the 25 percent maximum office space limit to 100 percent for the 6,396 square foot building (Building E). An engineering firm is slated to occupy the building.

C. Staff Analysis

Section 2 of the Sacramento City Zoning Ordinance gives the Planning Director authority to issue a Special Permit for new construction not exceeding 10,000 square feet and having up to 100 percent office use and additions of office space not exceeding 10,000 square feet. Staff supports the issuance of the Planning Director's Special Permit in that the proposed office space: has adequate parking (provides the 15 required spaces); is compatible with the existing adjacent land uses; and, will not negatively affect the other land uses in the area.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. There are no specific mitigation measures identified for this project.

RECOMMENDATION: Staff recommends the Planning Director take the following action:

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- A. Ratify the Negative Declaration; and,
- B. Approve the Planning Director's Special Permit to exceed the maximum 25% office (to 100% office space) on 3.3+ developed acres in the Light Industrial (M-1) zone based upon the findings of fact which follow.

Findings of Fact:

- 1. Granting the request is based upon sound principles of land use planning in that the project is compatible with other uses in the business park which consist of office, heavy commercial and warehouse uses.
- 2. Granting the request will not be injurious to public welfare nor to property in the vicinity in that adequate parking will be provided.
- 3. The proposed project is consistent with the General Plan in that the project is an industrial use permitted in the Heavy Commercial or Warehouse designation.

Report Prepared By:

Don Smith
Don Smith,
Associate Planner

7-30-92
Date

Recommendation Approved By:

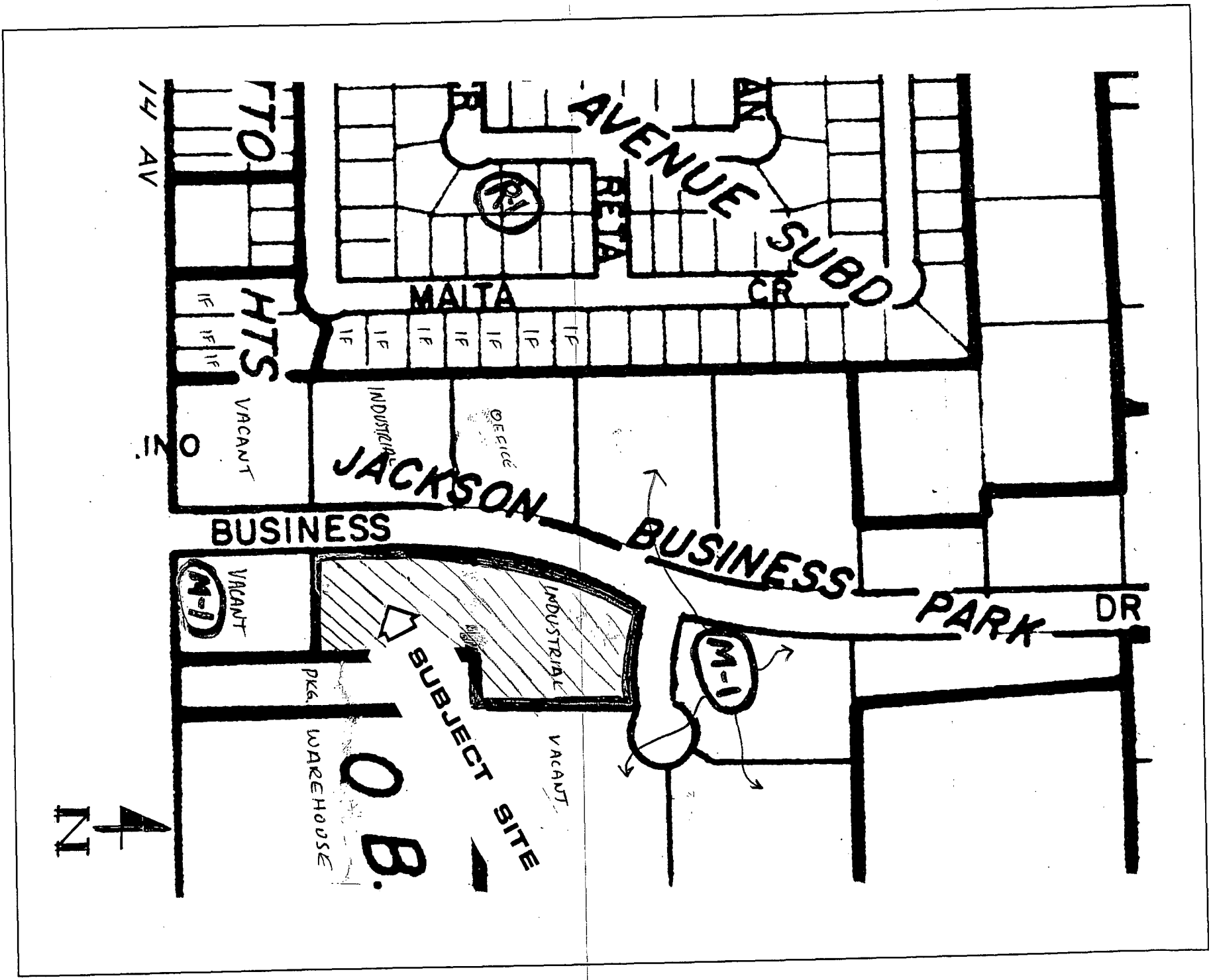
Gary Stonehouse
Gary Stonehouse,
Planning Director

7-31-92
Date

Attachments:

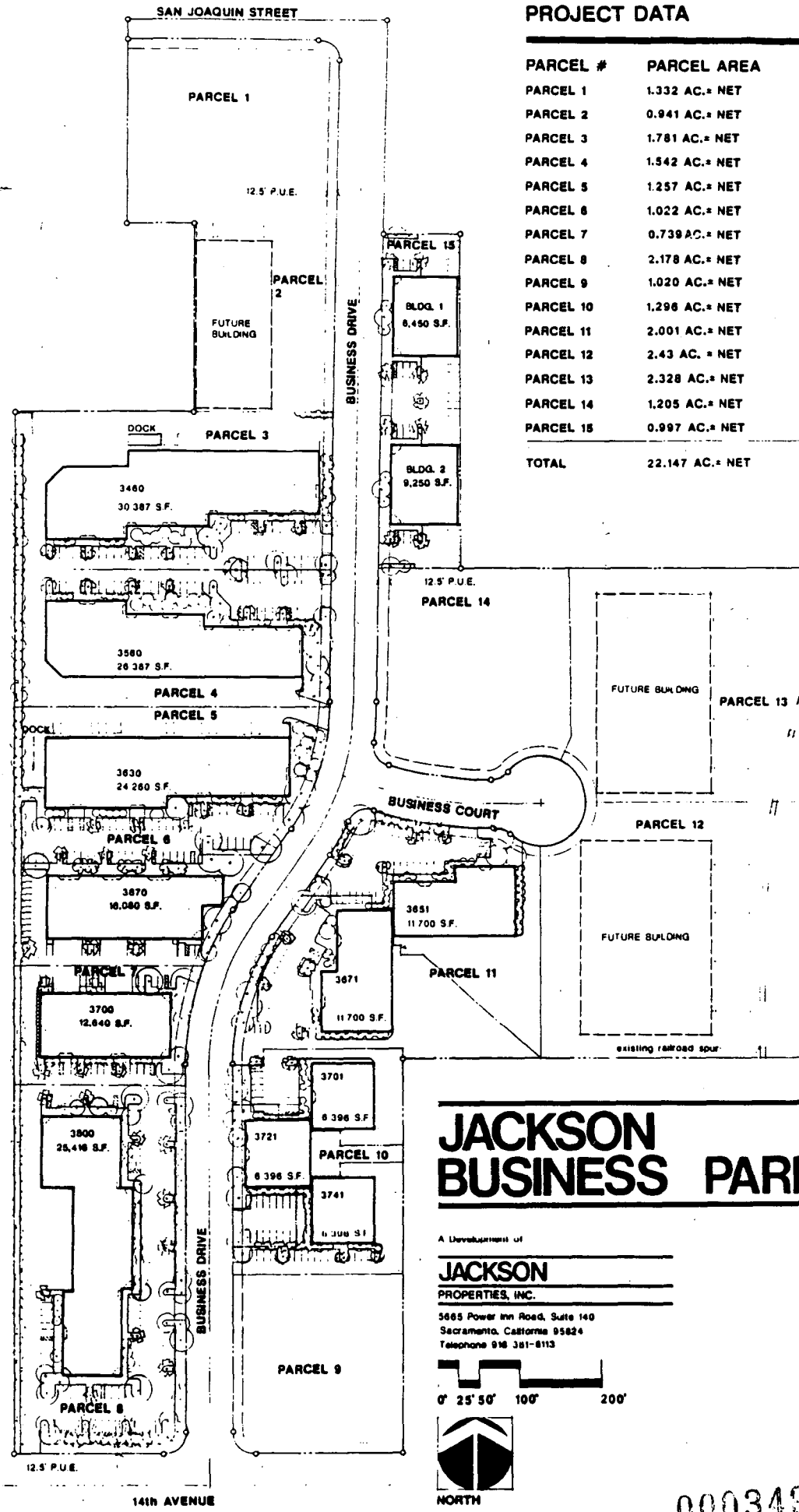
P92-106

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LAND USE & ZONING MAP

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PROJECT DATA

PARCEL #	PARCEL AREA	
PARCEL 1	1.332 AC. = NET	
PARCEL 2	0.941 AC. = NET	
PARCEL 3	1.781 AC. = NET	30,387 S.F.
PARCEL 4	1.542 AC. = NET	26,387 S.F.
PARCEL 5	1.257 AC. = NET	24,260 S.F.
PARCEL 6	1.022 AC. = NET	16,080 S.F.
PARCEL 7	0.739 AC. = NET	12,640 S.F.
PARCEL 8	2.178 AC. = NET	25,416 S.F.
PARCEL 9	1.020 AC. = NET	
PARCEL 10	1.296 AC. = NET	19,188 S.F.
PARCEL 11	2.001 AC. = NET	23,400 S.F.
PARCEL 12	2.43 AC. = NET	
PARCEL 13	2.328 AC. = NET	
PARCEL 14	1.205 AC. = NET	
PARCEL 15	0.997 AC. = NET	17,700 S.F.
TOTAL	22.147 AC. = NET	195,458 S.F.

JACKSON BUSINESS PARK

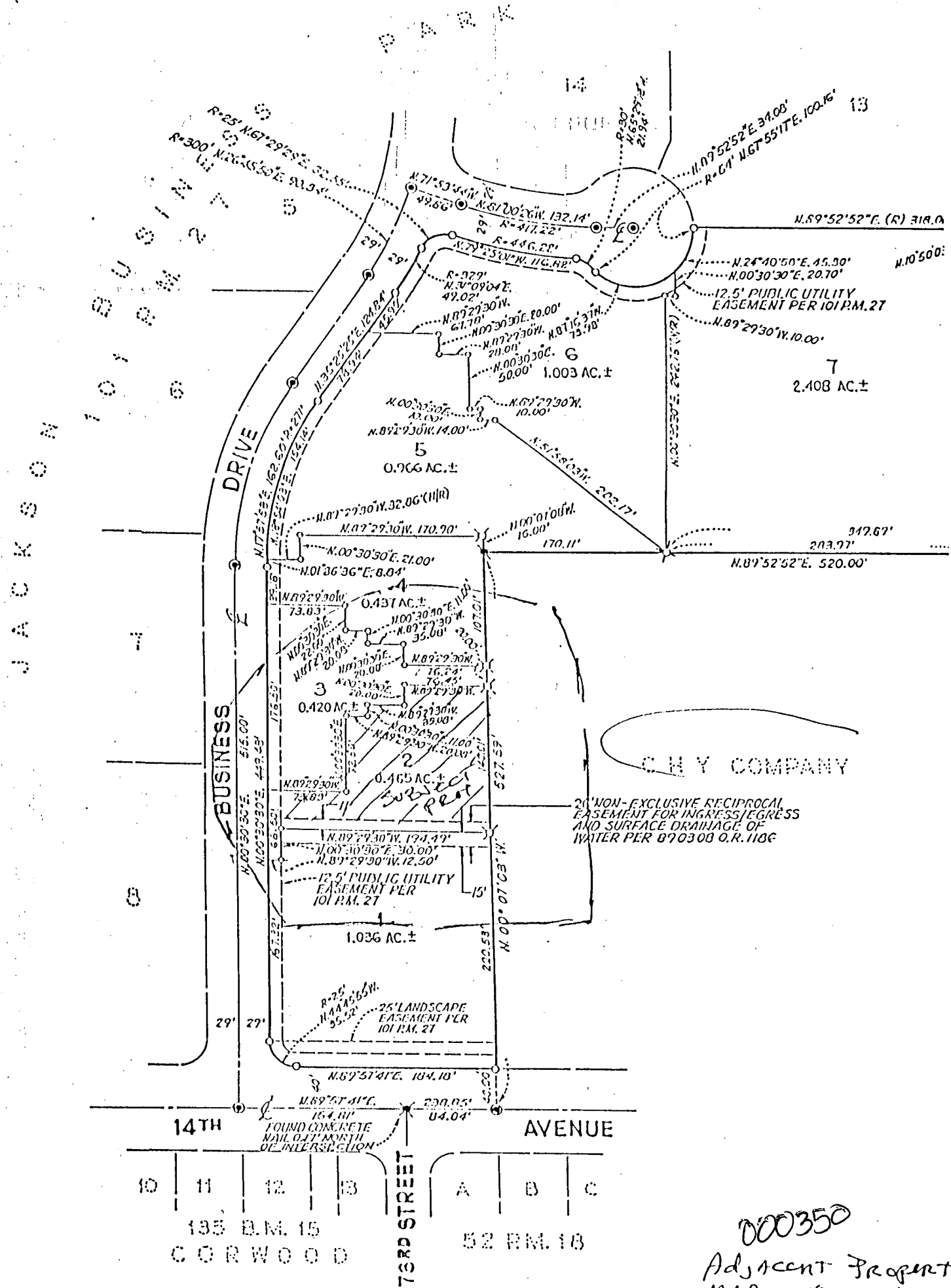
A Development of

JACKSON
PROPERTIES, INC.

5665 Power Inn Road, Suite 140
Sacramento, California 95824
Telephone 916 381-8113



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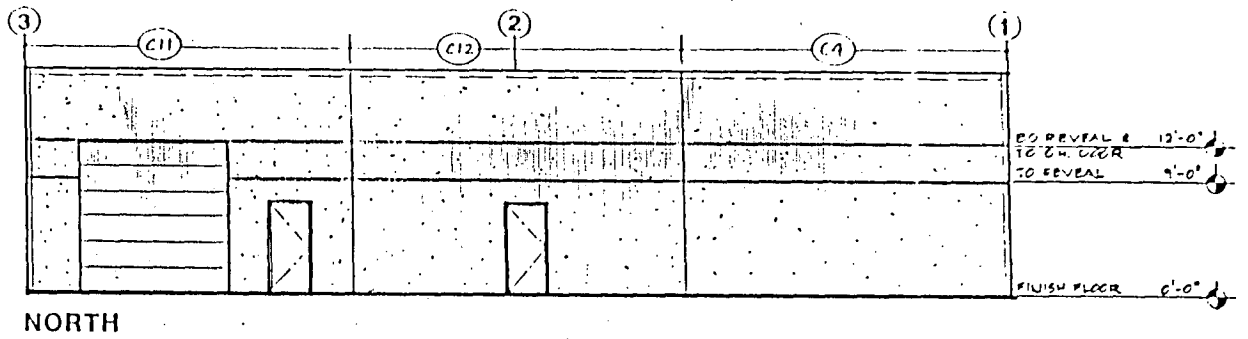
C H Y COMPANY

20' NON-EXCLUSIVE RECIPROCAL
EASEMENT FOR INGRESS/EGRESS
AND SURFACE DRAINAGE OF
WATER PER 870300 O.R. 1106

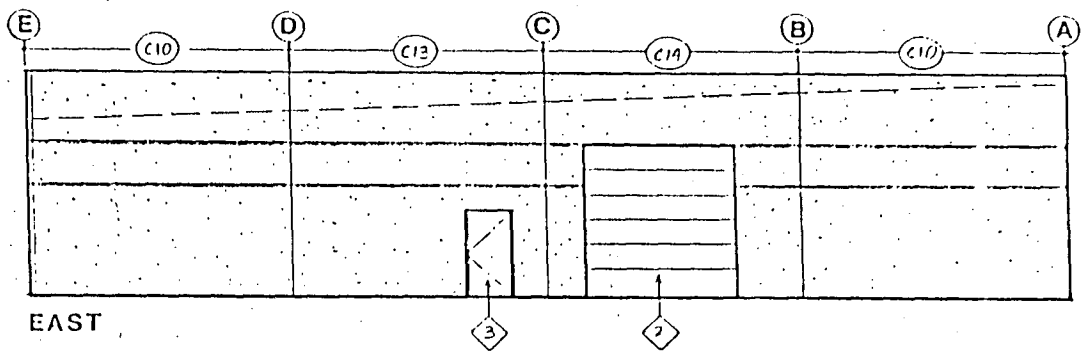
10 11 12 13 73RD STREET A B C

135 B.M. 15 CORWOOD 52 B.M. 18

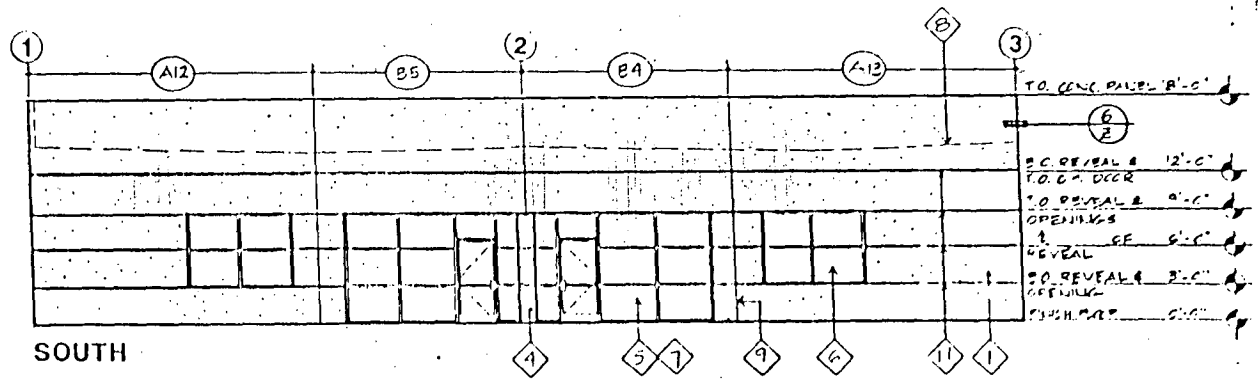
000350
Adjacent Property
MAP 1"=132'



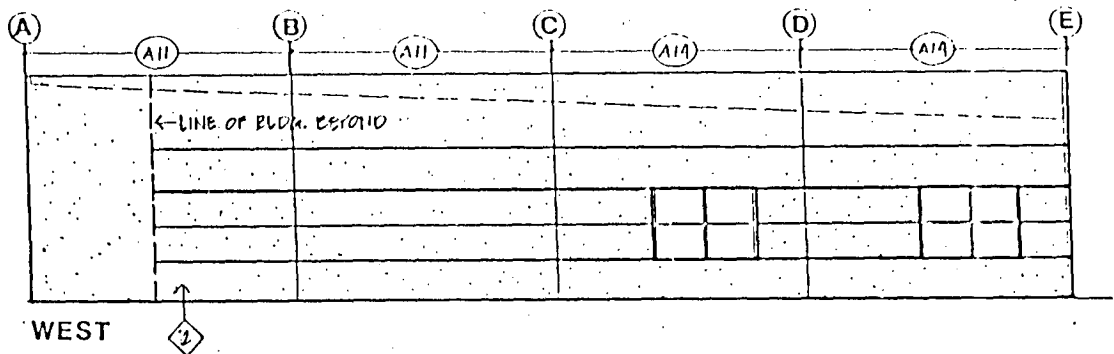
NORTH



EAST



SOUTH



WEST

000351

Jackson Business Park

CITY OF SACRAMENTO, CALIFORNIA

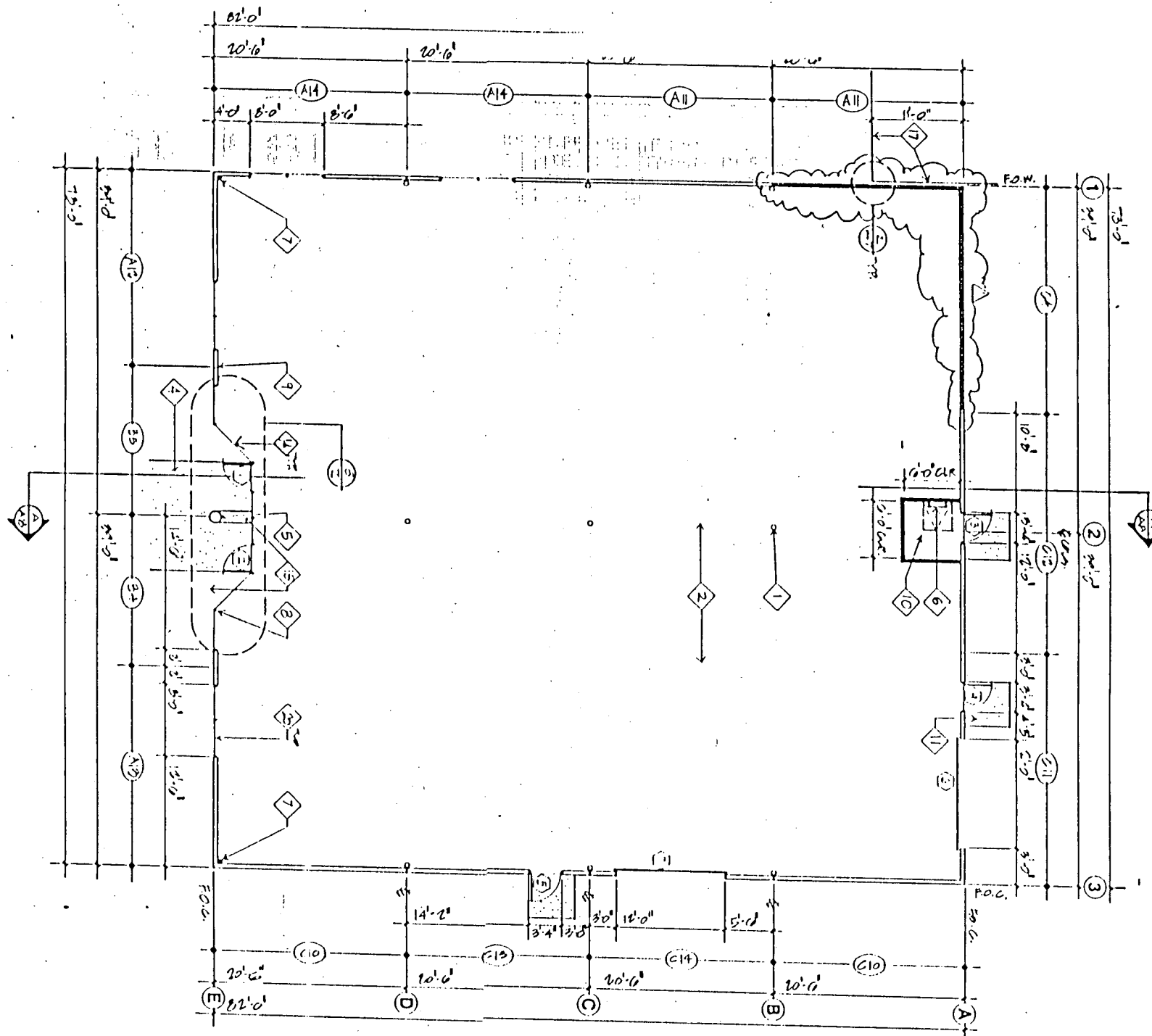
JACKSON PROPERTIES INC.
5665, SUITE, #140, POWER INN ROAD
SACRAMENTO, CALIFORNIA 95824
916-490-1113, LICENSE NO. 368437

BUILDING

E



FLOOR PLAN



000352

JACKSON BUSINESS PARK
CITY OF SACRAMENTO, CALIFORNIA

JACKSON PROPERTIES, INC.
5665, SUITE #140, POWER INN ROAD
SACRAMENTO, CALIFORNIA 95824.
916-381-8113, LICENSE NO. 365437

BUILDING
E

