

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Comstock Johnson Architects, Inc. 10304 Placer Lane-A, Sacramento, 95827
OWNER Jackson Properties, Inc. 5665 Power Inn Road, #140 Sacramento, CA 95824
PLANS BY Comstock Johnson Architects, Inc. 10304 Placer Lane-A, Sacramento 95827
FILING DATE 12-21-89 ENVIR. DET. Neg. Dec. REPORT BY CAS:df
ASSESSOR'S-PCL. NO. 015-0312-004

APPLICATION: Planning Director's Special Permit to increase the office percent allowed from the maximum 25% to 38% on 1.5+ developed acres in the Light Industrial (M-1) zone. (P90-052)

LOCATION: 3560 Business Drive

PROPOSAL: The applicant is requesting the necessary entitlements to allow 38% office in a 26,190 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:	Industrial, M-1
East:	Industrial, M-1
West:	Residential, R-1

Parking Required:	41 spaces (Office 1:400 sq.ft., 25 spaces; Warehouse 1:1,000 sq.ft., 16 spaces)
Parking Provided:	52 spaces
Property Dimensions:	170+' x 389'
Property Area:	1.5+ acres
Square Footage of Building:	26,190 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 1.78+ 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, south, and east, and residential, zoned R-1 to the west.

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B. Applicant's Proposal

The applicant is proposing to utilize 38%, or 9,952 square feet of a 26,190 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 9,952 square feet, 38% of the 26,190 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 at 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.

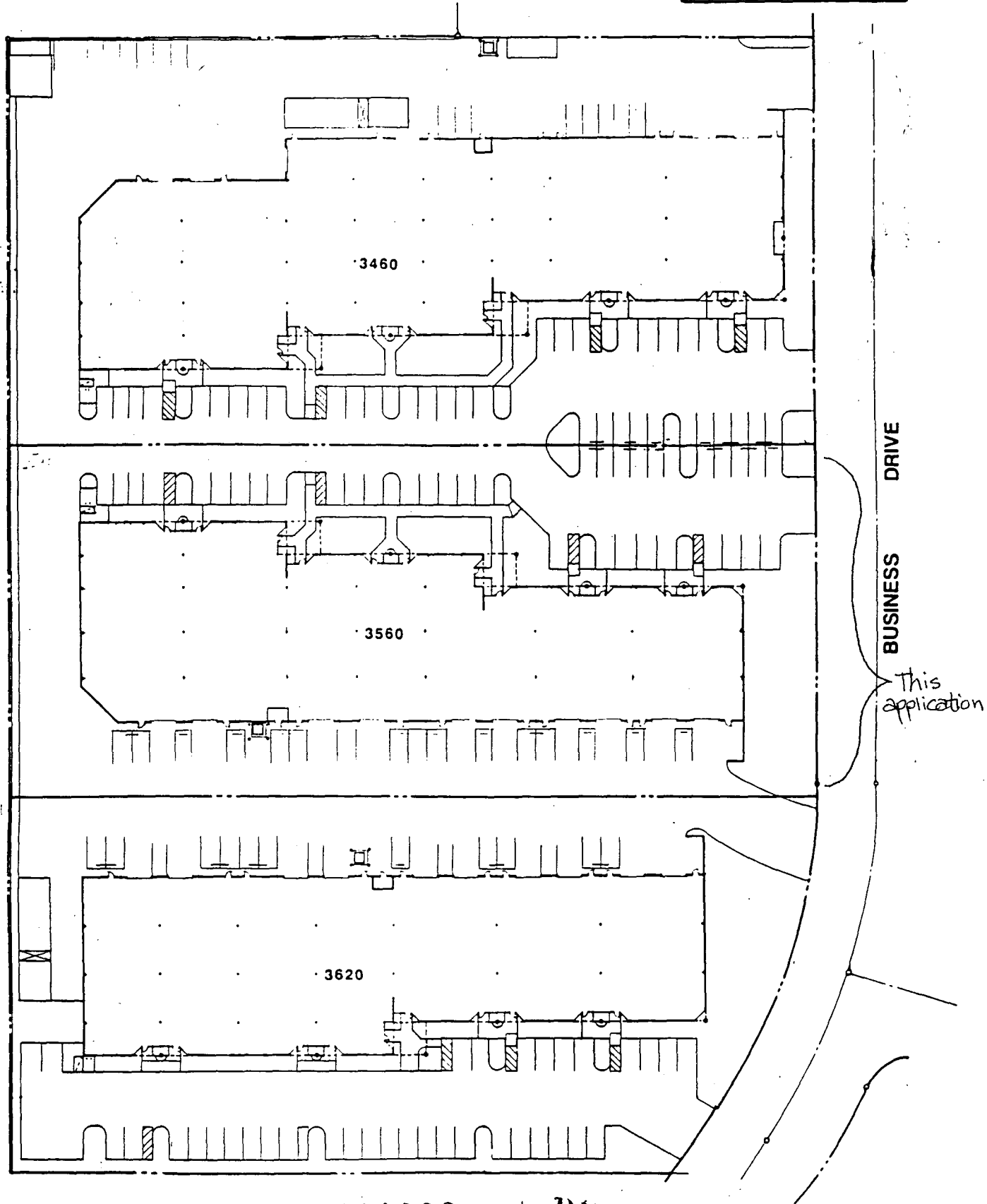
RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit based upon the findings of fact which follow.

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.

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EXHIBIT A



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Jackson Business Park

CITY OF SACRAMENTO, CALIFORNIA

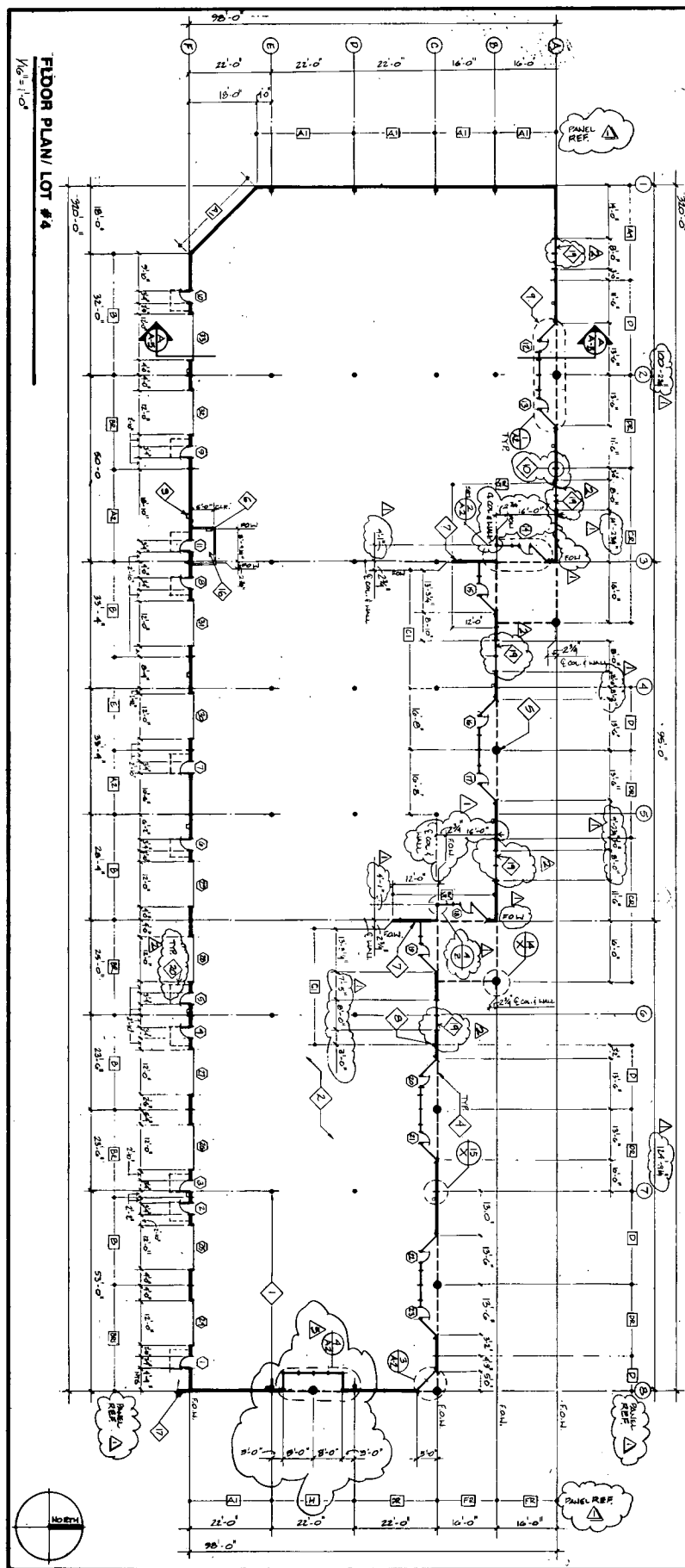
COMSTOCK
JOHNSON
architects inc.



SITE PLAN

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P90-052



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LOT#4

JACKSON BUSINESS PARK - P90 032

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