

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, January 7, 1998, the Zoning Administrator approved with conditions a plan review to allow an existing office building to remain, a trellis addition, and a conversion of an existing internal courtyard into additional office area for the project known as Z97-043. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: Zoning Administrator Plan Review to expand an existing office building by 10,580 square feet (7,400 square feet was previously built) on 3.2± developed acres in the Office Building-Review (O-B-R) zone.

Location: 8795 Folsom Boulevard (D6, Area 3)

Assessor's Parcel Number: 078-0022-030

Applicant: Jackson Properties, Inc. (John Jackson Jr.)
5665 #140 Power Inn Road
Sacramento, CA 95824

Property Owner: J.P.I. XVII LTD.
5665 Power Inn Road
Sacramento, CA 95824

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Land Use of Site: Office Buildings
Existing Zoning of Site: Office Building-Review (O-B-R)

Surrounding Land Use and Zoning:
North: R-1; Single Family Residential
South: M-2S; Light Rail Tracks
East: O-B-R; Office Building
West: C-2; Commercial

Property Dimensions: Irregular
Property Area: 3.2± acres
Parking Provided: 146 spaces
Parking Required: 114 spaces (1 space per 400 square feet of office)
Square Footage of Buildings: Office Building 1: 37,400 square feet
 Office Building 2: 4,926 square feet

	Addition to 1:	3,254 square feet
	Total:	45,580 square feet
Height of Building:	Office Building 1:	Two Stories
	Office Building 2:	One Story
Exterior Building Materials:	Stucco and Metal	
Roof Materials:	Metal	
Topography:	Flat	
Street Improvements:	Existing	
Utilities:	Existing	

Project Plans: See Exhibits A-D

Previous Files: P9026, P8903, P8724

Background Information: The City Council approved a tentative map and rezone to create an office-business park parcel zoned O-B-R on February 26, 1980 (P8903). On May 22, 1980, the Planning Commission approved a Plan Review for a 30,000 square foot and a 5,000 square foot office building on the parcel (P9026). A Building Permit was issued to construct a 37,400 square foot office building; however, the additional 7,400 square feet had not been reviewed nor approved by Planning as part of the original application. The owner recently applied to do some interior modifications that would add additional office space. The inconsistency between the built building and the approved building was discovered at that time. The total of the previous work and the proposed modifications exceeded ten percent of the total square footage on the parcel so a Zoning Administrator Major Modification to a Plan Review was required. The owner/applicant has applied for the entitlements to legalize all the work on the building.

Additional Information: The applicant proposes to add an additional 3,254 office space to the large two story office building (37,400 square feet) by converting two ground floor interior courtyards to new office space. The new area plus the previously built additional 7,400 square feet totals an additional 10,580 square feet from the previously approved 35,000 square feet of office buildings. The applicant also proposes to construct a trellis at the entry of the building and to revise the parking lot area to comply with ADA standards as well as provided a passenger loading area at the entry. The trellis area will be nine feet high supported by brick columns and cover 719 square feet of area. The parking area will be reconfigured to add new handicap parking and a ramp. The required number of parking spaces for the existing office and the proposed additional office area is 114 spaces and there are 146 spaces on site. The proposed addition does not encroach into any setback areas.

Agency Comments

The proposed project has been reviewed by the Building Division. The comments received pertaining to the project are listed as conditions.

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 15301(e)}.

Conditions of Approval

1. The applicant shall obtain building permits for all additions and modifications.
2. Any modifications to the approved plans will require additional Planning review and approval.

Findings of Fact- Plan Review:

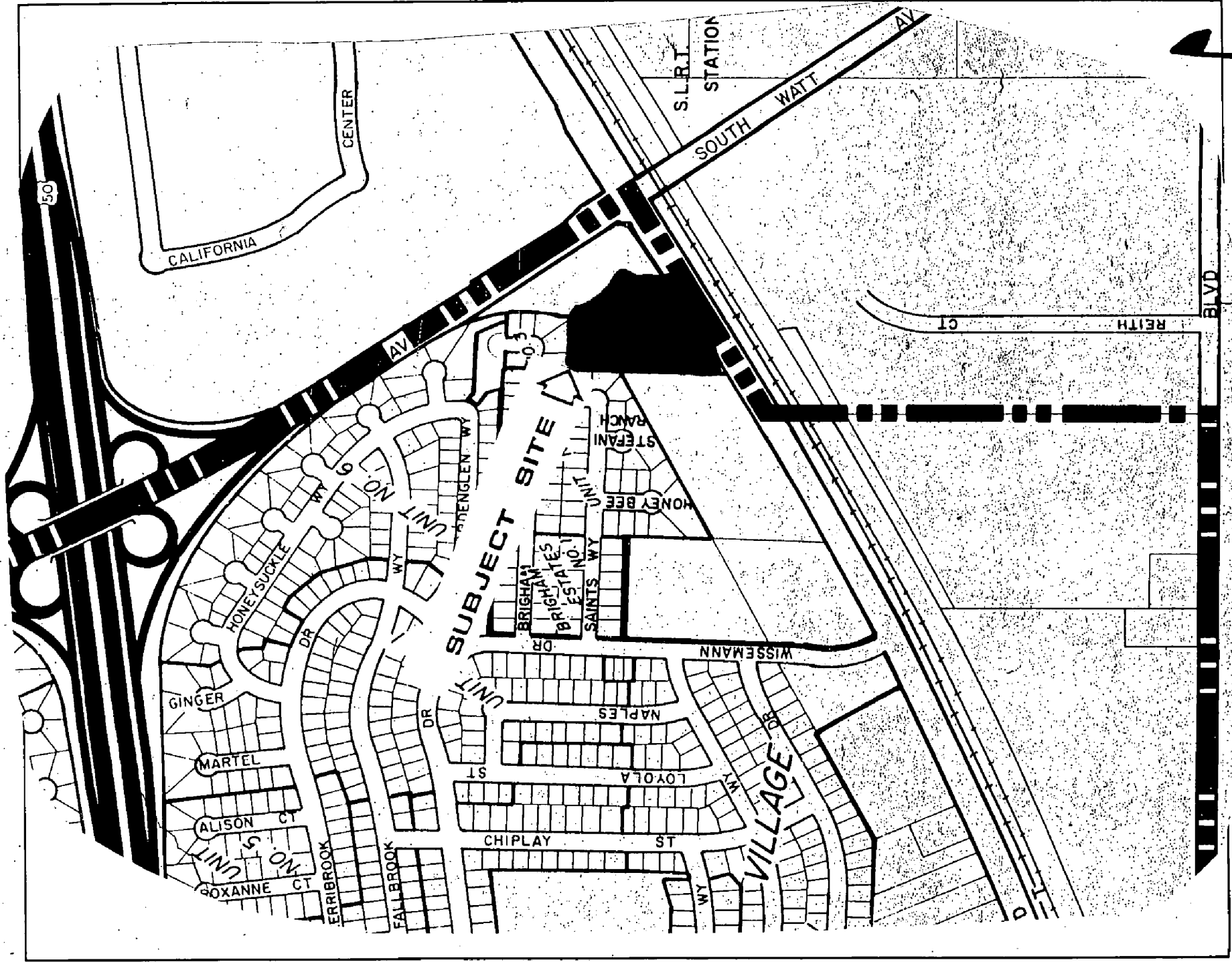
1. The project, as conditioned, is based upon sound principles of land use in that the proposed office building is compatible with the zoning and other commercial uses in the area.
2. The project, as conditioned, will not be detrimental to the public welfare nor result in the creation of a public nuisance in that:
 - a. adequate on-site parking, maneuvering, and setbacks will be provided; and
 - b. the proposed additions are compatible with the existing buildings on site and with the existing mixed uses in the area.
3. The project, as conditioned, meets the requirements of the Zoning Ordinance for land use and site design requirements.
4. The project is consistent with the General Plan which designates the site as Community/Neighborhood Commercial and Offices.



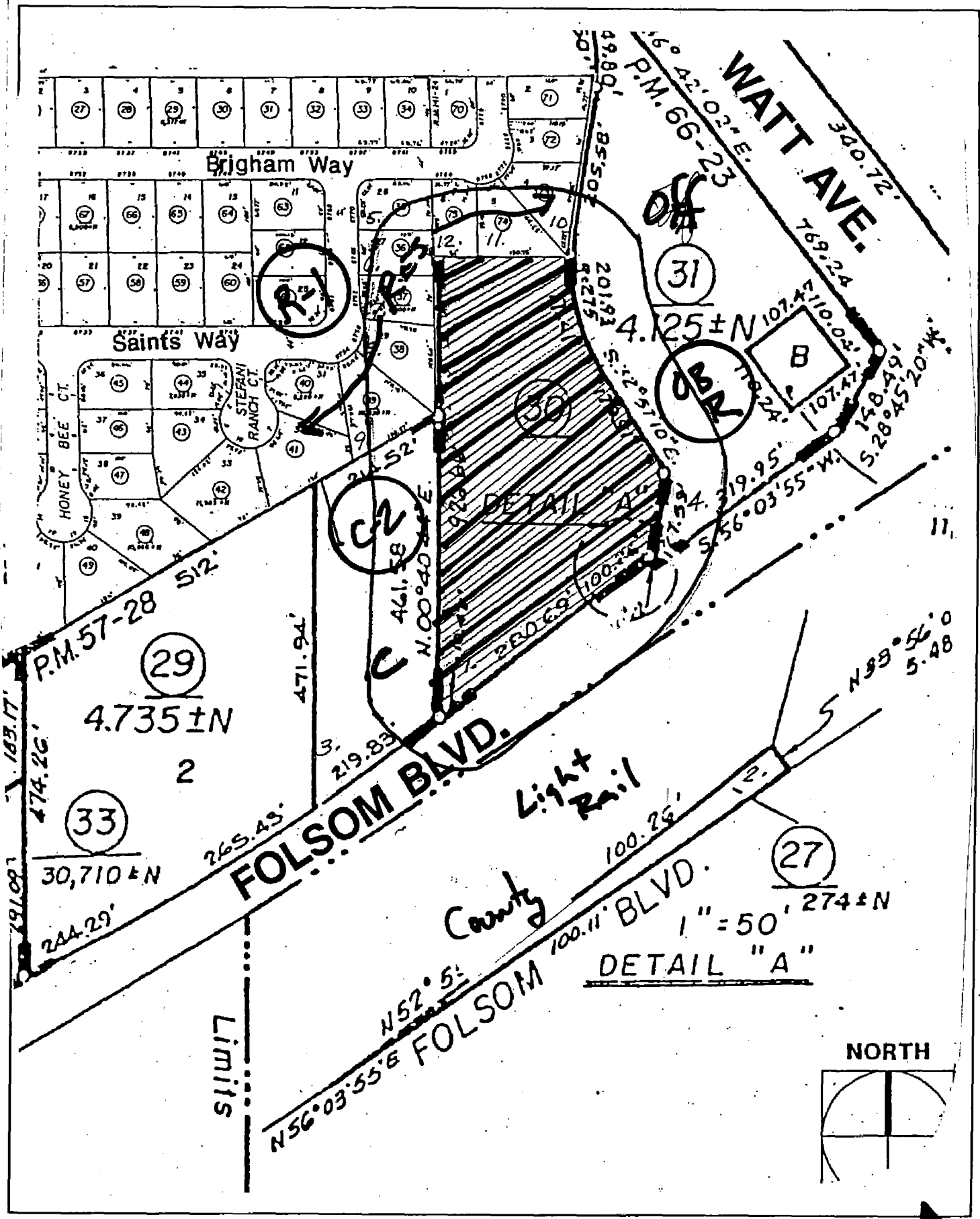
Joy D. Patterson
Zoning Administrator

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.

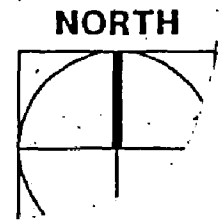
cc: File
Applicant
ZA Log Book



VICINITY MAP

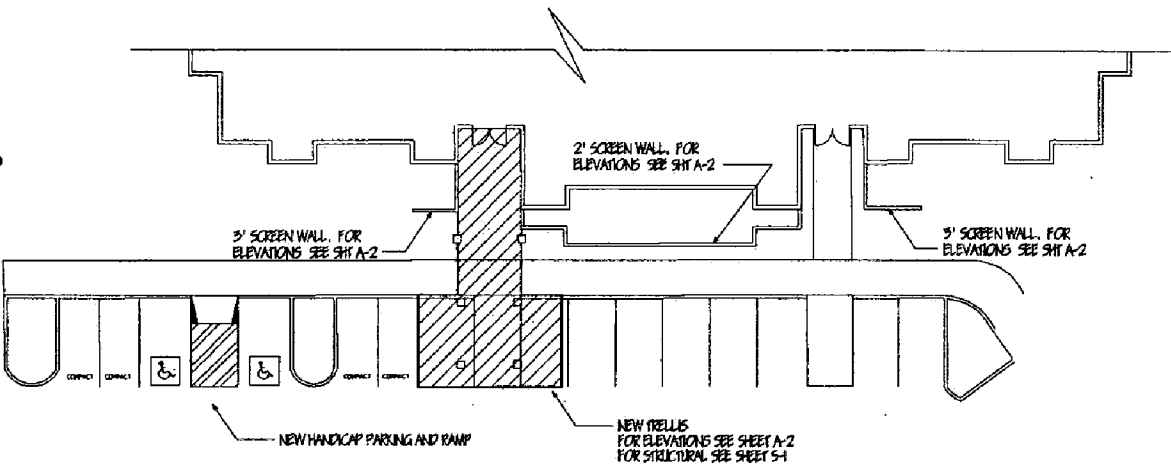


LAND USE & ZONING MAP



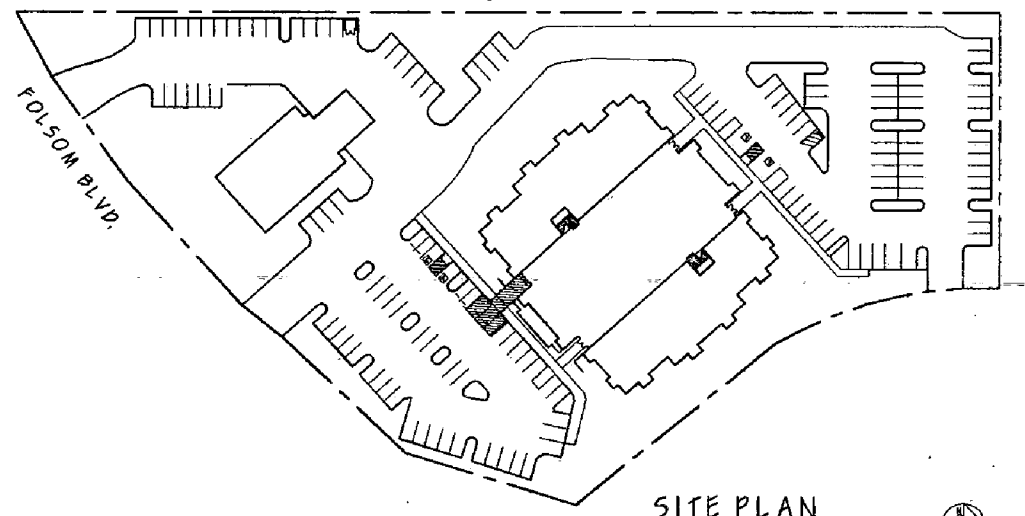
870-267

297-043

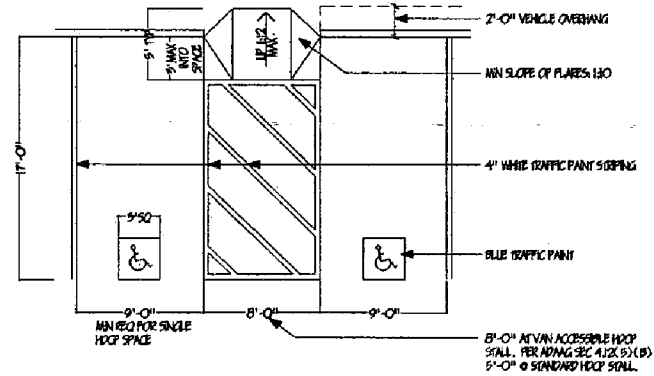


SITE PLAN (PARTIAL)
SCALE: 1" = 10'

SANUARY 7, 1998



SITE PLAN
SCALE: 1" = 40'



HANDICAP PARKING DETAIL
SCALE: 1/4" = 1'-0"

REVISION	BY

JACKSON PROPERTIES
5665 POMERAN ROAD, STE. 140
SACRAMENTO, CA 95824
(916) 281-2815

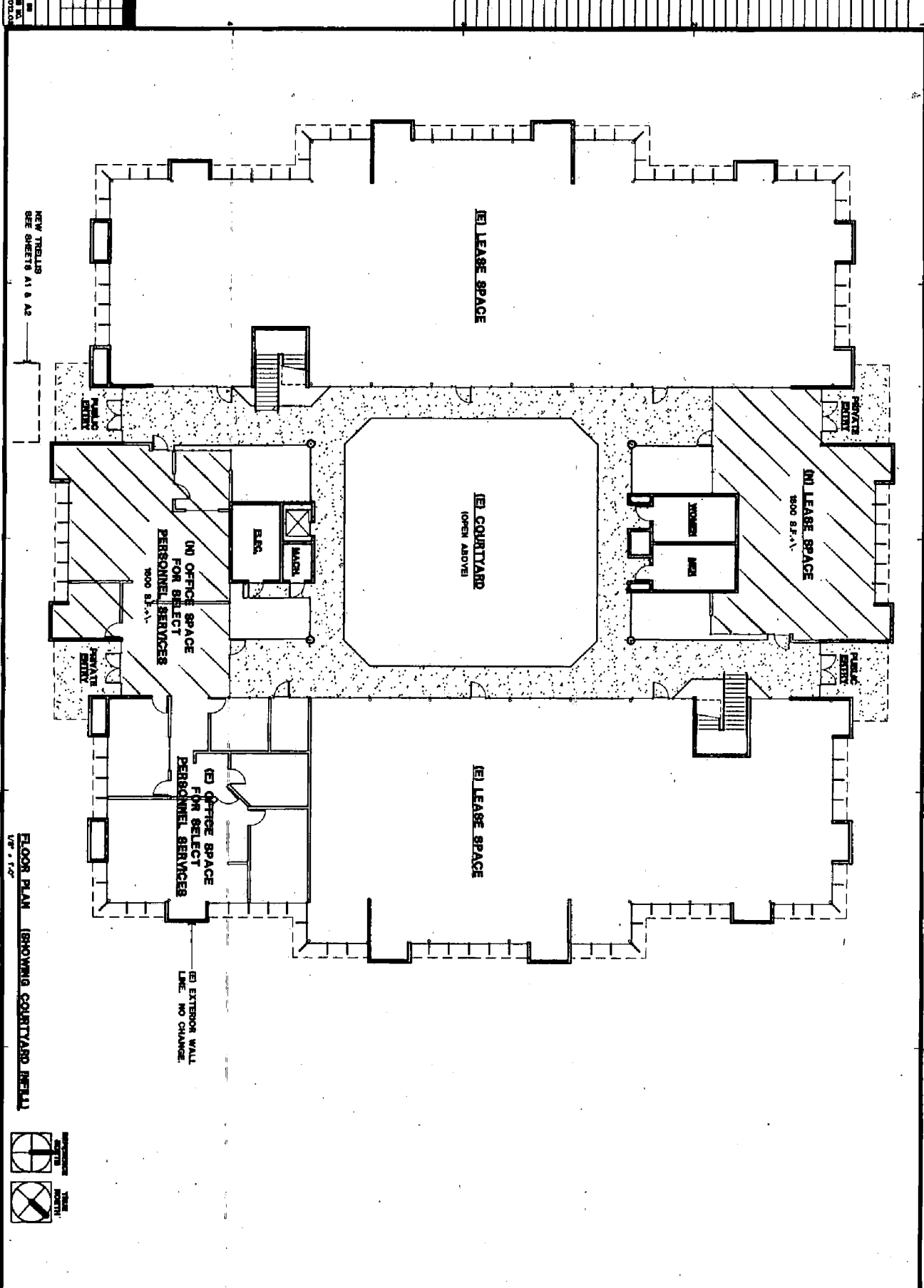
EXHIBIT A

COLLEGE GREEN
8795 FOLSOM BLVD
SACRAMENTO, CA

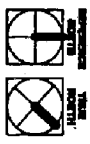
DATE: 12 MAR 97
SCALE: NOSH
DRAWN: LBS
SHEET

A-1

ITEM 3



FLOOR PLAN (SHOWING COURTYARD INFILL)
1/8" = 1'-0"



NO.	DATE	BY	CHKD.	REV.
1	4-30-97			
2				
3				
4				
5				
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7				
8				
9				
10				

DRAWN: []
 DATE: 4-30-97
 JOB NO.: []
 SHEET NO.: []
 SHEET OF []

SCHEMATIC DESIGN FOR
COURTYARD INFILL
 COLLEGE GREENS OFFICE BLDG.
 8706 FOLSOM BLVD.
 SACRAMENTO, CA
 JACKSON PROPERTIES INC.
 5866 POWERS 96E ROAD STE 40
 SACRAMENTO CA 95828

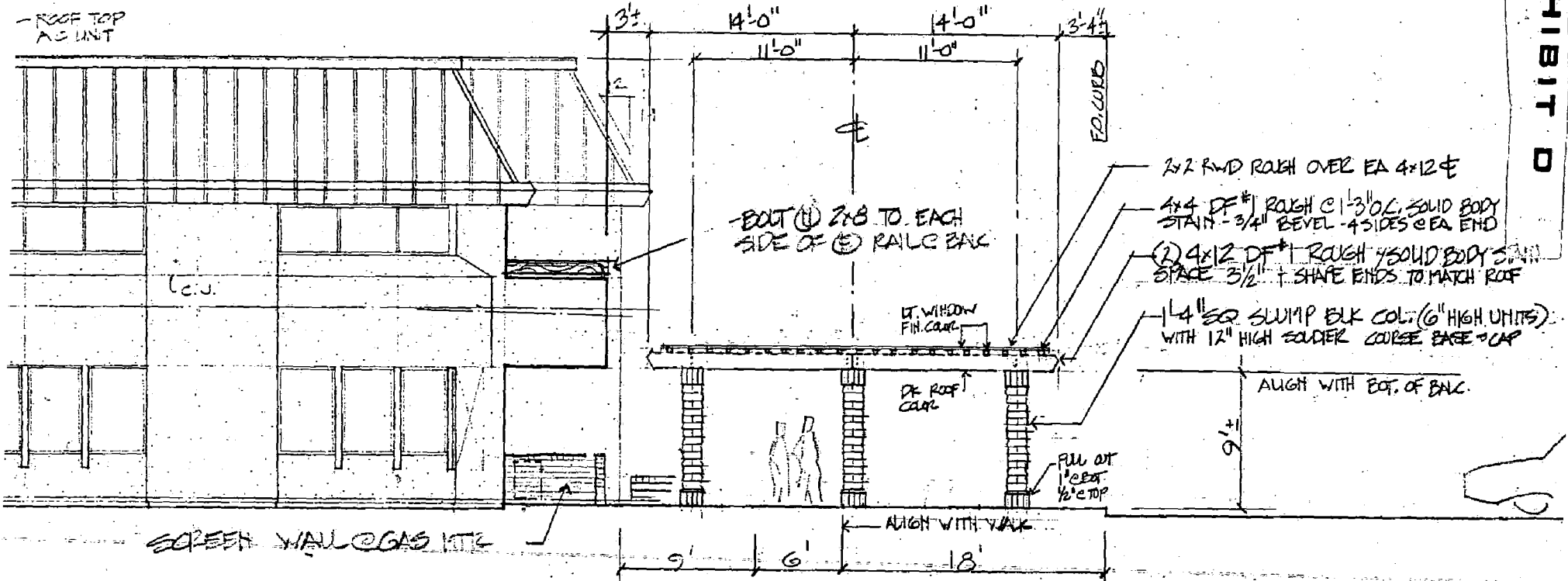
EXHIBIT B

Architect, Inc.
 1000 River Lane, Suite A
 Sacramento, CA 95827
 Phone: 916 382-0033
 Fax: 916 382-0841

Donald W. Cameron
 Designer
 Architect

7 92-048

EXHIBIT D



EAST & WEST ELEVATIONS

1/8" = 1'-0" REARDED

TIP NOTE: FARGE ALL SLUMP BLK TO MATCH ADJACENT BLDG.

PROPOSED ENTRY REVISIONS COURSE GREENS EXEC OFFICE BLDG - JACKSON PROP. OWNER

10-17-96 REV. 11-B96,35