

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 16, 1998, the Zoning Administrator approved with conditions a special permit to allow additional office space exceeding the 25 percent allowed by right in the Light Industrial (M-1) zone for the project known as Z98-129. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the industrial M-1 zone for a 10,000 square foot increase of office from warehouse (25 percent to 31 percent) out of 157,824 square feet located on 13.45± developed acres in the Light Industrial (M-1) zone.

Location: 4350 Pell Drive (D2, Area 4)

Assessor's Parcel Number: 237-0022-071, 033

Applicant: Gregory Crissman (Contact: Wilma Motta)
P.O. Box 255427-314
Sacramento, CA 95825

Property Owner: Same as applicant

Project Planner: Sandra Yope

General Plan Designation:	Heavy Commercial or Warehouse
North Sacramento	
Community Plan:	Industrial
Existing Land Use of Site:	Industrial/Warehouse
Existing Zoning of Site:	Light Industrial, M-1

Surrounding Land Use and Zoning:

North:	M-1; Industrial/Warehouse
South:	M-1; Industrial/Warehouse
East:	R-1; Single Family Residential
West:	M-1; Industrial/Warehouse

Property Dimensions:	Irregular
Property Area:	13.45± acres
Parking Provided:	513 spaces
Parking Required:	231 spaces (1 space per 400 square feet office) (1 space per 1,000 square feet warehouse)
Square Footage of Building:	Warehouse: 108,368 square feet Office: 49,456 square feet Total: 157,824 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: P86-272, P88-297, P89-297, P96-113, Z97-073

Background Information: The previous files were for Tentative Maps or Lot Line Adjustments.

Additional Information: The applicant proposes to reconfigure existing space from warehouse to office within an existing building with five suites. Suite D currently has 1,385 square feet of office space and 11,930 square feet of warehouse. The suite will convert 10,000 square feet into additional office. The existing building has 25 percent office and the proposed office conversion will raise the percentage to 31 which exceeds the allowed 25 percent office in a M-1 zone. The Zoning Ordinance requires a Zoning Administrator's Special Permit when the office use in the M-1 zone exceeds 25 percent of the total building square footage.

The existing parking spaces more than exceeds the new required 231 total parking spaces. The large number of parking spaces are for fleet trucks and vehicles used by the cable company tenant.

The project has been noticed and staff has received two calls from adjacent residential property owners seeking clarification of the proposal. Once the project was explained then there were no objections.

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(a)}.

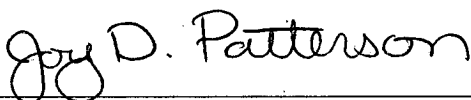
Conditions of Approval

1. The applicant shall provide a final proposed floor plan of entire building for Planning Review and approval prior to submission for building permits.

2. Any further additions or conversion of space for office use shall require an additional Special Permit.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall obtain a building permit and meet all Zoning Ordinance requirements for the expanded parking area on the south side of the building prior to issuance of permits for the office conversion or provide copies of previously obtained permit and plans. If the area is not to be used for parking then the area shall be striped with diagonal lines to indicate a no parking area and signs shall be posted stating it is a no parking area.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that the proposed office use within an industrial complex 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 parking and setbacks will be provided; and
 - b. the buildings are existing and the office space is internal.
3. The project is consistent with the General Plan and the North Sacramento Community Plan which designate the site Heavy Commercial or Warehouse and Industrial respectively.



Joy D. Patterson
Zoning Administrator

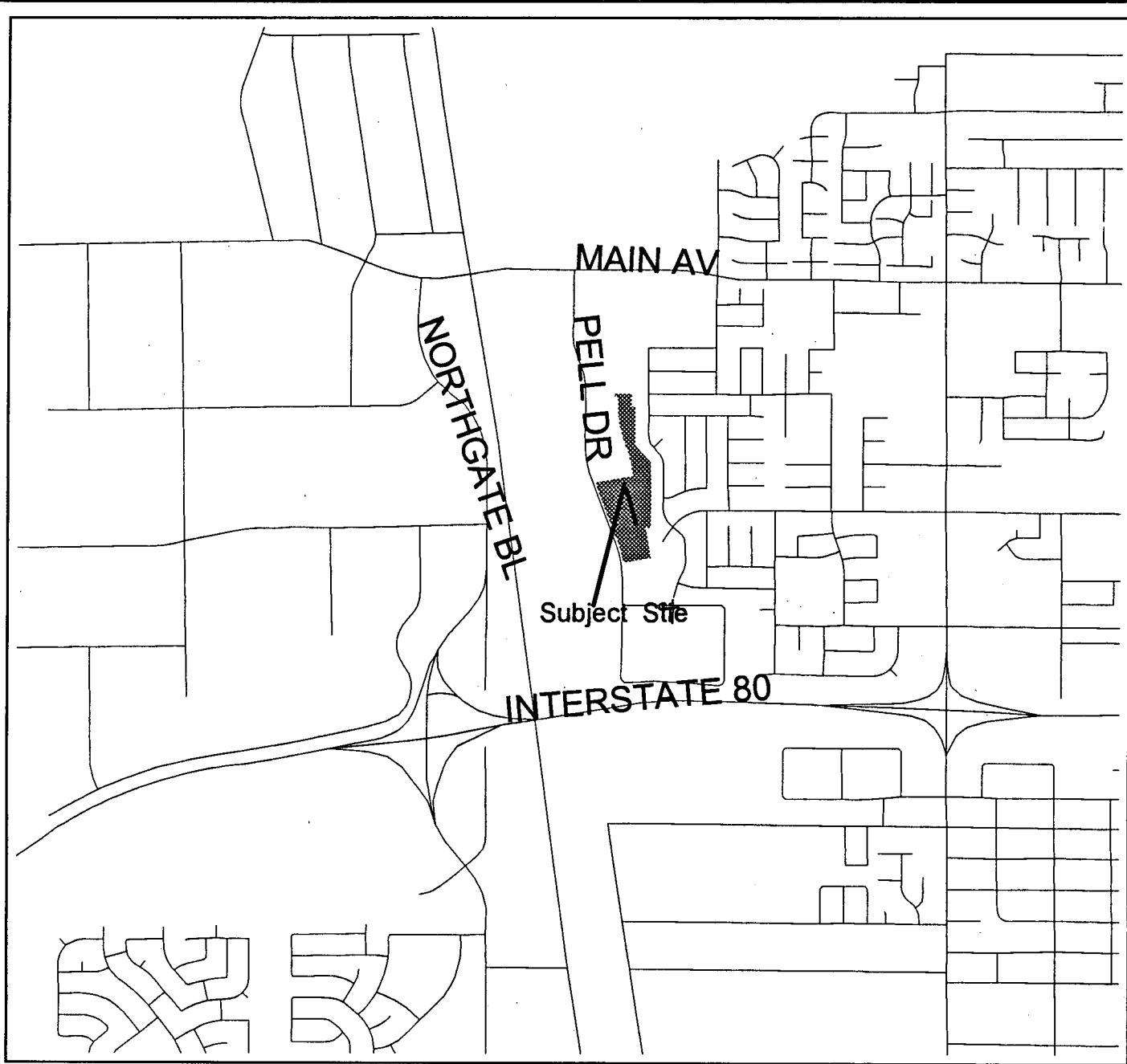
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The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

cc: File

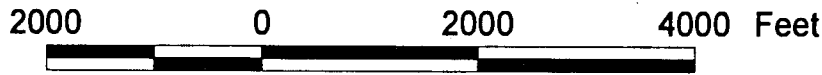
Applicant

ZA Log Book



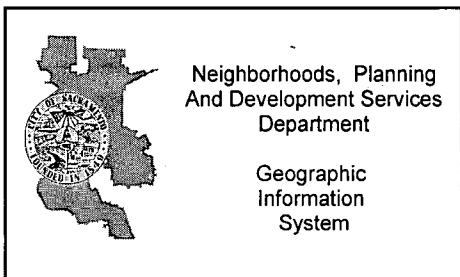
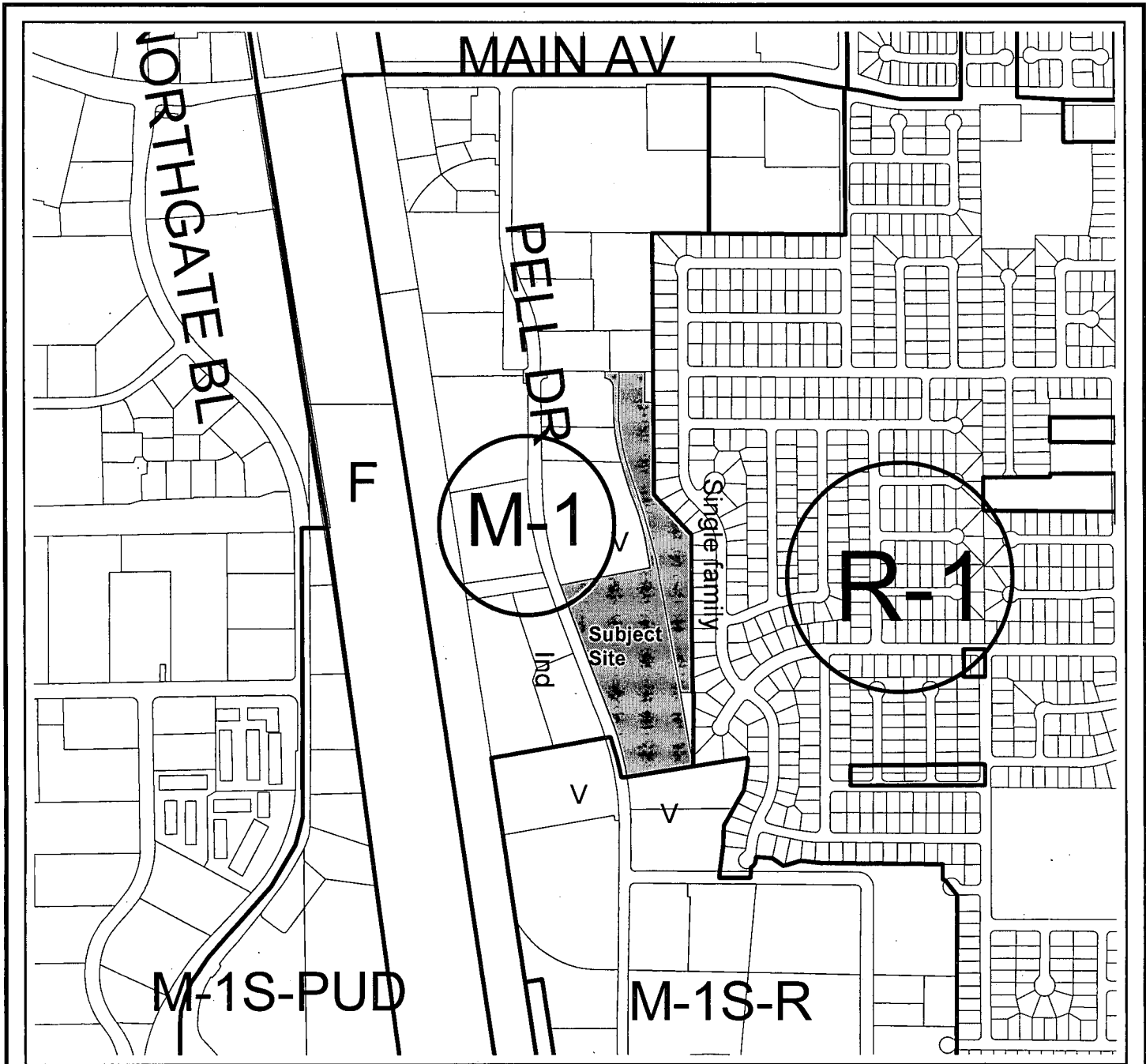
Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System



VICINITY MAP





LAND USE AND ZONING

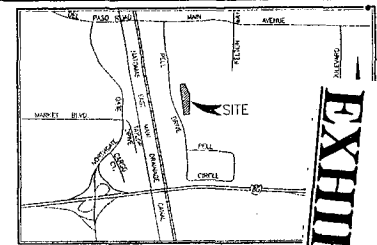


298-129

DECEMBER 16, 1998

ITEM 1

IMPROVEMENT PLANS FOR 4350 PELL DRIVE CITY OF SACRAMENTO CALIFORNIA



VICINITY MAP
NOT SCALE

EXHIBIT - A

SHEET INDEX

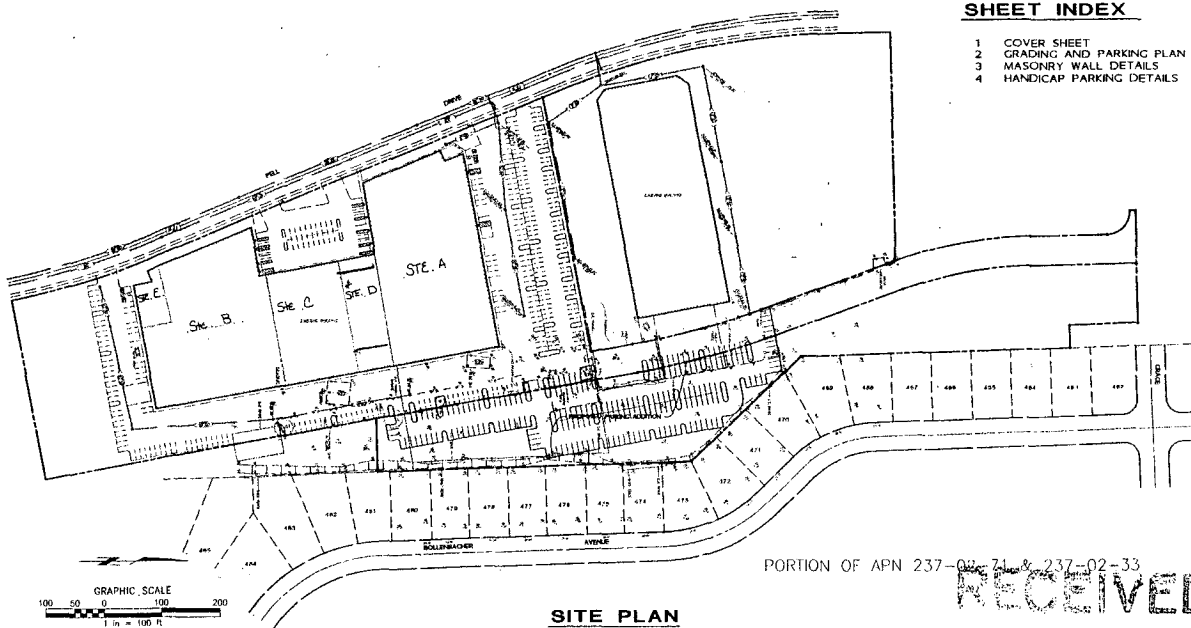
- 1 COVER SHEET
- 2 GRADING AND PARKING PLAN
- 3 MASONRY WALL DETAILS
- 4 HANDICAP PARKING DETAILS

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS, DATED JUNE 1989. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR PROTECTION OF AND REPAIR OF DAMAGE TO THEM. CONTACT UNDERGROUND SERVICES ALERT 1-800-842-2444, 48 HOURS BEFORE WORK IS TO BEGIN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS OR MARKERS DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE AND SEWER FACILITIES WITHIN THE CONSTRUCTION AREA UNLESS NEW DRAINAGE AND SEWER IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
5. IF UNUSUAL AMOUNTS OF IRON, STONE, OR ARTIFACTS ARE UNCOVERED, WORK WITHIN 30 METERS OF THE AREA SHALL CEASE IMMEDIATELY AND A QUALIFIED ARCHAEOLOGIST SHALL BE CONSULTED TO DEVELOP, IF NECESSARY, MITIGATION MEASURES TO REDUCE ANY ARCHAEOLOGICAL IMPACT TO A LEVEL LESS THAN SIGNIFICANT EFFECT BEFORE CONSTRUCTION RESUMES IN THE AREA.
6. EXISTING ASPHALT PAVEMENT SHALL BE CUT TO A NEAR STRAIGHT LINE. THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
7. COST TO REMOVE AND REPLACE EXISTING PAVEMENT OVER THE WATER, STORM AND SANITARY LINE TRENCHES SHALL BE INCLUDED IN THE PRICE BID FOR PIPE IN PLACE. REPLACEMENT SHALL BE 4" AC AND 12" AB, MINIMUM OR AS INDICATED ON THE PLANS.
8. ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO GRADING, EROSION AND SEDIMENT CONTROL ORDINANCE (ORD. NO. 93-088).

PRIVATE CONSTRUCTION NOTES

1. GRADING SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO EXCAVATE, FILL AND CORRECT THE SITE TO THE LINES AND GRADES SHOWN ON THE GRADING PLAN.
2. THE BID PRICE SHALL BE THE TOTAL COMPENSATION PAID FOR ACCOMPLISHING THE WORK SHOWN HEREON. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF ANY EXCESS EXCAVATION OR HARSH MATERIAL.
3. ON-SITE PAVEMENT SHALL BE AS SHOWN.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	DRAIN MANHOLE
○	●	SEWER MANHOLE
○	●	DRAIN INLET
○	●	CLEAN OUT
---	---	MEASUR LINE AND SIZE
---	---	DRAIN LINE AND SIZE
---	---	WATER LINE AND SIZE
---	---	WATER METER
---	---	WATER VALVE
---	---	FIRE HYDRANT
---	---	DEFLECTOR CHECK VALVE
---	---	AIR RELEASE VALVE
---	---	BLOW-OFF
---	---	INVERTER
---	---	SOIL (UNDERGROUND)
---	---	GAS, FIRE, OR CABLE TV
---	---	PROPERTY LINE
---	---	MONUMENT
---	---	STREET LIGHT
---	---	STREET SIGN
---	---	STREET SIGN
---	---	HANDICAP RAMP
---	---	EDGE
---	---	SPLIT ELEVATION
---	---	CONTOUR LINE
---	---	TREE TO BE REMOVED
---	---	TREE TO REMAIN
---	---	SLOPE BANK
---	---	FLOW LINE
---	---	EDGE OF PAVEMENT
---	---	CURB, CUTTER & SIDEWALK
---	---	RIGHT OF WAY
---	---	CENTER LINE
---	---	CONCRETE PAV.

PORTION OF APN 237-02-71 & 237-02-33

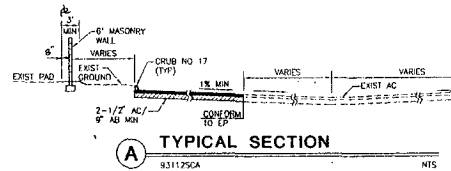
SITE PLAN
1"=100'

RECEIVED

NOV 03 1998

ABBREVIATIONS

AB	AGGREGATE BASE	INV	INVERT ELEVATION
AC	ASPHALTIC CONCRETE	UP	EDGE OF CUTTER PAN
AD	BOTTOM OF WALL	WOM	WOMEN
CE	CHECK VALVE	OE	OVERHEAD ELECTRIC
CON	CONSTRUCTION	PM	POST INDICATOR VALVE
CP	CLIFFHOLD TO GRADE	PH	PHILL BOX
DM	DRAIN MANHOLE	R	RIDGE
EX	EXISTING	SMH	SEWER MANHOLE
FD	FIRE DEPT. CONNECTION	SG	SUBGRADE
FG	FINISHED GRADE	HW	TOP BACK OF WALK
FL	FLYLINE	IC	TOP OF CURB
CB	GRADE BREAK	IS	TRAFFIC SIGNAL
GT	CUTTER FLOWLINE	HW	TOP OF WALK
		(22-30)	MATCH EXISTING LEVEL



TYPICAL SECTION
8311295CA NIS

NO.	DESCRIPTION	APPD.	DATE
1	3945L ÷ 157824 = 25% OFFICE		
2	49456 ÷ 157824 = 31% OFFICE		

NO.	DESCRIPTION	APPD.	DATE
1			
2			
3			
4			

SCALE:	BENCH MARK
HORIZ. 1"=100'	
VERT. 1"=4'	

COMPUTED	DESIGNED	DRAWN	PROJ. ENGR.
AA	AA	KLM	



m p **MORTON & PITALO, INC.**
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1786 TRIBUNE ROAD • SUITE 200 • SACRAMENTO, CA 95815
 PHONE: 916/927-2400 • FAX: 916/587-0120
 855: 916/927-1185 • EMAIL: ENGR@MPENGR.COM

IMPROVEMENT PLANS FOR
4350 PELL DRIVE
 COVER SHEET
 CITY OF SACRAMENTO CALIFORNIA

DATE	SHEET
AUG. 1997	1
	OF 4

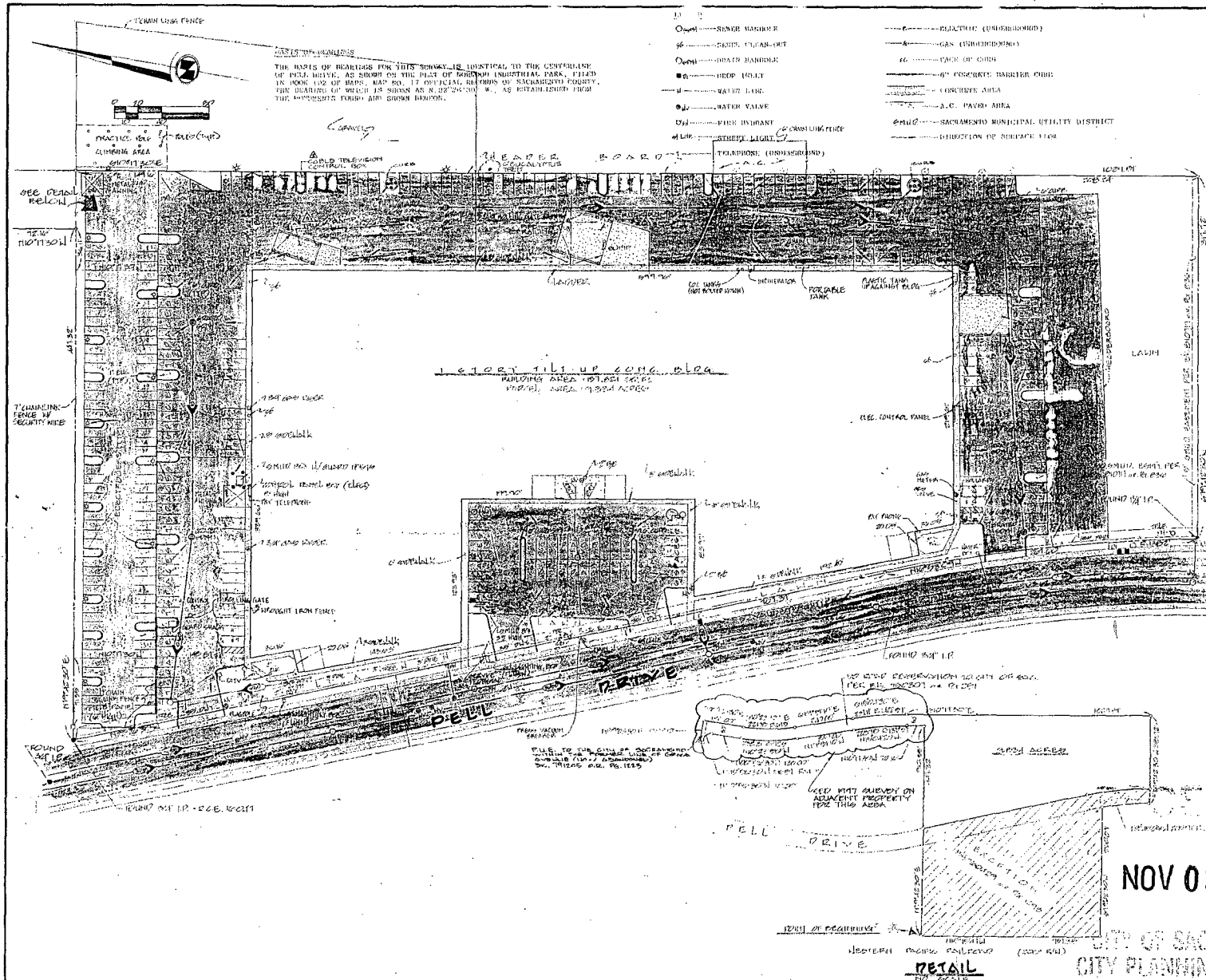
298 98 129

JOB NO. 930112

298-129

DECEMBER 16, 1998

I. H. H.



- SWER MARKER
- GROUND CUPAN-ONE
- GROUND HANDLES
- DEEP HOLE
- WATER LINE
- WATER VALVE
- FUSE INDICATOR
- STREET LIGHT
- ELECTRIC (UNDERGROUND)
- GAS (UNDERGROUND)
- FORCE OF CURB
- CONCRETE MARKER ONE
- CONCRETE AREA
- A.C. PAVED AREA
- SACRAMENTO MUNICIPAL UTILITY DISTRICT
- DIRECTION OF SURFACE FLOW

DESCRIPTION

In the State of California, County of Sacramento, City of Sacramento, and being:

All that portion of lots 23, 30 and 31 of Rio Linda Subdivision No. 8, recorded in the office of the Recorder of Sacramento County in Book 18 of Maps, Map No. 2, and all that portion of Section 4 and said section as shown and designated on the "Map of Survey and Subdivision of Rancho Del Cerro", recorded in the office of the Recorder of Sacramento County, in Book A of Surveys, Survey No. 24 described as follows:

Beginning at a point on the westerly line of said lot 31, said point being located on the easterly line of the Western Pacific Railroad right of way, from which the southwest corner of said lot 31 bears South 10° 17' East 721.13 feet; thence from said corner of Section 4, South 89° 43' East 516.00 feet; thence North 10° 13' West 72.16 feet; thence curving to the left on an arc of 1377.57 feet radius; said arc being subtended by a chord bearing North 15° 01' West 248.00 feet; thence curving to the right on an arc of 725.00 feet radius, said arc being subtended by a chord bearing North 10° 23' 20" West 238.21 feet; thence North 00° 56' West 130.00 feet; thence curving to the left on an arc of 40.00 feet radius, said arc being subtended by a chord bearing North 45° 56' West 56.51 feet; thence North 00° 56' West 10.00 feet; thence North 89° 04' East 30.00 feet; thence South 00° 56' East 180.00 feet; thence curving to the left on an arc of 675.00 feet radius; East 231.78 feet; thence North 15° 01' 50" East 740.00 feet; thence curving to the right on an arc of 1422.27 feet radius; said arc being subtended by a chord bearing South 15° 03' 50" East 227.11 feet; thence South 10° 17' East 1029.51 feet; thence South 89° 43' West 381.22 feet; thence, leaving said southerly line, along the arc of largest curve to the left, concave Southwesterly, having a radius of 1310.00 feet, subtended by a chord bearing North 15° 45' 00" West 280.91 feet; thence, South 79° 42' 30" West 560.97 feet to a point in the westerly line of said Parcel; thence, along said line, North 10° 15' 42" West 257.35 feet to the point of beginning.

EXCEPTING THEREON ALL THE PORTION LYING WEST OF THE East Line of Pell Drive as indicated in the Book to the City of Sacramento in Book recorded in Book 76-04-29, at page 1293.

ALSO EXCEPTING AS PORTION OF LOT 10 AS CONTAINED IN THE "Map of Survey and Subdivision of Rancho Del Cerro", recorded in the office of the Recorder of Sacramento County, in Book A of Surveys, Survey No. 24.

EXHIBIT - B

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEY GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES NOT WARRANT THAT THE UTILITIES ARE AS ACCURATELY AS POSSIBLE FROM THE AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UTILITIES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND MEETS THE ACCURACY REQUIREMENTS OF A CLASS "A" SURVEY AS DEFINED THEREIN, AND INCLUDES ITEMS 2, 3, 4, 7, 8, 9, 10 AND 11 OF TABLE THEREOF.

NOV 03 1998

BARLARD D. JOHNSON, L.S. 9383
DATED 11/11/98

CITY OF SACRAMENTO
CITY PLANNING DIVISION

DETAIL

REVISIONS 1 ADDED DRAWING LOT 2 ADDED CONTROL BOXES 3 ADDED TRUCK RAMP 4 REVISED MAP (UPDATES)	DATE 11-22-98 11-22-98 11-22-98	FIELD BOOK NO. NO.	SCALE: HORIZONTAL: 1" = 40' VERTICAL: 1" = 10'	DRAWN BY: [Signature] CHECKED BY: [Signature]	MORTON & PITALO, INC. CIVIL ENGINEERING PLANNING SURVEYING	APPROVED: [Signature] DATE:	PROJECT TITLE: 4390 PELL DRIVE CITY OF SACRAMENTO, CALIFORNIA	DATE: 11/11/98 SHEET: ONE OF ONE
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298 129

FILE NO. 930112

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, December 2, 1998, the Zoning Administrator approved with conditions, a special permit to waive required parking for a restaurant for the project known as Z98-128. Findings of Fact and conditions of approval for the project are listed on pages 3 and 4.

Project Information

Request: **Zoning Administrator Special Permit** to waive 23 required parking spaces for a 85 seat, 1,950 square foot restaurant on 0.09± developed acres in the General Commercial (C-2) zone.

Location: 1804 J Street (D3, Area 1)

Assessor's Parcel Number: 007-0081-003

Applicant: Ian Baxter
2699 Rio Bravo Circle
Sacramento, CA 95826

Property Owner: John Dailey
555 Capitol Mall
Sacramento, CA 95816

General Plan Designation: Community Neighborhood Commercial and Offices
Central City

Community Plan Designation: General Commercial
Existing Land Use of Site: Vacant Commercial Building
Existing Zoning of Site: General Commercial, C-2

Surrounding Land Use and Zoning:

North: C-2; Commercial
South: C-2; Commercial
East: C-2; Commercial
West: C-2; Commercial

Property Dimensions:	38 feet x 160 feet
Property Area:	0.09± acres
Parking Provided:	0 spaces on site (10 spaces off-site)
Parking Required:	23 spaces (18 spaces after credit)
Parking Credit:	5 spaces
Square Footage of Building:	1,950 square feet
Height of Building:	One Story, 22 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Project Plans: See Exhibits A and B

Previous Files: I&R 96-026, I&R 98-046

Background Information: The site has historically used a parking lot to the rear (south) that is a separate parcel. The adjacent parking lot also used by the parcel west of the subject site. The parking area existed prior to Zoning Ordinance requirements for Special Permits for either stand alone parking lot or a parking lot for uses on a separate parcel.

Additional Information: The applicant is requesting to waive the required 23 parking spaces for a 85 seat restaurant. The existing vacant 1,950 square foot commercial building was previously used as a retail store and child care center. The applicant proposes to remodel the interior for a new restaurant. The site is granted a parking credit of five spaces based on the previous retail use. The proposed restaurant use requires one space for every three seats. The applicant is required to have 18 parking spaces with the credit applied. The applicant has ten spaces available in the parking lot directly behind the building and all the spaces available after business hours. The Zoning Ordinance stipulates that the Zoning Administrator can issue a Special Permit to waive off-street vehicle parking for small buildings (less than 10,000 square feet). In addition to the findings required for approval of a Special Permit, findings must also be made that the granting of the deviation will not be materially detrimental to other properties or land uses in the area.

The building will have the largest amount of people on-site during the evenings when many of the adjacent offices are closed. Most of the offices in the area have on-site parking. There is also many street parking spaces around and near the site. The majority of lunch patrons are anticipated to walk to the site.

The site is located within the Boulevard Park Neighborhood Association and Central City Alliance of Neighborhoods (CCAN) association areas. The project plans were sent to the associations. Staff received no comments from either group. The project has been noticed and staff has not received any calls.

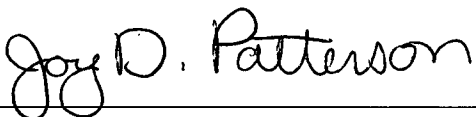
Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(a) and Section 15303}.

Conditions of Approval

1. The seats for the restaurant shall be limited to 85.
2. Size of use areas and floor plans of the structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. The applicant shall place a bike rack in front of the restaurant.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the existing commercial building has limited on-site parking; and
 - b. there are many other properties along J Street that have little or no on-site parking in the surrounding neighborhood.
2. Waiving the parking will not be materially detrimental to the other properties or uses in the area in that there is adequate on-street parking in the area.
3. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that there is adequate on-street parking available.
4. 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.

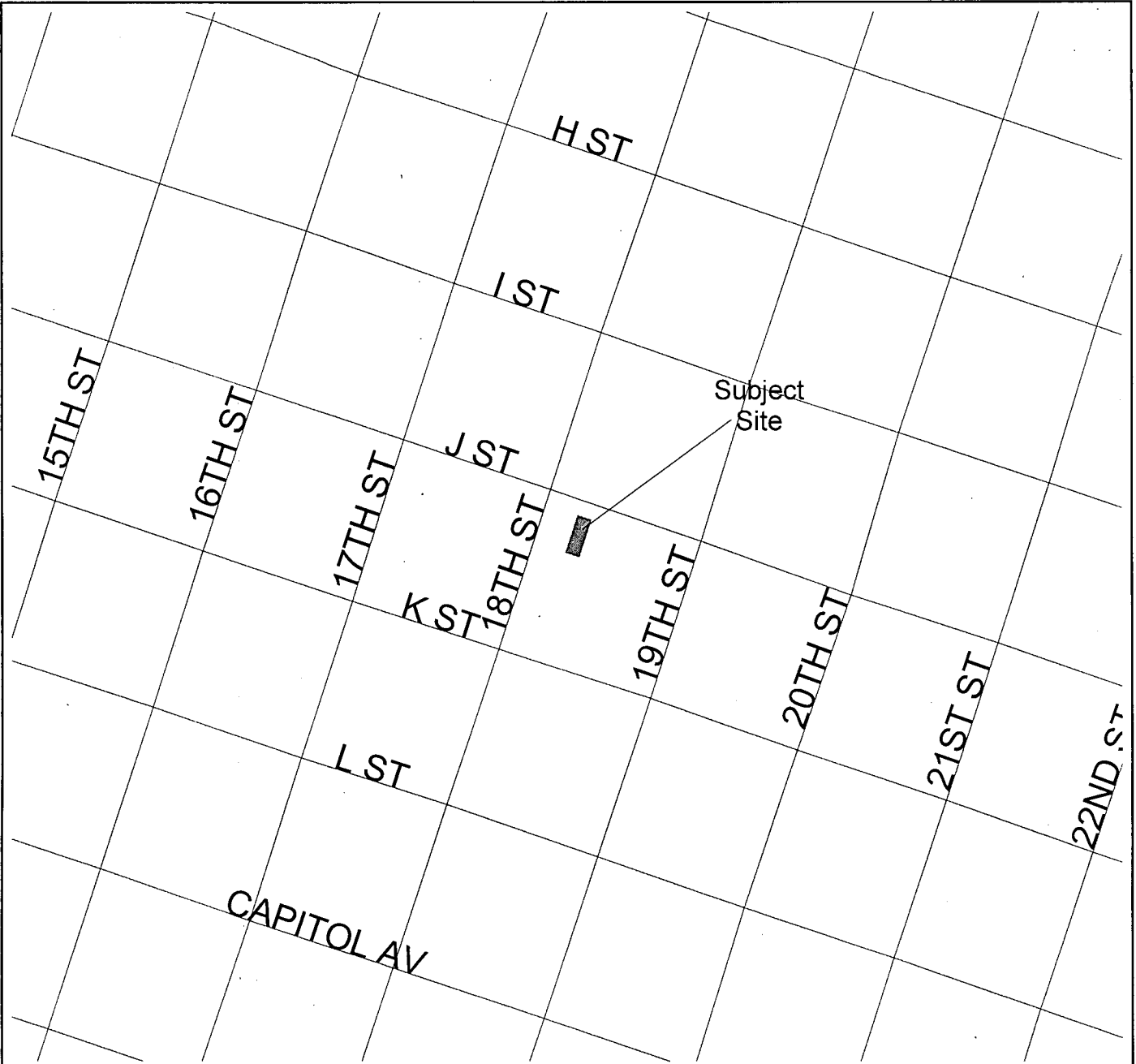


Joy D. Patterson
Zoning Administrator

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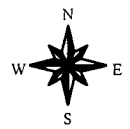
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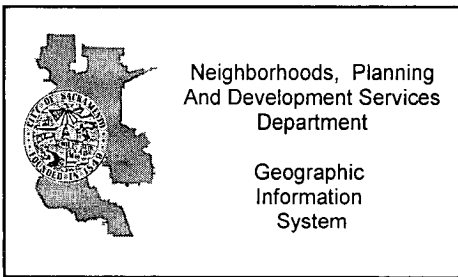
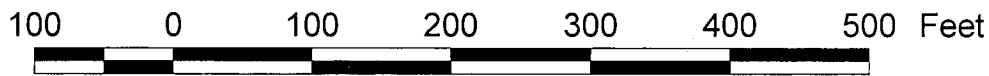
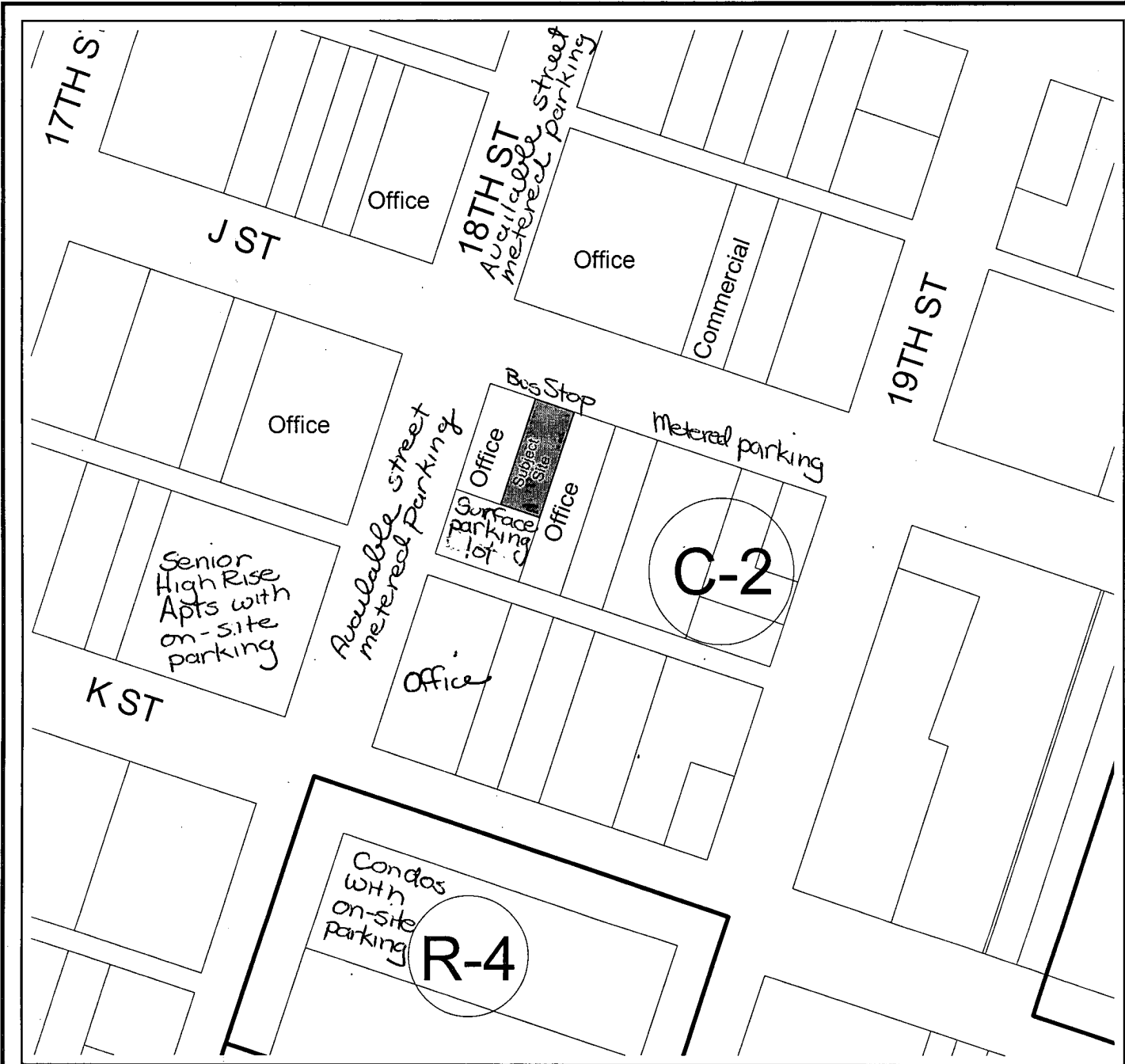


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





LAND USE AND ZONING



7 98 128

2/21/98

A2

DATE: 10/21/98

REVISION:

DON TA PLASKY - ARCHITECT
630 22ND STREET
SACRAMENTO, CA 95816
PH: 916-446-7091

SITE PLAN

STREETS OF LONDON
1804 J STREET
SACRAMENTO, CA 95814

CITY OF SACRAMENTO
CITY PLANNING DIVISION

RECEIVED
OCT 30 1998

1
SITE PLAN
1/8"=1'-0"



(E) HANDICAPPED PARKING

ACCESSIBLE ROUTE

DECEMBER 2, 1998

PUBLIC SIDEWALK

1800 J STREET

J STREET

PUBLIC SIDEWALK

8/21/862

BUILDING
1804 J STREET

(E) PLANTER

ENTRY

ENTRY

(E) PLANTER

(E) HANDICAPPED (TP)

POUCH

(E) COURTYARD

(E) NEW CONSTRUCTION

(E) HANDICAPPED

(E) WOOD FENCE & GATE

(E) UNDERGROUND RAMPING

(E) FOR FUTURE RAMPING

(E) RAMP ACCESS

(E) LADDER

(E) SERVICE

ENTRY

PRE-FABRICATED

STORAGE SHED

(E) PARKING

(E) NO OBSTRUCTION

EXISTING

DMRSTER

19'-0" ±

14'-0" ±

35'-0" ±

160'-0"

16'-0"

EXHIBIT A

8 81-AB 2

DECEMBER 2, 1998

Item 2

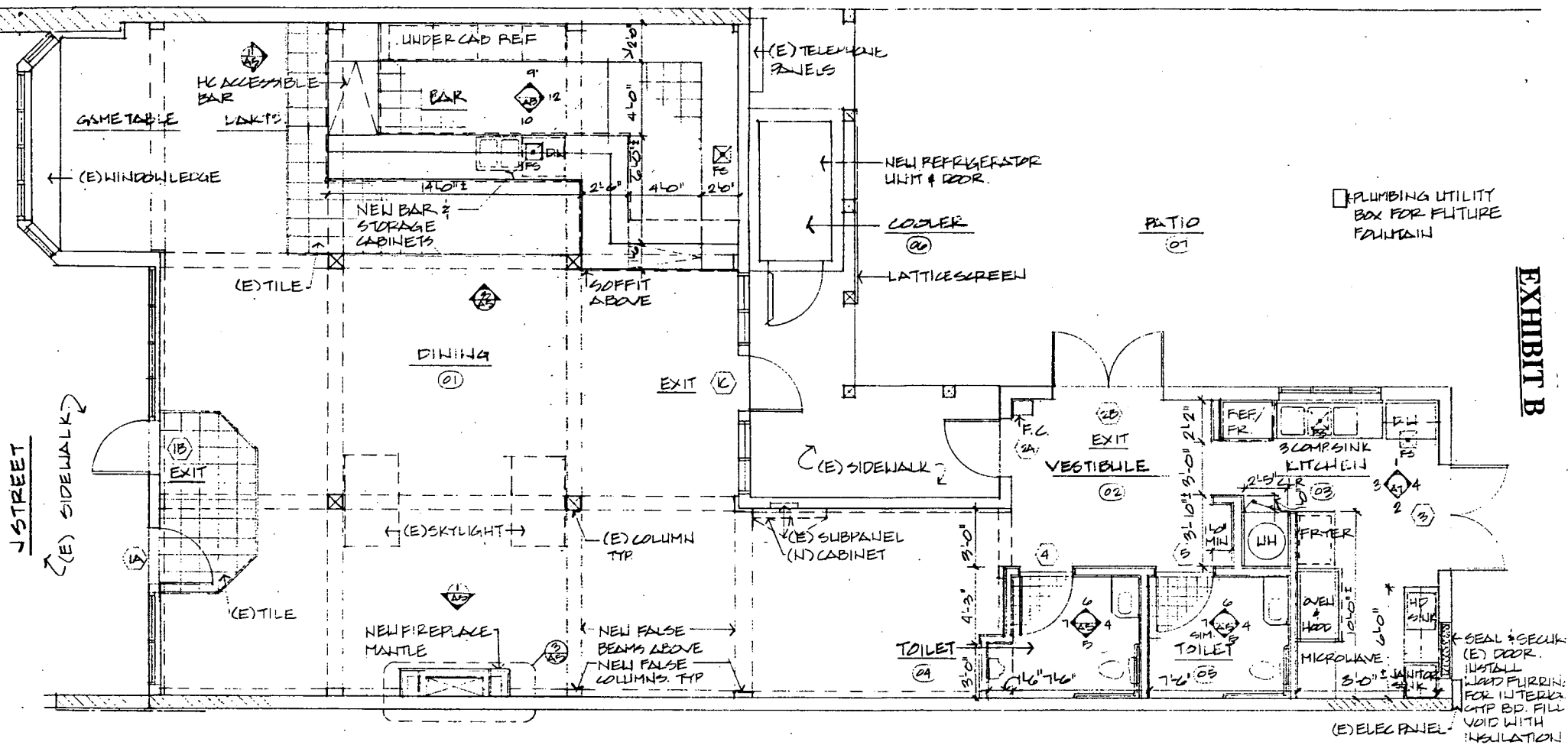


EXHIBIT B

PLAN NOTES

1. REFER TO SHEET AG FOR DOOR & FINISH SCHEDULES
- 2.
3. REFER TO ELECTRICAL PLANS FOR POWER & TELEPHONE
4. ALL WINDOWS ARE EXISTING
5. (E) MECHANICAL UNITS ON ROOF. REFER TO MECHANICAL PLANS FOR HVAC INFORMATION.

1 FLOOR PLAN
 1/4" = 1'-0"

PARTITION NOTES

1. NEW PARTITIONS ARE 2X4 WOOD STUD FRAMING, 2'-0" O.C., 5/8" GYPSUM BD BOTH SIDES. PROVIDE WATER RESISTANT GYPSUM BOARD ON WALLS BEHIND KITCHEN AND TOILET FIXTURES PER USBC

RECEIVED

OCT 30 1998

CITY OF SACRAMENTO
CITY PLANNING DIVISION

STREETS OF LONDON
1804 J STREET

FLOOR PLAN

DONTARUASKY-ARCHITECT
630 22ND STREET
SACRAMENTO, CA 95811

REVISION: DATE: 10/21/98

A3

7 98 128

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, November 25, 1998, the Zoning Administrator approved with conditions a Special Permit Modification to relocate a cat boarding facility into a new structure on an adjacent parcel for the project known as Z98-127. Findings of Fact and conditions of approval for the project are listed on pages 2 and 3.

Project Information

Request: Zoning Administrator Special Permit Major Modification to relocate a cat boarding facility into a new 600 square foot structure on an adjacent property to the south of the existing facility under same ownership on 1.10± developed acres in the Agricultural (A) zone.

Location: 3570 and 3580 Airport Road (D1, Area 4)

Assessor's Parcel Number: 225-0180-019

Applicant: Roy and Patricia Steele
3580 Airport Road
Sacramento, CA 95834

Property Owner: Same as owner

Project Planner: Sandra Yope

General Plan Designation: Industrial-Employee Intensive
North Natomas

Community Plan Designation: Employment Center- 30

Existing Land Use of Site: Single Family Residence and Cat Boarding Facility

Existing Zoning of Site: Agricultural (A)

Surrounding Land Use and Zoning:

North: A; Single Family Residential

South: A (PUD); Industrial

East: A (PUD); Industrial

West: EC-30 (PUD); Vacant

Property Dimensions:	234 feet x 203 feet	
Property Area:	1.1± acres	
Square Footage of Buildings:	Existing Houses-	3,092 square feet
	Proposed Catery-	600 square feet

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	Proposed Catery-	600 square feet
	Total-	3,692 square feet
Height of Building:	One story, 10.5 feet	
Exterior Building Materials:	Wood Siding	
Roof Materials:	Composition	
Topography:	Flat	
Street Improvements:	Existing	

Project Plans: See Exhibits A and B

Previous Files: P7634, Z97-017 (Special Permit for cat boarding)

Additional Information: The applicant is requesting to construct a 600 square foot structure for a cat boarding facility. The existing boarding facility is located on the adjacent parcel to the north and will be relocated into the proposed structure. The single story 20 feet by 30 feet building will hold a maximum of 70 cats and include a small office space. The structure will be located to the rear of the existing house. The structure will meet all setback requirements. Any additions to an existing special permit requires a modification of the original special permit. The proposed building will exceed 10 percent of the existing square footage and will change the location of the use so a major modification is required.

The project has been noticed and staff has not received any calls.

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(f)}.

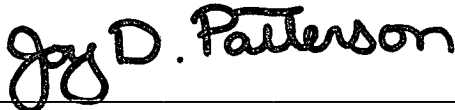
Conditions of Approval

1. There shall be no increase in the number of cats boarded as a result of these modification (70 maximum).
2. Size and location of the proposed structure shall conform to the plans submitted.
3. The applicant shall obtain all necessary building permits prior to commencing construction.
4. Any other changes or additions shall require additional Planning review and approval.
5. Building Code review comments: The proposed construction would be classified as U-1 for the cat boarding facility, and B for the office portion of the facility, if there will be an office in the structure. Building construction requirements for those occupancies would have to be met. If persons are to reside in the building, there are

additional requirements. Architectural drawings would be required for a building permit to be issued.

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that the proposed modification will not substantially alter the characteristics of the site or the surrounding residential neighborhood.
2. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking and landscaping will be provided;
 - b. no additional cats will be boarded;
 - d. the proposed project will meet all setback requirements.
3. The project is consistent with the General Plan and North Natomas Community Plan which designate the subject site as Industrial-Employee Intensive and Employment Center-30 respectively. Kennels are allowed in any zone with a Special Permit.

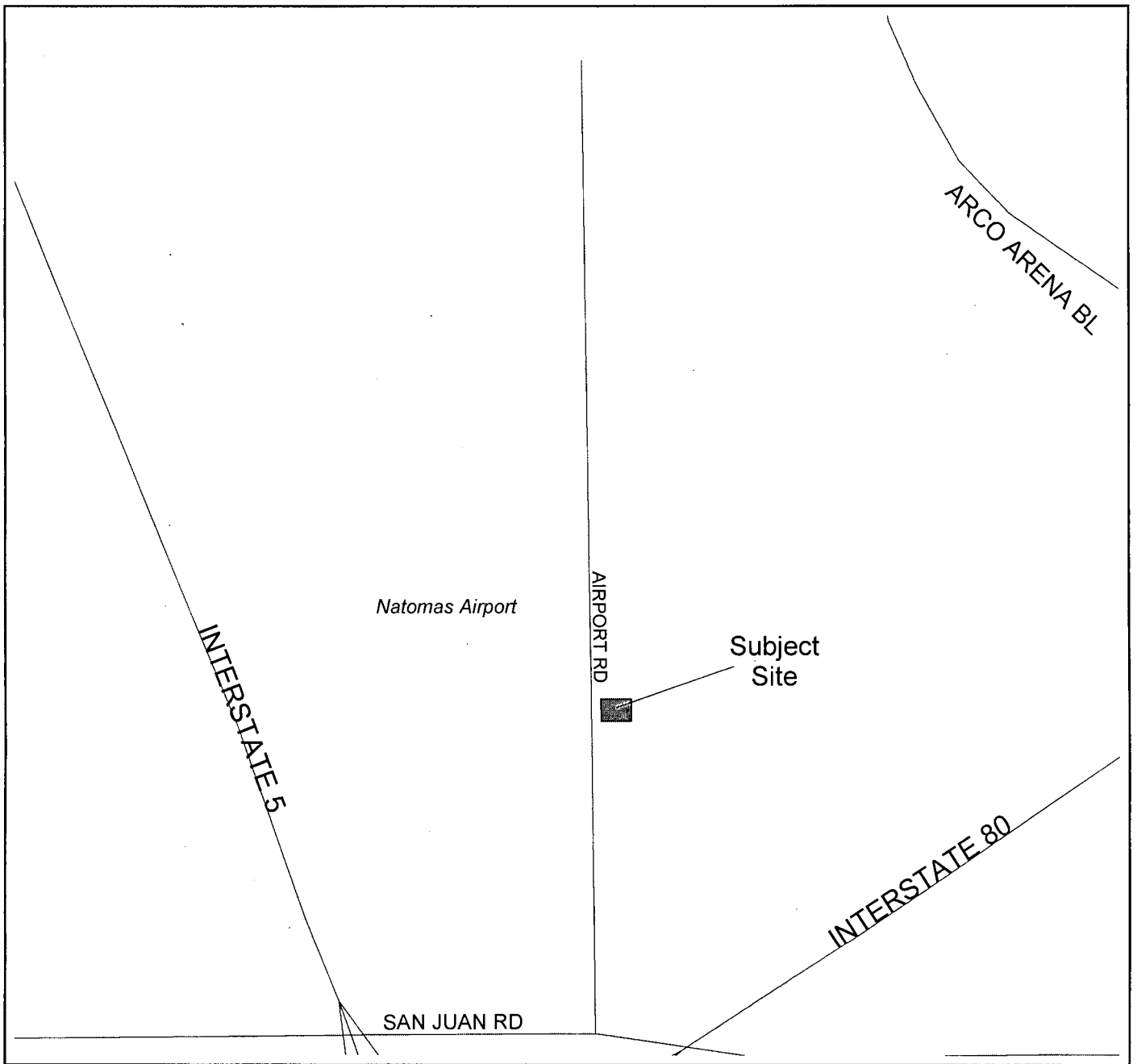


Joy D. Patterson
Zoning Administrator

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

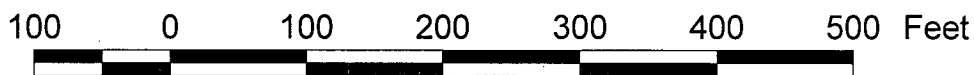
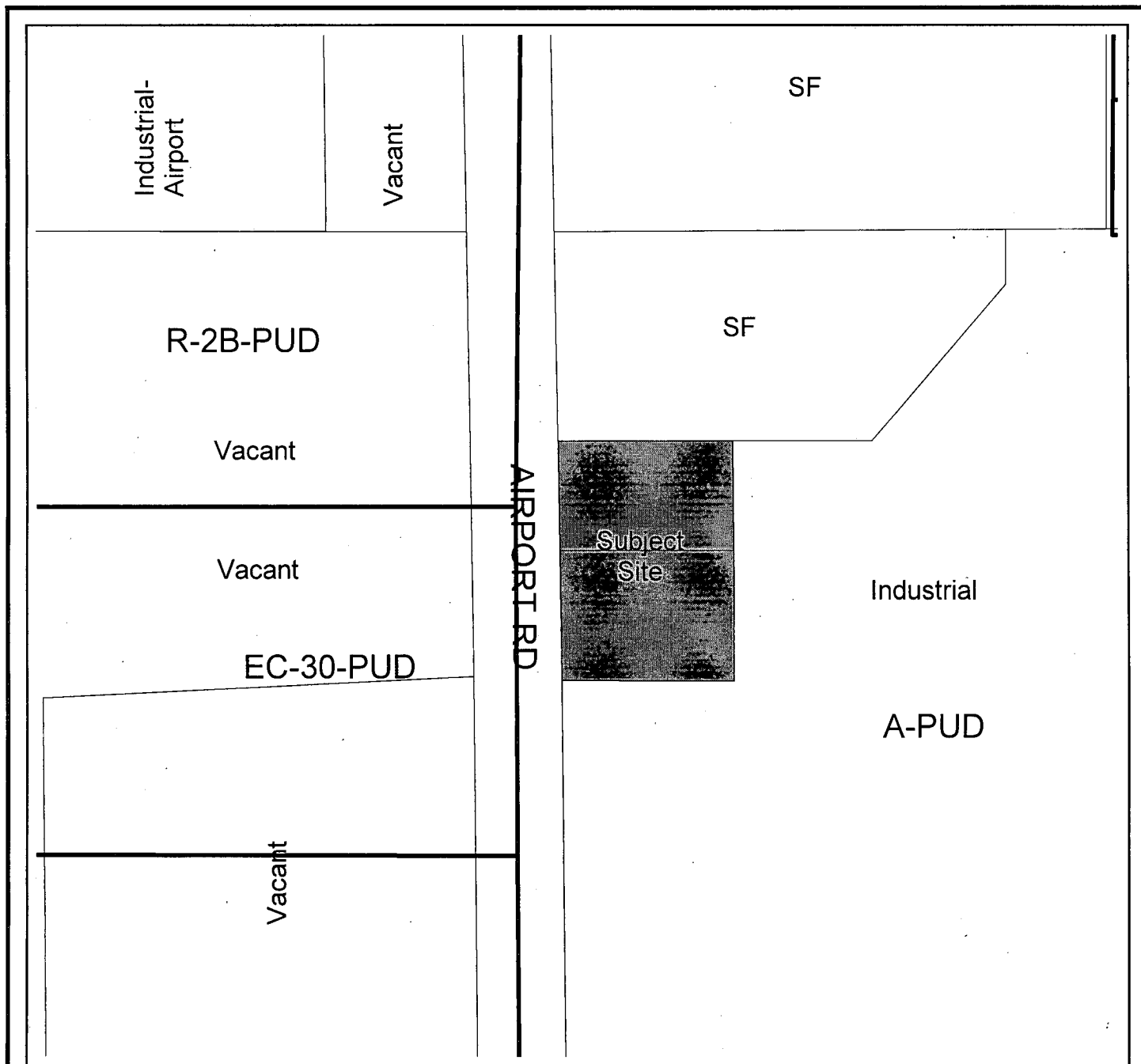


Neighborhoods, Planning
And Development Services
Department

Geographic
Information
System

VICINITY MAP





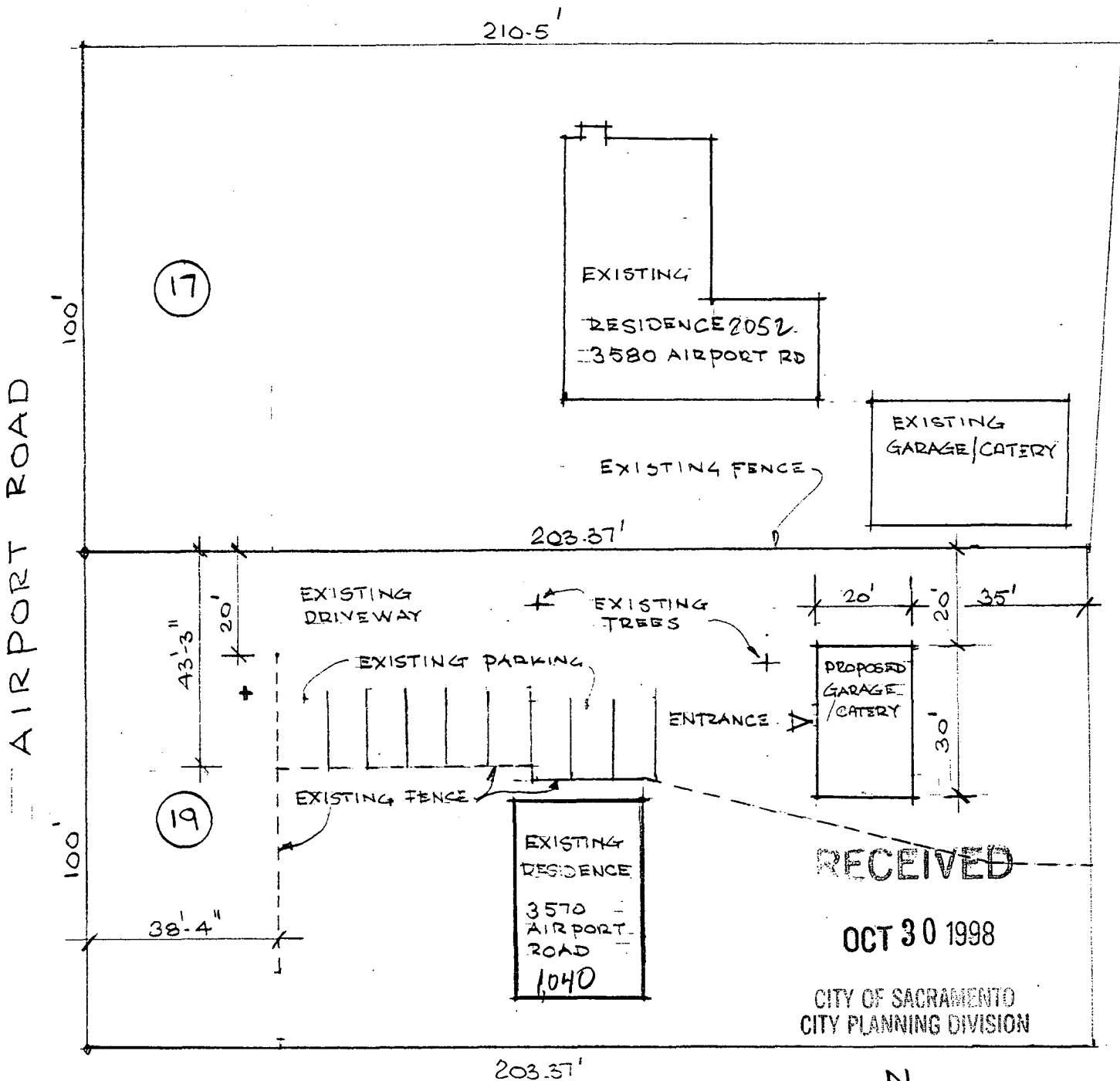
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LAND USE AND ZONING



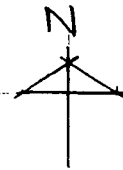
EXHIBIT A



RECEIVED

OCT 30 1998

CITY OF SACRAMENTO
CITY PLANNING DIVISION



Z 98 127

SITE PLAN - 1" = 30'

ASSESSORS MAP 225-18
PARCEL #17 & #19

Z98-127

NOVEMBER 25, 1998

Item 2

Z 98-127

NOVEMBER 25, 1998

IX-2

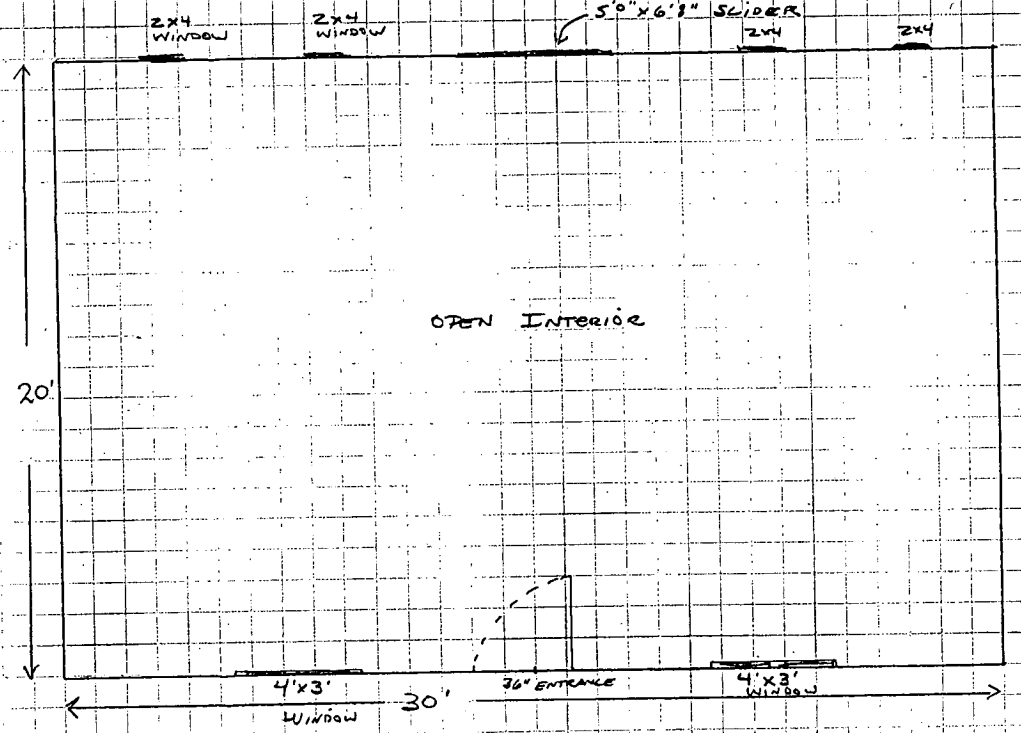
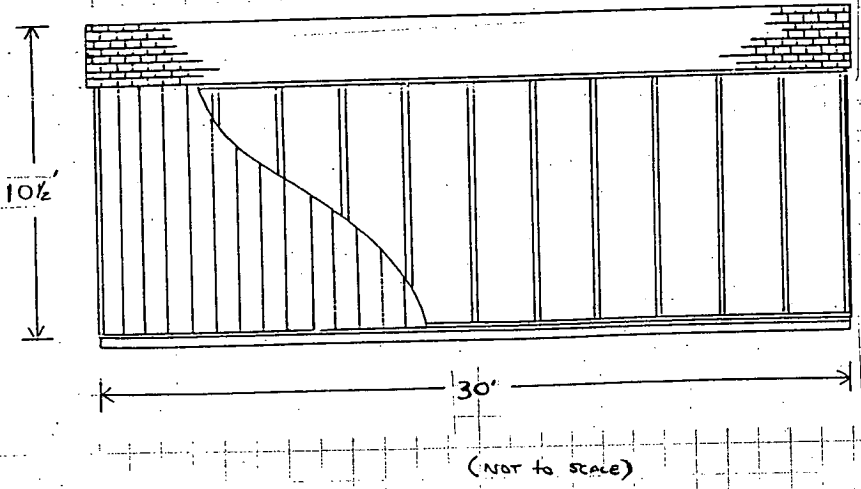
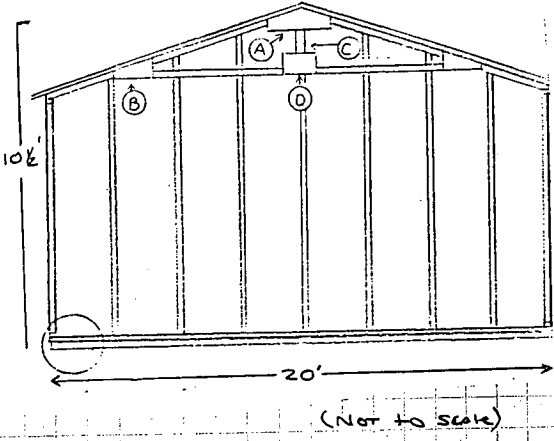


EXHIBIT B

RECEIVED
 OCT 30 1998
 CITY OF SACRAMENTO
 CITY PLANNING DIVISION

PATS BOARDING PLACE FOR CATS
 3570 AIRPORT RD, SACRA CA 95834
 225-0180-019 PARCEL #

Z 98 127