

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Wednesday, October 11, 2000, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Heavy Industrial (M-2S) zone for the project known as Z00-125. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

**Project Information**

Request: **Zoning Administrator Special Permit Major Modification** to further exceed the maximum allowed 25 percent office space in the industrial M-2S zone by adding an additional 1,540 square feet of office to the existing 6,000 square feet of office within the 11,300 square foot building (67 percent) located on 1.25± developed acres in the Heavy Industrial (M-2S) zone.

Location: 5501 Power Inn Road (D6, Area 3)

Assessor's Parcel Number: 023-0312-004

Applicant: Sacramento Occupational Group (L. Carole)  
5501 Power Inn Road, Ste. 130  
Sacramento, CA 95824

Property Owner: John Cooney  
540 Heather Way  
San Rafael, CA 94903

Project Planner: Sandra Yope

General Plan Designation:	Industrial
South Sacramento	
Community Plan Designation:	Industrial
Existing Land Use of Site:	Office and Commercial
Existing Zoning of Site:	Heavy Industrial, M-2S

Surrounding Land Use and Zoning:

North:	M-2S; Vacant
South:	M-2S; Office/Retail Building
East:	M-2S; Railroad and Procter and Gamble
West:	C-2; Business Park Offices

Property Dimensions:	Irregular
Property Area:	1.25± acres

**Z00-125**

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**ITEM 3**

Parking Provided:	66 spaces
Parking Required:	38 spaces (1 space per 200 square feet medical office) 15 spaces (1 space per 250 square feet retail) Total: 53 spaces
Square Footage of Building:	Medical Office: 7,540 square feet Retail Space: 3,760 square feet Total: 11,300 square feet
Height of Building:	One Story, 20 feet
Exterior Building Materials:	Concrete
Roof Materials:	Asphalt
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: Z93-031

Background Information: On June 22, 1993, the Zoning Administrator approved a Special Permit to increase the allowed office use within a building in the Heavy Industrial (M-2S) zone (Z93-031).

Additional Information: The applicant proposes to further expand the 6,000 square foot existing medical office use into an adjacent 1,540 square foot tenant space. The total medical office use will be 7,540 square feet of an 11,300 square foot building. The remaining 3,760 square feet is partially vacant retail space and also includes a beauty salon. The site plan indicates there are 66 parking spaces and a total of 53 spaces are required for both uses. The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-2 zone exceeds 25 percent of the total building square footage and is less than 10,000 square feet. The proposed total office space will increase from 53 percent to 63 percent of the total building square footage. The office space is required for the expanding medical practice that currently exists in the building.

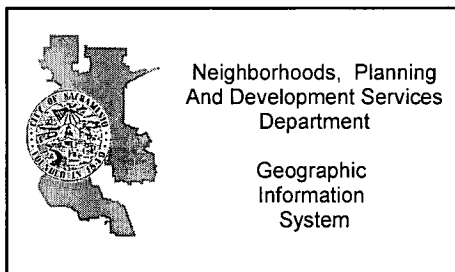
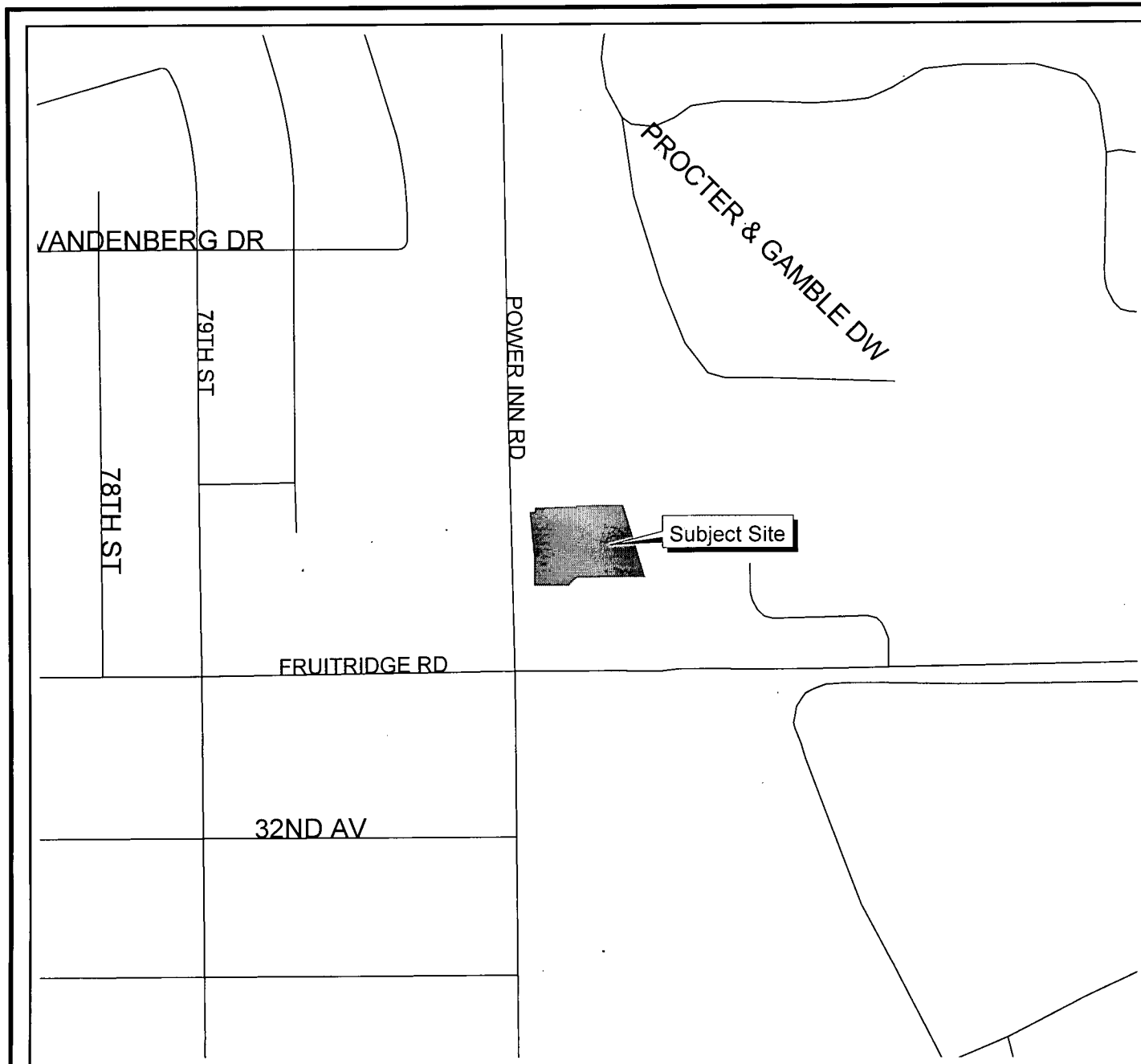
The existing building is set up as more of a retail office complex than an industrial/warehouse building. It is located at the intersection of two major streets and adequate infrastructure is in place for the proposed use.

The project has been noticed and staff has not received any calls.

#### Agency Comments

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





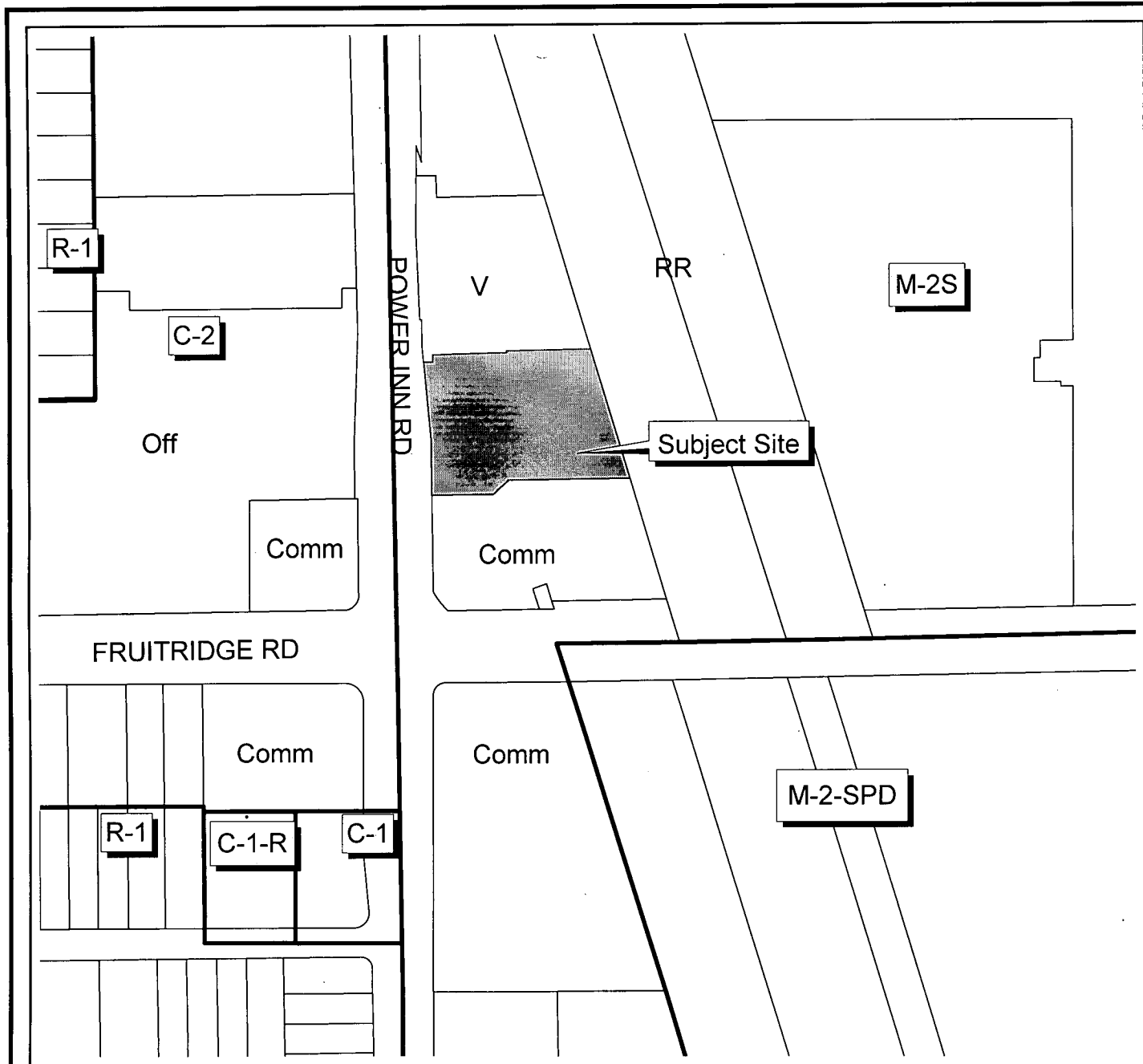
## VICINITY MAP



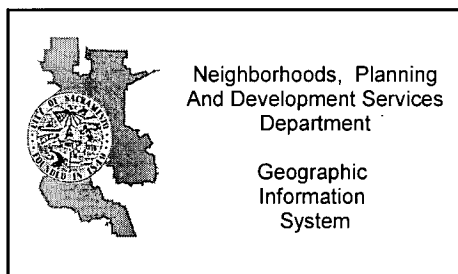
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200 0 200 400 Feet



# LAND USE AND ZONING





