

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR
1231 I Street, Sacramento, CA 95814**

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 29, 1999, the Zoning Administrator approved with conditions two special permits to allow an off-site parking lot under the same ownership for an office and to waive a required parking space for the project known as Z99-088. Findings of Fact and conditions of approval for the project are listed on pages 3-5.

Project Information

- Request: 1. **Zoning Administrator Special Permit** to locate two required parking spaces off-site under the same ownership for an existing 1,912 square foot converted residential structure to office building on a 0.15± acre developed lot in the General Commercial (C-2) zone.
2. **Zoning Administrator Special Permit** to waive one required parking spaces for an existing 1,912 square foot converted residential structure to office building.

Location: 1927 L Street and 1116,1120 20th Street (D3, Area 1)

Assessor's Parcel Number: 007-0084-014(Bldg.), 007-0084-011, -012 (Parking lots)

Applicant: Myron Sidie
 2000 K Street
 Sacramento, CA 95814

Property Same as Applicant
Owner:

Project Planner: Sandra Yope

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial
Existing Land Use of Site: Parking Lot and Office
Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial
South: C-2; Commercial
East: C-2; Commercial
West: C-2; Railroad Tracks

Property Dimensions: 40 feet x 80 feet (each parcel)
 Property Area: 0.15± acres
 Topography: Flat

Project Plans: See Exhibits A-D

Previous Files: P9298

Additional Information: The applicant is requesting to legalize a previously converted 1,912 square foot residence into a commercial use. The site has no on-site parking and is credited with one parking space. The building will have 1,912 square feet of proposed office use. The office use requires a total of four spaces based on the requirement of one space per 450 square feet. The parking credit reduces the requirement to three spaces. The applicant is requesting a special permit to waive one required space and to locate the other two spaces on an adjacent lot to the north of the site in an existing parking lot. The adjacent parking lot is under the same ownership as the parcel with the proposed office use. A Zoning Administrator Special Permit is necessary for an off-site parking area that is within 300 feet of the use and under the same ownership.

The site is located within the Winn Park Capitol Ave. Neighborhood Association and the Fremont Park Neighborhood Association areas. The proposed plans were submitted to the neighborhood associations and staff received no comments. The project has been noticed and staff received no calls.

Agency Comments: The proposed project has been reviewed by the City Utilities Department, the Public Works- Transportation and Engineering Planning Divisions, the Building Division, and the Police Department. The comments received pertaining to the project have been included as conditions.


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 15301 and Section 15311}.

Conditions of Approval

1. The proposed office shall not be used for any medical/dental uses.
2. Should the parking lot ever be sold or developed then the applicant must seek additional entitlements for the required parking located off-site.
3. The converted structure is for office use and not to be used for any type of assembly/meeting use on a regular basis. Occasional office functions/gatherings are allowed.
4. The applicant shall meet all building code requirements for the type occupancy proposed for the building.

Findings of Fact- Special Permits:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the parking lots and converted commercial structure have been operating for over twenty years and the changes will be unnoticed to the surrounding area.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that the parking lot will not have a significant impact on the commercial development.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial respectively.

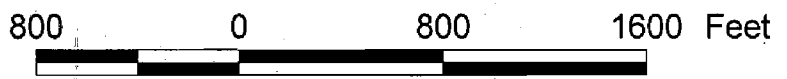
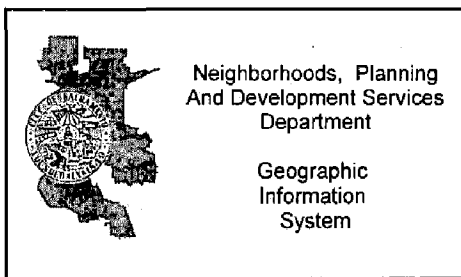
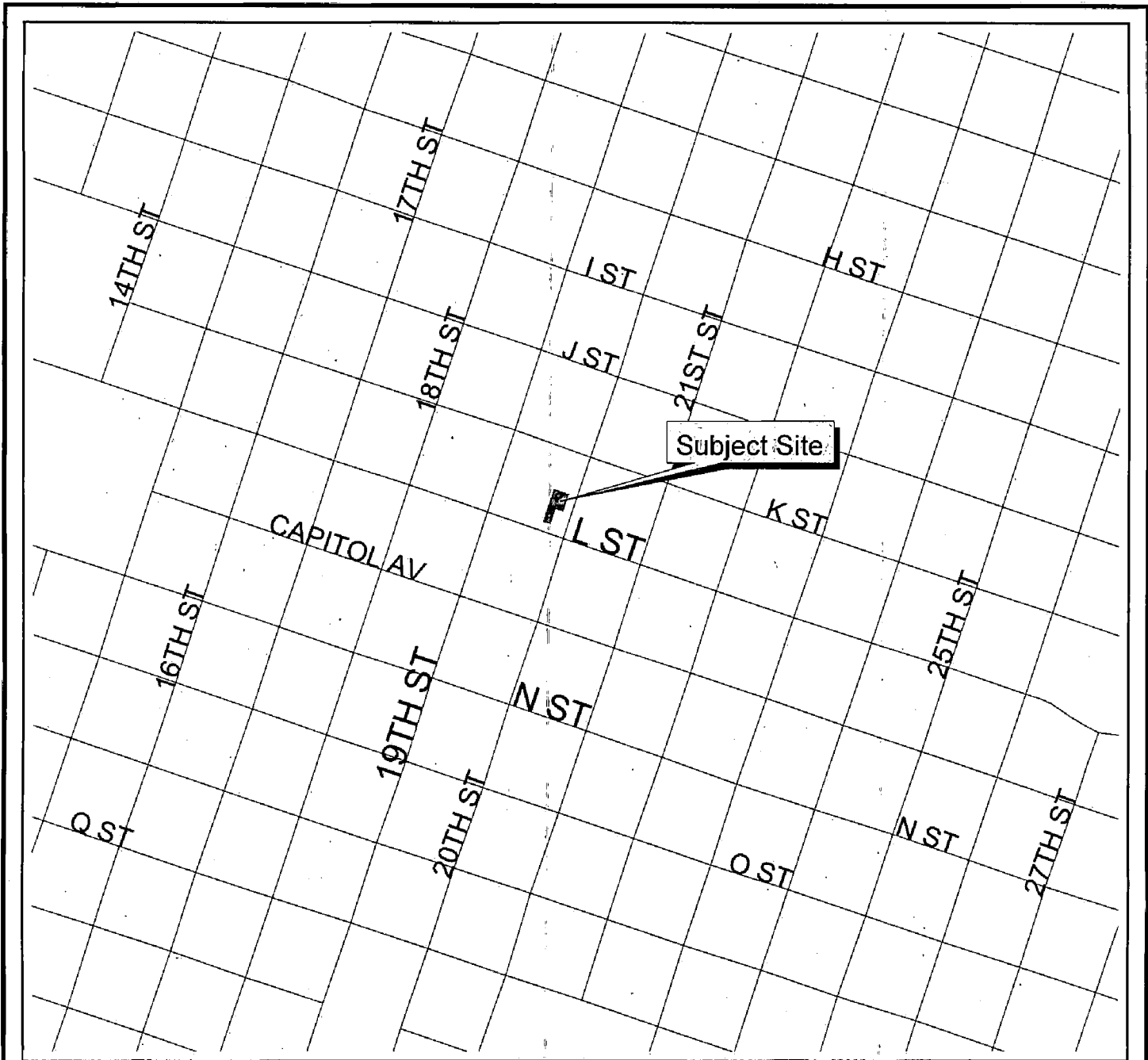


Joy D. Patterson
Zoning Administrator

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 Applicant ZA Log Book



VICINITY MAP

