

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

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday June 22, 1993 the Zoning Administrator approved a Zoning Administrator's Special Permit for the project known as Z93-031. Findings of Fact are listed on page 2.

**Project Information**

Request: Zoning Administrator's Special Permit to increase the allowed office area from 25% to 53% in order to allow a 6,000± sq.ft. medical office use within a 11,300 sq.ft. building on 1.25± developed acres in the Heavy Industrial (M-2S) Zone.

Location: 5501 Power Inn Road

Assessor's Parcel Number: 023-0312-004

Applicant: John Jackson, Jr.  
Address: 5665 Power Inn Rd., #140  
Sacramento, CA. 95824

Owner: Jackson and Ekstrom  
Address: 5665 Power Inn Rd., #140  
Sacramento, CA. 95824

General Plan Designation: Industrial  
Existing Land Use of Site: Industrial  
Existing Zoning of Site: Heavy Industrial (M-2S)

**Surrounding Land Use and Zoning:**

North: Vacant; M-2S  
South: Office/Retail building; M-2S  
East: Railroad & Procter and Gamble; M-2S  
West: Business Park Offices; C-2

Property Area: 1.25±  
Square Footage of Building: 11,300 sq. ft.  
Square Footage of Proposed  
Medical Office: 5,395± sq. ft.  
Parking Required: 51 spaces (1:200 medical office, 1:250 retail)  
Parking Provided: 57 spaces

Height of Building: one story, 20 ft.  
Exterior Building Materials: concrete  
Roof Materials: asphalt  
Topography: flat  
Street Improvements: existing  
Utilities: existing

Project Plans: See Exhibits A, B, C and D.

Additional Information

Applicant proposes to locate a medical office at the site which services industrial uses and their employees (Sacramento Occupational Medical Group). There is adequate parking for this increase in office space. Existing land uses in the building include an auto parts store and a nail salon. According to the Zoning Ordinance, 51 spaces are required for the existing commercial uses and the proposed medical office. Fifty-seven (57) parking spaces currently exist on the site.

The project was reviewed by the City Building, Public Works-Development and Transportation Divisions.

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 15061(b)(3)).

Findings of Fact

1. The project is based upon sound principles of land use in that:
  - a. the proposed medical office is located at the intersection of two major streets and adequate access to the site is provided; and
  - b. adequate parking is provided on site.
  
2. The project will not be detrimental to the public safety or welfare, or result in the creation of a public nuisance in that:
  - a. adequate on-site parking is provided; and
  - b. the proposed office use is compatible with the surrounding land uses consisting of office, warehouse, commercial and industrial uses.
  
3. The project is consistent with the General Plan which designates the site Industrial.



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 (Original)  
Applicant  
ZA Log Book  
Building Division









Total Bldg Square footage - 11,300 sq. ft.

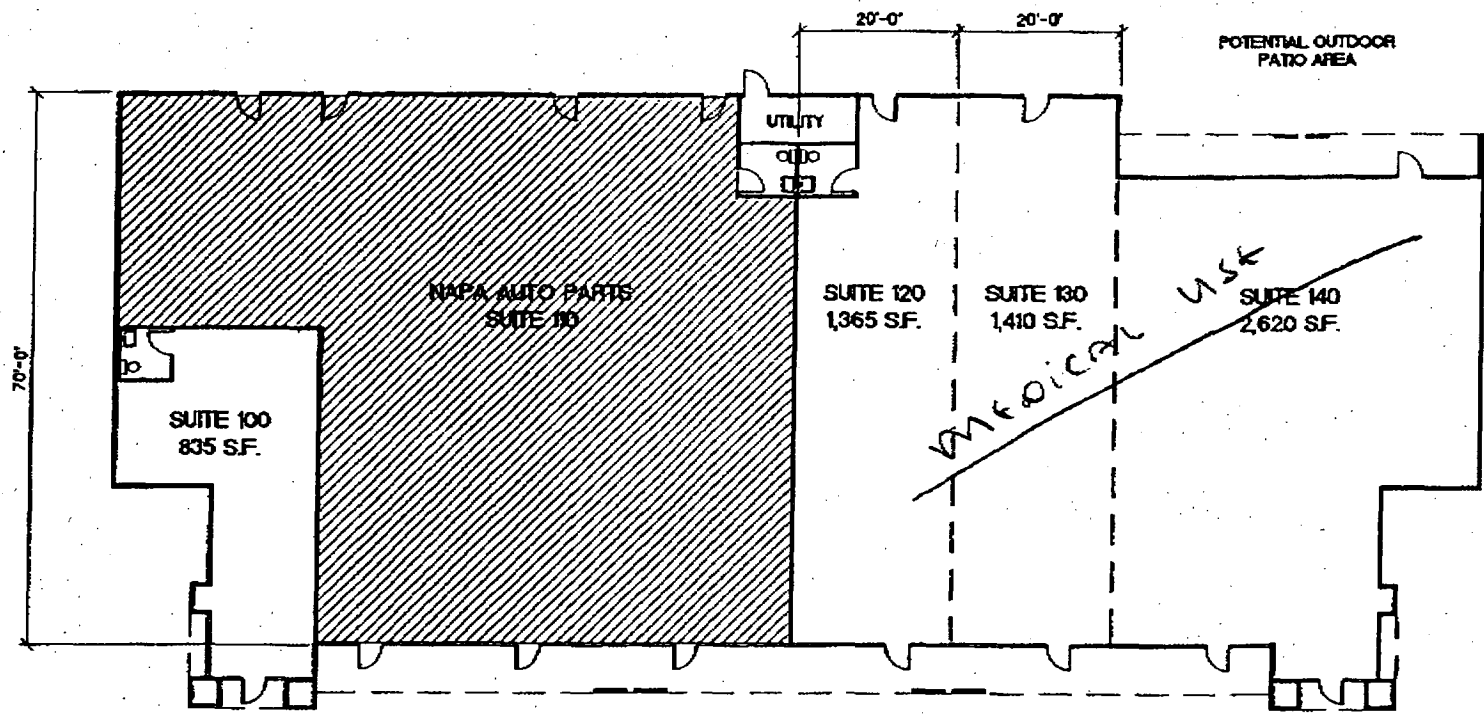
nail salon/napa auto parts - 5,905 (1:250) = 24 spaces

medical office - 5,395 (1:200) = 27 spaces

51 spaces required  
57 provided

# POWER INN COMMERCIAL CENTER

6-22-93



Parking ratios  
 nail salon - (retail) 1:250  
 Napa Auto Parts - (retail) 1:250  
 medical office - 1:200

#1

FLOOR PLAN 5501 POWER INN ROAD SACRAMENTO, CA.

Exhibit D