

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

ACTION OF THE ZONING ADMINISTRATOR

On Wednesday, September 30, 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 Z98-096. Findings of Fact and conditions of approval for the project are listed on page 3.

Project Information

Request: Zoning Administrator Special Permit to exceed the maximum allowed 25 percent office space in the industrial M-1 zone for a 149,815 square foot warehouse/office/industrial building complex consisting of 37,454 square feet of office space and proposed 7,300 square foot office expansion within existing buildings (30% increased to 35%) located on 13.25± developed acres in the Light Industrial (M-1) zone.

Location: 1708 59th Street (SMUD) (D3, Area 1)

Assessor's Parcel Number: 008-0010-009

Applicant: Sacramento Municipal Utility District (SMUD) (Contact: Glenn Shuder)
6201 S Street
Sacramento, CA 95817

Property Owner: Same as applicant

Project Planner: Sandra Yope

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

Surrounding Land Use and Zoning:
North: C-2; Commercial Shopping Center
South: C-4; SMUD complex
East: M-1; CalTrans complex
West: R-1; Single Family Residences

Property Dimensions: Irregular

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Property Area: 13.25± acres
 Parking Provided: 1,324 spaces (through out complex)
 Parking Required: 1,176 spaces (1 space per 400 square feet office)
 (1 space per 1,000 square feet warehouse)
 Square Footage of Building: Warehouse: 197,727 square feet
 Office: 365,794 square feet
 Other: 12,043 square feet
 Total: 575,564 square feet
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: None for parcel

Background Information: The SMUD complex encompasses several parcels with previous planning entitlements. The warehouse and offices were constructed prior to the Zoning Ordinance requirements that limited the office square footage to 25 percent of the total building square footage. An additional off-site parking lot with 325 parking spaces and 123 parking spaces for fleet vehicles was approved in April, 1995 (Z93-048). This lot provided adequate parking for the entire complex.

Additional Information: The applicant proposes to reconfigure existing space from warehouse to office within several existing buildings. The 59th Street portion of the SMUD complex contains 149,815 square feet of buildings with office, warehouse, and industrial uses. There is currently 45,157 square feet of office (30.1%) which exceeds the allowed 25 percent office in a M-1 zone. The applicant plans to convert approximately 7,500 square feet into additional office space for a total of 52,657 square feet of office (35%). 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 off-site lot provides the majority of the parking spaces for the entire complex. The 59th Street portion contains 125 parking spaces. The total parking spaces exceeds the required amount including the additional 19 spaces required with the conversion. The project has been noticed and staff has not received any calls.

Environmental Determination

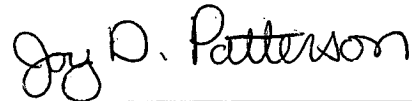
This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15301(a)}.

Conditions of Approval

1. The applicant shall provide final floor plans (reductions) of changed buildings once all office conversions are completed to Planning staff.
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.

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 which designates the site Heavy Commercial or Warehouse.



Joy D. Patterson
Zoning Administrator

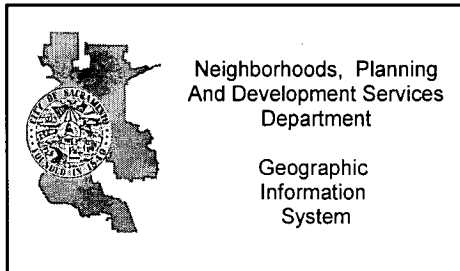
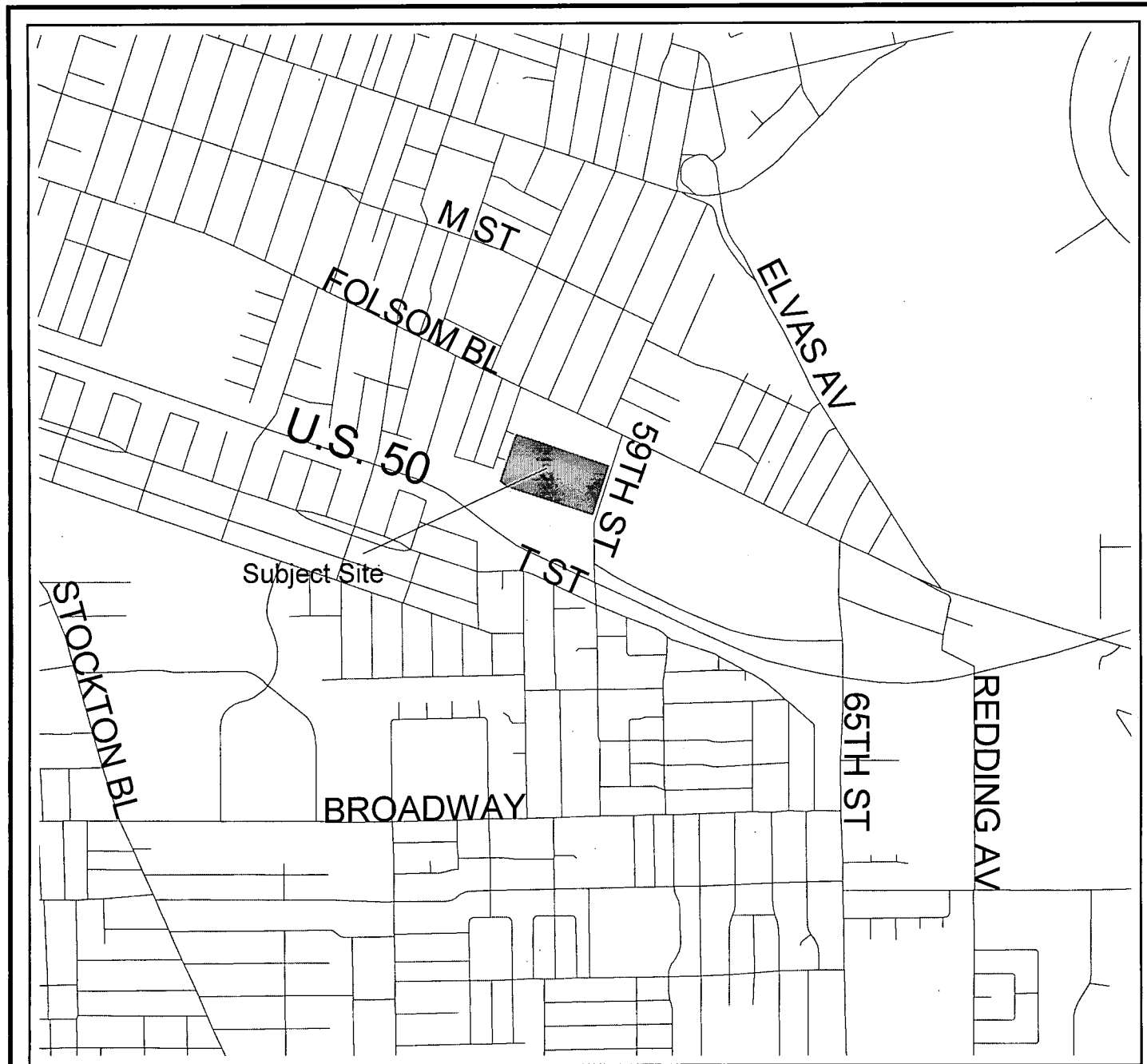
A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established 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



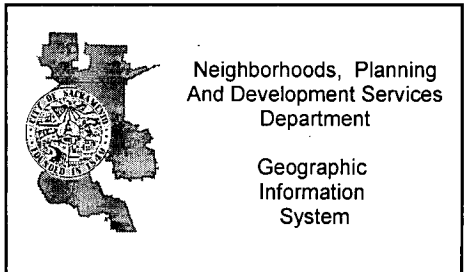
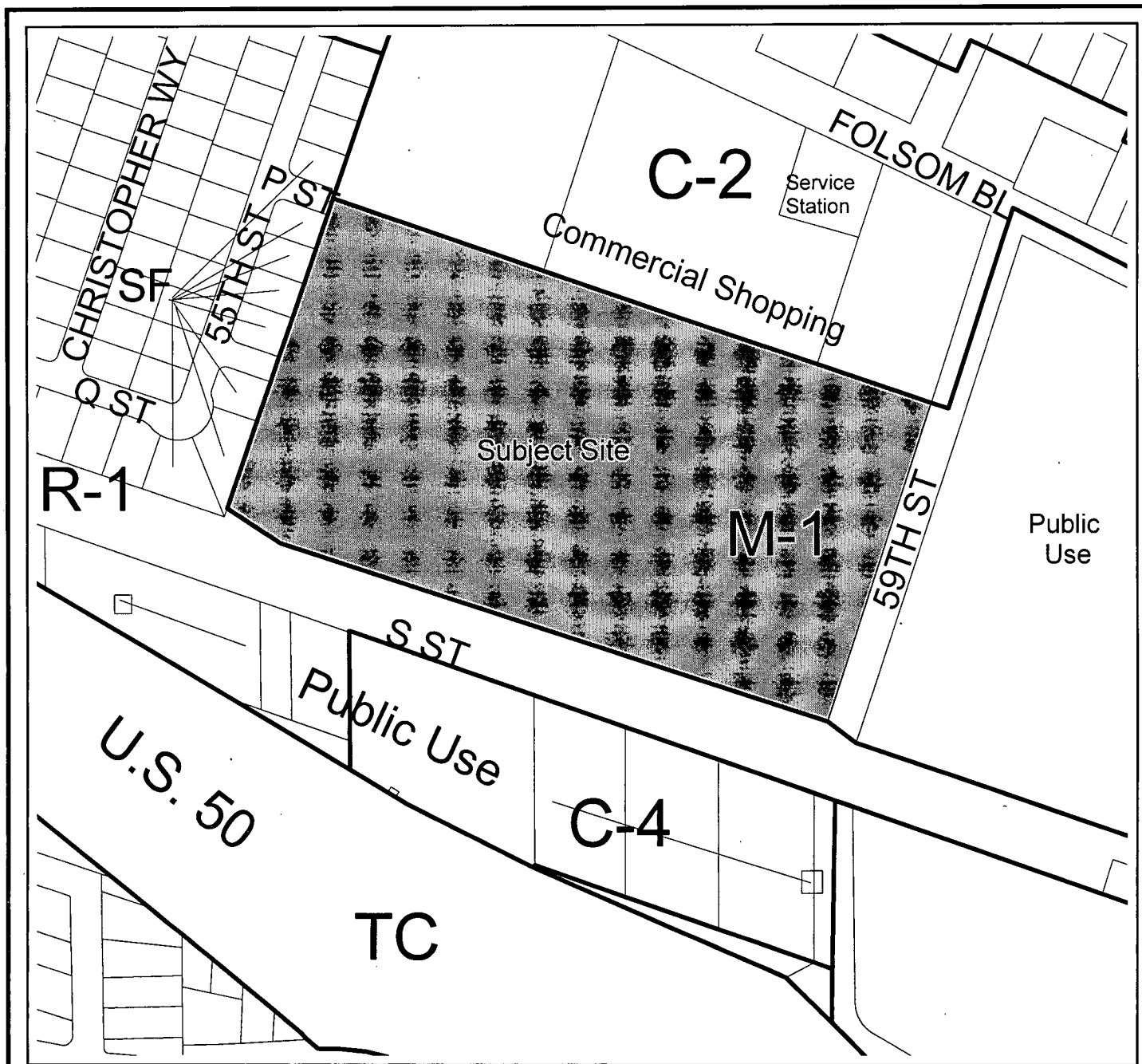
VICINITY MAP



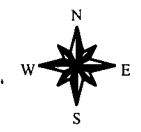
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LAND USE AND ZONING

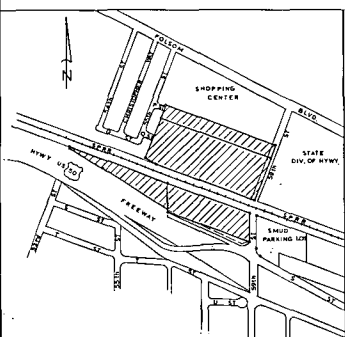
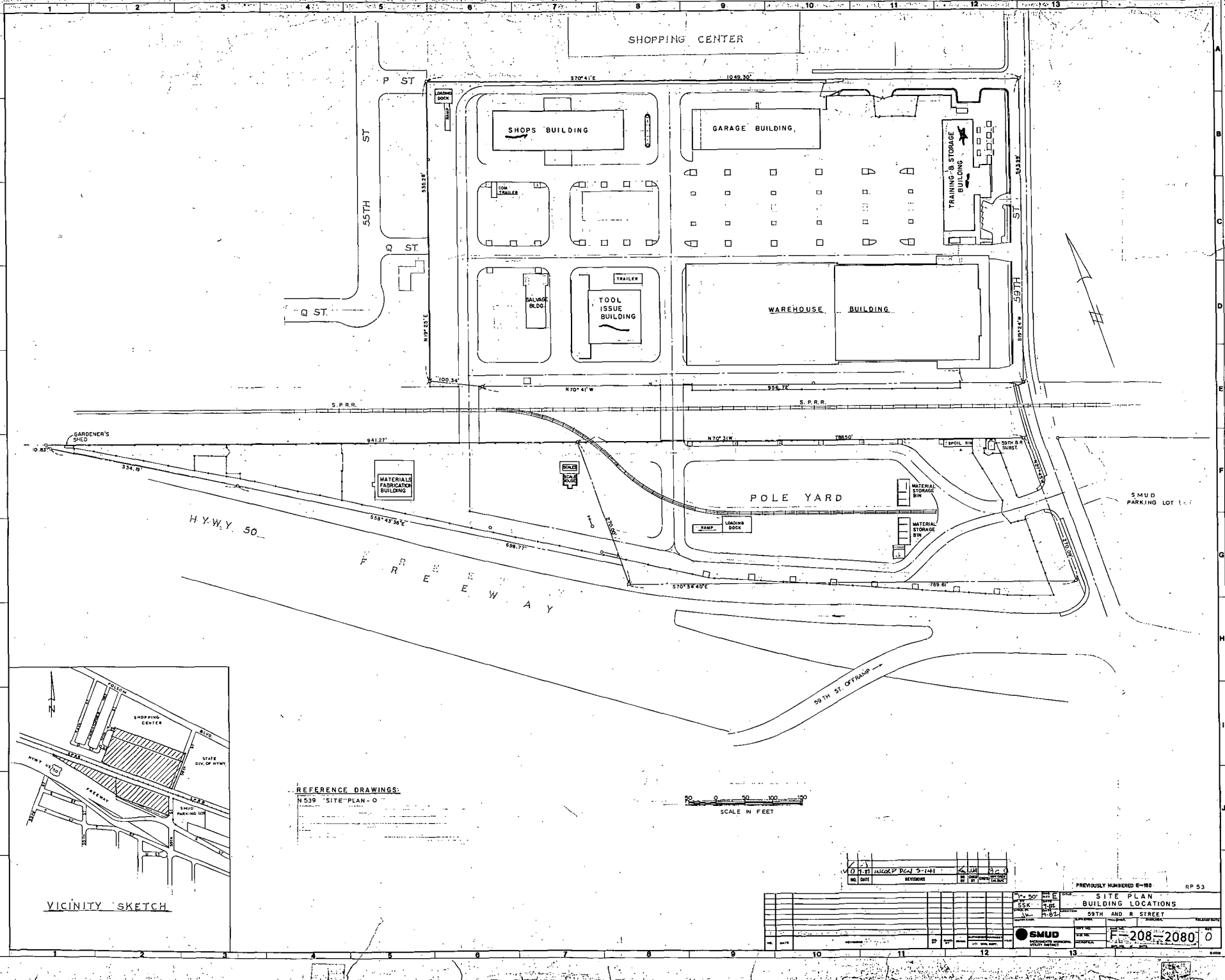


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EXHIBIT A



REFERENCE DRAWINGS:

N539 "SITE PLAN - 0"

SCALE IN FEET