

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 17, 1997, the Zoning Administrator approved with conditions a plan review to allow an existing office building and storage building to remain, a special permit to allow more than 25 percent office in the M-1S-R zone, and a variance to waive a required wall for the project known as Z97-071. Findings of Fact and conditions of approval for the project are listed on pages 4-5.

Project Information

- Request:
1. Zoning Administrator Plan Review to legalize a previously constructed 900 square foot office building, a 1255 square foot storage/garage building, 13,600 square feet of paving, a 300 square foot shed, and a 2700 square foot concrete pad on 2.39 ± developed acres in the Light Industrial-Review (M-1S-R) zone.
 2. Zoning Administrator Special Permit to allow a 900 square foot building be 100 percent office for a total of 27.9 percent office for all structures on site within an industrial zone.
 3. Zoning Administrator Variance to waive the required six foot masonry wall.

Location: 1520 Main Avenue (D2, Area 4)

Assessor's Parcel Number: 237-0060-063

Applicant:	Eileen and David Knutson	Property	Same as applicant
	1520 Main Avenue	Owner:	
	Sacramento; CA 95838		

General Plan Designation:	Heavy Commercial or Warehouse
North Sacramento	
Community Plan:	Industrial
Existing Land Use of Site:	Residence and Roofing Business
Existing Zoning of Site:	Light Industrial-Review, M-1S-R

Surrounding Land Use and Zoning:	Setbacks	Required	Existing
North: M-1S-R; Industrial	Front:	25'	57'
South: M-1S-R; Residential	Side(E.):	0'	30'
East: M-1S-R; Vacant	Side(W.):	0'	71'
West: M-1S-R; Industrial and Vacant	Rear:	0'	435'

Property Dimensions: 163 feet x 660 feet
 Property Area: 2.38± acres
 Parking Provided: 2 spaces
 Parking Required: 4 spaces (1 space per 1000 square feet warehouse + 1)

Square Footage of Buildings: Office Building: 900 square feet
 Storage/garage building: 1,255 square feet
 Shed: 300 square feet
 Residence: 1,072 square feet
 Total: 3,527 square feet

Height of Building: One Story, 14 feet
 Exterior Building Materials: Horizontal wood siding
 Roof Materials: Tile
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: None

Background Information: A complaint was called into Code Enforcement about the operation of a roofing business from a residence. The applicant was cited for the construction of an office building without planning or building permits. The applicant has also done extensive paving and other building changes and additions without appropriate building permits or planning entitlements. Additionally, the site does not comply with all the Zoning Ordinance site development requirements to operate a roofing business. The zone is industrial which would allow the operation of a roofing business provided all Zoning Ordinance and Building Code requirements were met.

Additional Information: The applicant proposes to legalize all the illegal structures and paving constructed on the lot in order to continue operating a roofing business. The lot is zoned M-1S-R which requires any development or exterior changes to the site to have a Plan Review or development review of the proposed project. The total building coverage is less than 10,000 square feet so the project can be reviewed and approved by the Zoning Administrator. The applicant constructed a 900 square foot office building, made exterior material and design changes to an existing storage/garage building, added a 300 square foot shed, and installed paving and concrete pads covering 16,300 square feet. All the additions have been to the south of the existing residence. The applicant uses a small office in the house to run the roofing business. Currently there are numerous roofing related supplies stored outdoors on the site, most on the paved area. The zoning requires that all outdoor storage areas be screened with a six foot wall or fence with slats.

There is no designated parking area or parking stalls. There is a large gated entrance area that opens to a large paved area. There is an additional driveway along the east side of the

residence. A total of five parking spaces are required. The residence requires one parking space, the office area requires two parking spaces (one per 400 square feet of office), and the storage area requires one parking space (one space per 1,000 square feet of storage).

The Zoning Ordinance requires that Zoning Administrator consider the following items when reviewing the Plan review application:

- a. the site layout, the orientation and location of buildings, signs, other structures, open space, landscaping and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties;
- b. traffic safety and traffic congestion, including the effect of the site development plan on traffic conditions on abutting streets, and pedestrian entrances, exits, driveways, and walkways, the adequacy of off-street parking facilities to prevent traffic congestion, and the circulation patterns within the boundaries of the development;
- c. insure that the proposed development is consistent with the General Plan, and all applicable community and specific plans;
- d. energy conservation, including, but not limited to the presence and orientation of structures, vegetation and other objects, both on and off the site to provide shading and protection from the wind on the lot and nearby sites; the presence of adequate structure orientation to maximize south wall solar access; and
- e. the availability of City services, including but not limited to water, sewer, drainage, police and fire, and parks and community services; and whether such services are adequate based upon City standards.

The Zoning Administrator must also be able to make the following findings for the project:

- a. the proposed development is consistent with the General Plan and any applicable community or specific plan;
- b. facilities, including utilities, access roads, sanitation and drainage are adequate and consistent with City standards, and the proposed improvements are properly related to existing and proposed streets and highways;
- c. the property involved is of adequate size and shape to accommodate the proposed use and required yard, building coverage, setback, parking area and other requirements of the Zoning Ordinance; and
- d. approval of the Plan Review will not be contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

The proposed site plan indicates the site has adequate access, maneuvering, and an area

to create appropriate parking. The parcel also has a "S" suffix in the zoning which requires a 25 foot landscaped setback area along all street frontages according to the Zoning Ordinance. The front yard is already landscaped for 55 feet from the front (north) property line. The existing buildings meet all setback requirements.

The existing office building represents 27.9 percent of the total square footage of all structures on the site. The M-1 zone requires that any office area that exceeds 25 percent of the total square footage (under 10,000) have a Zoning Administrator's Special Permit.

Additionally, the Zoning Ordinance requires that a six foot solid masonry wall be constructed between all non-residential uses and residentially zoned property or residential uses. Even though all surrounding parcels are zoned for industrial uses, there are residential uses to the south of the parcel so a wall would be required along the south property line. These residences are located .25 miles from the business and no additional or future residences would be permitted to be built in the M-1 zone. The applicant has applied for a variance to waive the requirement.

Agency Comments

The proposed project has been reviewed by the City Utilities Department, the Building Division, the Police Department, and the Public Works- Transportation and Engineering Planning Divisions. 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 15303(c)}.

Conditions of Approval

1. The applicant shall obtain building permits for all structures, paving, concrete pads, and a change of use permit for the office use within the residence **within 60 days of approval (February 17, 1998)**. The applicant shall comply with all building code requirements. Any required exterior modifications or additions of the office building to comply with building code requirements do not require additional planning review.
2. Should a dumpster be used on site then a trash enclosure shall be required. The trash enclosure shall be located and built to the standards in the Zoning Ordinance. The enclosures shall provide adequate receptacles for recycling in accordance with the recycling requirements of the Zoning Ordinance.
3. The applicant shall construct curb, gutter, and sidewalk along Main Street to the satisfaction of the Public Works Department prior to issuance of any Occupancy permits. An on-site grading, paving, and drainage plan shall be submitted for all previous work and reviewed and approved by Public Works prior to issuance of any

Occupancy permits.

4. **The commercial driveway (west driveway) and parking spaces shall be to City standards (to include shading requirements). Five parking spaces shall be provided and indicated on revised plans submitted to the Building Division. Handicap parking space(s) must comply with ADA requirements.**
5. **The outdoor storage area shall be screened by, at minimum, either a six foot solid masonry wall or a six foot high chain link fence with slats. If the outdoor storage area is not consolidated into one fenced area then the entire parcel shall be fenced to meet the screening requirements. Should the applicant decide to pave additional area to create the storage area no additional planning review is required.**
6. **The undeveloped area shall be blocked off by fence or bollards to prevent any storage, parking, or maneuvering on the undeveloped portion.**
7. **All signage shall have a sign permit and meet the requirements of the Sign Ordinance.**
8. **Any modifications to the approved plans will require additional Planning review and approval.**
9. **All required construction, compliance with all codes and Ordinances shall be completed within one year of approval (December 17, 1998).**

Findings of Fact- Plan Review:

1. **The project, as conditioned, is based upon sound principles of land use in that the proposed industrial storage building, office building, and large paved areas are compatible with the zoning and various industrial and warehouse 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;**
 - b. **all illegal buildings and paved areas will be brought up to code and meet all Ordinance and Code requirements; and**
 - c. **the proposed buildings are of adequate shape and size for the proposed use and will be compatible with the existing industrial/warehouse buildings 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 and the North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial**

respectively.

Findings of Fact- Special Permit:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within an industrial building that is compatible with the surrounding industrial and warehouse uses.
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;
 - b. all illegal buildings and paved areas will be brought up to code and meet all Ordinance and Code requirements; and
 - c. the proposed buildings are of adequate shape and size for the proposed use and will be compatible with the existing industrial/warehouse buildings in the area.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site as Heavy Commercial or Warehouse and Industrial respectively.

Findings of Fact- Variance:

1. The proposed project, as conditioned, is based upon sound principles of land use in that waiving the required masonry wall will not substantially alter the characteristics of the site or the surrounding neighborhood.
2. Granting the variance does not constitute a special privilege extended to an individual applicant in that a variance would be and has been granted to other property owners facing similar circumstances.
3. Granting the variance request does not constitute a use variance in that the commercial business is an allowed use that is permitted in the Light Industrial (M-1) zone.
4. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. the surrounding parcels area all zoned industrial;
 - b. the residence on the property to the south of the business is nearly .25 a mile away; and
 - c. the only outdoor activity to create a noise is the occasional delivery of roofing

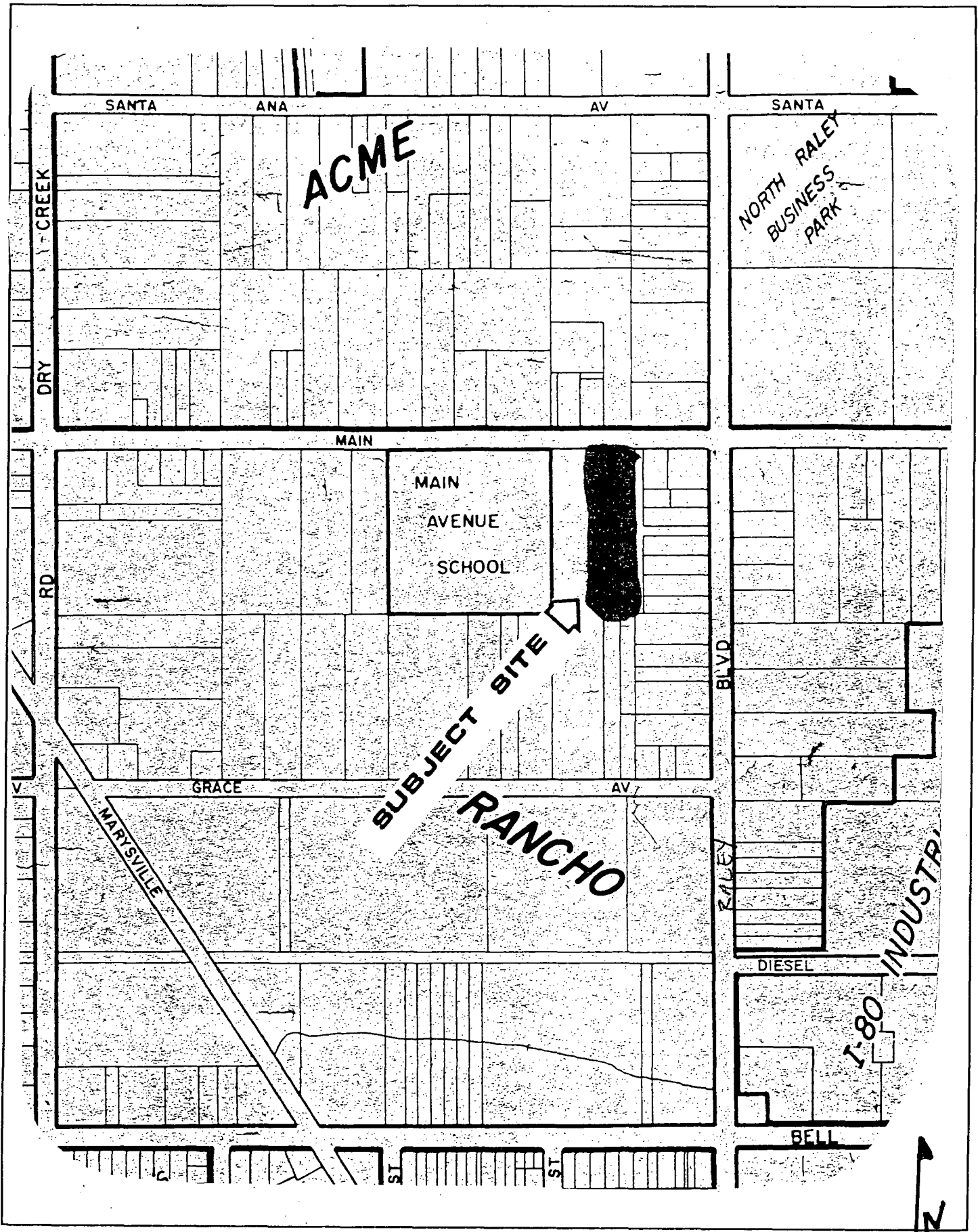
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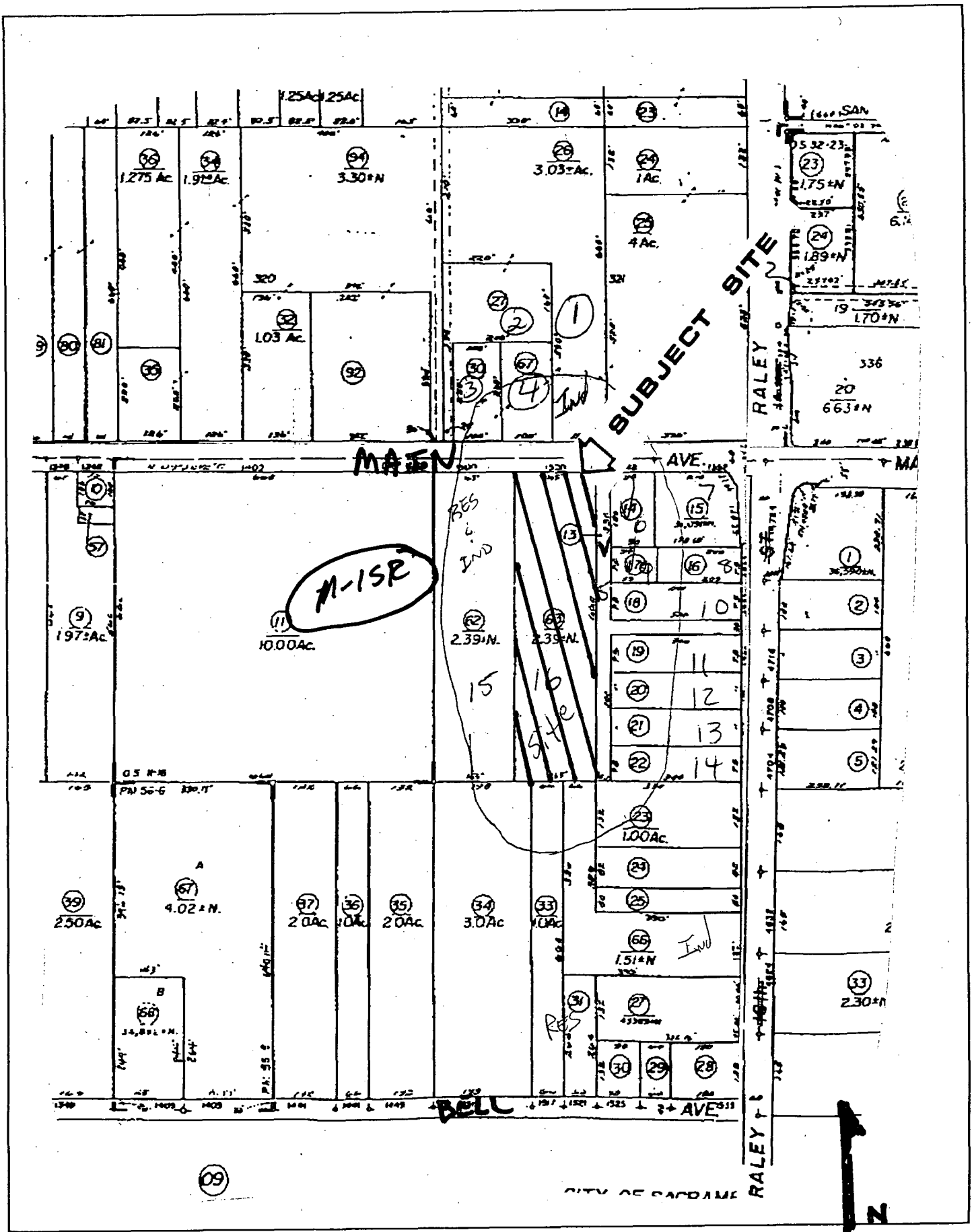
Joy D. Patterson
Zoning Administrator

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
Bob Rose, Code Enforcement

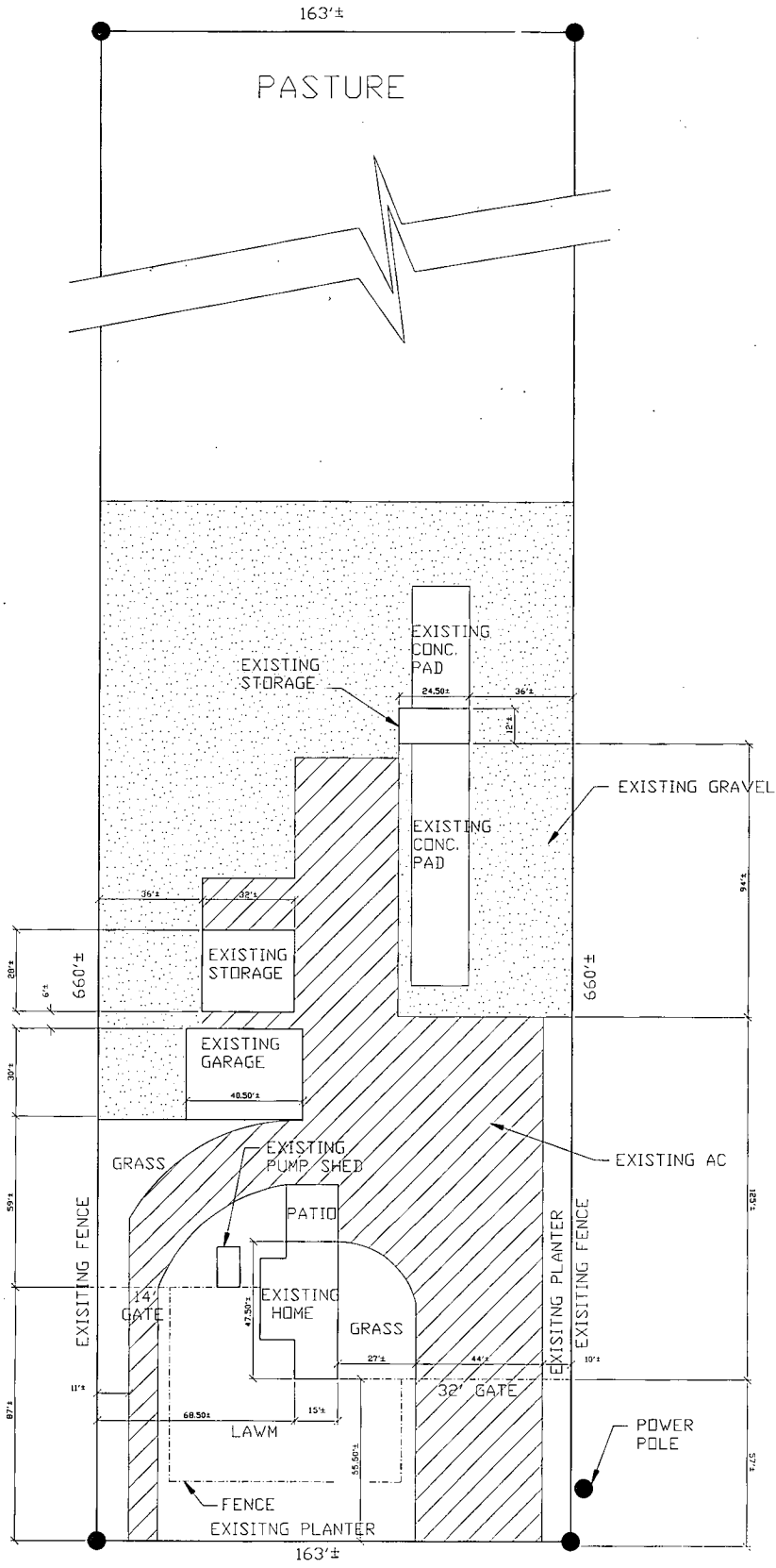


VICINITY MAP



LAND USE & ZONING MAP

EXHIBIT A



1520 MAIN AVENUE

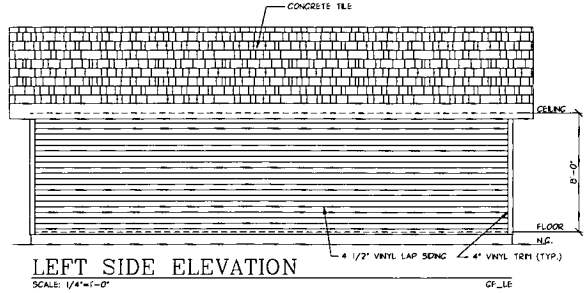
PLOT PLAN for:
DAVID KNUTSON
SACRAMENTO CA. 95838
(916) 922-4243

SCALE 1" = 20'

297-071

DECEMBER 17, 1997

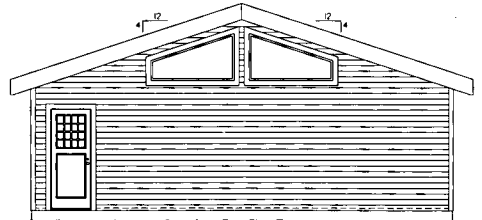
Item 4



LEFT SIDE ELEVATION

SCALE: 1/4"=1'-0"

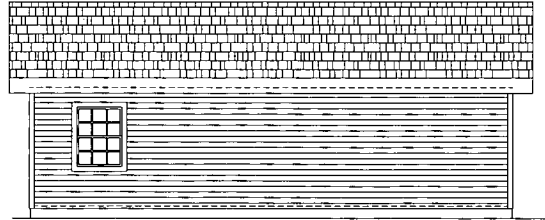
CP_LE



BACK ELEVATION

SCALE: 1/4"=1'-0"

CP_BE



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

CP_RE



FRONT ELEVATION

SCALE: 1/4"=1'-0"

CP_FE

REVISIONS	BY

EXHIBIT - B

AS-BUILT DRAWING FOR
 DAVID KNUTSON
 1520 MAIN AVENUE
 SACRAMENTO, CA. 95838
 (916) 922-4243

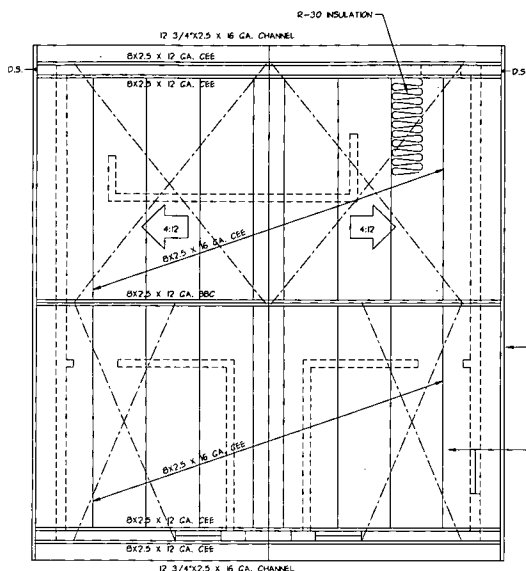
DRAWN	STEVE
CHECKED	
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	
DRAWING	

OF SHEETS

297-071

DECEMBER 17, 1997

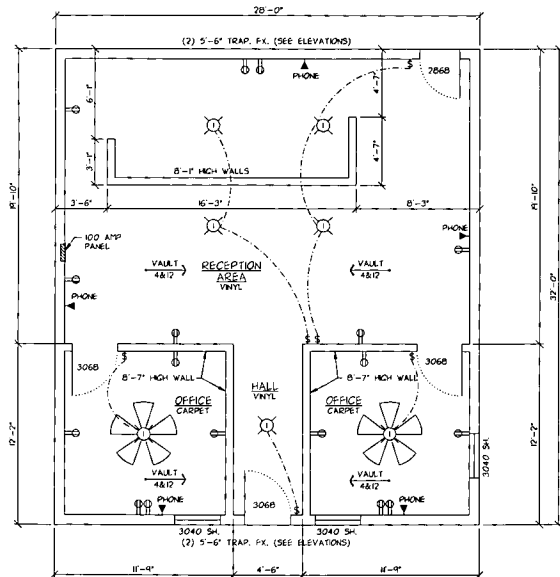
Item 4



NOTE:
 FINISHED ROOF TO BE
 1. 1 1/2" HAT CHANNEL PER. 10 PURLIN @ 24" O.C.
 2. THERMO-PLY SHEETING
 3. 3/8" HAT CHANNEL @ TILE SPACING FOR EXPOSURE
 4. CONCRETE TILE

ROOF PLAN

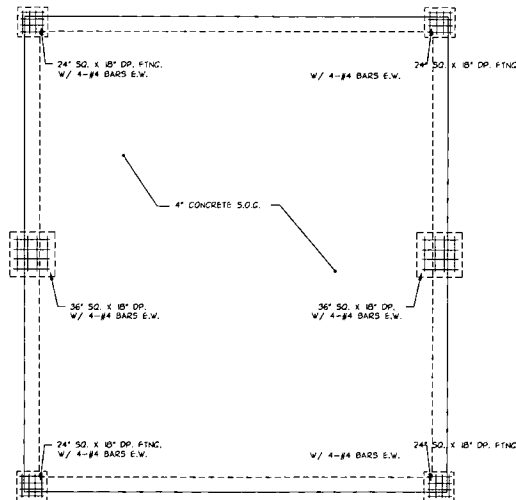
SCALE: 1/4"=1'-0"



FLOOR / ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

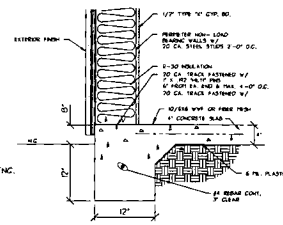
0.96 SQ. FT OF_PP



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

CF_PG



TYPICAL EXTERIOR FOOTING

REVISIONS	BY

EXHIBIT - C

AS-BUILT DRAWING for:
 DAVID KNUTSON
 1520 MAIN AVENUE
 SACRAMENTO, CA 95838
 (916) 922-4243

DRAWN	
STEVE	CHECKED
DATE	DATE
SCALE 1/4" = 1'-0"	JOB NO.
DRAWING	
OF	SHEETS