

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 23, 1998, the Zoning Administrator approved with conditions, a special permit modification locating 6 on-site parking spaces to a previously established off-site parking lot for the project known as Z98-142. Findings of Fact and conditions of approval for the project are listed on page 3.

**Project Information**

Request: **Zoning Administrator Special Permit Modification** to locate six on-site parking spaces off-site in a previously established off-site parking lot for an existing 59,000± square foot office on 0.8± developed acres in the Residential Mixed Use Special Planning District (RMX-SPD) zone.

Location: 1108 O Street & Q Street between 10<sup>th</sup> & 11<sup>th</sup> Streets (D4, Area 1)

Assessor's Parcel Number: 006-0216-002; 006-0274-002,004-007, 009

Applicant: Oshima & Yee Architect  
c/o Alan Oshima  
1731 J Street, Ste. 200  
Sacramento, CA 95814

Property Owner: State Employee Building Corp.  
1108 O Street  
Sacramento, CA 95814

General Plan Designation:	1108 O Street High Density	Q Street Special Planning District
Community Plan Designation:	General Commercial	Residential Mixed Use
Existing Land Use of Site:	Office	Parking Lot
Existing Zoning of Site:	C-2	RMX - SPD

## Surrounding Land Use and Zoning:

	1108 O Street		Q Street
North:	C-2; Office	North:	R-5; Office/Res
South:	C-2; Parking	South:	RMX-SPD; Ind
East:	C-2; Parking	East:	C-2 SPD;
West:	C-2 (SPD); Commercial	West:	R-3A SPD;Res

	1108 O Street	Q Street
Property Dimensions:	80' x 160'	Irregular
Property Area:	0.29± acres	0.8± acres
Parking Provided:	2 spaces	135 spaces
Parking Required:	131 spaces	0
Parking Variance:	98 required; 8 on-site, 90 off-site	
Square Footage of Building:	59,000± sq ft.	

Project Plans: See Exhibits A-C

Previous Files: B-45, 1958 Variance Permit to reduce parking

Additional Information: The applicant proposes to locate a fueled back-up power generator within three existing parking spaces at the rear of the office building at 1108 O Street (Exhibit ). The generator is necessary to power the main computer system during power outages. The uses located in the building are the Golden 1 Credit Union and office.

In 1958, a variance was approved permitting a reduction in parking and locating parking off-site. The approval provided for a total of 98 parking spaces for the office building, with 8 spaces on-site and 90 spaces off-site. The parking for this building is provided in a lot on Q Street between 10<sup>th</sup> & 11<sup>th</sup> Streets. The plans (Exhibit ) indicate that 135 spaces are located on this site. Upon inspection of the lot on December 11, 1998, staff noted that the actual number of parking spaces to be 133.

Staff notes that only five parking spaces are currently located on the office site. Three spaces have been removed without modifying the previous approval. The generator is proposed to eliminate three additional spaces, leaving only two parking spaces on-site. Staff does not object to the generator being placed in the parking space, since adequate parking can be provided off-site at Q Street. The Q Street parking lot and the office building are under the same ownership. Staff recommends as a condition of approval 96 spaces be provided for the office building at the parking lot on Q Street, consistent with the variance approved in 1958. The two remaining parking spaces on-site should be made handicapped accessible since it does not appear that the Q Street parking lot provides for handicapped parking.

This project is located within the Central City Design Review district. The applicant has submitted for Design Review ( DR98-134). The design review staff is in the process of reviewing this project.

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. The owner shall provide 96 parking spaces at the Q Street parking area for the office project at 1108 O Street, and retain two on-site parking spaces for the office use.
2. The two parking spaces remaining on site shall be handicapped accessible.
3. Prior to issuance of a building permit, the project shall be reviewed and approved by the Design Review Board/Staff, whichever is applicable.
4. The generator shall meet minimum Fire Standards for above ground tanks, greater than 1,000 gallons subject to review and approval of the Fire Department.
5. Sprinklers may be required in overhang area of building. Plans should indicate recessed parking area.
6. The project is in the AR Flood Zone, the fuel tank shall be anchored to withstand a buoyant force acting upon it in its empty state.
7. The Special Permit Modification for the generator shall be established within two years of approval date. A building permit shall be secured and construction commenced within two years of the approval of the Special Permit Modification to validate the Special Permit Modification.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the existing office building has limited on-site parking and received a variance in 1958; and
  - b. the back-up generator is necessary to accommodate new technologies.
2. Modifying the Special Permit will not be detrimental to the public health, safety or welfare, nor result in a nuisance since adequate parking is being provided off-site.

3. The project is consistent with the Central City Community Plan which designate the sites as General Commercial and Residential Mixed Use and the office and parking lot has been established on these sites since 1959.

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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit 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.

Attch. Exhibit A - Site Plan  
Exhibit B - Parking Plan  
Exhibit C - Variance Permit  
Exhibit D- Vicinity Map  
Exhibit F - Land Use and Zoning Map

cc: File  
Applicant  
ZA Log Book



O S H I M A  
& Y E E  
ARCHITECTS

1731 J STREET  
SUITE 200  
SACRAMENTO  
CALIFORNIA  
- 9 5 8 1 1 4 -  
TEL (916) 443-5811  
FAX (916) 443-2965

CONSULTANTS

EXHIBIT A



BACK UP POWER  
GENERATOR  
1108 O STREET  
SACRAMENTO, CA

REVISIONS

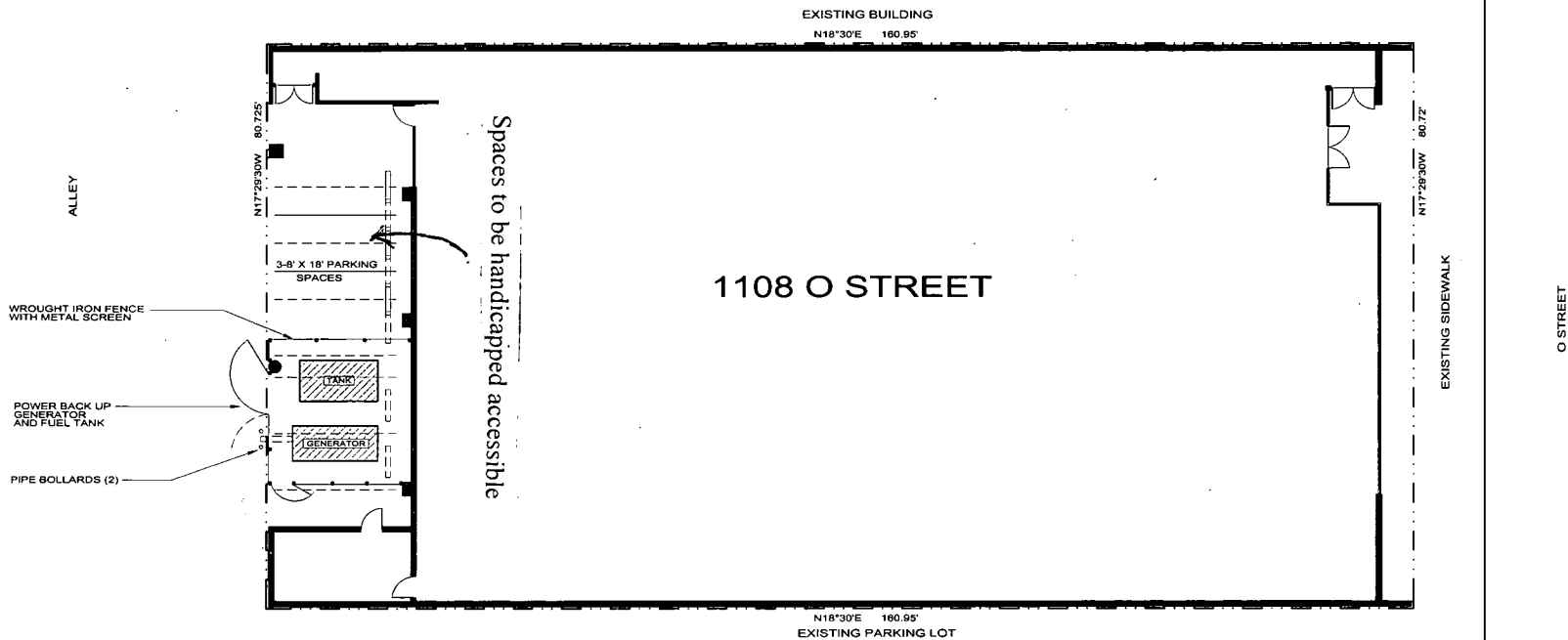
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DATE	JOB NO
8 DEC '98	9719

SHEET



COPYRIGHT 1998 - OSHIMA & YEE ARCHITECTS



NOTE: EXISTING FIVE STANDARD PARKING SPACES. TWO SPACES SHALL BE OCCUPIED BY NEW GENERATOR AND TANK.

SITE PLAN  
SCALE: 1/8"=1'-0"



VARIANCE PERMIT

This is to certify that the Planning Commission of the City of Sacramento has this date granted a Variance Permit to the applicant listed below, for the property so designated, and for the purpose indicated:

Applicant State Employees Building Corp., by Fred A. Taylor, Pres.,  
#1108 - O Street, Sacramento, Cal.

Property Description Lot 2, Block 11-12-0-P Streets

Location South side of O Street, between 11th and 12th Streets

Existing Zoning "C-2" Community Commercial Zone

Present Use of Property Multiple Family Court development

Variance Granted To reduce required parking from 135 to 98 spaces;  
90 of which are to be provided off-site 1 1/2 blocks from main  
building they are to serve.

Conditions thereto No charges shall be made for parking on the lot where  
most of the required off street parking is to be provided.

Said Variance Permit is granted under the provisions of Section 22 of Zoning Ordinance No. 1963 - Fourth Series, but is subject to all other provisions of said Ordinance as pertains to the use of property for the purpose indicated.

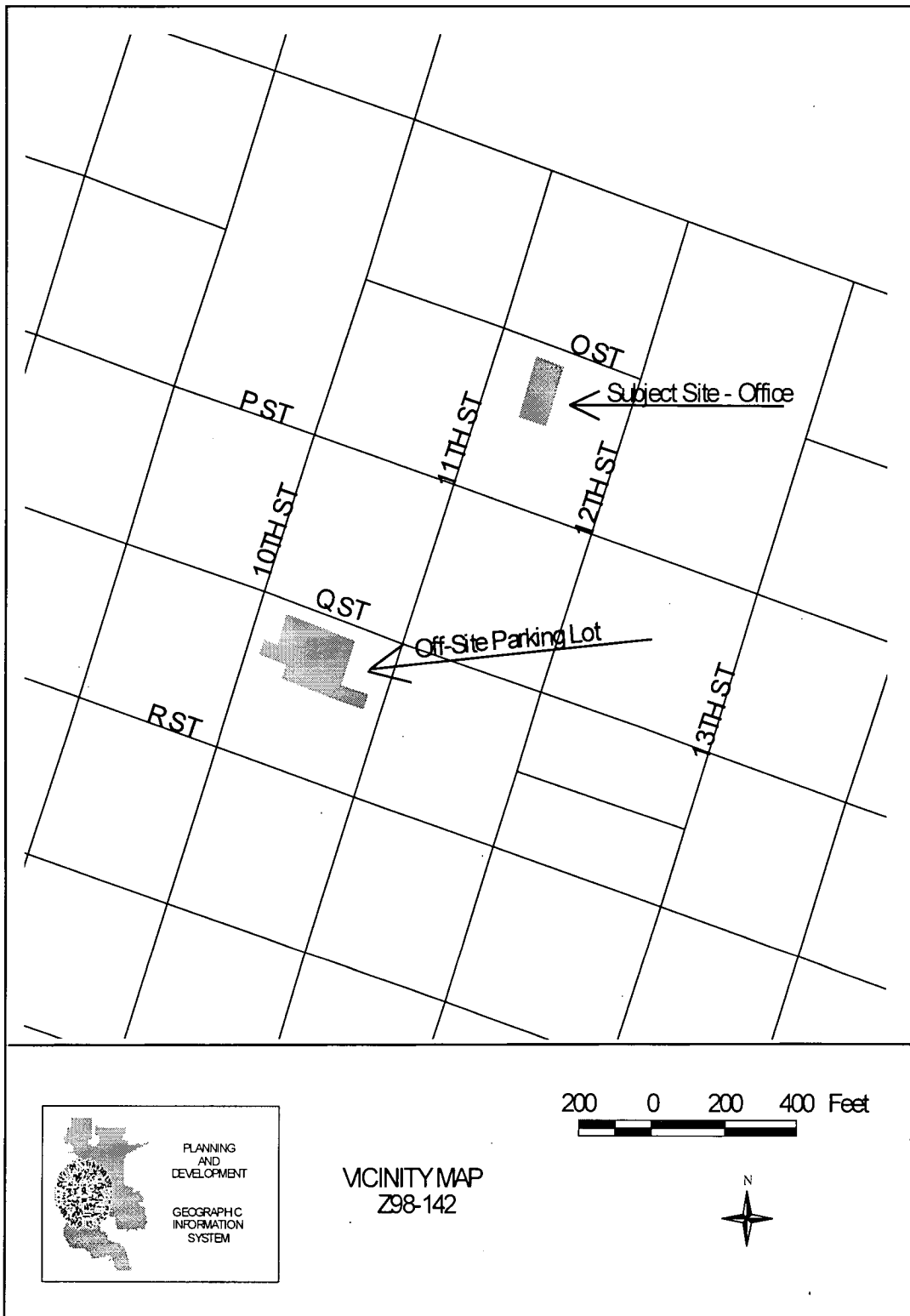
APPROVED  
City Planning Commission  
Room 308, City Hall  
Sacramento, California  
CITY PLANNING COMMISSION

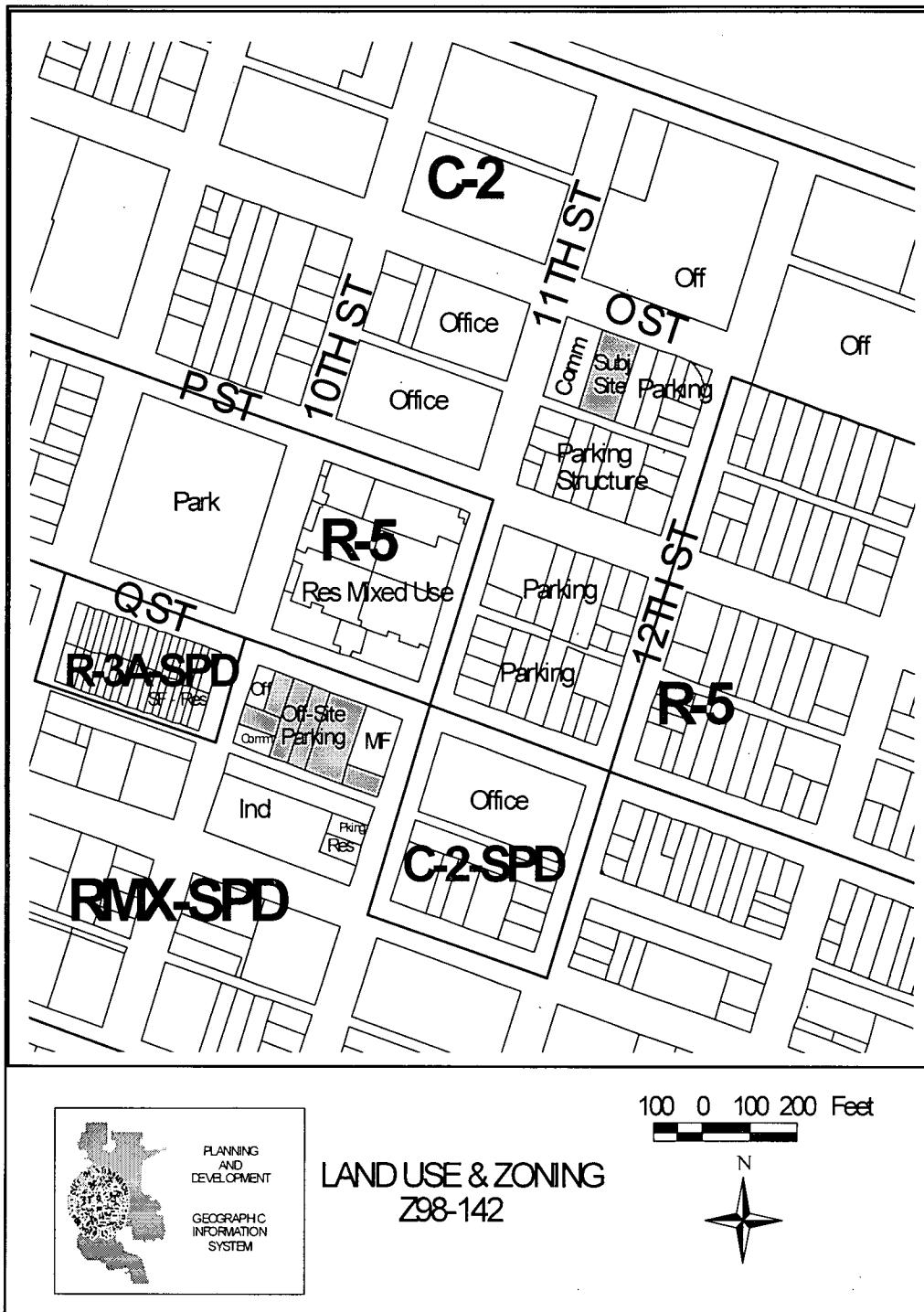
J. L. Freitas

Action of Planning Director \_\_\_\_\_  
Planning Commission Approved  
City Council \_\_\_\_\_

Date of Action Sept. 23, 1958  
Expiration Date Sept. 23, 1959  
Application No. B-45 Date 9/15/58  
Variance Permit No. B-185 Date 9-23-58

POSTED





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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 12, 1999, the Zoning Administrator approved with conditions a variance to allow a garage conversion for one side of an existing duplex for the project known as Z98-140. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

**Project Information**

Request: Zoning Administrator Variance to allow an existing garage to be converted into additional living space for one side of a duplex on 0.21± developed acres in the Standard Single Family (R-1) zone.

Location: 5640 25th Street (D5, Area 3)

Assessor's Parcel Number: 025-0071-038

Applicant: Herbert Cortez Trust  
5640 25th Street  
Sacramento, CA 95822

Property Owner: Same as applicant

General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Land Use of Site: Duplex  
Existing Zoning of Site: Standard Single Family (R-1)

Surrounding Land Use and Zoning:                      Setbacks    Required    Existing

North: R-1; Single Family Residence	Front:	25'	25'
South: R-1; Single Family Residence	Side(E.):	12.5'	12.5'
East: R-1; Single Family Residence	Side(W.):	5'	14.5'
West: R-1; Single Family Residence	Rear:	15'	18'

Property Dimensions: 75 feet x 120 feet  
Property Area: 0.21± acres  
Square Footage of Buildings: Existing structure- 2,320 square feet  
Height of Building: Single Story  
Exterior Building Materials: Stucco and Wood Siding

Roof Materials:	Composition Shingles
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: Z98-012 (Lot Line Adjustment)

Additional Information: The applicant is requesting to convert a 276 square foot garage for one unit of a duplex. The space will be converted into a bedroom, laundry room, and bathroom. The applicant proposes to park in the existing driveway adjacent to the garage which is in the front and side yard setback area. The parcel is a corner lot with one unit facing Brentley Drive and the proposed garage conversion unit facing 25th Street. The Zoning Ordinance requires a garage for each duplex unit. The applicant is requesting a variance to convert the garage.

The project has been noticed and staff has not received any calls.

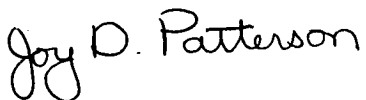
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Sections 15303(e)}.

#### Conditions of Approval

1. The parking pad adjacent to the garage shall remain as a parking space.
2. The applicant shall obtain all necessary building permits prior to garage conversion.
3. The Building Division has the following review comments:
  - a. A complete building plan check will be required prior to issuing a building permit. The project must comply with all applicable provisions of current code.
  - b. Bearing pressure on the garage slab in excess of 200 pounds per lineal foot is not allowed. Per UBC Table 18-1A, the foundation shown on the plan requires a minimum 15"x15"x12" deep footing pier at each floor support location. UBC would allow two cripple walls spaced not more than 4' on center supported directly on the garage slab for this type of structure.
  - c. The front wall framing has to be constructed of pressure treated or redwood material to a distance of at least 6" above the driveway level.
4. The changed garage elevation shall match the existing siding in material and color. The window shall have the same trim treatment as other windows on the east elevation.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
  - a. the garage conversion using the existing driveway for parking will not substantially alter the characteristics of the site or the surrounding neighborhood, and
  - b. there is adequate off street parking.
2. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variances would be and have been granted to other property owners facing similar circumstances.
3. Granting the variance requests do not constitute use variances in that the duplex on a corner lot is residential use that is permitted in the Standard Single Family (R-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
  - a. there is a parking space for one vehicle per unit; and
  - b. there is a recently acquired ten foot wide paved area that spans the width of the property adjacent to the proposed converted garage that allows for additional on-site parking.
5. The project is consistent with the General Plan which designates the subject site as Low Density Residential (4-8 du/na).



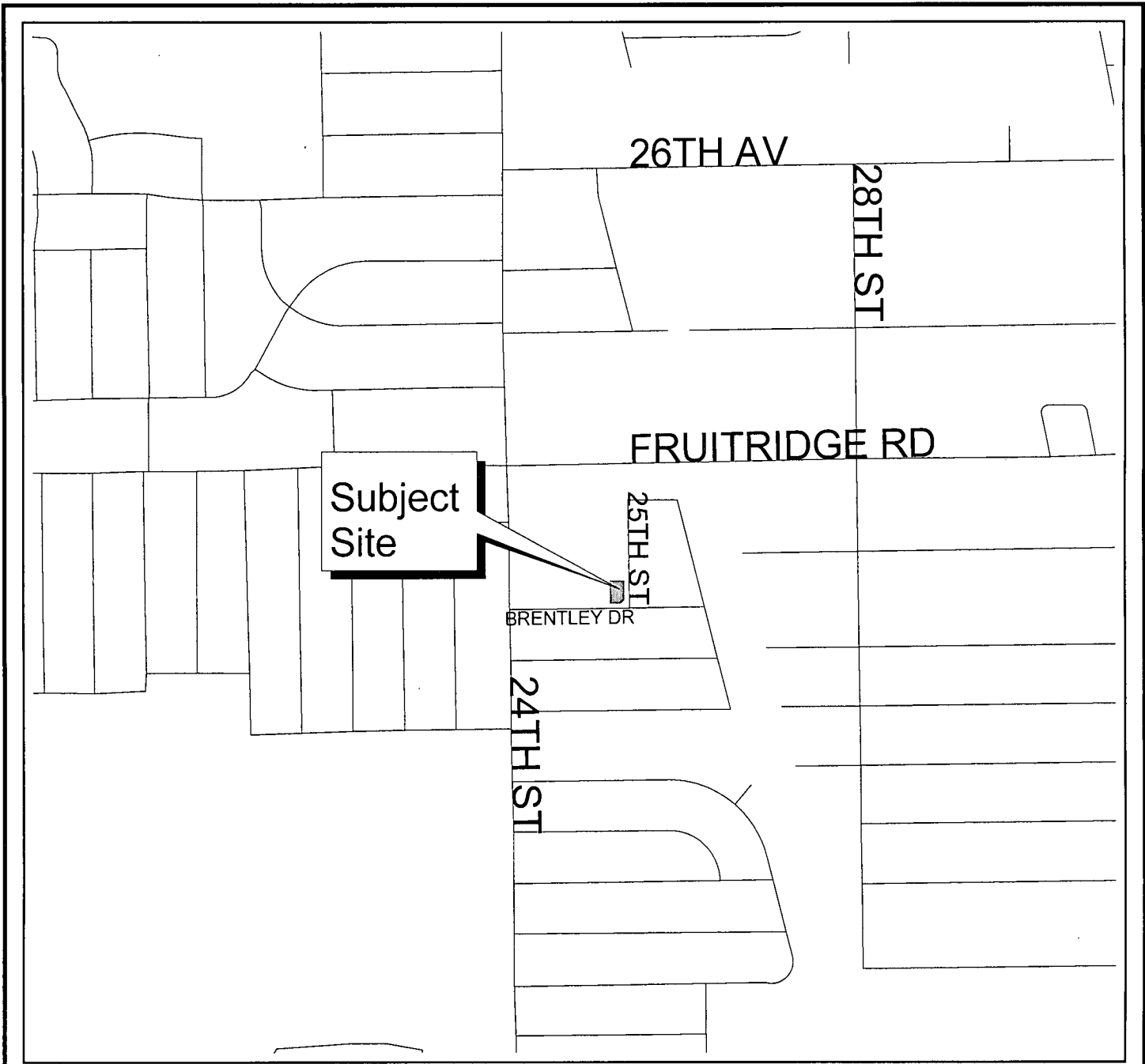
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Joy D. Patterson  
Zoning Administrator

A use for which a Variance is granted must be established within two years after such permit is approved. If such use is not so established the Variance shall be deemed to have expired and shall be null and void. A Variance 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.

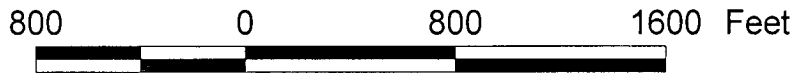
The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File          Applicant          ZA Log Book



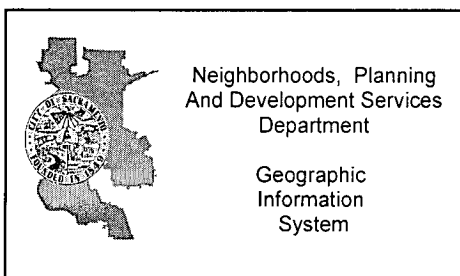
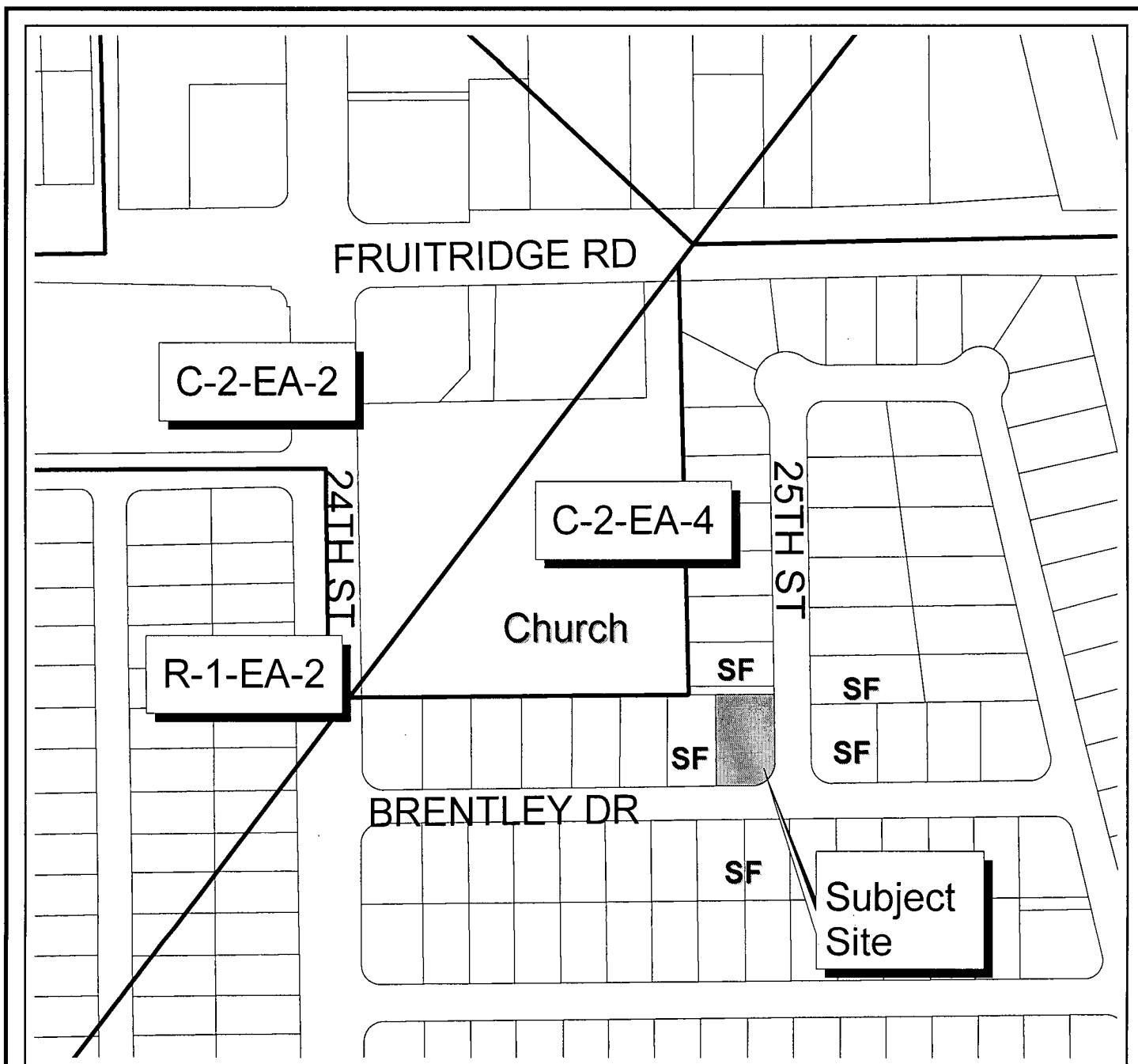
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System



# VICINITY MAP





# LAND USE AND ZONING



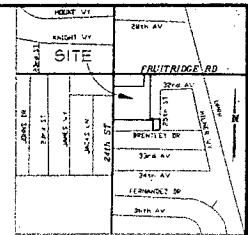
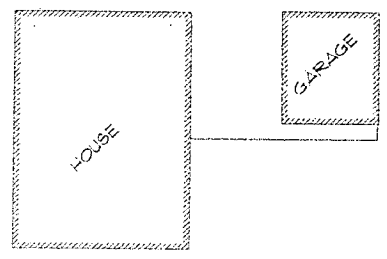
298-140

JANUARY 13, 1999

ITEM 1

**LEGAL DESCRIPTION**

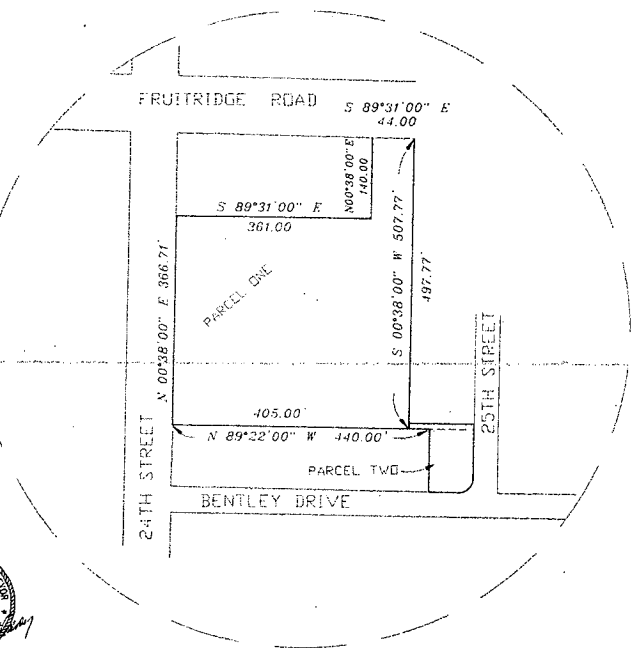
PARCEL TWO: LOT 8 OF BRENTWOOD VILLAGE  
 PARCEL ONE: PORTION OF LOT 138 BRENTWOOD VILLAGE  
 BEGINNING AT THE SOUTHWEST CORNER OF LOT 138; THENCE  
 N 00°38'00" E 246.71 FEET; THENCE S 89°22'00" E 351.00 FEET;  
 N 02°58'00" E 140.00 FEET; S 09°31'00" E 44.00 FEET;  
 S 00°38'00" W 507.77 FEET; N 00°38'00" W 405.00 FEET  
 TO POINT OF BEGINNING.



**VICINITY MAP**  
SCALE: NONE

- SCHOOL DISTRICT  
SACRAMENTO CITY UNIFIED
- PARK DISTRICT  
CITY OF SACRAMENTO
- WATER DISTRICT  
CITY OF SACRAMENTO
- FIRE DISTRICT  
SACRAMENTO CITY
- DRAINAGE  
CITY STORM DRAINS
- SEWAGE  
CITY SEWER LINES
- EXISTING USE  
SINGLE FAMILY CHURCH
- PROPOSED USE  
SINGLE FAMILY CHURCH
- ACREAGE  
PARCEL ONE = 0.85 ACRES  
PARCEL TWO = 0.21 ACRES
- ZONING  
R-1

**BOUNDARY DETAIL**  
NO SCALE



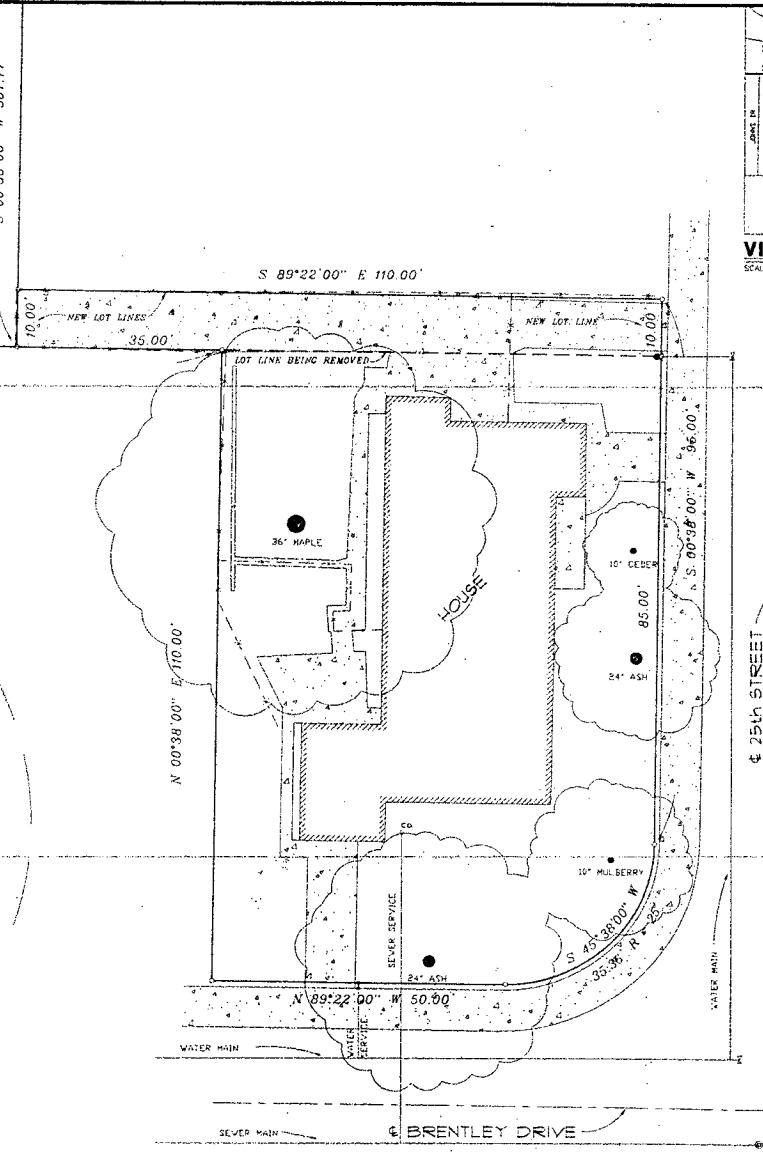
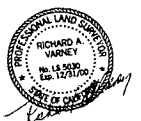
**OWNER OF RECORD**

HERBERT M. CORTEZ  
 3640 25TH STREET  
 SACRAMENTO, CA 95822  
 (916) 423-3247  
 APN = 025-0071-010

BETHLEHEM PRESBYTERIAN CHURCH OF SACRAMENTO  
 3620 25TH STREET  
 SACRAMENTO, CA 95822  
 (916) 428-8201  
 APN = 025-0071-022

**SURVEYOR**

VARNEY LAND SURVEYS  
 3035 26TH AVENUE  
 SACRAMENTO, CA 95822  
 (916) 395-2822



- LEGEND**
- FENCE LINE
  - FIRE HYDRANT
  - WATER VALVE
  - MANHOLE
  - BUILDING LINE
  - TREE
  - BOUNDARY LINE
  - CONCRETE

**EXHIBIT - A**

<p><b>VARNEY LAND SURVEYS</b>          2785 66TH AVENUE          SACRAMENTO, CALIFORNIA 95822          (916) 395-2822</p>	DESIGNED: _____ DRAWN: DRV CHECKED: PAV SUBMITTED: RICHARD A. VARNEY, P.L.S. 5030	SCALE: 1" = 10' JOB NO. 221822 DRAWING NAME: 221822	DATE: _____ REVISION: _____ BY: _____	<p><b>LOT LINE ADJUSTMENT</b>          APN's = 025-0071-010 &amp; 033</p>	DATE: 12/3/97 SHEET: 1 / 1
	CITY OF SACRAMENTO			STATE OF CALIFORNIA	

298 140



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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 23, 1998, the Zoning Administrator approved a lot line adjustment (File Z98-139) by adopting the attached resolution (ZA98-044).

**Project Information**

Request: Zoning Administrator Lot Line Adjustment to relocate the common property lines between two partially developed parcels totaling 0.19± acres in the Standard Single Family (R-1) zone.

Location: 1751 and 1749 42nd Street (D3, Area 1)

Assessor's Parcel Number: 008-0465-014, 013

Applicant: City of Sacramento (Julie Cline)  
915 I Street, #200  
Sacramento, CA 95814

Property Owners:	City of Sacramento 915 I Street, #200 Sacramento, CA 95814	and	Trevor and Kimberly Chambers 1749 42nd Street Sacramento, CA 95819
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General Plan Designation: Low Density Residential (4-15 du/na)  
Existing Land Use of Site: Single Family Residential  
Existing Zoning of Site: Standard Single Family (R-1)

**Surrounding Land Use and Zoning:**

North: R-1; Single Family Residence  
South: R-1; Light Rail  
East: R-1; Cemetery  
West: R-1; Single Family Residence

Property Dimensions: 85 feet x 99 feet  
Property Area: 0.19± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibits B-1 and B-2

Additional Information The applicant proposes to relocate the common property lines between two parcels in order to convey a strip of City owned land to an adjacent residential property. There is a residence on the north parcel and a pump station on the south parcel. The applicant proposes to move the line 4.7 feet to the south. The Zoning Ordinance and Building Code do not permit structures to cross property lines. The parcels will still be non-conforming, however, the smaller lot is City owned with the pump station and the northern parcel will be less non-conforming after the adjustment.

The project was noticed and staff received one call requesting clarification of the project.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, and the Public Works - Transportation and Engineering Planning Divisions. The comments received pertaining to the lot line adjustment have been included as conditions in the attached resolution.

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 15305(a)}.

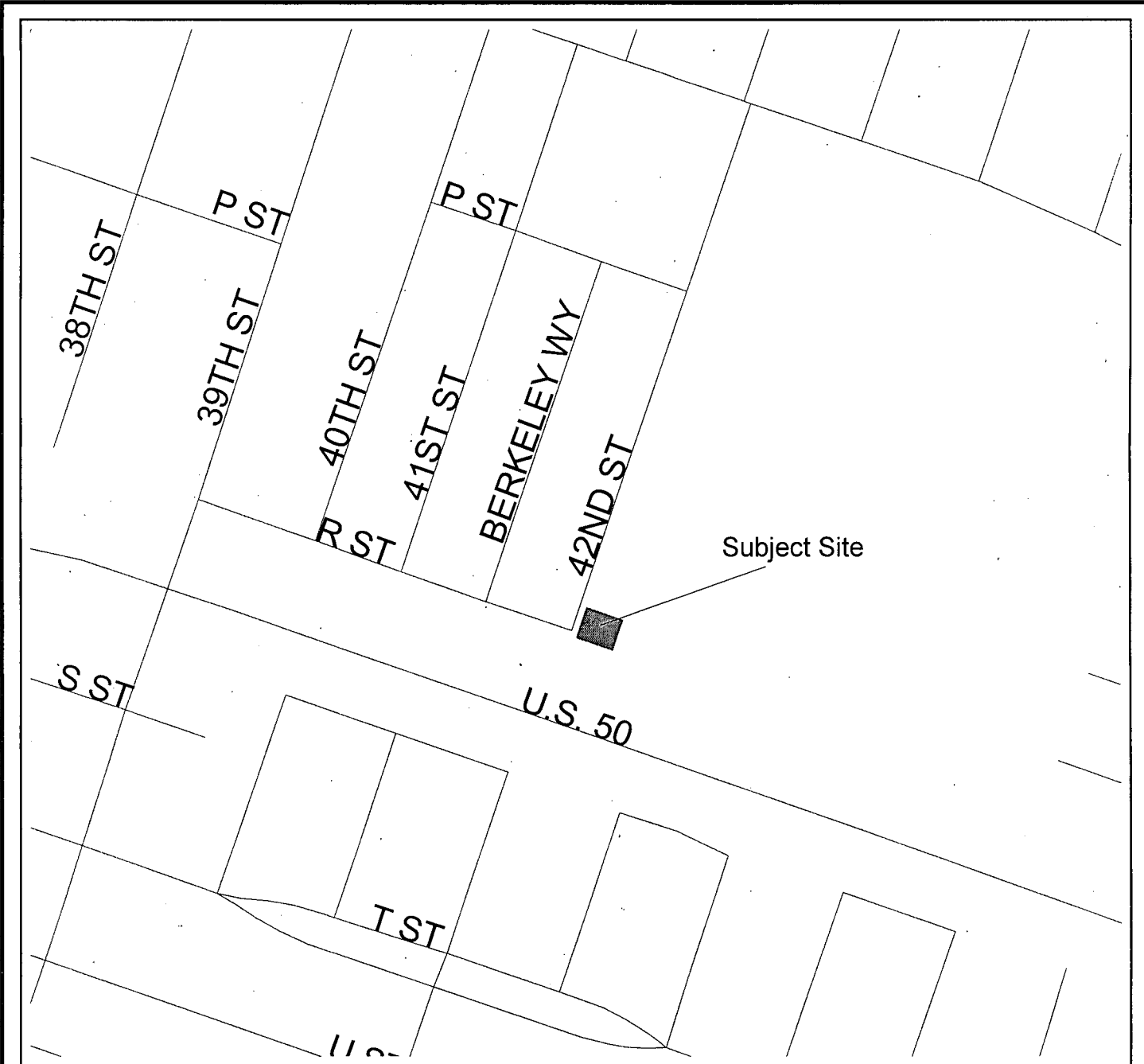



Joy D. Patterson  
Zoning Administrator

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.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the parcel merger.

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

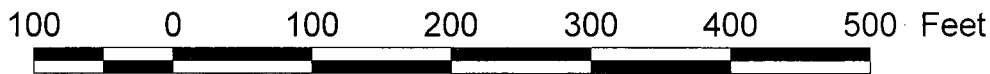
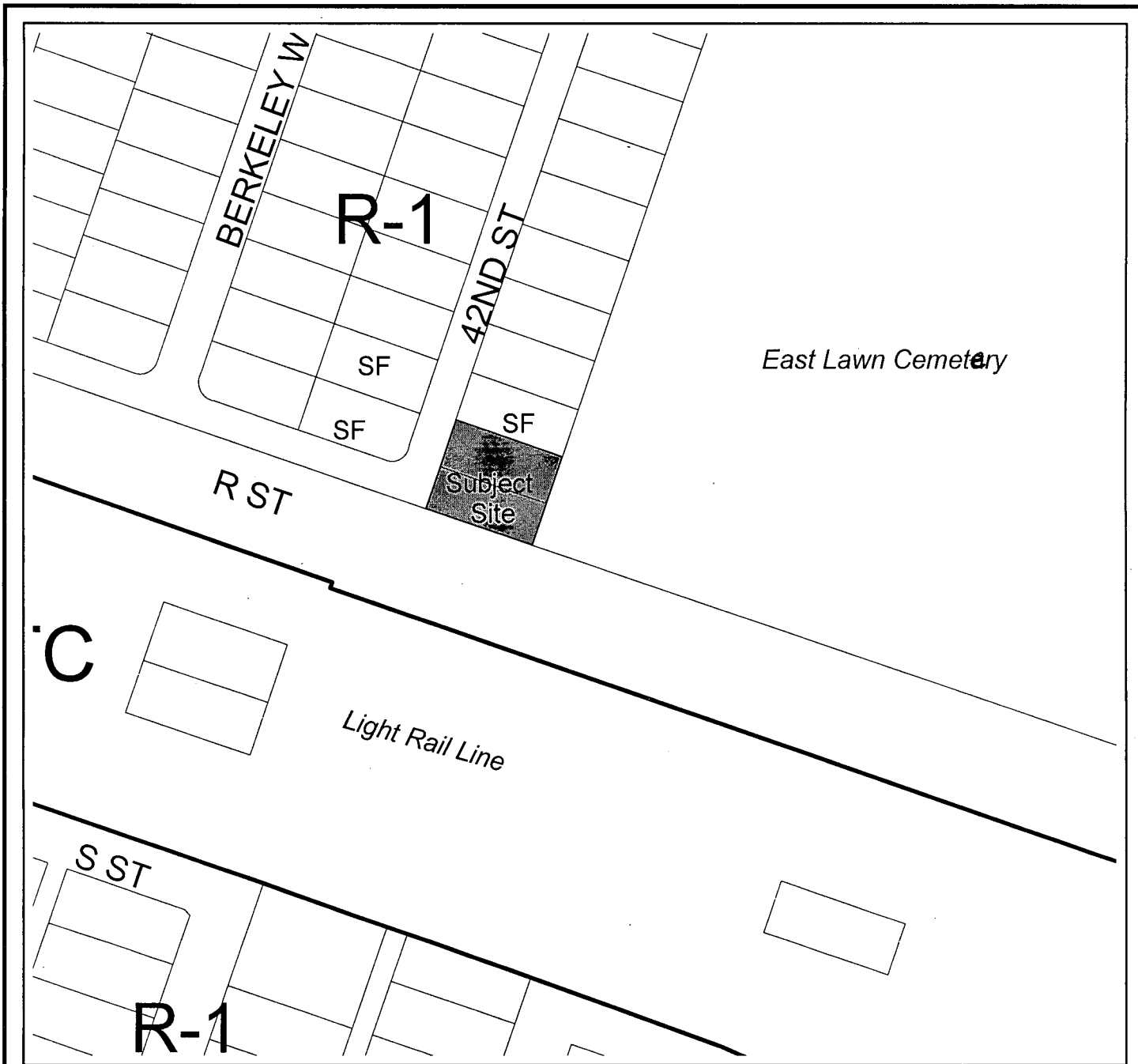




Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# VICINITY MAP



Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



EXHIBIT - A

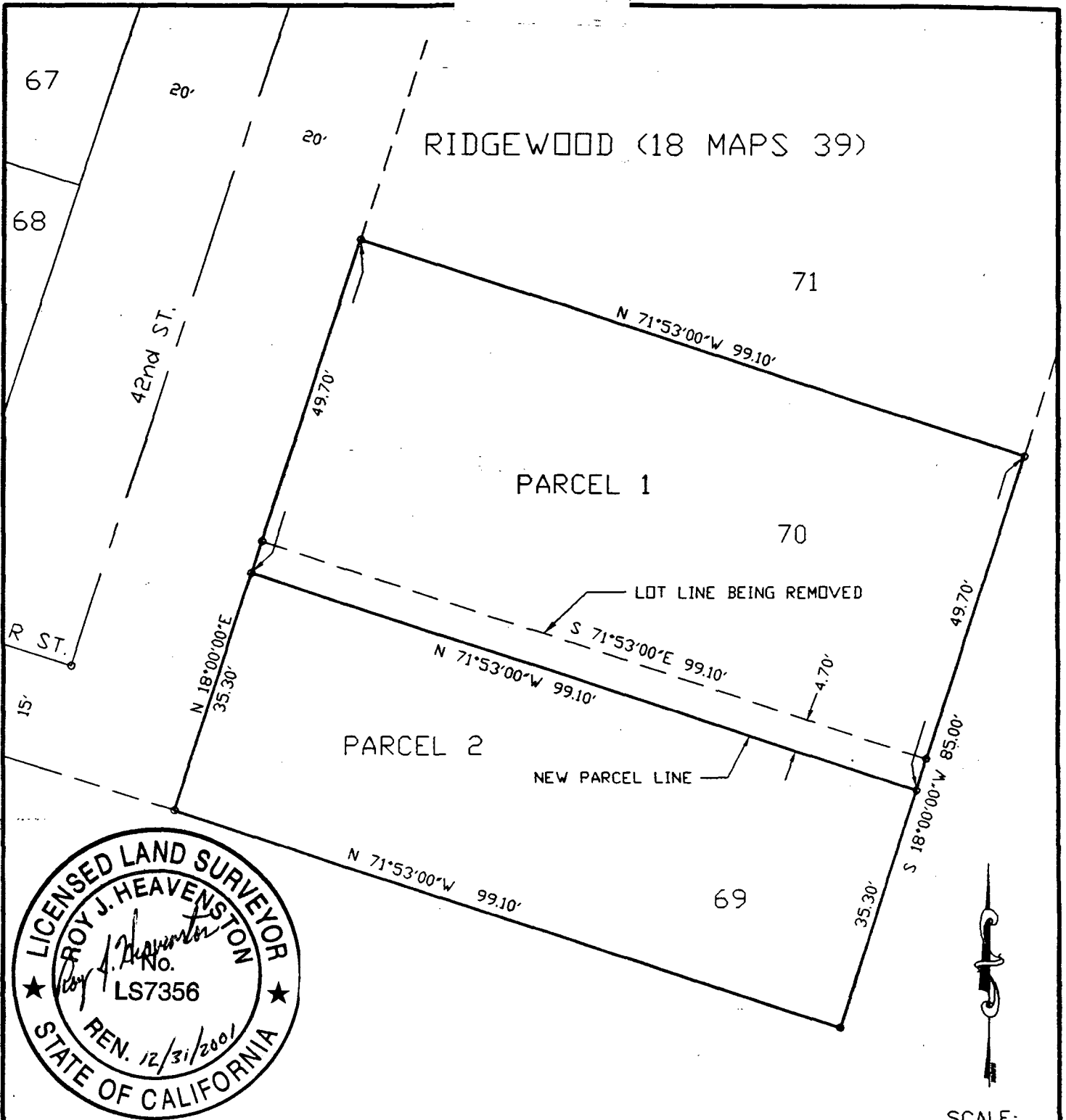


EXHIBIT C

Lot Line Adjustment of  
RECEIVED Lots 69 & 70

NOV 25 1998

Z 98 139

SEPTEMBER 1998

CITY OF SACRAMENTO

DEPT. OF PUBLIC WORKS  
TECHNICAL SERVICES DIVISION  
SURVEY SECTION  
927 10th STREET  
SACRAMENTO, CA 95814

298-139

DECEMBER 23, 1998

Item 2

**EXHIBIT - B-1**

**LEGAL DESCRIPTION**

**PARCEL 1**

All of Lot 70 and a portion of Lot 69, of Ridgewood, according to the official plat thereof filed in the office of the Recorder of Sacramento County, in the City of Sacramento, State of California, on May 28, 1925 in Book 18 of Maps, Map No. 39, said portion of Lot 69 more particularly described as follows:

Beginning at the northeasterly corner of said Lot 69; thence from said point of beginning coincident with the easterly line of said lot South 18° West 4.70 feet to the intersection of the easterly projection of the northerly building line of the Electrical-Mechanical Pump Station building that was constructed in association with the "42<sup>nd</sup> Street Drainage Area Improvement Project" as shown on City of Sacramento plans as approved on January 5, 1996; thence coincident with said building line and projection thereof North 71° 53' West 99.10 feet to the westerly line of said lot; thence coincident with said westerly line North 18° East 4.70 feet to the northwesterly corner of said lot; thence coincident with the northerly line of said lot south 71° 53' East 99.10 feet to the point of beginning.

RECEIVED

NOV 25 1998

CITY OF SACRAMENTO  
CITY ENGINEER'S OFFICE



**Z 98 139**

298-139

DECEMBER 23, 1998

Item 2

**EXHIBIT B-2**  
**LEGAL DESCRIPTION**

**PARCEL 2**

A portion of Lot 69, of Ridgewood, according to the official plat thereof filed in the office of the Recorder of Sacramento County, in the City of Sacramento, State of California, on May 28, 1925 in Book 18 of Maps, at Map No. 39 more particularly described as follows:

Beginning at the southeasterly corner of said Lot 69 of Ridgewood; thence from said point of beginning coincident with the southerly line of said lot North  $71^{\circ} 53'$  West 99.10 feet to the southwesterly corner of said lot; thence coincident with the westerly line of said lot North  $18^{\circ}$  East 35.30 feet to the intersection of the westerly projection of the northerly building line of the Electrical-Mechanical Pump Station building that was constructed in association with the "42<sup>nd</sup> Street Drainage Area Improvement Project" as shown on City of Sacramento plans as approved on January 5, 1996; thence coincident with said building line and projection thereof South  $71^{\circ} 53'$  East 99.10 feet to the easterly line of said Lot 69; thence coincident with said easterly line South  $18^{\circ}$  West 35.30 feet to the point of beginning.

RECEIVED

NOV 25 1998

CITY OF SACRAMENTO  
CITY PLANNING DIVISION



**Z 98 139**

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, January 6, 1999, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Heavy Industrial (M-2S) zone for the project known as Z98-138. Findings of Fact and conditions of approval for the project are listed on pages 3-4.

**Project Information**

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the industrial M-2 zone for 3,303 square feet of office within a proposed 9,976 square foot building (33 percent) located on 0.99± developed acres in the Heavy Industrial (M-2S) zone.

Location: 8465 Specialty Circle (D6, Area 3)

Assessor's Parcel Number: 064-0120-009

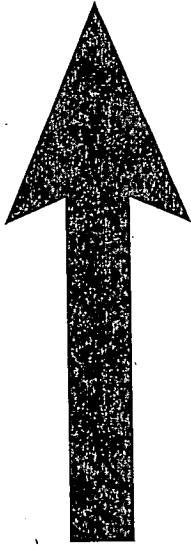
Applicant: BPI Construction (Jeff Stowell)  
860 S. River Road  
West Sacramento, CA 95691

Property Owner: John Procida Jr. and Mary Martinson  
7551 14th Avenue, Ste. A  
Sacramento, CA 95820

General Plan Designation: Heavy Commercial or Warehouse  
South Sacramento  
Community Plan Designation: Industrial  
Existing Land Use of Site: Industrial  
Existing Zoning of Site: Heavy Industrial, M-2S

Surrounding Land Use and Zoning:  
North: M-2S; Vacant and Industrial  
South: County; Industrial  
East: M-2S; Vacant  
West: M-2S; Industrial

Patch T



**APPLICANT** Pierce Cooley, 455 University Ave. #100 Sacramento, CA 95825  
**OWNER** Lederman & Graham, 455 University Ave. #100 Sacramento, CA 95825  
**PLANS BY** Leo McGlade & Associates Inc. 3417 Arden Way, Ste A, Sacramento, CA 95825  
**FILING DATE** 12-29-89 **ENVIR. DET.** Exempt 15303a **REPORT BY/CLERK**  
**ASSESSOR'S PCL. NO.** 064-0120-009,010,011,014,015,016,017

**APPLICANT:** Variance for off-site parking and maneuvering area on 7 lots with proposed warehouse buildings totaling 55,752 square feet on 5.9± vacant acres in the Heavy Industrial (H-2S) zone.

**LOCATION:** 8498 + 8481 Specialty Circle

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop seven industrial buildings with parking and maneuvering area off-site.

**PROJECT INFORMATION:**

**General Plan Designation:** Heavy Commercial or Warehouse  
 1986 South Sacramento  
**Community Plan Designation:** Industrial  
**Existing Zoning of Site:** M-2S  
**Existing Land Use of Site:** Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Vacant & Industrial; M-2S	Front:	25'	30'
South: Lumber Yard; County	Side(Int):	0'	1.76'
East: Vacant; M-2S	Side(St):	25'	30'
West: Vacant; M-2S	Rear:	0'	98'

**Parking Required:** 64 spaces  
**Parking Provided:** 81 spaces  
**Property Dimensions:** Irregular  
**Property Area:** 5.9± acres  
**Square Footage of Buildings:** 55,752 sq. ft.  
**Height of Buildings:** 20 feet  
**Topography:** Flat  
**Street Improvements:** Existing  
**Utilities:** Existing  
**Exterior Building Materials:** Concrete  
**Roof Material:** Panelized

**PROJECT EVALUATION:** Staff has the following comments:

**A. Land Use and Zoning**

The subject site consists of seven parcels totaling 5.9± vacant acres in the Heavy Industrial (H-2S) zone. The General Plan designates the site Heavy Commercial or Warehouse. The 1986 South Sacramento Community Plan designates the site Industrial. The surrounding land use and zoning includes vacant and industrial, zoned M-2S, to the north; lumber yard, in the County, to the south; and vacant, zoned M-2S, to the east and west.

001936

**APPLC. NO.** P90-065 **MEETING DATE** February 8, 1990 **ITEM NO.** 15

**B. Applicant's Proposal**

The applicant is proposing to construct seven industrial buildings on seven parcels. Building A contains 11,520 square feet; Building B, 6,408 square feet; Building C, 6,890 square feet; Building D, 6,752 square feet; Building E, 8,352 square feet; Building F, 8,496 square feet; and Building G, 7,344 square feet. The total square footage for all buildings is 55,752 square feet. The applicant is requesting a variance to locate a portion of the parking spaces and maneuvering area off-site.

**C. Staff Analysis**

Staff has no objection to the proposed variance request. Each building has adequate parking on site. Only a portion of the parking stalls and the required maneuvering area is located off site. Reciprocal ingress and egress easements must be recorded and maintained. The office area located within the industrial buildings is approximately 10 percent which does not exceed the 25 percent allowed by the Zoning Ordinance. The Zoning Ordinance also requires that in an M-2S zone there be 25 feet of landscaping along all street frontages and all outdoor storage be screened.

**D. Agency Comments**

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, Police, Water and Sewer Division, South Sacramento Area Chamber of Commerce, and the South Sacramento Area Community Planning Advisory Council. The following comments were received:

**Traffic Engineering**

1. Driveways shall be a minimum 10 feet from any property line.
2. The way the property lines are drawn a variance for off-site parking is also required.

**Engineering Development Services**

1. Reciprocal easements for parking and maneuvering and ingress and egress is required between property owners.
2. Reciprocal drainage easements may be required.
3. On-site grading, paving and drainage shall be approved by Public Works prior to issuance of building permits.
4. Proposed fences on Parcels 16, 9, and 10 could present a maneuvering problem for trucks.

5. Driveways shall be perpendicular to the street and 10 feet from the property lines.

ENVIRONMENTAL DETERMINATION: This project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15303a).

RECOMMENDATION: Staff recommends the Planning Commission approve the variance to allow off site parking and maneuvering subject to conditions and based upon the findings of fact which follow.

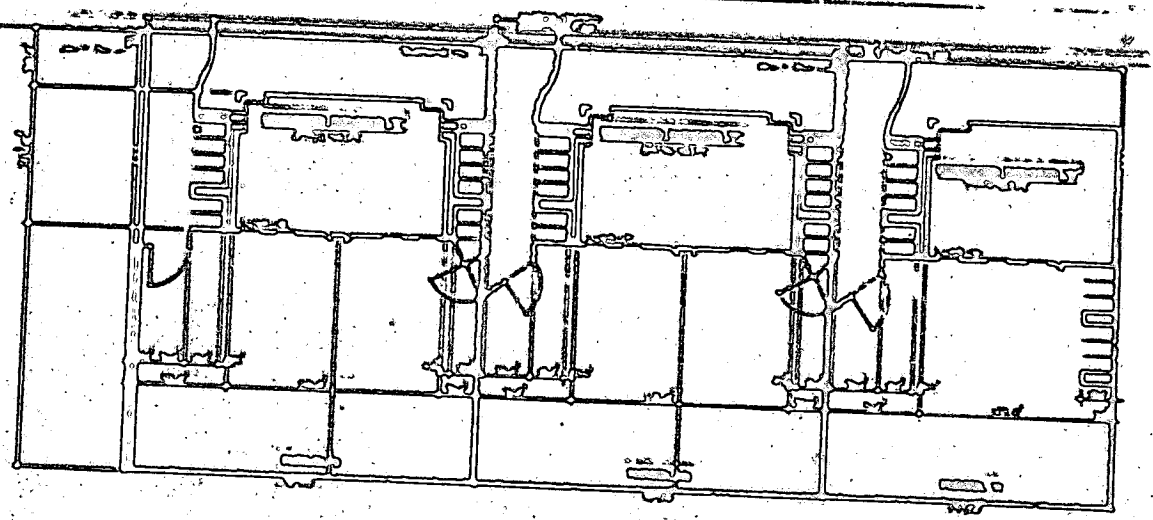
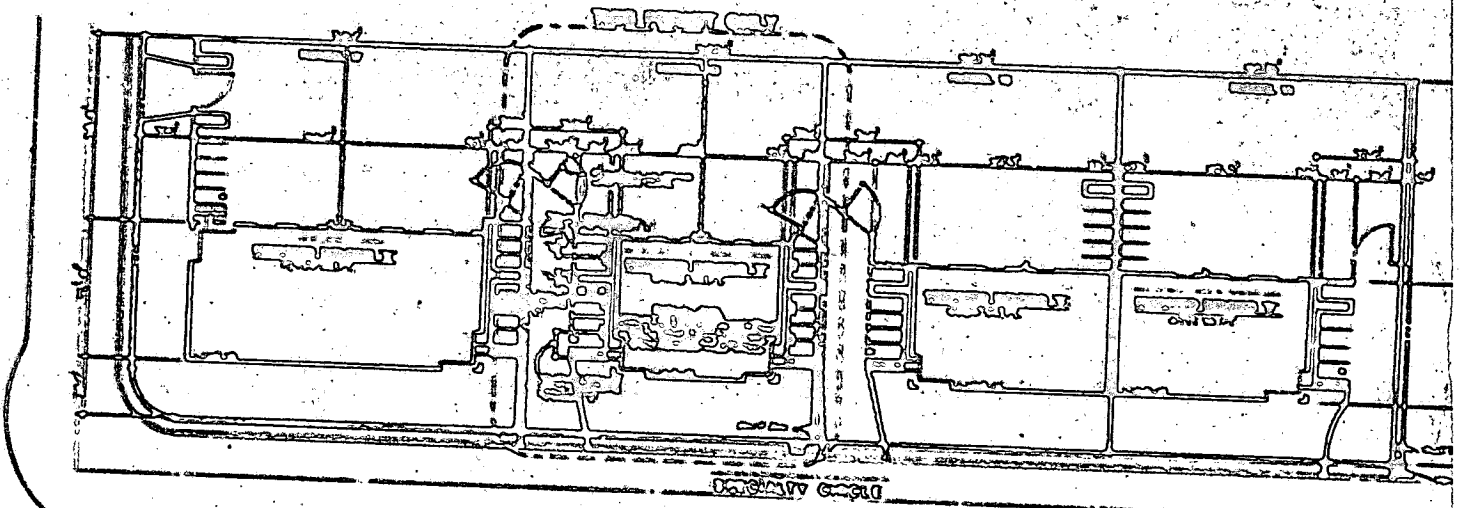
Conditions

1. Reciprocal ingress and egress easements shall be recorded and maintained.
2. The total office area shall not exceed 25 percent of the gross floor area of each buildings.
3. There shall be 25 feet of landscaping along all street frontages.
4. All outdoor storage areas must be screened.

Findings of Fact

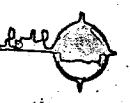
1. The variance does not constitute a use variance in that industrial uses and parking is allowed in the M-2S zone.
2. The variance does not constitute a special privilege to an individual property owner in that other property owners facing similar circumstances would be granted a variance.
3. Granting the variance would not be injurious to the public safety or welfare, nor result in the creation of a public nuisance in that adequate off street parking is provided and reciprocal ingress and egress easements will be recorded.
4. The project is consistent with the General Plan and 1993 South Sacramento Community Plan which designate the site Heavy Commercial or Warehouse and Industrial, respectively.

001938



3000

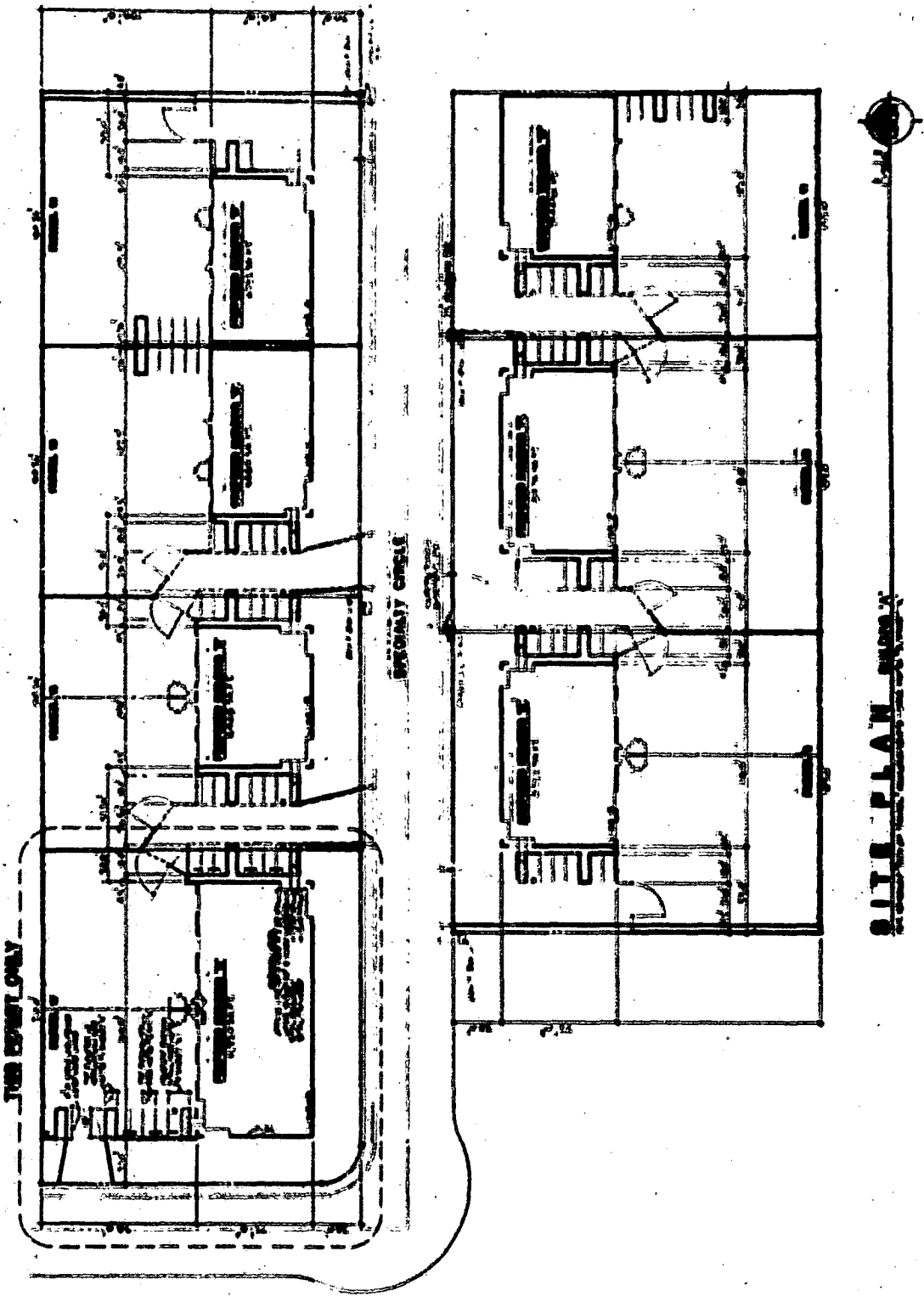
PLAN




DEPARTMENT OF LABOR  
 OFFICE OF SAFETY AND HEALTH  
 WASHINGTON, D.C. 20341

OSHA 302  
 7-780010

BUILDING SURVEILLANCE AND TRAFFIC AREA  
 BOSTON UNIVERSITY  
 BOSTON, MASSACHUSETTS

001940

BUILDING A

P90-065

2-8-90

Hm #15

Property Dimensions: 189 feet x 228.5 feet  
 Property Area: 0.99± acres  
 Parking Provided: 14 spaces  
 Parking Required: 9 spaces (1 space per 400 square feet office)  
 6 spaces (1 space per 1,000 square feet warehouse)  
 Total: 15 spaces  
 Square Footage of Building: Warehouse: 6,486 square feet  
 Office: 3,490 square feet  
 Total: 9,976 square feet  
 Height of Building: One Story, 20 feet  
 Exterior Building Materials: Concrete  
 Roof Materials: Built-Up/Tar  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P98-065 (for off-site maneuvering)

Additional Information: The applicant proposes to use 3,490 square feet of a 9,976 square foot building for office space. The remaining 6,486 square feet will be used as warehouse space. The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-2 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet. The proposed total office space is 35 percent of the total building square footage. The office space is required for the future landscaping business that will occupy the building.

The proposed site plan indicates there will be 14 parking spaces which is one less than required for the all the uses in the building. An additional space will need to be created to meet the Zoning Ordinance parking requirement. The site plan does not indicate a trash enclosure. Additionally, the site plan indicates continuous fencing that encloses not only the proposed site, but the adjacent parcel to the east as well. The parcel to the east is not paved.

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 15303(c)}.

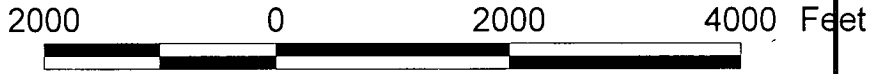
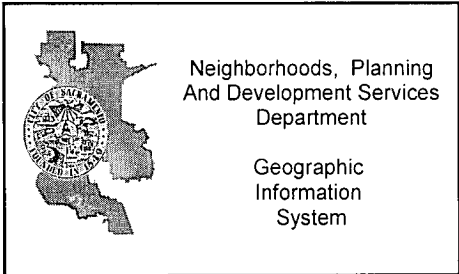
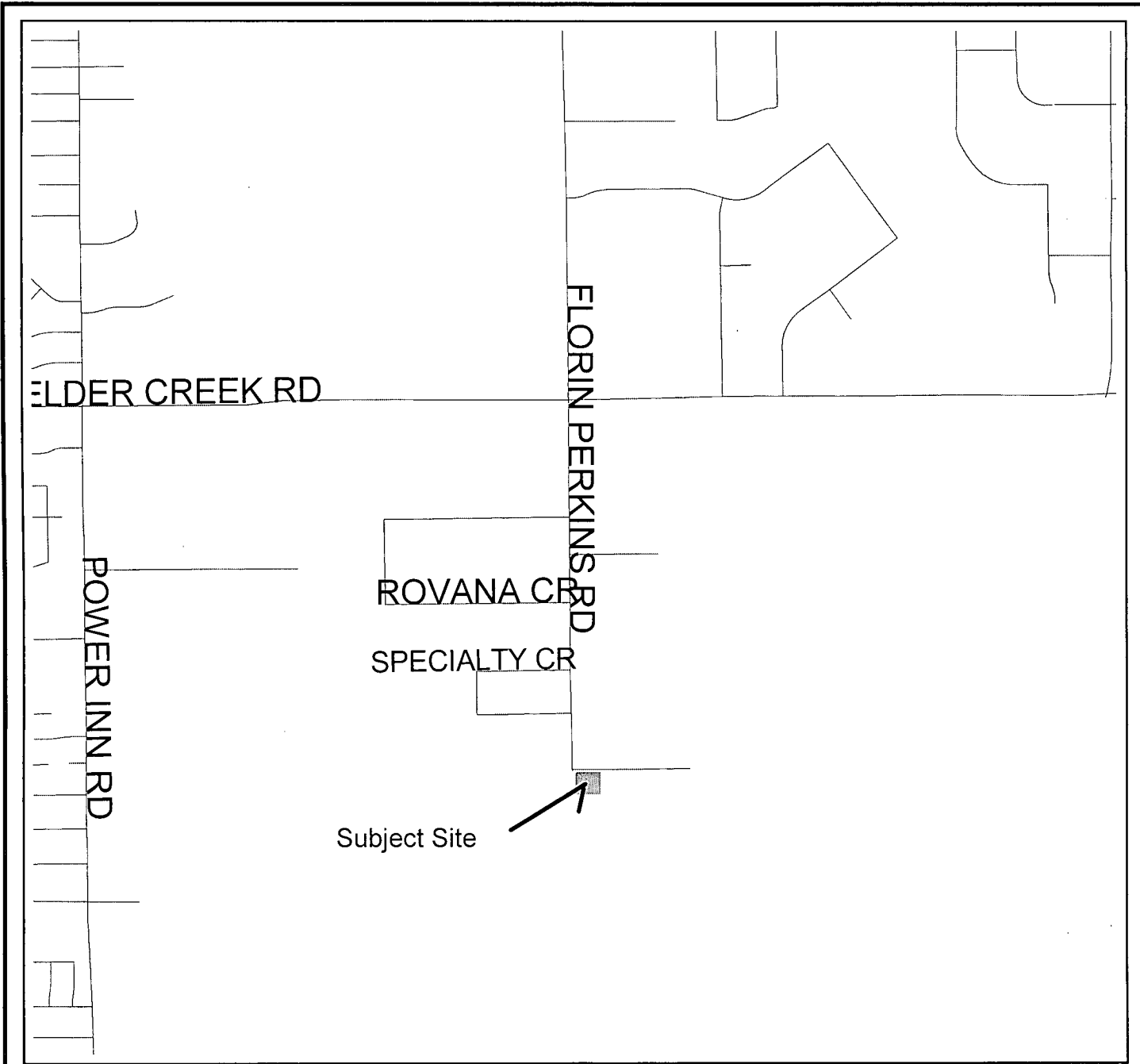
Conditions of Approval

1. If any dumpsters are used then a trash enclosure must be provided. 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.
2. Any further additions of structures for office use shall require an additional Special Permit.
3. Size and location of the office area shall conform to the plans submitted.
4. The applicant shall obtain all necessary building permits prior to commencing construction.
5. There shall be a 25 foot landscaped setback along the north property line.
6. The screened area on the adjacent east parcel shall be paved for any storage of material or vehicles otherwise the area must be fenced off or bollards installed to prevent access and usage. Additionally, the adjacent parcel to the east shall not be used for any parking for the proposed office/warehouse use. Use of the adjacent parcel for parking would require additional entitlements.
7. **Advisory Note:** The proposed development is located within the Sacramento Sanitation District No. 1. Contact the Regional Sanitation District for sanitary sewer conditions.
8. One additional parking space shall be provided for a total of 15 spaces. The parking areas shall comply with the 50% tree shading requirements as defined in the Zoning Ordinance.
9. A one hour occupancy separation will be required between office space (B occupancy) and warehouse area (S occupancy) unless the warehouse will be classified as occupancy group S1. The final occupancy classification will be determined upon full information for the actual use of the warehouse area submitted to Building Inspections.

Findings of Fact:

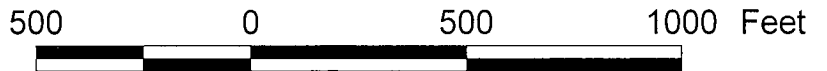
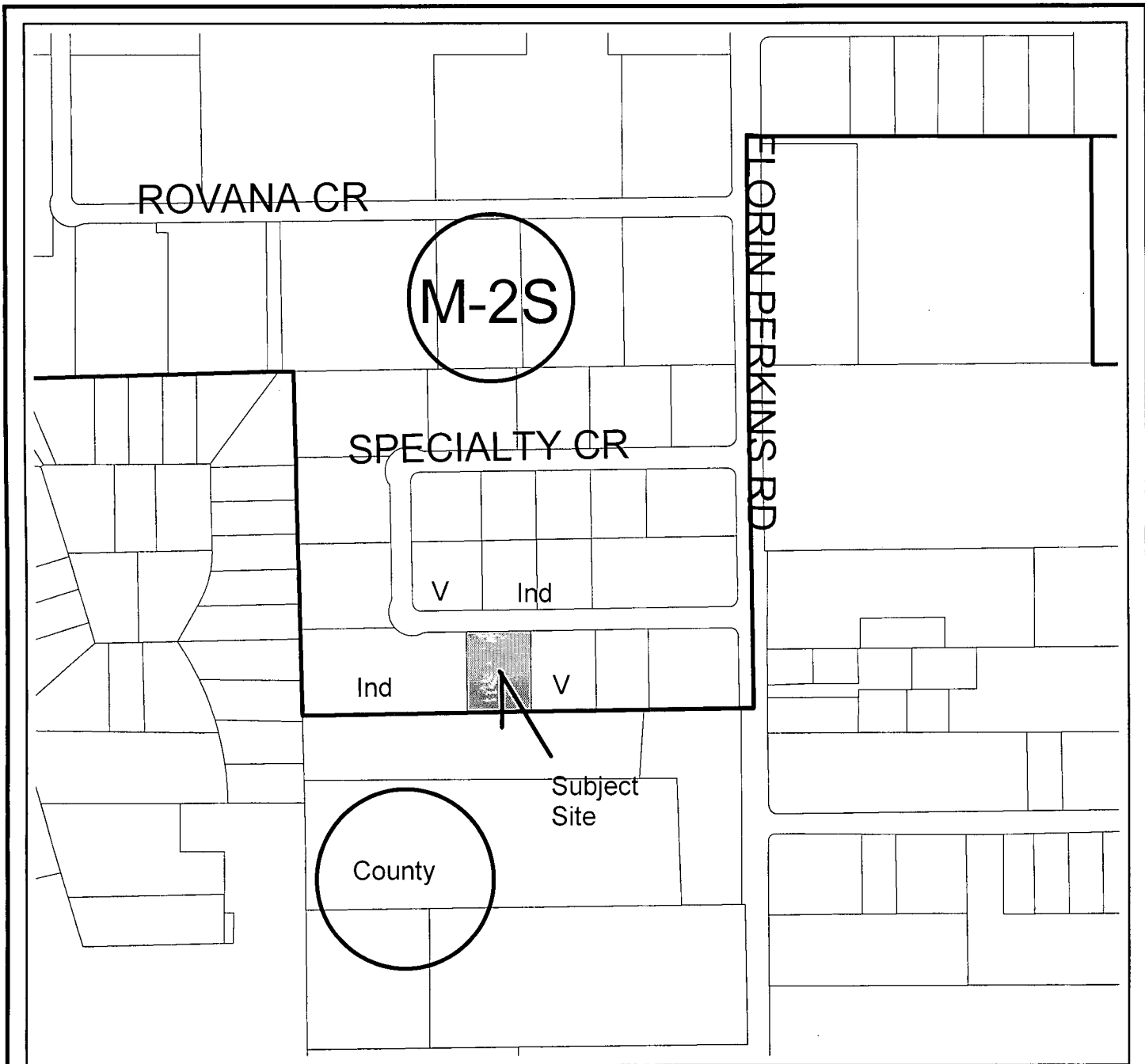
1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within an industrial complex is compatible with the surrounding industrial and warehouse uses.
2. The project, as conditioned, will not be detrimental to the public welfare nor result





# VICINITY MAP





Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



298-137

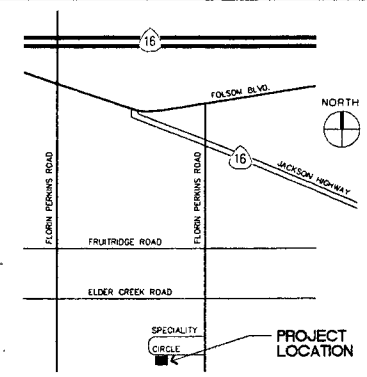
**SYMBOL LEGEND**

	ROOM NAME
	STRUCTURAL GRID LINE LABEL
	DOOR NUMBER
	EXISTING DOOR - NO LABEL
	EXISTING DOOR - RATED LABEL (MIN.)
	WALL TYPE
	KEYNOTE
	WINDOW TYPE
	DETAIL NUMBER
	SHEET NUMBER
	ELEVATION NUMBER
	SHEET NUMBER
	SECTION NUMBER
	SHEET NUMBER

CLR.	CLEAR
(E)	EXISTING
(N)	NEW
TYP.	TYPICAL
SIM.	SIMILAR
FS	FACE OF STUD
FF	FACE OF FINISH
(N.I.C.)	NOT IN CONTRACT
(U.N.O.)	UNLESS NOTED OTHERWISE

TENANT IMPROVEMENT PLANS FOR:  
**PROCIDA LANDSCAPE**  
 8465 SPECIALTY COURT  
 SACRAMENTO, CALIFORNIA

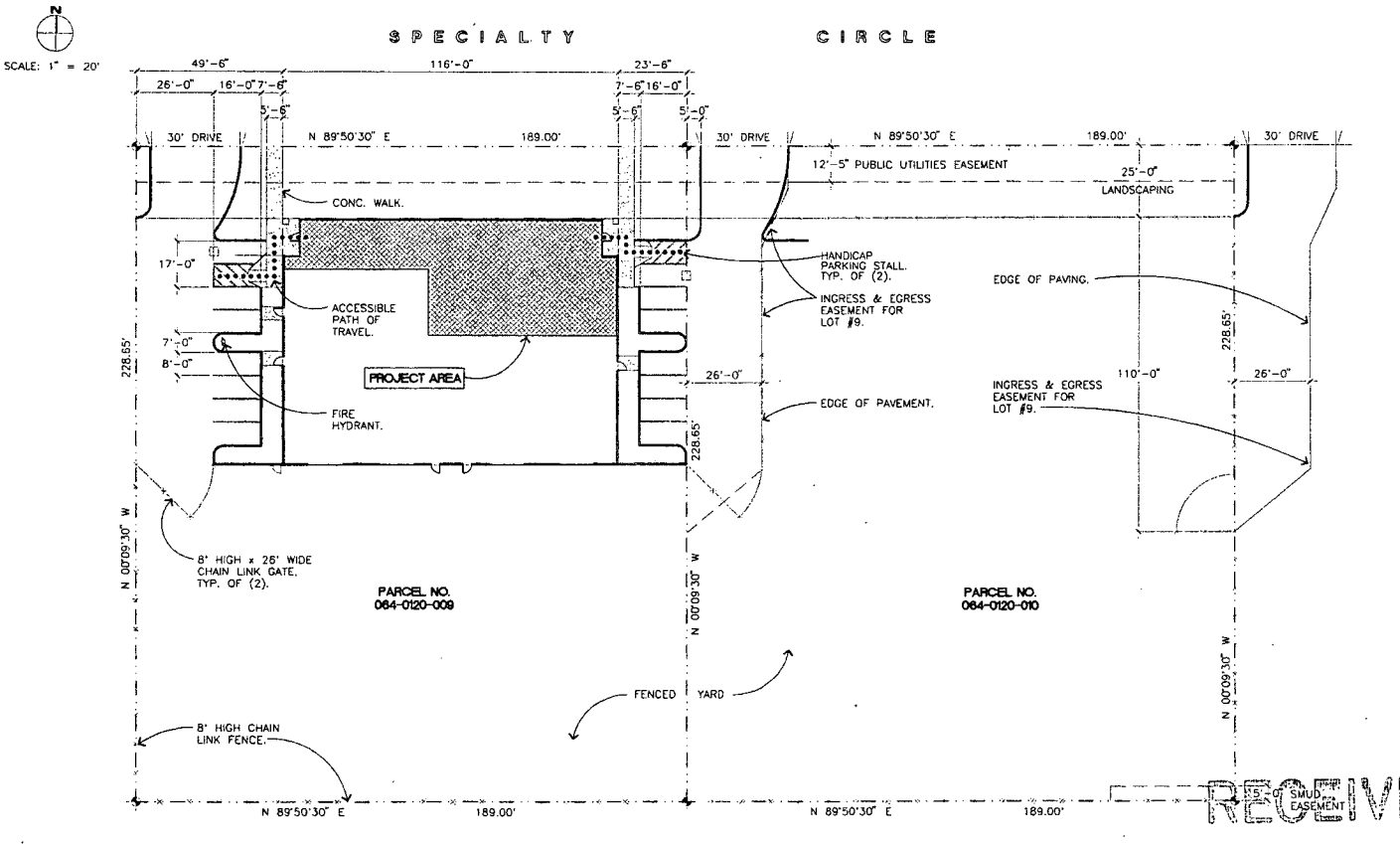
**VICINITY MAP** NOT TO SCALE



**PROJECT DATA**

JOB SITE ADDRESS: 8465 SPECIALTY CIRCLE, SACRAMENTO, CALIFORNIA  
 ASSESSOR'S PARCEL NO: 064-0120-009  
 USE ZONE: M2-S INDUSTRIAL PARKLIKE SETTING  
 CODE AUTHORITY: 1994 U.B.C., 1995 C.B.C.  
 OCCUPANCY GROUP: B / S-1  
 BUILDING USE: OFFICE / UNCONDITIONED WAREHOUSE  
 TYPE OF CONSTRUCTION: V-N (SPRINKLERED)  
 EXISTING SHELL BUILDING AREA: 9,976 SQ. FT.  
 PROPOSED AREA: B / OFFICES: 3,579 SQ. FT.  
 S-1/ WAREHOUSE: 6,397 SQ. FT.  
 TOTAL: 9,976 SQ. FT.  
 AREA THIS PERMIT: 3,579 SQ. FT.

**SITE PLAN** SHOWN FOR REFERENCE ONLY



**SHEET INDEX**

<b>ARCHITECTURAL</b>	
<input type="checkbox"/> A0.1	COVER SHEET, NOTES
<input type="checkbox"/> A1.1	SITE PLAN
<input type="checkbox"/> A2.1	FLOOR PLAN
<input type="checkbox"/> A3.1	REFLECTED CEILING PLAN
<input type="checkbox"/> A4.1	DOOR & FINISH SCHEDULE
<b>MECHANICAL</b>	
<input type="checkbox"/> M0.1	COVER SHEET, NOTES
<input type="checkbox"/> M1.1	M
<input type="checkbox"/> M2.1	M
<b>PLUMBING</b>	
<input type="checkbox"/> P-1	PLUMBING PLAN AND ISOMETRICS
<b>ELECTRICAL</b>	
<input type="checkbox"/> E-1	POWER/SIGNAL PLAN, LIGHTING PLAN AND PANEL SCHEDULES
<input type="checkbox"/> E-2	ROOF POWER PLAN
<input type="checkbox"/> E-3	LIGHT FIXTURE SCHEDULE, SINGLE LINE DIAGRAM AND TITLE 24

PROJECT TITLE: TENANT IMPROVEMENT PLANS FOR:  
**PROCIDA LANDSCAPE**  
 8465 SPECIALTY CIRCLE  
 SACRAMENTO, CALIFORNIA

DRAWN BY:	
DESIGNED BY:	
CHECKED BY:	
DATE:	

SHEET TITLE: COVER SHEET

SCALE: AS NOTED	
PROJECT NO: 6-0279	SHEET NO: A0.1
DATE: 24 NOV 98	

**EXHIBIT - A**

JANUARY 6, 1999

ITEM 1

NOV 25 1998

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

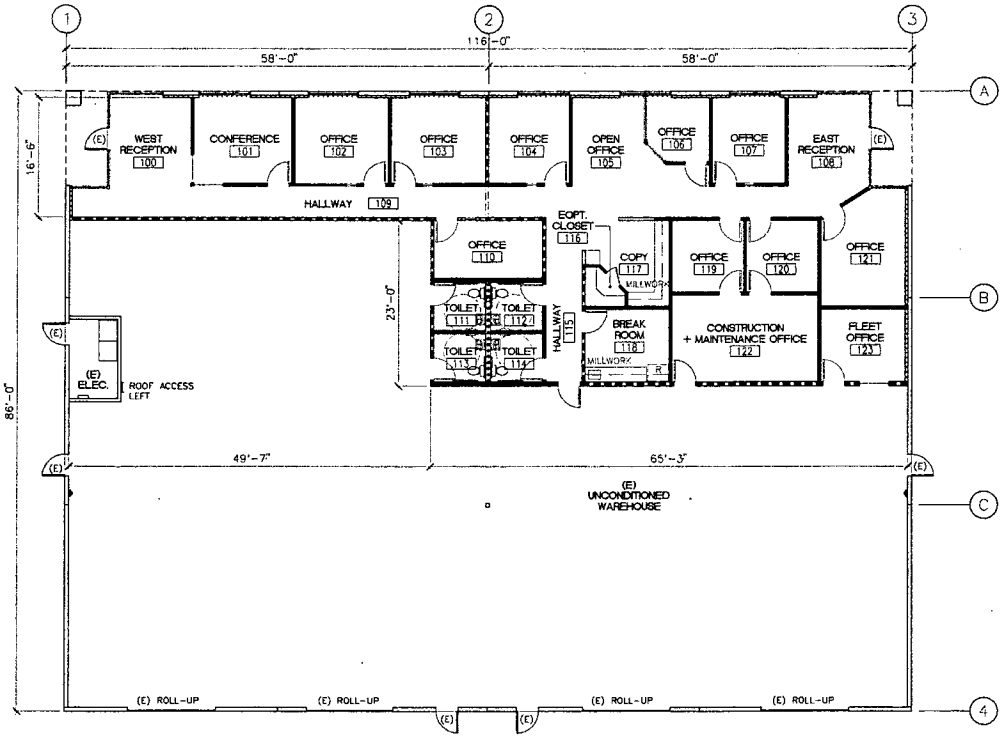
Z 98 138

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298-137

JANUARY 6, 1999

ITEM 1



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



<p><b>LEGEND</b> SEE WALL TYPES ON A2.1</p> <p>— EXISTING WALL TO REMAIN</p> <p>— TYPICAL PARTITION: 3-5/8" METAL STUDS AT 24" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES TO 9'-0" A.F.F.</p> <p>— FULL HEIGHT WALL: 6" METAL STUDS AT 24" O.C. W/ 5/8" TYPE 'X' GYP. BD. BOTH SIDES TO UNDERSIDE OF ROOF DECK</p> <p>— 8" METAL STUDS AT 24" O.C. W/ 5/8" TYPE 'X' GYP. BD. TO 9'-0" A.F.F.</p> <p>— FURRED WALL: 3-5/8" METAL STUDS AT 24" O.C. W/ 5/8" TYPE 'X' GYP. BD. ONE SIDE TO 9'-0" A.F.F.</p> <p>— 2x8 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. * BOTH SIDES TO 9'-0" A.F.F.</p> <p>— 2x4 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. * BOTH SIDES TO 9'-0" A.F.F.</p> <p>— 2x8 WOOD STUDS AT 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. * BOTH SIDES TO 9'-0" A.F.F.</p> <p>A WATER RESISTANT GYP. BD. AT TOILET ROOMS TO 4'-0" A.F.F.</p>		<p>860 South River Road West Sacramento, CA 95691 Phone: (916) 373-3522 Fax: (916) 373-0970</p>
<p><b>GENERAL NOTES</b></p> <p>A. SHELL BUILDING AND SITE IMPROVEMENTS ARE EXISTING.</p> <p>B. DIMENSIONS ARE TO FACE OF STUD, U.N.O.</p> <p>C. ALL GLASS IN SIDELITES SHALL BE TEMPERED.</p>		

EXHIBIT - B

PROJECT TITLE:  
TENANT IMPROVEMENT PLANS FOR:

**PROCIDA LANDSCAPE**  
8485 SPECIALTY CIRCLE  
SACRAMENTO, CALIFORNIA

OWNER BY: \_\_\_\_\_  
DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

PROJECT TITLE:  
FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROJECT NO. 6-0279	SHEET NO. A11
DATE 24 NOV 98	

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CITY PLANNING DIVISION

Z 98 138



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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, December 23, 1998, the Zoning Administrator approved a Parcel Merger (File Z98-137) by adopting the attached resolution (ZA98-043).

**Project Information**

Request: Zoning Administrator Parcel Merger to merge two parcels into one parcel totaling 0.22± developed acres in the General Commercial (C-2) zone.

Location: 1409 and 1401 16th Street (D3, Area 1)

Assessor's Parcel Number: 006-0233-002, 003

Applicant: CADA (Carrie Gooding)  
1530 Capitol Avenue  
Sacramento, CA 95814

Property Owner: State of California  
400 R Street Ste. # 5100  
Sacramento, CA 95814

General Plan Designation: High Density Residential (30+ du/na)  
Central City  
Community Plan Designation: Multi-Family Residential  
Existing Land Use of Site: Commercial Building and Parking Lot  
Existing Zoning of Site: General Commercial (C-2)

**Surrounding Land Use and Zoning:**

North: C-2; Commercial  
South: C-2; Commercial  
East: C-2; Commercial  
West: C-2; Commercial

Property Dimensions: 120 feet x 80 feet  
Property Area: 0.22± acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing

Project Plans: Exhibit A

Legal Description: Exhibit B

Additional Information The applicant proposes to remove the common property lines between two parcels to create one parcel. The north parcel has a parking lot and the south parcel has a commercial building with no parking. The applicant proposes the merger to provide on-site parking and to make improvements and openings to the north side of the existing building. The Zoning Ordinance and Building Code do not permit structures to cross property lines and requires parking to be provided on-site.

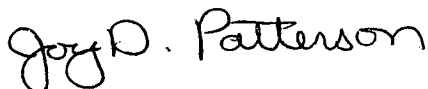
The project was noticed and staff received no calls.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, and the Public Works - Transportation and Engineering Planning Divisions, Building Division, and the Neighborhood Department. The comments received pertaining to the parcel merger have been included as conditions in the attached resolution.

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 15305(a)}.



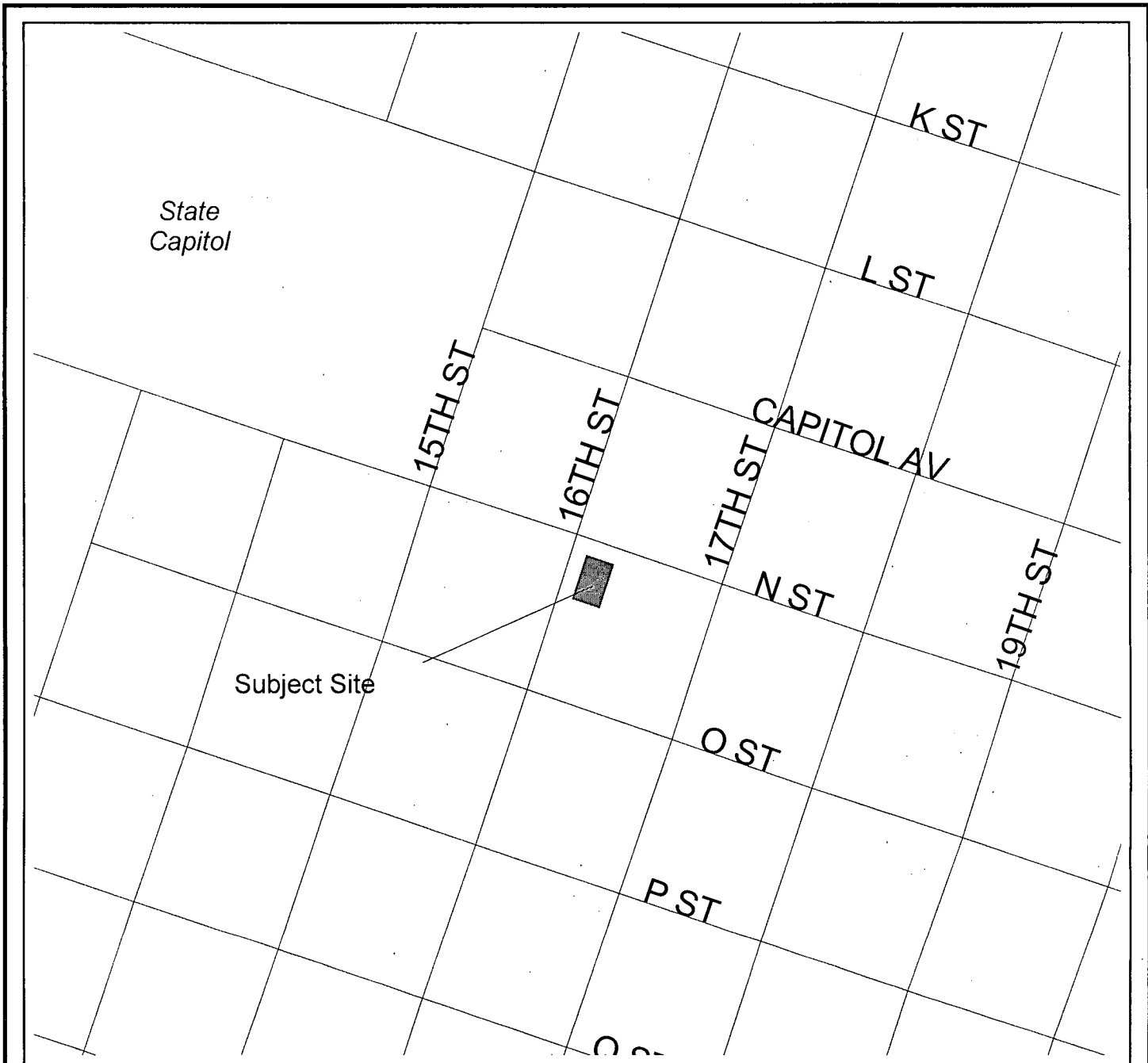

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Joy D. Patterson  
Zoning Administrator

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.

Note: The applicant will need to contact the Public Works Department (Jerry Lovato, 264-7918) after the appeal period is over to record a certificate of compliance to complete the Parcel Merger.

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

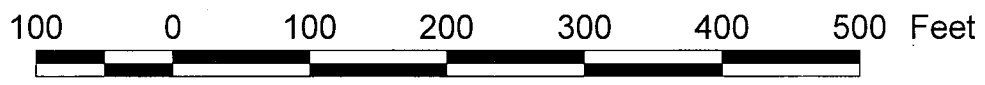
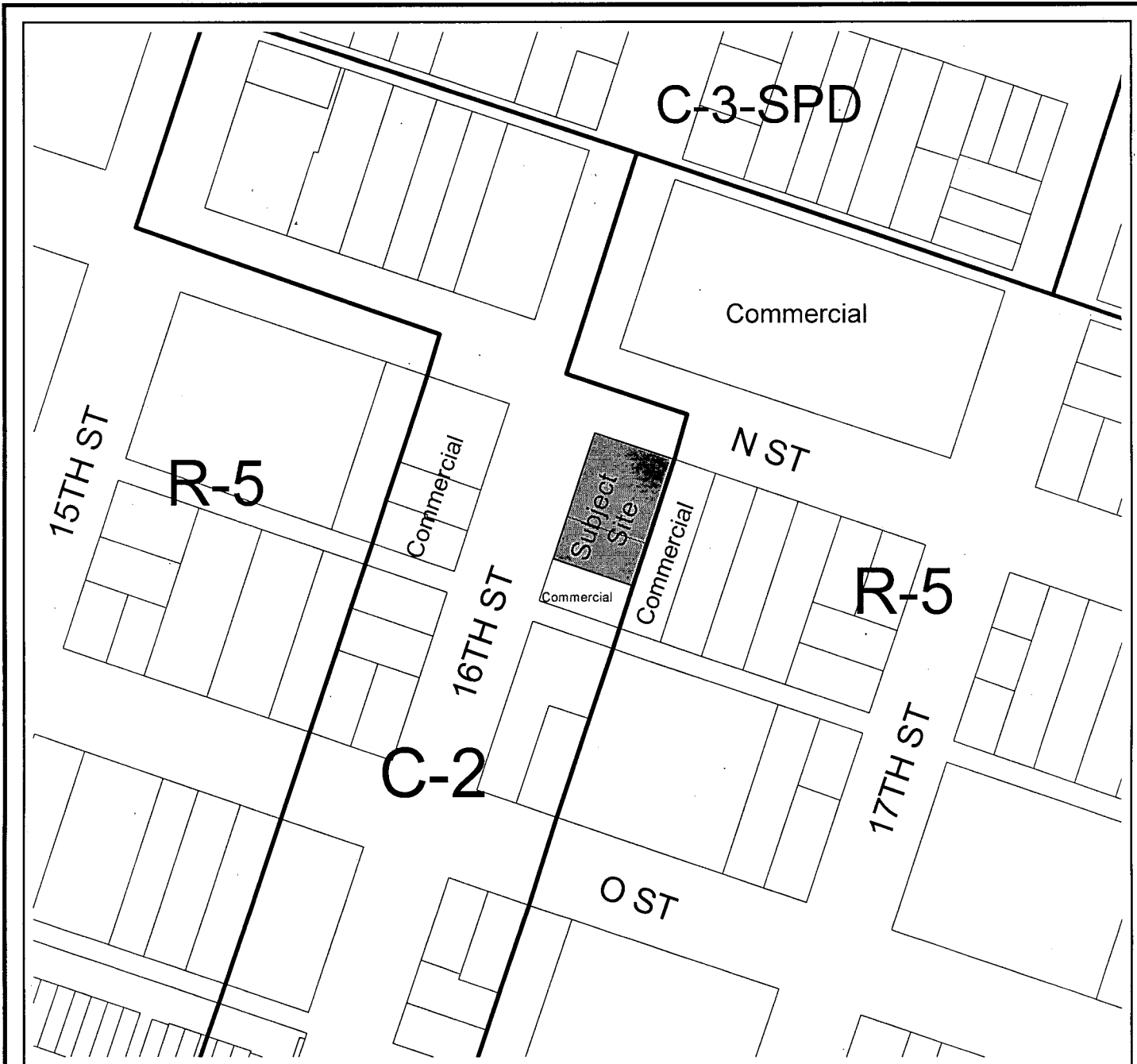




Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# VICINITY MAP



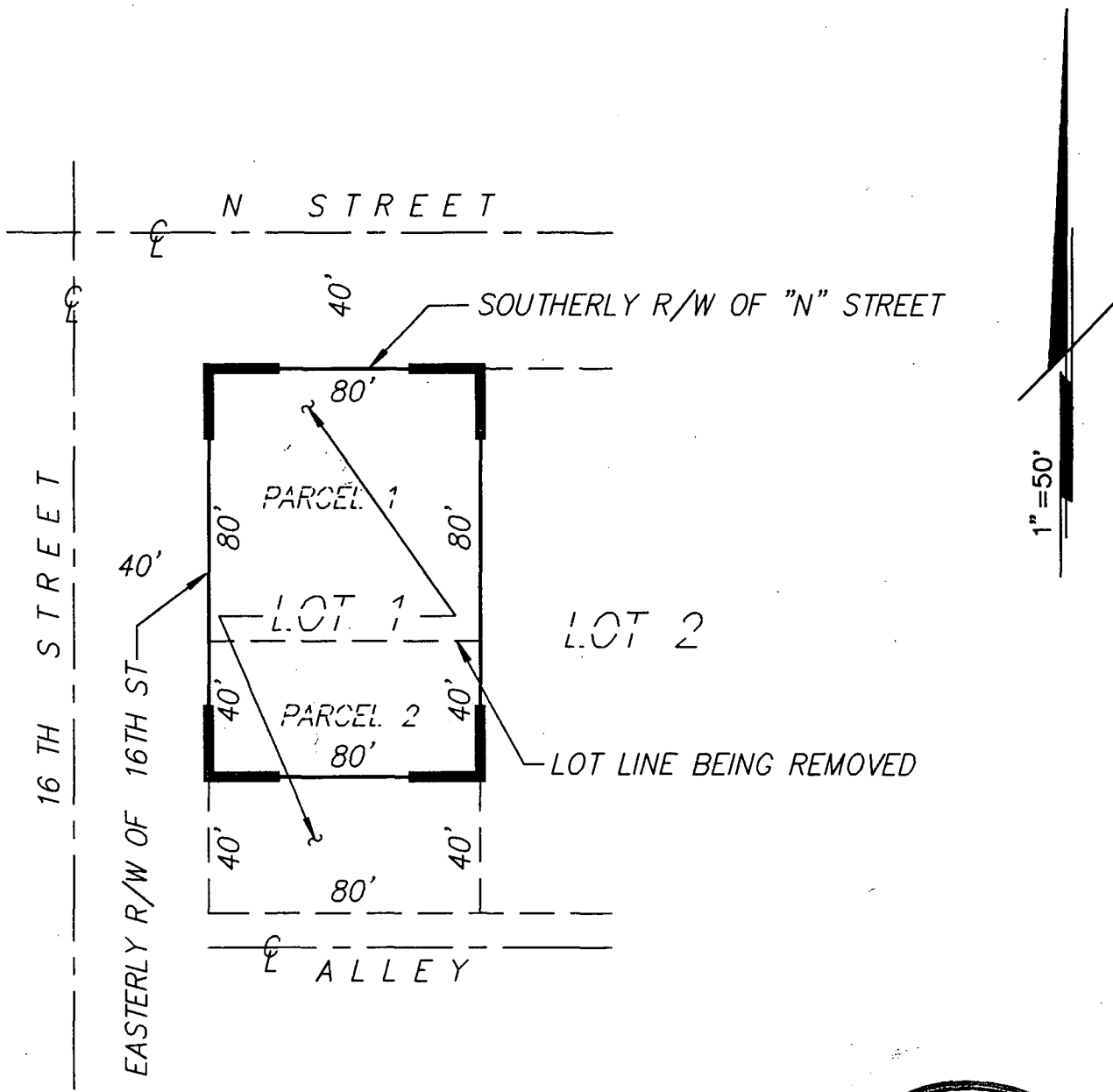
Neighborhoods, Planning  
And Development Services  
Department

Geographic  
Information  
System

# LAND USE AND ZONING



**EXHIBIT A**



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NOV 24 1998

Z 98 137

CITY OF SACRAMENTO  
CITY PLANNING DIVISION



**GERMAN ENGINEERING**



3000 FRANKLIN BLVD.  
SACRAMENTO, CALIFORNIA 95818  
(916) 455-3000 Fax (916) 455-3118

CIVIL ENGINEERING - SURVEYING - LAND PLANNING

**EXHIBIT**

LOT LINE MERGER PARCELS 1 & 2

CITY OF SACRAMENTO

CALIFORNIA

**EXHIBIT B**



**LEGAL DESCRIPTION  
FOR  
LOT MERGER PARCELS 1 & 2  
AFTER LOT LINE MERGER**

All that real property situate in the City of Sacramento being a portion of Lot 1, bounded by 16<sup>th</sup> and 17<sup>th</sup> Streets and N and O Streets, as shown on that certain city map titled "Map of Sacramento City and West Sacramento", dated March 1850, recorded in Book 1 at Map 3, in the office of the County recorder, in the County of Sacramento, State of California, more particularly described as follows:

All of lot 1:

Excepting therefrom:

The south one-half of the south one-half of said Lot 1 in the block bounded by "N" and "O", 16<sup>th</sup> and 17<sup>th</sup> Streets, of the City of Sacramento.

END OF DESCRIPTION.



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NOV 24 1998

Z 98 137

CITY OF SACRAMENTO  
CITY PLANNING DIVISION

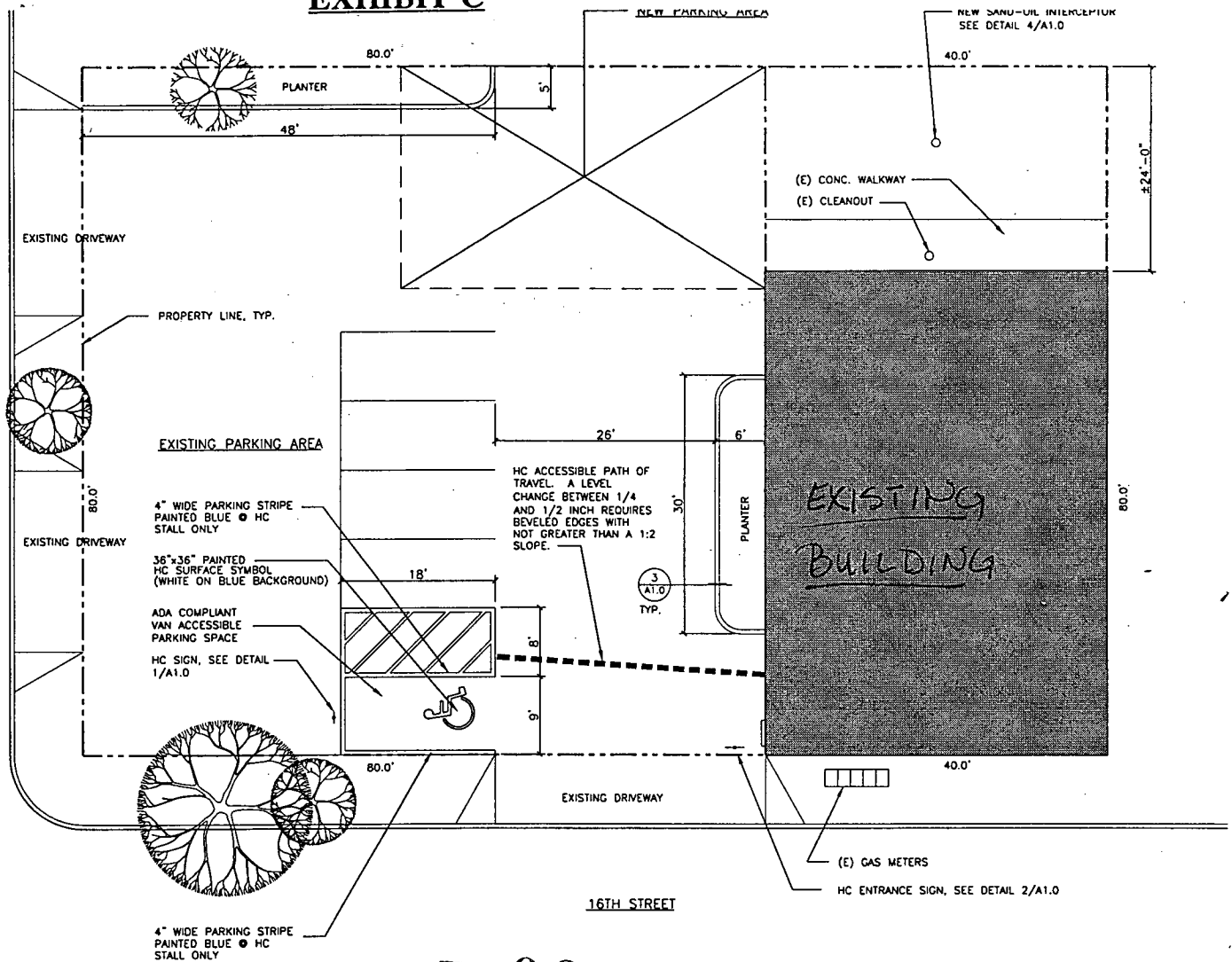
298-137

DECEMBER 23, 1998

Item 1

# EXHIBIT C

N STREET



Z 98 137

**PARKING REQUIREMENTS**  
 1 PARKING SPACE/ 450 SF  
 2016 SE = 4.48 SPACES  
 450

## SITE PLAN

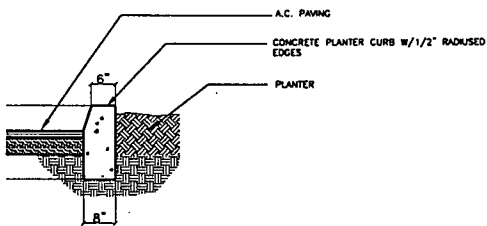
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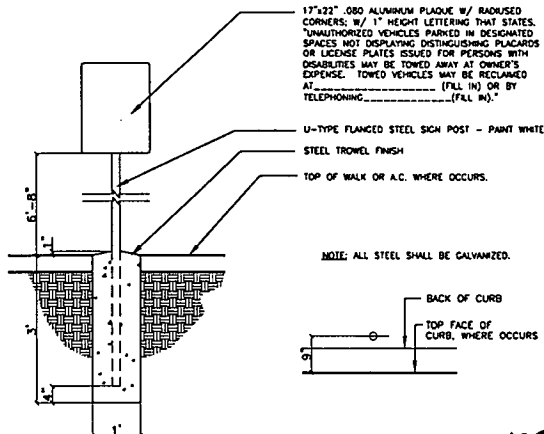
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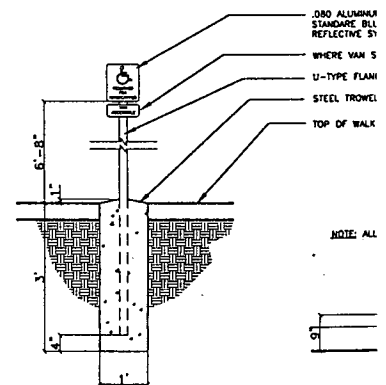
CITY OF SACRAMENTO  
 CITY PLANNING DIVISION



298-137  
 CONCRETE PLANTER CURB



2  
 A10 HC PARKING ENTRANCE SIGN  
 SCALE: 1/2" = 1'-0"



1  
 A10 HANDICAPPED PARKING SPACE  
 SCALE: 1/2" = 1'-0"

DECEMBER 23, 1998

Item 1