

PLANNING DIRECTOR'S SPECIAL PERMIT

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

APPLICANT	Comstock Johnson Architects, Inc. - 10304 Placer Lane #C, Sacto, 95827
OWNER	Jackson Properties, Inc. - 5665 Power Inn Road #140, Sacramento, CA 95824
PLANS BY	Comstock Johnson Architects, Inc. - 10304 Placer Lane-A, Sacto, 95827
FILING DATE	7-12-89
ENVIR. DET.	Exempt 15303c
REPORT BY	CL:sg
ASSESSOR'S-PCL. NO.	015-0311-045

APPLICATION: Planning Director's Special permit to increase to 50 percent the office allowed in the M-1 zone from the maximum 25 percent allowed in an existing 6,396 square foot building on 0.42+ acres in the Light Industrial (M-1) zone.

LOCATION: 3721 Business Drive

PROPOSAL: The applicant is requesting the necessary entitlements to allow 50 percent office in a 6,396 square foot building.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

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

Parking Required:	11 spaces
Parking Provided:	16 spaces
Property Dimensions:	Irregular
Property Area:	0.420+ acres
Square Footage of Building:	6,396 sq. ft.
Height of Building:	1-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. On January 24, 1989, the City Council approved a Tentative Map (P88-448) subdividing four of the lots into five.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one parcel totaling 0.420 acres in the Light Industrial (M-1) zone. The General Plan designates the site Heavy Commercial and Warehouse.

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The surrounding zoning is M-1. The surrounding land use is industrial to the north, south, and east; and vacant to the west.

B. Applicant's Proposal

The applicant is proposing to utilize an existing 6,396 square foot building with 3,198 square feet of office and 3,198 square feet of warehouse (Building D as shown on Site Plan). The Zoning Ordinance allows a maximum of 25 percent of the gross floor area of a building to be an office use in the M-1 zone. The Planning Director has the authority to issue a special permit to exceed this 25 percent as long as the total office area does not exceed 10,000 square feet. The applicant is proposing 3,198 square feet, 50 percent of the gross floor area.

C. Staff Analysis

Staff has no objection to this request. There is adequate parking on the site to accommodate this increased office use. The reciprocal ingress and egress easements have been recorded on the Tentative Map (P88-448).

ENVIRONMENTAL DETERMINATION: The propose project is exempt from Environmental review pursuant to State EIR Guidelines (CEQA Section 15303c).

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

Findings of Fact

1. The project is based upon sound principles of land use in that:
 - a. adequate parking is provided on site
 - b. the proposed use is compatible with the surrounding industrial uses and future industrial uses.
2. The project will not be detrimental to the public health, safety or welfare, nor result in the creation of a public nuisance in that adequate on-site parking and landscaping has been provided.
3. The project is consistent with the General Plan which designates the site Heavy Commercial and Warehouse and the office / warehouse use conforms to this designation.

Report Prepared By:

Cindy Lauchland
Cindy Lauchland, Junior Planner

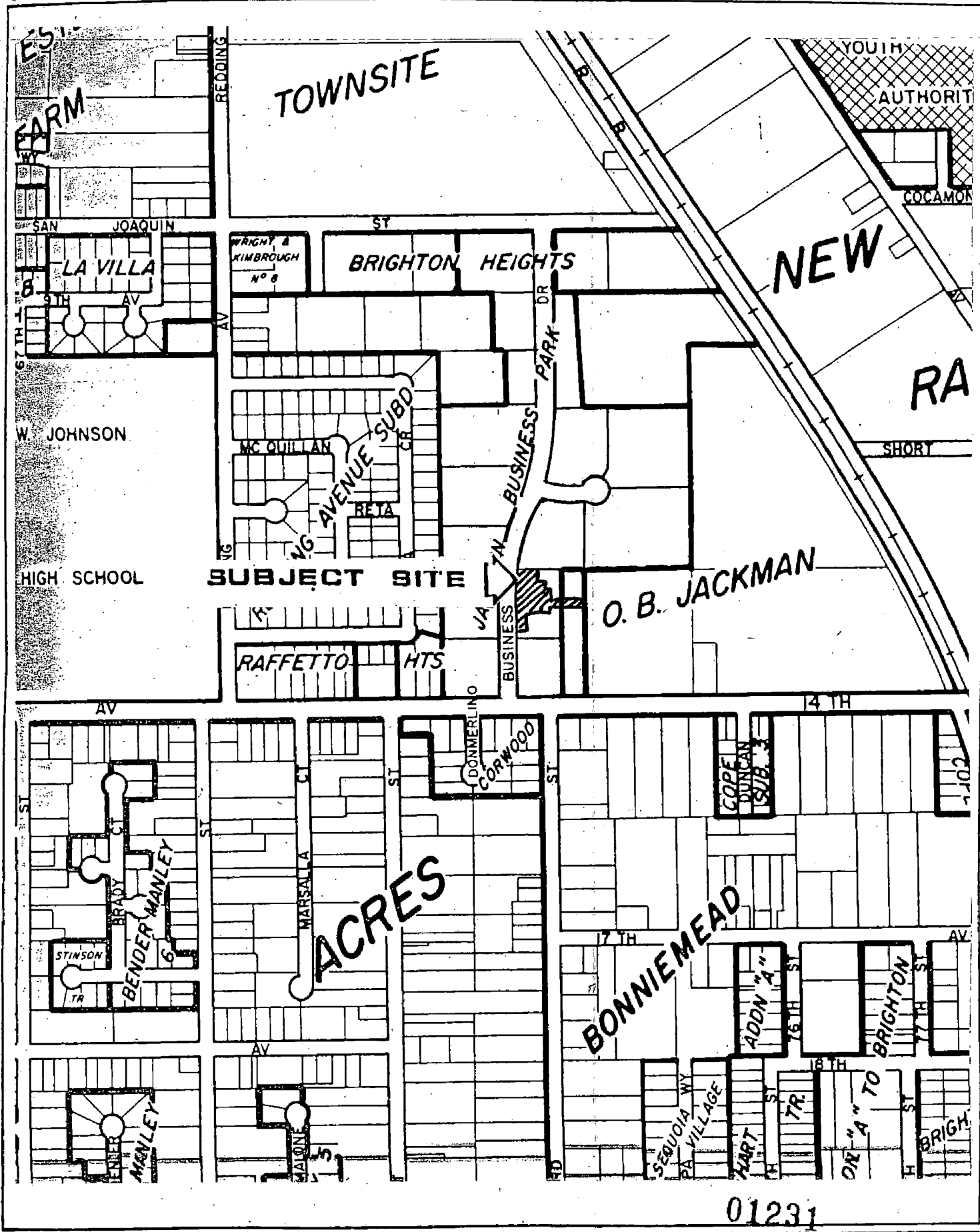
9-14-89
Date

Recommendation Approved By:

Marty Van Duzen
Marty Van Duzen, Planning Director

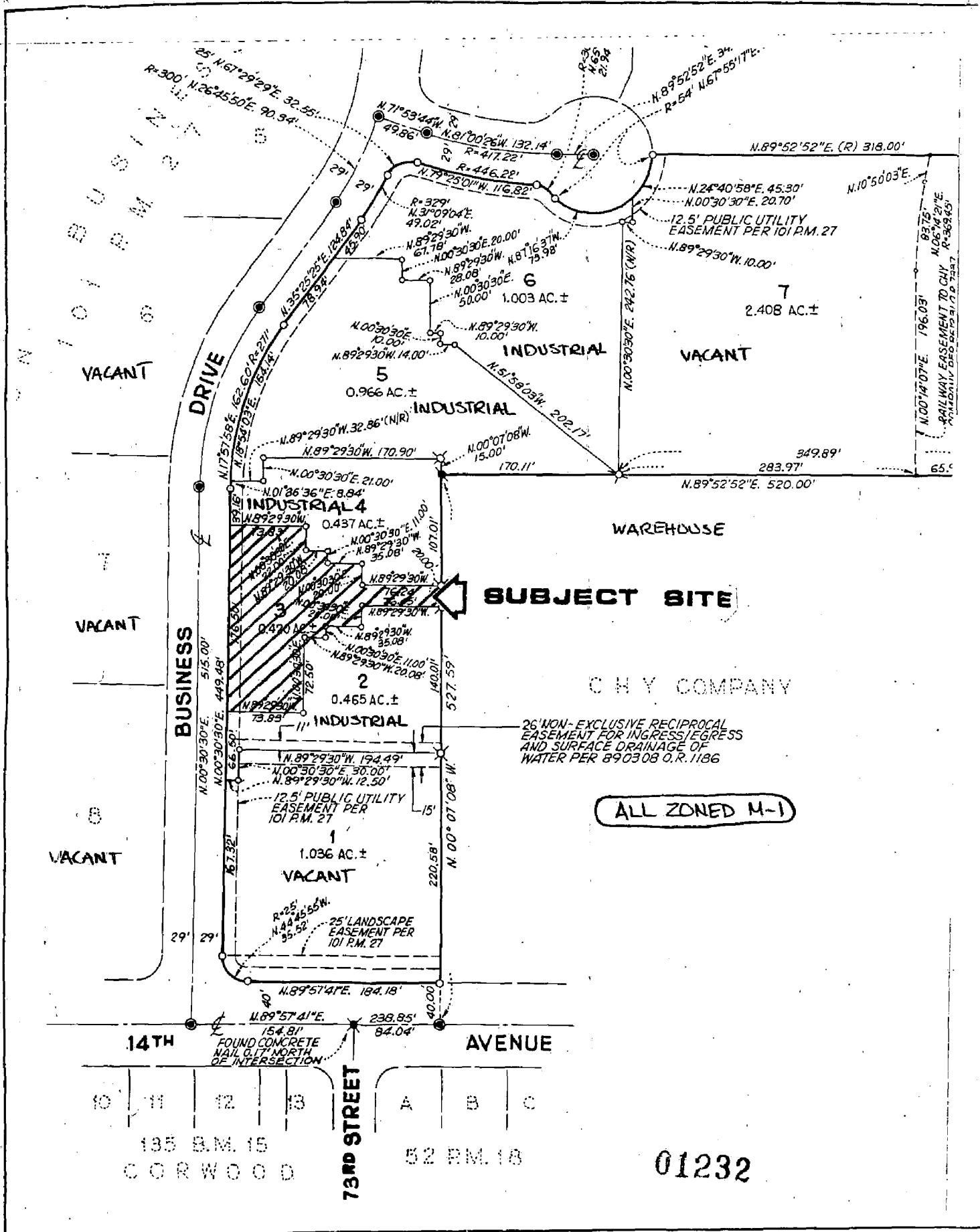
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VICINITY MAP

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LAND USE & ZONING MAP