

CITY OF SACRAMENTO  
DEVELOPMENT SERVICES DEPARTMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday, May 17, 2005, the Zoning Administrator approved with conditions a special permit to reconstruct an existing single family residence in the Light Industrial (M-1) zone for the project known as (File Z04-390). Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit** to reconstruct a 1,188 square foot residence which is a structure devoted to a nonconforming use on 0.5± acres in the Light Industrial (M-1) zone.

Location: 2246 Downar Way (D2, Area 4)

Assessor's Parcel Number: 238-0160-005

Applicant: D.R. Technicians (Contact: Sabrina)  
509 S. Stockton Street  
Lodi, CA 95240

Property Owner: Bert Wilkinson  
2246 Downar Way  
Sacramento, CA 95838

Project Planner: Lindsey Alagozian

General Plan Designation: Heavy Commercial or Warehouse  
North Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Residential

Existing Zoning of Site: Light Industrial (M-1)

**Surrounding Land Use and Zoning:**

North: M-1; Residential

South: M-1; Residential

East: M-1; Residential

West: M-1; Residential

Property Dimensions: 66 feet by 330 feet

Property Area: 0.5± acres

Square Footage of SFR: 1,188 square feet

Height of Building: One Story

Topography: Flat

Street Improvements: Existing

Utilities: Existing

Project Plans: See Exhibit A thru D

Previous Files: None

Additional Information The applicant is requesting permission to reconstruct an existing single family residence in the Light Industrial (M-1) zone. The site currently contains a 720 square foot residence, a 714 square foot detached garage, and three detached accessory structures totaling 610 square feet. The applicant is requesting permission to demolish the existing residence and reconstruct a residence closer to the street. The existing workshop is also proposed to be demolished. The three accessory structures will remain on the site.

The site is zoned Light Industrial and therefore requires a Zoning Administrator Special Permit to reconstruct a nonconforming structure lawfully devoted to a nonconforming use. The site is located within the McClellan Heights / Parker Homes plan area. The city has enacted an interim ordinance in this area which requires a Special Permit for all non-residential development. This project is not affected by the interim ordinance. The applicant is located within the Expanded North Area Design Review District and has obtained design review approval for the proposed residence.

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 15303 (a), New Construction.

### Conditions of Approval:

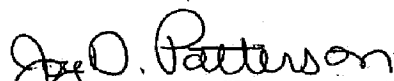
#### **General**

1. Size and location of the project shall conform to the plans submitted.
2. No mechanical equipment shall be placed on the roof.
3. The applicant shall obtain Design Review approval and comply with all conditions of approval.
4. Any future modification to the residence shall require additional Planning review and approval.

### Findings of Fact

1. Granting the Special Permit is based upon sound principles of land use in that:
  - a. the project is reconstruction of an existing non-conforming use; and
  - b. the proposed project is compatible in design with the existing property and existing surrounding properties in the neighborhood.
  - c. the project is surrounded by residential uses and is compatible with existing uses in the immediate vicinity.

2. Granting the Special Permit would not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
  - a. the use will not generate significant impacts to the nearby residential properties; and
  - b. adequate parking and open space is provided.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designates the site as Heavy Commercial or Warehouse and Industrial.

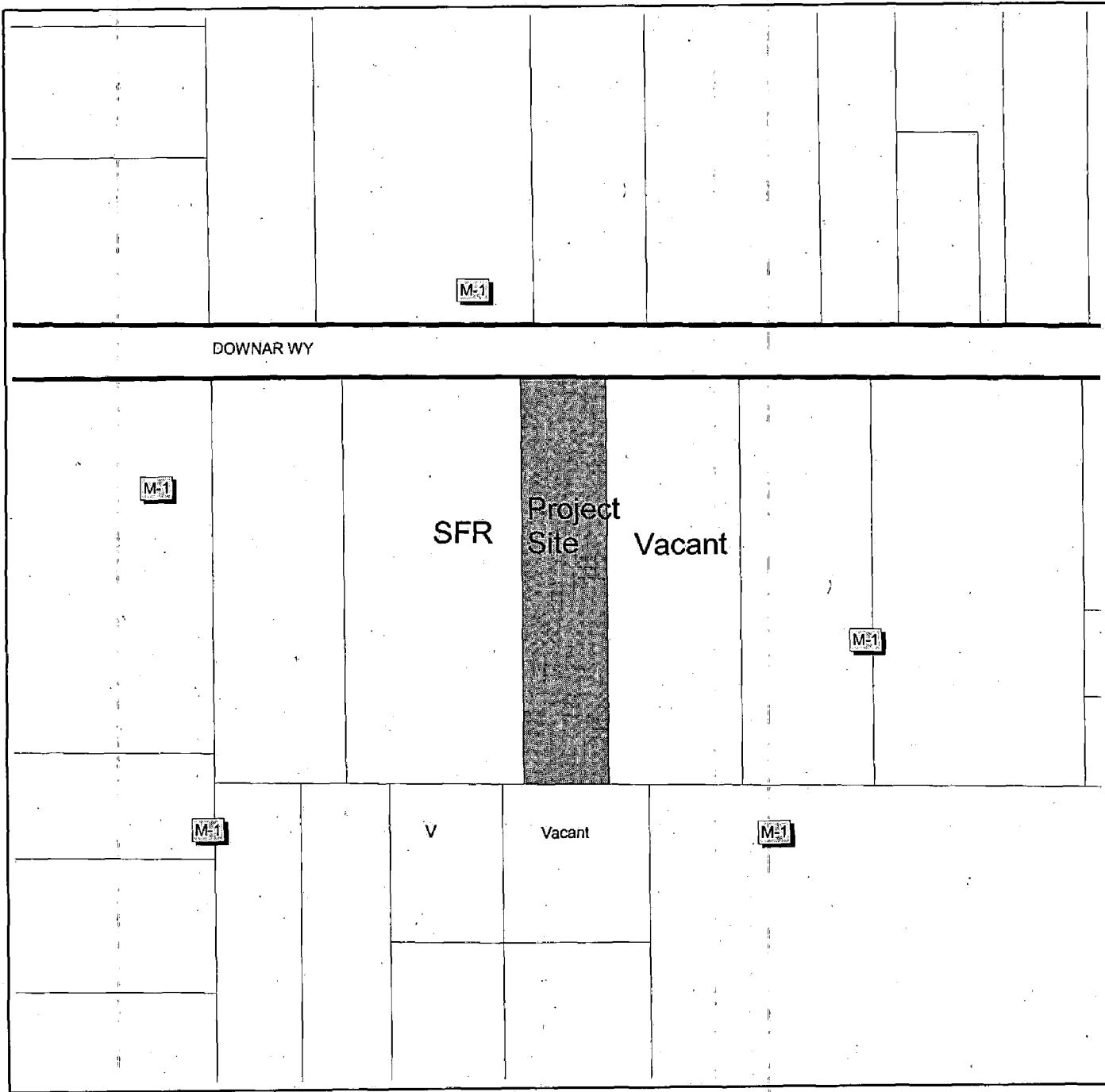


Joy D. Patterson  
Zoning Administrator

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.

cc: File (original)  
ZA Log Book  
Applicant



DOWNAR WY

M-1

M-1

SFR

Project Site

Vacant

M-1

M-1

V

Vacant

M-1

200

0

200

400 Feet


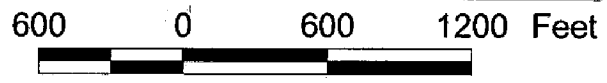
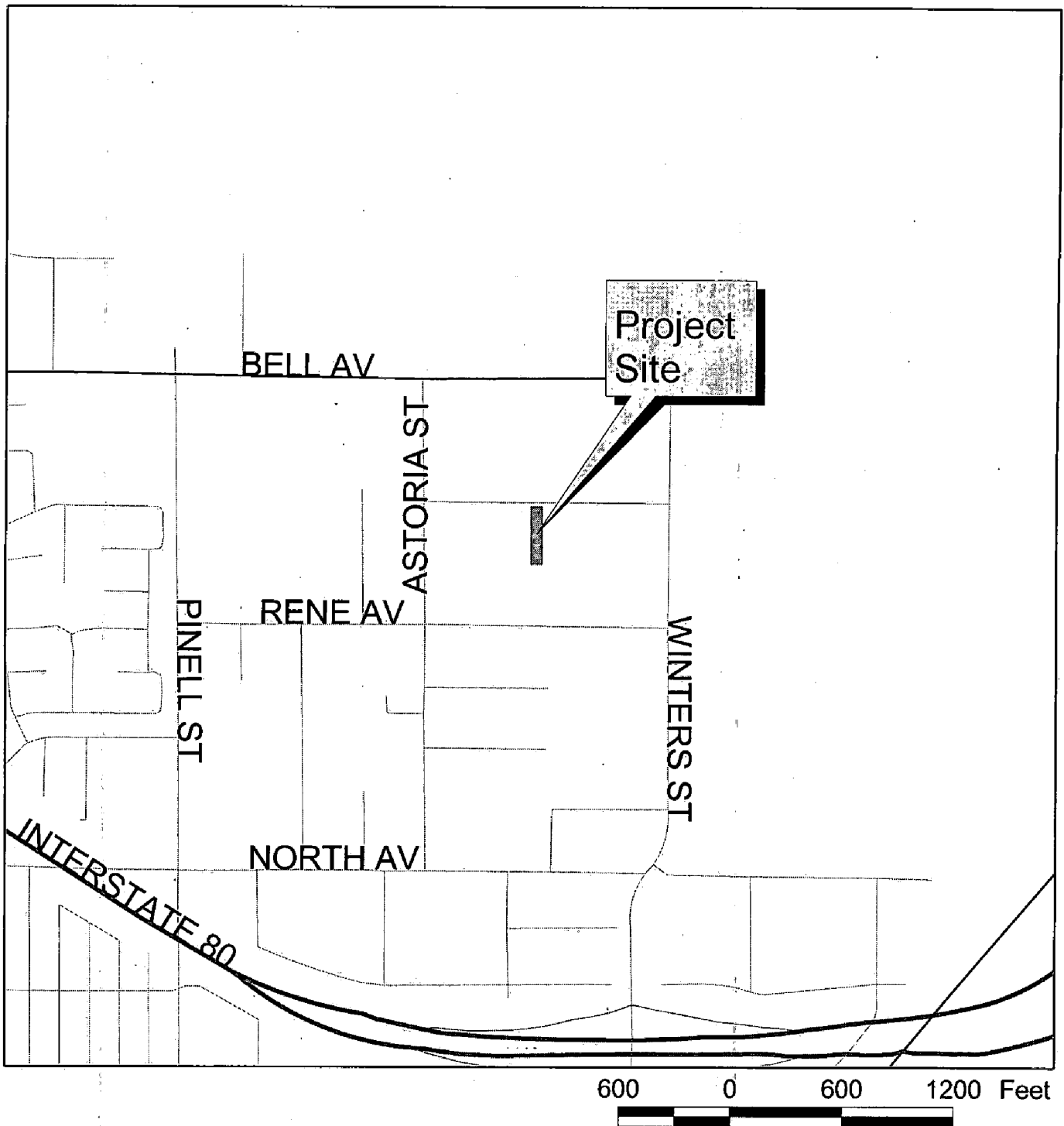


Development Services  
Department

Geographic  
Information  
System

# Land Use & Zoning





Development Services  
Department

Geographic  
Information  
Systems

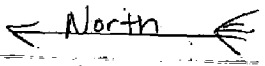
# Vicinity Map



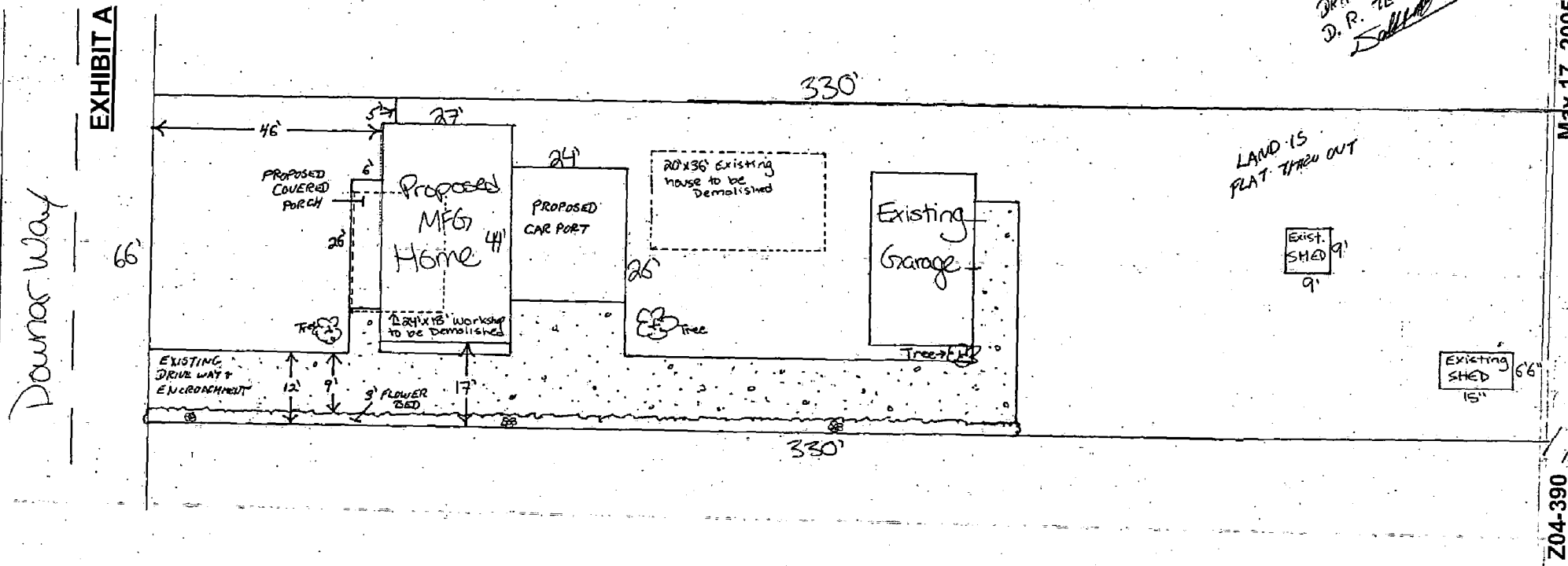
Wilkinson  
 2246 Downar Way  
 Sacramento, CA 95838  
 APN: 238-0160-005  
 Zoning: M1

Scale: 1/2" = 10'

Z04-390  
 REC'D 11-18-2004



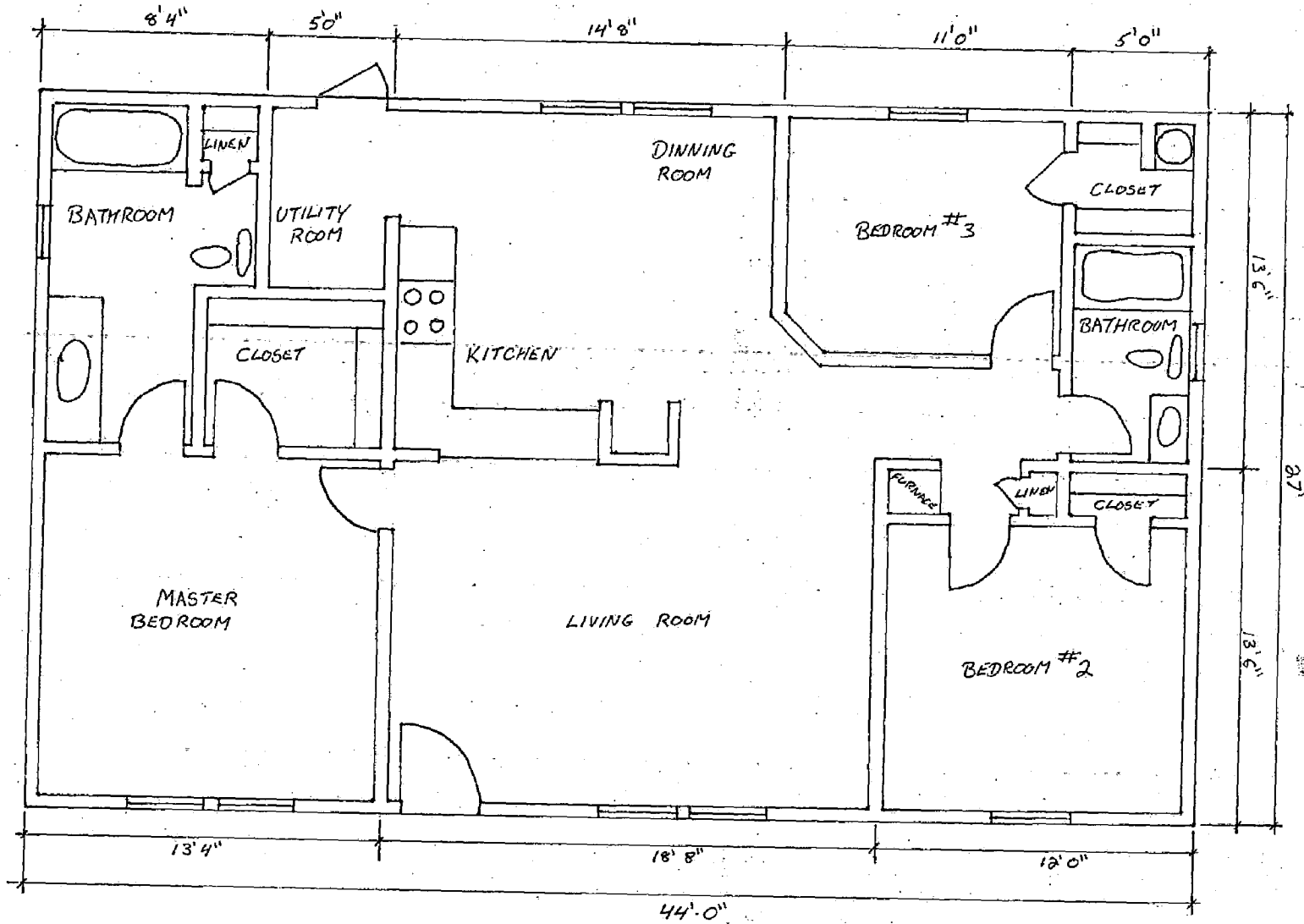
DRAWN BY:  
 D. R. TECHNICIANS  
*[Signature]*



WILKINSON  
SCALE: 1/4" = 1'

GOLDEN OAK  
G0441F  
1,188 SQ FT.

**EXHIBIT B**



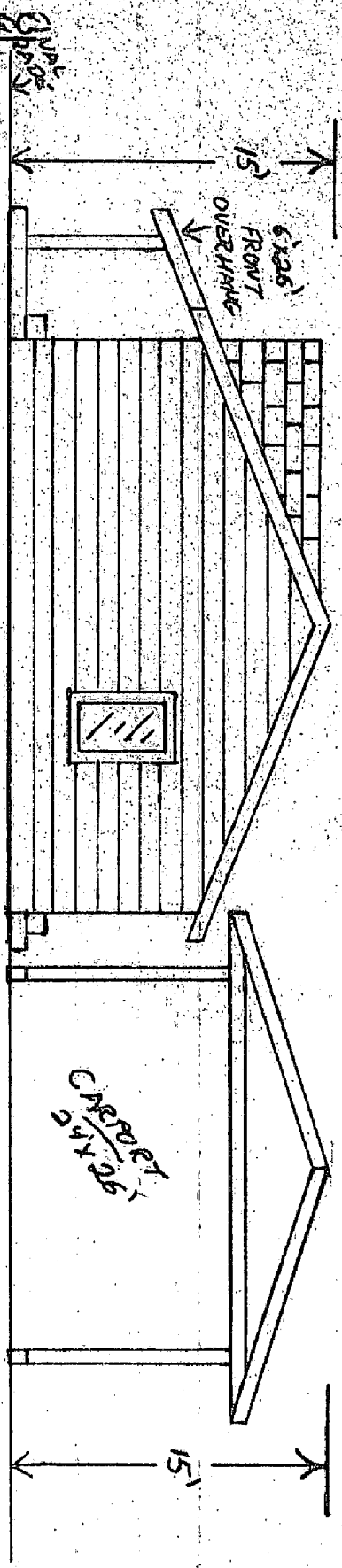
**Z04-390**  
REC'D 11-18-2004

WILKINSON  
SCALE: 1/8" = 1'

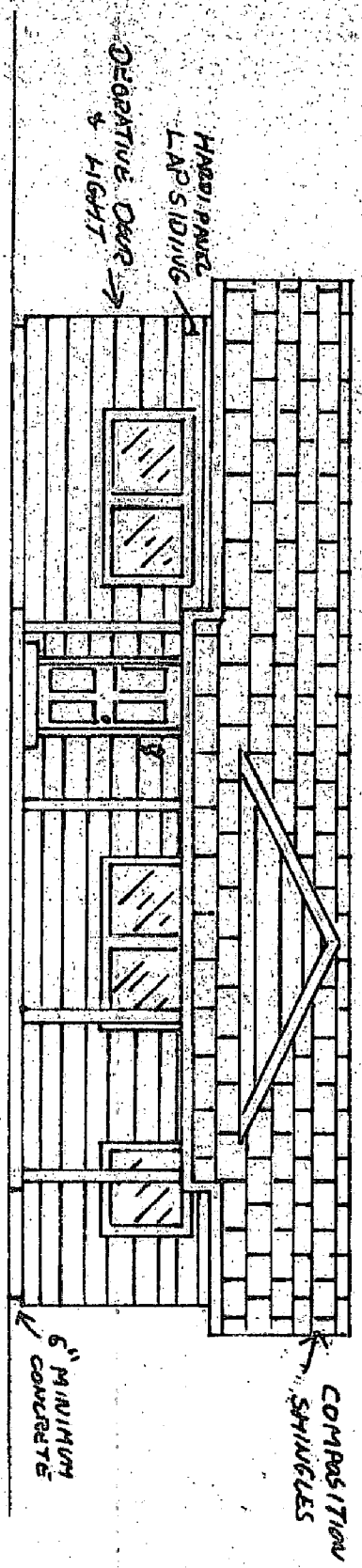
ELEVATION PLANS

WEST SIDE - DRIVE WAY

EXHIBIT



NORTH SIDE - FRONT



Z04-390

Z04-390

REC'D 11-18-2004

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WILKINSON

EAST SIDE

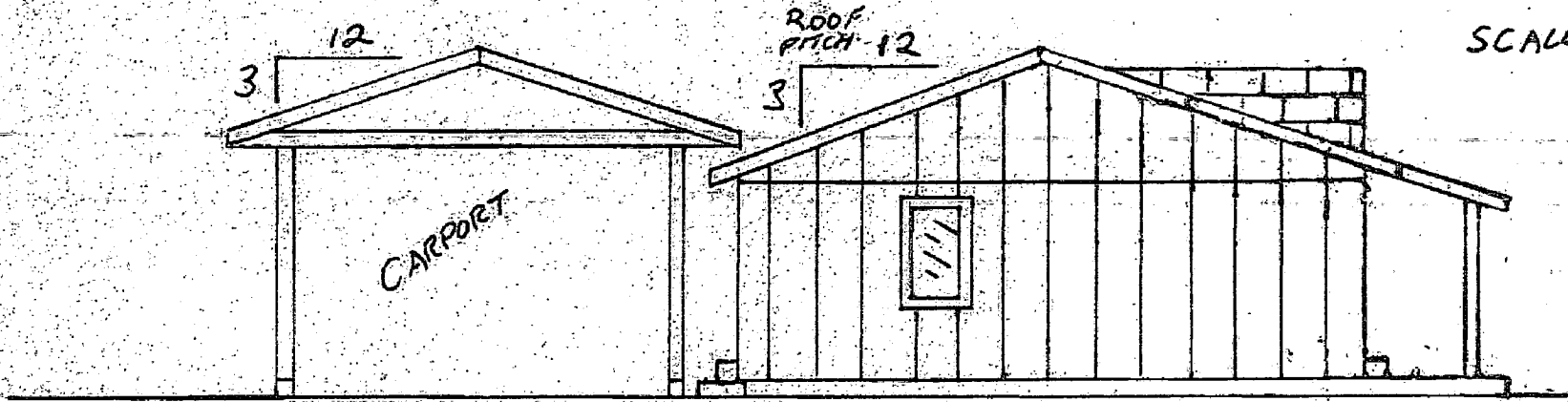
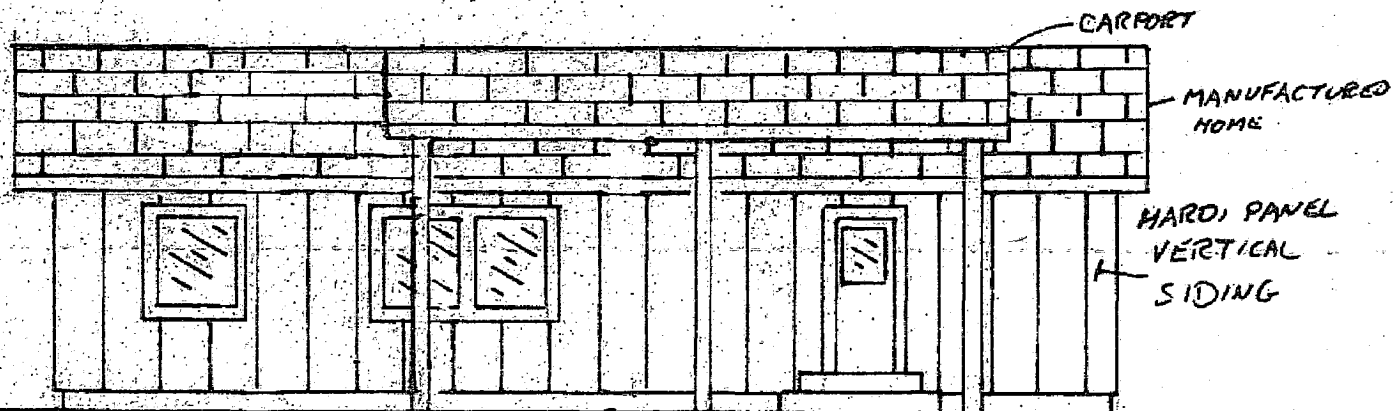


EXHIBIT D

SOUTH SIDE - BACK



Z04-390

RLZ04-999 1-18-2004

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