

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR**

1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, August 4, 1999, the Zoning Administrator approved with conditions a special permit to locate required parking off-site on an adjacent lot for the project known as Z99-085. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Special Permit** to locate two required parking spaces off-site for an existing 4800 square foot office building (0.11± acre lot) and two required parking spaces off-site for a proposed 960 square foot temporary office trailer (0.07± acre lot) on an adjacent 0.44± acre lot in the General Commercial (C-2) zone.

Location: 1215 G Street, 1220 G Street (D1, Area 1)

Assessor's Parcel Number: 002-0161-017, 018 and 002-0162-003

Applicant: Lynn Pomeroy
1215 G Street
Sacramento, CA 95814

Property Owner: Foothill Partners
1215 G Street
Sacramento, CA 95814

Project Planner: Donna Decker

General Plan Designation: Community/Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Parking

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial

South: C-2; Commercial

East: R-3A; Multi Family

West: C-2; Commercial

Property Dimensions: 40 feet x 80 feet; 80feet x 80 feet; 118x120 feet (each parcel)

Property Area: 0.55± acres(All parcels)

Topography: Flat

Project Plans: See Exhibits A-B

Previous Files: P87-075; DR99-098

Background Information: On July 14, 1988, the Planning Commission approved planning entitlements for the development of a six space parking area to serve an adjacent office use(P87-075). The entitlements were 1) a variance for the location of two required parking spaces to be located off site on an adjacent lot; 2) a variance to reduce the required parking space maneuvering area from twenty-six feet to twenty-two feet; and, 3) a variance to reduce the required parking lot tree shading requirement from fifty percent to thirty-four percent. Although the parking area was developed with six parking spaces, only two of the spaces were required at that time. The existing office structure had a parking credit of ten spaces, were required to have twelve spaces, hence the need to provide two additional spaces on the adjacent lot. This parking area has continued to serve the current needs of the existing office building.

Additional Information: The applicant proposes to erect a 960 square foot temporary office trailer on the existing adjacent parking area. The placement of the temporary structure will cover most of the available parking on the site and make any remaining parking stalls difficult to use.

The existing office requires two parking stalls per the previous entitlement, and the additional temporary office trailer requires two spaces be provided, as well. The applicant is proposing to provide a total of four required parking spaces on the adjacent parking area across the street which is within 300 feet of the existing and proposed office buildings. The applicant currently maintains a lease agreement at that site to provide eight spaces for employee parking. Four additional spaces are available at the same site to provide the required parking.

The project site is located in the Mansion Flat Neighborhood Association and the Alkali Flat Project Area. Plans were sent to the neighborhood association. The neighborhood association expressed support for the project as the professional office has been a good neighbor. Staff discussed the project with the Alkali Flat Project Area Committee (PAC) representative. The PAC representative expressed concern for the residences within the surrounding area. Staff did not receive any comments from surrounding neighbors. The project is also located within the Central City Design Review Area and an application, DR99-098, has been submitted for review and approved with conditions July 15, 1999. The project was noticed and staff did not receive calls

Agency Comments

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

Environmental Determination: This project will not have a significant effect on the environment and is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301 and 15303(c).

Conditions of Approval

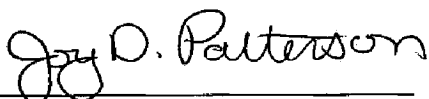
1. The construction/erection of the temporary office trailer shall conform to the plans as shown on the attached exhibits. Any changes requires review and approval by Planning staff prior to the issuance of building permits.
2. The applicant shall obtain all necessary building permits prior to commencement of construction.
3. Path of travel from off-site parking to the existing office building and proposed office trailer shall

meet ADA requirements.

4. The project is subject to Design Review approval and shall comply with all conditions.
5. The temporary office trailer is approved for the period of one year. At the end of one year from the approval of the special permit, the temporary office trailer shall be removed, or re-application shall be made for continued use. Any re-application shall be submitted prior to August 4, 2000.
6. **ADVISORY NOTE:** The proposed project is located in the 100 year flood plain, designated as an AR zone (base flood elevation of 24 feet) on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Trailer shall meet the elevation and anchoring requirements of §9.26.1005 (c), "Standards for Manufactured Homes", of the City Code. (Dept. of Utilities)

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed project will not substantially alter the characteristics of the surrounding neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. The proposed portable building for office use will have a term limit;
 - b. The required parking can be provided on an adjacent site within 300 feet of the existing office; and,
 - c. The proposed project is consistent with the surrounding commercial land uses.
3. The project is consistent with the General Plan and the Central City Community Plan which designate the subject site as Community/Neighborhood Commercial and Offices and General Commercial, respectively.

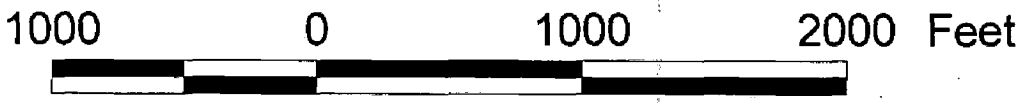
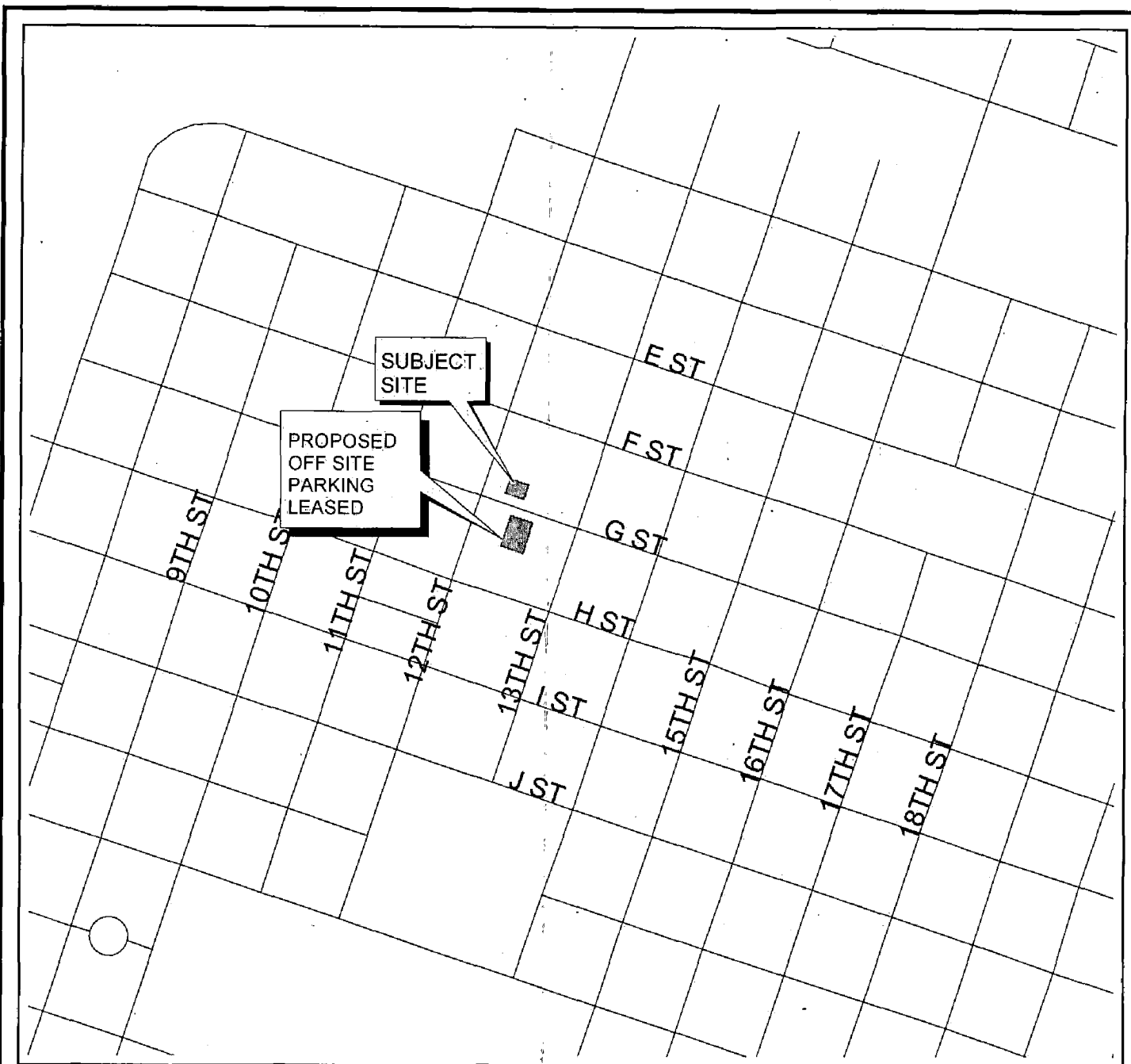


Joy D. Patterson
Zoning Administrator

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.

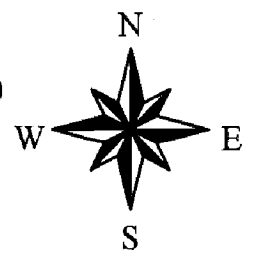
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Applicant
ZA Log Book

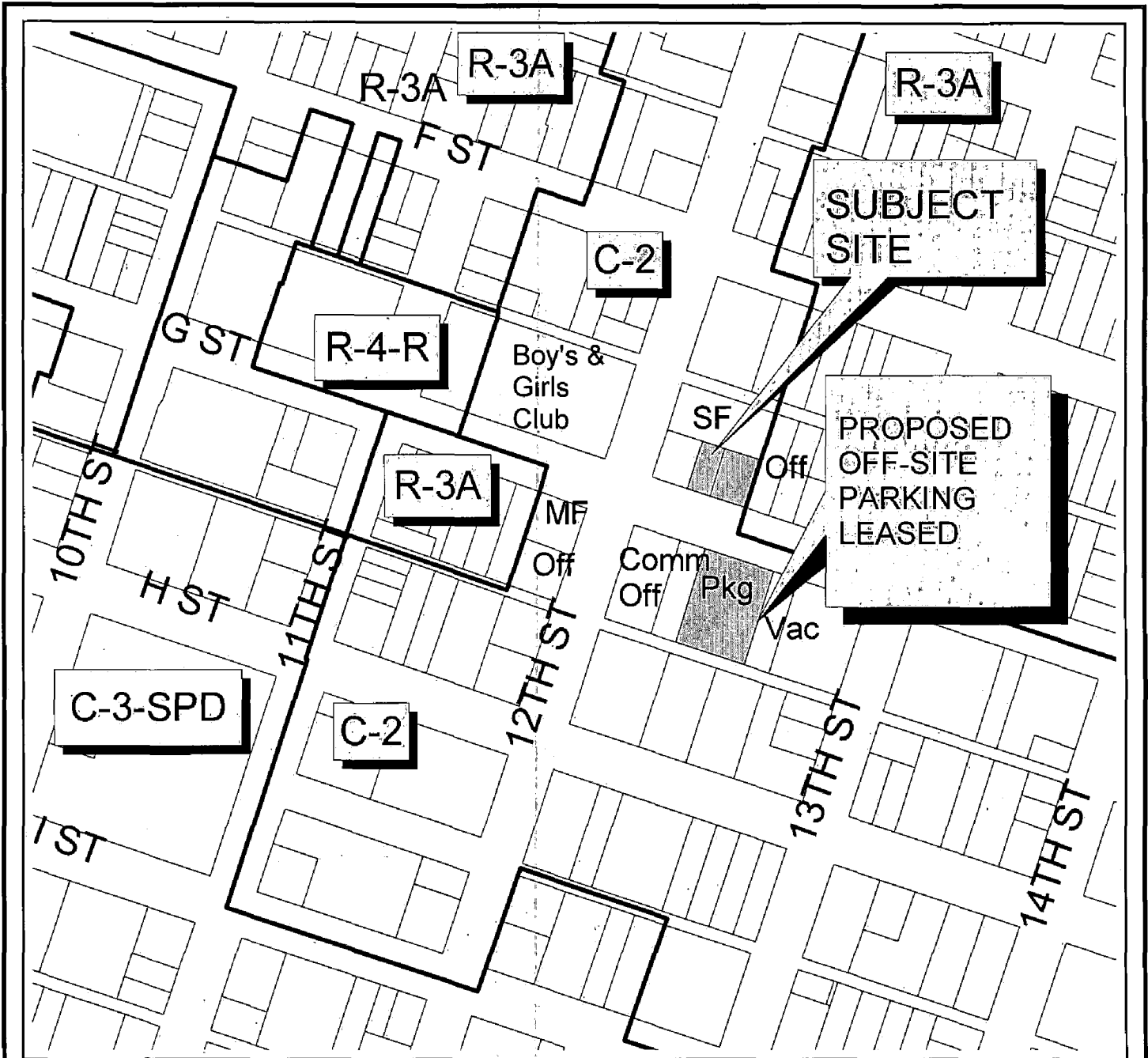



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