

PLANNING DIRECTOR'S SPECIAL PERMIT
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Comstock Johnson Architects, Inc., 10304 Placer Lane-A, Sacramento, CA 95827		
OWNER	Jackson Properties, Inc., 5665 Power Inn Road, #140, Sacramento, CA 95824		
PLANS BY	Comstock Johnson Architects, Inc., 10304 Placer Lane-A, Sacramento, CA 95827		
FILING DATE	12-21-89	ENVIR.DET	Negative Declaration
		REPORT BY	CS:ei
ASSESSOR'S PCL. NO.	015-0311-033		

APPLICATION: Planning Director's Special Permit to increase the office percent allowed from the maximum 25% to 33% on 1.78± developed acres in the Light Industrial (M-1) zone. (P90-054)

LOCATION: 3460 Business Drive

PROPOSAL: The applicant is requesting the necessary entitlements to allow 33% office in a 30,387 square foot building.

PROJECT INFORMATION:

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

Surrounding Land Use and Zoning:

North:	Vacant, M-1
South:	Industrial, M-1
East:	Industrial, M-1
West:	Residential, R-1

Parking Required:	45 spaces
Parking Provided:	53 spaces
Property Dimensions:	199' x 389'
Property Area:	1.78± acres
Square Footage of Building:	30,387 square feet
Height of Building:	One story
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

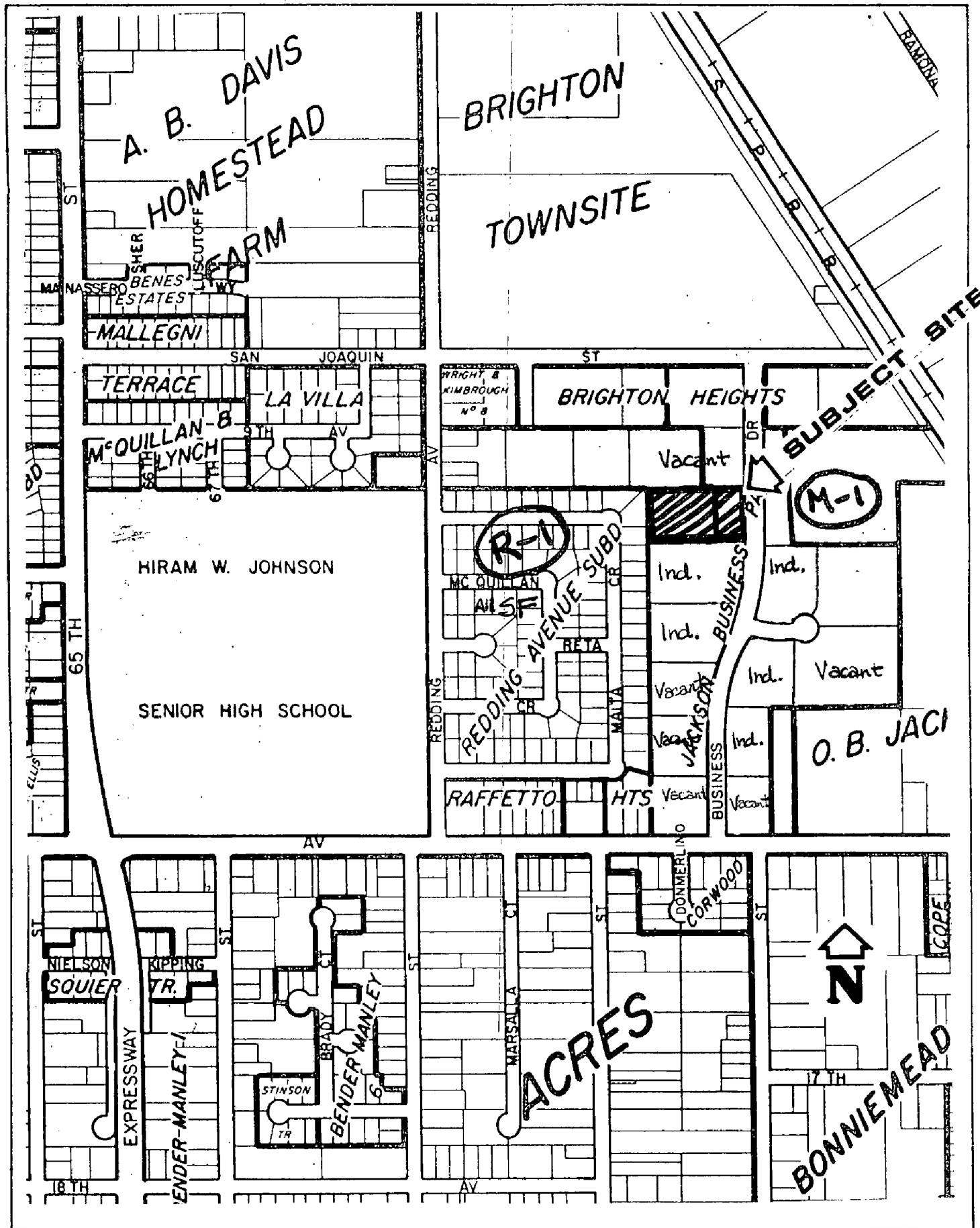
BACKGROUND INFORMATION: On February 10, 1987, the City Council approved a Tentative Map (P87-010) which divided 25 acres into 15 lots for the future Jackson Business Park. This project is located in the Jackson Business Park.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

001061

The subject site is 1.78± developed acres in the Light Industrial (M-1) zone. The General Plan designates the subject site as Heavy Commercial or Warehouse. The surrounding land use and zoning for the subject



VICINITY - LAND USE - ZONING

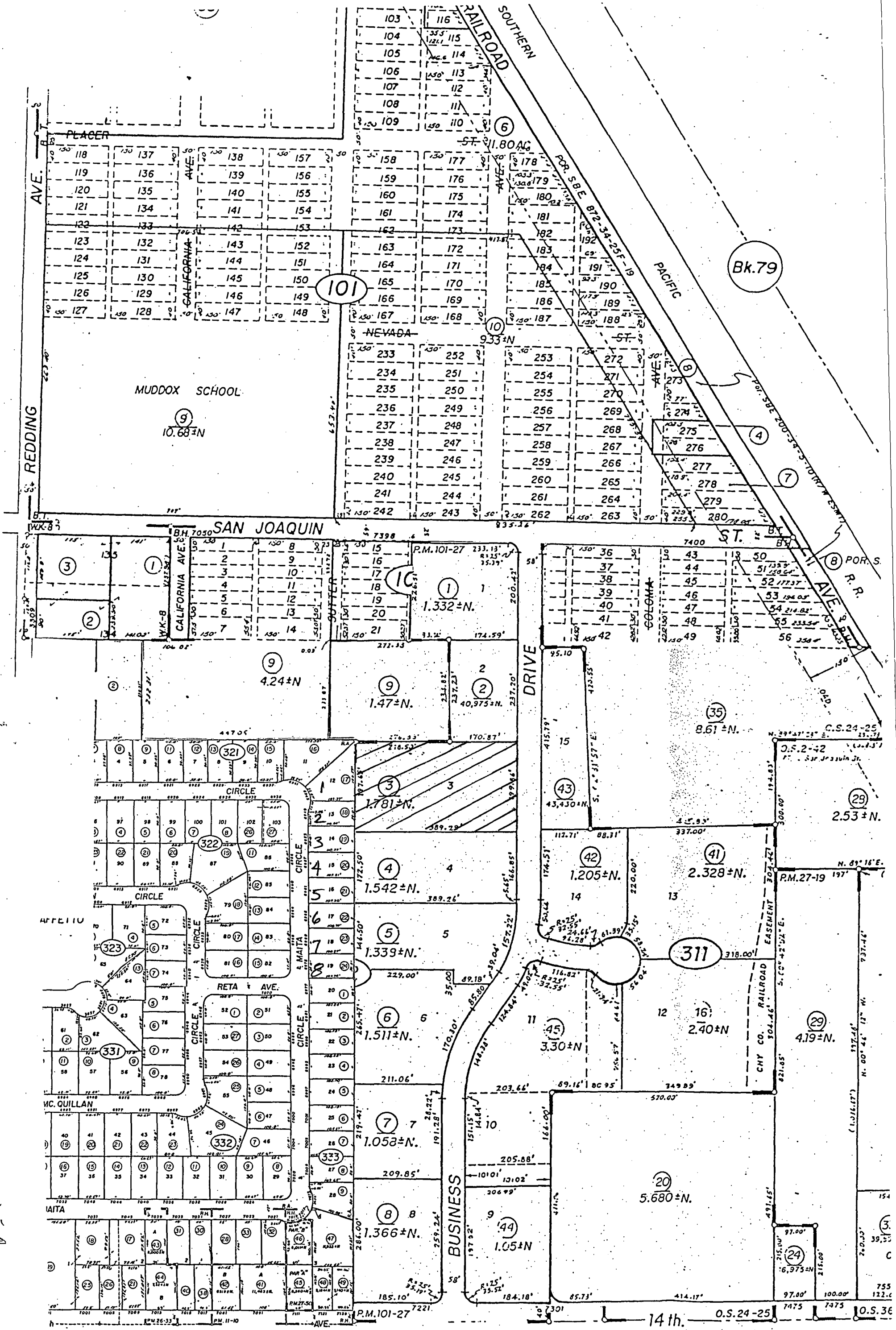
P90-054

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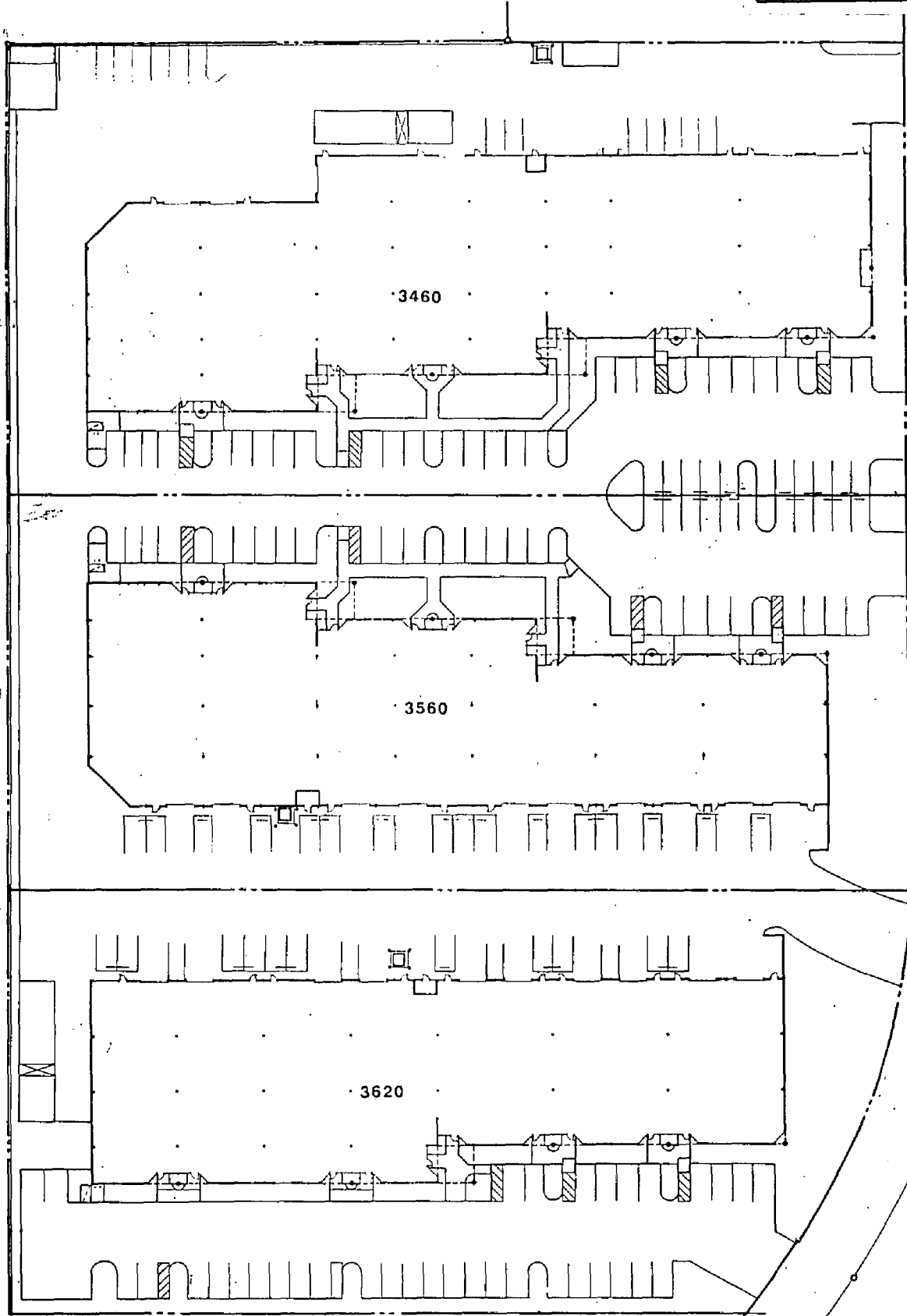
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Record of Survey, Bk. 24, Pg. 25 (10-28-65)
 Record of Survey, Bk. 36, Pg. 20 (5-20-81)
 O.B. Jackman Survey, R.O.S. Bk. 2, Pg. 42 (10-3
 Por, Brighton Heights, R.M. Bk. 8, Pg. 18

Bk. 21

EXHIBIT A



This application

BUSINESS DRIVE

P90 054

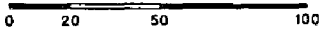
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COMSTOCK
JOHNSON
architects inc.

001066

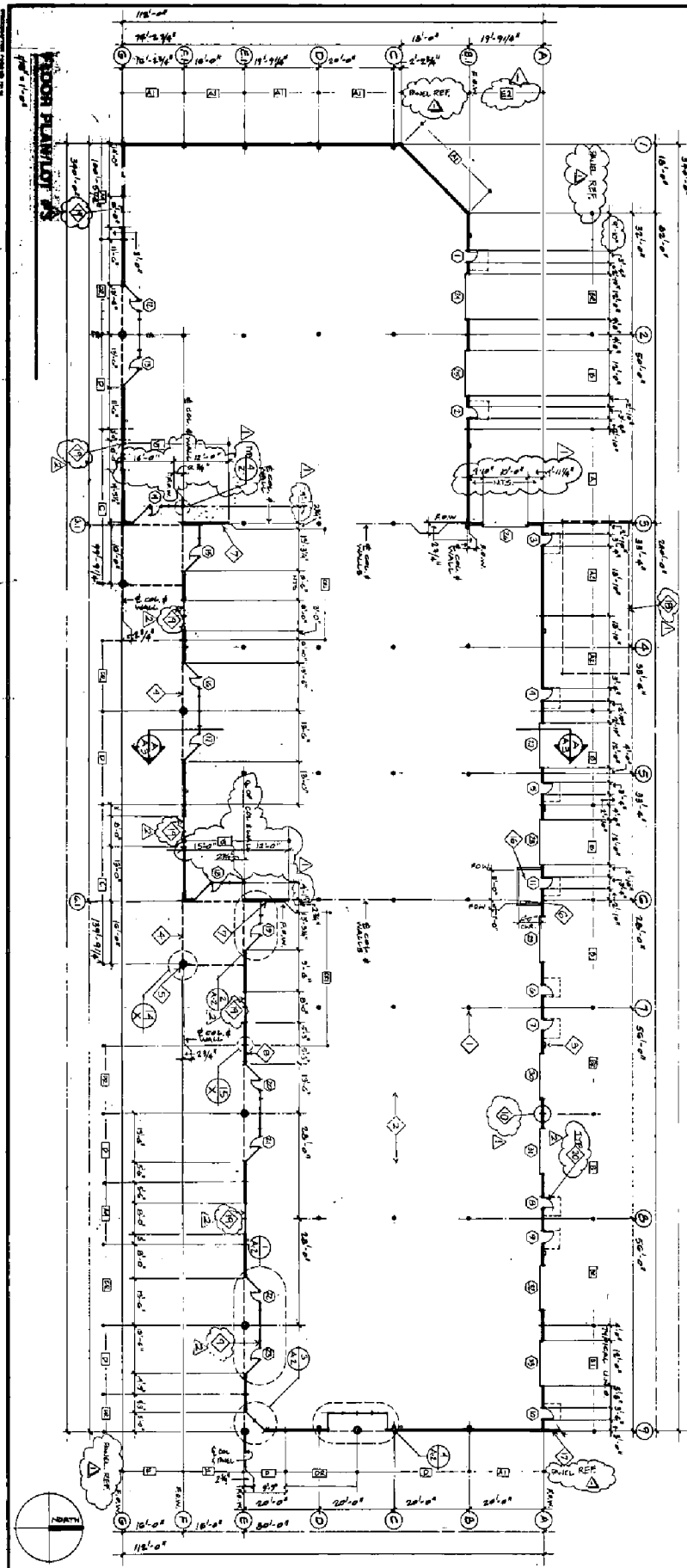
Jackson Business Park
CITY OF SACRAMENTO, CALIFORNIA

SITE PLAN



P90-054





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3460 Business Dr
LOT #3

P90 054

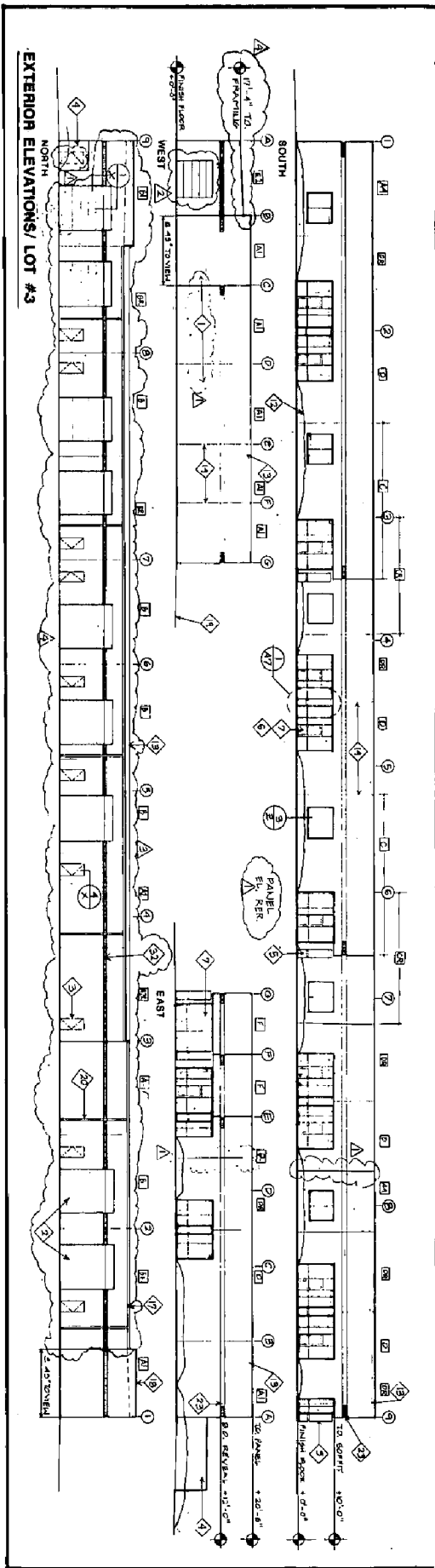
JACKSON BUSINESS PARK



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CITY OF SACRAMENTO, CALIFORNIA

3212 Ramos Circle, Sacramento, California, 95827, (916) 3828303



EXTERIOR ELEVATIONS/ LOT #3

P90 034
 P90 034

LOT 3

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