



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

PLANNING DIRECTOR'S SPECIAL PERMIT MODIFICATION
P92-119

Application: Modification of a special permit to expand a residential use with the addition of a garage in the General Commercial (C-2) zone.

Applicant: Rod Hugi, 7701 Marin Av., Sacramento, Ca 95820

Owner: Richard Issel, 4311 Stockton Bl., Sacramento, CA 95820

Location: 4311 Stockton Boulevard (APN: 021-0112-017)

Background Information: The residential use was established in this zone prior to the special permit requirement. Therefore, staff has determined that a Planning Director's special permit modification is required to review this project.

Applicant's Proposal: The applicant proposes to construct a 1,024± square foot (3-car) garage at the rear of the site. Access to the garage will be from Roemer Lane.

Staff's Analysis: The applicant proposes to construct a 32' X 32' garage at the rear of the site. The access to the garage will be from Roemer Lane, which is a 25 foot right-of-way. The driveway will be 23 feet deep, therefore adequate maneuvering area is provided.

The garage measures 18.5' high, since this garage is a detached accessory structure for an existing residential unit the garage cannot exceed 18 feet in height. Therefore, the structure must be reduced to 18 feet.

The site is surrounded on all sides with commercial zoning, therefore no setbacks are required. However, the plan does indicate the garage will be set back five feet from the east and

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the south property lines. The proposed setback from the garage and the existing residential unit will be 14 feet.

The building materials will be wood siding with an composition shingle roof. The materials will be different from the existing residential structure which is brick. However, the proposed garage will be compatible to the surrounding area. The proposed structure will be located at the rear of the site. The structure will not be seen from the Stockton Boulevard, therefore staff has no objections to the proposed building materials.

Staff recommends the approval of the Planning Director's special permit modification subject to the following condition.

Condition:

1. The structure shall not exceed 18 feet in height.

Report Prepared By:

Jeanne Corcoran
Jeanne Corcoran, Assistant Planner

5-12-92
Date

Recommendation Approved By:

Gary Stonehouse
Gary Stonehouse, Planning Director

5-13-92
Date

Special Permit Modification
(P92-116)

Date: May 19, 1992

Application: Modification of a Special Permit to establish a handicap accessible/ pedestrian sidewalk from Natomas Park Drive which would join up with an existing sidewalk on the site.

Location: 2485 and 2495 Natomas Park Drive

Background Information:

In December 1982, the subject site (Natomas Corporate Center PUD) was approved for 793,313 square feet of office (P83-333). In February 1985 the Natomas Corporate Center PUD was amended to allow an additional 81,000 square feet of office and a 2.7± acre park site. The Development Agreement stated the following regarding Pedestrian Circulation:

Primary and secondary walkways shall be designed indicating a relationship with street access, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Both walkways and bikeways shall be designed with pedestrian health and safety in mind. Pedestrian walkways and bikeways shall be landscaped to provide shade in the summer.

The Development Agreement further states:

Minimum stall dimensions shall correspond to standards provided in the City Zoning Ordinance except that the front two feet of all stalls, the area into which the vehicle bumper overhangs, shall be incorporated into the adjacent landscape or walkway improvements resulting in a net decrease of two feet of the required surfaced depth of the parking stall and a minimum net increase of two feet in width of the landscaped planter. No individual prefabricated wheel stop will be permitted. A continuous six-inch raised concrete curb shall be provided along all landscaped areas abutting parking or drives.

Maximum of 30 percent of all vehicle parking spaces may be compact spaces.

Project Evaluation:

On April 28, 1992 the applicant applied for a Planning Director's

P92-116

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Special Permit Modification to construct a handicap accessible/ Pedestrian sidewalk from Natomas Park Drive into the site and connecting with a portion of the existing sidewalk on the site. In doing so, 19 parking stalls would need to shift to 21 compact stalls because of the need for the additional two feet of depth for an adequate sidewalk of six feet in width. The additional compact stalls would increase the percentage of compact stalls to 31.4%. This is a higher percentage than what the Development Agreement called for which set the maximum percentage of compact spaces at 30%. However, the recently adopted Parking requirements have raised the percentage of compact spaces to 40%. Therefore, the applicant's request to increase the number of compact stalls to 31.4% of the total number of stalls fits well within the City's requirement of 40%.

In addition, the construction of the walkway would comply with the original Development Agreement regarding the improvement of the pedestrian circulation as it relates to street access, bus stops, parking areas, adjacent structures and abutting properties. In addition, the walkway would be built to handicap standards which provides for pedestrian health and safety.

Recommendation:

Staff finds the proposed sidewalk construction to be a minor modification and a less than significant impact to the surrounding area. Therefore, staff recommends approval subject to the following conditions:

Conditions:

1. The modified parking plan shall comply with the submitted site plan.
2. A continuous wheel stop shall be provided along the 21 parking stalls.

Report Prepared by;

Douglas I. Holmen

Douglas I. Holmen, Associate Planner

DATE May 27, 1992

Recommendation Approved:

Gary Stonehouse

Gary Stonehouse, Planning Director

DATE May 27, 1992

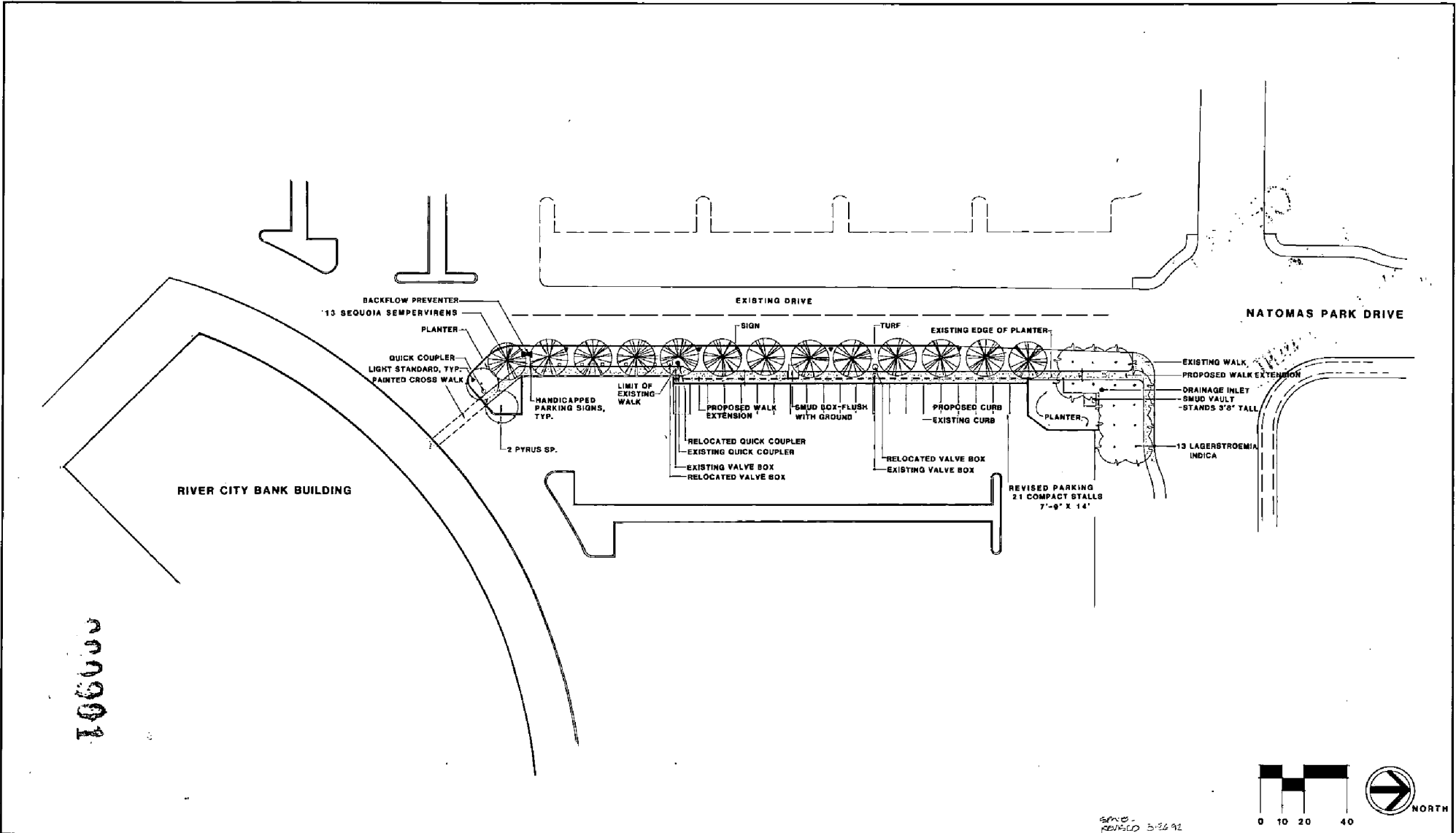
ATTACHMENT A

2485/2495 NATOMAS PARK DRIVE
Legal Description

Parcels A and B of Parcel Maps entitled "Parcel 2 76. P.M. 24", filed in Book 105 of Parcel Maps at Page 30, records County of Sacramento, State of California.

P92 110

000898



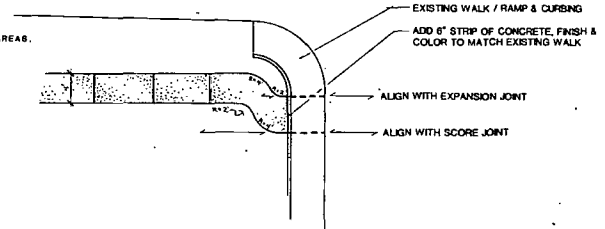
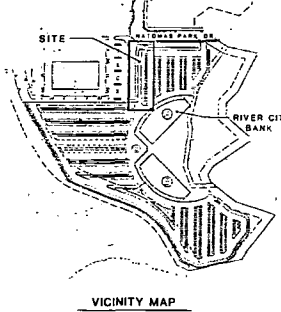
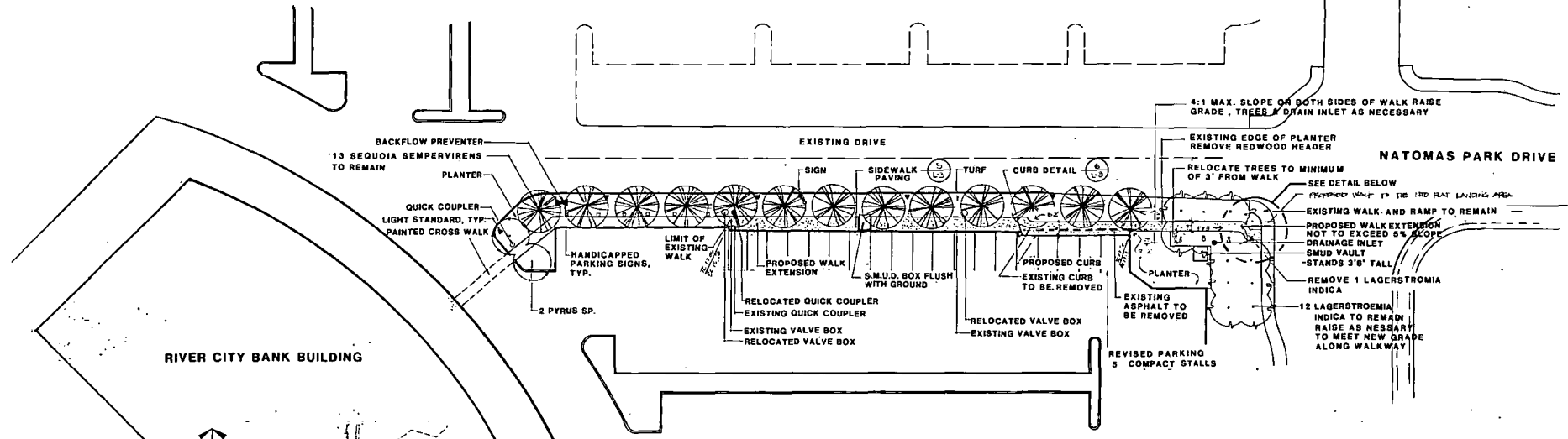
106000

REVISED 5/22/92



DESIGNED BY: _____	BENCH MARK: _____	ELEVATION _____	NATOMAS PARK DRIVE		FIELD BOOKS _____	SCALE: _____	The Spink Corporation 2900 VENTURE DAKS WAY, SACRAMENTO CALIFORNIA 95833-3238 PHONE: (916) 925-8050 FAX: (916) 921-9274	SHEET _____ OF _____
DRAWN BY: _____	DESCRIPTION: _____	DATUR _____	SIDEWALK ACCESS		F.B. NO. _____	1" = 20'		
CHECKED BY: _____	REV. DATE _____	DESCRIPTION _____	BY APP'D _____	SACRAMENTO	CALIFORNIA	JOB NO. 1381-003	CODE _____	DRAW'G. NO. _____

WALKWAY SHALL MEET ALL ACCESSIBILITY RULES AND REGULATIONS AS SET FORTH BY THE AMERICAN WITH DISABILITIES ACT (ADA). THE REQUIREMENTS OF ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE LANDSCAPE ARCHITECT HAS USED ITS BEST PROFESSIONAL EFFORT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT.



1
L-1
SIDEWALK ALIGNMENT
SCALE: 1/8" = 1'-0"



000902

DESIGNED BY: J. RHODES
DRAWN BY: AS/RT
CHECKED BY: J. RHODES

REV.	DATE	DESCRIPTION	BY	APP'D

BENCH MARK: ELEVATION _____
DESCRIPTION: DATUM _____

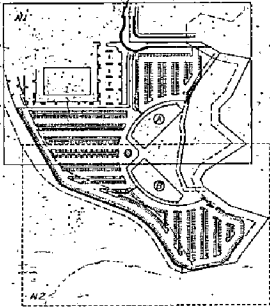
CAMRAY
NATOMAS PARK DRIVE
SIDEWALK ACCESS
CITY OF SACRAMENTO, CALIFORNIA

FIELD BOOKS
SCALE: 1" 20'-0"
F.S. NO. _____ JOB NO. 1381-003
F.S. NO. _____ CODE DRAW'G. NO. _____

SIDEWALK DEMOLITION & LAYOUT PLAN

The Spink Corporation
2580 VENTURE GARDEN WAY, SACRAMENTO CALIFORNIA 95833-3288
PHONE: (916) 523-5550 FAX: (916) 621-9274

SHEET
L-1
OF
3



KEY PLAN

NOTE:
 IN THE EVENT OF DISCREPANCIES IN SPOT ELEVATIONS
 BETWEEN THESE PLANS AND CIVIL DRAWINGS
 THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE
 REFER TO LANDSCAPE PLANS FILED FOR EXACT LOCATION OF ELEVATIONS

EXISTING BUILDING

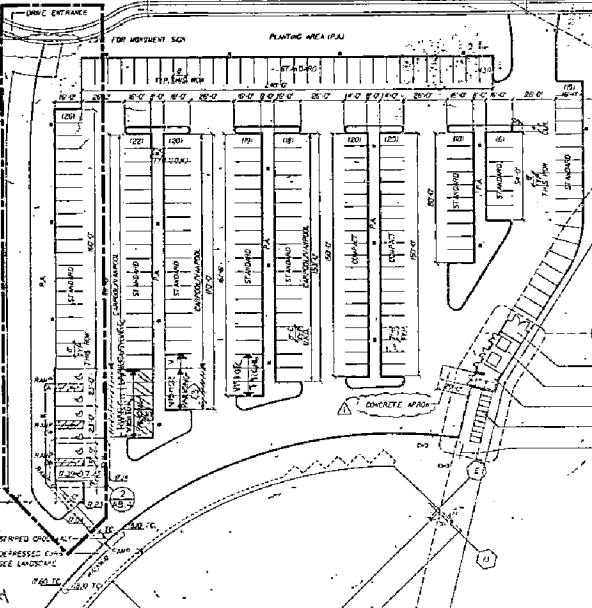
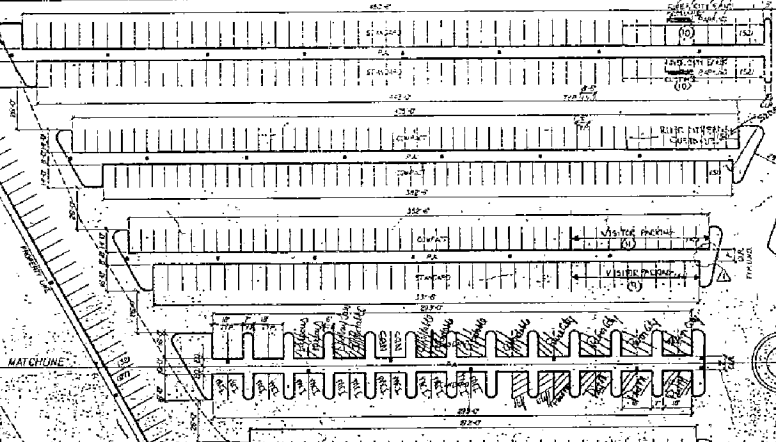
PROPOSED SIDEWALK
 EXTENSION AREA

NATOMAS PARK DRIVE

PROPERTY LINE

SACRAMENTO RECREATION EASEMENT

LANDSCAPE CORRIDOR
000903



- GAS METERS
- TRANSFORMER ENCLOSURE
- TRASH ENCLOSURE
- BICYCLE LOCKERS (BL)
- BICYCLE RACKS (BR)

APPROXIMATE LOCATION OF RACKS WITH LANDSCAPE DRAWINGS

BUILDING A
 BUS/NATOMAS PARK DRIVE

BAMNION SLOUGH PRESERVE
 NO PRIVATE DEVELOPMENT
 IN THIS AREA

NATOMAS CORPORATE CENTER
 Phase V
 Sacramento, California

Natomas Corporate Center Associates

Leason Pomeroy Associates

Address: 5750 Wilshire Blvd., Suite 300
 San Francisco, CA 94115
 Phone: 415/774-8333

FIRST PLAN CHECK SUBMITTAL - 4-7-88
 DATE OF THE CHECK SUBMITTAL - 4-27-88
 DATE OF PLAN CHECK SUBMITTAL - 6-17-88
 BID SET - JUNE-17, 1988
 PREP. PLAN DATE - SUBMITTAL - 3/18/88
 DATE OF PLAN CHANGE - 8/18/88

Site Plan

Project No. 86/07130
 Date: JULY 14, 1988
 Scale: 1" = 10' P.M. C.W.

ALJ

1" = 10' - 0"