

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, January 17, 1995, the Zoning Administrator approved with conditions a Zoning Administrator's Special Permit to allow additional office space exceeding the allowed 25 percent in an industrial zone for the project known as Z94-136. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the M-2 zone by allowing 31 percent office space (5,376 square feet) within a 17,376 square foot building on 1.87± developed acres in the Heavy Industrial (M-2S) zone.

Location: 5750 South Watt Avenue

Assessor's Parcel Number: 062-0080-059

Applicant:	Zaxco Inc. (Leslie Hams) 1400 S Street, Ste. #100 Sacramento, CA 95814	Property Owner:	Hunt & Sons 3009 Bradshaw Road Sacramento, CA 95827
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General Plan Designation: Heavy Commercial or Warehouse
South Sacramento

Community Plan Designation: Industrial

Existing Land Use of Site: Fueling Station and Partially Constructed Warehouse Building

Existing Zoning of Site: Heavy Industrial (M-2S)

Surrounding Land Use and Zoning:

North: M-2S; Vacant
South: M-2S; Industrial/Warehouse
East: M-2SR; Vacant
West: M-2S; Industrial

Property Dimensions: 223 feet x 365 feet

Property Area: 2.07± acres

Parking Provided: 34 spaces

Parking Required:	Office: 13 spaces (1 space per 400 square feet)
	Warehouse: 12 spaces (1 space per 1000 square feet)
	Total: 25 spaces
Square Footage of Building:	17,376 square feet
Height of Building:	One Story, 21 feet
Exterior Building Materials:	Concrete Tilt-Up
Roof Materials:	Built-up
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A-C

Previous Files: P91-083, P90-042 {Neither relevant to application}

Additional Information

The applicant proposes to provide 5,376 square foot of office space within a warehouse building currently under construction. The office space totals 31 percent of the 17,376 square foot building. The increased office area is necessary for the proposed petrochemical distribution use for the site. The Zoning Ordinance requires a Zoning Administrator Special Permit for office areas that exceed 25 percent of the total square footage of the building within the Industrial zones. The proposed site plan indicates adequate parking and setbacks for the office and warehouse uses.

Environmental Determination

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305}.

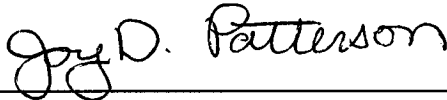
Conditions of Approval

1. Size and location of the office space and building shall conform to the plans submitted.
2. The applicant shall obtain all necessary building permits prior to commencing construction.
3. Any addition to or expansion of the existing office space within the building will require Planning review and approval.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the increase in office space percentage is minimal and necessary for the operation of the business and the project will not substantially alter the characteristics of the site or the surrounding area.

2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that adequate on-site parking and setbacks will be provided.
3. The project is consistent with the General Plan and the South Sacramento Community Plan which designate the subject site as Heavy Commercial or Warehouse and Industrial respectively.

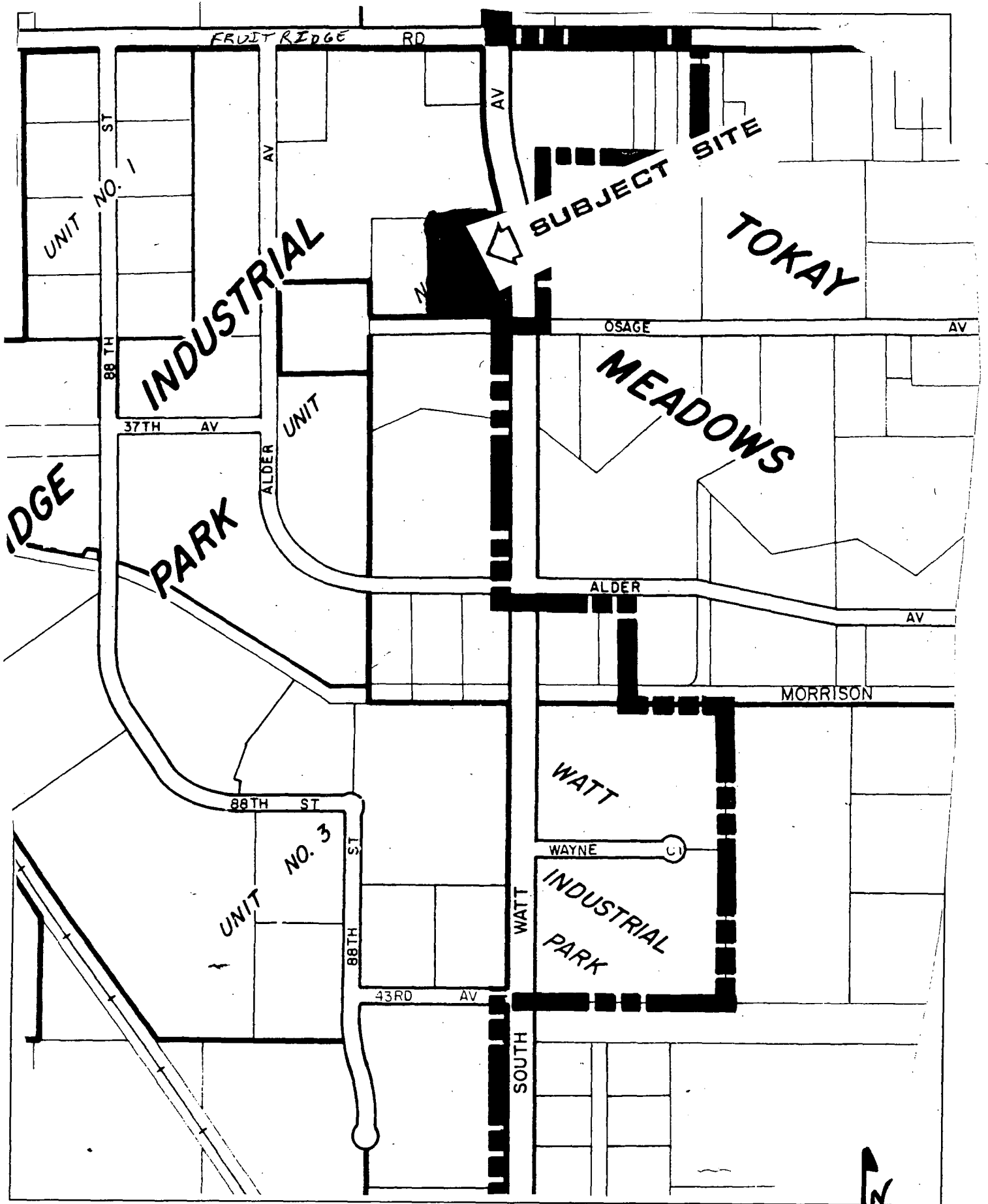


Joy D. Patterson
Zoning Administrator

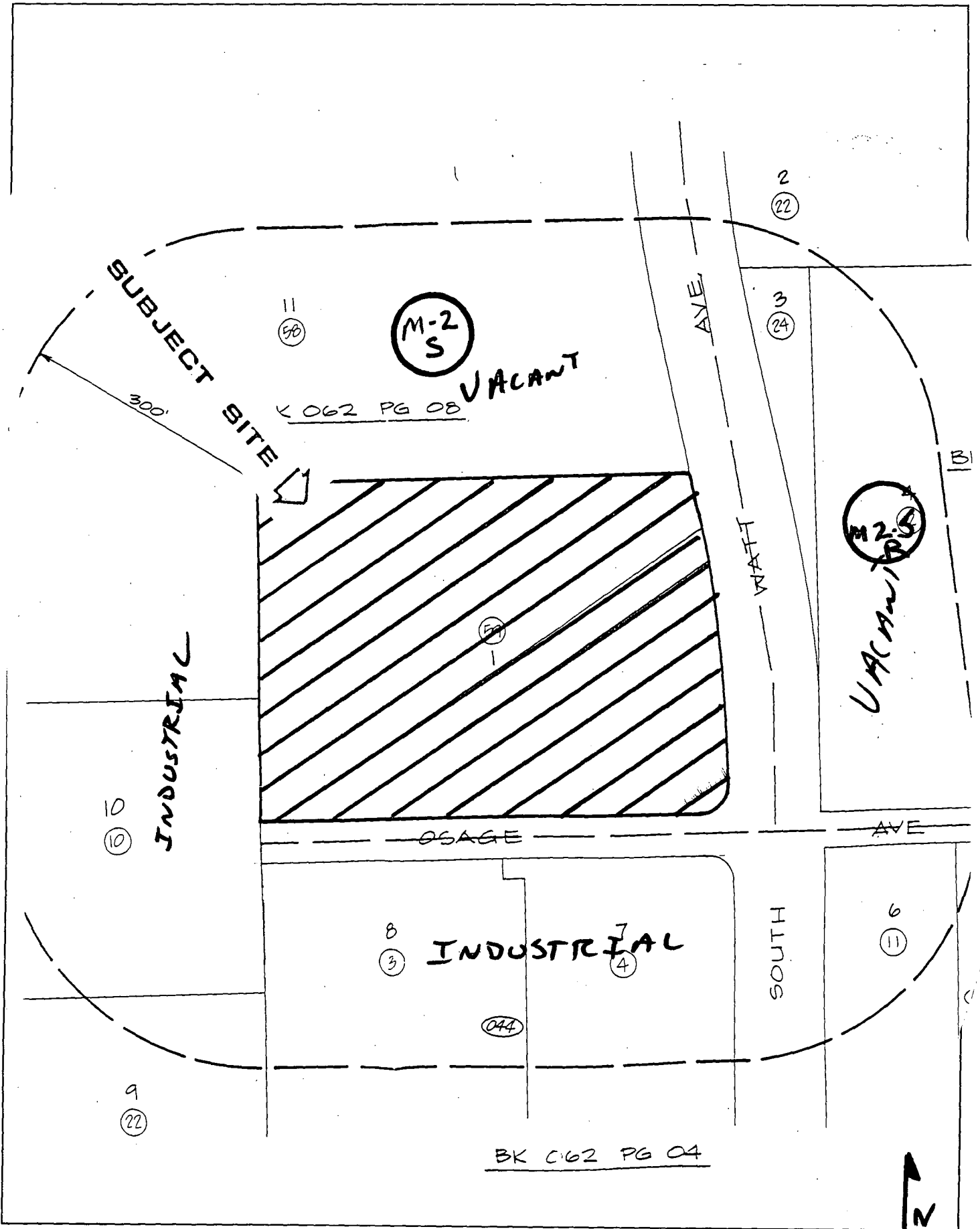
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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.

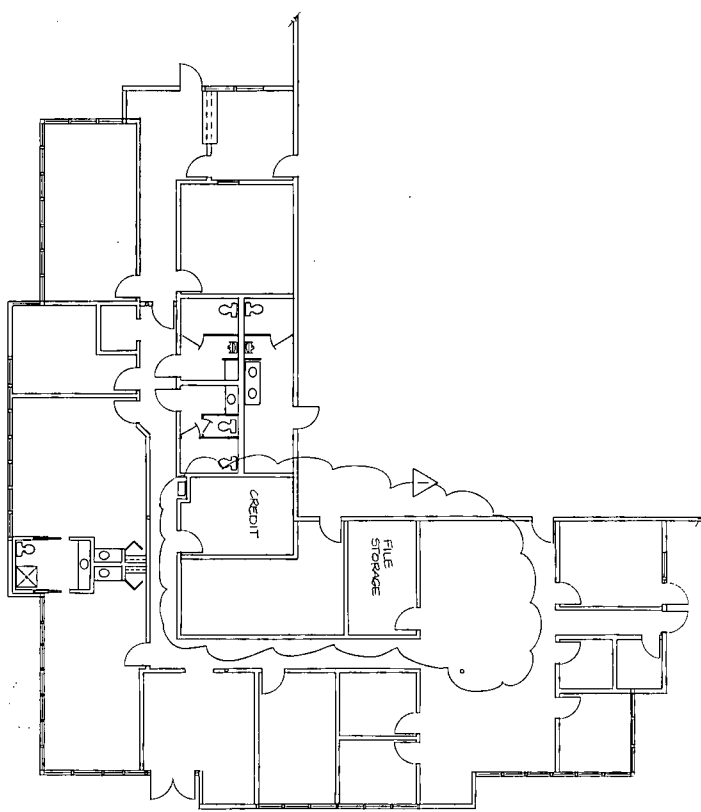
cc: File
Applicant
ZA Log Book



VICINITY MAP



LAND USE & ZONING MAP



NOTE: CONVERT EXISTING WAREHOUSE STORAGE TO OFFICE AND OFFICE STORAGE.
688 SQ. FT.

DATE	1/17/95
DRAWN BY	JH
CHECKED BY	JH
SCALE	AS SHOWN
PROJECT	SEE SHEET
NO.	10

HUNT & SONS
5750 SOUTH WATT AVE
SACRAMENTO, CA

BUNTAIN CONSTRUCTION
11335 A FOLSOM BLVD.
RANCHO CORDOVA, CA. 95742
(916) 852-8000 LIC.#537343

REVISION	
DATE	
BY	
APPROVED	

EXHIBIT - C