



DEVELOPMENT SERVICES
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

PLANNING DIVISION
1231 I STREET, RM 200
SACRAMENTO, CA 95814
(916) 808-5381 Phone
(916) 808-5543 Fax

MINOR MODIFICATION TO PREVIOUS APPROVAL

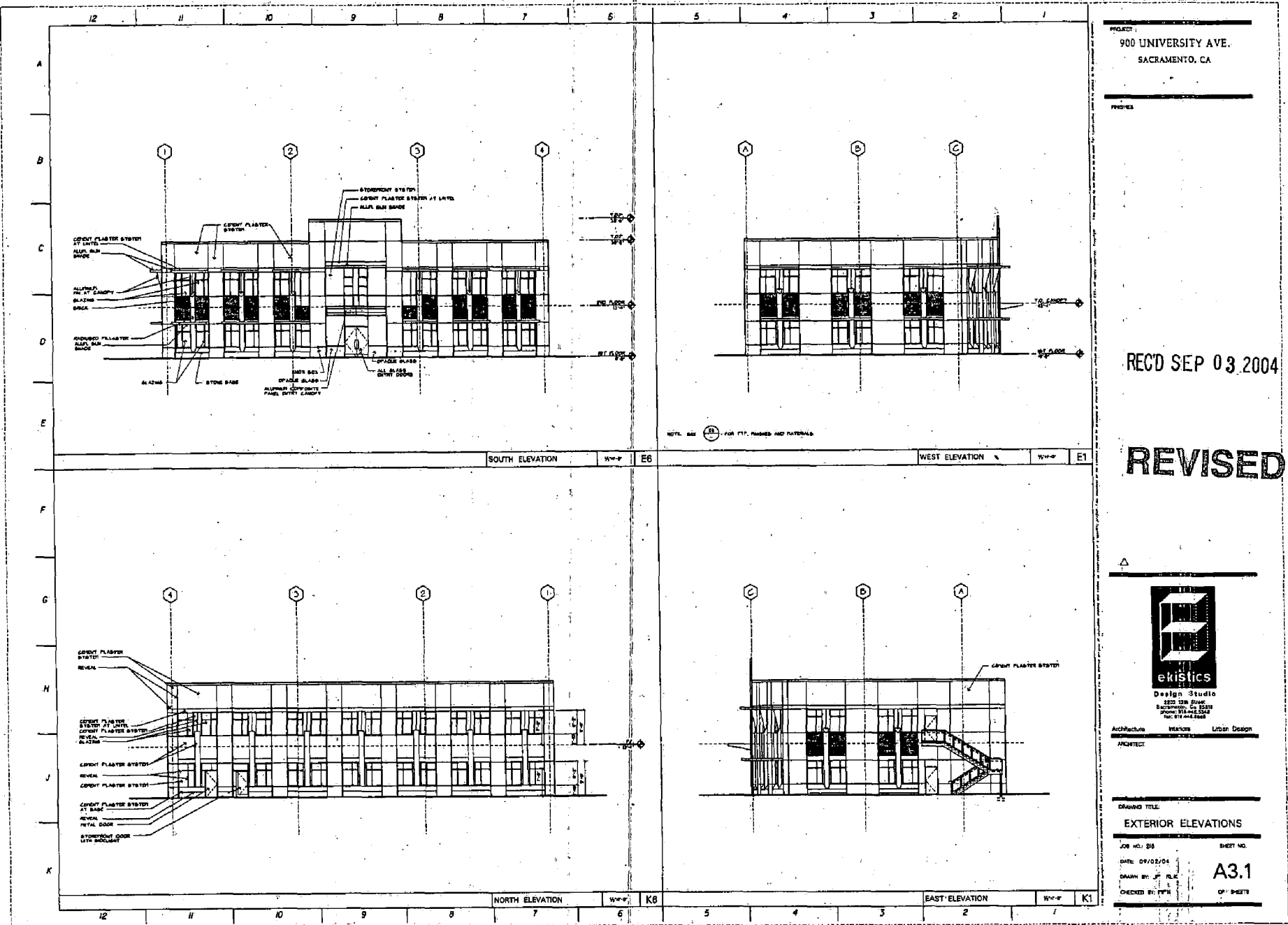
FILE NUMBER:	Z04-295		
PREVIOUS FILE NUMBERS:	P02-147		
SPECIAL PERMIT:	XX	OR	PLAN REVIEW:
PROJECT ADDRESS:	900 University Avenue		
APN:	295-0040-015	ZONING:	C-1-R-PUD
APPLICANT'S NAME & ADDRESS:	Mike Hoss, Ekistics Design Studio		
	2203 13 th Street		
	Sacramento, CA 95818		
<p>PROPOSED PROJECT: The applicant is requesting a minor modification to the previously approved Special Permit to construct a 12,000 square foot office building on .57 developed acres in the C-1(R) Campus Commons PUD zone which is currently under construction. On February 27, 2003 the Planning Commission approved the Special Permit and a Variance to waive the masonry wall requirements. The applicant is proposing a modification that is less than a 10% change in the overall height and floor area and is therefore classified as a Zoning Administrator Minor Modification. The changes proposed are mostly architectural and affect all the elevations. The overall wall height of the building increased from 28'6" to 30'0". The parapet originally increased the height to 31'6" and after the proposed changes will be 35'6". The height limit in the C-1 zone with nearby residential is 35 feet. Roof structures are allowed to exceed this limit as long as they do not exceed 20% variation of the height limit. This parapet is only a 2% variation.</p>			
<p>ANALYSIS & CONDITIONS: Staff supports the Special Permit Modification because the changes are compatible to the approved design of the complex and will not require any additional parking.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1) The office building shall be constructed in conformance with the approved revised plans. 2) The applicant shall comply with all previous approved conditions (P02-147). 3) The applicant shall obtain all necessary building permits prior to commencing construction. 4) Any other changes or modifications to the site shall be reviewed and approved by the Planning Division. 			
APPROVED BY:	Evan Compton, Assistant Planner <i>Evan Compton</i>		
FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR			
DATE: September 3, 2004			

cc. Z Log Book Applicant File (Original)

Z04-295

September 9, 2004

Minor Modification



PROJECT:
 900 UNIVERSITY AVE.
 SACRAMENTO, CA

REC'D SEP 03 2004

REVISED

EXHIBIT A

ekistics
 Design Studio
 1220 12th Street
 Sacramento, CA 95811
 Phone: 916.442.5044
 Fax: 916.442.5048

ARCHITECTURE: Markon Urban Design
 ARCHITECT: [Redacted]

DRAWING TITLE:
EXTERIOR ELEVATIONS

JOB NO.: 216 SHEET NO. **A3.1**

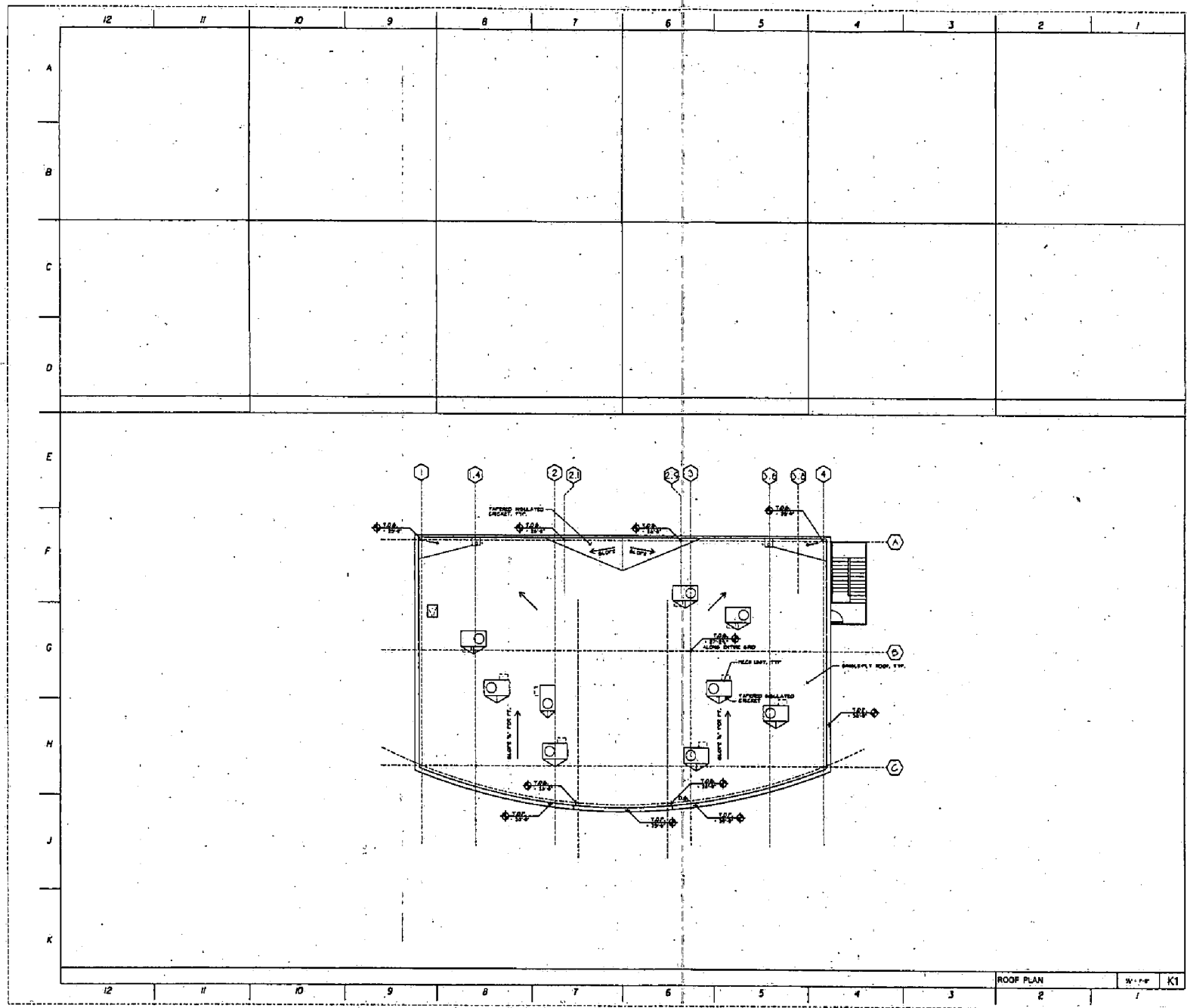
DATE: 09/02/04
 DRAWN BY: JF, RLC
 CHECKED BY: [Redacted]

Z04-295
 REC'D 09-03-2004

Z04-295

September 9, 2004

Minor Modification



PROJECT:
 900 UNIVERSITY AVE.
 SACRAMENTO, CA

REC'D SEP 03 2004

REVISED

EXHIBIT B



Design Studio
 622 The Esplanade
 Sacramento, CA 95811
 PHONE 916.485.5500
 FAX 916.485.5504

Architecture Interiors Urban Design
 ARCHITECT

DRAWING TITLE:
ROOF PLAN

JOB NO. 20 SHEET NO.
 DATE: 07/02/04
 DRAWN BY: J.P. PLK. **A2.2**
 CHECKED BY: J.P. PLK. OF SHEETS

ROOF PLAN

W-17-F K1

Z04-295
 REC'D 09-03-2004